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 COMMERCIAL	715.24	0.00	0.00	0.00	-	251.93	-	251.93	0.00	0.00	89.78	0.00	53.66	2.25	8.10	0	715.24
C (GOLECHA)	0.00	4720.48	0.00	0.00	-	756.09	-	508.57	247.52	591.62	280.32	234.00	591.47	11.97	12.05	76	4720.48
Total	715.24	4720.48	0.00	0.00	815.36	1008.02	192.66	760.50	247.52	591.62	370.10	234.00	645.13	14.22	20.15	76	5435.72 + 192.66

COVERAGE DETAILS

PERM.COVERAGE	PERM.COVERAGE WITH PREMIUM	PROPOSED COVERAGE	EXCESS COVERAGE IN PREMIUM
20.00 %			
1197.68	2095.91	1234.68	0.00

REFUGE AREA STATEMENT

BUILDING NAME	REQUIRED REFUGE AREA	PROPOSED REFUGE AREA
C (GOLECHA)	222.68	224.93

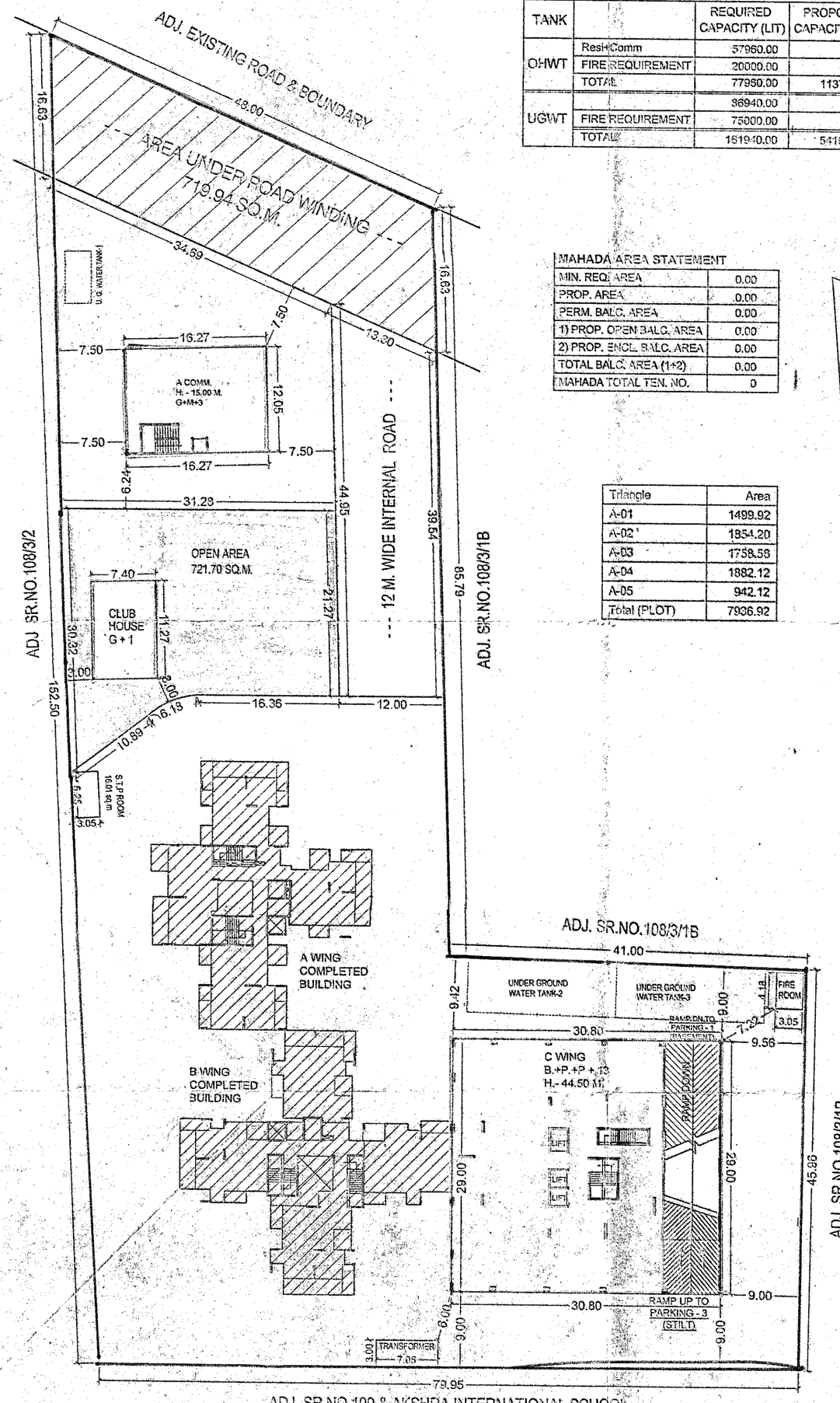
WATER REQUIREMENT

TANK		REQUIRED CAPACITY (LIT)	PROPOSED CAPACITY (LIT)
OHWT	Resi/Comm	57960.00	
	FIRE REQUIREMENT	20000.00	
	TOTAL	77960.00	113732.45
UGWT		86940.00	
	FIRE REQUIREMENT	75000.00	
	TOTAL	161940.00	541873.03

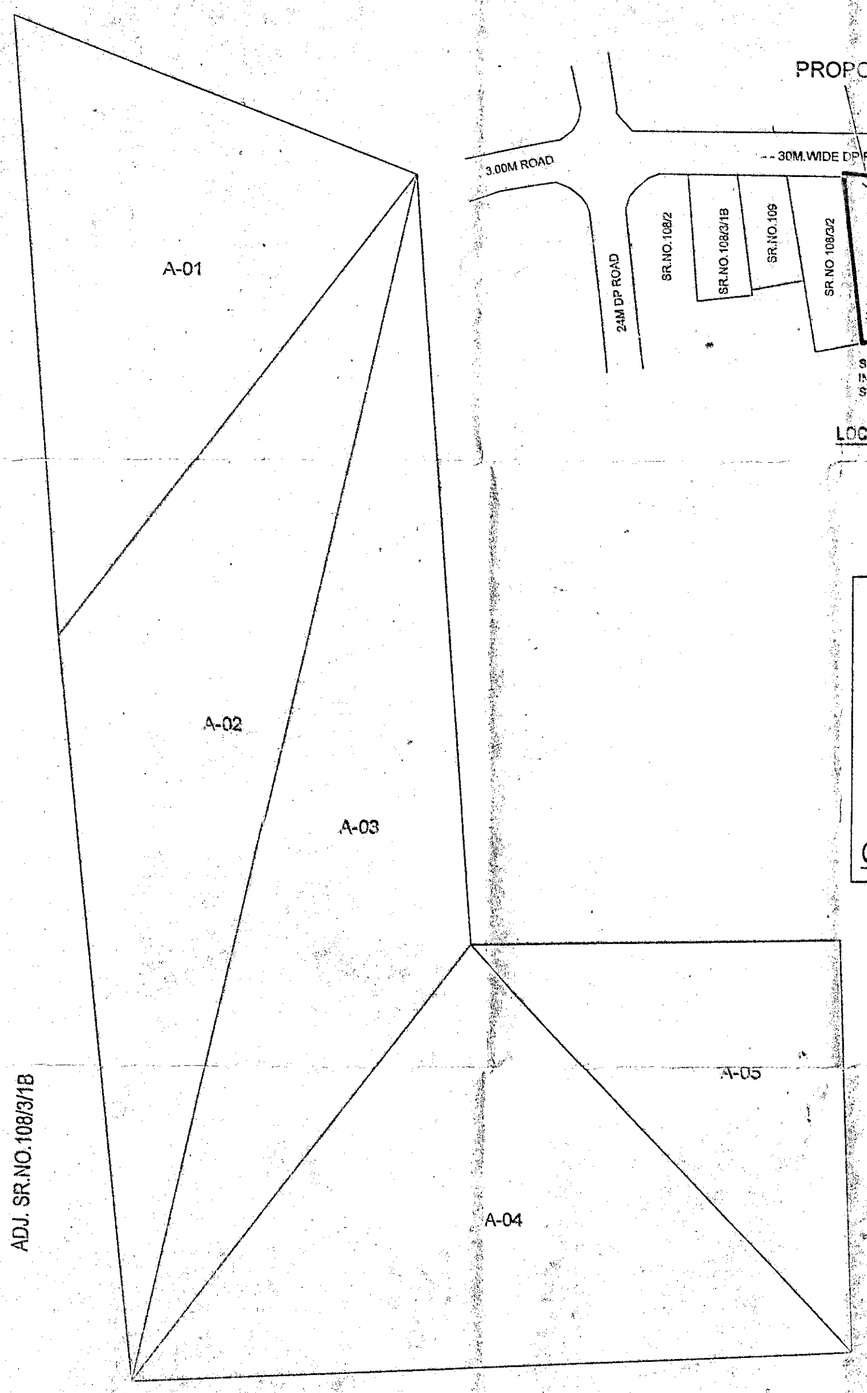
MAHADA AREA STATEMENT

MIN. REQ. AREA	0.00
PROP. AREA	0.00
PERM. BALC. AREA	0.00
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.	0

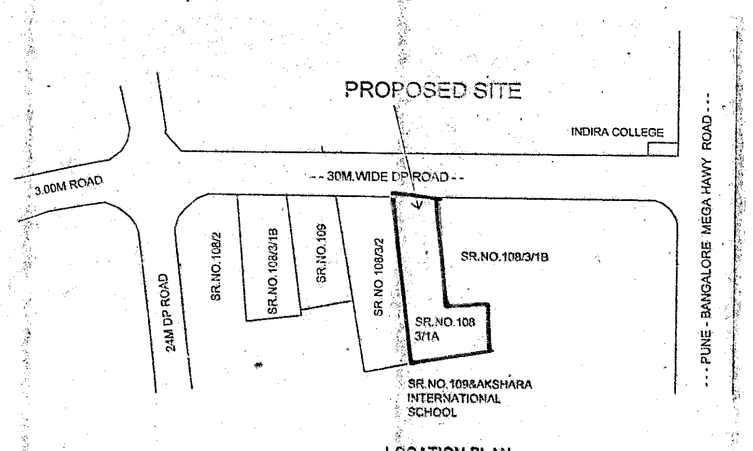
Triangle	Area
A-01	1499.92
A-02	1854.20
A-03	1758.56
A-04	1882.12
A-05	942.12
Total (PLOT)	7936.92



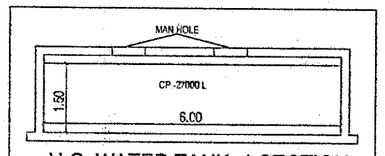
LAYOUT PLAN (Scale - 1:400)



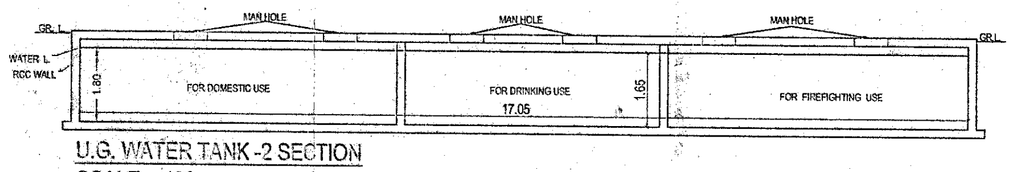
Area of Plot by Triangulation : PLOT



LOCATION PLAN



U.G. WATER TANK -1 SECTION
SCALE - 100

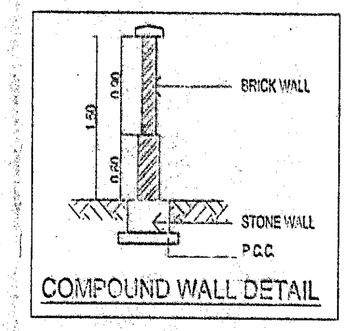


U.G. WATER TANK -2 SECTION
SCALE - 100

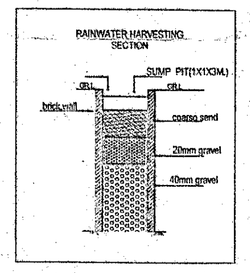
CERTIFICATE OF AREA

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



COMPOUND WALL DETAIL



STAMP OF APPROVAL

Sanctioned no. B.P.
Subject to conditions mentioned in the Office Order No
Date dated

COPY OF CERTIFICATION
THIS TRUE COPY IS AS PER PLANS APPROVED BY PIMPRI CHINCHWAD MUNICIPAL CORPORATION VIDE COMMENCEMENT CERTIFICATE
No. BP/Wakad/1561/2018 DATED 24/8/2018
AND THE SAME IS VERIFIED BY ME PERSONALLY.
DATE 31/8/2018
PLACE : PUNE
JAIDEEP S. DESHPANDE
REGD.NO. CA/2003/31279

U. D. Signed By
Joint City Engineer

Joint City Engineer
Building Permission Dept.
P.C.M.C. Pimpri, Pune-18

A) AREA STATEMENT		SQ.M.
1. AREA OF PLOT		7936.92
2. DEDUCTIONS FOR		
(a) ROAD SET-BACK (R/W)		719.94
(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)		719.94
3. BALANCE AREA OF PLOT (1-2)		7216.98
4. DEDUCTIONS FOR		
(a) AMENITY SPACE		0.00
(b) OPEN SPACE		721.70
PHYSICAL OS PROVIDED =	721.70	
(c) INTERNAL ROAD AREA		505.97
5. NET AREA OF THE PLOT (3-4)		5988.31
6. ADDITION FOR F. S. I.		
(a) OPEN SPACE (NOTIONAL)		0.00
(b) INTERNAL ROAD		503.97
(c) ADDITIONAL INT.ROAD BENEFIT		0.00
(d) OTHER		0.00
TOTAL (a+b+c+d)		503.97
7. TOTAL AREA (5+6)		6495.28
8. FLOOR SPACE INDEX PERMISSIBLE		1.0000
PERM. FLOOR AREA (7 x 8)		6495.29
9. TDR AREA		4325.25
PERM. TDR AREA		—
10. SPECIAL CASES FSI		0.00
11. ROAD(s) SET-BACK AREA		719.94
12. PROPOSED ROAD (DP)		0.00
13. TOTAL PERM. BUILT UP AREA (8+9+10+11+12)		11541.47
14. PROPOSED AREAS		
(a) PROPOSED RESIDENTIAL AREA		4720.48
(b) PROPOSED COMMERCIAL AREA		715.24
(c) PROPOSED INDUSTRIAL AREA		0.00
(d) PROPOSED SPECIAL USE AREA		0.00
TOTAL PROPOSED AREA (a+b+c+d)		5435.72
15. SUB STRUCTURE AREA ADDITION (FOR FSI)		0.83
16. SUB STRUCTURE AREA DEDUCTION (FOR FSI)		0.00
17. EXCESS BALCONY AREA TAKEN IN F.S.I.		192.66
18. EXISTING BUILT UP AREA		5772.97
19. TOTAL BUILT UP AREA PROPOSED (14+15+16+17+18-19)		11402.18
20. TOTAL BUILT UP AREA PROPOSED WITH MHADA		0.00
21. CONSUMED FSI WITHOUT MHADA		1.7555
22. CONSUMED FSI WITH MHADA		0.0000
B) BALCONY STATEMENT		
(i) PERMISSIBLE BALCONY AREA		815.36
(ii) PROPOSED BALCONY AREA		1008.02
(iii) EXCESS BALCONY AREA (TOTAL)		192.66
C) TENEMENT STATEMENT		
(i) PROPOSED AREA (12)		5435.72
(ii) LESS NON RESIDENTIAL AREA		715.24
(iii) AREA AVAILABLE FOR TENEMENTS (i - ii)		4720.48
(iv) TENEMENTS PERMISSIBLE	250.00/tenement	271
(v) TENEMENTS PROPOSED		76
(vi) TENEMENTS EXISTING		0
(vii) TOTAL TENEMENTS ON THE PLOT (v+vi)		76

D) PARKING STATEMENT	CAR	SCOOTER	CYCLE
(i) PARKING REQUIRED BY RULE	55	200	168
(ii) REQUIRED PARKING AREA	687.50	600.00	235.20
(iii) TOTAL PARKING PROPOSED		2466.79	

E) TRANSPORT VEHICLES PARKING	
(a) TOTAL NO. OF TRANSPORT VEHICLES PARKING PROVIDED	0
(b) TOTAL NO. OF LOADING / UNLOADING PARKING PROVIDED	0
CONSTRUCTION AREA	10489.01
CONSTRUCTION AREA FOR EC	10540.28

SPECIFICATIONS

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

OWNER'S NAME: — OWNER'S SIGN:
Mr. PRASHANT R. GOLECHA & OTHER

PROJECT:
SURVEY NO : 108 — HISSA NO : 3/1A
PLOT NO : — CTS NO :
DESCRIPTION : REGULAR TRACK, VILLAGE - WAKAD

ARCHITECT: JAIDEEP S. DESHPANDE — ARCHITECT'S SIGN:
ELEMENTS OFFICE NO 2 & 3 ,1ST FL. SWAYAMBHU BLDG. SUJAY GARDEN, 12 MUKUNDNAGAR, PUNE 411037
Tel no: (020) 30481331. email : element5_pbi@yahoo.co.in

JOB NO.	DRG.NO.	SCALE	DRAWN BY	CHECKED BY
		1:100		
INWARD NO.	INWD/WKD/0059/13	DATE	10 Aug 2013	
KEY NO.	-	SHEET NO.	1 / 6	

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