

BUILDING WISE FSI STATEMENT

BUILDING	FSI AREA						BALCONY						TERRACE	STAIR	PASSAGE	LIFT	LIFT MIC ROOM	TENEMENTS	TOTAL FSI AREA
	COMM.	RESI.	IND.	SPEC.	PERM.	PROP.	EXCESS	ENCLOSE	OPEN	AREAS	PAID	FIRE	PAID	PAID	PAID	PAID	0.00	96	5701.42
A TYPE	0.00	5701.42	0.00	0.00	-	857.56	-	857.56	0.00	936.55	236.20	236.20	834.29	8.55	0.00	0.00	96	5701.42	
B TYPE	0.00	5701.42	0.00	0.00	-	857.56	-	857.56	0.00	936.55	236.20	236.20	834.29	8.55	0.00	0.00	96	5701.42	
C TYPE	0.00	5701.42	0.00	0.00	-	857.56	-	857.56	0.00	936.55	236.20	236.20	834.29	8.55	0.00	0.00	96	5701.42	
D TYPE (MHADA) BLDG.	104.59	1863.15	0.00	0.00	-	0.00	-	0.00	0.00	0.00	18.06	148.50	0.00	0.00	0.00	35	1967.74		
Total	104.59	1863.15	0.00	0.00	2060.80	2572.69	0.00	2572.69	0.00	2909.85	726.66	857.10	2502.86	25.85	0.00	323	19072.02		

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	323	1	162	4	646	4	646
Residential	80-150	1	0	1	0	2	0	2	0
Residential	>150	1	0	2	0	2	0	2	0
Commercial	104.59	100	2	2	4	6	12	2	4
TOTAL REQD.(NOS.)									
TOTAL REQD. AREA						166		658	850
TOTAL PROP. AREA						2075.00		1974.00	910.00
								4999.07	

REFUGE AREA STATEMENT

BUILDING NAME	REQUIRED REFUGE AREA	PROPOSED REFUGE AREA
A TYPE	153.20	154.25
B TYPE	153.20	154.25
C TYPE	153.20	154.25
D TYPE (MHADA)	53.29	53.30

COVERAGE DETAILS

PERM. COVERAGE	PERM. COVERAGE WITH PREMIUM	PROPOSED COVERAGE	EXCESS COVERAGE IN PREMIUM
20.00 %	1856.41	3252.22	2051.65
			0.00

MAHADA AREA STATEMENT

MIN. REQ. AREA	PROP. AREA	PERM. BALC. AREA	TOTAL BALC. AREA (1+2)	MAHADA TOTAL TEN. NO.
1856.41	1863.15	0.00	0.00	35
		0.00	0.00	
		0.00	0.00	
		0.00	0.00	
		0.00	0.00	

(NOT REQUIRED) HYDRAULIC LIFT



LOCATION PLAN

PARKING DETAIL STATEMENT

COVERED PARKING AREA	
A TYPE	1199.96 SQ.M
B TYPE	1199.96 SQ.M
B TYPE	1199.96 SQ.M
D (MHADA) TYPE	87.22 SQ.M
TOTAL AREA	3687.10 SQ.M
OPEN PARKING AREA	
PARKING	488.32 SQ.M
PARKING	823.65 SQ.M
TOTAL AREA	1311.97 SQ.M
TOTAL PARKING AREA	
3687.10 + 1311.97 = 4999.07 SQ.M	

O. C. Signed by Joint City Engineer Building Permission Dept. BMC, Pimpri, Pune-18



Sanctioned No. B.P./WAKAD/105/2016 DT. 07/07/2016
Subject to conditions mentioned in the Office Order No. even dated 4/1/18

Pimpri Date 4/5/2018

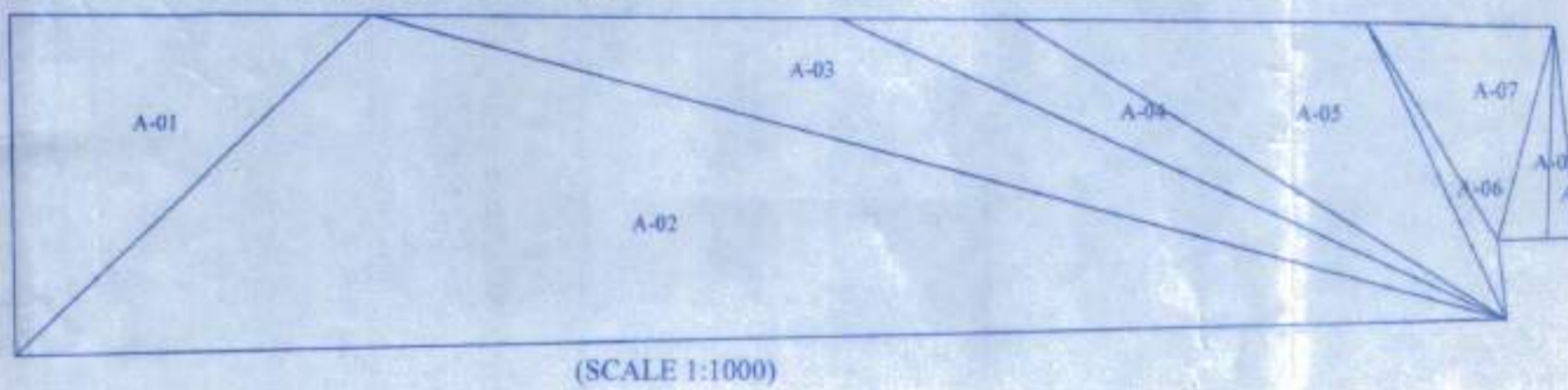
LAYOUT

STAMP OF APPROVAL

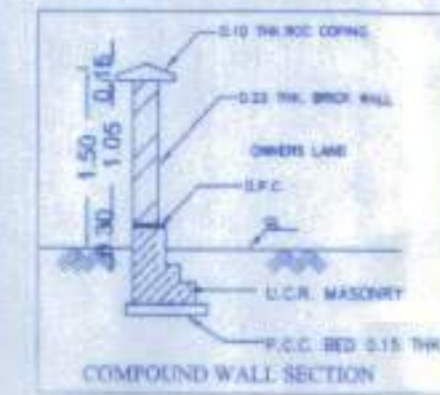
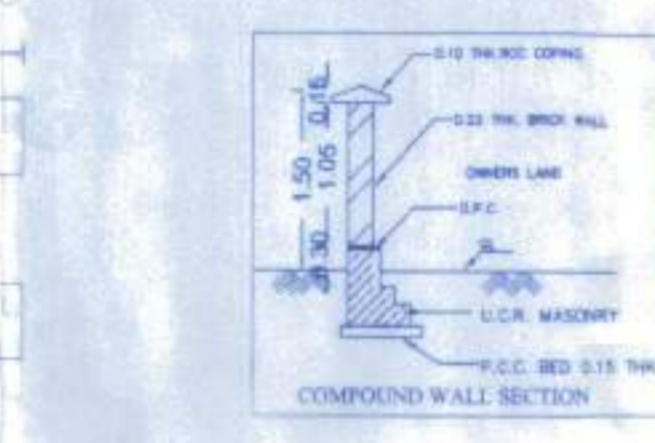
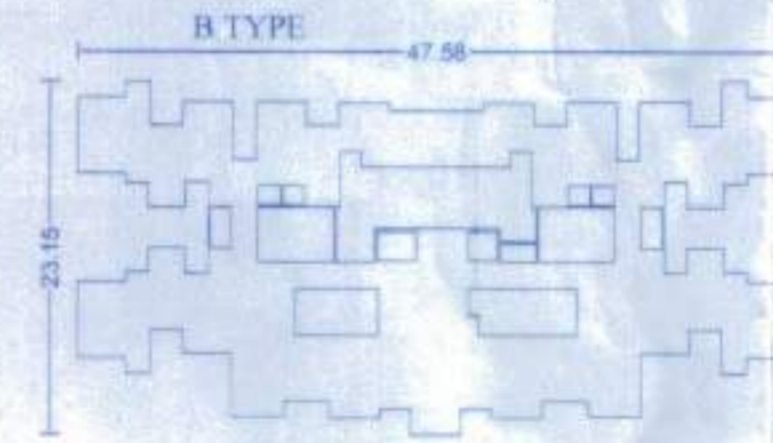
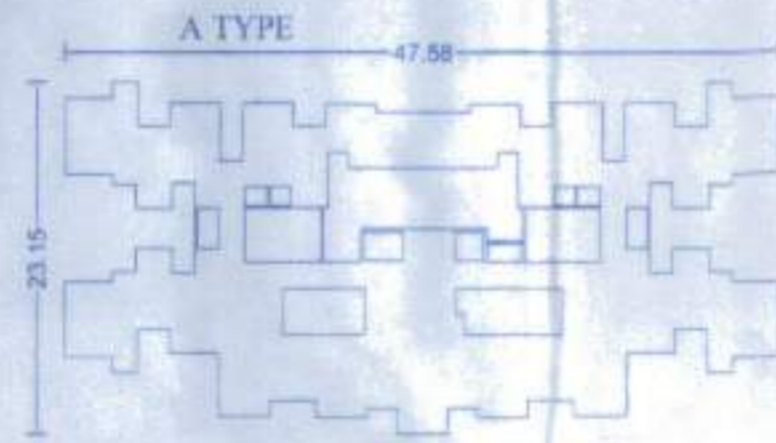
1ST SANCTION :- B.P./WAKAD/105/2016 DT.07/07/2016
2ND SANCTION :- B.P./WAKAD/13/2017 DT. 25/01/2017
3RD SANCTION :- B.P./WAKAD/159/2017 DT.25/09/2017

A) AREA STATEMENT	SQ.M
1. AREA OF PLOT	10986.00
2. DEDUCTIONS FOR	
(a) ROAD SET-BACK (RW)	0.00
(b) PROPOSED ROAD (DP)	0.00
(c) ANY RESERVATION	469.50
(d) NDZ AREA	0.00
(e) ENCROACHMENT AREA	0.00
(f) OTHER	0.00
TOTAL (a+b+c+d+e+f)	469.50
3. BALANCE AREA OF PLOT (1-2)	10486.50
4. DEDUCTIONS FOR	
(a) AMENITY SPACE	0.00
(b) OPEN SPACE	1048.65
PHYSICAL QS PROVIDED =	1048.65
(c) INTERNAL ROAD AREA	145.80
5. NET AREA OF THE PLOT (3-4)	9292.05
6. ADDITION FOR F. S. I.	
(a) OPEN SPACE (NOTIONAL)	0.00
(b) INTERNAL ROAD	145.80
(c) ADDITIONAL INT ROAD BENEFIT	0.00
(d) OTHER	0.00
TOTAL (a+b+c+d)	145.80
7. TOTAL AREA (5+6)	9437.85
8. FLOOR SPACE INDEX PERMISSIBLE	1.0000
PERM. FLOOR AREA (7 x 8)	9437.86
9. TDR AREA	7779.38
PERM. TDR AREA	0
10. SPECIAL CASES FSI	0
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)	17217.23
14. PROPOSED AREAS	
(a) PROPOSED RESIDENTIAL AREA	18967.43
(b) PROPOSED COMMERCIAL AREA	104.59
(c) PROPOSED INDUSTRIAL AREA	0.00
(d) PROPOSED SPECIAL USE AREA	0.00
TOTAL PROPOSED AREA (a+b+c+d)	19072.01
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. SURRENDERED BUILT UP AREA	1863.15
19. TOTAL BUILT UP AREA PROPOSED (14+15+16+17+18-19)	17208.88
20. TOTAL BUILT UP AREA PROPOSED WITH MHADA	19072.01
21. CONSUMED FSI WITHOUT MHADA	1.8234
22. CONSUMED FSI WITH MHADA	2.0208
B) BALCONY STATEMENT	
(i) PERMISSIBLE BALCONY AREA	2860.80
(ii) PROPOSED BALCONY AREA	2572.69
(iii) EXCESS BALCONY AREA (TOTAL)	0.00
C) TENEMENT STATEMENT	
(i) PROPOSED AREA (12)	17217.23
(ii) LESS NON-RESIDENTIAL AREA	104.59
(iii) AREA AVAILABLE FOR TENEMENTS (i-ii)	17112.64
(iv) TENEMENTS PERMISSIBLE 250.00/HEC.	428
(v) TENEMENTS PROPOSED	323
(vi) TENEMENTS EXISTING	0
(vii) TOTAL TENEMENTS ON THE PLOT (v+vi)	323
D) PARKING STATEMENT	
(i) PARKING REQUIRED BY RULE	CAR 166 SCOOTER 658 CYCLE 850
(ii) REQUIRED PARKING AREA	2075.00 1974.00 910.00
(iii) TOTAL PARKING PROPOSED	4999.07
E) TRANSPORT VEHICLES PARKING	
(a) TOTAL NO. OF TRANSPORT VEHICLES PARKING PROVIDED	0
(b) TOTAL NO. OF LOADING / UNLOADING PARKING PROVIDED	0
CONSTRUCTION AREA	0
CONSTRUCTION AREA FOR EC SPECIFICATIONS	0

AREA OF PLOT BY TRIANGULATION - PLOT



Triangle	Area
A-01	1384.78
A-02	5553.96
A-03	1540.18
A-04	585.17
A-05	1160.77
A-06	96.94
A-07	450.96
A-08	116.37
A-09	72.45
Total (PLOT)	10981.55



Poly Coverage 612.79

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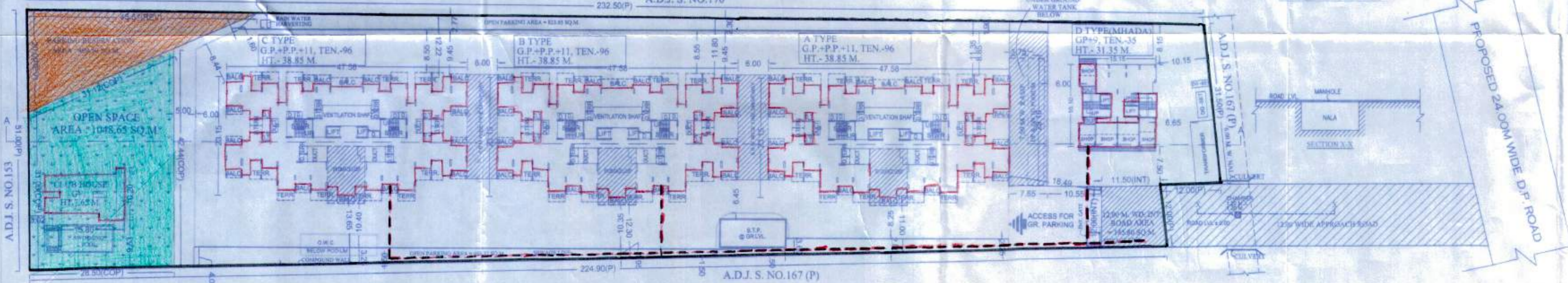


SCHEMATIC SECTION A-A

Poly Coverage 612.79

Poly Coverage 612.79

Poly Coverage 213.16



LAYOUT PLAN (SCALE 1:500)

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

OWNER'S NAME: M/S. PRISTINE DEVELOPERS THROUGH PARTNER MR. PRITAM I GOYAL

PROJECT: SURVEY NO. 167(P), PLOT NO. 1, HISSA NO. 1-3+4, DESCRIPTION: WAKAD

ARCHITECT: VIKAS ACHALKAR, 1221, B/1 WRANGLAR PARANJAYE ROAD, BEHIND BHAVE X-RAY CLINIC, OFF. F.C. ROAD, PUNE - 411004, PH: 2533167878

JOB NO.	DRG. NO.	SCALE	DRAWN BY	CHECKED BY
		1:100	Y.R.E.	
INWARD NO.	DATE	13.04.2018		
KEY NO.	SHEET NO.	01/29		