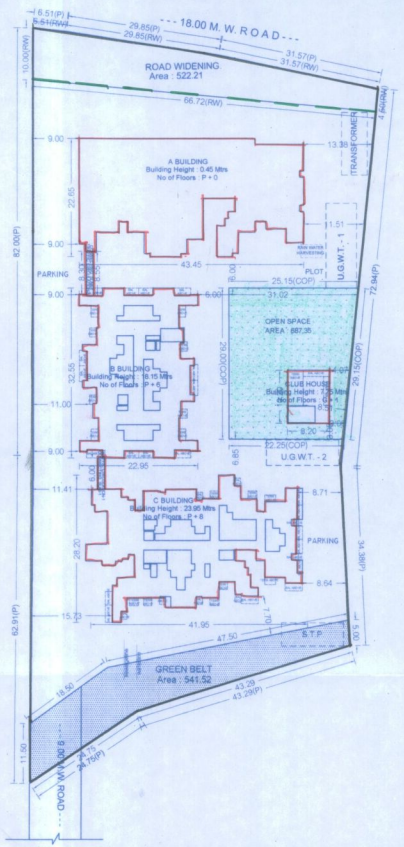
अट क्र. ३१ - सदरची बांधकाम परवानगी /सुधारीत बांधकाम परवानगी ही संबंधित विकासकाने रियल इस्टेट रेग्युलेशन ॲक्ट डेव्हलपमेंट प्रॉजेक्ट २०१६ (रेरा)अंतर्गत विहीत मुदतीत नोंदणी करणे बंधनकारक राहील, या अटीचा देण्यात येत आहे.



LAYOUT PLAN (Scale - 1:500)

COVERAGE DETAILS

PERM.COVERAGE	PERM.COVERAGE WITH PREMIUM	PROPOSED COVERAGE	EXCESS COVERAGE IN PREMIUM
20.00 %			
1203.06	-	997.28	0.00

WATER REQUIREMENT

TANK		REQUIRED CAPACITY (LIT)	PROPOSED CAPACITY (LIT)
OHWT	Residential	91800.00	
	FIRE REQUIREMENT	30000.00	
	TOTAL	121800.00	125000.00
UGWT		137700.00	
	FIRE REQUIREMENT	50000.00	
	TOTAL	187700.00	200000.00

MAHADA AREA STATEMENT

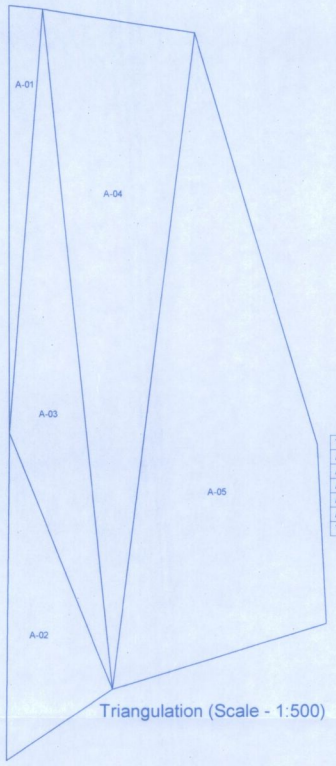
MIN. REQ. AREA	1203.06
PROP. AREA	1204.10
PERM. BALC. AREA	180.61
1) PROP. OPEN BALC. AREA	0.00
2) PROP. ENCL. BALC. AREA	0.00
TOTAL BALC. AREA (1+2)	0.00
MAHADA TOTAL TEN. NO.	24

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 - 80	2	136	1	68	4	272	4	272
Residential	80 - 150	1	0	1	0	2	0	2	0
Residential	> 150	1	0	2	0	2	0	2	0
TOTAL REQD.(NOS.)					68		272		272
TOTAL REQD. AREA					850.00		816.00		380.80
TOTAL PROP. AREA							2400.00		

BUILDING WISE FSI STATEMENT

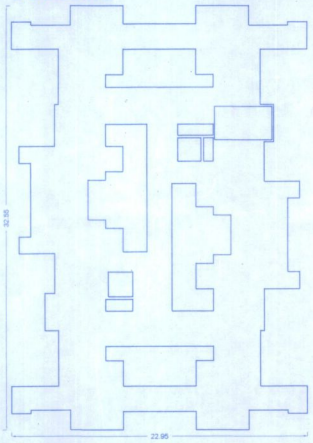
BUILDING	FSI AREA COMMERCIAL	FSI AREA RESIDENTIAL	FSI AREA INDUSTRIAL	FSI AREA SPECIAL	BALCONY PERM.	BALCONY PROP.	BALCONY EXCESS	BALCONY ENCLOSE	BALCONY OPEN	TERRACE AREAS	STAIR PAID	STAIR FIRE	PASSAGE PAID	LIFT PAID	LIFT M/C ROOM	TENEMENTS	TOTAL FSI AREA
A BUILDING	0.00	0.00	0.00	0.00	-	0.00	-	0.00	0.00	0.00	13.52	11.22	0.00	0.00	0.00	0	0.00
B BUILDING	0.00	2668.17	0.00	0.00	-	313.11	-	313.11	0.00	125.62	0.00	79.30	0.00	6.85	24.52	48	2668.17
C BUILDING	0.00	4444.84	0.00	0.00	-	375.17	-	264.35	110.83	162.18	0.00	100.98	0.00	8.84	20.04	64	4444.84
Total	0.00	7113.01	0.00	0.00	1066.95	688.28	0.00	577.47	110.83	287.80	13.52	191.50	0.00	15.69	44.56	112	7113.01



Triangle	Area
A-01	265.36
A-02	644.04
A-03	973.91
A-04	1893.52
A-05	2844.60
Total (PLOT)	7766.37

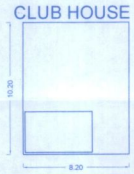
Triangulation (Scale - 1:500)

B BUILDING



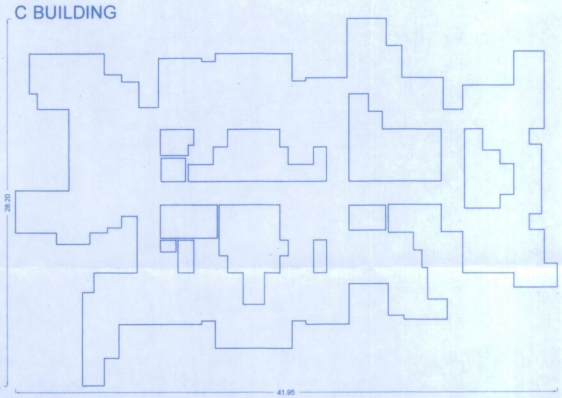
Poly	Area
Coverage	442.83

CLUB HOUSE

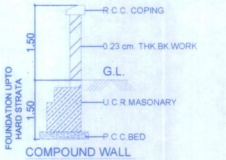


Poly	Area
Coverage	67.26

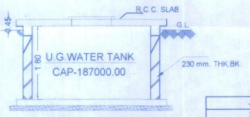
C BUILDING



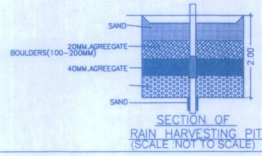
Poly	Area
Coverage	554.46



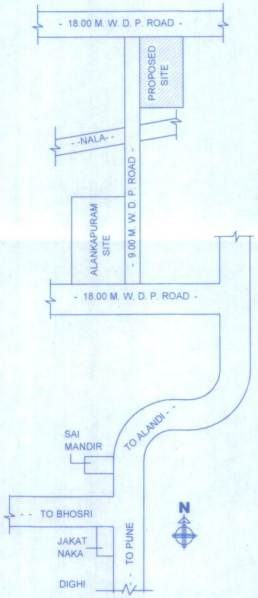
COMPOUND WALL
SECTION.
(SCALE :NOT TO SCALE)



SECTION THROUGH
U.G.WATER TANK
(SCALE :NOT TO SCALE)



SECTION OF
RAIN HARVESTING PIT.
(SCALE :NOT TO SCALE)



LOCATION PLAN

JOB NO:-	DRG. NO:-
SCALE:- 1:100	DATE:- 19/12/2018
DWG. BY:- RAVI	CHKD. BY:- MR.KHIRE.

OWNER (P.A.H.)

M/S R.K.LUNKAD HSG.CORPORATION THROUGH.
1) MR .RAMANLAL K. LUNKAD
2) MR .RAVINDRA. R. LUNKAD
3) MR .SANJAY D. GATAGAT

PROJECT :-

PROPOSED LAYOUT ON S. NO. 151/3 (P),
AT -WADMUKHWADI,TAL -HAVELI,DIST PUNE.

NORTH

STAMP OF APPROVAL

Pimpri Chinchwad Municipal Corporation ESTD. 01/04/1982

Sanctioned No. B.P. /wadmukhwadi/04/2019
Subject to conditions mentioned in the
Office Order No
even dated 23/01/2019

Pimpri
Date 23/01/2019

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

O. C. Signed by
Joint City Engineer

A) AREA STATEMENT		SQ.M.
1. AREA OF PLOT		7766.36
2. DEDUCTIONS FOR		
(a) ROAD SET-BACK (R/W)		522.21
(b) PROPOSED ROAD (DP)		0.00
(c) ANY RESERVATION		0.00
(d) ND2 AREA		541.52
(e) ENCROACHMENT AREA		0.00
(f) OTHER		0.00
TOTAL (a+b+c+d+e+f)		1063.72
3. BALANCE AREA OF PLOT (1-2)		6702.64
4. DEDUCTIONS FOR		
(a) AMENITY SPACE		0.00
(b) OPEN SPACE		687.35
PHYSICAL OS PROVIDED =	687.35	
(c) INTERNAL ROAD AREA		0.00
5. NET AREA OF THE PLOT (3-4)		6015.29
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)		6015.29
8. FLOOR SPACE INDEX PERMISSIBLE		1.0000
PERM. FLOOR AREA (7 x 8)		6015.29
9. TDR AREA		0.00
PERM. TDR AREA		5413.76
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)		6015.29
14. PROPOSED AREAS		
(a) PROPOSED RESIDENTIAL AREA		7113.01
(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)		7113.01
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+18-19)		5908.91
20. TOTAL BUILT UP AREA PROPOSED WITH MHADA		7113.01
21. CONSUMED FSI WITHOUT MHADA		0.9823
22. CONSUMED FSI WITH MHADA		1.1825
B) BALCONY STATEMENT		
(i) PERMISSIBLE BALCONY AREA		1066.95
(ii) PROPOSED BALCONY AREA		688.28
(iii) EXCESS BALCONY AREA (TOTAL)		0.00
C) TENEMENT STATEMENT		
(i) PROPOSED AREA (12)		7113.01
(ii) LESS NON_RESIDENTIAL AREA		0.00
(iii) AREA AVAILABLE FOR TENEMENTS (i - ii)		7113.01
(iv) TENEMENTS PERMISSIBLE	250.00/Hec	151
(v) TENEMENTS PROPOSED		112
(vi) TENEMENTS EXISTING		0
(vii) TOTAL TENEMENTS ON THE PLOT (v+vi)		112

D) PARKING STATEMENT	CAR	SCOOTER	CYCLE
(i) PARKING REQUIRED BY RULE	68	272	272
(ii) REQUIRED PARKING AREA	850.00	816.00	380.80
(iii) TOTAL PARKING PROPOSED		2400.00	

E) TRANSPORT VEHICLES PARKING	
(a) TOTAL NO. OF TRANSPORT VEHICLES PARKING PROVIDED	0
(b) TOTAL NO. OF LOADING / UNLOADING PARKING PROVIDED	0
CONSTRUCTION AREA	9939.92
CONSTRUCTION AREA FOR EC	10013.22

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
DRAINAGELINE SHOWN RED DOTTED
WATERLINE SHOWN BLACK DOTTED
EXISTING TO BE RETAINED HATCHED
DEMOLISHION SHOWN HATCHED YELLOW

ARCHITECTS
KHIRE-BHIDE & ASSOCIATES
Architects & Designers
'Jay kamal' Apartment, 336,Narayan Peth,
Near Modi Ganpati, Pune - 411030
tel. :020 - 24491567
Email : khirebhide_a@yahoo.co.in
www.khirebhide.com

Rajendra Khire CA/90/13574 — SIGN
Milind Bhide CA/92/14605 — SIGN

INWARD NO.	NWDZONE/WAD/PRB/70001/17	DATE	18 Dec 2018
KEY NO.		SHEET NO.	1 / 8