Pimpri Chinchwad Municipal Corporation

LAYOUT | STAMP OF APPROVAL

1ST SANCTION :- B.P.-LAYOUT-WAKAD-59-07 DT. 30.10.07
2ND SANCTION :- B.P.-WAKAD-LAYOUT-29-2010 DT.19.03.2010
3RD SANCTION :- B.P.-WAKAD-LAYOUT-113-2014 DT.23.09.2014

O/c. Signed by Commissioner
Pimpri Chinchwad Municipal Corporation
Pimpri, Pune 411 018

Sanctioned No. B.P./WAKAD/45/2016
Subject to conditions mentioned in the Office Order No. ____ dated: 19/03/2016

Pimpri
Date: 19/03/2016

A. AREA STATEMENT

		SQ.M.
01. AREA OF PLOT		37800.00
02. DEDUCTIONS FOR		
(a) 18.00M WD PROPOSED DP ROAD		100.42
(b) 24.00M WD RD. PROPOSED DP ROAD		319.75
(c) 45.00M WD RD. PROPOSED DP ROAD		616.40
(d) AREA UNDER RESERVATION		4000.00
TOTAL DEDUCTION (a+b)		5036.57
03. NET GROSS AREA OF PLOT (1-2)		32763.43
04. DEDUCTIONS FOR		
(a) AMINITY SPACE 5%		1628.17
(b) OPEN SPACE 10%		3256.34
(c) 12.00 M.WD.(MIDDLE)INTERNAL ROAD 1		1099.46
(d) 18.00 M.WD. INTERNAL ROAD 1		1056.66
(e) 12.00 M.WD. (ABOVE 'F' BLDG.)INTERNAL ROAD 2		393.76
TOTAL (a+b+c)		7424.41
05. NET AREA OF PLOT (3-4)		25339.02
5A. DEDUCT NET AREA OF PLOT B		1357.65
5B. DEDUCT NET AREA OF PLOT C		919.45
5C. NET AREA OF TOTAL PLOT 'A'		22062.09
06. ADDITION FOR F.S.I.		
4a) AREA UNDER 18M WD INTERNAL ROAD 1		1056.66
4b) AREA UNDER 12M WD INTERNAL ROAD 2		393.76
07. TOTAL ADDITION		1450.42
08. PERMISSIBLE FLOOR AREA		24412.51
09. F.S.I. PERMISSIBLE	ONE	
10. T.D.R. PERMISSIBLE (40% OF 22062.09)		9184.84
11. T.D.R. PURCHASED		1893.00
12. TOTAL PERMISSIBLE AREA		26305.51
13. EXISTING COMMERCIAL AREA		138.91
14. EXISTING RESIDENTIAL AREA		21879.37
15. EXISTING TOTAL BUILT UP AREA		22018.28
16. PROPOSED COMMERCIAL AREA		-
17. PROPOSED RESIDENTIAL AREA		4268.18
17a. EXCESS BALCONY TAKEN IN F.S.I.		-
18. TOTAL PROPOSED B.UP. AREA		4268.18
19. EXISTING + PROPOSED B.UP. AREA		26286.46
20. F.S.I. CONSUMED		0.99
21. GROUND COVERAGE PERMISSIBLE (30%)		4592.42
22. EXISTING GROUND COVERAGE		2728.12
23. PROPOSED GROUND COVERAGE		483.33
24. TOTAL GROUND COVERAGE		3211.45

B. TENEMENT STATEMENT

(a)TOTAL PERMISSIBLE AREA (ITEM NO. 18) ABOVE	24412.51
(b)LESS NON-RESIDENTIAL AREA (SHOPS ETC.)	138.91
(c)AREA FOR TENEMENTS (a-b)	24273.60
(d)TENEMENTS PERMISSIBLE (250 T/HEC) OF ITEM 7	609 NOS.
(e)TENEMENTS EXISTING + PROPOSED	379 NOS.

C. SCHEDULE OF OPENING

D	1.07 X 2.10	FD	1.80 X 2.10
D1	0.91 X 2.10	DP	1.50 X 2.10
D2	0.76 X 2.10	W	1.80 X 0.90
RS	2.44 X 3.05	W1	1.50 X 1.20
RS1	1.80 X 3.05	W2	0.91 X 0.90
RS2	1.50 X 3.05	V	0.60 X 1.80

D. LEGEND

PLOT BOUNDARY SHOWN BLACK
PROPOSED WORK SHOWN RED
DRAINAGE LINE SHOWN RED DOTTED
WATER LINE SHOWN BLACK DOTTED
EXISTING TO BE RETAINED HATCHED
DEMOLISHION SHOWN HATCHED YELLOW

E. CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE HAS ITS DIMENSIONS OF SIZES ETC. OF PLOT STAKED ON PLAN HAS ITS AREA AS MEASUREMENT MENTIONED IN DEMARCATION AND THE AREA FALLES WITH THE MINIMUM AREA STATED IN THE DOCUMENT OF OWNERSHIP / LAND RECORD DEPTT. / & CITY SURVEY RECORDS. ALL THIS INFORMATION IS BASED ON DOCUMENTS PROVIDED BY THE OWNER / POWER OF ATTORNEY HOLDER IN ORIGINAL / TRUE COPY AND PHOTOCOPY.

SIGN.

OWNER'S NAME, ADD & SIGN.

THIS MUNICIPAL DRAWING IS PREPARED FROM INSTRUCTIONS,INFORMATIONS SPECIFICATIONS & LEGAL DOCUMENTS GIVEN BY ME (THE OWNER/P.A.H.) TO THE ARCHITECT.
I (THE OWNER/P.A.H.) HAVE READ & STUDIED THIS & ALL DRAWINGS ALONG WITH THIS DRAWINGS FOR SUBMISSION & THEY ARE AS PER MY INSTRUCTIONS AND INFORMATION GIVEN BY MEIRE OWNER/P.O.A. HOLDER)

Mr. SHRIKANT A. NAGARKAR & Mr. ATUL R. MAHASHABDE & OTHER'S.
(P.A.H.)

PROJECT

PROPOSED RESIDENTIAL BULDING
ON S. NO. 169, H.NO. 3, 4, 5, 6 & 7.
AT - WAKAD, TAL.- MULSHI, PUNE.

ARCHITECT

VIKAS ACHALKAR
1221, B/1 WRANGLAR PARANJAPE ROAD,
BEHIND BHAVE X-RAY CLINIC, OFF. F.C. ROAD,
PUNE - 411004.
PH: 25531675/76

SIGN.
REG. NO. CA/94/17606

DATE	SCALE	DRN. BY	CKD. BY
19.09.2015	1:500	N.Y.J.	

PLOTTING SCALE= 1:500

LAYOUT PLAN

PROPOSED BLDG

F.S.I. STATEMENT

BUILDINGS	NO.OF BLDG.	NO.OF TENEMENT	BLDG.HT. UNDER	GROUND COVERAGE IN SQMT.	F.S.I.CONSUMED COMM.	RESI.	TOTAL	PERM. BALCONY IN SQMT.	TERRACE AREA IN SQMT.	PASSAGE AREA IN SQMT.	STAIRCASE AREA IN SQMT.	LIFT AREA	LIFT M/R. AREA	TOTAL AREA IN SQMT.
'G' TYPE	1 NO.	0	5.70 M.	---	---	---	---	---	---	---	---	---	---	---
'H' TYPE	1 NO.	61	38.70 M.	483.33	---	4268.18	4268.18	15% OF 4268.18	894.36	685.59	237.24	9.48	24.30	4268.18
'I' TYPE	1 NO.	0	5.70 M.	---	---	---	---	---	---	---	---	---	---	---
'J' TYPE	1 NO.	0	5.70 M.	---	---	---	---	---	---	---	---	---	---	---
TOTAL	4 NO.	61 NO.	-	483.33	-	4268.18	4268.18	640.23	894.36	685.59	237.24	9.48	24.30	4268.18

PROPOSED BLDG

AREA STATEMENT (OF ONE BUILDING)

BUILDING TYPE	FLOOR: GROUND	FIRST	SECOND	THIRD	FOURTH	FIFTH	SIXTH	SEVENTH	EIGHTH	NINTH	TENTH	ELEVENTH	TOTAL AREA
'H' TYPE	-	416.97	416.97	416.97	416.97	416.97	416.97	416.97	298.18	416.97	416.97	217.27	4268.18

PROPOSED BLDG

WATER STORAGE CAPACITY

BUILDINGS TYPE	O/H WATER TANK CAPACITY (LTRS) + FIRE FIGHTING 20000 LIT.	U/G WATER TANK CAPACITY (LTRS) + FIRE FIGHTING 50000 LIT.
'H' TYPE	41500 + 20000	62250 + 50000
TOTAL	61500 LTRS.	112250 LTRS

PROPOSED BLDG

PARKING STATEMENT

RESIDENTIAL TENEMENT	CAR	SCOOTER	CYCLE
'H' TYPE 2 TEN HAVING CARPET AREA UPTO 80 SQ.M.	01	04	04
FOR 61 TENEMENT	31	122	122
TOTAL	31	122	122
AREA REQUIRED	31 X 12.50	122 X 3.00	122 X 1.40
CAR	387.50		
SCOOTER	366.00		
CYCLE	170.80		
TOTAL	924.30		

PROVIDED COVERED PARKING AREA: 550.25 M 2
TOTAL PROVIDED PARKING AREA: 1100.50
1100.50
1100.50
1100.50
1100.50 SQ.M.

EXISTING BLDG.

PARKING STATEMENT

RESIDENTIAL TENEMENT	CAR	SCOOTER	CYCLE	PROVIDED COVERED PARKING AREA
'A' 2 TEN HAVING CARPET AREA UPTO 80 SQ.M.	01	04	04	804.14
FOR 47 TENEMENT	24	96	96	
'B' 2 TEN HAVING CARPET AREA UPTO 80 SQ.M.	01	04	04	832.87
FOR 47 TENEMENTS	24	96	96	
'C' 2 TEN HAVING CARPET AREA UPTO 80 SQ.M.	01	04	04	22.22X9.00X0.50
FOR 35 TENEMENT	18	72	72	835.70
'D' 1 TEN HAVING CARPET AREA ABOVE 80 SQ.M.	01	04	04	99.99
FOR 47 TENEMENT	47	94	94	962.58
'E' 2 TEN HAVING CARPET AREA ABOVE 80 SQ.M.	01	04	04	32.44 X 9.00 X 0.50
FOR 47 TENEMENT	47	94	94	948.74
'F' 2 TEN HAVING CARPET AREA UPTO 80 SQ.M.	01	04	04	30.7867.50X0.50=125.43 23.5337.50X0.50=88.81
FOR 48 TENEMENT	48	192	192	513.35
'M' COMMERCIAL PURPOSE REQ.FOR 100.00 SQ.M.	02	09	02	204.04
FOR 138.91 SQ.M.	04	12	04	15.9535.00X0.50=56.85 15.7246.00X0.50=47.16
TOTAL	212	550	552	104.01
AREA REQUIRED	212 X 12.50	550 X 3.00	552 X 1.40	700.00
CAR	2650.00			4696.98
SCOOTER	1650.00			TOTAL PROVIDED PARKING AREA
CYCLE	772.80			4696.98 + 700.00 = 5356.98
TOTAL	5102.80			RAISED OPEN SPACE PARKING 1256.34
				6613.32 SQ.M.

EXISTING BLDG.

WATER STORAGE CAPACITY

BUILDINGS TYPE	O/H WATER TANK CAPACITY (LTRS) + FIRE FIGHTING 20000 LIT.	U/G WATER TANK CAPACITY (LTRS) + FIRE FIGHTING 50000 LIT.
'A'	32000 + 20000	48000 + 50000
'B'	32000 + 20000	48000 + 50000
'C'	23700 + 20000	35550 + 50000
'D'	32000 + 20000	48000 + 50000
'E'	32000 + 20000	48000 + 50000
'F'	64500 + 20000	96750 + 50000
'M'	2450	3225
TOTAL	238350.00 LTRS.	627526.00 LTRS

EXISTING BLDG

AREA STATEMENT (OF ONE BUILDING)

BUILDING TYPE	FLOOR: FIRST	SECOND	THIRD	FOURTH	FIFTH	SIXTH	SEVENTH	EIGHTH	NINTH	TENTH	ELEVENTH	TWELFTH	TOTAL	ADD LIFT AREA	TOTAL AREA
'A'	319.09	290.74	292.87	290.74	292.87	290.74	292.87	224.08	292.87	290.74	292.87	290.74	3361.22	8.93	3470.16
'B'	316.47	288.06	292.87	288.06	292.87	288.06	292.87	219.51	292.87	288.06	292.87	288.06	3339.63	8.93	3348.56
'C'	219.92	201.22	201.22	201.22	201.22	201.22	201.22	138.15	201.22	201.22	201.22	201.22	2357.27	8.93	2376.20
'D'	338.35	349.47	349.79	349.47	349.79	349.47	349.79	269.64	349.79	349.47	349.79	349.47	4153.69	8.10	4162.09
'E'	338.39	349.47	349.79	349.47	349.79	349.47	349.79	268.57	349.79	349.47	349.79	349.47	4153.99	8.10	4162.12
'F'	363.12	363.09	347.09	363.09	347.09	363.09	347.09	319.74	347.09	363.09	347.09	363.09	4263.76	9.48	4263.24
'M'	138.91	-	-	-	-	-	-	-	-	-	-	-	138.91	-	138.91
TOTAL	2150.25 NOS.	2109.74	2126.74	2109.74	2126.74	2109.74	2126.74	1639.89	2126.74	2109.74	2126.74	2109.74	25317.58	59.34	25376.92

EXISTING BLDG

F.S.I. STATEMENT

BUILDINGS	NO.OF BLDG.	NO.OF TENEMENT	BLDG.HT. UNDER	GROUND COVERAGE IN SQMT.	F.S.I.CONSUMED COMM.	RESI.	TOTAL	PERM. BALCONY IN SQMT.	BALCONY AREA IN SQMT.	PASSAGE AREA IN SQMT.	STAIRCASE AREA IN SQMT.	LIFT M/R AREA	TOTAL AREA IN SQMT.
'A'	1 NO.	47	34.80 M.	413.22	-	3470.16	3470.16	15% OF 22016.28	537.78	439.80	194.87	23.23	
'B'	1 NO.	47	34.80 M.	413.22	-	3348.56	3348.56		529.86	439.80	194.87	23.23	
'C'	1 NO.	35	34.80 M.	279.34	-	2376.20	2376.20		364.97	294.36	208.52	24.05	
'D'	1 NO.	47	34.80 M.	485.20	-	4162.09	4162.09		539.03	393.72	205.66	18.70	
'E'	1 NO.	47	34.80 M.	485.20	-	4159.12	4159.12		539.03	393.72	205.66	18.70	
'F'	1 NO.	95	36.00 M.	513.04	-	4263.24	4263.24		512.97	777.72	199.68	27.21	
'M'	1 NO.	7	3.45 M.	138.91	138.91	-	138.91		-	-	18.71	-	
TOTAL	12 NOS.	318 NOS.	-	2728.12	138.91	21879.37	22018.28		3002.74	2709.12	1237.97	135.12	22016.28

AMENITY SPACE-1

AREA CALCULATION
1] 46.84 X 20.55 X 0.50 = 481.28 SQ.M.
2] 46.84 X 22.22 X 0.50 = 520.39 SQ.M.
TOTAL = 1001.67 SQ.M.

AMENITY SPACE-2

AREA CALCULATION
1] 42.54 X 8.45 X 0.50 = 137.19 SQ.M.
2] 42.54 X 9.71 X 0.50 = 206.53 SQ.M.
3] 36.75 X 14.279 X 0.50 = 262.37 SQ.M.
4] 2/3 X 12.08 X 2.527 = 20.41 SQ.M.
TOTAL = 626.50 SQ.M.
TOTAL AMENITY SPACE 1+ 2
1001.67 + 626.50 = 1628.17 SQ.M.

INTERNAL ROAD AREA CALCULATION

12.00 M.W. INTERNAL ROAD 1
1] 20.17 X 8.46 X 0.50 = 85.32 SQ.M.
2] 20.17 X 8.23 X 0.50 = 83.00 SQ.M.
3] 78.33 X 11.76 X 0.50 = 460.58 SQ.M.
4] 78.33 X 11.76 X 0.50 = 460.58 SQ.M.
TOTAL = 1089.48 SQ.M.

18.00 M.W. INT. ROAD 1
a] 70.14 X 15.05 X 0.50 = 527.80 SQ.M.
b] 70.14 X 15.08 X 0.50 = 528.86 SQ.M.
TOTAL = 1056.66 SQ.M.

12.00 M.W. INT. ROAD 2
a] 34.42 X 11.26 X 0.50 = 193.61 SQ.M.
b] 34.42 X 11.63 X 0.50 = 200.15 SQ.M.
TOTAL = 393.76 SQ.M.
TOTAL INT. ROAD AREA = 2539.90 SQ.M.

AREA UNDER RESERVATION (4/15) PRIMARY SCHOOL

1] 65.15 X 3.68 X 0.50 = 119.88 SQ.M.
2] 73.70 X 8.32 X 0.50 = 306.59 SQ.M.
3] 73.70 X 37.83 X 0.50 = 1388.87 SQ.M.
4] 69.31 X 48.53 X 0.50 = 1684.75 SQ.M.
5] 54.18 X 20.59 X 0.50 = 557.78 SQ.M.
6] 21.13 X 4.196 X 0.50 = 44.33 SQ.M.
TOTAL = 4000.00 SQ.M.

OPEN SPACE AREA CALCULATION

OPEN SPACE-A
1] 58.77 X 28.84 X 0.50 = 847.46 SQ.M.
2] 58.77 X 39.222 X 0.50 = 1152.54 SQ.M.
AREA OF OPEN SPACE-A = 2000.00 SQ.M.

OPEN SPACE-B
1] 39.40 X 18.83 X 0.50 = 370.95 SQ.M.
2] 39.40 X 11.24 X 0.50 = 221.43 SQ.M.
3] 37.32 X 5.00 X 0.50 = 93.30 SQ.M.
4] 3.00 X 1.80 X 0.50 = 2.70 SQ.M.
5] 48.55 X 3.28 X 0.50 = 79.62 SQ.M.
6] 51.46 X 6.00 X 0.50 = 154.38 SQ.M.
7] 51.46 X 8.705 X 0.50 = 224.00 SQ.M.
8] 48.87 X 4.50 X 0.50 = 109.98 SQ.M.
AREA OF OPEN SPACE-B = 1256.34 SQ.M.
TOTAL O.S. A+B = 3256.34 SQ.M.

AREA CALCULATION

AREA UNDER ROAD WIDENING 45.0 M WIDE RD.
R1] 57.18 X10.78 X0.50 X2 = 616.40 SQ.M.
TOTAL = 616.40 SQ.M.
AREA UNDER ROAD WIDENING 24.0 M WIDE RD.
R2] 56.45 X5.82 X0.50 X1 = 158.62 SQ.M.
R3] 56.45 X5.799 X0.50 X1 = 161.13 SQ.M.
TOTAL = 319.75 SQ.M.
AREA UNDER ROAD WIDENING 18.0 M WIDE RD.
a] 28.46 X 7.59 X 0.50 = 100.42 SQ.M.
TOTAL = 1036.57 SQ.M.