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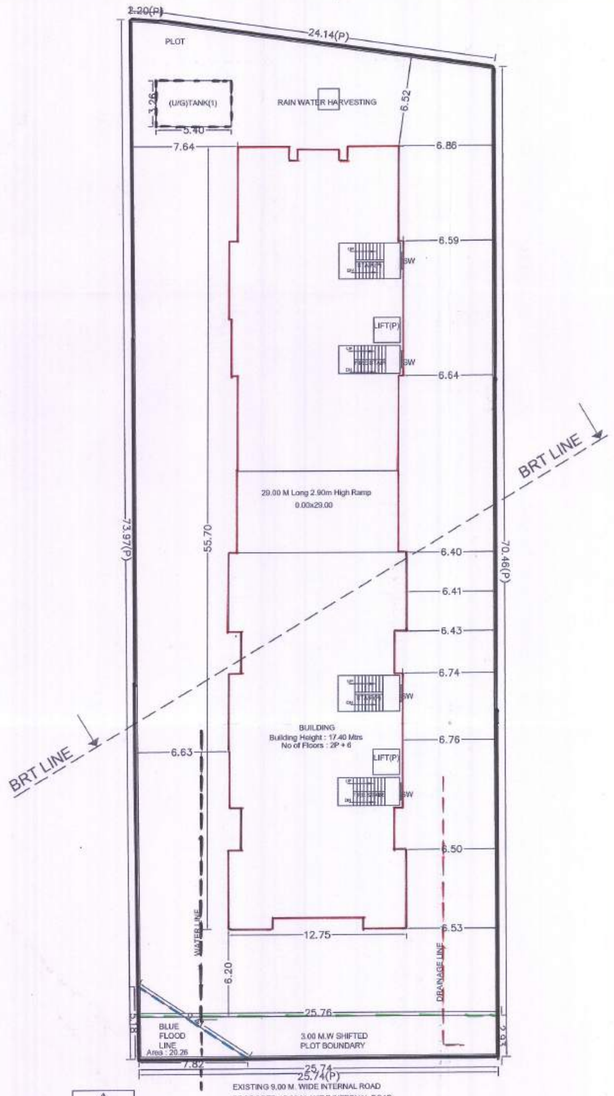
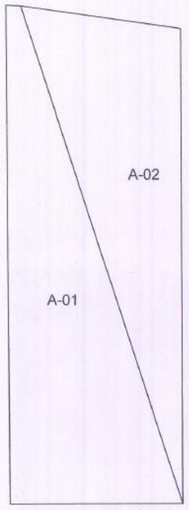


LAYOUT PLAN (Scale - 1:200)



Triangulation (Scale - 1:200)

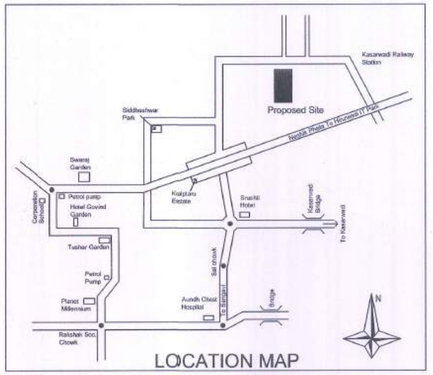
Triangle	Area
A-01	1031.89
A-02	841.76
Total (PLOT)	1873.66

अट क्र. ३१ रद्दचे बांधकाम हे निर्बंधित क्षेत्रात (निळ्या व लाल पूररेषेमधील क्षेत्र) येत असल्याने बांधकामासाठीच्या जोत्याची / तिसऱ्याची पातळी हि निरंधक पूररेषा (तपांक ५५८.८७ मी.) पेक्षा ०.५० मीटरने वर घेणेबाबत तपांक ५५९.३७ मी. वर ठेवणे बंधनकारक आहे.

अट क्र. ३२ रद्दची बांधकाम परवानगी/तात्पुरती बांधकाम परवानगी ही संबंधित विकासकाने रियल इस्टेट रेग्युलेशन अन्ड डेव्हलपमेंट अक्ट २०१६ (RERA) अंतर्गत विहीत मुदतीत नोंदणी करणे बंधनकारक राहील या अटीवर देण्यात येत आहे.

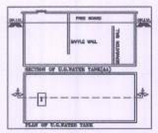
COVERAGE DETAILS			
PERM.COVERAGE 50.00 %	PERM.COVERAGE WITH PREMIUM	PROPOSED COVERAGE	EXCESS COVERAGE IN PREMIUM
921.12	-	498.50	0.00

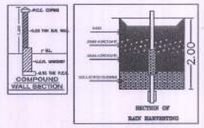
PARKING CALCULATION										
TYPE	CARPET AREA / FSI (M2)	TENEMENT(NOS.)		CAR (NOS)		SCOOTER (NOS.)		CYCLE (NOS.)	
		UNIT	PROP.	BY RULE	REQD.	BY RULE	REQD.	BY RULE	REQD.
Residential	0 - 80	2	60	1	30	4	120	4	120
Residential	80 - 150	1	0	1	0	2	0	2	0
Residential	> 150	1	0	2	0	2	0	2	0
TOTAL REQD.(NOS.)					30		120		120
TOTAL REQD. AREA					375.00		360.00		168.00
TOTAL PROP. AREA					1231.37				



LOCATION MAP

BALCONY CALCULATIONS : BUILDING			
FLOOR	SIZE	AREA	TOT. AREA
SIXTH FLOOR	1.80 X 4.50 X 4	32.40	53.73
	1.80 X 2.70 X 2	9.72	
	1.80 X 3.23 X 2	11.61	
FIFTH FLOOR	1.80 X 4.50 X 4	32.40	53.73
	1.80 X 2.70 X 2	9.72	
	1.80 X 3.23 X 2	11.61	
FOURTH FLOOR	1.80 X 3.70 X 4	26.64	47.97
	1.80 X 2.70 X 2	9.72	
	1.80 X 3.23 X 2	11.61	
THIRD FLOOR	1.80 X 3.70 X 4	26.64	47.97
	1.80 X 2.70 X 2	9.72	
	1.80 X 3.23 X 2	11.61	
SECOND FLOOR	1.80 X 3.70 X 4	26.64	47.97
	1.80 X 2.70 X 2	9.72	
	1.80 X 3.23 X 2	11.61	
FIRST FLOOR	1.80 X 3.70 X 4	26.64	47.97
	1.80 X 2.70 X 2	9.72	
	1.80 X 3.23 X 2	11.61	
Total	-	-	299.34



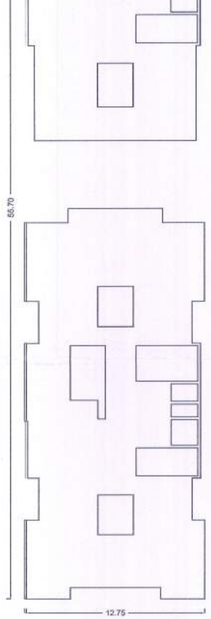


WATER REQUIREMENT			
TANK		REQUIRED CAPACITY (LIT)	PROPOSED CAPACITY (LIT)
OHWT	Residential	40500.00	
	FIRE REQUIREMENT	10000.00	
	TOTAL	50500.00	56455.85
UGWT		60750.00	
	FIRE REQUIREMENT	0.00	
	TOTAL	60750.00	61738.15

SCHEDULE OF OPENING: BUILDING			
NAME	LENGTH	HEIGHT	NOS.
D3	0.75	2.10	84
D2	0.75	2.10	09
D	0.75	2.10	19
D1	0.75	2.10	04
FD	0.75	2.10	02
D	0.76	2.10	02
D3	0.80	2.10	06
D	0.90	2.10	19
OP	0.90	2.10	53
D2	0.90	2.10	56
D1	0.90	2.10	07
FD	0.95	2.10	12
D	1.00	2.10	43
LD	1.00	2.10	12
D	1.05	2.10	11
D	1.20	2.10	06
FD	1.20	2.10	11
D	1.35	2.10	01
FD	1.50	2.10	53
D	1.50	2.10	01
D1	1.50	2.10	01
D	1.65	2.10	01
FD	1.65	2.10	02

SCHEDULE OF OPENING: BUILDING			
NAME	LENGTH	HEIGHT	NOS.
V	0.60	1.20	94
W	0.60	1.20	07
W	1.10	1.20	14
W	1.10	1.50	06
W	1.20	1.20	60
SW	1.20	1.20	19
W	1.35	1.20	01
W	1.50	1.20	42
W	1.50	1.50	03
W	1.80	1.20	27
W	1.86	1.20	01
SW	1.94	1.20	08
W	1.98	1.20	01

BUILDING



Poly	Area
Coverage	498.50

FLOORWISE FSI STATEMENT: BUILDING																	
FLOORS	FSI AREA				BALCONY					TERRACE	STAIR		PASSAGE	LIFT	LIFT M/C ROOM	TENEMENTS	TOTAL
	COMMERCIAL	RESIDENTIAL	INDUSTRIAL	SPECIAL	PERM.	PROP.	EXCESS	ENCLOSE	OPEN	AREAS	PAID	FIRE	PAID	PAID			FSI AREA
LOWER PARKING FLOOR	0.00	0.00	0.00	0.00	-	0.00	-	0.00	0.00	0.00	22.22	17.60	0.00	0.00	-	0	0.00
UPPER PARKING FLOOR	0.00	0.00	0.00	0.00	-	0.00	-	0.00	0.00	0.00	22.22	17.60	0.00	0.00	-	0	0.00
FIRST FLOOR	0.00	417.12	0.00	0.00	-	47.97	-	47.97	0.00	89.06	22.22	17.60	78.88	6.84	-	10	417.12
SECOND FLOOR	0.00	417.47	0.00	0.00	-	47.97	-	47.97	0.00	91.61	22.22	17.60	78.88	0.00	-	10	417.47
THIRD FLOOR	0.00	417.27	0.00	0.00	-	47.97	-	47.97	0.00	75.72	22.22	17.60	78.88	0.00	-	10	417.27
FOURTH FLOOR	0.00	417.33	0.00	0.00	-	47.97	-	47.97	0.00	69.23	22.22	17.60	78.88	0.00	-	10	417.33
FIFTH FLOOR	0.00	419.83	0.00	0.00	-	53.73	-	53.73	0.00	89.05	22.22	17.60	78.88	0.00	-	10	419.83
SIXTH FLOOR	0.00	419.62	0.00	0.00	-	53.73	-	53.73	0.00	85.93	22.22	17.60	78.87	0.00	-	10	419.62
TERRACE FLOOR	0.00	0.00	0.00	0.00	-	0.00	-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	2508.64	0.00	0.00	-	299.34	-	299.34	0.00	500.59	177.76	140.80	473.26	6.84	0.00	60	2508.64

BUILDING WISE FSI STATEMENT																	
BUILDING	FSI AREA				BALCONY					TERRACE	STAIR		PASSAGE	LIFT	LIFT M/C ROOM	TENEMENTS	TOTAL
	COMMERCIAL	RESIDENTIAL	INDUSTRIAL	SPECIAL	PERM.	PROP.	EXCESS	ENCLOSE	OPEN	AREAS	PAID		PAID	PAID			FSI AREA
BUILDING	0.00	2508.64	0.00	0.00	-	299.34	-	299.34	0.00	500.59	177.76	140.80	473.26	6.84	0.00	60	2508.64
Total	0.00	2508.64	0.00	0.00	376.30	299.34	0.00	299.34	0.00	500.59	177.76	140.80	473.26	6.84	0.00	60	2508.64

STAMP OF APPROVAL

Sanctioned No. B.P. /Pimpl P Gurav/H 2 /2018
Subject to conditions mentioned in the Office Order No
even dated 30/8/2018

Pimpri
Date - 30/8/2018

Deputy Engineer
Building Permission and unauthorised Building Construction Control Department
Pimpri Chinchwad Municipal Corporation
Pimpri - 411 018.

A) AREA STATEMENT	SQ.M.
1. AREA OF PLOT	1862.50
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	20.26
(e) ENCROACHMENT AREA	0.00
(f) OTHER	0.00
TOTAL (a+b+c+d+e+f)	20.26
3. BALANCE AREA OF PLOT (1-2)	1842.24
4. DEDUCTIONS FOR	
(a) AMENITY SPACE	0.00
(b) OPEN SPACE	0.00
PHYSICAL OS PROVIDED = 0.00	
(c) INTERNAL ROAD AREA	0.00
5. NET AREA OF THE PLOT (3-4)	1842.24
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)	1842.24
8. FLOOR SPACE INDEX PERMISSIBLE	0.8500
PERM. FLOOR AREA (7 x 8)	1565.90
9. TDR AREA	948.60
PERM. TDR AREA	1017.84
10. SPECIAL CASES FSI	0.00
11. ROAD(s) SET-BACK AREA	0
12. PROPOSED ROAD (DP)	0.00
13. TOTAL PERM. BUILT UP AREA (8+9+10+11+12)	2514.50
14. PROPOSED AREAS	
(a) PROPOSED RESIDENTIAL AREA	2508.64
(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)	2508.64
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	
19. TOTAL BUILT UP AREA PROPOSED (14+15+16+17+18-19)	2508.64
20. TOTAL BUILT UP AREA PROPOSED WITH MHADA	0.00
21. CONSUMED FSI WITHOUT MHADA	1.3617
22. CONSUMED FSI WITH MHADA	0.0000
B) BALCONY STATEMENT	
(i) PERMISSIBLE BALCONY AREA	376.30
(ii) PROPOSED BALCONY AREA	299.34
(iii) EXCESS BALCONY AREA (TOTAL)	0.00
C) TENEMENT STATEMENT	
(i) PROPOSED AREA (12)	2508.64
(ii) LESS NON_RESIDENTIAL AREA	0.00
(iii) AREA AVAILABLE FOR TENEMENTS (i - ii)	2508.64
(iv) TENEMENTS PERMISSIBLE 250.00/Hec.	63
(v) TENEMENTS PROPOSED	60
(vi) TENEMENTS EXISTING	0
(vii) TOTAL TENEMENTS ON THE PLOT (v+vi)	60

D) PARKING STATEMENT	CAR	SCOOTER	CYCLE
(i) PARKING REQUIRED BY RULE	30	120	120
(ii) REQUIRED PARKING AREA	375.00	360.00	168.00
(iii) TOTAL PARKING PROPOSED		1231.37	

E) TRANSPORT VEHICLES PARKING	
(a) TOTAL NO. OF TRANSPORT VEHICLES PARKING PROVIDED	0
(b) TOTAL NO. OF LOADING / UNLOADING PARKING PROVIDED	0
CONSTRUCTION AREA	4884.97
CONSTRUCTION AREA FOR EC	4896.91

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

OWNER'S NAME: Arun Shreepati Pawar & Vinayak Kishor Garve — OWNER'S SIGN:

PROJECT:
SURVEY NO : 87/3
HISSA NO : Kashid Nagar
PLOT NO :
CTS NO : 1978 (P)
DESCRIPTION : REGULAR TRACK, VILLAGE - PIMPLE GURAV

ARCHITECT: KIRAN T. DIXIT — ARCHITECT'S SIGN:
dreamworks
Chandrarang Heritage,Shop no-09,Dnyaneesh Park,Nsw Sangvi,

JOB NO.	DRG.NO.	SCALE	DRAWN BY	CHECKED BY
		1:100		
INWARD NO.	INWD/WDO/PCMC/PRB/56/2018	DATE 13 Jun 2018 03:43 PM		
KEY NO.		SHEET NO.	1 / 4	

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