

BUILDING WISE FSI STATEMENT

BUILDING NAME	COMM.	FSI AREA	TOTAL P LINE AREA	PROP.	EXCESS	ENCL.	OPEN	TERR. AREAS	PAID	FIRE	PASS. PAID	LIFT	LIFT M/C ROOM	TNMTS.	SANCTION BUIP AREA	TOTAL P LINE AREA
A-BUILDING	1163.97	0.00	-	170.78	-	110.30	60.48	0.00	104.74	43.32	214.62	3.61	9.30	0	1163.97	-
B-BUILDING	-	2427.20	-	261.30	-	261.30	0.00	503.82	192.98	99.31	188.45	6.55	18.60	39	2427.20	-
C-BUILDING	-	2308.99	-	247.90	-	247.90	0.00	481.73	192.98	99.31	179.68	7.55	18.60	37	2308.99	-
D-BUILDING	-	2298.20	-	382.42	-	382.42	0.00	503.82	192.98	99.31	175.36	8.55	9.30	39	2298.20	-
E-BUILDING	-	1616.16	-	412.91	-	412.91	0.00	397.07	175.71	99.73	216.35	8.55	18.60	39	1616.16	-
TOTAL	1163.97	8652.56	812.28	1475.31	2.84	1414.83	60.48	1886.43	859.32	439.38	956.85	37.81	74.42	154	9616.53+2.84	812.28
															10631.65	

PARKING STATEMENT

FLAT CARPET AREA	NO. OF TENEMENT	CAR	SCOOTER
UP TO 80.00 SQ.M. (2TEN.=1.5)	8	4	20
TOTAL	8	4 X 12.50	21X 3
		50.00	63.00

REQUIRED PARKING AREA = 30.00 + 63.00 = 93.00 SQ.M.
WITH 5% VISITORS PARKING

WATER REQUIREMENT

TANK	REQUIRED CAPACITY (LIT)	PROPOSED CAPACITY (LIT)
Resi+Comm	106485.00	
OHWT FIRE REQUIREMENT	30000.00	
TOTAL	136485.00	136485.00
UGWT FIRE REQUIREMENT	20000.00	
TOTAL	394277.50	394277.50

O. C. Signed by
Joint City Engineer

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



Sanctioned No. B.R./WAKAD/20/2021
Subject to conditions mentioned in the
Office Order No.
even dated 13/03/2021

Phn: 2723 2721
Date: 13/03/2021

STAMP OF APPROVAL

REVISION No B.P./WAKAD/ 06/2019 Even Dated :- 18/01/2019
REVISION No B.P./WAKAD/103/2019 Even Dated :- 07/06/2019
REVISION No B.P./WAKAD/216/2019 Even Dated :- 24/10/2019
REVISION No B.P./WAKAD/24/2020 Even Dated :- 12/02/2020

PROPOSED COMM/RES/ BUILDING	DRAWING SHEET NO.
S.NO. - 1104/1	1/18
AT - WAKAD, PUNE	
STAMP OF APPROVAL	
A) AREA STATEMENT	50 MTS.
1. AREA OF PLOT (minimum area of 1/20th to be considered)	7185.00
(A) AS PER OWNERSHIP DOCUMENT (712.075 EXTRACT)	7185.00
(B) AS PER MEASUREMENT SHEET	7425.85
(C) AS PER SITE	7425.85
2. DEDUCTIONS FOR	0.00
(A) PROPOSED D.P./D.P. ROAD WIDENING AREA/SERVICE ROAD / HIGHWAY WIDENING	0.00
(B) ANY D.P. RESERVATION AREA (TOTAL A+B)	0.00
3. BALANCE AREA OF PLOT (1-2)	7185.00
4. AMENITY SPACE (IF APPLICABLE)	0.00
(A) REQUIRED	718.50
(B) ADJUSTMENT OF 20% IF ANY	0.00
(C) BALANCE PROPOSED	0.00
5. NET PLOT AREA (3-4 (C))	6466.50
6. RECREATIONAL OPEN SPACE (IF APPLICABLE)	0.00
(A) REQUIRED	718.50
(B) PROPOSED	718.50
7. INTERNAL ROAD AREA	0.00
8. PLOT AREA (IF APPLICABLE)	6748.00
9. BUILT UP AREA WITH REFERENCE TO BASIS F.S.I. AS PER FRONT ROAD WIDTH (Bx no. Stories FSI)	7113.15
(6466.50 X 1.10)	
10. ADDITION OF FSI ON PAYMENT OF PREMIUM	0.00
(A) MAXIMUM PERMISSIBLE PREMIUM	0.00
FSI-BASED ON ROAD WIDTH TO ZONE (7185.00 X 0.50 = 3592.50)	
(B) PROPOSED FSI ON PAYMENT OF PREMIUM	0.00
11. IN-SITU FRONT LOADING	0.00
(A) IN-SITU AREA AGAINST D.P. ROAD (2.5x to NO 2 (A) IF ANY	0.00
(B) IN-SITU AREA AGAINST AMENITY SPACE IF HANDED OVER (2.00 or 1.8x to NO 4 (B) and NO 5)	0.00
(C) TOTAL AREA	4655.78
(D) TOTAL IN-SITU LOADING PROPOSED (11+10+9+8)	0.00
12. ADDITIONAL FSI AREA UNDER CHAPTER NO 7	0.00
13. TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	0.00
(A) (B+100+110) or 12 WHICHEVER IS APPLICABLE	11766.93
(B) (A) PRODUCTION - BUILT AREA/UTILIZED AREA TO BE RETAINED AS PER OLD DC RULE	9819.37
(C) BALANCE ENTITLEMENT FOR ANCILLARY AREA (A+B)	1949.56
(D) ANCILLARY AREA FSI (80% OR 80% WITH PAYMENT OF CHARGES ON A2 WHICHEVER APPLICABLE)	0.00
(E) TOTAL ENTITLEMENT (A+B)	11766.93
14. MAXIMUM UTILIZATION LIMIT OF F.S.I. (during proposed PERMISSIBLE AS PER ROAD WIDTH (AS PER REGULATION NO 6.1 OR 6.2 OR 6.3 OR 6.4 AS APPLICABLE) EX-1.5 OR 1.8	
15. TOTAL BUILT-UP AREA IN PROPOSAL (including area at 16. no. 17)	10631.65
(A) EXISTING BUILT-UP AREA AS PER OLD RULE	0.00
(B) COMPLETED	0.00
(C) RESIDENTIAL	8652.56+2.84
(D) COMMERCIAL	1163.97
(E) PROPOSED BUILT-UP AREA (AS PER F.S.I.)	0.00
(F) RESIDENTIAL	812.28
(G) COMMERCIAL	0.00
(H) TOTAL (A+B)	10631.65
16. F.S.I. CONSUMED (15/13) (should not be more than serial NO 14 above)	0.903
17. AREA FOR INCLUSIVE HOUSING, IF ANY	0.00
(A) REQUIRED (20% OF B.NO 5)	0.00
(B) PROPOSED	0.00
Certificate of Area	
Certified that the plot under reference was surveyed by me on and the dimensions of sites etc. of plot shown on plan are as measured on site and the area as worked out hereunder the area stated in document of Ownership/T.P. Submittal Records/Record Department/ City Survey records.	
AR.B.D. JOSHI CA/87/0915 (Name of Architect/ Licensed Engineer/ Supervisor)	
Owner's Declaration	
I/We undersigned hereby declare that I/We would obtain the plan approved by Authority / Collaborator and would execute the structure as per approved plan and I/We would execute the work under supervision of person as on to ensure the quality and safety of the work.	
M/S. SH. YOUNG THORNDIKE & ASSOCIATES M/S. 350 INFRASTRUCTURES THROUGH VJAY K. MATANI (Owner's name and signature)	
YOJANA ARCHITECTS NARENDRA D. JOSHI (ARCHITECT) S.NO.25 SILVER SPACE, OFFICE NO.10 & 11 ABOVE SARASWAT BANK, WAKAD ROAD, VISHAL NAGAR, PUNILAKH, PUNE - 411027	
JOB NO.	DRG. NO.
SCALE	DRAWN BY
CHECKED BY	
INWARD NO.	DATE
KEY NO.	SHEET NO.

COVERAGE DETAILS

PERM. COVERAGE	PERM. COVERAGE WITH PREMIUM	PROPOSED COVERAGE	EXCESS COVERAGE IN PREMIUM
1149.80	2011.80	1362.96	0.00

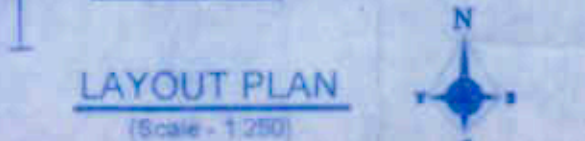
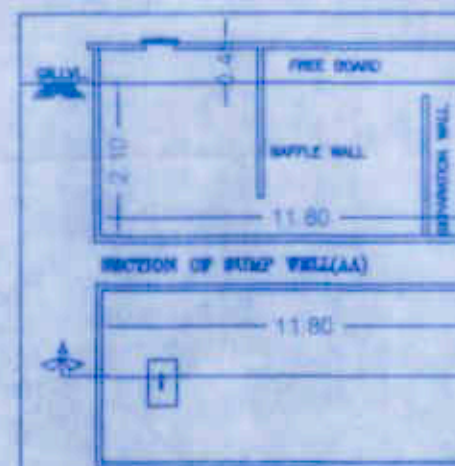
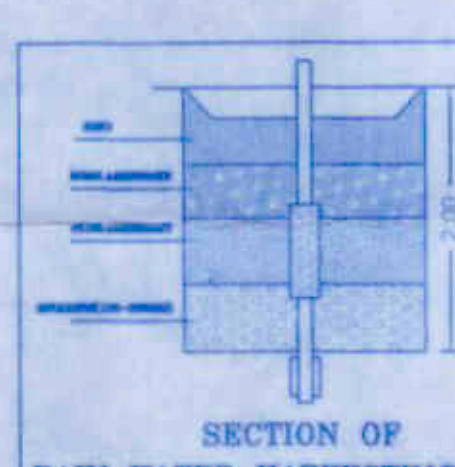
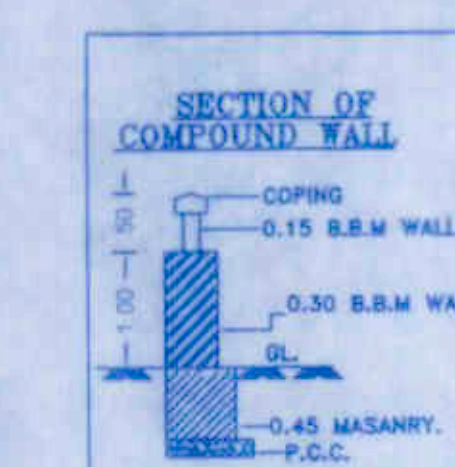
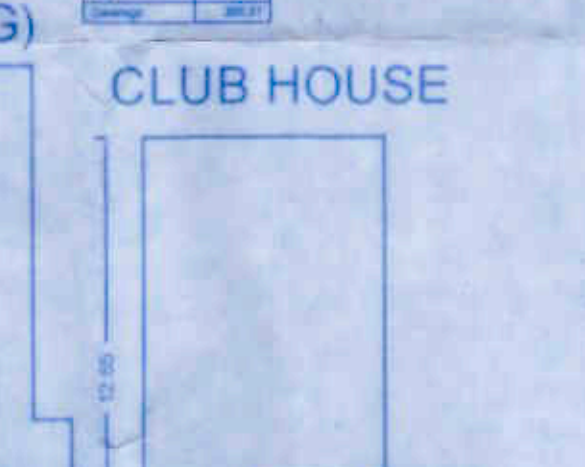
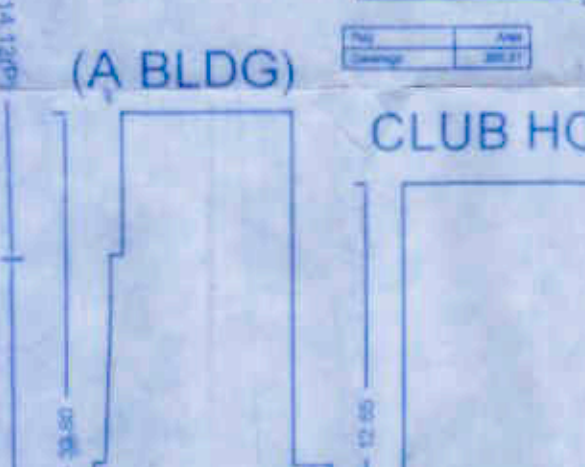
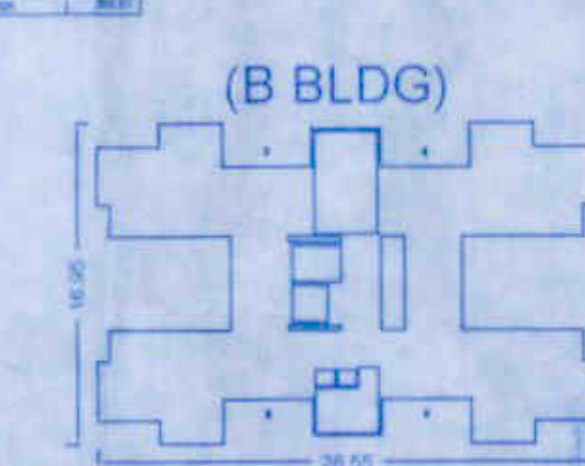
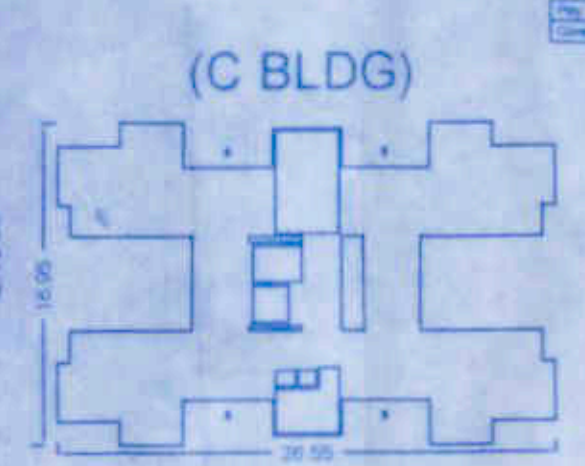
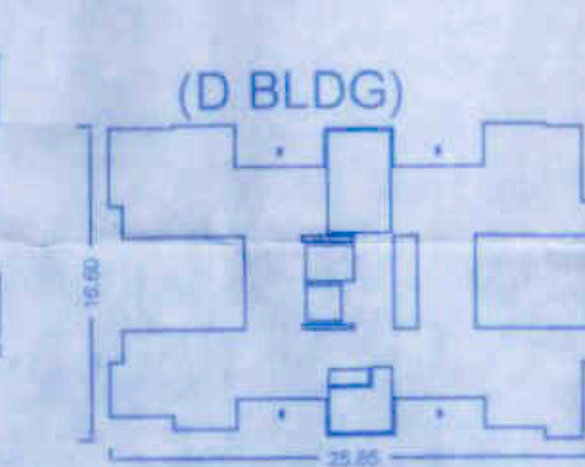
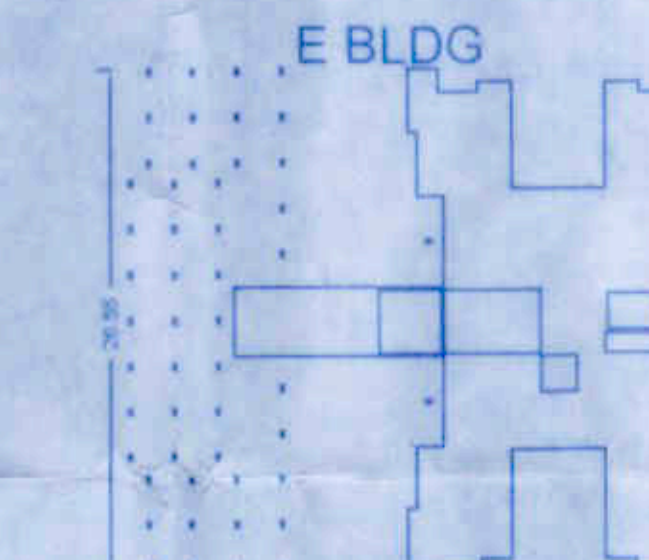
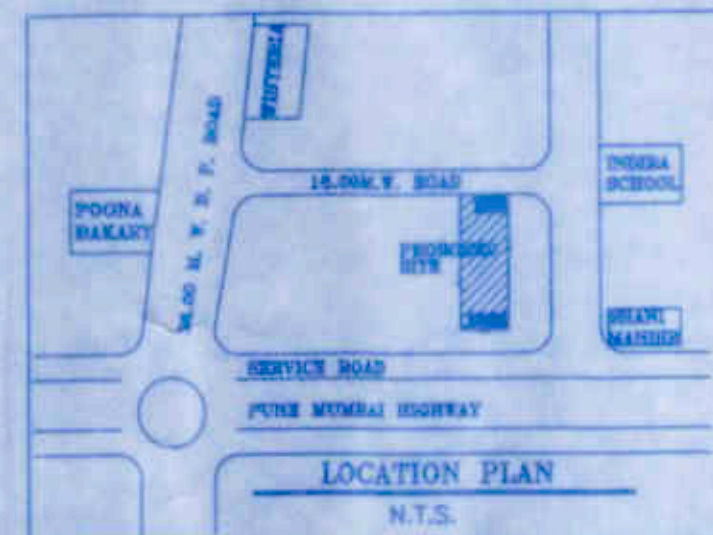
REFUGE AREA STATEMENT

BUILDING NAME	REQ.	PROP.
(B BLDG)	66.42	76.45
(C BLDG)	66.42	76.45
(D BLDG)	64.20	80.95
E BLDG	0.00	79.12

PARKING CALCULATION

TYPE	CARPET AREA (FSI M2)	TNMTS. (NOS.)	CAR (NOS.)	SCOOTER (NOS.)	CYCLE (NOS.)
Residential	0 - 80	2	146	1	73
Residential	80 - 150	1	0	1	0
Residential	> 150	1	0	2	0
Commercial	1163.97	100	12	2	24
PARKING REQUIRED AS PER OLD RULES					
PARKING REQUIRED AS PER UDCPS					
TOTAL REQUIRED (NOS. AND AREA)			101 X 12.50	364 X 3	318 X 1.40
TOTAL REQUIRED PARKING AREA			1262.50	1092.00	442.40
TOTAL PROPOSED PARKING AREA			2796.90 SQ.M.		
			3770.05 SQ.M.		

Triangle	Area
A-01	1752.41
A-02	1844.56
A-03	3592.70
A-04	116.65
A-05	115.47
A-06	2.72
Total (PLOT)	7425.85



LAYOUT PLAN
(Scale - 1:250)