PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

BP/ Thergaon/14/2013 B- 27/11/2013

STAMP OF APPROVAL

Sanctioned No. B.P. Thergaon/3/2018
Subject to conditions mentioned in the Office Order No.
even dated 3/07/2018

Pimpri Date 3/07/2018

Joint City Engineer
Building Permission Dept
PCMC, Pimpri, Pune-18

O. C. Signed by
Joint City Engineer

BUILDING WISE FSI STATEMENT

BUILDING	FSI AREA: COMMERCIAL	RESIDENTIAL	INDUSTRIAL	SPECIAL	BALCONY: PERM	PROP.	EXCESS	ENCLOSE	OPEN	TERRACE AREAS	STAIR: PAID	PASSAGE: PAID	FIRE	LIFT: PAID	LIFT M/C ROOM	TENEMENTS	TOTAL FSI AREA
(COMM BUILDING)	372.31	0.00	0.00	0.00	-	62.92	-	0.00	62.92	0.00	10.06	16.51	21.00	3.33	0.00	0	372.31
(MHADA BUILDING)	0.00	919.46	0.00	0.00	-	0.00	-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	919.46
(RESI BUILDING)	0.00	6899.61	0.00	0.00	-	1146.87	-	1087.99	58.88	981.44	99.12	251.93	1016.53	22.50	0.00	126	6899.61
Total	372.31	7719.07	0.00	0.00	1202.86	1209.80	0.00	1087.99	121.79	981.44	99.30	246.44	1037.53	25.83	0.00	126	8190.38

FLOORWISE FSI STATEMENT: (RESI BUILDING)

FLOORS	FSI AREA: COMMERCIAL	RESIDENTIAL	INDUSTRIAL	SPECIAL	BALCONY: PERM.	PROP.	EXCESS	ENCLOSE	OPEN	TERRACE AREAS	STAIR: PAID	FIRE	PASSAGE: PAID	LIFT: PAID	LIFT M/C ROOM	TENEMENTS	TOTAL FSI AREA
PARKING FLOOR	0.00	15.60	0.00	0.00	-	3.00	-	0.00	0.00	0.00	7.88	25.77	0.00	0.00	-	0	15.60
FIRST FLOOR	0.00	885.21	0.00	0.00	-	143.35	-	136.87	7.37	122.94	7.88	25.77	127.32	22.50	-	18	885.21
SECOND FLOOR	0.00	884.79	0.00	0.00	-	143.40	-	136.02	7.37	122.52	7.88	25.77	127.32	0.00	-	18	884.79
THIRD FLOOR	0.00	885.21	0.00	0.00	-	143.35	-	136.87	7.37	122.94	7.88	25.77	127.32	0.00	-	18	885.21
FOURTH FLOOR	0.00	884.79	0.00	0.00	-	143.40	-	136.02	7.37	122.52	7.88	25.77	127.32	0.00	-	18	884.79
FIFTH FLOOR	0.00	885.21	0.00	0.00	-	143.35	-	136.87	7.37	122.94	7.88	25.77	127.32	0.00	-	18	885.21
SIXTH FLOOR	0.00	884.79	0.00	0.00	-	143.40	-	136.02	7.37	122.52	7.88	25.77	127.32	0.00	-	18	884.79
SEVENTH FLOOR	0.00	885.21	0.00	0.00	-	143.35	-	136.87	7.37	122.94	7.88	25.77	127.32	0.00	-	18	885.21
EIGHTH FLOOR	0.00	884.79	0.00	0.00	-	143.40	-	136.02	7.37	122.52	7.88	25.77	127.32	0.00	-	18	884.79
TERRACE FLOOR	0.00	0.00	0.00	0.00	-	0.00	-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	6899.61	0.00	0.00	-	1146.87	-	1087.99	58.88	981.44	99.12	251.93	1016.53	22.50	0.00	126	6899.61

FLOORWISE FSI STATEMENT: (COMM BUILDING)

FLOORS	FSI AREA: COMMERCIAL	RESIDENTIAL	INDUSTRIAL	SPECIAL	BALCONY: PERM.	PROP.	EXCESS	ENCLOSE	OPEN	TERRACE AREAS	STAIR: PAID	FIRE	PASSAGE: PAID	LIFT: PAID	LIFT M/C ROOM	TENEMENTS	TOTAL FSI AREA
GROUND FLOOR	186.16	0.00	0.00	0.00	-	0.00	-	0.00	0.00	0.00	8.04	8.38	15.15	0.00	-	0	186.16
FIRST FLOOR	186.16	0.00	0.00	0.00	-	62.92	-	0.00	62.92	0.00	8.04	8.38	15.15	3.33	-	0	186.16
TERRACE FLOOR	0.00	0.00	0.00	0.00	-	0.00	-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0.00
Total	372.31	0.00	0.00	0.00	-	62.92	-	0.00	62.92	0.00	16.08	16.51	31.00	3.33	0.00	0	372.31

FLOORWISE FSI STATEMENT: (CULB HOUSE)

FLOORS	FSI AREA: COMMERCIAL	RESIDENTIAL	INDUSTRIAL	SPECIAL	BALCONY: PERM.	PROP.	EXCESS	ENCLOSE	OPEN	TERRACE AREAS	STAIR: PAID	FIRE	PASSAGE: PAID	LIFT: PAID	LIFT M/C ROOM	TENEMENTS	TOTAL FSI AREA
GROUND FLOOR	0.00	49.60	0.00	0.00	-	0.00	-	7.13	0.00	0.00	11.62	0.00	15.27	0.00	-	1	49.60
FIRST FLOOR	0.00	28.94	0.00	0.00	-	7.13	-	0.00	0.00	0.00	11.62	0.00	4.78	0.00	-	0	28.94
TERRACE FLOOR	0.00	0.00	0.00	0.00	-	0.00	-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	78.76	0.00	0.00	-	7.13	-	7.13	0.00	0.00	23.23	0.00	19.05	0.00	0.00	1	78.76

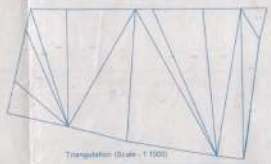
FLOORWISE FSI STATEMENT: (MHADA BUILDING)

FLOORS	FSI AREA: COMMERCIAL	RESIDENTIAL	INDUSTRIAL	SPECIAL	BALCONY: PERM.	PROP.	EXCESS	ENCLOSE	OPEN	TERRACE AREAS	STAIR: PAID	FIRE	PASSAGE: PAID	LIFT: PAID	LIFT M/C ROOM	TENEMENTS	TOTAL FSI AREA
PARKING FLOOR	0.00	44.12	0.00	0.00	-	0.00	-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-	0	44.12
FIRST FLOOR	0.00	221.28	0.00	0.00	-	0.00	-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-	4	221.28
SECOND FLOOR	0.00	218.02	0.00	0.00	-	0.00	-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-	4	218.02
THIRD FLOOR	0.00	218.02	0.00	0.00	-	0.00	-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-	4	218.02
FOURTH FLOOR	0.00	218.02	0.00	0.00	-	0.00	-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-	4	218.02
TERRACE FLOOR	0.00	0.00	0.00	0.00	-	0.00	-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	919.46	0.00	0.00	-	0.00	-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	16	919.46

PARKING CALCULATION

TYPE	CARPET AREA / FSI (M2)	TENEMENTS (NOS) UNIT	PROP.	BY RULE	CAR (NOS) REQD.	BY RULE	SCOOTER (NOS.) REQD.	BY RULE	CYCLE (NOS.) REQD.
Residential	0 - 50	2	144	1	72	4	288	4	288
Residential	50 - 150	1	0	1	0	2	0	2	0
Residential	> 150	1	1	2	2	2	2	2	2
Commercial	372.31	100	4	2	8	5	24	2	8
TOTAL REQD.(NOS.)					80		312		298
TOTAL REQD.AREA					1600.00		3900.00		474.40
TOTAL PROP. AREA							2019.96		

Triangle	Area
A-01	219.06
A-02	341.34
A-03	142.39
A-04	433.79
A-05	622.73
A-06	603.90
A-07	1235.87
A-08	260.32
A-09	759.62
A-10	581.76
A-11	419.96
A-12	282.12
A-13	95.57
A-14	4.33
Total (plot)	6394.29



Triangulation (Scale - 1:1000)

DETAILS OF COMPOUND WALL

LOCATION PLAN

WATER REQUIREMENT

TANK		REQUIRED CAPACITY (LIT)	PROPOSED CAPACITY (LIT)
OHWT	Basement Column Footing Level	101365.00	
	FIRE REQUIREMENT	20000.00	
	TOTAL	121365.00	150000.00
UGWT		150917.50	
	FIRE REQUIREMENT	50000.00	
	TOTAL	200917.50	204136.11

MAHADA AREA STATEMENT

MIN. REQ. AREA	1275.00
PROP. AREA	919.46
PERM. BALC. AREA	155.76
(-) PROP. OPEN BALC. AREA	0.00
(-) PROP. ENCL. BALC. AREA	0.00
TOTAL BALC. AREA (1+2)	0.00
MAHADA TOTAL TEN. NO.	16

COVERAGE DETAILS

PERM COVERAGE	%	PERM COVERAGE WITH PREMIUM	PROPOSED COVERAGE	EXCESS COVERAGE IN PREMIUM
30.00				
1349.09		1499.67	1499.30	0.00

BALCONY CALCULATIONS : (COMM BUILDING)

FLOOR	SIZE	AREA	TOT. AREA
FIRST FLOOR	1.00 X 19.35 X 1	62.92	62.92
Total			62.92

BALCONY CALCULATIONS : (MHADA BUILDING)

FLOOR	SIZE	AREA	TOT. AREA
Total			0.00

BALCONY CALCULATIONS : (CULB HOUSE)

FLOOR	SIZE	AREA	TOT. AREA
FIRST FLOOR	1.00 X 7.13 X 1	7.13	7.13
Total			7.13

BALCONY CALCULATIONS : (RESI BUILDING)

FLOOR	SIZE	AREA	TOT. AREA
EIGHTH FLOOR	1.20 X 3.15 X 15	56.82	143.34
	1.34 X 2.85 X 12	45.91	
	1.40 X 3.35 X 2	9.38	
	1.34 X 2.73 X 4	14.92	
	1.45 X 2.35 X 2	6.81	
	1.45 X 2.35 X 2	6.81	
SEVENTH FLOOR	1.20 X 3.15 X 15	56.82	143.34
	1.34 X 2.85 X 12	45.91	
	1.34 X 2.73 X 4	14.92	
	1.40 X 3.35 X 2	9.38	
	1.45 X 2.35 X 2	6.81	
	1.45 X 2.35 X 2	6.81	
SIXTH FLOOR	1.20 X 3.15 X 15	56.82	143.34
	1.34 X 2.85 X 12	45.91	
	1.40 X 3.35 X 2	9.38	
	1.34 X 2.73 X 4	14.92	
	1.45 X 2.35 X 2	6.81	
	1.45 X 2.35 X 2	6.81	
FIFTH FLOOR	1.20 X 3.15 X 15	56.82	143.34
	1.34 X 2.85 X 12	45.91	
	1.40 X 3.35 X 2	9.38	
	1.34 X 2.73 X 4	14.92	
	1.45 X 2.35 X 2	6.81	
	1.45 X 2.35 X 2	6.81	
FOURTH FLOOR	1.20 X 3.15 X 15	56.82	143.34
	1.34 X 2.85 X 12	45.91	
	1.40 X 3.35 X 2	9.38	
	1.34 X 2.73 X 4	14.92	
	1.45 X 2.35 X 2	6.81	
	1.45 X 2.35 X 2	6.81	
THIRD FLOOR	1.20 X 3.15 X 15	56.82	143.34
	1.34 X 2.85 X 12	45.91	
	1.34 X 2.73 X 4	14.92	
	1.20 X 3.35 X 1	4.41	
	1.40 X 3.35 X 2	9.38	
	1.45 X 2.35 X 2	6.81	
SECOND FLOOR	1.20 X 3.35 X 15	56.82	143.34
	1.34 X 2.85 X 12	45.91	
	1.40 X 3.35 X 2	9.38	
	1.34 X 2.73 X 4	14.92	
	1.45 X 2.35 X 2	6.81	
	1.45 X 2.35 X 2	6.81	
FIRST FLOOR	1.20 X 3.35 X 15	56.82	143.34
	1.34 X 2.85 X 12	45.91	
	1.34 X 2.73 X 4	14.92	
	1.20 X 3.35 X 1	4.41	
	1.40 X 3.35 X 2	9.38	
	1.45 X 2.35 X 2	6.81	
Total			1149.87

TERRACE CALCULATIONS : (COMM BUILDING)

FLOOR	SIZE	AREA	TOT. AREA
Total			0.00

TERRACE CALCULATIONS : (MHADA BUILDING)

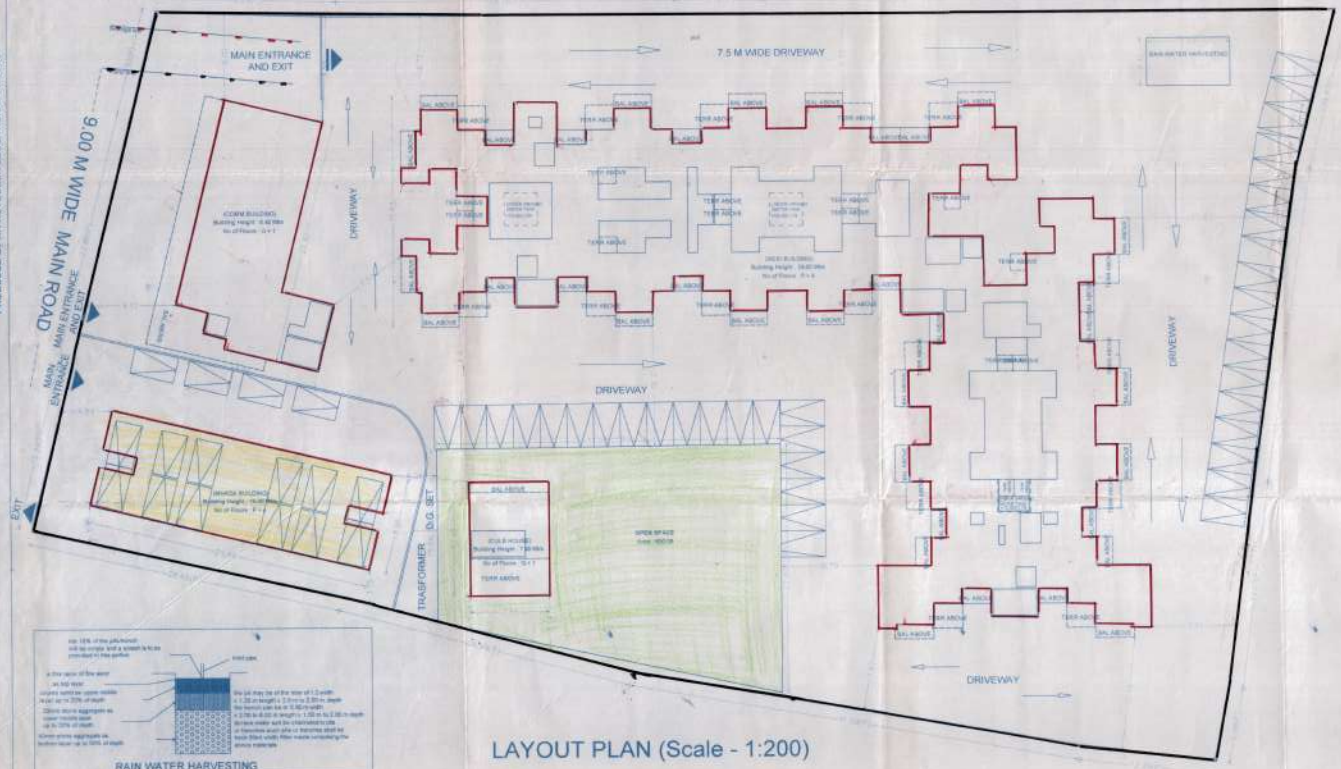
FLOOR	SIZE	AREA	TOT. AREA
Total			0.00

TERRACE CALCULATIONS : (CULB HOUSE)

FLOOR	SIZE	AREA	TOT. AREA
FIRST FLOOR	3.45 X 7.13 X 1	24.24	24.24
Total			24.24

TERRACE CALCULATIONS : (RESI BUILDING)

FLOOR	SIZE	AREA	TOT. AREA
EIGHTH FLOOR	1.46 X 1.60 X 2	4.72	122.52
	1.38 X 1.53 X 8	12.58	
	1.38 X 1.53 X 8	12.58	
	1.38 X 1.45 X 4	7.98	
	2.35 X 2.85 X 12	80.33	
	2.25 X 2.85 X 4	25.51	
SEVENTH FLOOR	1.46 X 1.60 X 2	4.72	122.52
	1.38 X 1.53 X 8	12.58	
	1.38 X 1.53 X 8	12.58	
	1.38 X 1.45 X 4	7.98	
	2.35 X 2.85 X 12	80.33	
	2.25 X 2.85 X 4	25.51	
SIXTH FLOOR	1.46 X 1.60 X 2	4.72	122.52
	1.38 X 1.53 X 8	12.58	
	1.38 X 1.45 X 4	7.98	
	2.35 X 2.85 X 12	80.33	
	2.25 X 2.85 X 4	25.51	
FIFTH FLOOR	1.46 X 1.60 X 2	4.72	122.52
	1.38 X 1.53 X 8	12.58	
	1.38 X 1.45 X 4	7.98	
	2.35 X 2.85 X 12	80.33	
	2.25 X 2.85 X 4	25.51	
FOURTH FLOOR	1.46 X 1.60 X 2	4.72	122.52
	1.38 X 1.53 X 8	12.58	
	1.38 X 1.45 X 4	7.98	
	2.35 X 2.85 X 12	80.33	
	2.25 X 2.85 X 4	25.51	
THIRD FLOOR	1.46 X 1.60 X 2	4.72	122.52
	1.38 X 1.53 X 8	12.58	
	1.38 X 1.45 X 4	7.98	
	2.35 X 2.85 X 12	80.33	
	2.25 X 2.85 X 4	25.51	
SECOND FLOOR	1.46 X 1.60 X 2	4.72	122.52
	1.38 X 1.53 X 8	12.58	
	1.38 X 1.45 X 4	7.98	
	2.35 X 2.85 X 12	80.33	
	2.25 X 2.85 X 4	25.51	
FIRST FLOOR	1.46 X 1.60 X 2	4.72	122.44
	1.38 X 1.53 X 8	12.58	
	1.38 X 1.45 X 4	7.98	
	2.35 X 2.85 X 12	80.33	
	2.25 X 2.85 X 4	25.51	
	1.45 X 1.45 X 2	4.21	
	1.45 X 1.45 X 2	4.21	
Total			981.41



LAYOUT PLAN (Scale - 1:200)

RAIN WATER HARVESTING

A) AREA STATEMENT

1. AREA OF PLOT		6000.00
2. DEDUCTIONS FOR		
(a) ROAD SET-BACK (BAW)		0.00
(b) PROPOSED ROAD (DP)		0.00
(c) ANY RESERVATION		0.00
(d) NOZ AREA		0.00
(e) ENCROACHMENT AREA		0.00
(f) OTHER		0.00
TOTAL (a+b+c+d+e+f)		0.00
3. BALANCE AREA OF PLOT (1-2)		6000.00
4. DEDUCTIONS FOR		
(a) AMENITY SPACE		0.00
(b) OPEN SPACE		600.00
PHYSICAL OS PROVIDED +	600.00	
(c) INTERNAL ROAD AREA		0.00
5. NET AREA OF THE PLOT (3-4)		5399.92
6. ADDITION FOR F. S. I.		
(a) OPEN SPACE (NOTIONAL)		0.00
(b) INTERNAL ROAD		0.00
(c) ADDITIONAL INT ROAD BENEFIT		0.00
(d) OTHER		0.00
TOTAL (a+b+c+d)		0.00
7. TOTAL AREA (5+6)		5399.92
8. FLOOR SPACE INDEX PERMISSIBLE		1.50000
PERM. FLOOR AREA (7 x 8)		8099.88
9. TDR AREA		1620.00
PERM. TDR AREA		2159.97
10. SPECIAL CASES FSI		0.00
11. ROAD(s) SET-BACK AREA		0
12. PROPOSED ROAD (DP)		0.00
13. TOTAL PERM. BUILT UP AREA (9+10+11+12)		7319.90
14. PROPOSED AREAS		
(a) PROPOSED RESIDENTIAL AREA		7719.07
(b) PROPOSED COMMERCIAL AREA		372.31
(c) PROPOSED INDUSTRIAL AREA		0.00
(d) PROPOSED SPECIAL USE AREA		0.00
TOTAL PROPOSED AREA (a+b+c+d)		8190.38
15. SUB STRUCTURE AREA ADDITION (FOR FSI)		0.00
16. SUB STRUCTURE AREA DEDUCTION (FOR FSI)		0.00
17. EXCESS BALCONY AREA TAKEN IN F.S.I.		0.00
18. EXISTING BUILT UP AREA		
19. TOTAL BUILT UP AREA PROPOSED (14+15+16+17+18-18)		7319.90
20. TOTAL BUILT UP AREA PROPOSED WITH MHADA		8190.38
21. CONSUMED FSI WITHOUT MHADA		1.3531
22. CONSUMED FSI WITH MHADA		1.3594
B) BALCONY STATEMENT		
(i) PERMISSIBLE BALCONY AREA		1372.08
(ii) PROPOSED BALCONY AREA		1372.08
(iii) EXCESS BALCONY AREA (TOTAL)		0.00
C) TENEMENT STATEMENT		
(i) PROPOSED AREA (%)		8190.38
(ii) LESS NON RESIDENTIAL AREA		372.31
(iii) AREA AVAILABLE FOR TENEMENTS (i - ii)		7719.07
(iv) TENEMENTS PERMISSIBLE 250 SM/tenement		126
(v) TENEMENTS PROPOSED		126
(vi) TENEMENTS EXISTING		0
(vii) TOTAL TENEMENTS ON THE PLOT (iv+vi)		126

D) PARKING STATEMENT

	CAR	SCOOTER	CYCLE
(i) PARKING REQUIRED BY RULE	80	312	298
(ii) REQUIRED PARKING AREA	1600.00	3900.00	474.40
(iii) TOTAL PARKING PROPOSED		2019.96	

E) TRANSPORT VEHICLES PARKING

(a) TOTAL NO. OF TRANSPORT VEHICLES PARKING PROVIDED	0
(b) TOTAL NO. OF LOADING / UNLOADING PARKING PROVIDED	0
CONSTRUCTION AREA	12499.88
CONSTRUCTION AREA FOR SC	1999.98

SPECIFICATIONS

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON _____ AND THE DIMENSION OF SIDES, ETC. OF PLOT STATED ON PLAN AREA AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / T.P SCHEME RECORD / LAND RECORD DEPT. / CTS / SURVEY RECORDS.

SIGN OF ARCHITECT

LEGEND

PLOT BOUNDARY SHOWN BLACK
PROPOSED WORK SHOWN RED
DRAINAGE LINE SHOWN RED DOTTED
WATER LINE SHOWN BLUE DOTTED
EXISTING TO BE RETAINED HATCHED
EXISTING WORK SHOWN HATCHED YELLOW

OWNER'S NAME:	OWNER'S SIGN
Mr. SHIVARAM C. BARGE & OTHERS	

PROJECT:
SURVEY NO : 19 (P)
AREA NO :
PLOT NO :
CTS NO : 4233(0), 3398, 3400, 3396(P)
DESCRIPTION : VILLAGE THERGAON
ARCHITECT: I.P. ASSOCIATES
ARCHITECTS & PLANNERS, MR. SATYAJEET R PARKAR

JOB NO.	DRAWN	SCALE	DRAWN BY	CHECKED BY
		1:100		
AWARD NO		DATE		
KEY NO		SHEET NO.	1/1	

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