

BUILDING WISE FSI STATEMENT

BUILDING NAME	FSI AREA			BALCONY			TERR. AREAS	STAIR		PASS. PAID	LIFT PAID	LIFT MC ROOM	TNMTS.	SANCTION BLP AREA	TOTAL P LINE AREA
	COMM.	SANCTION BLP AREA	TOTAL P LINE AREA	PROP.	EXCESS	ENCL.		PAID	FIRE						
G BUILDING	0.00	0.00	-	271.64	-	271.64	0.00	462.27	142.29	95.04	447.13	8.00	19	1814.45	-
TOTAL	0.00	1814.45	743.41	271.64	0.00	271.64	0.00	462.27	142.29	95.04	447.13	8.00	19	1814.45	743.41

PARKING CALCULATION

TYPE	CARPET AREA / FSI (M2)	TNMTS (NOS)		CAR (NOS)		SCOOTER (NOS.)		CYCLE (NOS.)	
		UNIT	PROP.	BY RULE	REQD.	BY RULE	REQD.	BY RULE	REQD.
Residential	0 - 80	2	1	1	1	4	2	4	2
Residential	80 - 150	1	14	1	14	2	28	2	28
Residential	> 150	1	0	2	0	2	0	2	0
Residential	> 150	1	0	2	0	2	0	2	0
PARKING REQUIRED, AS PER OLD RULES					15		30		30
PARKING REQUIRED, AS PER UDPCR					4		21		0.00
TOTAL REQUIRED, NOS AND AREA					19 X 12.50		51 X 3		30 X 1.40
TOTAL REQUIRED, PARKING AREA					237.50		153.00		42.00
TOTAL PROPOSED PARKING AREA					432.50 SQ.M.				
					772.15 SQ.M.				

WATER REQUIREMENT

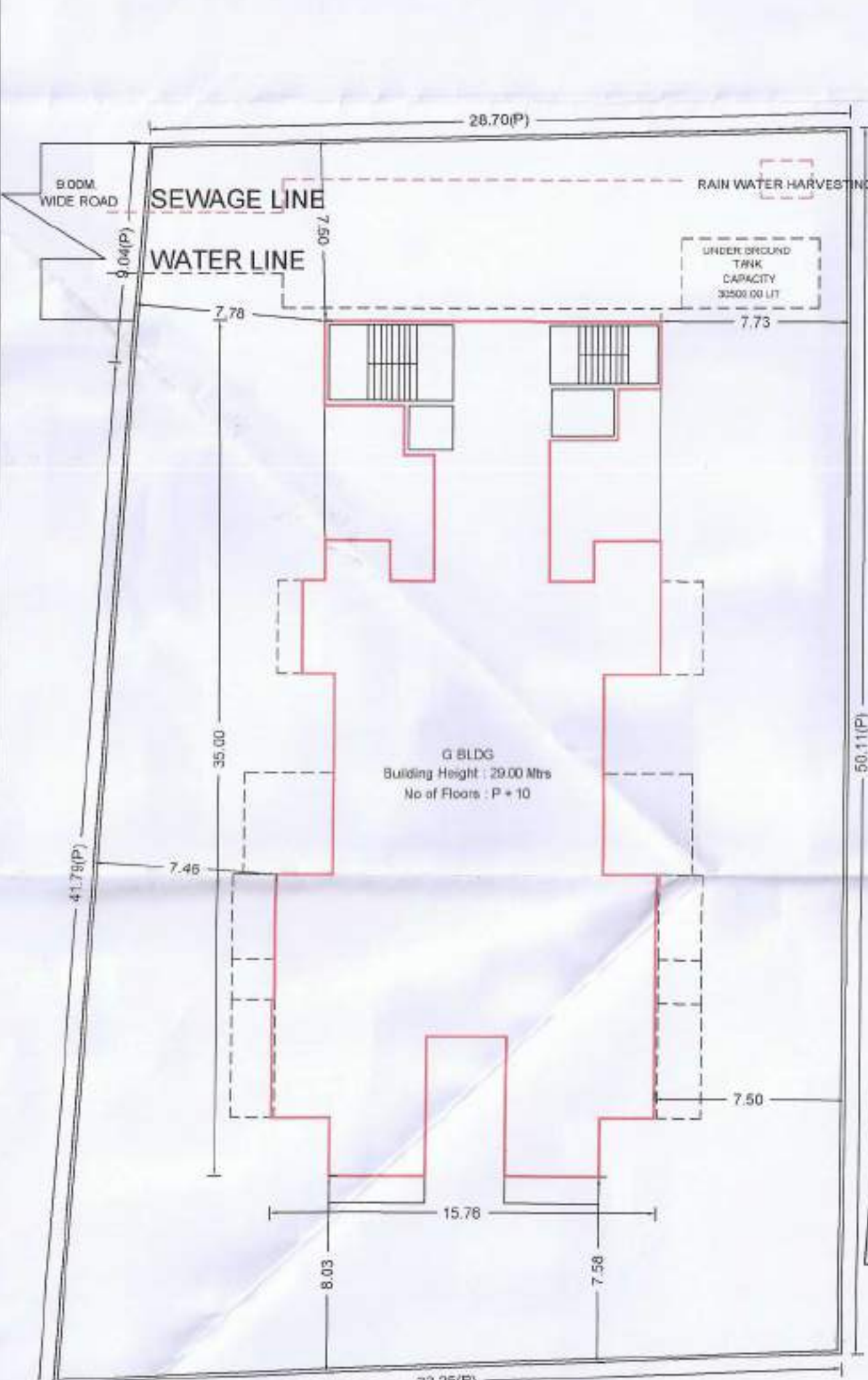
TANK	REQUIRED CAPACITY (LIT)	PROPOSED CAPACITY (LIT)
Residential	12825.00	
OHWT	20000.00	
FIRE REQUIREMENT	32,825.00	32,900.00
TOTAL	19237.50	
UGWT	50000.00	
FIRE REQUIREMENT	69,237.50	69,300.00
TOTAL		

REFUGE AREA STATEMENT

BUILDING NAME	REQ.	PROP.
BLDG	92.83	120.30

COVERAGE DETAILS

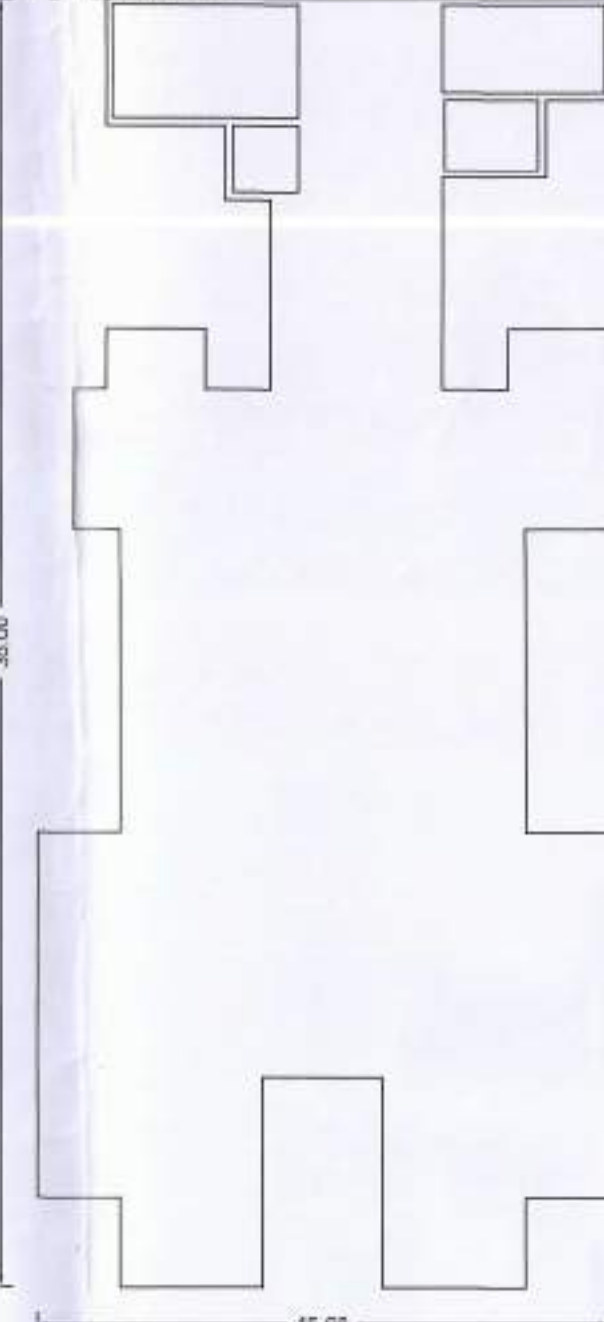
PERM. COVERAGE	PERM. COVERAGE WITH PREMIUM	PROPOSED COVERAGE	EXCESS COVERAGE IN PREMIUM
25.00%	385.00	371.33	0.00
275.00			



LAYOUT PLAN

(Scale - 1:200)

G BLDG

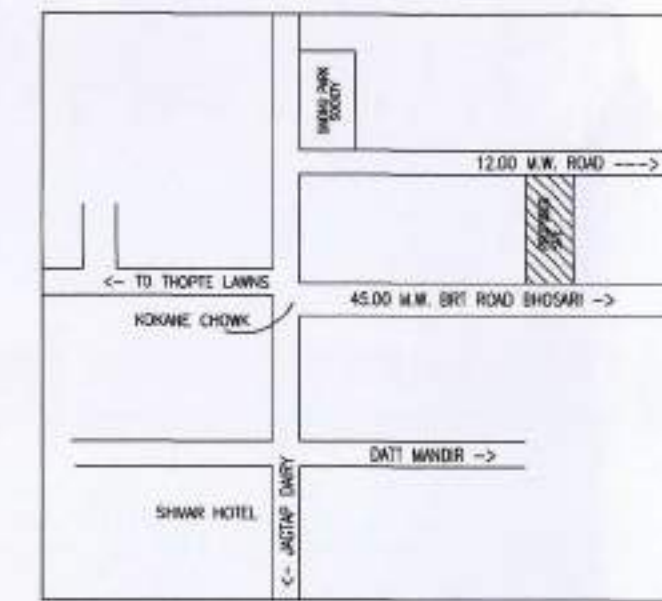
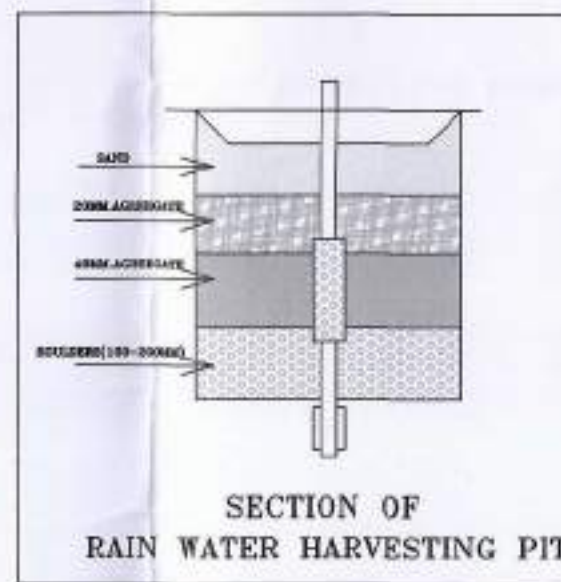
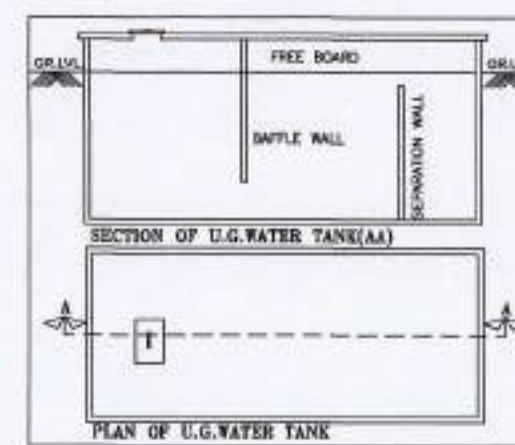
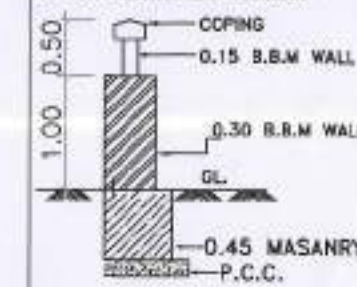


Triangulation

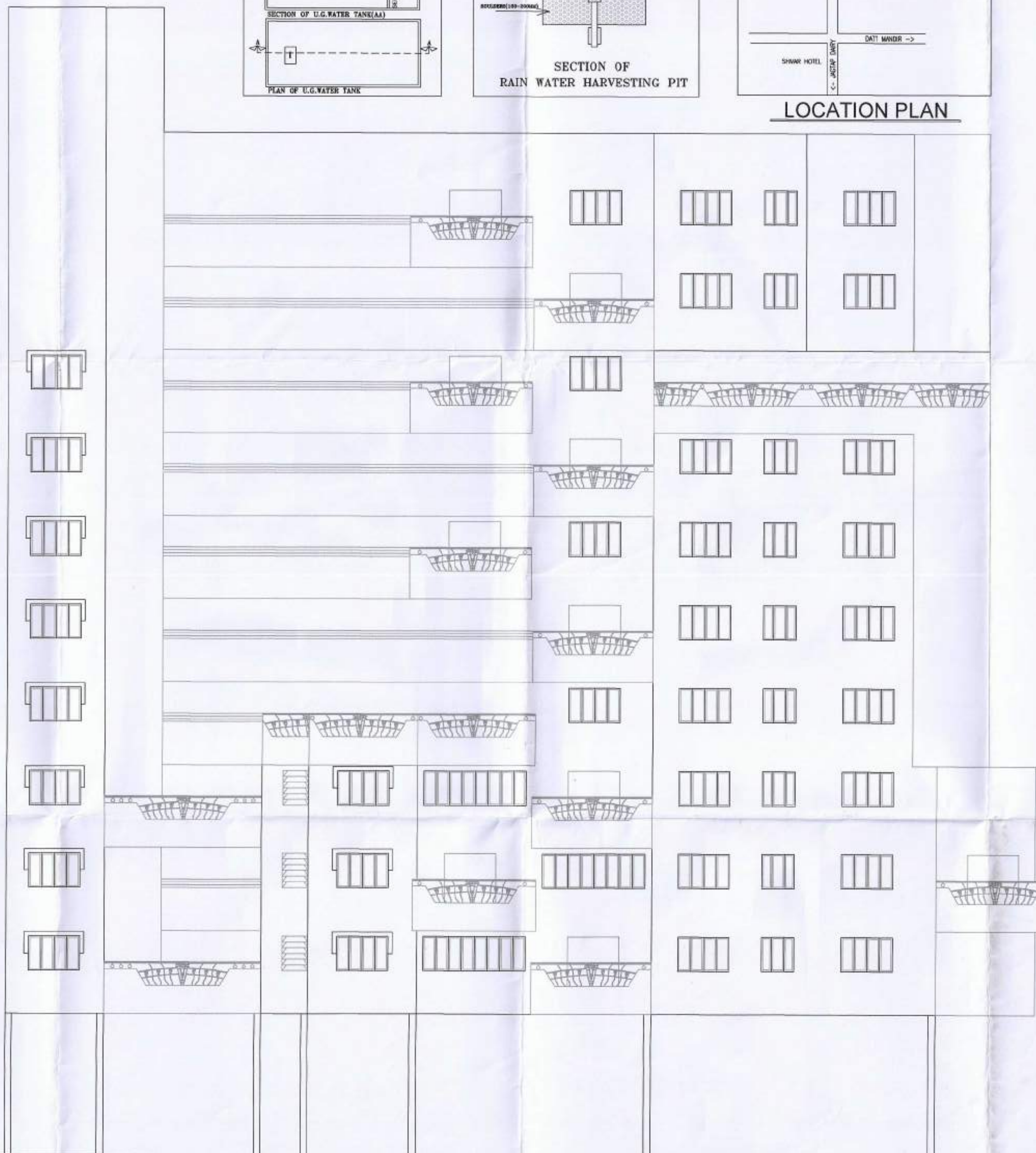
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Triangle	Area
A-01	669.77
A-02	147.80
A-03	718.76
Total (PLOT)	1536.33

SECTION OF COMPOUND WALL



LOCATION PLAN



ELEVATION

STAMP OF APPROVAL

Sanctioned No. B.P./PIMPLE SAUDAGAR/12/2019 Dated :- 27/03/2019
 Sanctioned No. B.P./PIMPLE SAUDAGAR/41/2019 Dated :- 15/10/2019
 Sanctioned No. B.P./PIMPLE SAUDAGAR/11/2020 Dated :- 15/07/2020

Sanctioned No. B.P./Pimple Saudagar/04/2021
 Subject to conditions mentioned in the
 Office Order No.
 Date 23/03/2021

Pimpri
 Date 23/03/2021

Deputy Engineer
 Building Permits and Construction
 Environment Control & Conservation Department
 Pimpri Chinchwad Municipal Corporation
 Pimpri - 411018

PROPOSED COMPLEX ON C.T.S. NO./PLOT NO./S.NO.-164/5, NO./P.NO. OF VILLAGE MAJEE-PSUDAGAR NO.-XY

DRAWING SHEET NO.-XY

STAMP OF APPROVAL

A) AREA STATEMENT SQ.MTS.

1. AREA OF PLOT (minimum area of a.b.c. to be considered)

(A) AS PER OWNERSHIP DOCUMENT (712.CTS EXTRACT)

(B) AS PER MEASUREMENT SHEET

(C) AS PER SITE

2. DEDUCTIONS FOR

(A) PROPOSED D.P./D.P. ROAD WIDENING AREA/SERVICE ROAD / HIGHWAY WIDENING

(B) ANY D.P. RESERVATION AREA

(TOTAL A+B)

3. BALANCE AREA OF PLOT (1-2)

4. AMENITY SPACE (IF APPLICABLE)

(A) REQUIRED

(B) ADJUSTMENT OF 2(B) IF ANY

(C) BALANCE PROPOSED

5. NET PLOT AREA (3-4 (C))

6. RECREATIONAL OPEN SPACE (IF APPLICABLE)

(A) REQUIRED

(B) PROPOSED

7. INTERNAL ROAD AREA

8. PLOT AREA (IF APPLICABLE)

9. BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (Sr. no. 5 basic FSI)

(1100.00 X 1.00)

10. ADDITION OF FSI ON PAYMENT OF PREMIUM

(A) MAXIMUM PERMISSIBLE PREMIUM

FSI-BASED ON ROAD WIDTH/TOO ZONE

(B) PROPOSED FSI ON PAYMENT OF PREMIUM

11. IN-SITU FSI/TDR LOADING

(A) IN-SITU AREA AGAINST D.P. ROAD [2.0x or NO.2 (A) IF ANY

(B) IN-SITU AREA AGAINST AMENITY SPACE IF HANDED OVER (2.00 or 1.80x Sr. NO. 4 (B) and/or (C).

(C) TDR AREA

(D) TOTAL IN-SITU/TDR LOADING PROPOSED (11(A)+(B)+(C))

12. ADDITIONAL FSI AREA UNDER CHAPTER NO. 7 INT. ROAD AREA

13. TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL

(A1) DEDUCTION - BUILT UP AREA/UTILIZED AREA/FSI TO BE RETAINED AS PER OLD DC RULE

(A2) BALANCE ENTITLEMENT FOR ANCILLARY AREA (A1-A2)

(B) ANCILLARY AREA FSI UPTO 80% OR 80% WITH PAYMENT OF CHARGES (ON A2 WHICHEVER APPLICABLE)

(C) TOTAL ENTITLEMENT (A+B)

14. MAXIMUM UTILIZATION LIMIT OF F.S.I. (Building potential/PERMISSIBLE AS PER ROAD WIDTH (AS PER REGULATION NO.6.1 OR 6.2 OR 6.3 OR 6.4 AS APPLICABLE) 1.5 OR 1.8

15. TOTAL BUILT-UP AREA IN PROPOSAL (excluding area at Sr.no 17b)

(A) EXISTING BUILT-UP AREA/AS PER OLD RULE

(B) COMPLETED

(C) RESIDENTIAL

(D) COMMERCIAL

(E) PROPOSED BUILT-UP AREA (AS PER P-LINE)

(F) RESIDENTIAL

(G) COMMERCIAL

(H) TOTAL (A+B)

16. F.S.I. CONSUMED (15/13) (should not be more than serial NO. 14 above)

17. AREA FOR INCLUSIVE HOUSING, IF ANY

(A) REQUIRED (20% OF SR.NO.5)

(B) PROPOSED

Certificate of Area

Certified that the plot under reference was surveyed by me on and the dimensions of sides etc. of plot stated on plan are as measured on site and the area is verified and tallied with the area stated in document of Ownership/T.P. Schema Records/and Records Department/City Survey records.

AR.N.D. JOSHI
 CA/87/10510
 (Name of Architect/ Licensed Engineer/ Supervisor.)

Owner's Declaration:-

I/We understand hereby confirm that I/We would abide by plans approved by Authority / Collector/I/We would execute the structure as per approved plans. Also I/We would execute the work under supervision of proper technical person as is to ensure the quality and safety of the work site.

M/S.G.K. ASSOCIATES
 (Owners name and signature)

YOJANA ARCHITECTS

NARENDRA D. JOSHI (B.A.R.C.H., A.I.V)

S.NO.25 SILVER SPACE, OFFICE NO.10 & 11

ABOVE SARASWAT BANK, WAKAD ROAD, VISHAL NAGAR, P'NILAKH, PUNE - 411025

NORTH SCALE DATE DRG.NO. DRAWN CHECKED

SANDESH

INWARD NO. DATE 28 Jul 2020

KEY NO. SHEET NO. 1/5

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