सदर इमारतीच्या बांधकामाची जबाबदारी ही संबंधित आर्किटेक्ट / इंजिनिअर यांचेवर राहील. सदर इमारतीच्या बांधकामाचे वेळी कामगारांचे सुरक्षेची जबाबदारी ही संबंधित बिल्डर / मालक यांचेवर राहील.

BUILDING WISE FSI STATEMENT

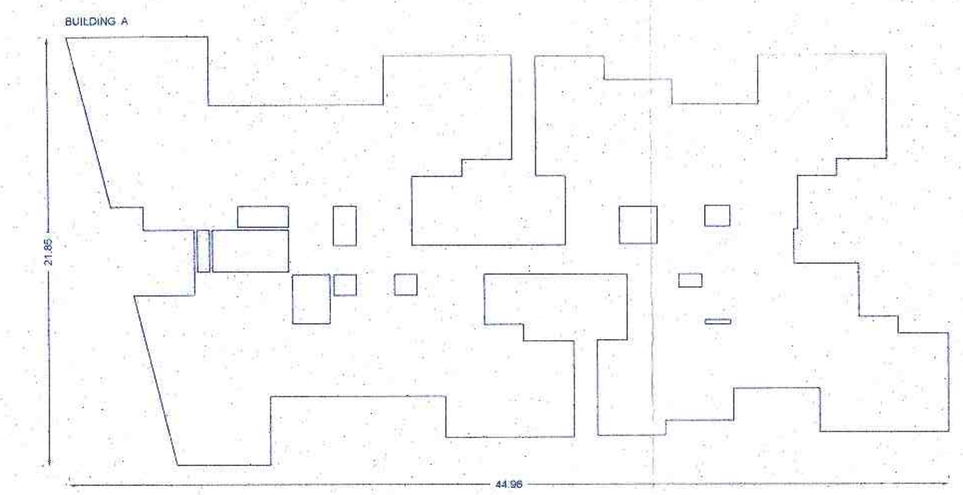
BUILDING	FSI AREA				BALCONY					TERRACE	STAIR		PASSAGE	LIFT	LIFT M/C ROOM	TENEMENTS	TOTAL
	COMMERCIAL	RESIDENTIAL	INDUSTRIAL	SPECIAL	PERM.	PROP.	EXCESS	ENCLOSE	OPEN	AREAS	PAID		PAID	PAID			FSI AREA
BUILDING A	125.27	5053.00	0.00	0.00	-	755.06	-	714.49	40.58	733.37	125.58	117.39	618.84	8.46	0.00	84	5178.27
BUILDING B	0.00	0.00	0.00	0.00	-	0.00	-	0.00	0.00	0.00	29.92	28.31	0.00	0.00	0.00	0	0.00
Total	125.27	5053.00	0.00	0.00	776.74	755.06	0.00	714.49	40.58	733.37	155.51	145.70	618.84	8.46	0.00	84	5178.27

COVERAGE DETAILS

PERM.COVERAGE 20.00 %	PERM.COVERAGE WITH PREMIUM	PROPOSED COVERAGE	EXCESS COVERAGE IN PREMIUM
859.99	-	585.20	0.00

REFUGE AREA STATEMENT

BUILDING NAME	REQUIRED REFUGE AREA	PROPOSED REFUGE AREA
BUILDING A	146.30	147.64



Poly	Area
Coverage	585.20

PARKING CALCULATION

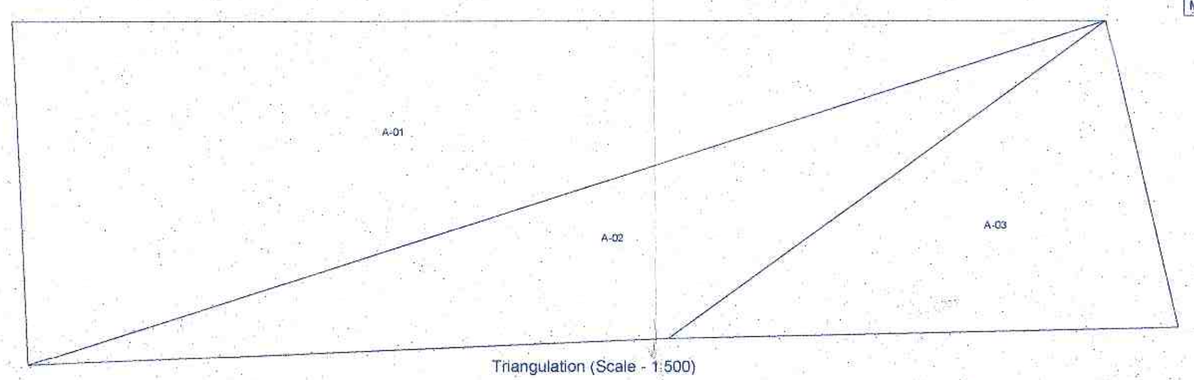
TYPE	CARPET AREA / FSI (M2)	TENEMENT(NOS)		CAR (NOS)		SCOOTER (NOS.)		CYCLE (NOS.)	
		UNIT	PROP.	BY RULE	REQD.	BY RULE	REQD.	BY RULE	REQD.
Residential	0 - 80	2	84	1	42	4	168	4	168
Residential	80 - 150	1	0	1	0	2	0	2	0
Residential	> 150	1	0	2	0	2	0	2	0
Commercial	125.27	100	2	2	4	6	12	2	4
TOTAL REQD.(NOS.)					46		180		172
TOTAL REQD. AREA					575.00		540.00		240.80
TOTAL PROP. AREA					5225.28				

MAHADA AREA STATEMENT

MIN. REQ. AREA	859.99
PROP. AREA	883.89
PERM. BALC. AREA	132.58
1) PROP. OPEN BALC. AREA	0.00
2) PROP. ENCL. BALC. AREA	118.65
TOTAL BALC. AREA (1+2)	118.65
MAHADA TOTAL TEN. NO.	20

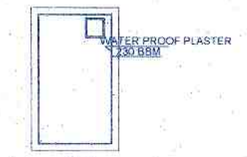
WATER REQUIREMENT

TANK		REQUIRED CAPACITY (LIT)	PROPOSED CAPACITY (LIT)
OHWT	Resi+Comm	57645.00	
	FIRE REQUIREMENT	20000.00	
	TOTAL	77645.00	78000.00
UGWT		86467.50	
	FIRE REQUIREMENT	50000.00	
	TOTAL	136467.50	137000.00

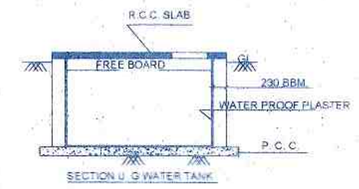


Triangulation (Scale - 1:500)

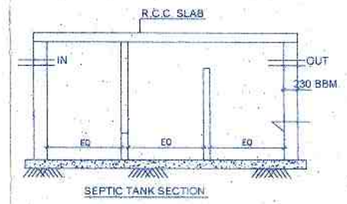
Triangle	Area
A-01	3072.14
A-02	1560.41
A-03	1271.55
Total (PLOT)	5904.10



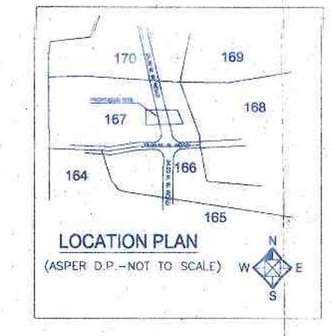
PLAN
U.G. WATER TANK



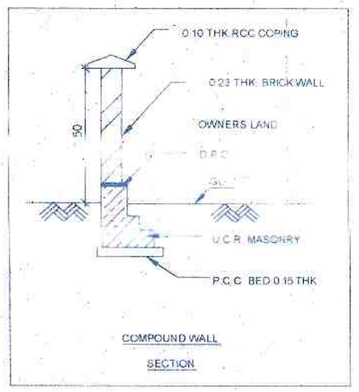
SECTION U. G WATER TANK



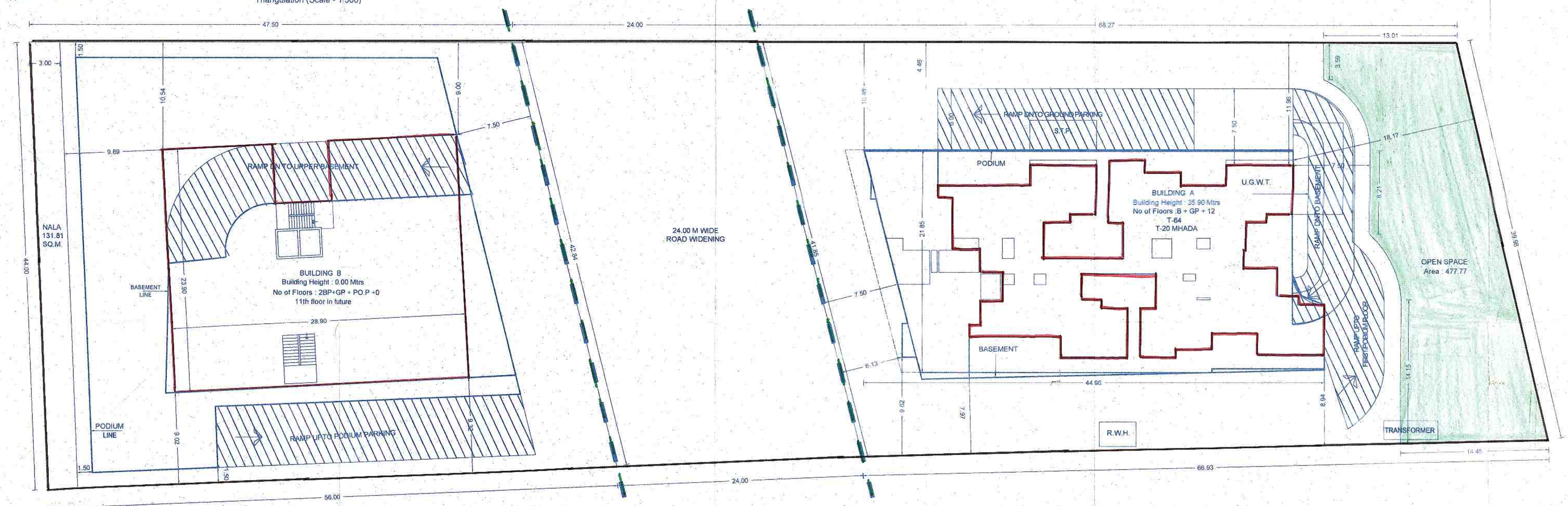
SEPTIC TANK SECTION



LOCATION PLAN
(ASPER D.P.–NOT TO SCALE)



COMPOUND WALL
SECTION



BUILDING LAYOUT

(SCALE-1:200)

STAMP OF APPROVAL 01/09

LAYOUT

Sanctioned No. B.P.) 104 land / 131 / 2019
Subject to conditions mentioned in the Office Order No.
even dated 12/7/2019

Pimpri
Date : 12/7/2019

O. C. Signed by
Joint City Engineer

For Joint City Engineer
Building Permission Dept
PCMC, Pimpri, Pune-18

A) AREA STATEMENT		SQ.M.
1. AREA OF PLOT		5900.00
2. DEDUCTIONS FOR		
(a) ROAD SET-BACK (R/W)		0.00
(b) PROPOSED ROAD (DP)		990.49
(c) ANY RESERVATION		0.00
(d) NDZ AREA		0.00
(e) ENCROACHMENT AREA		0.00
(f) OTHER	(NALA)	131.81
TOTAL (a+b+c+d+e+f)		1122.30
3. BALANCE AREA OF PLOT (1-2)		4777.70
4. DEDUCTIONS FOR		
(a) AMENITY SPACE		0.00
(b) OPEN SPACE		477.77
PHYSICAL OS PROVIDED =	477.77	
(c) INTERNAL ROAD AREA		0.00
5. NET AREA OF THE PLOT (3-4)		4299.93
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)		4299.93
8. FLOOR SPACE INDEX PERMISSIBLE		1.0000
PERM. FLOOR AREA (7 x 8)		4299.93
9. TDR AREA		0.00
PERM. TDR AREA		4944.92
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)		4299.93
14. PROPOSED AREAS		
(a) PROPOSED RESIDENTIAL AREA		5053.00
(b) PROPOSED COMMERCIAL AREA		125.27
(c) PROPOSED INDUSTRIAL AREA		0.00
(d) PROPOSED SPECIAL USE AREA		0.00
TOTAL PROPOSED AREA (a+b+c+d)		5178.27
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)		4294.38
20. TOTAL BUILT UP AREA PROPOSED WITH MHADA		5178.27
21. CONSUMED FSI WITHOUT MHADA		0.9987
22. CONSUMED FSI WITH MHADA		1.2043
B) BALCONY STATEMENT		
(i) PERMISSIBLE BALCONY AREA		776.74
(ii) PROPOSED BALCONY AREA		755.06
(iii) EXCESS BALCONY AREA (TOTAL)		0.00
C) TENEMENT STATEMENT		
(i) PROPOSED AREA (12)		5178.27
(ii) LESS NON_RESIDENTIAL AREA		125.27
(iii) AREA AVAILABLE FOR TENEMENTS (i - ii)		5053.00
(iv) TENEMENTS PERMISSIBLE	250.00/Hec	105
(v) TENEMENTS PROPOSED		64
(vi) TENEMENTS EXISTING		0
(vii) TOTAL TENEMENTS ON THE PLOT (v+vi)		64

D) PARKING STATEMENT	CAR	SCOOTER	CYCLE
(i) PARKING REQUIRED BY RULE	46	180	172
(ii) REQUIRED PARKING AREA	575.00	540.00	240.80
(iii) TOTAL PARKING PROPOSED		5225.28	

E) TRANSPORT VEHICLES PARKING	
(a) TOTAL NO. OF TRANSPORT VEHICLES PARKING PROVIDED	0
(b) TOTAL NO. OF LOADING / UNLOADING PARKING PROVIDED	0
CONSTRUCTION AREA	13638.67
CONSTRUCTION AREA FOR EC	13673.60

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 AREA AS MEASURED ON SITE AND THE AREA SQ. WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / T.P.SCHEME RECORD / LAND RECORD DEPT. / CITY SURVEYED RECORDS.

SIGN OF ARCHITECT

LEGEND

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

PROJECT

PROPOSED BUILDING ON
S.NO.157/5,167/6 & 187/7, WAKAD,
DISTRICT - PUNE.

OWNER'S NAME & SIGN.

M/s. L.S. MEHETRE THROUGH
LAXMAN SAHEBANNA MEHETRE

ARCHITECT'S NAME & SIGN.

SHASHANK PRAKASH PHADKE

Scale	1:100	Date	28-06-2019
Drg. No.	M- 2	Job. No.	-
Draft	lata.u	Checked	
Inward No.	NWD/WDA/WKD/PHBS3/0040/19	Key No.	
Sheet No.	01/09	Rev No.	

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Pimpri, Pune-411 018.
tel./fax.:-(020) 27450805/06, 65101658

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