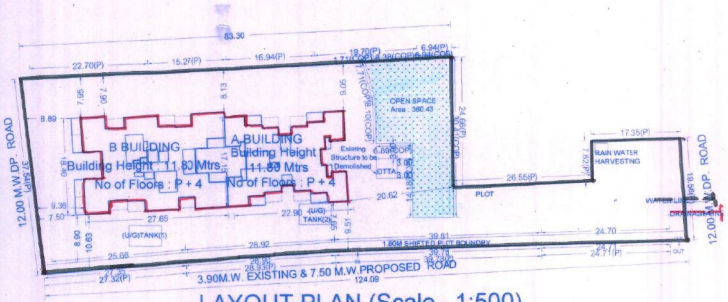
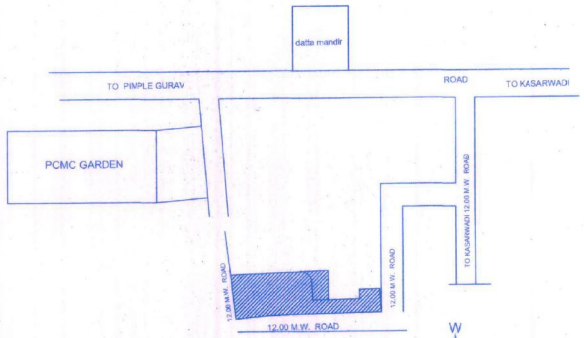
उक्त प्र. ३२ रद्दबातील बांधकाम परवानगी/सुधारित बांधकाम परवानगी ही संबंधित विकासकाने रियल इस्टेट रेग्युलेशन ॲन्ड डेव्हलपमेंट ॲक्ट २०१६ (महारेरा) अंतर्गत विहीत मुदतीत नोंदणी करणे बंधनकारक राहील, या अटीवर देण्यात येत आहे.

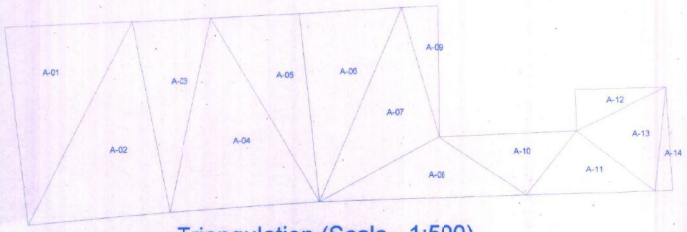
Pimpri Chinchwad Municipal Corporation 11/10/82 Pimpri 411018



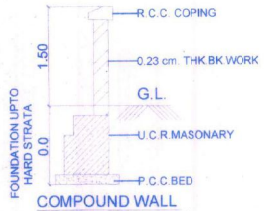
LAYOUT PLAN (Scale - 1:500)



LOCATION MAP



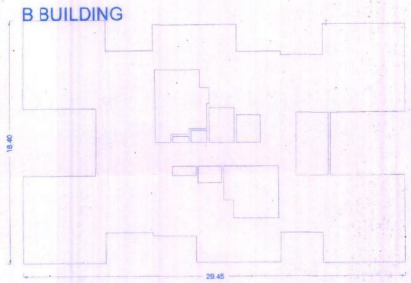
Triangulation (Scale - 1:500)



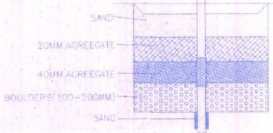
COMPOUND WALL SECTION.

Poly	Area
Coverage	278.36

SECTION THROUGH U.G.WATER TANK



Poly	Area
Coverage	372.03



SECTION OF RAIN HARVESTING PIT.

STAMP OF APPROVAL

Sanctioned No. B.P./Bhosari Kasarwadi/37/2017
Subject to conditions mentioned in the
Office Order No.
even dated : 24.07.2017

Pimpri
Date : 24/07/2017

Executive Engineer
Building Permission and unauthorised Building Construction Cente Department
Pimpri Chinchwad Municipla Corporation
Pimpri - 411018.

A) AREA STATEMENT		SQ.M.
1. AREA OF PLOT		3597.94
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+e+f)		0.00
3. BALANCE AREA OF PLOT (1-2)		3597.94
4. DEDUCTIONS FOR		
(a) AMENITY SPACE		0.00
(b) OPEN SPACE		360.43
PHYSICAL OS PROVIDED =	360.43	
(c) INTERNAL ROAD AREA		0.00
5. NET AREA OF THE PLOT (3-4)		3237.51
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)		3237.51
8. FLOOR SPACE INDEX PERMISSIBLE		1.0000
PERM. FLOOR AREA (7 x 8)		3237.51
9. 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 (8+9+10+11+12)		3237.51
14. PROPOSED AREAS		
(a) PROPOSED RESIDENTIAL AREA		2367.96
(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)		2367.96
15. SUB STRUCTURE AREA ADDITION (FORFSI)		0.00
16. SUB STRUCTURE AREA DEDUCTION (FR FSI)		0.00
17. EXCESS BALCONY AREA TAKEN IN F.S.I.		0.00
18. EXISTING BUILT UP AREA		20.00
19. SURRENDERED AREA		0.00
20. TOTAL BUILT UP AREA PROPOSED (14+15+16+17+18-19)		2387.96
21. TOTAL BUILT UP AREA PROPOSED WITHHMADA		0.00
22. CONSUMED FSI WITHOUT MHADA		0.7376
23. CONSUMED FSI WITH MHADA		0.0000
B) BALCONY STATEMENT		
(i) PERMISSIBLE BALCONY AREA		355.19
(ii) PROPOSED BALCONY AREA		271.97
(iii) EXCESS BALCONY AREA (TOTAL)		0.00
C) TENEMENT STATEMENT		
(i) PROPOSED AREA (12)		2367.96
(ii) LESS NON_RESIDENTIAL AREA		0.00
(iii) AREA AVAILABLE FOR TENEMENTS (i -)		2367.96
(iv) TENEMENTS PERMISSIBLE	25.00/Hec	81
(v) TENEMENTS PROPOSED		40
(vi) TENEMENTS EXISTING		0
(vii) TOTAL TENEMENTS ON THE PLOT (v+)		40

D) PARKING STATEMENT	CAR	SCOOTER	CYCLE
(i) PARKING REQUIRED BY RULE	20	80	80
(ii) REQUIRED PARKING AREA	250.00	240.00	112.00
(iii) TOTAL PARKING PROPOSED		744.32	

E) TRANSPORT VEHICLES PARKING	
(a) TOTAL NO. OF TRANSPORT VEHICLES PARKING PROVIDED	0
(b) TOTAL NO. OF LOADING / UNLOADING PARKING PROVIDED	0
CONSTRUCTION AREA	3623.26
CONSTRUCTION AREA FOR EC	3659.69

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 ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOUMENT OF OWNERSHIP / T.P.SCHEME RECORD / LAND RECORD DEPT. / CITY SURVEYED RECORS.

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

TRIANGLE AREA

Triangle	Area
A-01	457.97
A-02	496.51
A-03	276.03
A-04	520.62
A-05	301.32
A-06	350.70
A-07	322.77
A-08	228.49
A-09	85.51
A-10	154.31
A-11	144.87
A-12	67.87
A-13	159.67
A-14	33.11
Total (PLOT)	3599.75

WATER REQUIREMENT

TANK		REQUIRED CAPACITY (LIT)	PROPOSED CAPACITY (LIT)
OHWT	Residential	27000.00	
	FIRE REQUIREMENT	0.00	
	TOTAL	27000.00	28000.00
UGWT		40500.00	
	FIRE REQUIREMENT	0.00	
	TOTAL	40500.00	41000.00

COVERAGE DETAILS

PERM.COVERAGE %	PERM.COVERAGE WITH PREMIUM	PROPOSED COVERAGE	EXCESS COVERAGE IN PREMIUM
20.00			
647.50	1133.13	864.85	0.00

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	40	1	20	4	80	4	80
Residential	80 - 150	1	0	1	0	2	0	2	0
Residential	> 150	1	0	2	0	2	0	2	0
TOTAL REQD.(NOS.)					20		80		80
TOTAL REQD. AREA					250.00		240.00		112.00
TOTAL PROP. AREA							744.32		

BUILDING WISE FSI STATEMENT

BUILDING	FSI AREA COMM.	FSI AREA RESI.	FSI AREA IND.	FSI AREA SPEC.	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	1004.61	0.00	0.00	-	125.85	-	62.16	33.69	95.16	0.00	69.30	0.00	8.46	15.99	16	1004.61
B BUILDING	0.00	1363.35	0.00	0.00	-	146.12	-	146.12	0.00	200.99	0.00	61.20	0.00	8.63	15.99	24	1363.35
Total	0.00	2367.96	0.00	0.00	355.19	271.97	0.00	208.28	33.69	296.15	0.00	130.50	0.00	17.09	31.97	40	2367.96

OWNER (P.A.H.)M/S.V.G.T. CONSTRUCTIONS THROUGH

1) MR. VINAYAK .S.GARVE

PROJECT :-
PROPOSED RESIDENTIAL CUM COMMERCIAL SCHEME ,ON S.NO.491(P) 492(P),C.T.S.1801&1805(p) AT- BHOSARI, TAL - HAVELI, DIST - PUNE.

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www.khirebhide.com

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

INWARD NO.	INWD/ZONE/BKS/PRB37/0004/16	DATE	30.05.2017
KEY NO.	[illegible]	SHEET NO.	1 / 5

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