## BUILDING WISE FSI STATEMENT

| BUILDING | FSI AREA | | | | BALCONY | | | | | TERRACE | STAIR | | PASSAGE | LIFT | LIFT M/C ROOM | TENEMENTS | TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | PERM. | PROP. | EXCESS | ENCLOSE | OPEN | AREAS | PAID | | PAID | PAID | | | FSI AREA |
| A TYPE | 0.00 | 11457.54 | 0.00 | 0.00 | - | 1106.39 | - | 105.00 | 0.00 | 2868.45 | 357.34 | 357.34 | 357.00 | 38.70 | 0.00 | 36 | 11457.54 |
| B TYPE | 0.00 | 8760.61 | 0.00 | 0.00 | - | 1097.40 | - | 1297.40 | 0.00 | 2897.34 | 669.62 | 669.62 | 669.62 | 38.70 | 0.00 | 71 | 8760.61 |
| C TYPE | 0.00 | 9818.62 | 0.00 | 0.00 | - | 1008.59 | - | 1308.59 | 0.00 | 2888.88 | 669.62 | 669.62 | 804.00 | 38.70 | 0.00 | 71 | 9818.62 |
| COMMERCIAL BLDG | 331.07 | 0.00 | 0.00 | 0.00 | - | 101.51 | - | 101.51 | 0.00 | 389.53 | 39.49 | 39.49 | 344.00 | 0.00 | 0.00 | 0 | 331.07 |
| D TYPE | 284.80 | 4783.18 | 0.00 | 0.00 | - | 608.80 | - | 608.80 | 0.00 | 1668.77 | 100.50 | 100.50 | 478.00 | 38.70 | 0.00 | 37 | 4783.18 |
| TOTAL | 615.87 | 34820.15 | 0.00 | 0.00 | 5155.08 | 3922.09 | 0.00 | 3420.30 | 0.00 | 8777.02 | 1836.15 | 1836.15 | 2652.62 | 86.00 | 0.00 | 245 | 34820.15 |

## PARKING CALCULATION

| TYPE | CARPET AREA ( FSI UNIT ) | TENEMENTS (NOS) | | CAR (NOS) | | SCOOTER (NOS) | | CYCLE (NOS) | |
|---|---|---|---|---|---|---|---|---|---|
| | | UNIT | PROP | BY RULE | REQD. | BY RULE | REQD. | BY RULE | REQD. |
| Residential | 0 - 60 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 |
| Residential | 60 - 100 | 1 | 245 | 1 | 245 | 0 | 490 | 2 | 490 |
| Residential | > 100 | 1 | 0 | 1 | 0 | 0 | 0 | 2 | 0 |
| Commercial | 615.00 | 100 | 0 | 1 | 15 | 0 | 34 | 2 | 15 |
| TOTAL REQD. (NOS.) | | | | | 274 | | 500 | | 514 |
| TOTAL REQD. AREA | | | | | 4425.00 | | 1660.00 | | 1180.00 |
| TOTAL PROV. AREA | | | | | | | 8600.16 | | |

## WATER REQUIREMENT

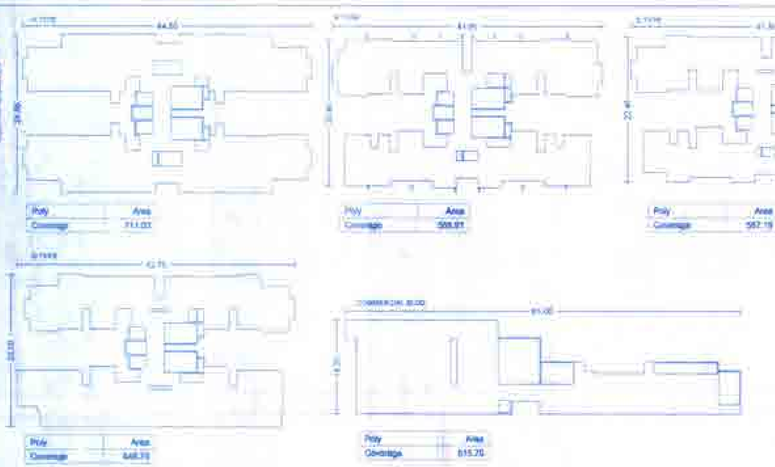
| TANK | | | REQUIRED CAPACITY (LIT) | PROPOSED CAPACITY (LIT) |
|---|---|---|---|---|
| | Water Closet | | 170000.00 | |
| OHWT | 15 PER REQUIREMENT | | 50000.00 | |
| | TOTAL | | 220000.00 | 300000.00 |
| | | | 330000.00 | |
| UGWT | 100 PER REQUIREMENT | | 300000.00 | |
| | TOTAL | | 450000.00 | 1100000.00 |

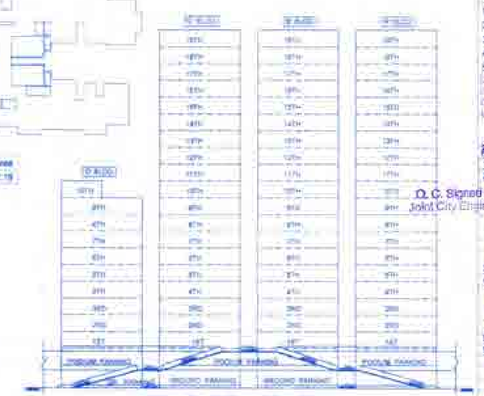
## COVERAGE DETAILS

| PERM. COVERAGE | PERM. COVERAGE WITH PREMIUM | PROPOSED COVERAGE | EXCESS COVERAGE IN PREMIUM |
|---|---|---|---|
| 4211.05 | | 3006.81 | 0.00 |

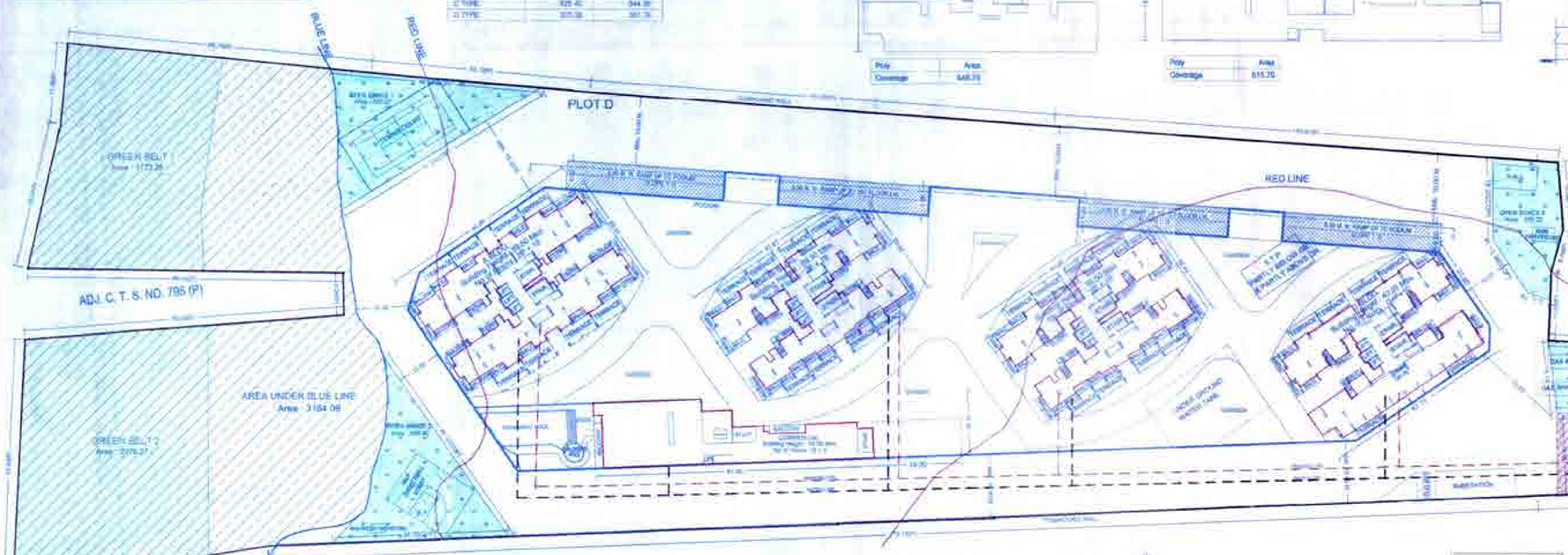
## REFUGE AREA STATEMENT

| BUILDING NAME | REQUIRED REFUGE AREA | PROPOSED REFUGE AREA |
|---|---|---|
| A TYPE | 570.25 | 588.46 |
| B TYPE | 450.44 | 540.00 |
| C TYPE | 525.40 | 544.00 |
| D TYPE | 370.00 | 381.76 |

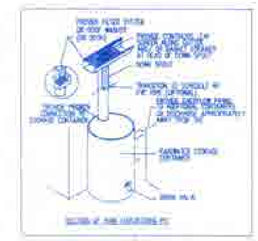


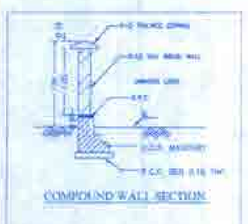




SCHEMATIC SECTION THROUGH 'X-X'

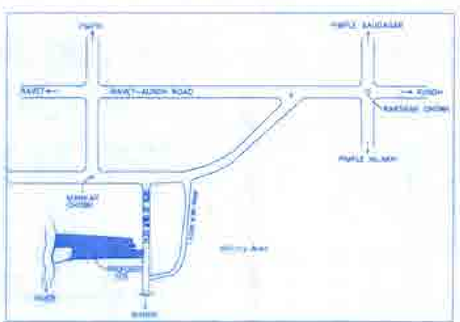



LAYOUT PLAN (Scale - 1:500)

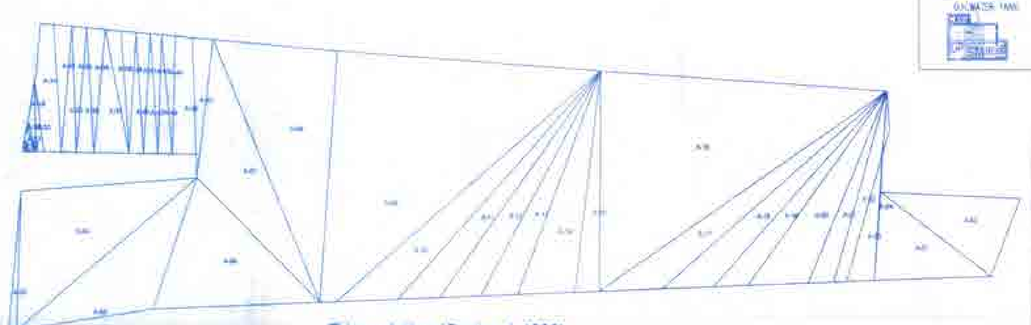




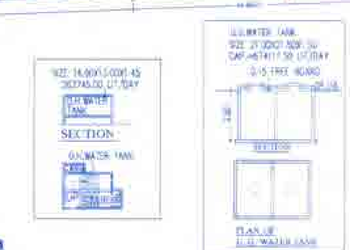
COMPOUND WALL SECTION




LOCATION PLAN



Triangulation (Scale - 1:1000)




| Triangle | Area | | | | |
|---|---|---|---|---|---|
| A-01 | 764.96 | A-10 | 4588.77 | A-32 | 189.35 |
| A-02 | 822.60 | A-11 | 920.82 | A-33 | 161.00 |
| A-03 | 135.46 | A-12 | 666.58 | A-34 | 144.30 |
| A-04 | 1902.78 | A-13 | 485.06 | A-35 | 169.45 |
| A-05 | 1309.42 | A-14 | 789.91 | A-36 | 171.28 |
| A-06 | 1609.23 | A-15 | 369.47 | A-37 | 343.08 |
| A-07 | 1419.42 | A-16 | 319.61 | A-38 | 166.13 |
| A-08 | 2347.40 | A-17 | 264.11 | A-39 | 141.36 |
| A-09 | 5331.38 | A-18 | 8.66 | A-40 | 134.58 |
| A-10 | 889.18 | A-19 | 3.77 | A-41 | 133.45 |
| A-11 | 655.84 | A-20 | 4.29 | A-42 | 134.93 |
| A-12 | 651.84 | A-21 | 32.30 | A-43 | 100.00 |
| A-13 | 188.90 | A-22 | 11.25 | A-44 | 133.12 |
| A-14 | 889.01 | A-23 | 41.39 | A-45 | 126.28 |
| A-15 | 404.90 | A-24 | 46.66 | A-46 | 213.34 |
| | | A-25 | 107.19 | A-47 | 363.08 |
| | | | | Total (PLOT D) | 21492.54 |

LAYOUT DWG

## STAMP OF APPROVAL

1ST SANCTION – B/P/PIMPLE NILAKH/89/2013 DT. 27/11/2013
2ND SANCTION – B/P/PIMPLE NILAKH/43/2014 DT. 11/08/2014
3RD SANCTION – B/P/PIMPLE NILAKH/174/2014 DT. 30/12/2014
4TH SANCTION – B/P/PIMPLE NILAKH/33/2017 DT. 17/02/2017
5TH SANCTION – B/P/PIMPLE NILAKH/175/2018 DT. 15/10/2018
Commencement Certificate
Occupancy Certificate
Completion Certificate
Occupancy Certificate No.
Issue Dated 15/10/18

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

| A) AREA STATEMENT | | SQ.M. |
|---|---|---|
| 1. AREA OF PLOT | | 31492.54 |
| 2. DEDUCTIONS FOR | | |
| (a) ROAD SET-BACK ( R/W) | | 0.00 |
| (b) PROPOSED ROAD (DP) | | 0.00 |
| (c) ANY RESERVATION | | 3164.08 |
| (d) NOT AREA | | 4426.63 |
| (e) ENCROACHMENT AREA | | 0.00 |
| (f) OTHER | | 0.00 |
| TOTAL (a+b+c+d+e+f) | | 7590.71 |
| 3. BALANCE AREA OF PLOT (1-2) | | 24701.83 |
| 4. DEDUCTIONS FOR | | |
| (a) AMENITY SPACE | | 0.00 |
| (b) OPEN SPACE | | 2426.00 |
| PHYSICAL OS PROVIDED @ | 2426.00 | |
| (c) INTERNAL ROAD AREA | | 792.17 |
| 5. NET AREA OF THE PLOT (3-4) | | 21483.76 |
| 6. ADDITION FOR F. S. I. | | |
| (a) OPEN SPACE (NOTIONAL) | | 0.00 |
| (b) INTERNAL ROAD | | 792.17 |
| (c) ADDITIONAL HIT ROAD BENEFIT | | 0.00 |
| (d) OTHER ( AREA UNDER BLUE LINE ) | | 3164.08 |
| TOTAL (a+b+c+d) | | 3956.25 |
| 7. TOTAL AREA (5+6) | | 25439.93 |
| 8. FLOOR SPACE INDEX PERMISSIBLE | | 1.0000 |
| PERM. FLOOR AREA (7 x 8) | | 25439.93 |
| 9. TDR AREA | | 5399.69 |
| PERM. TDR AREA | | 0.00 |
| 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) | | 34410.11 |
| 14. PROPOSED AREAS | | |
| (a) PROPOSED RESIDENTIAL AREA | | 33551.29 |
| (b) PROPOSED COMMERCIAL AREA | | 818.98 |
| (c) PROPOSED INDUSTRIAL AREA | | 0.00 |
| (d) PROPOSED SPECIAL USE AREA | | 0.00 |
| TOTAL PROPOSED AREA (a+b+c+d) | | 34370.27 |
| 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+18-13) | | 14357.16 |
| 20. TOTAL BUILT UP AREA PROPOSED WITH MHADA | | 0.00 |
| 21. CONSUMED FSI WITHOUT MHADA | | 1.3708 |
| 22. CONSUMED FSI WITH MHADA | | 0.0000 |
| B) BALCONY STATEMENT | | |
| (i) PERMISSIBLE BALCONY AREA | | 5155.08 |
| (ii) PROPOSED BALCONY AREA | | 5077.49 |
| (iii) EXCESS BALCONY AREA (TOTAL) | | 0.00 |
| C) TENEMENT STATEMENT | | |
| (i) PROPOSED AREA (12) | | 34410.11 |
| (ii) LESS NON - RESIDENTIAL AREA | | 818.98 |
| (iii) AREA AVAILABLE FOR TENEMENTS (i - ii) | | 33590.55 |
| (iv) TENEMENTS PERMISSIBLE | 250.00/Nos. | 245 |
| (v) TENEMENTS PROPOSED | | 245 |
| (vi) TENEMENTS EXISTING | | 0 |
| (vii) TOTAL TENEMENTS ON THE PLOT (iv+v) | | 245 |

D) PARKING STATEMENT

| | CAR | SCOOTER | CYCLE |
|---|---|---|---|
| (i) PARKING REQUIRED BY RULE | 274 | 500 | 514 |
| (ii) REQUIRED PARKING AREA | 4425.00 | 1660.00 | 1180.00 |
| (iii) TOTAL PARKING PROPOSED | | 8600.16 | |

| E) TRANSPORT VEHICLES PARKING | |
|---|---|
| (a) TOTAL NO. OF TRANSPORT VEHICLES PARKING PROVIDED | 0 |
| (b) TOTAL NO. OF LOADING / UNLOADING PARKING PROVIDED | 0 |
| CONSTRUCTION AREA | 0 |
| CONSTRUCTION AREA FOR ISI | 0 |

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 SQ. MEANS 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
WATER LINE SHOWN BLACK DOTTED
EXISTING TO BE RETAINED HATCHED
DEMOLISH SHOWN HATCHED YELLOW

OWNERS NAME: — OWNER'S SIGN.

PROJECT

ARCHITECT — ARCHITECT'S SIGN.
VIKAS ACHALKAR
1221, B/1 VIRANGLAR PARANJAPE ROAD,
BEHIND SHREE X-RAY CLINIC, OFF. F.C. ROAD,
PUNE - 411004
Ph: 25531978/79 REGN. NO. CA/89-17858

| JOB NO. | DRAWING | SCALE | DRAWN BY | CHECKED BY |
|---|---|---|---|---|
| AWARD NO. | | DATE | 27.08.2018 | |
| KEY NO. | N.T. | SHEET NO. | 01 / 46 | |

मे. ब. ३१ लक्ष्मी बांधकाम सहकारी गृहरचना संस्थेचे सभासद सदस्यांनी ही संकलित विकसकाने रिअल इस्टेट रेग्युलेशन ॲक्ट रेरा (RERA) संदर्भे विहित मुदतीत नोंदणी करणे बंधनकारक नाहीत, या बाबतचे हमीपत्र देत आहे.