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अट क्र. ३२ सदरची बांधकाम परवानगी/तुर्तातील बांधकाम परवानगी ही संबंधित विकसकाने रिवल इस्टेट रेग्युलेशन ॲण्ड डेव्हलपमेंट ॲक्ट २०१६ (RERA) अंतर्गत विहित मुदतीत नोंदणी करणे बंधनकारक राहील, या अटीवर देण्यात येत आहे.

अट क्र. ३३ सदर सुधारित बांधकाम परवानगी ची मुळची बांधकाम परवानगी ही या निशाणीची (सा.नं ६५१ पै.सा.नं. ६४७,६४८ ६४९, ६५०, ६५१, ४६५, ११६२, ११६१, ११६२) संबंधीत सर्व न्यायालयीन प्रकरणाच्या अंतिम निकालास अधिन राहील. न्यायालयाचे सदरे आदेश/निकाल विकसक यांचेवर बंधनकारक राहतील.

BUILDING WISE FSI STATEMENT

BUILDING	FSI AREA COMMERCIAL	FSI AREA RESIDENTIAL	FSI AREA INDUSTRIAL	FSI AREA SPECIAL	BALCONY PERM	BALCONY PROP.	BALCONY EXCESS	BALCONY ENCLOSE	TERRACE AREAS	STAIR PAID	PASSAGE PAID	LIFT PAID	LIFT M/C ROOM	TENEMENTS	TOTAL FSI AREA
A - TYPE	0.00	11625.69	0.00	0.00	-	0.00	-	0.00	0.00	33.45	388.77	0.00	6.30	112	11625.69
B - TYPE	0.00	11758.61	0.00	0.00	-	0.00	-	0.00	0.00	1568.21	33.48	388.77	6.30	114	11758.61
G TYPE MADHA	0.00	6185.50	0.00	0.00	-	0.00	-	0.00	0.00	0.00	0.00	204.74	5.85	6	6185.50
Total	0.00	29549.79	0.00	0.00	4432.47	0.00	0.00	0.00	0.00	3067.66	88.94	982.28	0.00	232	29549.79

PARKING CALCULATION

TYPE	CARPET AREA / FSI (M2)	TENEMENT(NOS) UNIT	TENEMENT(NOS) PROP.	CAR (NOS) BY RULE	CAR (NOS) REQD.	SCOOTER (NOS.) BY RULE	SCOOTER (NOS.) REQD.	CYCLE (NOS.) BY RULE	CYCLE (NOS.) REQD.
Residential	0 - 50	2	240	1	120	4	480	4	480
Residential	50 - 150	1	73	1	73	2	146	2	146
Residential	> 150	1	6	2	12	2	12	2	12
TOTAL REQD. (NOS.)					205		638		638
TOTAL REQD. AREA					2562.50		1914.00		893.20
TOTAL PROP. AREA							11108.10		

COVERAGE DETAILS

PERM.COVERAGE 20.00 %	PERM.COVERAGE WITH PREMIUM	PROPOSED COVERAGE	EXCESS COVERAGE IN PREMIUM
6182.82	-	1766.96	0.00

WATER REQUIREMENT

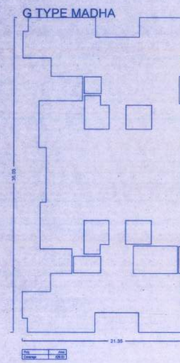
TANK		REQUIRED CAPACITY (LIT)	PROPOSED CAPACITY (LIT)
OHWT	Residential	215325.00	
	FIRE REQUIREMENT	50000.00	
	TOTAL	275325.00	416889.13
		32987.50	
UGWT	FIRE REQUIREMENT	290000.00	
	TOTAL	572987.50	2447025.50

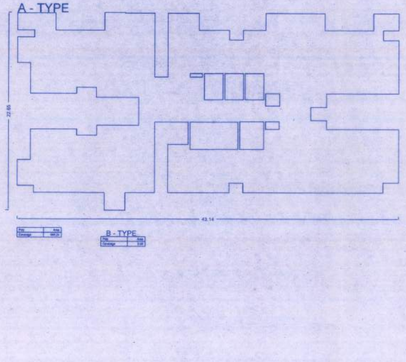
REFUGE AREA STATEMENT

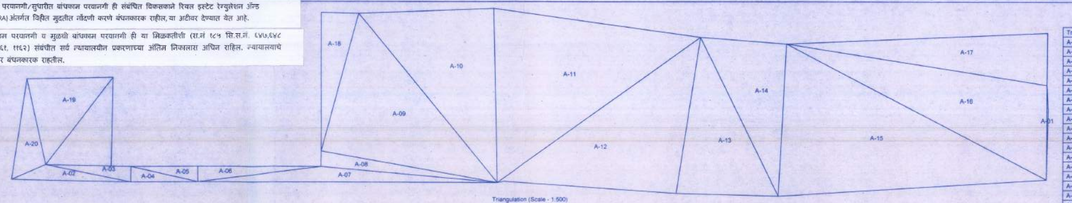
BUILDING NAME	REQUIRED REFUGE AREA	PROPOSED REFUGE AREA
A - TYPE	166.31	413.62
B - TYPE	140.47	413.10
G TYPE MADHA	132.46	132.47

MAHADA AREA STATEMENT

MIN. REQ. AREA	0.00
PROP. AREA	0.00
PERM. BALC. AREA	928.48
1) PROP. OPEN BALC. AREA	0.00
2) PROP. ENCL. BALC. AREA	0.00
TOTAL BALC. AREA (1+2)	0.00
MAHADA TOTAL TEN. NO.	93

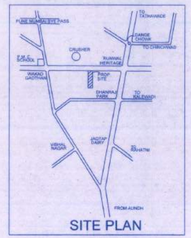




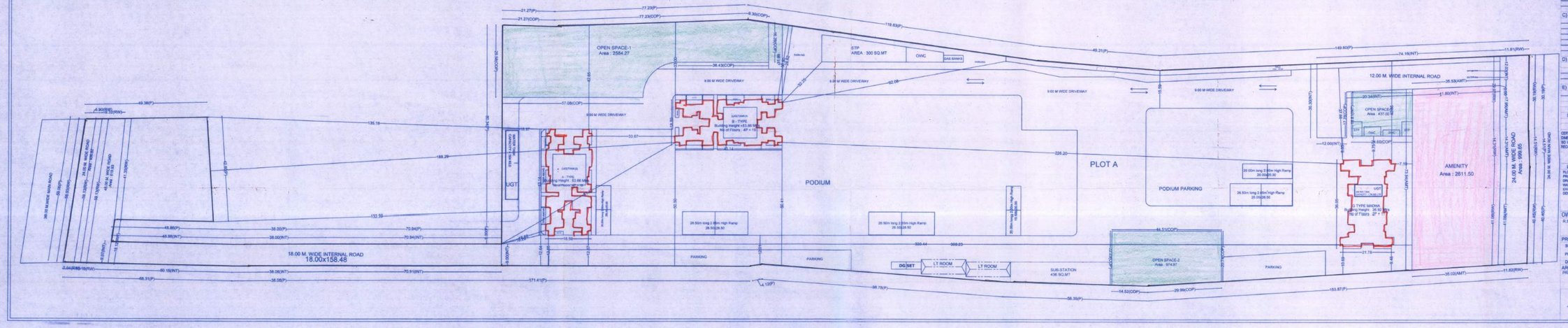


Triangle	Area
A-01	18.32
A-02	307.38
A-03	219.81
A-04	171.37
A-05	170.99
A-06	319.24
A-07	771.36
A-08	452.30
A-09	4203.60
A-10	3896.33
A-11	5961.69
A-12	4636.36
A-13	2851.94
A-14	2178.78
A-15	6758.34
A-16	4102.32
A-17	2265.20
A-18	854.14
A-19	1013.84
A-20	80.95
Total (PLOT A)	42407.10

LOCATION PLAN



SITE PLAN



BUILDING LAYOUT 1/14

STAMP OF APPROVAL

Sanctioned No. B.P./Wakad / 75 / 2018
Subject to conditions mentioned in the Office Order No.
even dated 16/04/2018

Pimpri
Date 16/04/2018

O. C. Signed by
Joint City Engineer
Joint City Engineer
Building Permission Dept.
PCMC, Pimpri Pune-18

A) AREA STATEMENT		SQ.M
1. AREA OF PLOT		42407.10
2. DEDUCTIONS FOR		
(a) ROAD SET-BACK (R/W)		2026.41
(b) PROPOSED ROAD (DP)		0.00
(d) ANY RESERVATION		0.00
(d) NDZ AREA		0.00
(e) ENCRCAC/HMENT AREA		0.00
(f) OTHER		420.84
TOTAL (a+b+c+d+e+f)		2447.24
3. BALANCE AREA OF PLOT (1-2)		39959.86
4. DEDUCTIONS FOR		
(a) AMENITY SPACE		2611.50
(b) OPEN SPACE		3996.24
PHYSICAL OS PROVIDED =	3996.24	
(c) INTERNAL ROAD AREA		2537.39
5. NET AREA OF THE PLOT (3-4)		30814.12
6. ADDITION FOR F.S.I.		
(a) OPEN SPACE (NOTIONAL)		0.00
(b) INTERNAL ROAD		2537.39
(c) ADDITIONAL INT ROAD BENEFIT		0.00
(d) OTHER		0.00
TOTAL (a+b+c+d)		2537.39
7. TOTAL AREA (5+6)		33352.12
8. FLOOR SPACE INDEX PERMISSIBLE		1.0000
PERM. FLOOR AREA (7 x 8)		33352.12
9. TDR AREA		0.00
PERM. TDR AREA		46992.97
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+9+10+11+12)		33352.12
14. PROPOSED AREAS		
(a) PROPOSED RESIDENTIAL AREA		29549.79
(b) PROPOSED COMMERCIAL AREA		0.00
(c) PROPOSED INDUSTRIAL AREA		0.00
(d) PROPOSED SPECIAL USE AREA		0.00
TOTAL PROPOSED AREA (a+b+c+d)		29549.79
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)		29549.79
20. TOTAL BUILT UP AREA PROPOSED WITH MHADA		0.00
21. CONSUMED FSI WITHOUT MHADA		0.8860
22. CONSUMED FSI WITH MHADA		0.0000
B) BALCONY STATEMENT		
(i) PERMISSIBLE BALCONY AREA		4432.47
(ii) PROPOSED BALCONY AREA		0.00
(iii) EXCESS BALCONY AREA (TOTAL)		0.00
C) TENEMENT STATEMENT		
(i) PROPOSED AREA (12)		29549.79
(ii) LESS NON RESIDENTIAL AREA		0.00
(iii) AREA AVAILABLE FOR TENEMENTS (i - ii)		29549.79
(iv) TENEMENTS PERMISSIBLE	350.00/dwlu	834
(v) TENEMENTS PROPOSED		226
(vi) TENEMENTS EWS(1%)		3
(vii) TOTAL TENEMENTS ON THE PLOT (v+vi)		226

D) PARKING STATEMENT	CAR	SCOOTER	CYCLE
(i) PARKING REQUIRED BY RULE	205	638	638
(ii) REQUIRED PARKING AREA	2562.50	1914.00	893.20
(iii) TOTAL PARKING PROPOSED		11108.10	

E) TRANSPORT VEHICLES PARKING	
(a) TOTAL NO. OF TRANSPORT VEHICLES PARKING PROVIDED	0
(b) TOTAL NO. OF LOADING / UNLOADING PARKING PROVIDED	0
CONSTRUCTION AREA	47915.55
CONSTRUCTION AREA FOR EC	47881.32

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. / CITY SURVEYED RECORDS.

SIGN OF ARCHITECT

LEGEND

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

OWNER'S NAME: R.S.PARANJAPE.

OWNER'S SIGN.

PROJECT:

SURVEY NO : 185/649,650,651,467,1160,1161,1162,647,648. HISSA NO. :

PLOT NO : C,B+O CTS NO :

DESCRIPTION : REGULAR TRACK, VILLAGE : WAKAD

ARCHITECT: PRAKASH N KULKARNI

SIGN

JOB NO.	ORG.NO.	SCALE	DRAWN BY	CHECKED BY
		1:100		
INWARD NO.	IN/ADD/WAD/PB/0000/2017	DATE	04 Oct 2017	
KEY NO.		SHEET NO.	1/14	

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