अट क्र.३१ - मंजूरी प्रोफाइल परवानगी / सुधारित प्रोफाइल परवानगी ही संबंधित विकासकाने रियल इस्टेट रेग्युलेशन ॲण्ड डेव्हलपमेंट ॲक्ट २०१६ (RERA) अंतर्गत विहित मुदतीत नोंदणी करणे बंधनकारक राहील.

BUILDING WISE FSI STATEMENT

BUILDING	FSI AREA				BALCONY			TERRACE AREAS	STAIR PAID	PASSAGE PAID	LIFT PAID	LIFT M/C ROOM	TENEMENTS	TOTAL FSI AREA
	COMM.	RESI.	IND.	SPEC.	PERM.	PROP.	EXCESS							
BUILDING A	0.00	1160.76	0.00	0.00	174.11	501.59	327.48	13.47	35.62	143.26	3.24	10.40	28	1160.76
Total	0.00	1160.76	0.00	0.00	174.11	501.59	327.48	13.47	35.62	143.26	3.24	10.40	28	1160.76 + 327.48

FLOORWISE FSI STATEMENT: BUILDING A

FLOORS	FSI AREA				BALCONY			TERRACE AREAS	STAIR PAID	PASSAGE PAID	LIFT PAID	LIFT M/C ROOM	TENEMENTS	TOTAL FSI AREA
	COMM.	RESI.	IND.	SPEC.	PERM.	PROP.	EXCESS							
BASEMENT FLOOR	0.00	0.00	0.00	0.00	-	0.00	-	0.00	0.00	0.00	0.00	-	0	0.00
PARKING FLOOR	0.00	0.00	0.00	0.00	-	0.00	-	0.00	5.34	0.00	0.00	-	0	0.00
FIRST FLOOR	0.00	231.12	0.00	0.00	-	23.74	-	0.00	5.94	10.70	3.24	-	4	231.12
SECOND FLOOR	0.00	232.41	0.00	0.00	-	122.83	-	0.00	5.94	33.14	0.00	-	6	232.41
THIRD FLOOR	0.00	232.41	0.00	0.00	-	122.83	-	0.00	5.94	33.14	0.00	-	6	232.41
FOURTH FLOOR	0.00	232.41	0.00	0.00	-	122.83	-	0.00	5.94	33.14	0.00	-	6	232.41
FIFTH FLOOR	0.00	232.41	0.00	0.00	-	109.36	-	0.00	5.94	33.14	0.00	-	6	232.41
TERRACE FLOOR	0.00	0.00	0.00	0.00	-	0.00	-	13.47	0.00	0.00	0.00	10.40	0	0.00
Total	0.00	1160.76	0.00	0.00	-	501.59	-	13.47	35.62	143.26	3.24	10.40	28	1160.76

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	28	1	14	4	56	4	56
Residential	80 - 150	1	0	1	0	2	0	2	0
Residential	> 150	1	0	2	0	2	0	2	0
TOTAL REQD.(NOS.)					14		56		56
TOTAL REQD. AREA					175.00		168.00		78.40
TOTAL PROP. AREA							501.59		

TERRACE CALCULATIONS : BUILDING A

FLOOR	SIZE	AREA	TOT. AREA
FIFTH FLOOR	1.50 X 2.23 X 2	6.68	13.47
	1.49 X 2.31 X 1	3.45	
	1.49 X 2.23 X 1	3.33	
FIRST FLOOR	2.85 X 3.37 X 1	9.64	19.28
	2.85 X 3.37 X 1	9.61	
Total	-	-	32.72

COVERAGE DETAILS

PERM COVERAGE		PERM COVERAGE WITH PREMIUM	PROPOSED COVERAGE	EXCESS COVERAGE IN PREMIUM
50.00	%	-		
481.68	-	-	265.55	0.00

WATER CALCULATION BLDG (A)

DOMESTIC WATER CALCULATION — FOR O.H. & U.G. TANK

	REQUIRED	ADDT PRVD	PROVIDED
O.H. WATER TANK	FOR O.H WATER TANK:- O.H WATER TANK CAP. = 1.50 X 1.0 X 2ft = 16,400.00 LTR; TOTAL = 16,400.00 LTR	10,000.00 LTR	20,000.00 LTR
CROSS SECTION THROUGH U/G WATER TANK	U/G TANK CAP. = 16,400.00 X 1.50; TOTAL = 24,600.00 LTR	10,000.00 LTR	MAXIMUM LTR

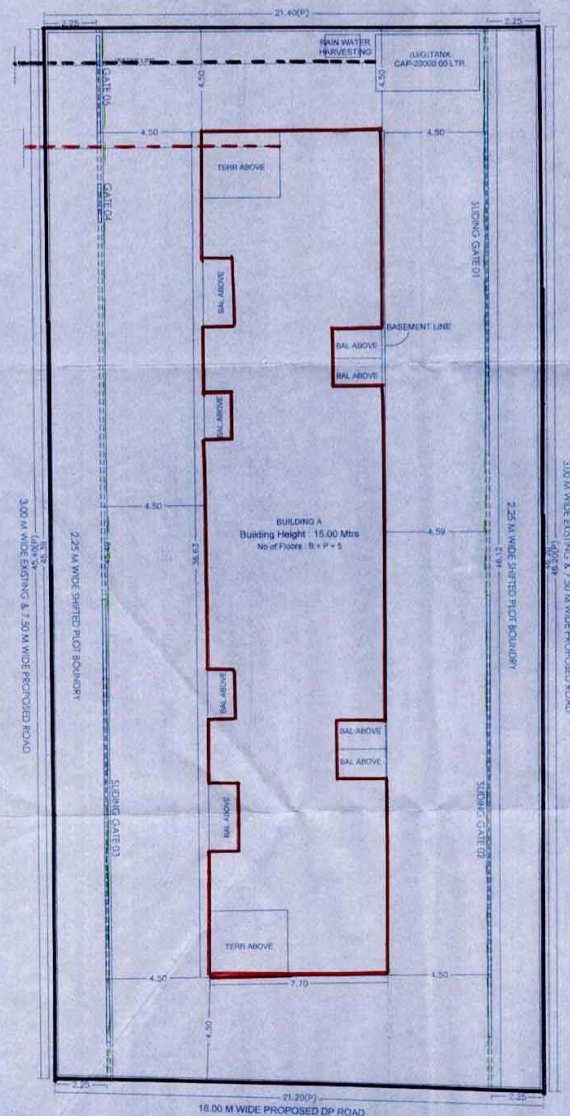
SCHEDULE OF OPENING: BUILDING A

NAME	LENGTH	HEIGHT	NOS.
FD	1.50	2.10	30
D	0.80	2.10	24
D1	0.90	2.10	11
D2	0.80	2.10	13
D3	0.75	2.10	24
Q	0.98	2.10	05
LD	1.00	2.10	03
W	1.50	1.20	43
W1	1.20	1.20	10
V	0.60	1.20	36

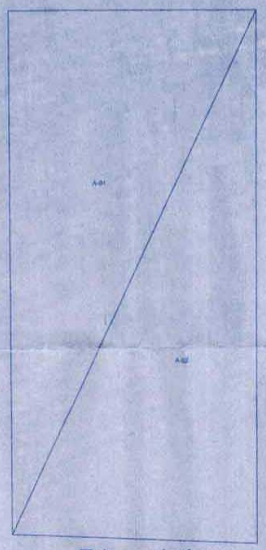
Poly	Area
Coverage	265.55

BALCONY CALCULATIONS : BUILDING A

FLOOR	SIZE	AREA	TOT. AREA
FIRST FLOOR	1.22 X 2.15 X 2	5.45	23.74
	1.26 X 2.15 X 2	5.42	
	1.31 X 3.00 X 2	7.83	
	1.20 X 2.10 X 2	5.04	
SECOND FLOOR	1.49 X 3.19 X 1	4.77	122.83
	1.50 X 2.49 X 2	7.47	
	1.50 X 3.30 X 1	4.95	
	1.49 X 3.55 X 1	5.38	
	1.47 X 3.50 X 1	5.17	
	1.50 X 2.40 X 3	10.82	
	1.25 X 1.25 X 2	3.75	
	1.50 X 3.13 X 2	9.37	
	1.50 X 2.23 X 2	6.68	
	1.49 X 1.98 X 1	2.95	
	1.49 X 3.28 X 1	4.90	
	1.50 X 3.25 X 2	9.75	
	1.49 X 3.30 X 1	4.93	
	1.49 X 1.97 X 1	2.94	
	1.49 X 3.47 X 1	5.17	
	1.02 X 1.03 X 2	3.06	
	1.49 X 2.35 X 1	3.51	
	1.49 X 3.46 X 1	5.16	
	1.49 X 3.13 X 1	4.66	
	1.49 X 2.31 X 1	3.45	
	1.49 X 2.23 X 1	3.33	
	1.49 X 3.10 X 1	4.63	
THIRD FLOOR	1.49 X 3.19 X 1	4.77	122.83
	1.50 X 2.49 X 2	7.47	
	1.50 X 3.30 X 1	4.95	
	1.49 X 3.55 X 1	5.38	
	1.47 X 3.50 X 1	5.17	
	1.50 X 2.40 X 3	10.82	
	1.25 X 1.25 X 2	3.75	
	1.50 X 3.13 X 2	9.37	
	1.50 X 2.23 X 2	6.68	
	1.49 X 1.98 X 1	2.95	
	1.49 X 3.28 X 1	4.90	
	1.50 X 3.25 X 2	9.75	
	1.49 X 3.30 X 1	4.93	
	1.49 X 1.97 X 1	2.94	
	1.49 X 3.47 X 1	5.17	
	1.02 X 1.03 X 2	3.06	
	1.49 X 2.35 X 1	3.51	
	1.49 X 3.46 X 1	5.16	
	1.49 X 3.13 X 1	4.66	
	1.49 X 2.31 X 1	3.45	
	1.49 X 2.23 X 1	3.33	
	1.49 X 3.10 X 1	4.63	
FOURTH FLOOR	1.49 X 3.19 X 1	4.77	122.83
	1.50 X 2.49 X 2	7.47	
	1.50 X 3.30 X 1	4.95	
	1.49 X 3.55 X 1	5.38	
	1.47 X 3.50 X 1	5.17	
	1.50 X 2.40 X 3	10.82	
	1.25 X 1.25 X 2	3.75	
	1.50 X 3.13 X 2	9.37	
	1.50 X 2.23 X 2	6.68	
	1.49 X 1.98 X 1	2.95	
	1.49 X 3.28 X 1	4.90	
	1.50 X 3.25 X 2	9.75	
	1.49 X 3.30 X 1	4.93	
	1.49 X 1.97 X 1	2.94	
	1.49 X 3.47 X 1	5.17	
	1.02 X 1.03 X 2	3.06	
	1.49 X 2.35 X 1	3.51	
	1.49 X 3.46 X 1	5.16	
	1.49 X 3.13 X 1	4.66	
	1.49 X 2.31 X 1	3.45	
	1.49 X 2.23 X 1	3.33	
	1.49 X 3.10 X 1	4.63	
FIFTH FLOOR	1.49 X 3.19 X 1	4.77	109.36
	1.50 X 2.49 X 2	7.47	
	1.50 X 3.30 X 1	4.95	
	1.49 X 3.55 X 1	5.38	
	1.47 X 3.50 X 1	5.17	
	1.50 X 2.40 X 3	10.82	
	1.25 X 1.25 X 2	3.75	
	1.50 X 3.13 X 2	9.37	
	1.49 X 1.98 X 1	2.95	
	1.49 X 3.28 X 1	4.90	
	1.50 X 3.25 X 2	9.75	
	1.49 X 3.30 X 1	4.93	
	1.49 X 1.97 X 1	2.94	
	1.49 X 3.47 X 1	5.17	
	1.02 X 1.03 X 2	3.06	
	1.49 X 2.35 X 1	3.51	
	1.49 X 3.46 X 1	5.16	
	1.49 X 3.13 X 1	4.66	
	1.49 X 3.10 X 1	4.63	
Total			501.59



LAYOUT PLAN
SCALE 1:100

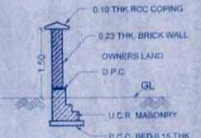


Triangulation
SCALE 1:200

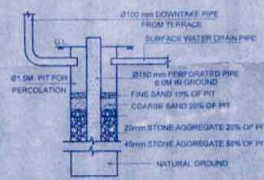
Triangle	Area
A-01	485.78
A-02	489.31
Total (PLOT)	975.09

SECTION AT AA'

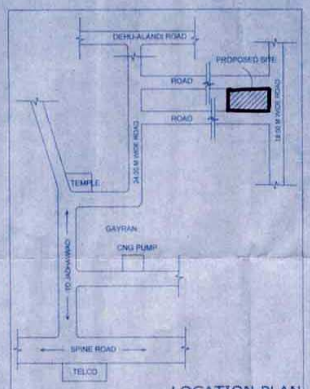
U.G. WATER TANK PLAN



COMPOUND WALL SECTION



RAIN WATER HARVESTING DETAILS



LOCATION PLAN
SCALE - NTS

ARCHITECT:-

SPACE MEKK DESIGNERS P. LTD.

ARCHITECTURAL,INTERIOR,LANDSCAPE DESIGNERS

MSR Capital Office No. 11,12, 2nd Floor, Mowade, Pune-18. Mob.- 9552596475, 9011972875
Email: admkkdp@gmail.com, mkmkdp@gmail.com

STAMP OF APPROVAL

SANCTION NO. BP/MOSHI-BORHADEWADI/1128/18 DATE - 11/12/2018
Sanctioned No. B.P. /BORHADEWADI/52/2018
Sanctioned in the
Valid Upto - 30/11/2018
Extension Upto - 30/11/2018

Pimpri-Chinchwad Municipal Corporation
Pimpri-411 018.

A) AREA STATEMENT		SQ.M.
1. AREA OF PLOT		863.36
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)		863.36
4. DEDUCTIONS FOR		
(a) AMENITY SPACE		0.00
(b) OPEN SPACE		0.00
PHYSICAL (20 PROVIDED) =	0.00	
(c) INTERNAL ROAD AREA		0.00
5. NET BALANCE PLOT AREA OF PLOT(3-4)		863.36
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. NET PLOT AREA (5+6)		863.36
8. FLOOR SPACE INDEX PERMISSIBLE		0.85/0.0
PERM. FLOOR AREA (7 x 8)		818.06
9. TDR AREA		57(0.0)
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 (9+10+11+12)		1436.64
14. PROPOSED AREAS		
(a) PROPOSED RESIDENTIAL AREA		1160.76
(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)		1160.76
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.		327.48
18. EXISTING BUILT UP AREA		0.00
19. SURRENDERED AREA		0.00
20. TOTAL BUILT UP AREA PROPOSED (14+15-16-17+18+19)		1488.24
21. CONSUMED FSI		1.0448
B) BALCONY STATEMENT		
(i) PERMISSIBLE BALCONY AREA		174.11
(ii) PROPOSED BALCONY AREA		501.59
(iii) EXCESS BALCONY AREA (TOTAL)		327.48
C) TENEMENT STATEMENT		
(i) PROPOSED AREA (12)		1160.76
(ii) LESS NON RESIDENTIAL AREA		0.00
(iii) AREA AVAILABLE FOR TENEMENTS (-)		1160.76
(iv) TENEMENTS PERMISSIBLE	250.00/Hec	30
(v) TENEMENTS PROPOSED		28
(vi) TENEMENTS ECONOMIC		0
(vii) TOTAL TENEMENTS ON THE PLOT (vi+vi)		28

D) PARKING STATEMENT	CAR	SCOOTER	CYCLE
(i) PARKING REQUIRED BY RULE	14	56	56
(ii) REQUIRED PARKING AREA	175.00	168.00	78.40
(iii) TOTAL PARKING PROPOSED		501.59	

E) TRANSPORT VEHICLES PARKING	
(a) TOTAL NO. OF TRANSPORT VEHICLES PARKING PROVIDED	0
(b) TOTAL NO. OF LOADING / UNLOADING PARKING PROVIDED	0

SPECIFICATIONS

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME/US AND THE DIMENSION OF SIDES, ETC. OF PLOT STATED ON PLAN AREA AS MEASURED ON SITE AND THE AREA BIG WORKING OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / TITLE DEEDS RECORD / LAND RECORD DEPT. / CITY SURVEY RECORDS.

LEGEND

PLOT BOUNDARY SHOWN BLACK	
PROPOSED WORK SHOWN RED	
DRAINAGE LINE SHOWN RED DOTTED	
WATER LINE SHOWN BLACK DOTTED	
EXISTING TO BE REDAMED HATCHED	
DEMOLISHON SHOWN HATCHED YELLOW	

OWNERS NAME: OWNERS SIGN

SHREE SHANKE SHWAR PROPERTIES THROUGH PROPRIETOR MR NITIN C. JAIN (P.A.)

PROJECT:

SURVEY NO : 111(P) HISSA NO :
PLOT NO : 20,21,22 CTS NO :
DESCRIPTION : REGULAR TRACK, VILLAGE : MOSHI-BORHADEWADI

ARCHITECT: Pramod B. Sirsat ARCHITECT SIGN

JOB NO.	DRG NO.	SCALE	DRAWN BY	CHECKED BY
		1:100	KISHANAYA	SASSAN

DWG/2018/MOSHI/BORHADEWADI/032018

INWARD NO.		DATE	20-11-2018
KDV NO.		SHEET NO.	1/3