

BUILDING WISE FSI STATEMENT

BUILDING	FSI AREA				BALCONY					TERRACE		STAIR		PASSAGE		LIFT		LIFT M/C ROOM		TENEMENTS		TOTAL FSI AREA
	COMMERCIAL	RESIDENTIAL	INDUSTRIAL	SPECIAL	PERM.	PROP.	EXCESS	ENCLOSE	OPEN	AREAS	PAID	PAID	PAID	PAID	PAID	PAID	PAID	PAID	PAID	PAID	PAID	
(WING A,B WITH MADHA)	0.00	3850.72	0.00	0.00	-	331.30	-	331.30	0.00	192.65	0.00	126.00	0.00	126.00	0.00	0.00	0.00	0.00	0.00	34	34	3850.72
Total	0.00	3850.72	0.00	0.00	577.61	331.30	0.00	331.30	0.00	192.65	0.00	126.00	0.00	126.00	0.00	0.00	0.00	0.00	0.00	34	34	3850.72

FLOORWISE FSI STATEMENT: (WING A,B WITH MADHA)

FLOORS	FSI AREA				BALCONY					TERRACE		STAIR		PASSAGE		LIFT		LIFT M/C ROOM		TENEMENTS		TOTAL FSI AREA
	COMMERCIAL	RESIDENTIAL	INDUSTRIAL	SPECIAL	PERM.	PROP.	EXCESS	ENCLOSE	OPEN	AREAS	PAID	PAID	PAID	PAID	PAID	PAID	PAID	PAID	PAID	PAID	PAID	
LOWER BASEMENT FLOOR	0.00	0.00	0.00	0.00	-	0.00	-	0.00	0.00	0.00	0.00	0.00	0.00	31.50	0.00	0.00	0.00	-	-	0	0	0.00
UPPER BASEMENT FLOOR	0.00	0.00	0.00	0.00	-	0.00	-	0.00	0.00	0.00	0.00	0.00	0.00	31.50	0.00	0.00	0.00	-	-	0	0	0.00
FIRST FLOOR	0.00	2062.77	0.00	0.00	-	181.84	-	181.84	0.00	192.65	0.00	31.50	0.00	0.00	0.00	0.00	0.00	-	-	34	34	2062.77
SECOND FLOOR	0.00	1787.95	0.00	0.00	-	149.68	-	149.68	0.00	0.00	0.00	0.00	0.00	31.50	0.00	0.00	0.00	-	-	0	0	1787.95
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	0.00	0.00	0.00	0.00	0.00	0	0	0.00
Total	0.00	3850.72	0.00	0.00	-	331.30	-	331.30	0.00	192.65	0.00	126.00	0.00	126.00	0.00	0.00	0.00	0.00	0.00	34	34	3850.72

TERRACE CALCULATIONS : (WING A,B WITH MADHA)

FLOOR	SIZE	AREA	TOT. AREA
FIRST FLOOR	1.35 X 1.50 X 20	40.50	192.65
	1.35 X 1.65 X 10	22.28	
	1.83 X 2.30 X 30	129.87	
SECOND FLOOR	5.27 X 12.55 X 2	353.26	353.26
Total			545.90

MAHADA AREA STATEMENT

MIN. REQ. AREA	1715.08
PROP. AREA	1787.97
PERM. BALC. AREA	285.77
1) PROP. OPEN BALC. AREA	0.00
2) PROP. ENCL. BALC. AREA	149.66
TOTAL BALC. AREA (1+2)	149.66
MAHADA TOTAL TEN. NO.	28

COVERAGES DETAILS

PERM. COVERAGE	PERM. COVERAGE WITH PREMIUM	PROPOSED COVERAGE	EXCESS COVERAGE IN PREMIUM
50.00	4252.97	2156.76	0.00

WATER REQUIREMENT

TANK	REQUIRED CAPACITY (LIT)	PROPOSED CAPACITY (LIT)
Residential	41850.00	
OHWT		
FIRE REQUIREMENT	0.00	459468.25
TOTAL	41850.00	459468.25
UGWT		
FIRE REQUIREMENT	0.00	
TOTAL	62775.00	1397491.38

PARKING CALCULATION

TYPE	CARPET AREA / FSI (M2)	TENEMENT (NOS)	CAR (NOS)	SCOOTER (NOS.)	CYCLE (NOS.)
Residential	0 - 80	2	62	1	31
Residential	80 - 150	1	0	1	0
Residential	> 150	1	0	2	0
TOTAL REQD. (NOS.)			31	124	124
TOTAL REQD. AREA			387.50	372.00	173.80
TOTAL PROP. AREA				7658.00	

CURT AREA 8730.00 X 62 = 22.95 (23.00 flats)

TOTAL PLOT AREA 40075.00

PARKING CALCULATION

TYPE	CARPET AREA / FSI (M2)	TENEMENT (NOS)	CAR (NOS)	SCOOTER (NOS.)	CYCLE (NOS.)
Residential	0 - 80	2	23	1	12
Residential	80 - 150	1	0	1	0
Residential	> 150	1	0	2	0
TOTAL REQD. (NOS.)			12	48	48
TOTAL REQD. AREA			150	144	67.20
TOTAL PROP. AREA				361.20	

PROPOSED DOUBLE PARKING FOR BRT = 2 X 361.20 = 722.40 SQ.MT

25% BRT PARKING = 25% X 722.40 = 180.60 SQ.MT

HAND OVER TO PCMC

- 1) Total Parking For 23 Tenements - 361.20 Sq.mt
- 2) Additional Parking Required For BRT - 361.20 Sq.mt
- 3) Total Required Parking (1+2) - 722.40 Sq.mt
- 4) Total Parking Proposed - 7658.00 Sq.mt
- 5) BRT Parking Hand Over To P.C.M.C - 180.60 Sq.mt

FLATS FROM NON BRT AREA = 39
FLATS FROM BRT AREA = 23

BALCONY CALCULATIONS : (WING A,B WITH MADHA)

FLOOR	SIZE	AREA	TOT. AREA
FIRST FLOOR	1.20 X 3.80 X 4	18.22	181.65
	1.20 X 2.85 X 4	13.94	
	1.50 X 2.85 X 14	60.75	
	1.20 X 3.20 X 2	7.69	
	1.50 X 3.20 X 4	19.20	
	1.20 X 2.95 X 8	28.50	
	1.50 X 3.13 X 4	18.75	
	1.20 X 3.00 X 4	14.40	
SECOND FLOOR	1.20 X 3.80 X 4	18.22	149.68
	1.20 X 2.85 X 4	13.94	
	1.50 X 2.85 X 10	43.39	
	1.42 X 2.85 X 2	8.25	
	1.20 X 3.20 X 2	7.69	
	1.50 X 3.20 X 2	9.60	
	1.20 X 2.95 X 8	21.37	
	1.50 X 3.13 X 4	18.75	
	1.43 X 2.85 X 2	8.25	
Total	-	-	331.30

SCHEDULE OF OPENING: (WING A,B WITH MADHA)

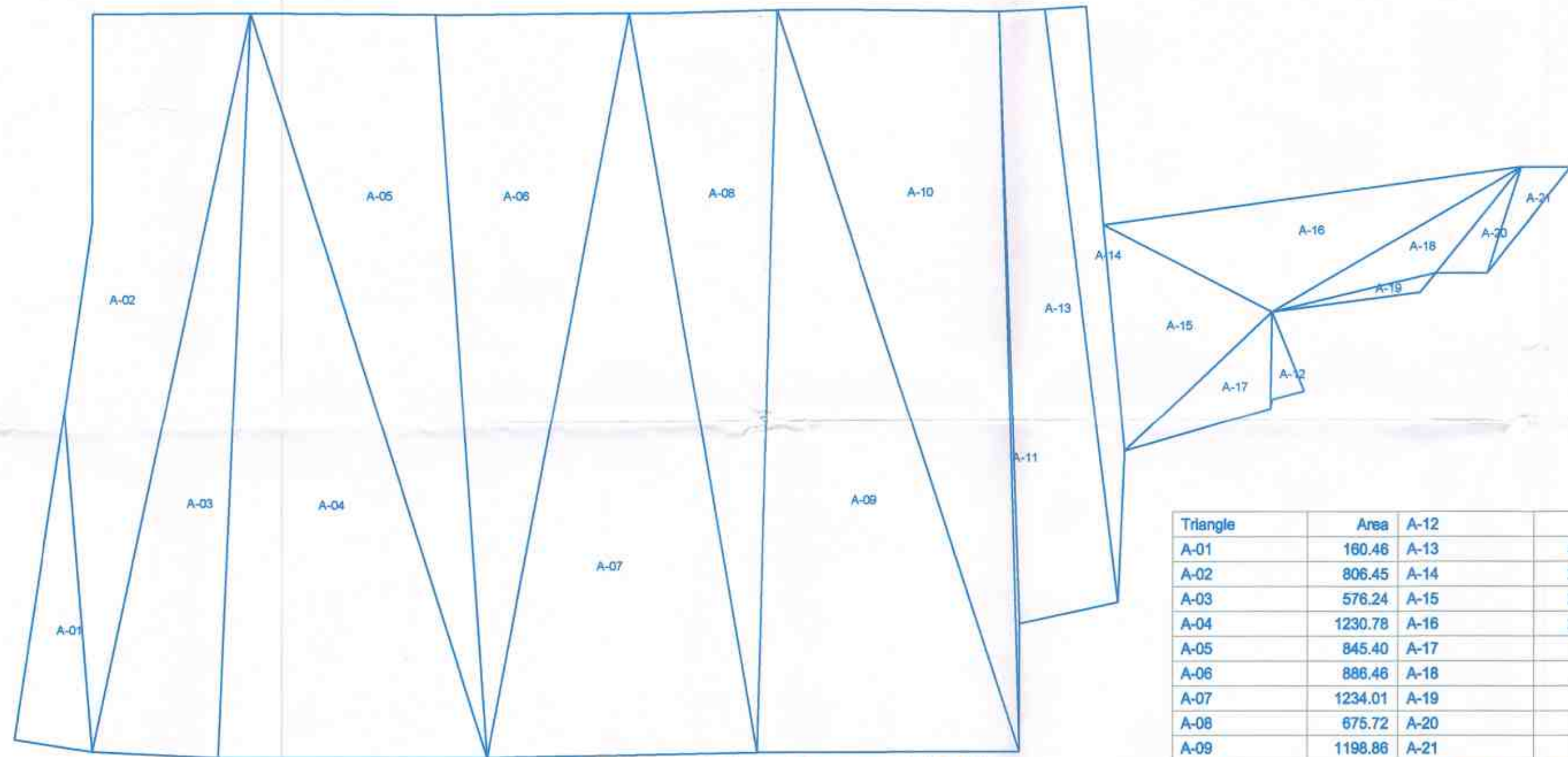
NAME	LENGTH	HEIGHT	NOS.
D2	0.71	2.10	16
D2	0.75	2.10	39
D1	0.90	2.10	23
D1	0.94	2.10	30
D	0.94	2.10	02
D1	0.95	2.10	02
D	1.00	2.10	63
F.D.	1.00	2.10	04
OP	1.05	2.10	34
D	1.05	2.10	01
F.D.	1.20	2.10	10
OP	1.45	2.10	04
F.D.	1.59	2.10	04

SCHEDULE OF OPENING: (WING A,B WITH MADHA)

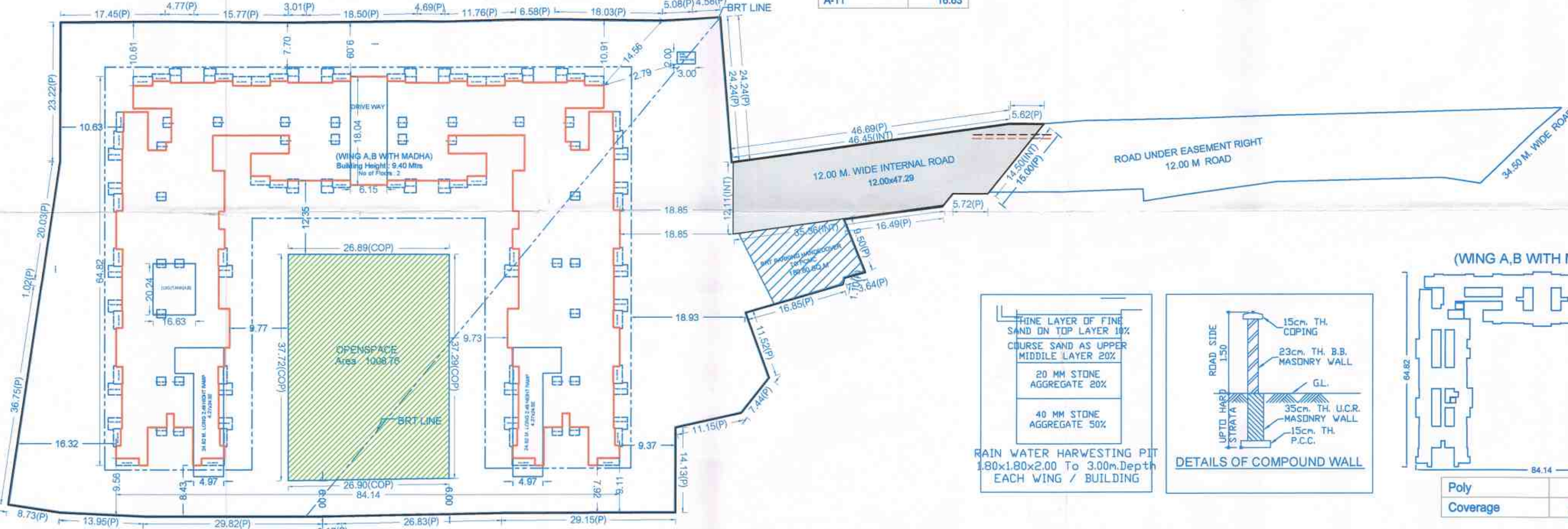
NAME	LENGTH	HEIGHT	NOS.
V	0.60	0.90	78
W2	1.40	1.75	23
W	1.80	1.75	84
W2	1.80	1.75	08
W2	1.80	1.75	51

अट क्रं ३२ :- विकसक यांनी त्यांचेकडील दि.०८/०६/२०१७ रोजी दिलेल्या पत्रा सोबत जोडलेल्या प्रतिज्ञापत्रामध्ये (दि.०७/०६/२०१७) " भविष्यात उपरोक्त नमुद पोहोच रस्ता पिंपरी चिंचवड नवमगर विकास प्राधिकरणाने बंद केल्यास त्याची सर्वेस्वी जबाबदारी अर्जदार/विकसक यांची राहिली त्यास पिंपरी चिंचवड महानगरपालिका कोणत्याही प्रकारे जबाबदार राहणार नाही " यास अधिन राहून बांधकाम परवानगी देणेत येत आहे.

अट क्र. ३२ :- शासन निर्णय क्र.टीसीसी/१८१६/प्र.क्र.४४३/१६/वि.को/पुणे दि.२८/०६/२०१६ मधील पर्यावरण विषयक अटी व शर्तीचे पालन करणे विकसकाला बंधनकारक राहिल.

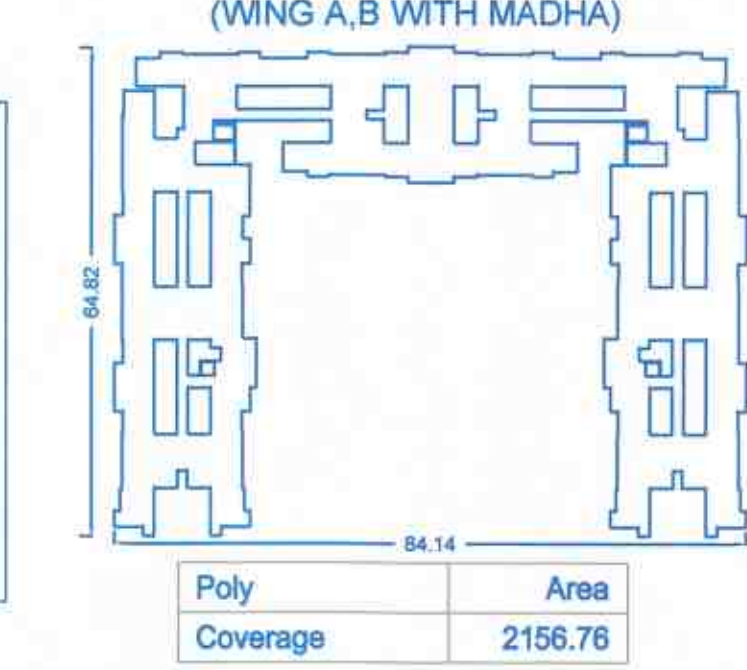
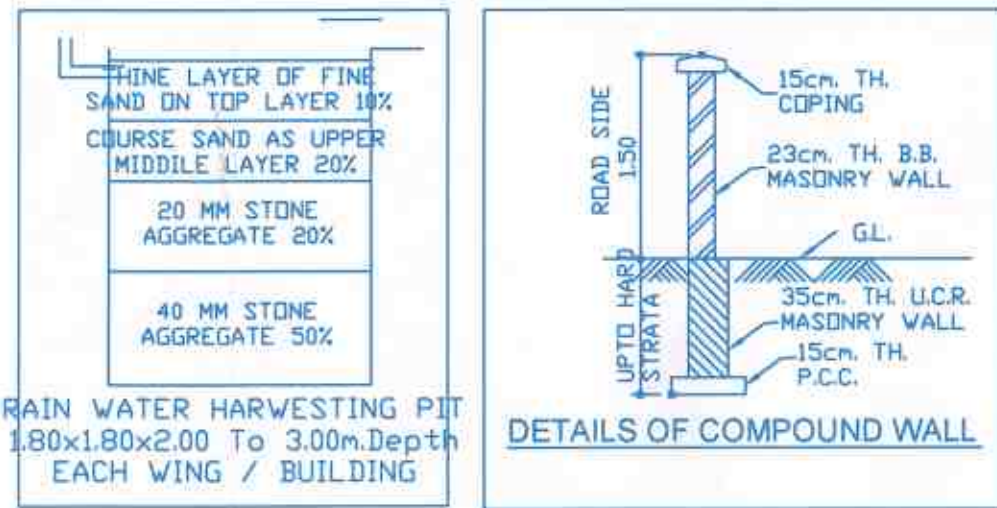


Triangulation (Scale - 1:500)



LAYOUT PLAN (SCALE 1:500)

अट क्र. ३१ :- सदरची बांधकाम परवानगी / सुधारित बांधकाम परवानगी ही संबंधित विकसकाने रियल इस्टेट रेग्युलेशन अंश डेव्हलपमेंट अंश २०१६ (RERA) अंतर्गत विहित सुवीत नोंदणी करणे बंधनकारक राहिल.



STAMP OF APPROVAL

Sanctioned No. B.P./Thergaon/11/2017
Subject to conditions mentioned in the Office Order No.
even dated 15/12/2017

Pimpri
Date 15/12/2017

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

A) AREA STATEMENT

1. AREA OF PLOT	10075.00
2. DEDUCTIONS FOR	
(a) ROAD SET-BACK (R/W)	0.00
(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+f)	0.00
3. BALANCE AREA OF PLOT (1-2)	10075.00
4. DEDUCTIONS FOR	
(a) AMENITY SPACE	0.00
(b) OPEN SPACE	1008.76
PHYSICAL OS PROVIDED =	1008.76
(c) INTERNAL ROAD AREA	560.30
5. NET AREA OF THE PLOT (3-4)	8505.94
6. ADDITION FOR F. S. I.	
(a) OPEN SPACE (NOTIONAL)	0.00
(b) INTERNAL ROAD	560.30
(c) ADDITIONAL INT. ROAD BENEFIT	0.00
(d) OTHER	0.00
TOTAL (a+b+c+d)	560.30
7. TOTAL AREA (5+6)	9066.24
8. FLOOR SPACE INDEX PERMISSIBLE	1.0000
PERM. FLOOR AREA (7 x 8)	9066.24
9. TDR AREA	0.00
PERM. TDR AREA	12892.74
10. SPECIAL CASES FSI	0
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)	9066.24
14. PROPOSED AREAS	
(a) PROPOSED RESIDENTIAL AREA	3850.72
(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)	3850.72
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)	2062.77
20. TOTAL BUILT UP AREA PROPOSED WITH MHADA	3850.72
21. CONSUMED FSI WITHOUT MHADA	0.2275
22. CONSUMED FSI WITH MHADA	0.4247

B) BALCONY STATEMENT

(i) PERMISSIBLE BALCONY AREA	577.61
(ii) REQUIRED BALCONY AREA	331.30
(iii) EXCESS BALCONY AREA (TOTAL)	0.00

C) TENEMENT STATEMENT

(i) PROPOSED AREA (12)	3850.72
(ii) LESS NON-RESIDENTIAL AREA	0.00
(iii) AREA AVAILABLE FOR TENEMENTS (i-ii)	3850.72
(iv) TENEMENTS PERMISSIBLE	250.00/Hec.
(v) TENEMENTS PROPOSED	227
(vi) TENEMENTS EXISTING	0
(vii) TOTAL TENEMENTS ON THE PLOT (v+vi)	34

D) PARKING STATEMENT

(i) PARKING REQUIRED BY RULE	CAR	SCOOTER	CYCLE
(ii) REQUIRED PARKING AREA	31	124	124
(iii) TOTAL PARKING PROPOSED	387.50	372.00	173.80

E) TRANSPORT VEHICLES PARKING

(a) TOTAL NO. OF TRANSPORT VEHICLES PARKING PROVIDED	0
(b) TOTAL NO. OF LOADING / UNLOADING PARKING PROVIDED	0
CONSTRUCTION AREA	11267.83
CONSTRUCTION AREA FOR EC	11354.57

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.

LEGEND

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

OWNER'S NAME: M/S SHIVAM DEVELOPMENT VENTURES - PVT.LTD.
THROUGH DIRECTOR: M. RAJENDRA P. GHANWAT

PROJECT: SURVEY NO.: 23/21/3 (P)23/21/14(P) HISSA NO.: 8245/P/185/P/1817(P)
PLOT NO.: 5242,5243,5244,5245(P) CTS NO.: 8245/P/185/P/1817(P)
DESCRIPTION: VILLAGE - THERGADON ARCHITECT'S SIGN: Ar. Manik. Buchade

ARCHITECT: Ar. Manik. Buchade

JOB NO. DRG. NO. SCALE DRAWN BY CHECKED BY
INWARD NO. INWARD NO. DATE 06.09.2017
KEY NO. SHEET NO. 1/5

KIMAYA ASSOCIATES
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