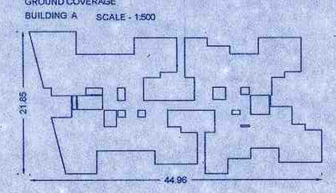
अट क्र. ३०:- सदर मुखंडासमोरे दर्शविण्यात आलेला नियोजित माल्याचे बांधकाम कार्यकारी अभियंता (स्थापत्य) यांचे अभिप्रायानुसार व देखरेखीखाली पूर्णत्वाचा दाखला घेणेपूर्वी पूर्ण करणेत यावे. प्रस्तावित केलेप्रमाणे सदर माला बांधणे बिलकुलच बंधनकारक राहील.

BUILDING WISE FSI STATEMENT

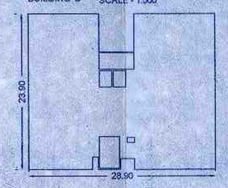
BUILDING NAME	FSI AREA				BALCONY					TERR. AREAS	STAIR		PASS.	LIFT	LIFT M/C	TNMTS.	TOTAL
	COMM.	RESI.	IND.	SPEC.	PERM.	PROP.	EXCESS	ENCL.	OPEN		PAID	FIRE	PAID	PAID	ROOM		FSI AREA
BUILDING A	125.27	5142.76	0.00	0.00	-	799.93	-	759.35	40.58	765.02	134.35	117.39	617.10	4.75	0.00	66	5268.03
BUILDING B	4745.51	0.00	0.00	503.79	-	770.70	-	770.70	0.00	125.28	169.79	183.99	911.64	9.75	0.00	0	5249.30
Total	4870.78	5142.76	0.00	503.79	1449.27	1570.64	0.00	1530.07	40.58	890.29	304.13	301.38	1528.74	14.50	0.00	66	10517.34

GROUND COVERAGE
BUILDING A SCALE - 1:500



Poly	Area
Coverage	582.26

GROUND COVERAGE
BUILDING B SCALE - 1:500



Poly	Area
Coverage	612.59

COVERAGE DETAILS

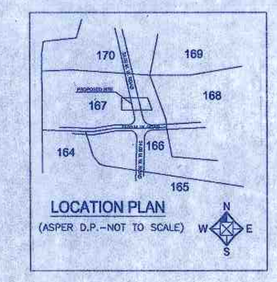
PERM.COVERAGE 20.00%	PERM.COVERAGE WITH PREMIUM	PROPOSED COVERAGE	EXCESS COVERAGE IN PREMIUM
855.54	1497.19	1194.85	0.00

REFUGE AREA STATEMENT

BUILDING NAME	REQ.	PROP.
BUILDING A	145.56	147.07
BUILDING B	153.15	153.78

MAHADA AREA STATEMENT

MIN. REQ. AREA	855.54
PROP. AREA	855.54
PERM. BALC. AREA	128.33
1) PROP. OPEN BALC. AREA	0.00
2) PROP. ENCL. BALC. AREA	128.31
TOTAL BALC. AREA (1+2)	128.31
MAHADA TOTAL TEN. NO.	20



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

WATER REQUIREMENT

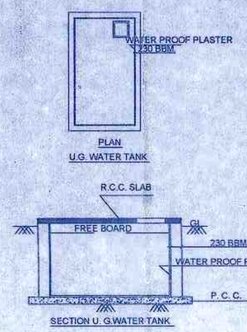
TANK		REQUIRED CAPACITY (LIT)	PROPOSED CAPACITY (LIT)
OHWT	Resi+Comm	86685.00	
	FIRE REQUIREMENT	20000.00	
	TOTAL	106685.00	126700.00
UGWT		130027.50	
	FIRE REQUIREMENT	150000.00	
	TOTAL	280027.50	280100.00

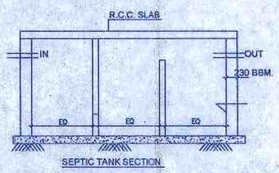
PARKING CALCULATION

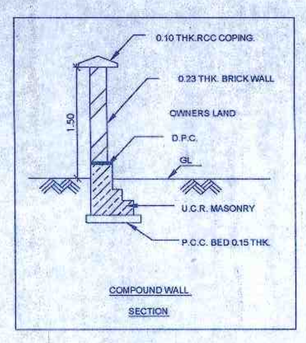
TYPE	CARPET AREA / FSI (M2)	TNMTS.(NOS)		CAR (NOS)		SCOOTER (NOS.)		CYCLE (NOS.)	
		UNIT	PROP.	BY RULE	REQD.	BY RULE	REQD.	BY RULE	REQD.
Residential	0 - 80	2	86	1	43	4	172	4	172
Residential	80 - 150	1	0	1	0	2	0	2	0
Residential	> 150	1	0	2	0	2	0	2	0
Commercial	4870.78	100	49	2	98	6	294	2	98
Special	503.79	100	5	3	15	12	60	4	20
TOTAL REQD.(NOS.)					156		526		290
TOTAL REQD. AREA					1950.00		1578.00		406.00
TOTAL PROP. AREA							4448.65		

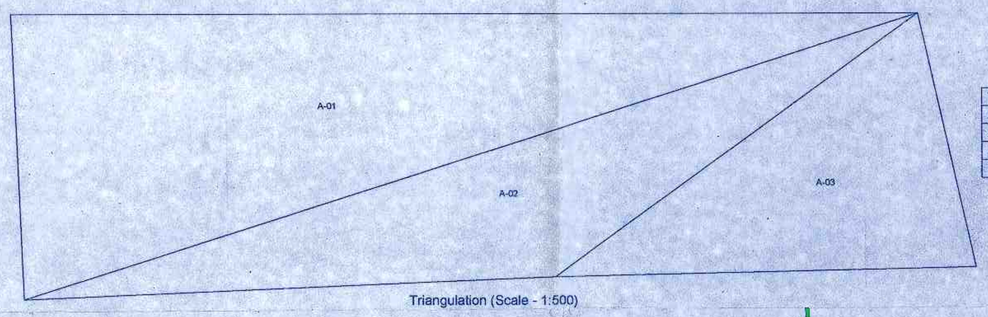
PARKING CALCULATION (MHADA)

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	20	1	10	4	40	4	40
Residential	80 - 150	1	0	1	0	2	0	2	0
Residential	> 150	1	0	2	0	2	0	2	0
Commercial	5374.57	100	54	2	0	6	0	2	0
TOTAL REQD.(NOS.)					10		40		40
TOTAL REQD. AREA					125.00		120.00		56.00
TOTAL PROP. AREA							301.00		



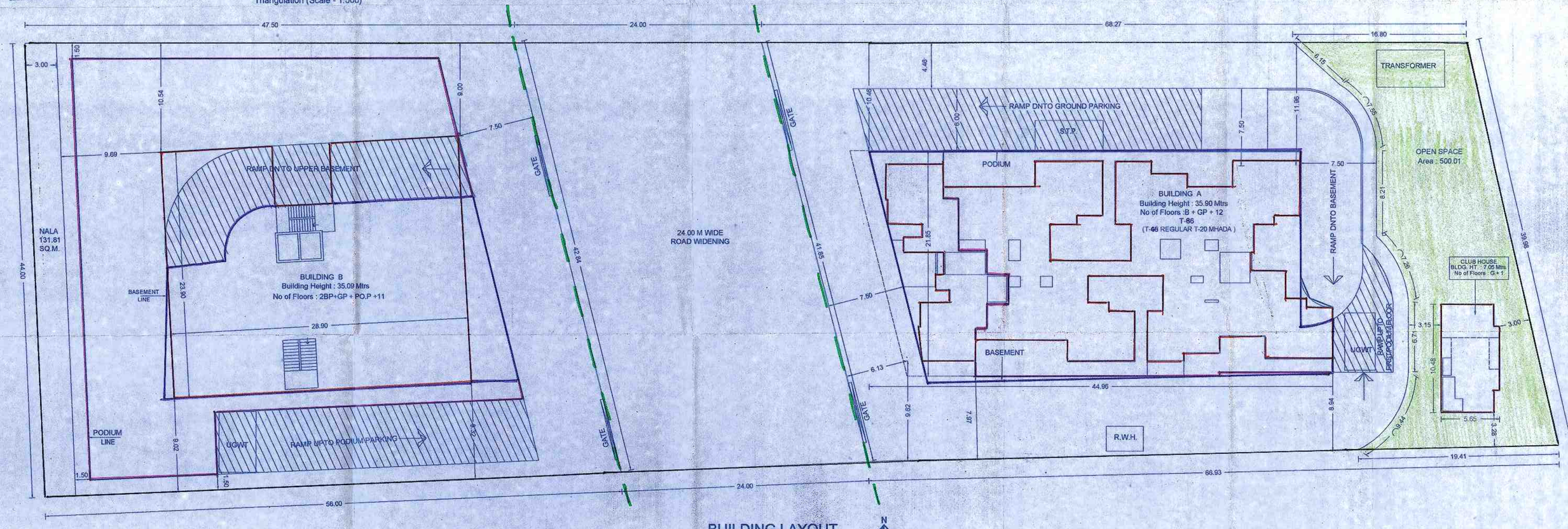






Triangulation (Scale - 1:500)

Triangle	Area
A-01	3072.14
A-02	1580.41
A-03	1271.55
Total (PLOT)	5904.10



BUILDING LAYOUT

(SCALE-1:200)

STAMP OF APPROVAL | 01 | 17

LAYOUT

Sanctioned No. B.P. Wakad/17/2020
Subject to conditions mentioned in the
Office Order No.
even dated 24/01/2020

Pimpri
Date 24/01/2020

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		500.01
PHYSICAL OS PROVIDED =	500.01	
(c) INTERNAL ROAD AREA		0.00
5. NET AREA OF THE PLOT (3-4)		4277.69
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)		4277.69
8. FLOOR SPACE INDEX PERMISSIBLE		1.0000
PERM. FLOOR AREA (7 x 8)		4277.69
9. TDR AREA		4395.45
PERM. TDR AREA		0.0
10. SPECIAL CASES FSI		0.00
11. ROAD(s) SET-BACK AREA		0
12 PROPOSED ROAD (DP)		990.49
13. TOTAL PERM. BUILT UP AREA (8+9+10+11+12)		9663.66
14. PROPOSED AREAS		
(a) PROPOSED RESIDENTIAL AREA		7762.90
(b) PROPOSED COMMERCIAL AREA		2250.64
(c) PROPOSED INDUSTRIAL AREA		0.00
(d) PROPOSED SPECIAL USE AREA		503.79
TOTAL PROPOSED AREA (a+b+c+d)		10517.34
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)		9661.80
20. TOTAL BUILT UP AREA PROPOSED WITH MHADA		10517.34
21. CONSUMED FSI WITHOUT MHADA		2.2586
22. CONSUMED FSI WITH MHADA		2.4586
B) BALCONY STATEMENT		
(i) PERMISSIBLE BALCONY AREA		1449.27
(ii) PROPOSED BALCONY AREA		1570.64
(iii) EXCESS BALCONY AREA (TOTAL)		0.00
C) TENEMENT STATEMENT		
(i) PROPOSED AREA (12)		10517.34
(ii) LESS NON_RESIDENTIAL AREA		2754.43
(iii) AREA AVAILABLE FOR TENEMENTS (i - ii)		7762.90
(iv) TENEMENTS PERMISSIBLE	250.00/Hec.	160
(v) TENEMENTS PROPOSED		66
(vi) TENEMENTS EXISTING		0
(vii) TOTAL TENEMENTS ON THE PLOT (v+vi)		66

D) PARKING STATEMENT	CAR	SCOOTER	CYCLE
(i) PARKING REQUIRED BY RULE	156	526	290
(ii) REQUIRED PARKING AREA	1950.00	1578.00	406.00
(iii) TOTAL PARKING PROPOSED		4448.65	

E) TRANSPORT VEHICLES PARKING	
(a) TOTAL NO. OF TRANSPORT VEHICLES PARKING PROVIDED	0
(b) TOTAL NO. OF LOADING / UNLOADING PARKING PROVIDED	0
CONSTRUCTION AREA	19752.48
CONSTRUCTION AREA FOR EC	19828.80
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 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

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

PROJECT

PROPOSED BUILDING ON
S.NO.167/5,167/6 & 167/7, 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	09-01-2020
Drg. No.	M-2	Job. No.	P-419
Dealt	Jahnu	Checked	
Inward No.	NWD/ROA/WKD/PRBS3/0040/19	Key No.	
Sheet No.	01/17	Rev No.	

sole space
liaisoning & consulting architects.
(a division of solespace)
1st floor, 307, near hope hotel,
Pimpri, Pune-411 018.
tel./fax:-(020) 27456655/56, 66106468

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