

STAMP OF APPROVAL

Sanctioned No. B.P. 100/990/114/2018

Subject to conditions mentioned in the

Office Order No.

even dated 24/05/2018

Pimpri
Date: 24/05/2018

Executive Engineer
Building Permission and unauthorised Building
Construction Control Department
Pimpri Chinchwad Municipal Corporation
Pimpri - 411018.

A) AREA STATEMENT	SQ.M.
1. AREA OF PLOT	2249.05
2. DEDUCTIONS FOR	
(a) ROAD SET-BACK (R/W)	214.48
(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)	214.48
3. BALANCE AREA OF PLOT (1-2)	2034.57
4. DEDUCTIONS FOR	
(a) AMENITY SPACE	0.00
(b) OPEN SPACE	214.32
PHYSICAL OS PROVIDED =	214.32
(c) INTERNAL ROAD AREA	0.00
5. NET AREA OF THE PLOT (3-4)	1820.25
6. ADDITION FOR F. S. I.	
(a) OPEN SPACE (NOTIONAL)	214.32
(b) INTERNAL ROAD	0.00
(c) ADDITIONAL INT ROAD BENEFIT	0.00
(d) OTHER	0.00
TOTAL (a+b+c+d)	214.32
7. TOTAL AREA (5+6)	2034.57
8. FLOOR SPACE INDEX PERMISSIBLE	1.0000
PERM. FLOOR AREA (7 x 8)	2034.57
9. TDR AREA	0.00
PERM. TDR AREA	1831.11
10. SPECIAL CASES FSI	0.00
11. ROAD(S) SET-BACK AREA	0.00
12. PROPOSED ROAD (DP)	0.00
13. TOTAL PERM. BUILT UP AREA (8+9+10+11+12)	2034.57
14. PROPOSED AREAS	
(a) PROPOSED RESIDENTIAL AREA	1772.57
(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)	1772.57
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.	244.68
18. EXISTING BUILT UP AREA	0.00
19. TOTAL BUILT UP AREA PROPOSED (14+15+16+17+18-19)	2017.25
20. TOTAL BUILT UP AREA PROPOSED WITH MHADA	0.00
21. CONSUMED FSI WITHOUT MHADA	0.9915
22. CONSUMED FSI WITH MHADA	0.0000

B) BALCONY STATEMENT	
(i) PERMISSIBLE BALCONY AREA	265.89
(ii) PROPOSED BALCONY AREA	510.57
(iii) EXCESS BALCONY AREA (TOTAL)	244.68
C) TENEMENT STATEMENT	
(i) PROPOSED AREA (12)	1772.57
(ii) LESS NON-RESIDENTIAL AREA	0.00
(iii) AREA AVAILABLE FOR TENEMENTS (i - ii)	1772.57
(iv) TENEMENTS PERMISSIBLE 250.00/Hec.	51
(v) TENEMENTS PROPOSED	48
(vi) TENEMENTS EXISTING	0
(vii) TOTAL TENEMENTS ON THE PLOT (v+vii)	48
D) PARKING STATEMENT	
(i) PARKING REQUIRED BY RULE	CAR 24, SCOOTER 96, CYCLE 96
(ii) REQUIRED PARKING AREA	300.00, 288.00, 134.40
(iii) TOTAL PARKING PROPOSED	1258.05

E) TRANSPORT VEHICLES PARKING	
(a) TOTAL NO. OF TRANSPORT VEHICLES PARKING PROVIDED	0
(b) TOTAL NO. OF LOADING / UNLOADING PARKING PROVIDED	0
CONSTRUCTION AREA	3462.56
CONSTRUCTION AREA FOR EC	3488.95

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.	
LEGEND	
PLOT BOUNDARY SHOWN BLACK	_____
PROPOSED WORK SHOWN RED	_____
DRAINAGE LINE SHOWN RED DOTTED	_____
WATERLINE SHOWN BLACK DOTTED	_____
EXISTING TO BE RETAINED HATCHED	_____
DEMOLITION SHOWN HATCHED YELLOW	_____

H. OWNER'S / DEVELOPER NAME AND SIGNATURE :-	
M/S. Allwin Realtors through M/S. Rajshree Landmark L.L.P. through pravin J.pokhar, mr.sandeep b.parvadiya	Owner's SIGN.
I. PROJECT :- RESIDENTIAL	

VILLAGE :- DUDULGAON, TAL :- HAVELI, DIST :- PUNE, SHEKHAR NAHAR	
S.No :-	C.T.S.No :-
Gat.No :- 96(P)	P.No :-
Discrepancy :- REGULAR TRACK	
ARCON ASSOCIATES	
Architects + Planners + Interior Designers	
Plot no. 4, Second Floor, ABC Square Building,	
Plot no. 172, Sector-25, Sanjay Chowk, Rajiv Gandhi Park,	
Pune - 44. Hello : 020-27650921 / 9767978037 / 9890723479	
ARCHITECT'S SIGN.	
SCALE	DRG.NO.
1:100	MR.SAM
INWARD NO.	INWD/ZONE/DDU/
KEY NO.	PRB600086/16
	DATE
	05/04/2018
	SHEET NO.
	01/03

FLOORWISE FSI STATEMENT: BUILDING

FLOORS	FSI AREA				BALCONY				TERRACE	STAIR	PASSAGE	LIFT	LIFT M/C ROOM	TENEMENTS	TOTAL FSI AREA
	COMMERCIAL	RESIDENTIAL	INDUSTRIAL	SPECIAL	PERM.	PROP.	EXCESS	ENCLOSE	OPEN	AREAS	PAID	PAID	PAID		
PARKING FLOOR	0.00	0.00	0.00	0.00	-	0.00	-	0.00	0.00	0.00	22.09	16.20	0.00	0	0.00
FIRST FLOOR	0.00	578.14	0.00	0.00	-	52.83	-	0.00	52.82	17.40	22.09	16.20	64.80	7.40	578.14
SECOND FLOOR	0.00	298.61	0.00	0.00	-	122.66	-	89.76	32.90	12.60	11.04	8.10	32.40	0.00	298.61
THIRD FLOOR	0.00	298.61	0.00	0.00	-	122.66	-	89.76	32.90	13.44	11.04	8.10	32.40	0.00	298.61
FOURTH FLOOR	0.00	298.61	0.00	0.00	-	122.66	-	89.76	32.90	12.60	11.04	8.10	32.40	0.00	298.61
FIFTH FLOOR	0.00	298.61	0.00	0.00	-	89.76	-	89.76	0.00	46.34	11.04	8.10	32.40	0.00	298.61
TERRACE FLOOR	0.00	0.00	0.00	0.00	-	0.00	-	0.00	0.00	0.00	0.00	0.00	9.00	0	0.00
Total	0.00	1772.57	0.00	0.00	-	510.57	-	359.04	151.52	102.37	88.34	64.80	194.40	7.40	1772.57

BUILDING WISE FSI STATEMENT

BUILDING	FSI AREA				BALCONY				TERRACE	STAIR	PASSAGE	LIFT	LIFT M/C ROOM	TENEMENTS	TOTAL FSI AREA
	COMMERCIAL	RESIDENTIAL	INDUSTRIAL	SPECIAL	PERM.	PROP.	EXCESS	ENCLOSE	OPEN	AREAS	PAID	PAID	PAID		
BUILDING	0.00	1772.57	0.00	0.00	-	510.57	-	359.04	151.52	102.37	88.34	64.80	194.40	7.40	1772.57
Total	0.00	1772.57	0.00	0.00	-	510.57	-	359.04	151.52	102.37	88.34	64.80	194.40	7.40	1772.57 + 244.68

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	48	1	24	4	96	4	96
Residential	80 - 150	1	0	1	0	2	0	2	0
Residential	> 150	1	0	2	0	2	0	2	0
TOTAL REQD.(NOS.)					24		96		96
TOTAL REQD. AREA					300.00		288.00		134.40
TOTAL PROP. AREA							1258.05		

WATER REQUIREMENT

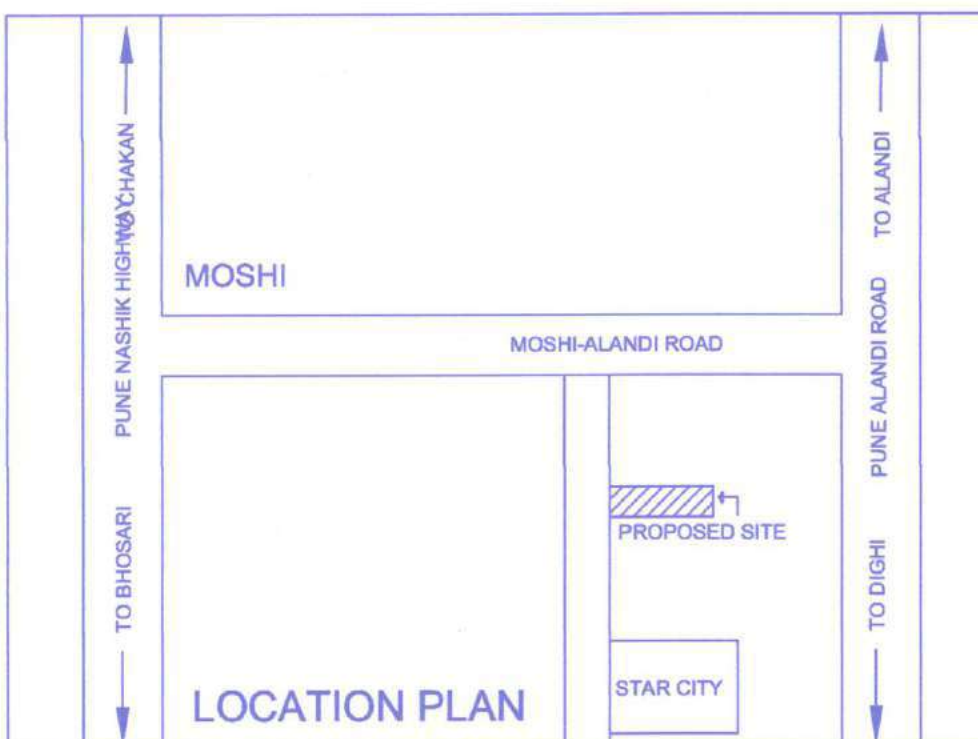
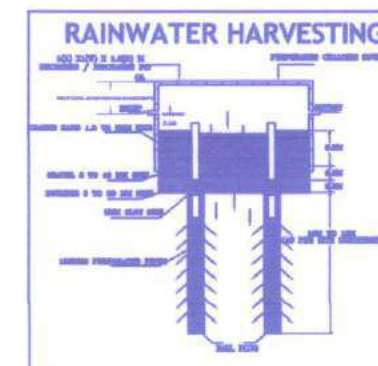
TANK	REQUIRED CAPACITY (LIT)	PROPOSED CAPACITY (LIT)
Residential	32400.00	
OHWT	FIRE REQUIREMENT 10000.00	
TOTAL	42400.00	92357.60
UGWT	FIRE REQUIREMENT 0.00	
TOTAL	48600.00	55785.25

SCHEDULE OF OPENING: BUILDING

NAME	LENGTH	HEIGHT	NOS.
V	0.60	0.60	56
W	0.60	1.20	38
W	0.90	1.20	10
W	1.20	1.20	32
W	1.25	1.20	08
W	1.50	1.20	44
W	2.45	1.20	07
W	2.57	1.20	10

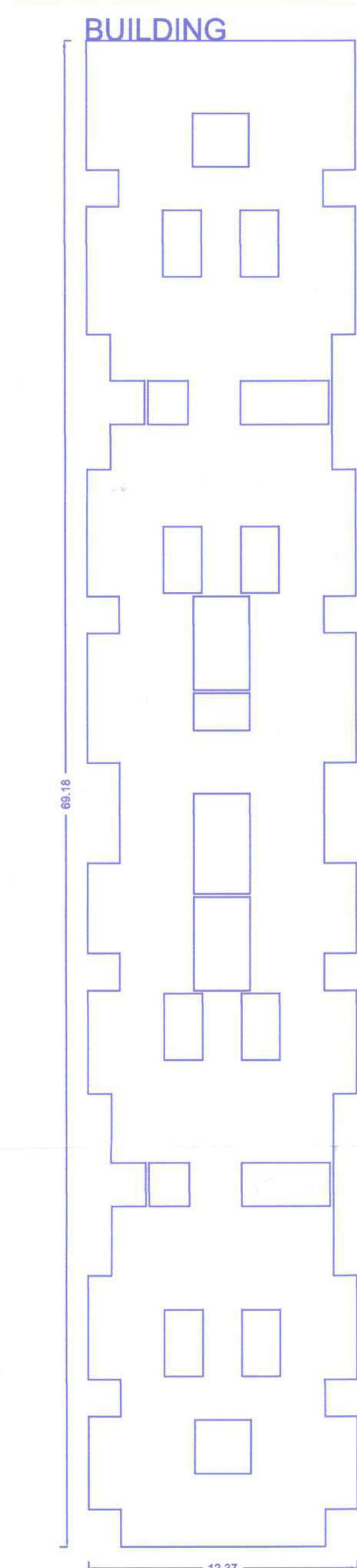
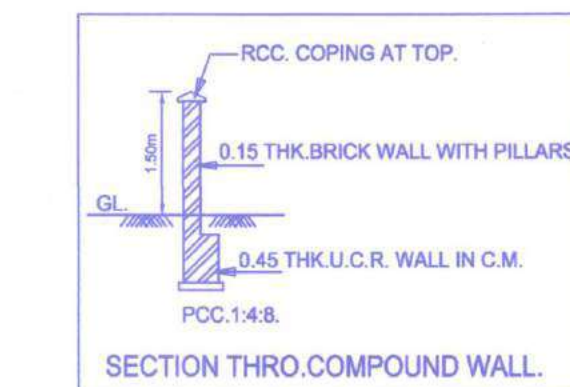
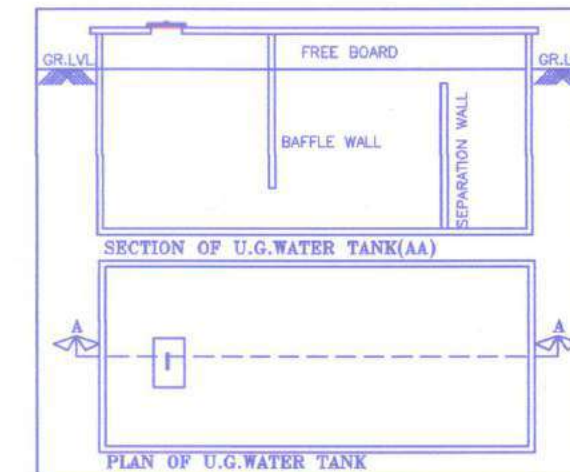
SCHEDULE OF OPENING: BUILDING

NAME	LENGTH	HEIGHT	NOS.
D2	0.75	2.10	96
D	0.75	2.10	10
D1	0.90	2.10	36
D	0.90	2.10	16
LD	0.90	2.10	06
FD	1.00	2.10	06
ED	1.05	2.10	28
ED	1.10	2.10	16
FD	1.25	2.10	08
FD	1.50	2.10	27
FD	1.70	2.10	16



COVERAGE DETAILS

PERM. COVERAGE	%	PERM. COVERAGE WITH PREMIUM	PROPOSED COVERAGE	EXCESS COVERAGE IN PREMIUM
50.00			661.15	0.00
	910.12			



Poly	Area
Coverage	661.15

Triangle	Area
A-01	1089.06
A-02	1159.98
Total (PLOT)	2249.05

अट क्र. ३१ :- सदरची बांधकाम परवानगी / सुधारित बांधकाम परवानगी ही संबंधित विकासकाने दिलेल्या इन्स्ट्रुमेंट रेग्युलेशन अँड डेव्हलपमेंट अँड २०१९ (F.E.R.A) अंतर्गत विहित सुधारित मोदणी करणे अंधनकारक राहिल.