BPI layout / Tathawade / 52 / 2018 Dt. 05/09/2018

BUILDING WISE FSI STATEMENT

BUILDING	FSI AREA				BALCONY					TERRACE	STAIR		PASSAGE	LIFT	LIFT M/C ROOM	TENEMENTS	TOTAL
	COMM.	RESI.	IND.	SPEC.	PERM.	PROP.	EXCESS	ENCLOSE	OPEN	AREAS	PAID	FIRE	PAID	PAID			FSI AREA
(A WING)	0.00	1621.16	0.00	0.00	-	463.89	-	463.90	0.00	234.18	90.40	85.00	115.78	7.99	11.34	31	1621.16
COMMERCIAL	148.91	0.00	0.00	0.00	-	0.00	-	0.00	0.00	0.00	55.55	0.00	0.00	3.24	4.10	0	148.91
Total	148.91	1621.16	0.00	0.00	265.51	463.89	198.38	463.90	0.00	234.18	145.95	85.00	115.78	11.23	15.43	31	1770.07 + 198.38

FLOORWISE FSI STATEMENT: (A WING)

FLOORS	FSI AREA				BALCONY					TERRACE	STAIR		PASSAGE	LIFT	LIFT M/C ROOM	TENEMENTS	TOTAL
	COMM.	RESI.	IND.	SPEC.	PERM.	PROP.	EXCESS	ENCLOSE	OPEN	AREAS	PAID	FIRE	PAID	PAID			FSI AREA
PARKING FLOOR	0.00	0.00	0.00	0.00	-	0.00	-	0.00	0.00	0.00	14.76	17.00	0.00	0.00	-	0	0.00
FIRST FLOOR	0.00	208.59	0.00	0.00	-	60.03	-	60.03	0.00	30.15	9.46	8.50	14.47	7.99	-	4	208.59
SECOND FLOOR	0.00	208.59	0.00	0.00	-	60.03	-	60.03	0.00	29.37	9.46	8.50	14.47	0.00	-	4	208.59
THIRD FLOOR	0.00	208.59	0.00	0.00	-	60.03	-	60.03	0.00	30.15	9.46	8.50	14.47	0.00	-	4	208.59
FOURTH FLOOR	0.00	208.59	0.00	0.00	-	60.03	-	60.03	0.00	29.37	9.46	8.50	14.47	0.00	-	4	208.59
FIFTH FLOOR	0.00	208.59	0.00	0.00	-	60.03	-	60.03	0.00	30.15	9.46	8.50	14.47	0.00	-	4	208.59
SIXTH FLOOR	0.00	208.59	0.00	0.00	-	60.03	-	60.03	0.00	29.37	9.46	8.50	14.47	0.00	-	4	208.59
SEVENTH FLOOR	0.00	208.59	0.00	0.00	-	60.03	-	60.03	0.00	30.15	9.46	8.50	14.47	0.00	-	4	208.59
EIGHTH FLOOR	0.00	161.04	0.00	0.00	-	43.67	-	43.67	0.00	25.45	9.46	8.50	14.47	0.00	-	3	161.04
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	11.34	0	0.00
Total	0.00	1621.16	0.00	0.00	-	463.89	-	463.90	0.00	234.18	90.40	85.00	115.78	7.99	11.34	31	1621.16

FLOORWISE FSI STATEMENT: COMMERCIAL

FLOORS	FSI AREA				BALCONY					TERRACE	STAIR		PASSAGE	LIFT	LIFT M/C ROOM	TENEMENTS	TOTAL
	COMM.	RESI.	IND.	SPEC.	PERM.	PROP.	EXCESS	ENCLOSE	OPEN	AREAS	PAID	FIRE	PAID	PAID			FSI AREA
PARKING FLOOR	0.00	0.00	0.00	0.00	-	0.00	-	0.00	0.00	0.00	12.60	0.00	0.00	0.00	-	0	0.00
FIRST FLOOR	74.46	0.00	0.00	0.00	-	0.00	-	0.00	0.00	0.00	21.48	0.00	0.00	3.24	-	0	74.46
SECOND FLOOR	74.46	0.00	0.00	0.00	-	0.00	-	0.00	0.00	0.00	21.48	0.00	0.00	0.00	-	0	74.46
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	4.10	0	0.00
Total	148.91	0.00	0.00	0.00	-	0.00	-	0.00	0.00	0.00	55.55	0.00	0.00	3.24	4.10	0	148.91

BALCONY CALCULATIONS : (A WING)

FLOOR	SIZE	AREA	TOT. AREA			
FIRST FLOOR	1.50 X 3.65 X 1	5.48	60.03	FIFTH FLOOR	1.50 X 3.65 X 1	5.48	60.03
	1.00 X 3.65 X 1	3.65			1.00 X 3.65 X 1	3.65	
	1.55 X 3.65 X 1	5.66			1.55 X 3.65 X 1	5.66	
	1.15 X 3.65 X 1	4.20			1.15 X 3.65 X 1	4.20	
	1.80 X 3.35 X 3	18.09			1.80 X 3.35 X 3	18.09	
	1.80 X 2.60 X 3	14.04			1.80 X 2.60 X 3	14.04	
	1.50 X 3.35 X 1	5.03			1.50 X 3.35 X 1	5.03	
	1.50 X 2.60 X 1	3.90			1.50 X 2.60 X 1	3.90	
SECOND FLOOR	1.50 X 3.65 X 1	5.48	60.03	SIXTH FLOOR	1.50 X 3.65 X 1	5.48	60.03
	1.00 X 3.65 X 1	3.65			1.00 X 3.65 X 1	3.65	
	1.15 X 3.65 X 1	4.20			1.15 X 3.65 X 1	4.20	
	1.80 X 3.35 X 3	18.09			1.80 X 3.35 X 3	18.09	
	1.80 X 2.60 X 3	14.04			1.80 X 2.60 X 3	14.04	
	1.50 X 3.35 X 1	5.03			1.50 X 3.35 X 1	5.03	
	1.50 X 2.60 X 1	3.90			1.50 X 2.60 X 1	3.90	
THIRD FLOOR	1.50 X 3.65 X 1	5.48	60.03	SEVENTH FLOOR	1.50 X 3.65 X 1	5.48	60.03
	1.00 X 3.65 X 1	3.65			1.00 X 3.65 X 1	3.65	
	1.55 X 3.65 X 1	5.66			1.55 X 3.65 X 1	5.66	
	1.15 X 3.65 X 1	4.20			1.15 X 3.65 X 1	4.20	
	1.80 X 3.35 X 3	18.09			1.80 X 3.35 X 3	18.09	
	1.80 X 2.60 X 3	14.04			1.80 X 2.60 X 3	14.04	
	1.50 X 3.35 X 1	5.03			1.50 X 3.35 X 1	5.03	
	1.50 X 2.60 X 1	3.90			1.50 X 2.60 X 1	3.90	
FOURTH FLOOR	1.50 X 3.65 X 1	5.48	60.03	EIGHTH FLOOR	1.50 X 3.65 X 1	5.48	43.67
	1.00 X 3.65 X 1	3.65			1.15 X 3.65 X 1	4.20	
	1.15 X 3.65 X 1	4.20			1.80 X 3.35 X 2	12.06	
	1.80 X 3.35 X 3	18.09			1.80 X 2.60 X 2	9.36	
	1.80 X 2.60 X 3	14.04			1.00 X 3.65 X 1	3.65	
	1.50 X 3.35 X 1	5.03			1.50 X 3.35 X 1	5.03	
	1.50 X 2.60 X 1	3.90			1.50 X 2.60 X 1	3.90	
				Total	-	-	463.89

TERRACE CALCULATIONS : (A WING)

FLOOR	SIZE	AREA	TOT. AREA
FIRST FLOOR	2.55 X 2.68 X 2	13.64	30.15
	1.98 X 2.15 X 3	12.84	
	1.96 X 1.98 X 1	3.87	
SECOND FLOOR	2.55 X 2.75 X 2	14.02	29.37
	1.82 X 2.15 X 1	3.92	
	1.83 X 2.15 X 2	7.85	
	1.83 X 1.96 X 1	3.58	
THIRD FLOOR	2.55 X 2.68 X 2	13.64	30.15
	1.98 X 2.15 X 3	12.84	
	1.96 X 1.98 X 1	3.87	
FOURTH FLOOR	2.55 X 2.75 X 2	14.02	29.37
	1.82 X 2.15 X 1	3.92	
	1.83 X 2.15 X 2	7.85	
	1.83 X 1.96 X 1	3.58	
FIFTH FLOOR	2.55 X 2.68 X 2	13.64	30.15
	1.98 X 2.15 X 3	12.84	
	1.96 X 1.98 X 1	3.87	
SIXTH FLOOR	2.55 X 2.75 X 2	14.02	29.37
	1.82 X 2.15 X 1	3.92	
	1.83 X 2.15 X 2	7.85	
	1.83 X 1.96 X 1	3.58	
SEVENTH FLOOR	2.55 X 2.68 X 2	13.64	30.15
	1.98 X 2.15 X 3	12.84	
	1.96 X 1.98 X 1	3.87	
EIGHTH FLOOR	2.55 X 2.75 X 2	14.02	25.45
	1.82 X 2.15 X 1	3.92	
	1.83 X 2.15 X 1	3.92	
	1.83 X 1.96 X 1	3.58	
Total	-	-	234.18

SCHEDULE OF OPENING: (A WING)

NAME	LENGTH	HEIGHT	NOS.
D.P 1	0.83	2.10	35
D1	0.75	2.10	78
D2	0.85	2.10	20
D3	0.90	2.10	39
D4	0.90	2.10	10
D5	1.00	2.10	40
F.D.1	1.00	2.10	10
D.P 2	1.03	2.10	04
D6	1.05	2.10	10
F.D.2	1.50	2.10	39

SCHEDULE OF OPENING: (A WING)

NAME	LENGTH	HEIGHT	NOS.
V	0.60	0.75	78
W1	1.50	1.20	66
W2	1.80	1.20	102
W3	3.30	1.20	12

SCHEDULE OF OPENING: COMMERCIAL

NAME	LENGTH	HEIGHT	NOS.
D1	0.75	2.10	06
R.S.1	1.80	2.10	01
R.S. 2	1.90	2.10	05

SCHEDULE OF OPENING: COMMERCIAL

NAME	LENGTH	HEIGHT	NOS.
V	0.60	0.75	06
W1	1.65	1.20	06
W2	1.80	1.20	04

PARKING CALCULATION

TYPE	CARPET AREA / FSI (M2)	TENEMENT(NOS)		CAR (NOS)		SCOOTER (NOS.)		CYCLE (NOS.)	
		UNIT	PROP.	BY RULE	REQD.	BY RULE	REQD.	BY RULE	REQD.
Residential	0 - 80	2	31	1	16	4	62	4	62
Residential	80 - 150	1	0	1	0	2	0	2	0
Residential	> 150	1	0	2	0	2	0	2	0
Commercial	148.91	100	2	2	4	6	12	2	4
TOTAL REQD.(NOS.)					20		74		66
TOTAL REQD. AREA					250.00		222.00		92.40
TOTAL PROP. AREA					1300.21				

अट क्र.३१ - सरपची बांधकाम परवानगी / सुधारीत बांधकाम परवानगी ही संबंधित विकसकाने रियल इस्टेट रेग्युलेशन ॲण्ड डेव्हलपमेंट ॲक्ट २०१६ (RERA) अंतर्गत विहित मुदतीत नोंदणी करणे बंधनकारक राहील.

अट क्र. ३३ :- उपलब्ध उपरपची / R कारणेकरीता आवश्यक वाहतूक बांधकाम क्षेत्र ६४०.०० चौ.मी. करणे विकसकावर बंधनकारक राहील.

WATER REQUIREMENT

TANK		REQUIRED CAPACITY (LIT)	PROPOSED CAPACITY (LIT)
OHWT	Resi+Comm	22050.00	
	FIRE REQUIREMENT	20000.00	
	TOTAL	42050.00	342964.34
UGWT		33075.00	
	FIRE REQUIREMENT	50000.00	
	TOTAL	83075.00	259973.65

REFUGE AREA STATEMENT

BUILDING NAME	REQUIRED REFUGE AREA	PROPOSED REFUGE AREA
(A WING)	55.77	67.84

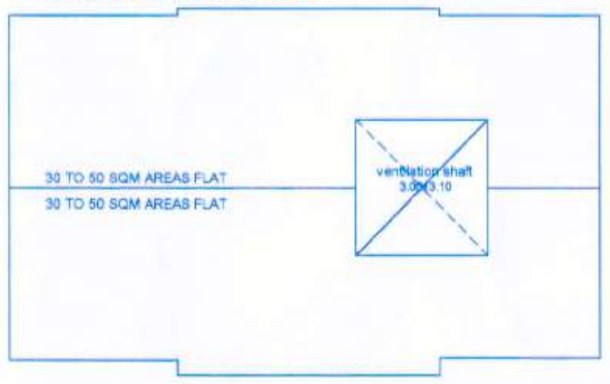
COVERAGE DETAILS

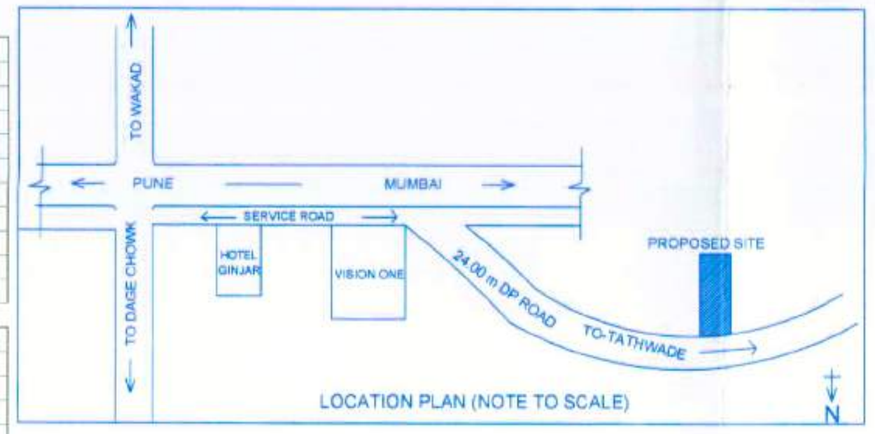
PERM.COVERAGE	PERM.COVERAGE WITH PREMIUM	PROPOSED COVERAGE	EXCESS COVERAGE IN PREMIUM
20.00 %	465.69	297.52	0.00

FOR I TO R CONDITION 30 TO 50 sq.m.
BUILT UP AREA STATEMENT "A"WING

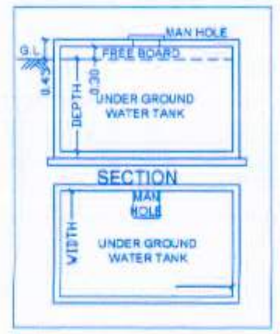
FLOORS	FLAT NO.	BUILT UP AREA
1st FLOOR	103.104	99.47
2nd FLOOR	203.204	99.47
3rd FLOOR	303.304	99.47
4th FLOOR	403.404	99.47
5th FLOOR	503.504	99.47
7th FLOOR	703.704	99.47
8th FLOOR	803	49.73
TOTAL AREA = 646.55 sqm.		

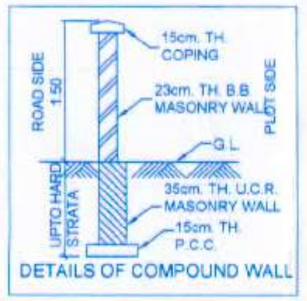
"A"WING Key plan for 30 to 50 sqm. flat



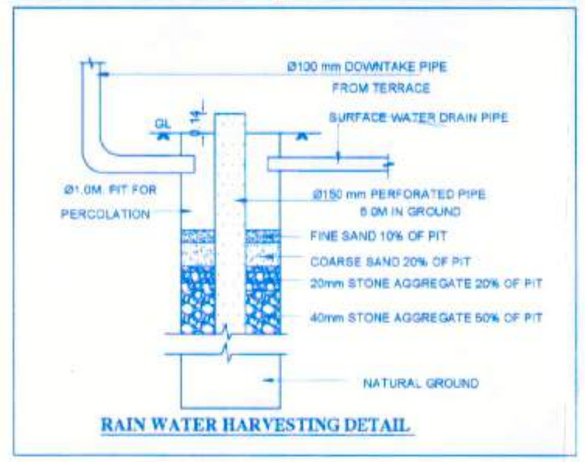


LOCATION PLAN (NOTE TO SCALE)



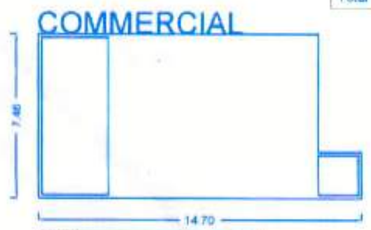


DETAILS OF COMPOUND WALL



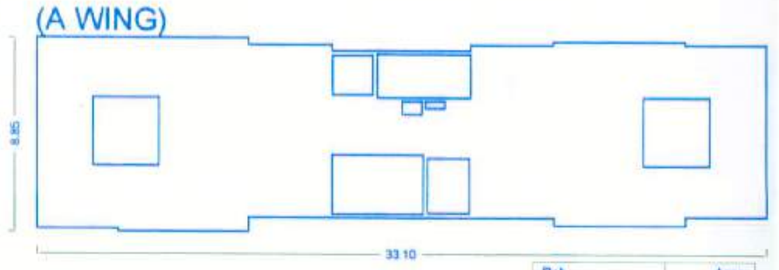
RAIN WATER HARVESTING DETAIL

COMMERCIAL

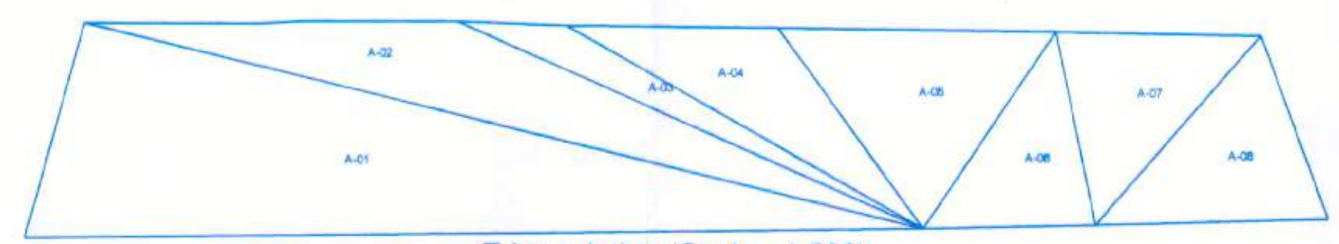


Poly	Area
Coverage	74.45

(A WING)

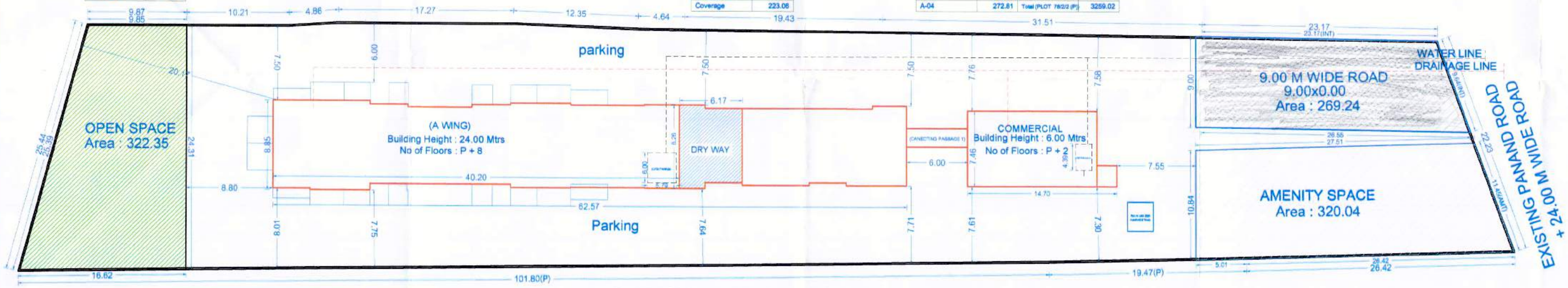


Poly	Area
Coverage	223.08



Triangulation (Scale - 1:500)

Triangle	Area		
A-01	1244.26	A-05	356.49
A-02	505.11	A-06	215.02
A-03	132.79	A-07	254.00
A-04	272.81	A-08	278.55
		Total (PLOT 78/2/2 (P))	3259.02



LAYOUT PLAN (Scale - 1:200)

STAMP OF APPROVAL

Sanctioned No. B.P. / Tathawade / 52 / 2018
Subject to conditions mentioned in the Office Order No.
Given dated 29/10/2018

Place
Date 29/10/2018

Executive Engineer
Building Permission and unauthorised Building Construction Control Department
Pimpri Chinchwad Municipal Corporation
Pimpri - 411 018

A) AREA STATEMENT		SQ.M.
1. AREA OF PLOT		3200.00
2. DEDUCTIONS FOR		
(a) ROAD SET-BACK (R/W)		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)		3200.00
4. DEDUCTIONS FOR		
(a) AMENITY SPACE		320.04
(b) OPEN SPACE		322.35
PHYSICAL OS PROVIDED =	322.35	
(c) INTERNAL ROAD AREA		229.16
5. NET AREA OF THE PLOT (3-4)		2328.45
6. ADDITION FOR F. S. I.		
(a) OPEN SPACE (NOTIONAL)		322.35
(b) INTERNAL ROAD		229.16
(c) ADDITIONAL INT ROAD BENEFIT		0.00
(d) OTHER		0.00
TOTAL (a+b+c+d)		551.51
7. TOTAL AREA (5+6)		2879.96
8. FLOOR SPACE INDEX PERMISSIBLE		0.9000
PERM. FLOOR AREA (7 x 8)		2591.96
9. TDR AREA		0.00
10. SPECIAL CASES FSI		2980.75
11. ROAD(s) SET-BACK AREA		0.00
12 PROPOSED ROAD (DP)		0.00
13. TOTAL PERM. BUILT UP AREA (8+9+10+11+12)		2591.96
14. PROPOSED AREAS		
(a) PROPOSED RESIDENTIAL AREA		1621.16
(b) PROPOSED COMMERCIAL AREA		148.91
(c) PROPOSED INDUSTRIAL AREA		0.00
(d) PROPOSED SPECIAL USE AREA		0.00
TOTAL PROPOSED AREA (a+b+c+d)		1770.07
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.		198.38
18. EXISTING BUILT UP AREA		0.00
19. SURRENDERED AREA		
20. TOTAL BUILT UP AREA PROPOSED (14+15+16+17+18-19)		1968.45
21. TOTAL BUILT UP AREA PROPOSED WITH MHADA		0.00
22. CONSUMED FSI WITHOUT MHADA		0.8835
23. CONSUMED FSI WITH MHADA		0.0000
B) BALCONY STATEMENT		
(i) PERMISSIBLE BALCONY AREA		265.51
(ii) PROPOSED BALCONY AREA		463.89
(iii) EXCESS BALCONY AREA (TOTAL)		198.38
C) TENEMENT STATEMENT		
(i) PROPOSED AREA (12)		1770.07
(ii) LESS NON_RESIDENTIAL AREA		148.91
(iii) AREA AVAILABLE FOR TENEMENTS (i - ii)		1621.16
(iv) TENEMENTS PERMISSIBLE	250.00/Hec.	82
(v) TENEMENTS PROPOSED		31
(vi) TENEMENTS EXISTING		0
(vii) TOTAL TENEMENTS ON THE PLOT (v+vi)		31

D) PARKING STATEMENT	CAR	SCOOTER	CYCLE
(i) PARKING REQUIRED BY RULE	20	74	66
(ii) REQUIRED PARKING AREA	250.00	222.00	92.40
(iii) TOTAL PARKING PROPOSED		1300.21	

E) TRANSPORT VEHICLES PARKING	
(a) TOTAL NO. OF TRANSPORT VEHICLES PARKING PROVIDED	0
(b) TOTAL NO. OF LOADING / UNLOADING PARKING PROVIDED	0
CONSTRUCTION AREA	3206.30
CONSTRUCTION AREA FOR EC	3243.15

SPECIFICATIONS

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON _____ AND THE DIMENSION OF BOSS, 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 ON SHOWN HATCHED YELLOW

OWNER'S NAME: M/s Rathi Developers through Mr.Amit Rathi
OWNER'S SIGN:

PROJECT:
SURVEY NO : 78/2/2(p)
HISSA NO :
PLOT NO :
CTS NO :
DESCRIPTION : VILLAGE - TATHAWADE

ARCHITECT: Ar.Manik Buchade
ARCHITECT'S SIGN

JOB NO.	DRG.NO.	SCALE	DRAWN BY	CHECKED BY
		1:100	S.P.	
INWARD NO.		DATE	28.10.2018	
KEY NO.		SHEET NO.	1 / 3	

KIMAYA ASSOCIATES
OFF NO.11,VASHOPI/RAM NEAR HOTEL EAGLE EXECUTIVE,PAMBLICHOWAD LINK ROAD,CHINCHWAD,PUNE - 411033
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