अट क्र. २६: – प्रस्तुत प्रकरणातील म्हाडास द्यावयाच्या सदनिकांना पूर्णत्वानंतर म्हाडाकडे हस्तांतरीत झाल्यावरच उर्वरीत इमारतींना भाग वा पूर्णत्वाचा दाखला देण्यात येईल.

BUILDING WISE FSI STATEMENT

BUILDING	FSI AREA COMM.	FSI AREA RESI.	FSI AREA IND.	FSI AREA SPEC.	BALCONY PERM.	BALCONY PROP.	BALCONY EXCESS	BALCONY ENCLOSE	BALCONY OPEN	TERRACE AREAS	STAIR PAID	STAIR FIRE	PASSAGE PAID	LIFT PAID	LIFT M/C ROOM	TENEMENTS MHADA	TENEMENTS	TOTAL FSI AREA
A TYPE	138.11	4289.87	0.00	0.00	-	553.68	-	553.68	0.00	715.98	0.00	96.49	0.00	0.00	0.00	0	64	4427.98
B TYPE	117.91	2765.71	0.00	0.00	-	346.83	-	346.83	0.00	440.53	0.00	108.70	0.00	0.00	0.00	0	43	2883.62
C TYPE	0.00	810.62	0.00	0.00	-	104.92	-	104.92	0.00	133.92	11.58	24.12	0.00	0.00	0.00	0	12	810.62
D TYPE	0.00	0.00	0.00	0.00	-	0.00	-	0.00	0.00	0.00	10.65	9.06	0.00	0.00	0.00	0	0	0.00
E TYPE	0.00	0.00	0.00	0.00	-	0.00	-	0.00	0.00	0.00	11.58	8.04	0.00	0.00	0.00	0	0	0.00
F TYPE	0.00	2336.56	0.00	0.00	-	348.20	-	348.20	0.00	0.00	96.00	91.04	346.96	9.42	0.00	48	4	2336.56
Total	256.02	10202.76	0.00	0.00	1568.82	1353.64	0.00	1353.64	0.00	1290.43	129.81	337.45	346.96	9.42	0.00	48	123	10458.78

PARKING CALCULATION

TYPE	CARPET AREA / FSI (M2)	TENEMENT(NOS) UNIT	TENEMENT(NOS) PROP.	CAR (NOS) BY RULE	CAR (NOS) REQD.	SCOOTER (NOS.) BY RULE	SCOOTER (NOS.) REQD.	CYCLE (NOS.) BY RULE	CYCLE (NOS.) REQD.
Residential	0 - 80	2	170	1	85	4	340	4	340
Residential	80 - 150	1	0	1	0	2	0	2	0
Residential	> 150	1	0	2	0	2	0	2	0
Commercial	256.02	100	3	2	6	6	18	2	6
TOTAL REQD.(NOS.)					91		358		346
TOTAL REQD. AREA					1137.50		1074.00		484.40
TOTAL PROP. AREA							4263.16		

WATER REQUIREMENT

TANK		REQUIRED CAPACITY (LIT)	PROPOSED CAPACITY (LIT)
OHWT	Resi+Comm	85815.00	
	FIRE REQUIREMENT	60000.00	
	TOTAL	145815.00	503579.87
UGWT		128722.50	
	FIRE REQUIREMENT	150000.00	
	TOTAL	278722.50	700595.42

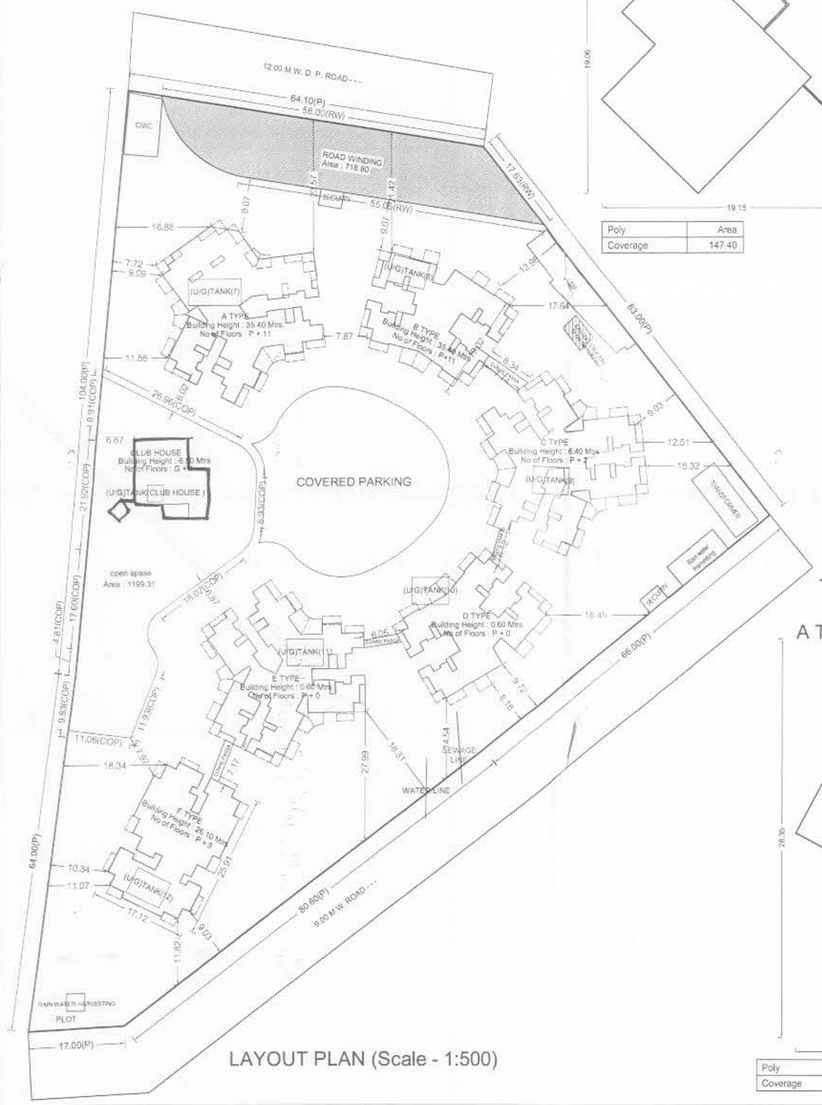
COVERAGE DETAILS

PERM.COVERAGE 20.00 %	PERM.COVERAGE WITH PREMIUM	PROPOSED COVERAGE	EXCESS COVERAGE IN PREMIUM
2158.18	-	1464.72	0.00

REFUGE AREA STATEMENT

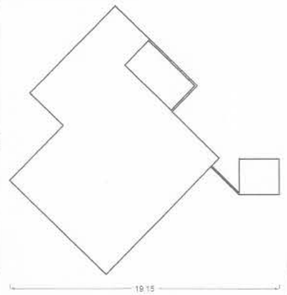
BUILDING NAME	REQUIRED REFUGE AREA	PROPOSED REFUGE AREA
A TYPE	116.99	135.04
B TYPE	68.81	68.87
F TYPE	76.87	99.05

अट क्र. २५ हैनमुविकरा मुक्त, मर्यादित नियंत्रण ठेवणे साठी बांधकामाचे साईट मर ताशियेकडे पायऱ्याचे टप्प्यावर प्रत्येक अर्धा बांधकाराक आहे. तसेच सार्वजनिक पायऱ्याची टाकीचे परिसरात बागेचा विचार करण्याची व्यवस्था नियंत्रितपणे करणे विकासकावर बंधनकारक राहील. तसेच सदर ठिकाणी नियंत्रितपणे मर्यादित ठोईल, रॅंप करावणी इ. सर्व प्रतिबंधक कणाची नियंत्रितपणे करणेची जबाबदारी बंधकाम व्यावसायिकावर राहील.

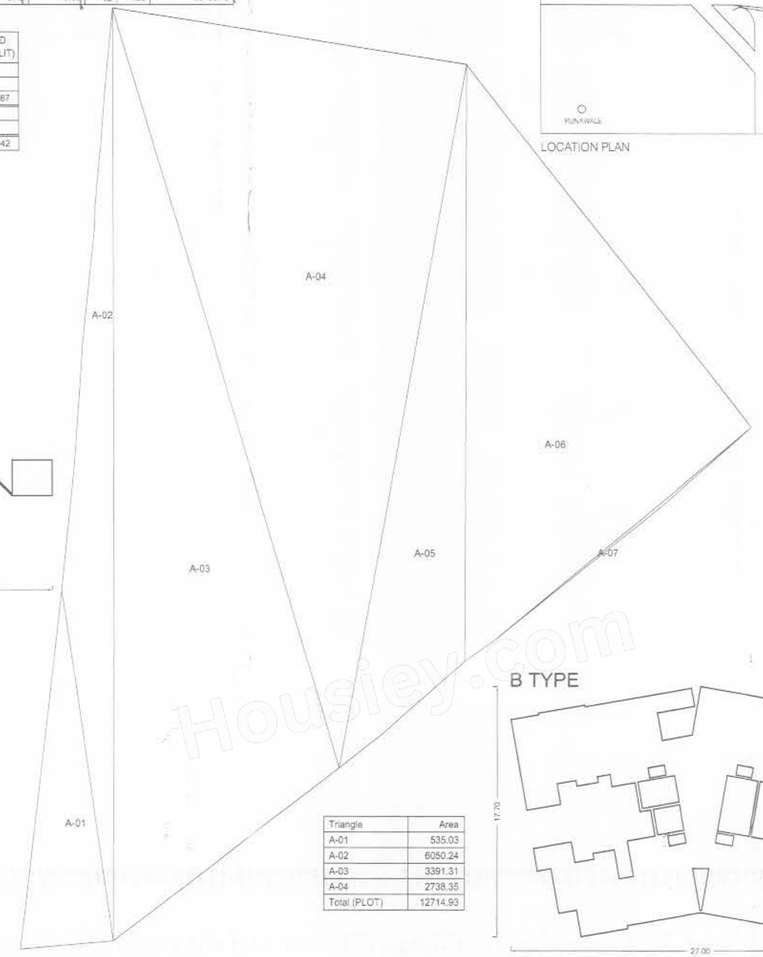


LAYOUT PLAN (Scale - 1:500)

CLUB HOUSE

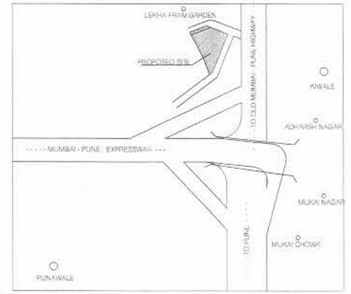


Poly	Area
Coverage	147.40



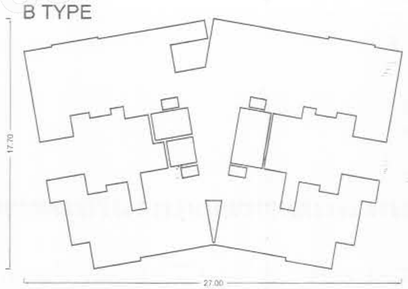
Triangulation (Scale - 1:500)

Triangle	Area
A-01	535.03
A-02	6050.24
A-03	3391.31
A-04	2738.35
Total (PLOT)	12714.93



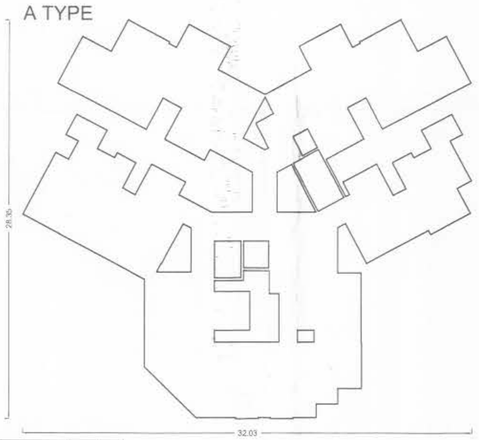
LOCATION PLAN

B TYPE



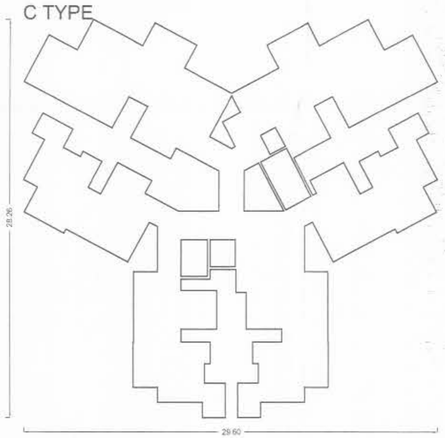
Poly	Area
Coverage	274.44

A TYPE



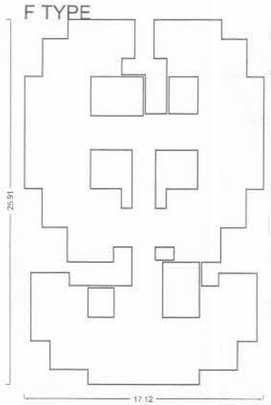
Poly	Area
Coverage	467.94

C TYPE



Poly	Area
Coverage	414.85

F TYPE



Poly	Area
Coverage	307.50

AREA DETAILS CONCESSIONAL LETTER AS PER ENVIRONMENTAL CIRCULAR NO. SEIAA-2014/CR.02/TC.3 DT. 30/1/2014			
1)	PLOT AREA		12709.00
2)	DEDUCTION FOR		
	a. ROAD ACQUISITION AREA (U/S 205)	0.00	
	b. PROPOSED ROAD (D.P. ROAD/ROAD WIDENING)	718.80	
	c. ANY RESERVATION	0.00	
	d. RESERVATION	0.00	
	TOTAL (c+b+c+d)		718.80
3)	NET GROSS AREA OF THE PLOT (1-2)		11990.20
4)	DEDUCTION FOR		
	a. RECREATION GROUND AS PER RULE NO 11.3.1(10%OPEN SPACE)	1199.31	
	b. INTERNAL ROAD	0.00	
	c. AMENITY SPACE	0.00	
	d. M.S.E.B. TRANSFORMER	0.00	
5)	NET AREA OF THE PLOT (3-4)		10790.90
6)	ADDITION FOR F.A.R.		
	a. ROAD ACQUISITION AREA (U/S 205)	0.00	
	b. PROPOSED ROAD (D.P. ROAD/ROAD WIDENING)	0.00	
	c. AMENITY SPACE	0.00	
	d. INTERNAL ROAD	0.00	
	e. RECREATION GROUND AS PER RULE NO 11.3.1(10%OPEN SPACE)	0.00	
	f. M.S.E.B. TRANSFORMER	0.00	
	g. T.D.R. = (5%0.9)	0.00	
	h. SLUM T.D.R.	0.00	
	TOTAL (c+b+c+d+e+f+g)		0.00
7)	TOTAL F.A.R. PERMISSIBAL		10790.90
8)	F.A.R. PROPOSED		
	a. RESIDENTIAL (1.5/1)/0.85/0.75)	8034.15	
	b. COMMERCIAL (0.5/1)/0.85/0.75)	256.02	
	c. FOR M.A.H.A.D.A.	2168.61	
	TOTAL F.A.R. PROPOSED		10458.78
10)	NON F.S.I. AREA		
	a. PROPOSED PARKING AREA (COVERED+GROUND PARKING)	2310.40	
	b. PROPOSED BALCONY AREA	1353.64	
	c. PROPOSED TERRACE AREA	1290.43	
	d. PROPOSED STAIRCASE (PREMIUM) AREA	129.81	
	e. PROPOSED FIRE STAIRCASE AREA	337.45	
	f. PROPOSED PASSAGE AREA	346.96	
	g. PROPOSED CLUB HOUSE AREA	178.18	
	h. PROPOSED OVER HEAD WATER TANK AREA	200.00	
	i. PROPOSED LIFT PIT+LIFT MACHINE ROOM AREA	150.00	
	j. PROPOSED REFUGE AREA	302.98	
	k. PROPOSED U.G. WATER TANK AREA	200.00	
	l. PROPOSED S.T.P. AREA	100.00	
	m. PROPOSED CWC AREA	80.00	
	n. PROPOSED SUBSTATION PLAN	50.00	
	o. PROPOSED SECURITY CABIN AREA	15.00	
	p. RAIN WATER RECHARGE PIT	80.00	
	TOTAL NON FSI AREA	7124.83	
11)	TOTAL FSI + NON FSI AREA		17583.61

LAYOUT

STAMP OF APPROVAL

Sanctioned No. B.P. / Kowadi/ 63/2016
Subject to conditions mentioned in the Office Order No.
even dated 14/12/2016

Pimpri
Date 14/12/2016

True Copy

Deputy Engineer
Building Permission and unauthorised Building
Construction Control Department

Executive Engineer
Building Permission and unauthorised Building
Construction Control Department
Pimpri Chinchwad Municipla Corporation
Pimpri - 411 018.

Coordinating Officer
& Deputy City Engineer
Building Permission Dept.
PCMC, Pimpri, Pune-18

A) AREA STATEMENT	SQ.M.
1. AREA OF PLOT	12709.00
2. DEDUCTIONS FOR	
(a) ROAD SET-BACK (R/W)	718.80
(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)	718.80
3. BALANCE AREA OF PLOT (1-2)	11990.21
4. DEDUCTIONS FOR	
(a) AMENITY SPACE	0.00
(b) OPEN SPACE	1199.31
PHYSICAL OS PROVIDED = 1199.31	
(c) INTERNAL ROAD AREA	0.00
5. NET AREA OF THE PLOT (3-4)	10790.90
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)	10790.90
8. FLOOR SPACE INDEX PERMISSIBLE	1.0000
PERM. FLOOR AREA (7 x 8)	10790.90
9. TDR AREA	0.00
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)	10790.90
14. PROPOSED AREAS	
(a) PROPOSED RESIDENTIAL AREA	10202.76
(b) PROPOSED COMMERCIAL AREA	256.02
(c) PROPOSED INDUSTRIAL AREA	0.00
(d) PROPOSED SPECIAL USE AREA	0.00
TOTAL PROPOSED AREA (a+b+c+d)	10458.78
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	2168.61
20. TOTAL BUILT UP AREA PROPOSED (14+15+16+17+18-19)	8290.17
21. TOTAL BUILT UP AREA PROPOSED WITH MHADA	10458.78
22. CONSUMED FSI WITHOUT MHADA	0.7683
23. CONSUMED FSI WITH MHADA	0.9692
B) BALCONY STATEMENT	
(i) PERMISSIBLE BALCONY AREA	1568.82
(ii) PROPOSED BALCONY AREA	1353.64
(iii) EXCESS BALCONY AREA (TOTAL)	0.00
C) TENEMENT STATEMENT	
(i) PROPOSED AREA (12)	10458.78
(ii) LESS NON_RESIDENTIAL AREA	256.02
(iii) AREA AVAILABLE FOR TENEMENTS (i - ii)	10202.76
(iv) TENEMENTS PERMISSIBLE @ 250.00/Hec.	264
(v) TENEMENTS PROPOSED	171
(vi) TENEMENTS EXISTING	0
(vii) TOTAL TENEMENTS ON THE PLOT (v+vi)	171

D) PARKING STATEMENT	CAR	SCOOTER	CYCLE
(i) PARKING REQUIRED BY RULE	91	358	346
(ii) REQUIRED PARKING AREA	1137.50	1074.00	484.40
(iii) TOTAL PARKING PROPOSED	4263.16		

E) TRANSPORT VEHICLES PARKING	
(a) TOTAL NO. OF TRANSPORT VEHICLES PARKING PROVIDED	0
(b) TOTAL NO. OF LOADING / UNLOADING PARKING PROVIDED	0
CONSTRUCTION AREA	15534.33
CONSTRUCTION AREA FOR EC	15649.30
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: M/S. ROSE DREAM DEVLOPERS — OWNER'S SIGN.

PROJECT:
SURVEY NO : 9/B/1/1,2 — HISSA NO :
PLOT NO : — CTS NO :
DESCRIPTION : , VILLAGE - KIVALE

ARCHITECT:
ABHIJIT Gaikwad
CA/05/36683
PROJECTION STUDIO — ARCHITECTURAL INTERIOR DESIGNS
ARCHITECT'S SIGN.

JOB NO.	DRG.NO.	SCALE	DRAWN BY	CHECKED BY
		1:100	VIJAYRAJ	SANGRAM
INWARD NO.	INWD/WDAKKL/PRB/5001/9/15		DATE	17-09-2016
KEY NO.	"A" ON "B"		SHEET NO.	1 / 16

Housiey.com