

Sanctioned No. B.P. (Chovisawadi) 113/2024
Subject to conditions mentioned in the Office Order No. 112/2024
Pimpri
Date 10/12/2024

O.C. Signed by City Engineer
For City Engineer
Building Permission Dept.
P.C.M.C., Pimpri - Pune-18

PARKING AREA STATEMENT									
TYPE	AREA OF TENEMENT	PROP. TENEMENT	TEN. IN EQ. PROP.	TOTAL PARKING REQUIRED	% VISITORS PARKING	TOTAL PARKING REQUIRED (K + S)	MULTIPLYING FACTOR FOR RP + 1	TOTAL PARKING PROPOSED	
RESIDENTIAL	CARPET AREA EQUAL TO OR ABOVE 40 SQ.M BUT LESS THAN 80 SQ.M	162	(FOR EVERY 2 TEN)	01 02	01 02	01 02	01 02	01 02	01 02
	CARPET AREA LESS THAN 40 SQ.M BUT MORE THAN 30 SQ.M	81	(FOR EVERY 2 TEN)	01 02	01 02	01 02	01 02	01 02	01 02
	CARPET AREA EQUAL TO OR ABOVE 40 SQ.M BUT LESS THAN 80 SQ.M	22	(FOR EVERY 2 TEN)	01 02	01 02	01 02	01 02	01 02	01 02
	CARPET AREA LESS THAN 40 SQ.M BUT MORE THAN 30 SQ.M	11	(FOR EVERY 2 TEN)	01 02	01 02	01 02	01 02	01 02	01 02
TOTAL PARKING									145

WATER STORAGE CAPACITY REQUIREMENT

NO. OF TENEMENT = 276 NO.
NO. OF PERSONS PER TENEMENT = 5 NO.
TOTAL NO. OF PERSONS (RESIDENTIAL) = 1380 NO.
TOTAL WATER REQUIREMENT (RES.) = 1380 X 135 = 186300.00 LTR
UNDERGROUND WATER TANK REQUIRED = 186300.00 X 2.0 = 3,72,600.00 LTR
UNDERGROUND WATER TANK PROPOSED = 3,72,600.00 LTR
PROVISION FOR FIRE = 25,000.00 LTR (CWT)
PROVISION FOR FIRE = 75,000.00 LTR (UGWT)

PARKING STATEMENT			
SR. NO.	FLOOR	NO OF CAR	NO OF 2 WHEELER
01	LOWER GROUND	49	40
02	BASEMENT 1	48	132
03	BASEMENT 2	48	116
TOTAL		145	288

SCHEMATIC SECTION

SCHEMATIC SECTION FOR UGWT

MHADA AREA STATEMENT
REQUIRED AREA UNDER INCLUSIVE HOUSING (MHADA) = 20% OF 6905.67 SQ.MT = 1381.13 SQ.MT
PROPOSED AREA UNDER INCLUSIVE HOUSING (MHADA) = 1388.36 SQ.MT
WING A MHADA CARPET AREA = 332.44 SQ.MT WING A MHADA TENE. = 10 NO
WING B MHADA CARPET AREA = 308.50 SQ.MT WING B MHADA TENE. = 8 NO
WING C MHADA CARPET AREA = 627.42 SQ.MT WING C MHADA TENE. = 15 NO
TOTAL MHADA CARPET AREA = 1368.36 SQ.MT TOTAL MHADA TENE. = 33 NOS

LOCATION PLAN AS PER DP

LOCATION PLAN AS PER GOOGLE MAP

PREVIOUS SANCTION B/UP AREA CALCULATIONS FOR ALL WINGS/BLDG IN SQ.MT (AS PER 'P' LINE)

SR. NO.	FLOOR	WING A	WING B	WING C	WING D	ROW HOUSE
1	LOWER GR.	00.00	25.68	00.00	00.00	RH 1 - 127.78
2	UPPER GR.	174.96	422.92	596.15	888.26	RH 2 - 127.78
3	1ST FLOOR	191.22	388.87	MHADA	778.83	RH 3 - 127.78
4	2ND FLOOR	00.00	MHADA	MHADA	855.33	RH 4 - 127.78
5	3RD FLOOR	---	---	---	864.30	---
6	4TH FLOOR	---	---	---	778.83	---
7	5TH FLOOR	---	---	---	778.83	---
8	6TH FLOOR	---	---	---	778.83	---
9	7TH FLOOR	---	---	---	733.09	---
10	8TH FLOOR	---	---	---	778.83	---
11	9TH FLOOR	---	---	---	778.83	---
12	10TH FLOOR	---	---	---	MHADA	---
TOTAL		365.08	837.27	596.15	7991.96	365.55

COMMERCIAL B/UP AREA = 731.63 SQ.MT
RESIDENTIAL B/UP AREA = 9936.50 SQ.MT
TOTAL PROPOSED B/UP AREA = 10668.13 SQ.MT

PROPOSED B/UP AREA CALCULATIONS FOR ALL WINGS (AS PER 'P' LINE) B WING

SR. NO.	FLOOR	WING A	WING B	WING C	WING D	ROW HOUSE
1	BASEMENT1	00.00	00.00	00.00	00.00	00.00
2	BASEMENT2	00.00	00.00	00.00	00.00	00.00
3	LOWER GR.	00.00	00.00	00.00	00.00	00.00
4	UPPER GR.	00.00	00.00	00.00	00.00	00.00
5	1ST FLOOR	00.00	00.00	00.00	00.00	00.00
6	2ND FLOOR	00.00	00.00	00.00	00.00	00.00
7	3RD FLOOR	00.00	00.00	00.00	00.00	00.00
8	4TH FLOOR	00.00	00.00	00.00	00.00	00.00
9	5TH FLOOR	00.00	00.00	00.00	00.00	00.00
10	6TH FLOOR	00.00	00.00	00.00	00.00	00.00
11	7TH FLOOR	00.00	00.00	00.00	00.00	00.00
12	8TH FLOOR	00.00	00.00	00.00	00.00	00.00
13	9TH FLOOR	00.00	00.00	00.00	00.00	00.00
14	10TH FLOOR	00.00	00.00	00.00	00.00	00.00
15	11TH FLOOR	00.00	00.00	00.00	00.00	00.00
16	12TH FLOOR	00.00	00.00	00.00	00.00	00.00
17	13TH FLOOR	00.00	00.00	00.00	00.00	00.00
18	14TH FLOOR	00.00	00.00	00.00	00.00	00.00
TOTAL		00.00	00.00	00.00	00.00	00.00

TOTAL B/UP AREA - 6402.81 + 11087.11 = 17489.92 SQ.MT

PLOT AREA STATEMENT BY TRIANGULATION

1)	0.30	x	4.00	x	33.87	=	87.74
2)	0.50	x	3.63	x	34.74	=	63.05
3)	0.50	x	13.70	x	43.91	=	343.79
4)	0.50	x	12.85	x	82.65	=	401.47
5)	0.50	x	34.56	x	30.86	=	1364.76
6)	0.50	x	43.83	x	15.77	=	344.02
7)	0.50	x	30.29	x	14.63	=	221.67
8)	0.50	x	48.96	x	15.02	=	441.88
9)	0.50	x	34.69	x	10.36	=	362.13
10)	0.50	x	30.98	x	7.50	=	303.66
11)	0.50	x	170.79	x	27.08	=	2912.50
12)	0.50	x	97.96	x	4.11	=	201.31
13)	0.50	x	74.89	x	7.39	=	276.72
14)	0.80	x	60.73	x	29.42	=	517.85
TOTAL							7169.57

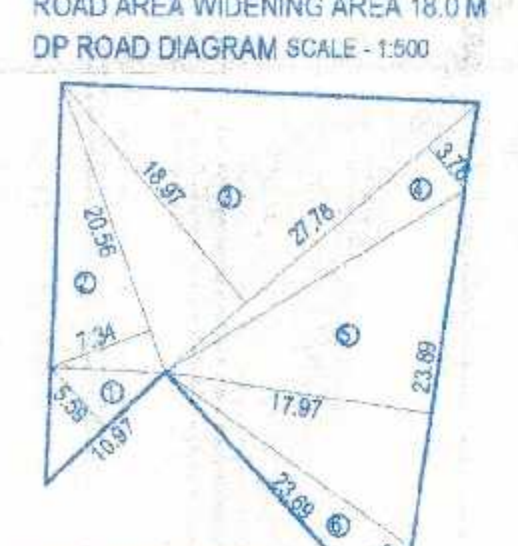
TOTAL PLOT AREA = 7169.57

AREA STATEMENT BY TRIANGULATION OF AREA UNDER 24MT WIDE ROAD

1)	0.30	x	32.95	x	24.03	=	395.69
2)	0.50	x	25.68	x	3.02	=	38.75
3)	0.50	x	24.76	x	4.81	=	59.45
4)	0.50	x	24.15	x	8.89	=	79.57
5)	0.50	x	26.29	x	7.82	=	102.79
6)	0.50	x	27.47	x	4.61	=	63.32
TOTAL							739.68

TOTAL AREA - 739.68

ROAD AREA WIDENING AREA 18.0 M DP ROAD DIAGRAM SCALE - 1:500



OPEN SPACE AREA DIAGRAM SCALE - 1:500

DIAGRAM SCALE - 1:500

AREA STATEMENT BY TRIANGULATION OF OPEN SPACE

1)	0.50	x	10.97	x	5.89	=	30.68
2)	0.50	x	20.58	x	7.34	=	75.48
3)	0.50	x	27.78	x	18.97	=	263.49
4)	0.50	x	27.78	x	3.78	=	32.50
5)	0.50	x	23.89	x	17.97	=	214.65
6)	0.50	x	23.69	x	4.56	=	54.01
TOTAL							= 690.78

TOTAL AREA - 690.75

AREA DIAGRAM OF 24M WIDE ROAD SCALE - 1:500

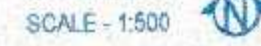
SCALE - 1:500

AREA STATEMENT BY TRIANGULATION OF AREA UNDER ROAD WIDENING

1)	0.50	x	33.59	x	4.91	=	82.48
2)	0.50	x	33.59	x	3.95	=	66.34
TOTAL							= 148.80

TOTAL AREA - 148.80

SITE PLAN SCALE - 1:500



LOWER GR. PARKING LAYOUT SCALE - 1:500



BASEMENT 1 PARKING LAYOUT SCALE - 1:500



BASEMENT 2 PARKING LAYOUT SCALE - 1:500



PLOT AREA DIAGRAM SCALE: 1:1000



CERTIFICATE OF AREA

certified that the plot under reference was surveyed by me on 10/12/2024 and the dimensions of site etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in documents of ownership/ T.P. scheme records /land records dept./city survey records

OWNER'S DECLARATION REGARDING PROPOSED CONSTRUCTION

I, undersigned, hereby confirm that I would abide by plans approved by Authority / Collector. I would ensure the strict adherence to the approved plans. Also I would ensure the work under supervision of proper technical person so as to ensure the quality and safety at the work site. I have by also declare that if there is dispute arise about ownership/land rights /right of easement right, such dispute will be settled by me with my own expenses.

NAME & SIGN OF OWNER

1. MEGHA SUBHASH TAPKIR
2. SURHASH ANNASO TAPKIR
3. KANTARAJ TUKARAM TAPKIR & OTHERS THROUGH

NAME & SIGN OF ARCHITECT

AR. AMIT R. EKAMBE
SANS ARCHITECTS
Reg. No. CA/2010/50662

ARCHITECT

SANS ARCHITECTS
1/5 YOGIRAJ COLONY SHRIRAJ
BUNGALOW NEAR CUMMINS
COLLAGE KARVE NAGAR PUNE 411052
CONTACT - 020-47203246,
EMAIL - info@sansarchitects.com

DATE SCALE DRAWN BY PROJECT REVISION

29.11.24 1:100 AR. TRUPTI P-155 R2