

STAMP OF APPROVAL LAYOUT  
 Sanctioned No. B.P./Ravet/1951/2023  
 Subject to conditions mentioned in the  
 Office Order No.  
 even dated 17/10/2023  
 Pimpri  
 Date : 17/10/2023



O. C. Signed by  
 Ward Officer  
 B : Ward  
 PCMC., Chinchwad, Pune-411 033.

PROPOSED BUILDING - A & B

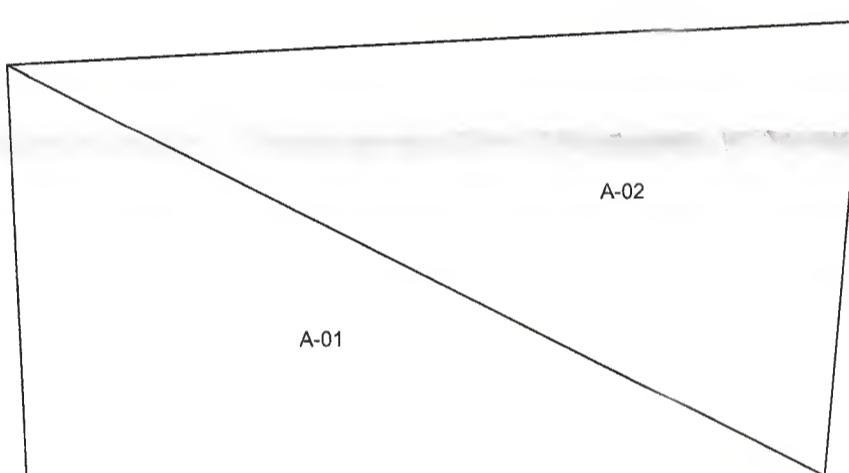
BUILDING NO.	RESIDENTIAL	TOTAL BUILT UP AREA	TENAMENT
(1)	(2)	(3)	(4)
A - BUILDING	1262.46	1262.46 SQ.MT	12
B - BUILDING	1189.14	1189.14 SQ.MT	11
TOTAL	2451.60	2451.60 SQ.MT	23

WATER REQUIREMENT

TANK	REQUIRED CAPACITY (LIT)	PROPOSED CAPACITY (LIT)
OHWT	Resi+Comm 15525	15600
	FIRE REQUIREMENT 10000	10100
	TOTAL 25525	25700
UGWT	Resi+Comm 31050.00	31250
	FIRE REQUIREMENT 0.00	0.0
	TOTAL 31050.00	31250



LOCATION PLAN N.T.S N PROPOSED SITE

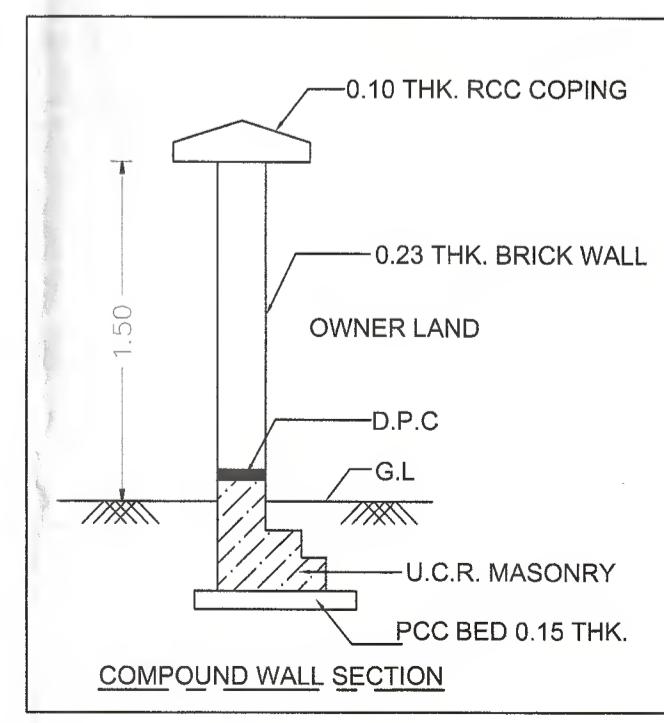
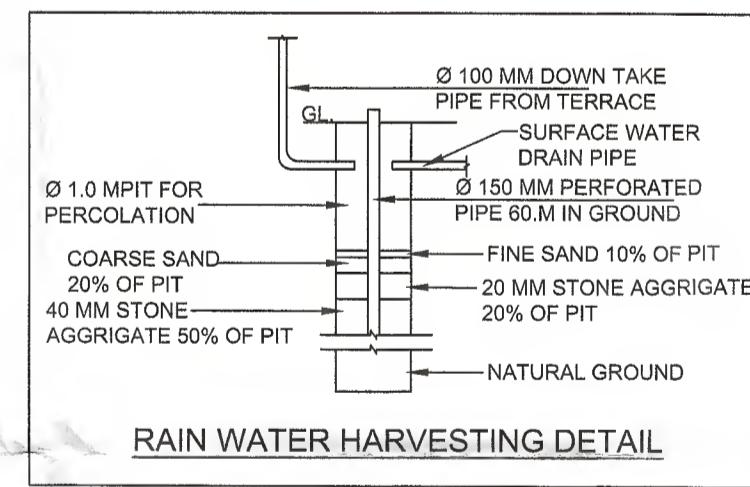
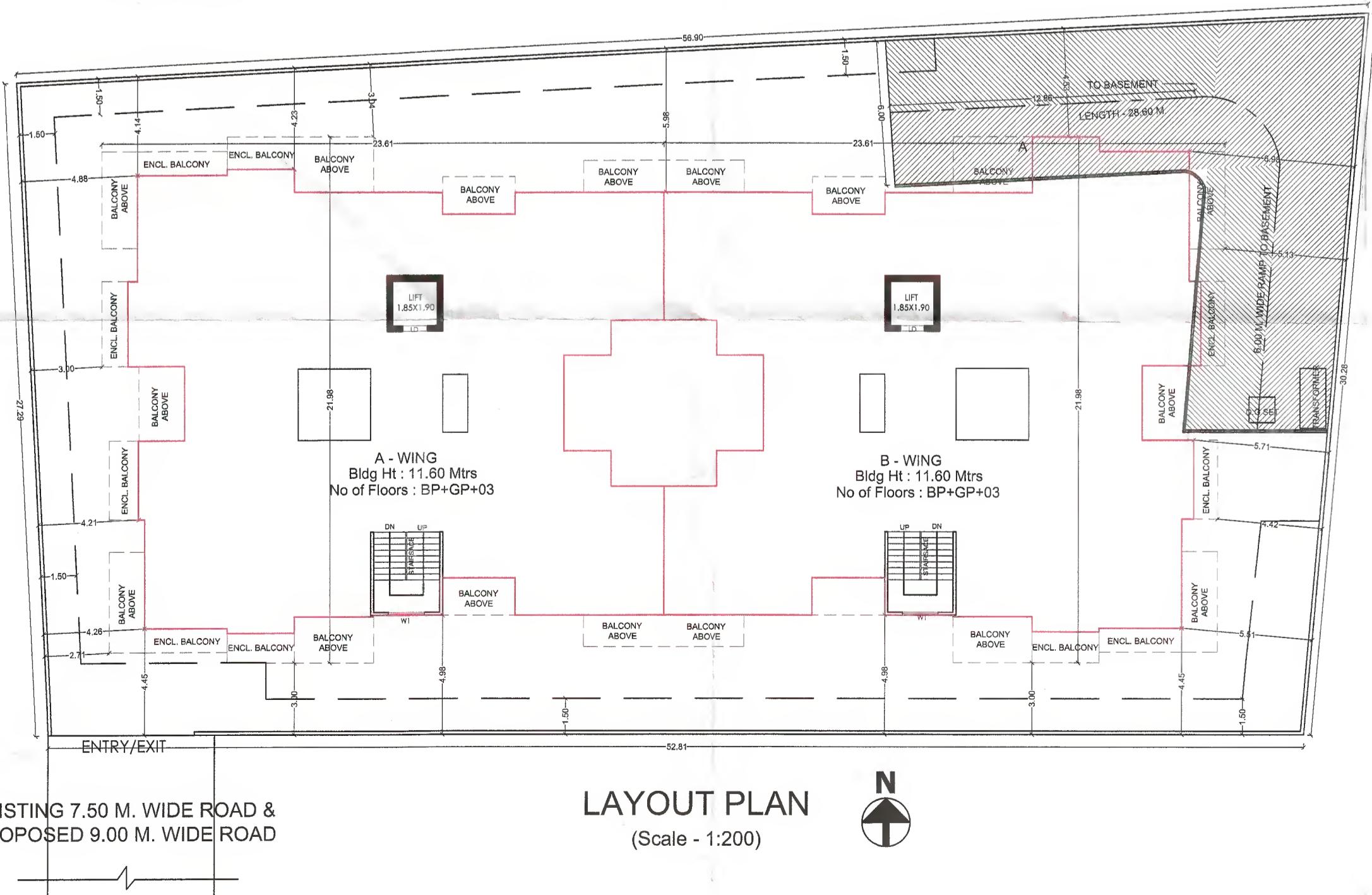


Triangulation (Scale - 1:500)

Triangle	Area
A-01	719.85
A-02	853.15
Total (PLOT)	1573.00

PARKING AREA STATEMENT AS PER UDPCR			
AREA OF STATEMENT	PROP. NO. OF TENEMENT	PARKING REQ. FOR EVERY BY RULE	REQUIRED PARKING
30 - 40	00	1 2 2	00 2=00 00 00
40 - 80	11	1 2 2	11/2=5.5 06 12
80 - 150	12	1 1 3	12/1=12 12 36
TOTAL		18	48
VISITORS PARKING (%)		01	02
TOTAL REQUIRED PARKING		19	50
REQUIRED AREA		237.50	100.00

PROPOSED PARKING		
LAYOUT	CAR	SCOOTER
GROUND FLOOR	00	00
BASEMENT FLOOR	17	30
TOTAL	07	25
	24	55



AREA STATEMENT		S.Q.M.T.
1	AREA OF PLOT (Minimum area of a, b, c to be considered)	
(a) AS PER OWNERSHIP DOCUMENT (7/12,CTS EXTRACT)	1573.00	
(b) AS PER MEASUREMENT SHEET	1573.00	
(c) PLOT AREA AS PER SITE	1573.00	
2	DEDUCTIONS FOR	
(a) PROPOSED D.P. ROAD WIDENING	0.00	
(b) ANY D.P. RESERVATION AREA	0.00	
(TOTAL a+b)	0.00	
3	BALANCE AREA OF PLOT (1-2)	1573.00
4	AMENITY SPACE (IF APPLICABLE)	
(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))	1573.00
6	RECREATIONAL OPEN SPACE (IF APPLICABLE)	
(A) REQUIRED	0.00	
(B) PROPOSED	0.00	
7	INTERNAL ROAD AREA	0.00
8	PLOTABLE AREA (IF APPLICABLE)	---
9	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (sr.no.5xbasic fs) - 1573.00 x 1.00	1573.00
10	ADDITION OF F.S.I. ON PAYMENT OF PREMIUM	
(A) MAXIMUM PERMISSIBLE PREMIUM F.S.I. - BASED ON ROAD WIDTH/TOD ZONE (157.80 X 0.30)	0.00	
(B) PROPOSED F.S.I. ON PAYMENT OF PREMIUM	0.00	
11	IN-SITU FSI / TDR LOADING	
(A) IN-SITU AREA AGAINST D.P. ROAD (2.0 X SR.NO.2(A)),IF ANY	0.00	
(B) IN-SITU AREA AGAINST AMENITY SPACE IF HANDED OVER	0.00	
(C) TDR AREA	0.00	
(D) TOTAL IN-SITU / TDR LOADING PROPOSED(11 (A)+(B)+(C))	0.00	
12	ADDITIONAL FSI AREA UNDER CHAPTER NO. 7	0.00
13	TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	
(A) (9+10(B)+11(D)) OR 12 WHICHEVER IS APPLICABLE.	1573.00	
(A1) DEDUCTION-BUILT UP AREA/UTILIZED AREA/FSI TO BE RETAINED AS PER OLD DC RULE	0.00	
(A2) BALANCE ENTITLEMENT FOR ANCILLARY (A1-A2)	1573.00	
(B) ANCILLARY AREA FSI UPTO 60% OR 80% WITH PAYMENT OF CHARGES,(ON A2 WHICHEVER APPLICABLE)	943.80	
(C) TOTAL ENTITLEMENT (A+B)	2516.80	
MAXIMUM UTILIZATION LIMIT OF FSI(building potential) PERMISSIBLE AS PER ROAD WIDTH (as per regulation no. 6.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.6 or 1.8 )		4.00
TOTAL BUILT-UP AREA IN PROPOSAL (excluding area at sr.no. 17B)		
(A) EXISTING BUILT-UP AREA/AS PER OLD RULE		
(I) COMPLETED	0.00	
(II) RESIDENTIAL	0.00	
(III) COMMERCIAL	0.00	
(B) PROPOSED BUILT-UP AREA (AS PER P-LINE)		
(I) RESIDENTIAL	2451.60	
(II) COMMERCIAL	0.00	
(C) TOTAL (A+B)	2451.60	
F.S.I.CONSUMED (15/13) (should not be more than sr. no.14 above)	0.982	
AREA FOR INCLUSIVE HOUSING, IF ANY		
(A) REQUIRED	0.00	
(B) PROPOSED	0.00	
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 tallys with the area stated in document of ownership / L.p.scheme record / Land record dept / city surveyor's records.		
SIGN OF ARCHITECT		
Owner's Declaration -		
IWe undersigned hereby confirm that IWe would abide by plans approved by Authority, Collector. IWe would execute the structure as per approved plans. Also IWe would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.		
OWNER'S SIGNATURE		
PROJECT :		
PROPOSED RESIDENTIAL BUILDING ON S.NO-65/1, AT - RAVET, HAVELI, PUNE		
OWNER / P.A.H. NAME :		
M/S. GLORIOUS BUILDCON MR.HITESH KUMAR LADHABHAI PATEL		
ARCHITECT:		
AR.NITIN R. PATEL LIC.NO-CA/2007/39428		
PRECISION		
ARCHITECTS & PLANNER		
OFFICE NO. 1223-23, C WING, FIRST FLOOR, JAY GANESH SAMARALYA, SPINE ROAD, NEAR NASHIK PUNE HIGHWAY, BHOSARI, PUNE - 411039. E-mail : precisionmap_pune@rediffmail.com		
DRAWN BY : DHANRAJ	CKED BY :	
DRG NO :	SCALE :	1 : 100
INWARD NO.:	DATE	02-10-2023
KEY NO.:	SHEET NO.	1 / 7