

Sanctioned No. B.R./EN/BohadeWadi/06/2021
 Subject to conditions mentioned in the
 Office Order No. 2610/2021

Plan No. 1/10/1982
 Date: 26/10/2021

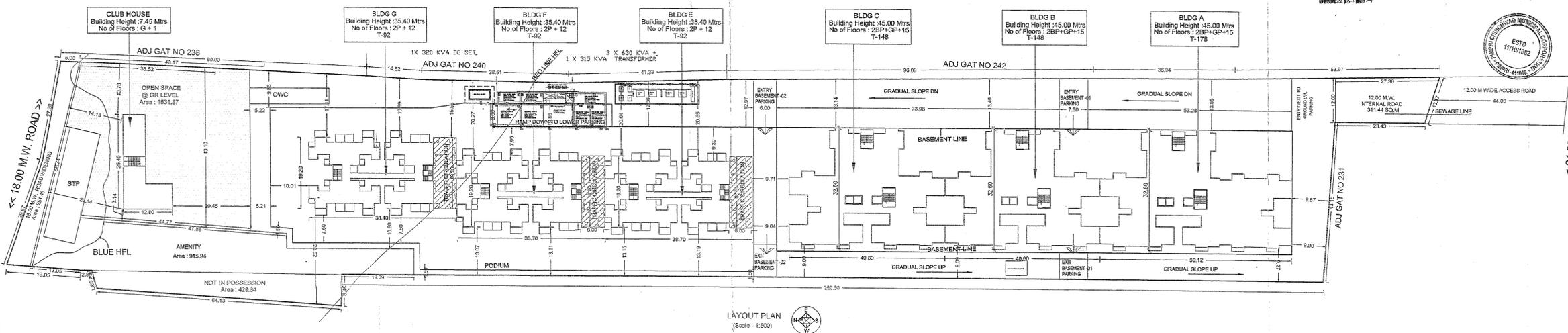


STAMP OF APPROVAL
 LAYOUT

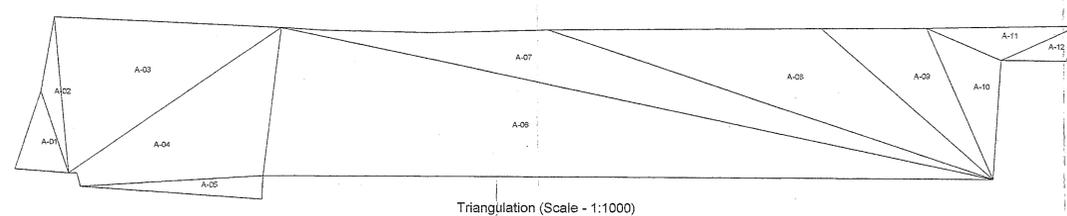
O. C. Signed by
 Joint City Engineer
 P.M.C.M. Pimpri, Pune-46

AREA STATEMENT

1. Area of plot (Minimum area of a, b, c to be considered)	19000.00	SQM.
a) As per ownership document (7/12, CTS extract)	19000.00	SQM.
b) As per measurement sheet	19009.55	SQM.
c) As per site	-	SQM.
2. Deductions for		
a) Proposed D.P./D.P. Road widening Area/Service Road/Highway widening	251.48	SQM.
b) Any D.P. Reservation Area	-	SQM.
c) ENCROACHMENT AREA (Total a+b+c)	251.48	SQM.
3. Balance area of plot (1-2)	18748.54	SQM.
4. Armenty space (if applicable)	-	SQM.
a) Required	-	SQM.
b) Adjustment of 2(b) if any (AGAINST I TO R)	-	SQM.
c) Balance proposed	-	SQM.
5. Net plot area (3-4(c))	18748.54	SQM.
6. Recreational Open space (if applicable)		
a) Required 18748.54 x .10 = 1874.85	-	SQM.
b) Proposed	1874.85	SQM.
7. Internal Road area	311.44	SQM.
8. Plottable area (if applicable)	-	SQM.
9. Built up area with reference to Basic F.S.I. as per front road width (S.No. 5 + basic FSI)	20623.39	SQM.
10. Addition of FSI on payment of premium	-	SQM.
a) Minimum permissible premium FSI-based on road width/10 Zone	-	SQM.
b) Proposed FSI on payment of premium (0.5)	9374.27	SQM.
11. In-situ FSI/TDR loading		
a) In-situ area against D.P. road [2.0 x Sr.No.2(c)], if any	-	SQM.
b) In-situ area against frontage space if land use [2.00 or 1.80 x Sr.No.4(b)] and/or (c)	-	SQM.
c) TDR area	5815.28	SQM.
d) Total in-situ/TDR loading proposed [(11(a)+(b)+(c))]	5815.28	SQM.
12. Additional FSI area under Chapter No.7	-	SQM.
13. Total entitlement of FSI in the proposal		
a) [(9+10)+(11(d)) or 12 whichever is applicable]	35813.94	SQM.
PREVIOUSLY SANCTIONED F.S.I. (B.C.C. EF & C)	-	SQM.
BLANCE F.S.I. (35401.10 - 12752.12)	12752.12	SQM.
b) Ancillary Area FSI upto 60% of 60% with payment of charges BLANCE F.S.I.	13680.70	SQM.
23881.82 x 0.50 = 11940.91	-	SQM.
c) Total entitlement (a+b)	49493.64	SQM.
14. In-situ FSI/ TDR loading proposed with reference to Permissible as per road width (As per Regulation No.11 or 52 or 53 or 54 as applicable 16 or 18)	-	SQM.
15. Total Built-up Area in proposal (including area of Sr. No.10)		
a) Existing Built-up Area/ PREVIOUSLY SANCTIONED/EXISTING F.S.I.	12752.12	SQM.
b) Proposed Built-up Area (as per T-16) 36606.00 + 135.52	36741.52	SQM.
c) Total (a+b)	49493.64	SQM.
16. FSI consumed (16/13) (should not be more than Sr. No.14 down)	-	SQM.
17. Area for Inclusive Housing, if any		
a) Required	-	SQM.
b) Proposed	-	SQM.



LAYOUT PLAN
 (Scale - 1:500)



Triangulation (Scale - 1:1000)

Triangle	Area
A-01	274.59
A-02	202.22
A-03	2246.98
A-04	1999.02
A-05	271.23
A-06	6913.38
A-07	2403.75
A-08	2635.05
A-09	1010.59
A-10	583.46
A-11	322.00
A-12	147.28
Total (PLOT)	19009.55

BUILDING WISE FSI STATEMENT (AS PER OLD SANCTION)

BUILDING NAME	COMM.	RESID.	IND.	SPEC.	PERM.	PROP.	EXCESS	ENCL.	OPEN	AREAS	PAID	FIRE	PAID	LIFT ROOM	LIFT M/C	TNMTS.	TOTAL FSI AREA
BLDG E	0.00	4252.24	0.00	0.00	-	837.68	-	837.68	0.00	663.19	118.15	120.40	793.92	6.36	22.08	92	4252.24
BLDG F	0.00	4252.24	0.00	0.00	-	837.68	-	837.68	0.00	663.19	118.15	120.40	793.92	6.36	22.08	92	4252.24
BLDG G	0.00	4247.64	0.00	0.00	-	829.10	-	829.10	0.00	663.19	118.15	120.40	793.92	6.36	22.08	92	4247.64
Total	0.00	12752.12	0.00	0.00	-	1904.45	0.00	1904.45	0.00	1989.56	364.45	361.20	2381.76	25.08	66.24	276	12752.12

PARKING CALCULATION (AS PER OLD SANCTION)

TYPE	CARPET AREA / FSI (M2)	TENEMENT (NOS)	CAR (NOS)	SCOOTER (NOS.)	CYCLE (NOS.)				
Residential	0 - 80	2	276	1	138	4	562	4	562
Residential	80 - 150	1	0	1	0	2	0	2	0
Residential	> 150	1	0	2	0	2	0	2	0
Commercial	0.00	100	2	2	0	6	0	2	0
TOTAL REQD. (NOS.)			138		552		552		552
TOTAL REQD. AREA			1726.00		1656.00		772.80		772.80
TOTAL PROP. AREA					4153.80				

AREA STATEMENT AS PER UDPCR

Building	PLINE AREA (RESID) IN SQ.M	TENEMENTS
A	13707.66	178
B	11449.17	148
C	11449.17	148
Total	36606.00	474

TENEMENT STATEMENT

BLDG	AS PER OLD SANCTION)	AS PER UDPCR
BLDG A	92	-
BLDG B	92	-
BLDG C	92	-
BLDG E	-	178
BLDG F	-	148
BLDG G	-	148
TOTAL	276	474

REFUGE AREA STATEMENT (AS PER OLD SANCTION)

BUILDING NAME	REQUIRED REFUGE AREA	PROPOSED REFUGE AREA
BLDG E	109.47	122.62
BLDG F	109.47	122.62
BLDG G	109.37	122.62

PARKING STATEMENT AS PER UDPCR AS PER TABLE NO 38 SR NO. 1 (BLDG C)

COMMERCIAL AREA (Carpet Area 0.00 SQ.M.) (2:6)	CAR	SCOOTER
2 FLATS AREA 30 TO 40 SQ.M. (NOS. OF FLAT) (1:2)	-	-
2 FLATS AREA 40 TO 80 SQ.M. (NOS. OF FLAT) (1:1)	237	1185
1 FLAT AREA 80 TO 150 SQ.M. (NOS. OF FLAT) (1:3)	-	-
1 FLAT AREA ABOVE 150 SQ.M. (NOS. OF FLAT) (2:2)	-	-
REQUIRED	237	1185

TOTAL PARKING STATEMENT

TOTAL RES/COMM	CAR	SCOOTER
TOTAL	237	1185
ADDITION 5% VISITOR PARKING	12	59
REQUIRED	249	1244

	CARS	SCOOTER
BLDG E,F,G	138	552
BLDG A,B,C	249	1244
REQUIRED	387	1796
PROVIDED	399	1808

WATER TANK CAPACITY CALCULATION

O.H. WATER TANK - 750 TENEMENTS x 135 LITS. x 5 PERSONS = 506250 LITS.

REQUIRED = 506250 LITS. (FIRE FIGHTING)

PROVIDED = 690000 LITS.

U.G. WATER TANK - 506250 x 1.50 = 759375 + 375000 (FIRE FIGHTING)

REQUIRED = 1134375 LITS.

PROVIDED = 1200000 LITS.

S.T.P. CALCULATION

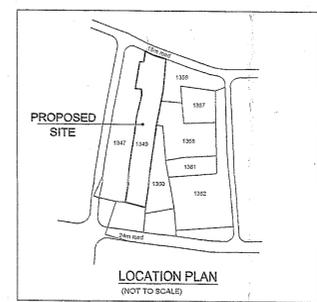
NO OF TENEMENTS RESIDENTIAL = 750
 NO OF PERSON = 750 x 5 = 3750 PERSONS
 FOR COMMERCIAL AREA = - / 3 = - PERSONS
 FOR COMMERCIAL AREA = - / 6 = - PERSONS

REQUIREMENT OF S.T.P. FOR RESIDENTIAL & COMMERCIAL BLDG.
 3750 PERSONS x 135 LITS = 506250 LITS
 PERSONS x 45 LITS = - LITS
 COMM. + RESIDENTIAL = TOTAL S.T.P. PROVIDED + 506250 LITS

506250 LITS x 85% LITS = 430313 LITS
 430313 LITS / 1000 = 430.31 CUM
 SAY = 431 CUM
 TOTAL S.T.P. PROVIDED = 431 CUM

CLUB HOUSE

GR FL	179.44
1ST FL	83.25
TOTAL	262.69



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LEGEND

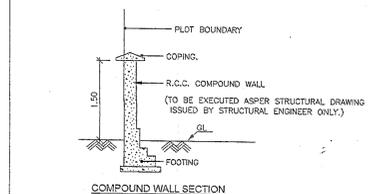
1. (a) PROPOSED RESIDENTIAL AREA	NON FSI IN SQ.M.	FSI IN SQ.M.
i) Existing Built-up Area / PREVIOUSLY SANCTIONED/EXISTING F.S.I.		12752.12
ii) Proposed Built-up Area (as per T-16) 36606.00 + 135.52		36741.52
(b) PROPOSED COMMERCIAL AREA		
(c) FOR M2ADA		
TOTAL BUILT UP AREA PROPOSED (a+b+c)		49493.64
2. APPROPOSED PARKING AREA (COVERED PARKING)	18505.35	
B) PROPOSED BALCONY AREA	1904.49	
C) PROPOSED TERRACE AREA	1999.57	
D) PROPOSED STAIRCASE (PREMIUM) AREA	354.45	
E) PROPOSED FIRE STAIRCASE AREA	361.20	
F) PROPOSED PASSAGE AREA	2381.76	
G) PROPOSED CLUB HOUSE AREA (BUP + BAL + STAIR + TERR)	331.75	
H) PROPOSED O.H.W.T. AREA	294.99	
I) PROPOSED LIFT AREA	25.08	
J) PROPOSED LIFT MACHINE ROOM AREA	66.24	
K) PROPOSED U.G.W.T. AREA + PUMP ROOM AREA	276.13	
L) PROPOSED STP AREA + PUMP ROOM AREA	245.82	
M) PROPOSED O.W.C. AREA	88.72	
N) PROPOSED TRANSFORMER + D.G. SET	137.52	
O) PROPOSED SECURITY CABIN AREA	6.00	
P) PROPOSED RAIN WATER HARVESTING	22.00	
Q) PROPOSED REFUGE AREA	554.13	
R) RAMP AREA	180.00	
TOTAL NON F.S.I. AREA	27724.97	49493.64
TOTAL F.S.I. + NON F.S.I. AREA (27724.97 + 49493.64)		77218.61

BRIEF SPECIFICATIONS

- * FOUNDATION UP TO HARD STRATA - R.C.C. FRAME STRUCTURE.
- * EXTERNAL 0.15 AND INTERNAL WALLS 0.10 THK.
- * EXTERNAL SAND FACED PLASTER, & INTERNAL NEERU FINISHED CEMENT PLASTER. * T. W. DOORS & M. S. GLAZED WINDOWS.
- * M. M. TILE FLOORING IN ALL ROOMS.

NOTES

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OWNER'S NAME & SIGN.

M/S. SPECTRUM REALTY THROUGH
 MR. SACHIN BHANDARI

ARCHITECT'S NAME & SIGN.

SHASHANK PRAKASH PHADKE

Scale	1:1000	Date	24-06-2021
Drwg. No.	M-3	Job. No.	P-401
Sheet	Jayashree/Sheela	Checked	
Issued No.	PRO/ENR/003/17	Key No.	
Sheet No.	1/2	Rev. No.	

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 Sanction No. B.R./EN/BohadeWadi/06/2021
 Date: 26/10/2021

Signature of Architect
 Shashank Prakash Phadke
 For Subsequent Licensing
 as Consulting Architect

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 Consulting & Architectural
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