

अ.क. 31 सदरची बांधकाम परवानगी/सुधारित बांधकाम परवानगी ही संबंधित विकासकाने रियल इस्टेट रेग्युलेशन अॅक्ट 2016 (RERA) अंतर्गत विहित मुदतीत नोंदणी करणे बांधकामक राहिल, या अटीवर देण्यात येत आहे.



STAMP OF APPROVAL
 Sanctioned No. B.P. 1P-Saudagar/14/2018
 Subject to conditions mentioned in it
 Office Order No.
 even dated: 15/03/2018

Pimpri
 Date: 15/03/2018
 Executive Engineer
 Building Permits and Unauthorised Buildings
 Construction Control Department
 Pimpri Chinchwad Municipal Corporation
 Pimpri-411018.

A) AREA STATEMENT

1. AREA OF PLOT	4000.00	SQ.M.
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)	4000.00	
4. DEDUCTIONS FOR:		
(a) AMENITY SPACE	0.00	
(b) OPEN SPACE	400.21	
PHYSICAL OS PROVIDED =	400.21	
(c) INTERNAL ROAD AREA	0.00	
5. NET BALANCE PLOT AREA OF PLOT (3-4)	3599.79	
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. NET PLOT AREA (5+6)	3599.79	
8. FLOOR SPACE INDEX PERMISSIBLE	1.0000	
PERM. FLOOR AREA (7 x 8)	3599.79	
9. TDR AREA	0.00	
10. SPECIAL CASES FSI	0.00	
11. ROAD(S) SET-BACK AREA	0.00	
12. PROPOSED ROAD (DP)	0.00	
13. TOTAL PERM. BUILT UP AREA (8+9+10+11+12)	3599.79	
14. PROPOSED AREAS		
(a) PROPOSED RESIDENTIAL AREA	3116.49	
(b) PROPOSED COMMERCIAL AREA	476.81	
(c) PROPOSED INDUSTRIAL AREA	0.00	
(d) PROPOSED SPECIAL USE AREA	0.00	
TOTAL PROPOSED AREA (a+b+c+d)	3593.29	
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.	6.26	
18. EXISTING BUILT UP AREA	0.00	
19. SURRENDERED AREA	0.00	
20. TOTAL BUILT UP AREA PROPOSED (14+15+16+17+18+19)	3599.65	
21. CONSUMED FSI	0.9999	

B) BALCONY STATEMENT

(i) PERMISSIBLE BALCONY AREA	538.69
(ii) PROPOSED BALCONY AREA	545.26
(iii) EXCESS BALCONY AREA (TOTAL)	6.26

C) TENEMENT STATEMENT

(i) PROPOSED AREA (12)	3593.29
(ii) LESS NON RESIDENTIAL AREA	476.81
(iii) AREA AVAILABLE FOR TENEMENTS (i-ii)	3116.49
(iv) TENEMENTS PERMISSIBLE 250.00/Hec	79
(v) TENEMENTS PROPOSED	47
(vi) TENEMENTS EXISTING	0
(vii) TOTAL TENEMENTS ON THE PLOT (v+vi)	47

D) PARKING STATEMENT

(i) PARKING REQUIRED BY RULE	CAR	SCOOTER	CYCLE
	34	124	104
(ii) REQUIRED PARKING AREA	425.00	372.00	145.60
(iii) TOTAL PARKING PROVIDED		2255.15	

E) TRANSPORT VEHICLES PARKING

(a) TOTAL NO. OF TRANSPORT VEHICLES PARKING PROVIDED	0
(b) TOTAL NO. OF LOADING/ UNLOADING PARKING PROVIDED	0

CERTIFICATE OF AREA
 CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME OR 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.

LEGEND

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

OWNER'S NAME: Mr. Anil J. Agarwal & other 2
 Through POA/M/s. Swaraj Realities
 Mr. Sandeep S. Dange

PROJECT:
 SURVEY NO.: 167 b/1/2
 PLOT NO.: 1210p&1234
 DESCRIPTION: REGULAR TRACK VILLAGE - PIMPLE SAUMI CAR

ARCHITECT: SANDEEP SHIVAJI DANGE

JOB NO.	295	DRG. NO.	1:100	SCALE	1:100	DRAWN BY	SWAPNIL SACHIN
INWARD NO.	RWD/PPS/0017/12	DATE	28 Feb 2018				
KEY NO.		SHEET NO.	1/8				

BUILDING WISE FSI STATEMENT

BUILDING	FSI AREA				BALCONY			TERRACE	STAIR	PASSAGE	LIFT	LIFT M/C ROOM	TENEMENTS	TOTAL FSI AREA
	COMM.	RESI.	IND.	SPEC.	PERM.	PROP.	EXCESS	AREAS	PAID	PAID	PAID			
A (TAYP)	476.81	20.83	0.00	0.00	-	76.35	-	23.62	0.00	0.00	7.61	0.00	0	407.64
B (TAYP)	0.00	0.00	0.00	0.00	-	0.00	-	0.00	8.76	0.00	0.00	0.00	0	0.00
C (TAYP)	0.00	436.08	0.00	0.00	-	72.08	-	104.08	36.97	0.00	3.24	7.42	7	436.08
D (TAYP)	0.00	1313.24	0.00	0.00	-	171.53	-	251.84	80.15	0.00	3.24	0.00	20	1313.24
E (TAYP)	0.00	1346.34	0.00	0.00	-	225.31	-	211.07	80.18	54.14	3.24	0.00	20	1346.34
Total	476.81	3116.49	0.00	0.00	538.99	545.26	6.26	590.62	206.06	54.14	17.33	7.42	47	3593.29 + 6.26

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	47	1	24	4	94	4	94
Residential	80-150	1	0	1	0	2	0	2	0
Residential	> 150	1	0	2	0	2	0	2	0
Commercial	476.81	100	5	2	10	6	30	2	10
TOTAL REQD. (NOS.)					34		124		104
TOTAL REQD. AREA					425.00		372.00		145.60
TOTAL PROP. AREA							2255.15		

COVERAGE DETAILS

PERM. COVERAGE 50.00 %	PERM. COVERAGE WITH PREMIUM	PROPOSED COVERAGE	EXCESS COVERAGE IN PREMIUM
1799.90		976.37	0.00

WATER REQUIREMENT

TANK	REQUIRED CAPACITY (LIT)	PROPOSED CAPACITY (LIT)
OHWT	35280.00	20000.00
FIRE REQUIREMENT	20000.00	264349.32
TOTAL	55280.00	264349.32
UGWT	52920.00	198594.26
FIRE REQUIREMENT	0.00	
TOTAL	52920.00	198594.26

A BUILD PARKING HANDED TO BE PCMC
 B.R.T Corridor Parking area calculations
 whole plot lies in BRT corridor
 Actual parking area Required = as per 942.60 sq.m
 & As per BRT Corridor rules parking Required = 2(double) x 942.60sq.m
 Total Parking Area Available/prop = 1885.20sq.m
 And parking Area Required to be Handed area to pcmc = 1885.20x25%
 Actual parking area propo to be handed area to pcmc = 471.30sq.m

