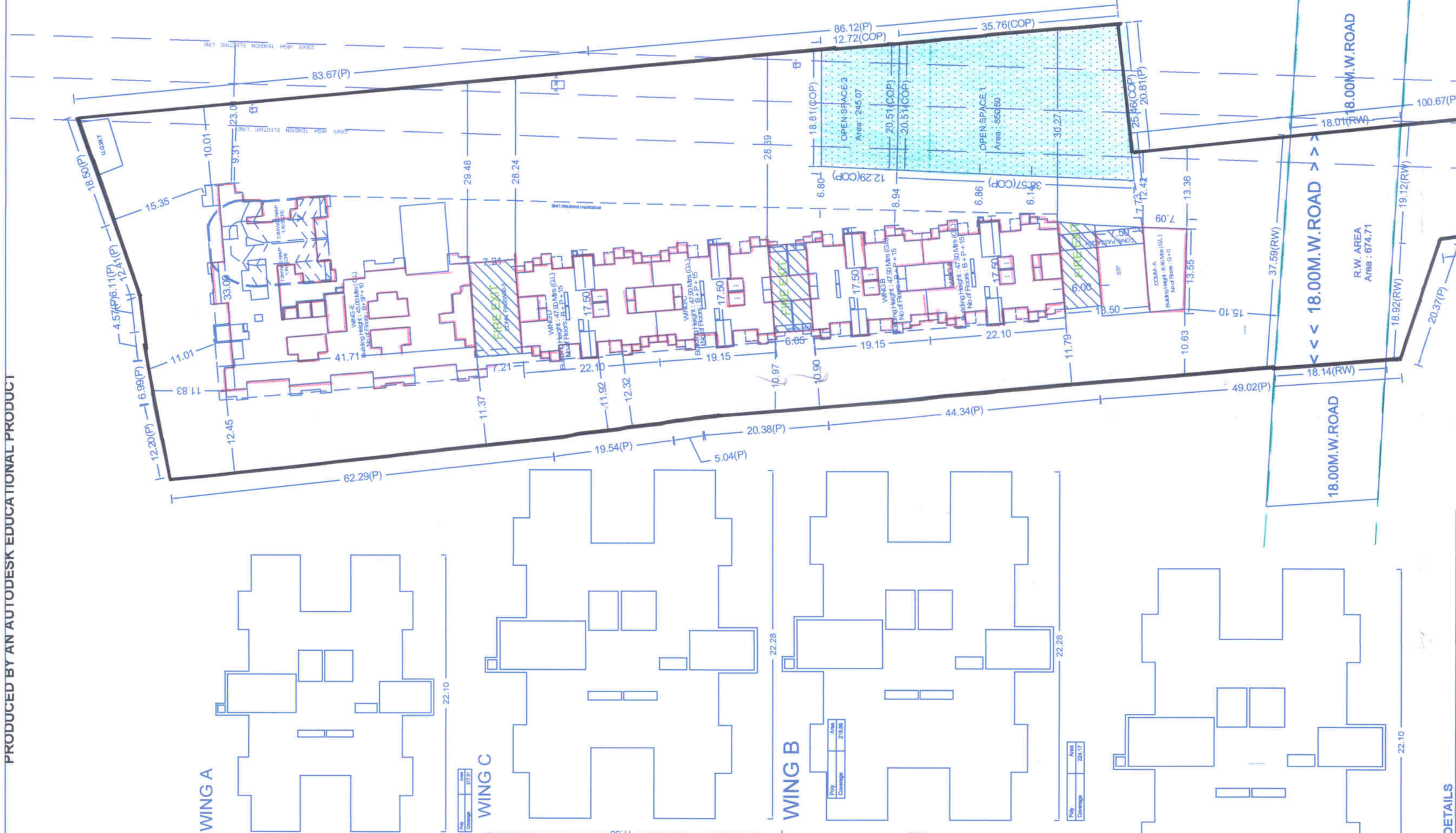
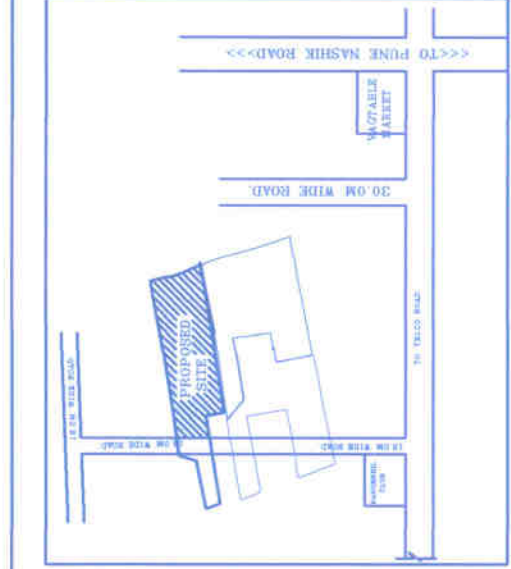
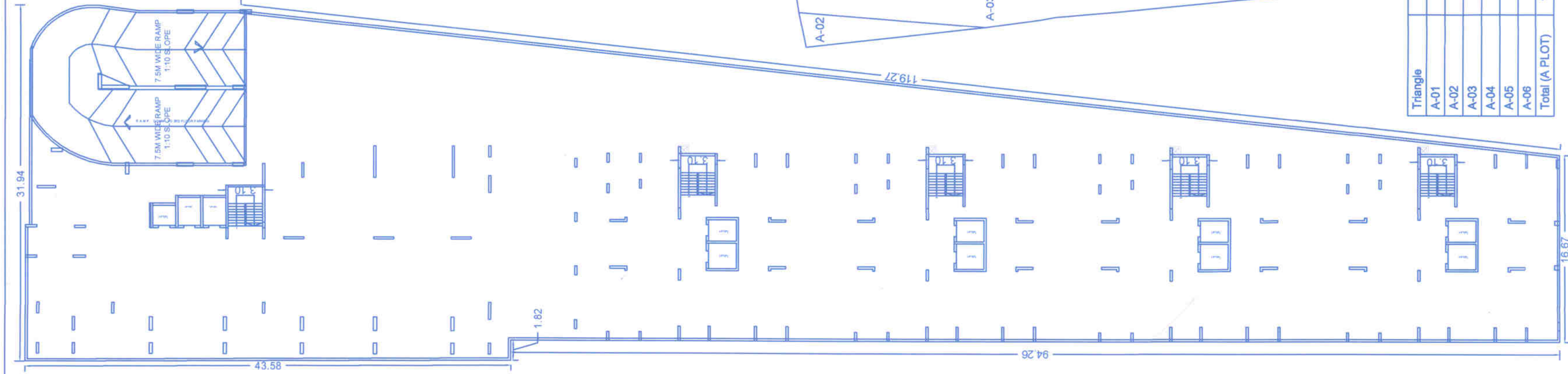




STAMP OF APPROVAL
REVISION TO: BPL LAYOUT / MOSHI BORHADEWADI / 17/2013, DATE: 26/10/2013
Sanctioned No. B.P./BORHADEWADI/41/2019
Subject to conditions mentioned in the
Office Order No.
even dated - 26/07/2019
Pimpri
Date: 26/07/2019
Joint City Engineer
of Building Permission Dept
P.C.M.C., Pimpri, Pune-18
Joint City Engineer
of Building Permission Dept
P.C.M.C., Pimpri, Pune-18

A) AREA STATEMENT		SQ.M.	
1. AREA OF PLOT		11594.00	
2. DEDUCTIONS FOR			
(a) ROAD SET-BACK (RW)		1674.71	
(b) PROPOSED ROAD (DP)		0.00	
(c) ANY RESERVATION		0.00	
(d) NDZ AREA		0.00	
(e) ENCROACHMENT AREA		0.00	
(f) OTHER		0.00	
TOTAL (a+b+c+d+e+f)		674.71	
3. BALANCE AREA OF PLOT (1-2)		10909.29	
4. DEDUCTIONS FOR			
(a) AMENITY SPACE		0.00	
(b) OPEN SPACE		0.00	
PHYSICAL OS PROVIDED =	1095.53		
(c) INTERNAL ROAD AREA		0.00	
5. NET AREA OF THE PLOT (3-4)		9813.76	
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)		9813.76	
8. FLOOR SPACE INDEX PERMISSIBLE	1.0000		
PERM. FLOOR AREA (7 x 8)		9813.76	
9. TOR AREA		7436.16	
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 (8+9+10+11+12)		17249.92	
14. PROPOSED AREAS			
(a) PROPOSED RESIDENTIAL AREA		16368.73	
(b) PROPOSED COMMERCIAL AREA		245.63	
(c) PROPOSED INDUSTRIAL AREA		0.00	
(d) PROPOSED SPECIAL USE AREA		0.00	
TOTAL PROPOSED AREA (a+b+c+d)		16615.36	
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.		615.90	
18. EXISTING BUILT UP AREA		17231.26	
19. TOTAL BUILT UP AREA PROPOSED (14+15+16+17+18-19)		0.00	
20. TOTAL BUILT UP AREA PROPOSED WITH MHADA		1.7558	
21. CONSUMED FSI WITHOUT MHADA		0.0000	
22. CONSUMED FSI WITH MHADA		0.0000	
B) BALCONY STATEMENT			
(i) PERMISSIBLE BALCONY AREA		2492.30	
(ii) PROPOSED BALCONY AREA		3107.99	
(iii) EXCESS BALCONY AREA (TOTAL)		615.90	
C) TENEMENT STATEMENT			
(i) PROPOSED AREA (12)		16615.36	
(ii) LESS NON-RESIDENTIAL AREA		245.63	
(iii) AREA AVAILABLE FOR TENEMENTS (I – II)		16368.73	
(iv) TENEMENTS PERMISSIBLE	250.00/Hec.	426.00	
(v) TENEMENTS PROPOSED		364	
(vi) TENEMENTS EXISTING		0	
(vii) TOTAL TENEMENTS ON THE PLOT (v+vi)		364	
D) PARKING STATEMENT			
(i) PARKING REQUIRED BY RULE	CAR	SCOOTER	CYCLE
(ii) REQUIRED PARKING AREA	187	742	734
(iii) TOTAL PARKING PROPOSED	2337.50	2226.00	1027.60
		10413.23	
E) TRANSPORT VEHICLES PARKING			
(a) TOTAL NO. OF TRANSPORT VEHICLES PARKING PROVIDED			0
(b) TOTAL NO. OF LOADING / UNLOADING PARKING PROVIDED			0
CONSTRUCTION AREA FOR EC			35472.06
SPECIFICATIONS			35593.29

CERTIFICATE OF AREA
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON
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 / TP SCHEME
RECORD / LAND RECORD DEPT / CITY SURVEYED RECORDS.

LEGEND
PLOT BOUNDARY SHOWN BLACK
ROAD BOUNDARY SHOWN RED
DRAINAGE SHOWN RED DOTTED
WATERLINE SHOWN BLACK DOTTED
EXISTING TO BE RETAINED HATCHED
DEMOLITION SHOWN HATCHED YELLOW

SIGN OF ARCHITECT

OWNERS NAME:
M/s. Parande Promoters & Builders

PROJECT:
SURVEY NO.: GAT NO. 737/738/739/742(P)
HSSA NO.: A

PLAT NO.:
A
CTS NO.:
DESCRIPTION: REGULAR TRACK VILLAGE - MOSHI-BORHADEWADI
ARCHITECT: Anil Vilas Pawar

ARCHITECTS SIGN:
JOB NO.: DRG. NO.: SCALE: 1:100
DRAWN BY: CHECKED BY:
INWARD NO.: INWARD NO.: 26/07/2019
KEY NO.: 5-2F
DATE: 26/07/2019
SHEET NO.: 1/14

COVERED DETAILS		PERM. COVERAGE	PERM. COVERAGE WITH PREMIUM	PROPOSED COVERAGE	EXCESS COVERAGE IN PREMIUM
20.00	%	1962.75		1676.42	0.00

WATER REQUIREMENT		TANK	REQUIRED CAPACITY (LIT)	PROPOSED CAPACITY (LIT)
OHWT	Resi+Comm		247950.00	
	FIRE REQUIREMENT		100000.00	
	TOTAL		347950.00	415267.83
UGWT	FIRE REQUIREMENT		371925.00	
	TOTAL		746925.00	1638718.12

PARKING CALCULATION		TYPE	CARPET AREA / FSI (M2)	TENEMENT (NOS)	CAR (NOS)	SCOOTER (NOS)	CYCLE (NOS)
Residential	0 - 80	2	364	1	182	4	728
	80 - 150	1	1	1	1	2	2
	> 150	1	0	2	0	2	0
Commercial	124.68	100	2	2	4	6	12
TOTAL REQD. (NOS.)				187		742	734
TOTAL PROP. AREA				2337.50		2226.00	1027.60
							10413.23

BUILDING WISE FSI STATEMENT																LAYOUT PLAN SCALE - 1:500									
BUILDING		FSI AREA				BALCONY				TERRACE		STAIR		PASSAGE		LIFT		LIFT W/C ROOM		TENEMENTS		TOTAL			
		COMMERCIAL	RESIDENTIAL	INDUSTRIAL	SPECIAL	PERM.	PROP.	EXCESS	ENCLOSE	OPEN	AREAS	PAID	FIRE	PAID		PAID									
BUILDING	COMM - A	124.68	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	0.00	0.00	0		124.68			
	WING A		0.00	0.00	0.00	-	623.85	-	464.39	156.77	193.14	289.85	166.00	278.96	10.38	23.32	58		289.87	58		289.87			
	WING B		0.00	2889.47	0.00	-	624.04	-	485.26	156.77	191.99	289.85	166.00	278.96	10.38	23.32	58		289.87	58		289.87			
	WING C		0.00	2878.62	0.00	-	623.84	-	465.26	156.77	193.14	289.85	166.00	278.96	10.38	23.32	58		289.87	58		289.87			
	WING D		0.00	2884.91	0.00	-	623.85	-	464.39	156.77	192.00	289.85	166.00	278.96	10.38	23.32	58		289.87	58		289.87			
	WING E		120.85	4833.55	0.00	0.00	-	512.62	-	612.59	0.00	775.13	283.95	190.12	1154.04	13.85	19.97	139.97		4954.50	139.97		4954.50		
Total		(245.63)	(6399.73)	0.00	0.00	(2462.30)	(108.20)	(815.90)	(2473.09)	634.89	(1545.40)	(1443.05)	(644.12)	(2270.86)	(55.47)	(364)	(16615.38)	(615.90)				(17231.28)			