"सदरची बांधकाम परवानगी / सुधारीत बांधकाम परवानगी ही संबंधित विकसकाने रियल इस्टेट रेग्युलेशन ॲण्ड डेव्हलपमेंट ॲक्ट २०१६ (RERA) अंतर्गत विहित मुदतीत नोंदणी करणे बंधनकारक राहील. या अटीवर देण्यात येत आहे"

TRUE COPY
Sanction No. BP/Chikhali/76/2017
Dated 04 - 07 - 2017
Valid upto
Check Incharge
HOD (Licensing)
Signature of Architect
Shashank Phadke
For Solospace Liaisoning & Consulting Architect

Sanctioned No BP/Chikhali/76/2017
Subject to conditions mentioned in the
office order No
exen dated:- 24/7/2017

Pimpri
Date:- 24/7/2017

SEAL
P.C.M.C

O.C. signed by
Joint city Engineer

Sd/- x x x
for: Joint city Engineer
Building Permission DCP
P.C.M.C. Pimpri - Pune-18

BUILDING WISE FSI STATEMENT

BUILDING	FSI AREA				BALCONY					TERRACE	STAIR		PASSAGE	LIFT	LIFT M/C ROOM	TENEMENTS	TOTAL
	COMM.	RESI.	IND.	SPEC.	PERM.	PROP.	EXCESS	ENCLOSE	OPEN	AREAS	PAID	FIRE	PAID	PAID			FSI AREA
BLDG A1	0.00	598.07	0.00	0.00	-	65.44	-	65.44	0.00	86.66	0.00	27.36	0.00	0.00	36.74	12	598.07
BLDG A10	0.00	7594.03	0.00	0.00	-	914.27	-	914.30	0.00	954.41	0.00	127.68	0.00	0.00	36.74	162	7594.03
BLDG A11	0.00	7598.80	0.00	0.00	-	914.26	-	914.29	0.00	954.24	0.00	127.68	0.00	0.00	36.74	162	7598.80
BLDG A12	0.00	3174.49	0.00	0.00	-	379.04	-	379.05	0.00	395.84	0.00	83.84	0.00	0.00	36.74	68	3174.49
BLDG A2	0.00	26.84	0.00	0.00	-	0.00	-	0.00	0.00	0.00	0.00	18.24	0.00	0.00	0.00	0	26.84
BLDG A3	0.00	26.84	0.00	0.00	-	0.00	-	0.00	0.00	0.00	0.00	18.24	0.00	0.00	0.00	0	26.84
BLDG A4	0.00	17.86	0.00	0.00	-	0.00	-	0.00	0.00	0.00	0.00	18.24	0.00	0.00	0.00	0	17.86
BLDG A5	0.00	26.55	0.00	0.00	-	0.00	-	0.00	0.00	0.00	0.00	16.80	0.00	0.00	0.00	0	26.55
BLDG A6	0.00	26.55	0.00	0.00	-	0.00	-	0.00	0.00	0.00	0.00	16.80	0.00	0.00	0.00	0	26.55
BLDG A7	0.00	6964.00	0.00	0.00	-	852.00	-	852.01	0.00	812.02	0.00	117.60	0.00	0.00	22.68	186	6964.00
BLDG A8	0.00	8106.24	0.00	0.00	-	921.81	-	921.85	0.00	945.03	0.00	117.60	0.00	0.00	22.68	186	8106.24
BLDG A9	0.00	2527.49	0.00	0.00	-	300.04	-	300.05	0.00	314.29	0.00	54.72	0.00	0.00	36.74	54	2527.49
Total	0.00	36687.53	0.00	0.00	5503.13	4347.45	0.00	4347.59	0.00	4642.48	0.00	724.80	0.00	0.00	229.07	830	36687.53

COVERAGE DETAILS

PERM.COVERAGE 20.00 %	PERM.COVERAGE WITH PREMIUM	PROPOSED COVERAGE	EXCESS COVERAGE IN PREMIUM
6941.79	-	4468.67	0.00

PARKING CALCULATION

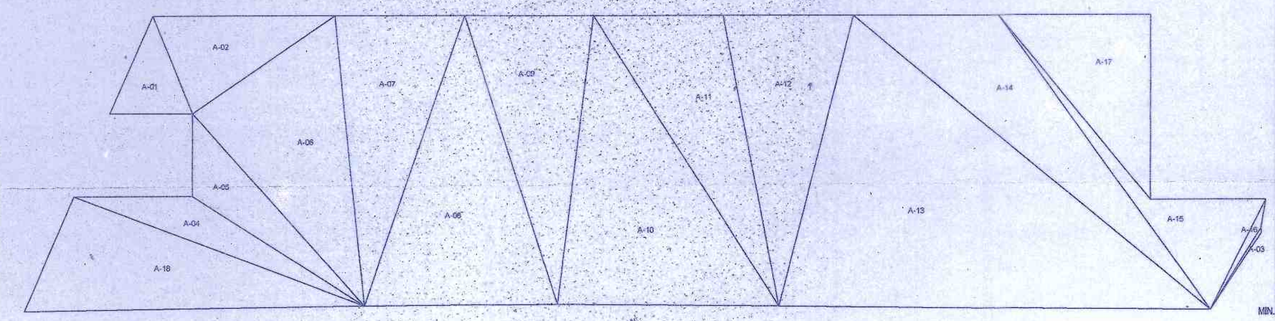
TYPE	CARPET AREA / FSI (M2)	TENEMENT(NOS.)		CAR (NOS)		SCOOTER (NOS.)		CYCLE (NOS.)	
		UNIT	PROP.	BY RULE	REQD.	BY RULE	REQD.	BY RULE	REQD.
Residential	0 - 80	2	830	1	415	4	1660	4	1660
Residential	80 - 150	1	0	1	0	2	0	2	0
Residential	> 150	1	0	2	0	2	0	2	0
TOTAL REQD.(NOS.)					415		1660		1660
TOTAL REQD. AREA					5187.50		4980.00		2324.00
TOTAL PROP. AREA						55893.60			

REFUGE AREA STATEMENT

BUILDING NAME	REQUIRED REFUGE AREA	PROPOSED REFUGE AREA
BLDG A10	161.56	174.73
BLDG A11	161.55	174.73
BLDG A7	151.86	170.95
BLDG A8	178.78	178.84

WATER REQUIREMENT

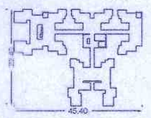
TANK		REQUIRED CAPACITY (LIT)	PROPOSED CAPACITY (LIT)
OHWT	Residential	552150.00	
	FIRE REQUIREMENT	100000.00	
	TOTAL	652150.00	915977.50
UGWT		828225.00	
	FIRE REQUIREMENT	200000.00	
	TOTAL	1028225.00	1598045.72



PLOT - 1 Triangulation
(Scale - 1:1000)

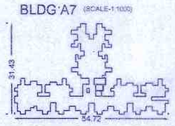
Triangle	Area
A-01	507.48
A-02	1117.10
A-03	17.36
A-04	809.37
A-05	691.23
A-06	2758.54
A-07	2351.80
A-08	3493.78
A-09	2333.05
A-10	3988.18
A-11	2348.25
A-12	2360.95
A-13	7831.38
A-14	2666.72
A-15	1148.50
A-16	66.40
A-17	1755.53
A-18	241.72
Total (PLOT - 1)	38868.15
MIN. CONSIDERED AREA	38723.43

BLDG A1 (SCALE-1:1000)



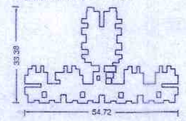
Poly	Area
Coverage	560.00

BLDG A7 (SCALE-1:1000)



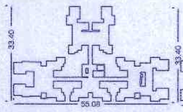
Poly	Area
Coverage	608.42

BLDG A8 (SCALE-1:1000)



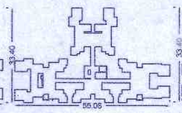
Poly	Area
Coverage	715.05

BLDG A9 (SCALE-1:1000)



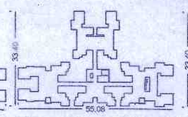
Poly	Area
Coverage	646.20

BLDG A10 (SCALE-1:1000)



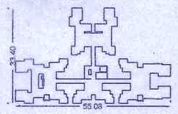
Poly	Area
Coverage	646.20

BLDG A11 (SCALE-1:1000)

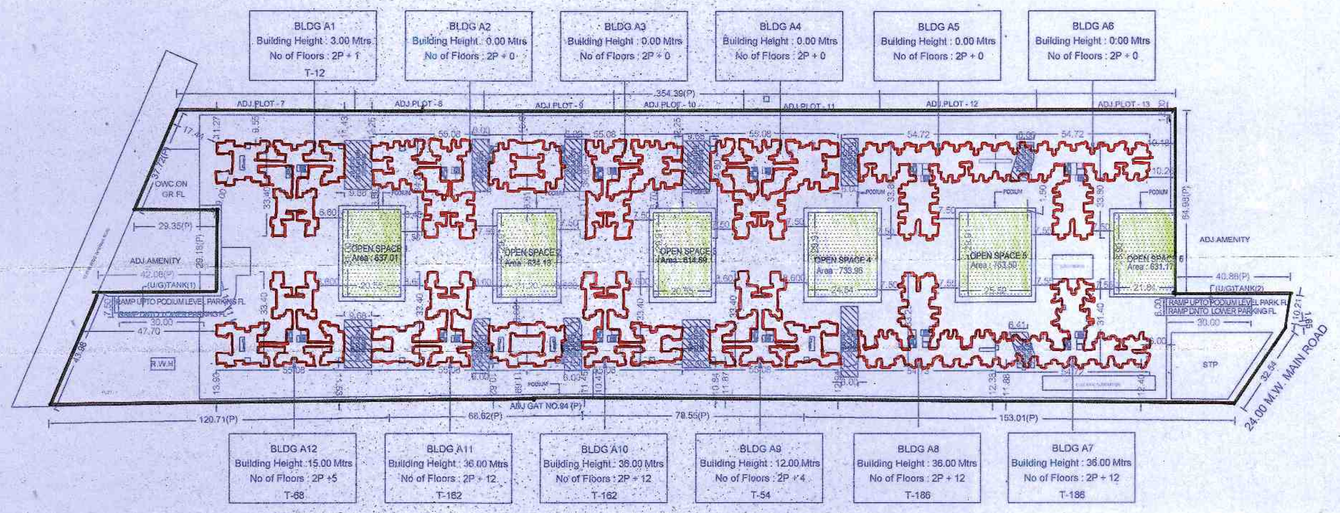


Poly	Area
Coverage	646.20

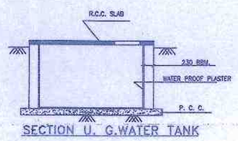
BLDG A12 (SCALE-1:1000)



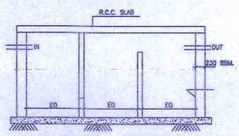
Poly	Area
Coverage	646.60



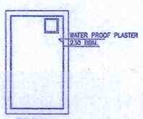
LAYOUT PLAN
(Scale - 1:1000)



SECTION U. G.WATER TANK



SEPTIC TANK SECTION



PLAN
U.G. WATER TANK

NOTE:-THIS DRAWING IS THE SOLE PROPERTY OF THE ARCHITECT. IT MUST NOT BE COPIED OR REPRODUCED IN ANYWAY OR MADE ACCESSIBLE TO THIRD PARTY WITHOUT THE WRITTEN APPROVAL OF THE OWNER.

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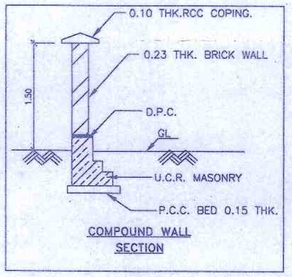
PROPOSED SITE

LOCATION PLAN
(NOT TO SCALE)



COMPOUND WALL SECTION

LAYOUT 1/42

STAMP OF APPROVAL

Rev. to BP/Chikhali/20/2017
Dt. 2-3-2017

A) AREA STATEMENT	SQ.M.
1. AREA OF PLOT	38723.43
2. DEDUCTIONS FOR	
(a) ROAD SET-BACK (R/W)	0.00
(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)	0.00
3. BALANCE AREA OF PLOT (1-2)	38723.43
4. DEDUCTIONS FOR	
(a) AMENITY SPACE	0.00
(b) OPEN SPACE	4014.46
PHYSICAL OS PROVIDED = 4014.46	
(c) INTERNAL ROAD AREA	0.00
5. NET AREA OF THE PLOT (3-4)	34708.97
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)	34708.97
8. FLOOR SPACE INDEX PERMISSIBLE	1.0000
PERM. FLOOR AREA (7 x 8)	34708.97
9. TDR AREA	0.00
10. SPECIAL CASES FSI	2255.00
11. ROAD(s) SET-BACK AREA	0
12 PROPOSED ROAD (DP)	0.00
13. TOTAL PERM. BUILT UP AREA (8+9+10+11+12)	36963.97
14. PROPOSED AREAS	
(a) PROPOSED RESIDENTIAL AREA	36687.53
(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)	36687.53
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	0.00
19. SURRENDERED AREA	0.00
20. TOTAL BUILT UP AREA PROPOSED (14+15+16+17+18-19)	36687.53
21. TOTAL BUILT UP AREA PROPOSED WITH MHADA	0.00
22. CONSUMED FSI WITHOUT MHADA	1.0570
23. CONSUMED FSI WITH MHADA	0.0000
B) BALCONY STATEMENT	
(i) PERMISSIBLE BALCONY AREA	5503.13
(ii) PROPOSED BALCONY AREA	4347.45
(iii) EXCESS BALCONY AREA (TOTAL)	0.00
C) TENEMENT STATEMENT	
(i) PROPOSED AREA (12)	36687.53
(ii) LESS NON_RESIDENTIAL AREA	0.00
(iii) AREA AVAILABLE FOR TENEMENTS (i - ii)	36687.53
(iv) TENEMENTS PERMISSIBLE 250.00/Hec.	925
(v) TENEMENTS PROPOSED	830
(vi) TENEMENTS EXISTING	0
(vii) TOTAL TENEMENTS ON THE PLOT (v+vi)	830

D) PARKING STATEMENT	CAR	SCOOTER	CYCLE
(i) PARKING REQUIRED BY RULE	415	1660	1660
(ii) REQUIRED PARKING AREA	5187.50	4980.00	2324.00
(iii) TOTAL PARKING PROPOSED	55893.60		

E) TRANSPORT VEHICLES PARKING	
(a) TOTAL NO. OF TRANSPORT VEHICLES PARKING PROVIDED	0
(b) TOTAL NO. OF LOADING / UNLOADING PARKING PROVIDED	0
CONSTRUCTION AREA	103074.07
CONSTRUCTION AREA FOR EC	103393.62
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 GAT NO. 94 (P)
AT CHIKHALI, PUNE
PLOT NO 1

OWNER'S NAME & SIGN.

M/s SAI ESSEN DEVELOPERS

ARCHITECT'S NAME & SIGN.

SHASHANK PRAKASH PHADKE

NORTH	Scale	1:100	Date	27-06-17
	Drg. No.	M-3	Job. No.	P-379
	Draft.	Jyotsna/Suja/Deepu	Checked	–
	Inward No.	WBG/CHK/CHI/PBBZ/6065/16	Key No.	
	Sheet No.	1 /42	Rev No.	R-2

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