



Pimpri
Date 24/04/2017

O. C. Signed by
Joint City Engineer

A) AREA STATEMENT		sq. M	
1. AREA OF PLOT		10900.77	
2. DEDUCTIONS FOR			
(a) ROAD SET-BACK (R/W)		1602.00	
(b) PROPOSED ROAD (DP)		0.00	
(c) ANY RESERVATION		0.00	
(d) NIDZ AREA		3167.00	
(e) ENCROACHMENT AREA		0.00	
(f) OTHER		0.00	
TOTAL (a+b+c+d+e+f)		1918.00	
3. BALANCE AREA OF PLOT (1-2)		8981.77	
4. DEDUCTIONS FOR			
(a) AMENITY SPACE			
(b) OPEN SPACE		898.63	
PHYSICAL OS PROVIDED =		898.63	
(c) INTERNAL ROAD AREA		390.90	
5. NET AREA OF THE PLOT (3-4)		7693.24	
6. ADDITION FOR F.S.I.			
(a) OPEN SPACE (NOTIONAL)		0.00	
(b) INTERNAL ROAD		390.90	
(c) ADDITIONAL INT. ROAD BENEFIT		0.00	
(d) OTHER		0.00	
TOTAL (a+b+c+d)		390.90	
7. TOTAL AREA (5+6)		8083.14	
8. FLOOR SPACE INDEX PERMISSIBLE		1.000	
PERM. FLOOR AREA (7 x 8)		8083.14	
9. TOR AREA		6525.00	
10. SPECIAL CASES FSI		0.00	
11. ROAD/INT. SET-BACK AREA			
12. PROPOSED ROAD (CPI)		0.00	
13. TOTAL PERM. BUILT UP AREA (9+10+11+12)		14608.00	
14. PROPOSED AREAS			
(a) PROPOSED RESIDENTIAL AREA		14025.00	
(b) PROPOSED COMMERCIAL AREA		155.00	
(c) PROPOSED INDUSTRIAL AREA		0.00	
(d) PROPOSED SPECIAL USE AREA		0.00	
TOTAL PROPOSED AREA (a+b+c+d)		14180.00	
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.		353.00	
18. EXISTING BUILT UP AREA		0.00	
19. SURFACED AREA		0.00	
20. TOTAL BUILT UP AREA PROPOSED (14+15+16+17+18-19)		14534.00	
21. TOTAL BUILT UP AREA PROPOSED WITH MHADA		0.00	
22. CONSUMED FSI WITHOUT MHADA		1.798	
23. CONSUMED FSI WITH MHADA		0.000	
B) BALCONY STATEMENT			
(i) PERMISSIBLE BALCONY AREA		2127.77	
(ii) PROPOSED BALCONY AREA		2490.00	
(iii) EXCESS BALCONY AREA (TOTAL)		353.00	
C) TENEMENT STATEMENT			
(i) PROPOSED AREA (12)		14180.00	
(ii) LESS NON-RESIDENTIAL AREA		155.00	
(iii) AREA AVAILABLE FOR TENEMENTS (I - II)		14025.00	
(iv) TENEMENTS PERMISSIBLE		250.00/Hec.	
(v) TENEMENTS PROPOSED		36	
(vi) TENEMENTS EXISTING		29	
(vii) TOTAL TENEMENTS ON THE PLOT (v+vi)		65	
D) PARKING STATEMENT			
(i) PARKING REQUIRED BY RULE	CAR	SCOOTER	CYCLES
(ii) REQUIRED PARKING AREA	132	602	
(iii) TOTAL PARKING PROPOSED	1900.00	1806.00	83
E) TRANSPORT VEHICLES PARKING			
(a) TOTAL NO. OF TRANSPORT VEHICLES PARKING PROVIDED			
(b) TOTAL NO. OF LOADS / UNLOADING PARKING PROVIDED			
CONSTRUCTION AREA FOR EC		23272.00	
CONSTRUCTION AREA FOR FC		23394.00	
SPECIFICATIONS			

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON _____ AND
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. SCHEM
RECORD / LAND RECORD DEPT. / CITY SURVEYED RECORDS.

LEGEND		SIGN OF ARCHITECT
PLOT BOUNDARY SHOWN BLACK	_____	_____
PROPOSED WORK SHOWN RED	_____	_____
DRAINAGELINE SHOWN RED DOTTED	_____	_____
WATERLINE SHOWN BLACK DOTTED	_____	_____
EXISTING TO BE RETAINED HATCHED	_____	_____
DEMOLITION SHOWN HATCHED YELLOW	_____	_____

PROJECT
PROPOSED RESIDENTIAL BUILDING ON
S.NO. - 40/3,40/4/1,40/4/2 , AT - WAKAD,PUNE.
FOR :- M/s. G K. Wonders

ARCHITECT SIGN.	OWNERS SIGN.
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N.D. JOSHI	M/s. G.K. Wonders
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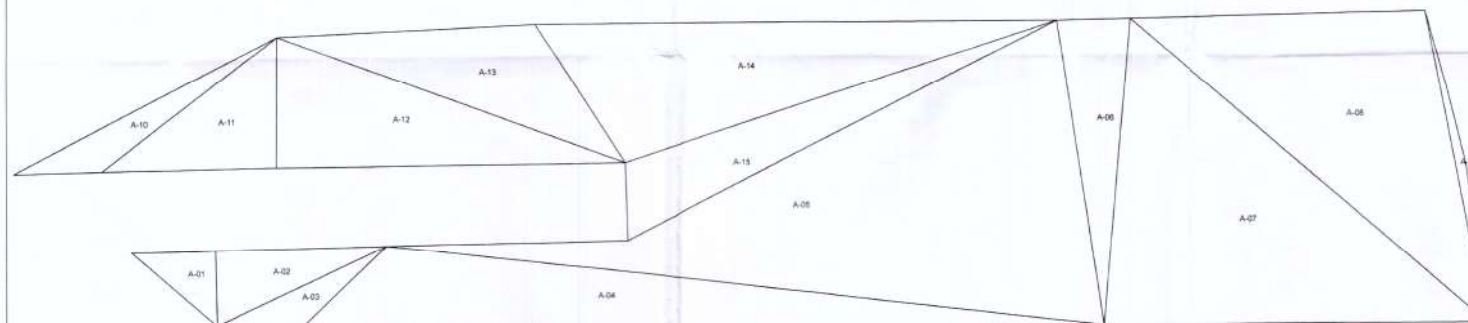
 YOJANA ARCHITECTS

NARENDRA D. JOSHI
S.NO.25 SILVER SPACE,

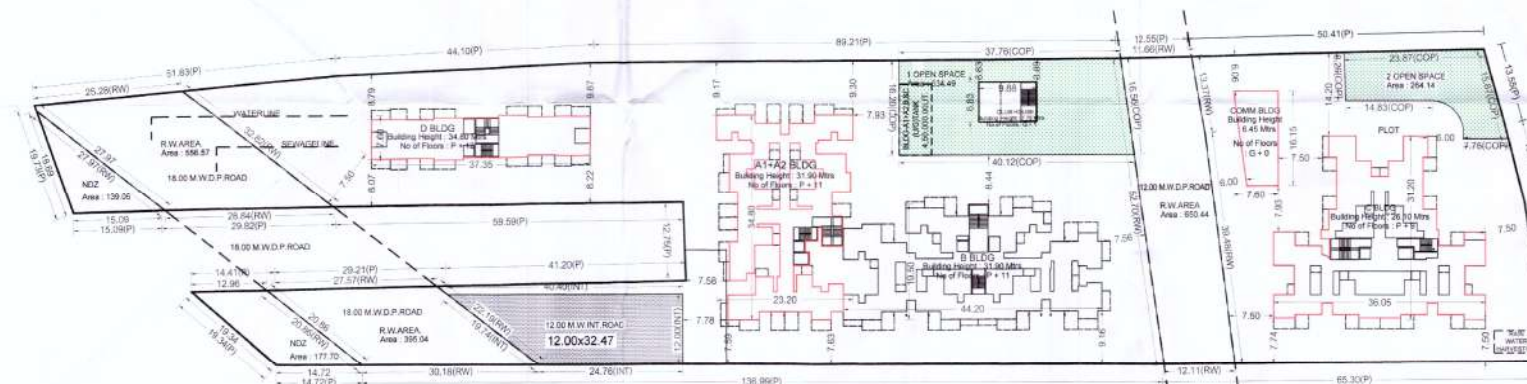
VISHAL NAGAR, P ^N ILAKH, PUNE - 411027					
NAME	AGE	EDUCATION	RELIGION	RELIGION	RELIGION

NORTH ↑	JOB NO.	DRG.NO.	SCALE	DRAWN BY	CHECKED
			1:100	hala ii	

BUILDING	FSI AREA				BALCONY				TERRACE		STAIR		PASSAGE		LIFT		TENEMENTS	TOTAL FSI AREA
	COMM	RESI.	IND.	SPEC.	PERM.	PROP.	EXCESS	ENCLOSE	OPEN	AREAS	PAID	FIRE	PAID	PAID	M/C ROOM	PAID		
A1+A2 BLDG	0.00	3887.53	0.00	0.00	-	603.88	-	603.88	0.00	723.73	220.72	103.20	720.78	8.09	0.00	75	3887.53	
B BLDG	0.00	4338.64	0.00	0.00	-	850.79	-	850.79	63.87	766.27	291.22	109.64	710.53	8.27	9.30	66	4338.64	
C BLDG	0.00	3696.36	0.00	0.00	-	280.64	-	280.64	0.00	656.30	193.06	125.15	799.07	8.09	18.60	87	3696.36	
COMM.BLDG	155.49	0.00	0.00	0.00	-	0.00	-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	155.49	
D BLDG	0.00	2132.58	0.00	0.00	-	745.65	-	745.65	0.00	206.52	206.46	109.20	311.26	8.09	20.25	47	2132.58	
Total	155.49	14025.12	0.00	0.00	2127.09	2480.95	353.86	2417.11	63.87	2352.82	911.46	447.19	2541.64	32.54	48.16	295	14180.61 + 353.86	



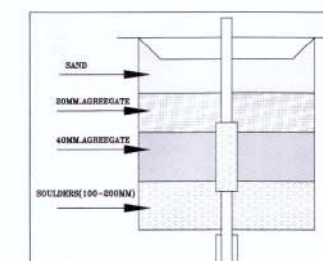
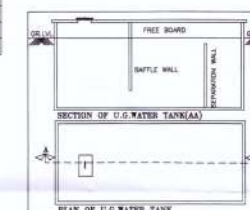
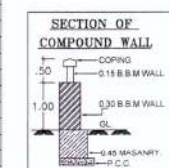
Triangulation (Scale - 1:500)



LAYOUT PLAN (Scale - 1:500)



Triangle	Area
A-01	92.5
A-02	187.6
A-03	99.7
A-04	926.7
A-05	2394.3
A-06	328.1
A-07	1709.4
A-08	1346.1
A-09	55.1
A-10	167.1
A-11	332.7
A-12	864.9
A-13	540.7
A-14	1067.4
A-15	493.2
Total (PLOT)	10900.7

SECTION OF
RAIN WATER HARVESTING PIT

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

[illegible]