

LAYOUT
 01: BP/PLAYOUT/WAKAD/146/2011 DATED-23/12/2011
 02: BP/WAKAD/87/2022 DATED-13/06/2022
 03: BP/WAKAD/165/2023 DATED-20/10/2023

Sanctioned No. S.P. Wakad / 113 / 2024
 Subject to conditions mentioned in the Office Order No. dated 04/09/2024



Stamp: 04/09/2024
 Executive Engineer
 Building Permission and Unauthorized Building Control Department
 Pimpri Chinchwad Municipal Corporation
 Pimpri-411 018

FORM OF STATEMENT 1
EXISTING BUILDING TO BE RETAINED.

EXISTING BUILDING NO.	FLOOR NO.	PLINTH AREA	TOTAL FLOOR AREA OF EXISTING BUILDING	USE / OCCUPANCY OF FLOORS.
(1)	(2)	(3)	(4)	(5)

FORM OF STATEMENT 2
PROPOSED BUILDING

WING NAME	BUILT-UP AREA OF FLOOR (SQ.M.)	BUILT-UP AREA OF FLOOR (SQ.M.)	TENEMENT
	RESIDENTIAL	COMMERCIAL	0
A WING	3046.66	-	28
B WING	4133.94	-	36
C WING	2655.89	-	22
	9836.49	-	86
TOTAL AREA	9836.49		86

SERVICES TABLE

WING NAME	SERVICES	FLOORS
B WING	SOCIETY ROOM, SANITARY BLOCK	GROUND
	FITNESS CENTER/GYM	TENTH FLOOR
C WING	DRIVER'S ROOM/TOILET	GROUND FLOOR

WATER CALCULATIONS
(TOWER - A, B & C)

SCHEMATIC UNDER GROUND WATER TANK SECTION

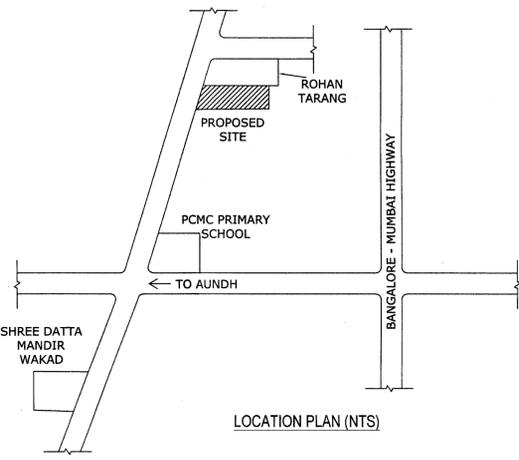
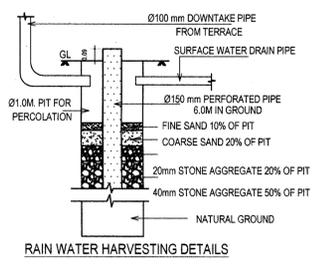
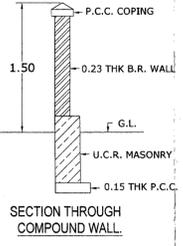
WATER CALCULATION
Over head water tank cap.
A WING
Over head water tank cap. (RESI)
28 ten. X 5 X 135 = 18,900 lts.
18900 + 25000(FIRE)=43,900 lts.

B WING
Over head water tank cap. (RESI)
36 ten. X 5 X 135 = 24,300 lts.
24300 + 25000(FIRE)=49,300 lts.

C WING
Over head water tank cap. (RESI)
22 ten. X 5 X 135 = 14,850 lts.
14850 + 25000(FIRE)=39,850 lts.

TOTAL O.H.W.T. (A+B+C)
= 18900+24300+14850 lts. + FIRE CAPACITY
=58050+75000(FIRE)=1,33,050 LTS.
SAY=1,33,050 lts.

U.G. water tank cap. A+B+C TOWER
=58050 X 2 + FIRE CAPACITY
=1,16,100+150000(FIRE)
=2,66,100 LTS.



PARKING AREA STATEMENT

TENEMENTS	FLAT AREA	CAR (2.50x5.00)	SCOOTER (1.00x2.00)
RESIDENTIAL			
65	2 ten. each ten having carpet equal or above 40 sq.m but less than 80 sq.m	CAR (1)	SCOOTER (2)
	PARKING BLOCKS REQUIRED	33	66
21	For every tenement having carpet area equal to or above 80 sq.m. but less than 150 sq.m.q.m	CAR (1)	SCOOTER (1)
	PARKING BLOCKS REQUIRED	21	21
	TOTAL	54	87
5% VISITOR PARKING (REQUIRED ONLY FOR RESIDENTIAL)		03	04
TOTAL PARKING BLOCKS REQUIRED		57	91
PARKING AREA REQUIRED		712.5	182.00
TOTAL PARKING AREA REQUIRED		894.50 SQ.M	
TOTAL PARKING AREA PROPOSED		927.50 + 2290.00 BASEMENT = 3117.50 SQ.M	

TOTAL PROPOSED PARKING STATEMENT :-

CAR	SCOOTER	REQUIRED		PROPOSED	
		FLOOR	BASEMENT	FLOOR	BASEMENT
57	92	57	00	93	02

PLOT TRIANGULATION

Triangle	Area
A-01	366.68
A-02	904.25
A-03	773.54
A-04	890.08
A-05	592.01
A-06	628.36
Total (PLOT)	3628.36

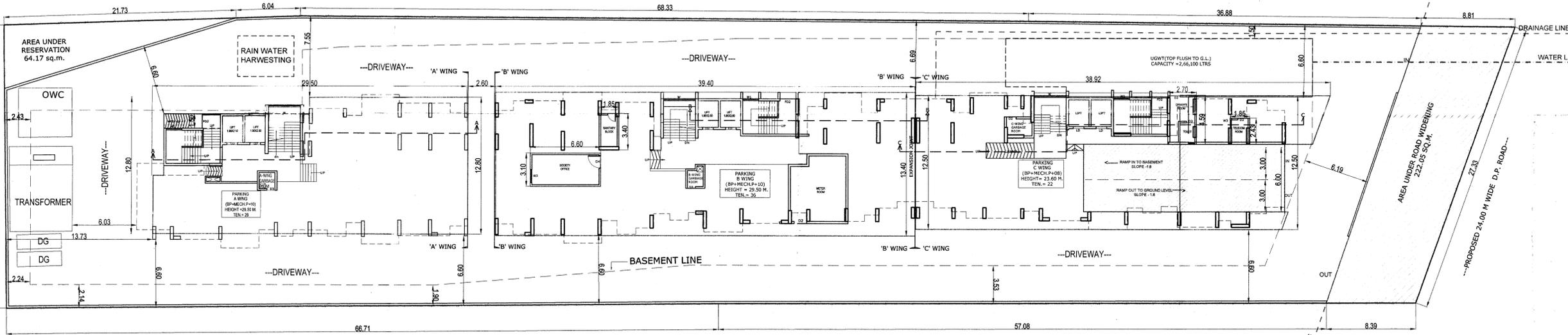
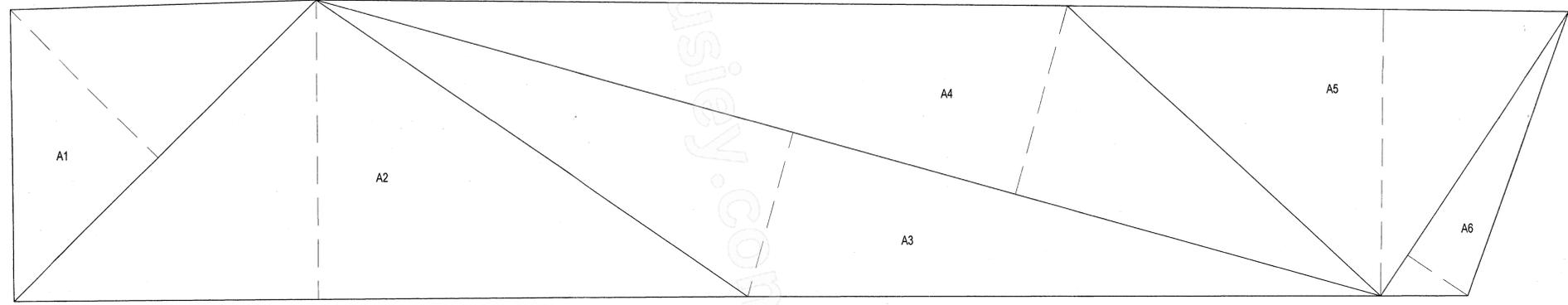
TRIANGULATION AREA UNDER RESERVATION (SCALE - 1:500)

Triangle	Area
A-01	114.21
A-02	107.84
Total (PLOT)	222.05

TRIANGULATION AREA UNDER ROAD WIDENING (SCALE - 1:500)

Triangle	Area
A-01	114.21
A-02	107.84
Total (PLOT)	222.05

अट क्र. ५३ नकाशात दर्शविलेले visitor वाहनतक विकसकास विकला येणार नाही
 अट क्र. ५४ विकसकाच्या ठिकाणी धूळ प्रतिबंधक उपाययोजना मनवाने वजोवेळी दिलेल्या निर्देशांमार्गाने करणे विकसकावर बंधनकारक राहिल.
 अट क्र. ५५ सडर ठिकाणी प्रत्यक्ष काम करील आसताना मान्यताप्राप्त स्ट्रक्चरल इंजिनियर यांचे डिजाईन नुसार आर.सी.सी. रिटेंगिंग वॉलचे काम करणे तसेच आडवाजूच्या मिल्क्रीनला धोका निर्माण होणार नाही याचे तांत्रिक दृष्ट्या घेणेची जबाबदारी अंजदार / विकसक याची राहिल.
 अट क्र. ५६ प्रकल्पाचे / इमारतीचे प्रवेश दसराजवळ रस्त्याचे बाजूने प्रतीकी ५० मी. अंतरावर एक सी.सी.टी.व्ही. याप्रमाणे बसविलेले विकसकास बंधनकारक राहिल.
 अट क्र. ५७ इमारतीच्या छत्राचे तापमान नियंत्रणासाठी high reflective material/वनस्पती (vegetation) याचा वापर करणेत यात.
 अट क्र. ५८ सडर ठिकाणी वातावरणानुचित वणणा (air condition) बसविलेले विकसकावर बंधनकारक राहिल.



SITE LAYOUT (SCALE - 1:200)

1. AREA STATEMENT

DESCRIPTION	SQ.M.
AREA OF PLOT (Minimum area of a, b, c to be considered)	3620.00
(a) As per ownership document (7/12, CTS extract)	3620.00
(b) As per measurement sheet	3628.36
(c) As per site	3628.36
2. Deductions for	0.00
(a) Proposed D.P./D. Road widening Area/Service Road/Highway Widening	222.05
(b) Any D.P. Reservation area	64.17
(c) Shifted plot boundary area	0.00
(Total a + b + c)	286.22
3. Balance area of plot [(1-2)]	3333.78
4. Amenity Space (if applicable)	0.00
(a) Required	0.00
(b) Adjustment of 2(b), if any	0.00
(c) Balance Proposed	0.00
5. Net Plot Area [(3 - 4 - c)]	3333.78
6. Recreational Open Space (if applicable)	
(a) Required	N.A.
(b) Proposed	0.00
7. Internal Road area	0.00
8. Profitable (if applicable)	0.00
9. Built up area with reference to Basic F.S.I. as per front road width (Sr. no. 5 x basic FSI) (3333.78x1.00)	3333.78
10. Addition of FSI on payment of premium (3620.00 x 0.50)	1810.00
(a) Maximum permissible premium FSI - based on road width / TOD Zone.	1810.00
(b) Proposed FSI on payment of premium	856.49
11. In-situ FSI / TDR loading	
(a) In-situ area against D.P. road (2.0 x Sr. No. 2(a)) if any (222.05x2.05)	0.00
(b) area against reservation (2.0 x Sr. No. 2(a)) if any (64.17x2.05)	0.00
(c) In-situ area against Amenity Space if handed over (2.00 or 1.85 x Sr. No. 4 (b) and (c))	0.00
(d) TDR area (3620.00 x 1.15 = 4163.00)	1970.66
(e) Total in-situ / TDR loading proposed [(1) (a)+(b)+(c)]	1970.66
12. Additional FSI area under Chapter No. 7	0.00
13. Total entitlement of FSI in the proposal	6160.93
(a) [(9 + 10)+(11)(d)] or 12 whichever is applicable.	6160.93
(b) Ancillary area upto 10% or 5% with payment of charges (5% of 6160.93=308.05)	3076.15
(c) Total entitlement (a+b)	6537.08
14. Maximum utilization limit of FSI (building potential) Permissible as per Road width (as per Regulation No. 6.2 or 6.3 or x as applicable) x 1.6 or 1.8	4.40
15. Total Built-up Area in proposal, (excluding area at Sr.No. 17b)	
(a) Existing Built-up area.	0.00
(b) Proposed Built-up area (as per P-Line)	9836.49
(c) Total (a+b)	9836.49
16. F.S.I. Consumed (15%) (should not be more than serial Sr.No. 14 above)	2.95
17. Area for Inclusive Housing, if any	0.00
(a) Required (20% of Sr.No. 5)	N.A.
(b) Proposed	N.A.

Certificate of Area
 Certified that the plot under reference was surveyed by me on _____ and the dimensions of sites etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of Ownership / T.P. Scheme records Department / City Survey records.
 Signature
 (Name of Architect / Licensed Engineer / Supervisor)

Owner's Declaration :-
 I / We undersigned hereby confirm that I / We would abide by plans approved by Authority / Collector. I / We would execute the structure as per approved plans. Also I / We would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.

MR. KASHIPATIL RAMBHAU KALATE THROUGH
 MS. ROHAN BUILDERS & DEVELOPERS PVT. LTD THROUGH ITS DIRECTOR
 MR. ASHWIN SUHAS LUNKAD

LEGEND

- PLOT BOUNDARY SHOWN BLACK
- PROPOSED WORK SHOWN RED
- DRAINAGE LINE SHOWN RED DOTTED
- WATERLINE SHOWN BLACK DOTTED
- EXISTING TO BE RETAINED HATCHED
- DEMOLITION SHOWN HATCHED YELLOW

SCHEDULE OF OPENINGS

DOORS	WINDOWS	EX
FD 2.25 X 2.40	D1 1.05 X 2.40	W 3.00 X 1.50
FD 1.45 X 2.40	D2 0.90 X 2.40	W1 1.50 X 1.50
FD 1.20 X 2.40	D3 0.75 X 2.40	W2 1.25 X 1.25
FD 1.50 X 2.40	OP 0.90 X 2.40	W3 2.25 X 1.50
FD 2.40 X 2.40	FD4 1.50 X 2.40 (fire door)	
FD 1.85 X 2.40	FD5 0.90 X 2.40 (fire door)	

OWNER / P.A.H.
 MR. KASHIPATIL RAMBHAU KALATE THROUGH
 MS. ROHAN BUILDERS & DEVELOPERS PVT. LTD THROUGH ITS
 DIRECTOR MR. SANJAY KHUSHALCHAND LUNKAD

PROJECT
 PROPOSED BUILDING ON,
 SR. 1/3/3 (P), WAKAD, PUNE.

ARCHITECT

REV.	DATE	BY	CHK BY	INWD NO.
1	14/06/2024	R.G.S.U.P.	SONALI	11M20W200811REV2

SIGNATURE
 PATIL S.U.
 CA/2010147282