अट क्र.३१ - सदरचे बांधकाम नकाशे हे पर्यावरण विभागाकडील Enviornment Clearance प्रमाणपत्र मिळणेस अधिन राहुन मंजुर करणेत आले आहेत प्रत्येक्षात जागेवर Enviornment Clearance मिळाल्यानिवाय बांधकाम/विकास करता येणार नाही.

AREA STATEMENT AS PER UDCPR

Building No.	PLINE AREA IN SQM.			TENEMENTS NO.
	COMM.	RESI.	MHADA	
A1		15363.93	-	144
A2		15363.93	-	144
A3		9642.80	-	96
C1		8811.45	-	72
E MHADA	191.42	-	6443.90	98
Total	191.42	49182.11	6443.90	554
Total	49373.53			

Total 49373.53 + 122.70 = 49496.23 SQ.M.

B/UP AREA STATEMENT
additional requirements for housing scheme

	PARK FL (SQM.)
SOCIETY OFFICE (BUILDING-A1) (BUILDING-A3) 20.30 + 20.30	40.60
DRIVER ROOM (BUILDING-A2) (BUILDING-C1) 13.22 + 13.74	26.96
FITNESS CENTER	-
CRECHE (CLUB HOUSE 1st FL.)	43.35
SANITARY BLOCK FOR SERVANTS (BLDG-A1) (BLDG-A2) (BLDG-A3) (BLDG-C1) 3.58 + 1.87 + 2.01 + 4.22	11.68
TOTAL	122.59

Form of Statement 1 [Sr. No. 8 (a) (iii)]
Existing Building to be retained

Existing Building No.	Floor No.	Plinth Area	Total Floor Area of Existing Building	Use / Occupancy of Floors.
	NA	NA	NA	NA

PARKING STATEMENT AS PER UDCPR
AS PER TABLE NO 8B SR NO. 1

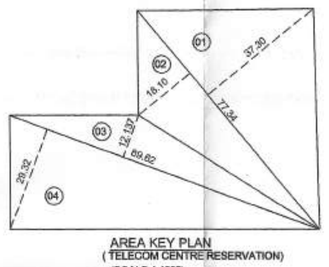
	CAR	SCOOTER
COMMERCIAL AREA (Carpet Area 191.42 SQM.) (2:6)	4	12
2 FLATS AREA 30 TO 40 SQM. (NOS. OF FLAT) (1:2)	-	-
2 FLATS AREA 40 TO 80 SQM. (NOS. OF FLAT 240) (1:5)	120	600
1 FLAT AREA 80 TO 150 SQM. (NOS. OF FLAT 216) (1:3)	216	648
1 FLAT AREA ABOVE 150 SQM. (NOS. OF FLAT) (2:2)	-	-
REQUIRED	340	1260

TOTAL PARKING STATEMENT

	CAR	SCOOTER
TOTAL RESI/COMM	340	1260
TOTAL MHADA	50	232
TOTAL	390	1492
ADDITION 5% VISITOR PARKING	20	75
REQUIRED	410	1567
PROPOSED	410	1593

PARKING STATEMENT AS PER UDCPR
AS PER TABLE NO 8B SR NO. 1 (MHADA)

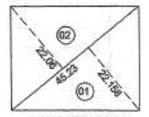
	CAR	SCOOTER
2 FLATS AREA 30 TO 40 SQM. (NOS. OF FLAT 11) (1:2)	6	12
2 FLATS AREA 40 TO 80 SQM. (NOS. OF FLAT 87) (1:5)	44	220
1 FLAT AREA 80 TO 150 SQM. (NOS. OF FLAT) (1:3)	-	-
1 FLAT AREA ABOVE 150 SQM. (NOS. OF FLAT) (2:2)	-	-
REQUIRED	50	232



AREA KEY PLAN
(TELECOM CENTRE RESERVATION)
(SCALE 1:1000)

CALCULATION FOR TELECOM CENTRE RESERVATION

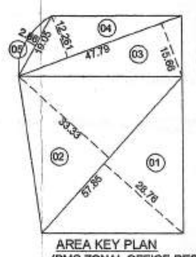
(01) 77.34 x 37.30 x0.50 = 1442.39 SQM.
(02) 77.34 x 18.10 x0.50 = 699.93 SQM.
(03) 89.62 x 12.137 x0.50 = 543.86 SQM.
(04) 89.62 x 29.32 x0.50 = 1313.82 SQM.
TOTAL = 4000.00 SQM



AREA KEY PLAN
(ENGINEERING STORE RESERVATION)

CALCULATION FOR ENGINEERING STORE RESERVATION

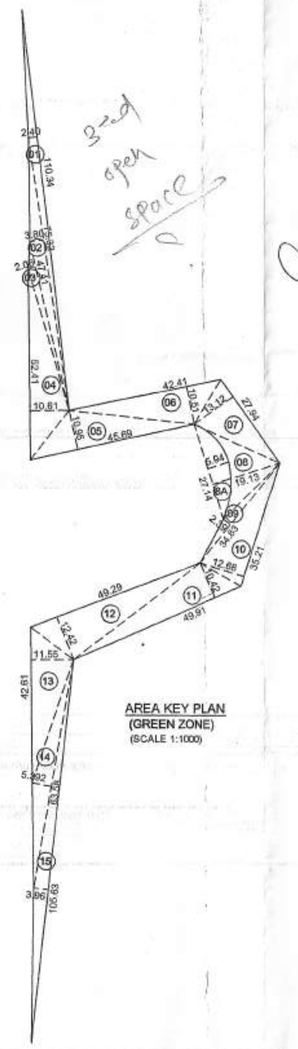
01) 45.23 x 22.158 x 0.50 = 501.11 SQM.
02) 45.23 x 22.06 x 0.50 = 498.89 SQM.
TOTAL 1000.00 SQM.



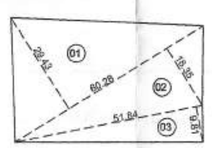
AREA KEY PLAN
(PMC ZONAL OFFICE RESERVATION)
(SCALE 1:1000)

CALCULATION FOR PMC ZONAL OFFICE RESERVATION

01) 57.85 x 28.76 x 0.50 = 831.89 SQM.
02) 57.85 x 33.33 x 0.50 = 964.07 SQM.
03) 47.79 x 15.66 x 0.50 = 374.20 SQM.
04) 47.79 x 12.261 x 0.50 = 292.98 SQM.
05)
FORMULA = 4/3xhx√(1/4xcxc+2/5xhxh)
1.33x 2.66 x √0.25 x 19.05 x 19.05 + 0.40 x 2.66 x 2.66
= 3.80 x 9.70
= 36.86 SQM.
TOTAL = 2500.00 SQM.

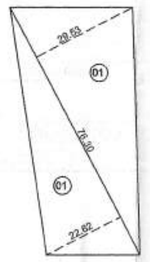


AREA KEY PLAN
(GREEN ZONE)
(SCALE 1:1000)



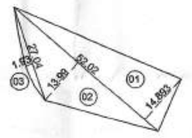
CALCULATION FOR AMENITY SPACE

(01) 60.28 x 29.43 x0.50 = 887.02 SQM.
(02) 60.28 x 18.35 x0.50 = 553.06 SQM.
(03) 51.84 x , 9.81 x0.50 = 254.27 SQM.
TOTAL = 1694.35 SQM



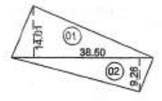
CALCULATION FOR OPEN SPACE 1

(01) 76.30 x 29.53 x0.50 = 1126.57 SQM.
(02) 76.30 x 22.62 x0.50 = 862.95 SQM.
TOTAL = 1989.52 SQM



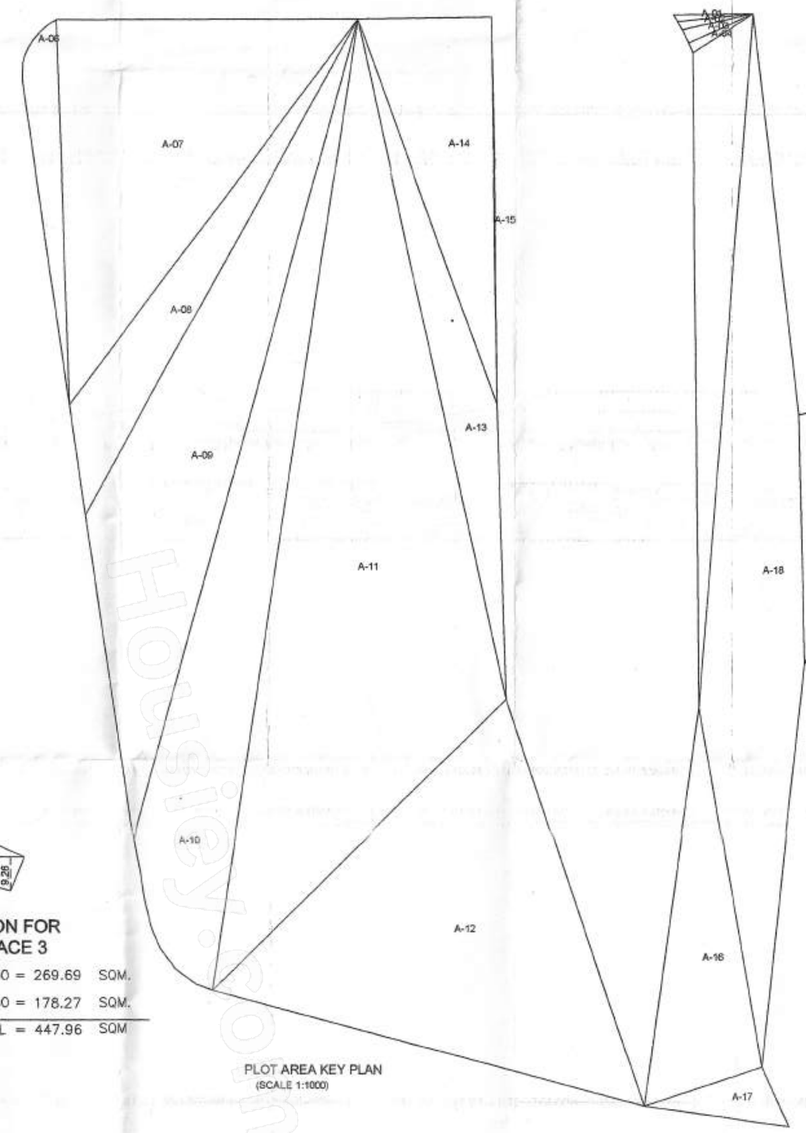
CALCULATION FOR OPENSPACE 2

01) 52.02 x 14.893 x 0.50 = 387.35 SQM.
02) 52.02 x 13.99 x 0.50 = 363.61 SQM.
03)
FORMULA = 4/3xhx√(1/4xcxc+2/5xhxh)
1.33x 1.93 x √0.25 x 27.04 x 27.04 + 0.40 x 1.93 x 1.93
= 2.57 x 13.57
= 34.87 SQM.
TOTAL = 786.03 SQM.



CALCULATION FOR OPEN SPACE 3

(01) 38.50 x 14.01 x0.50 = 269.69 SQM.
(02) 38.50 x 9.26 x0.50 = 178.27 SQM.
TOTAL = 447.96 SQM

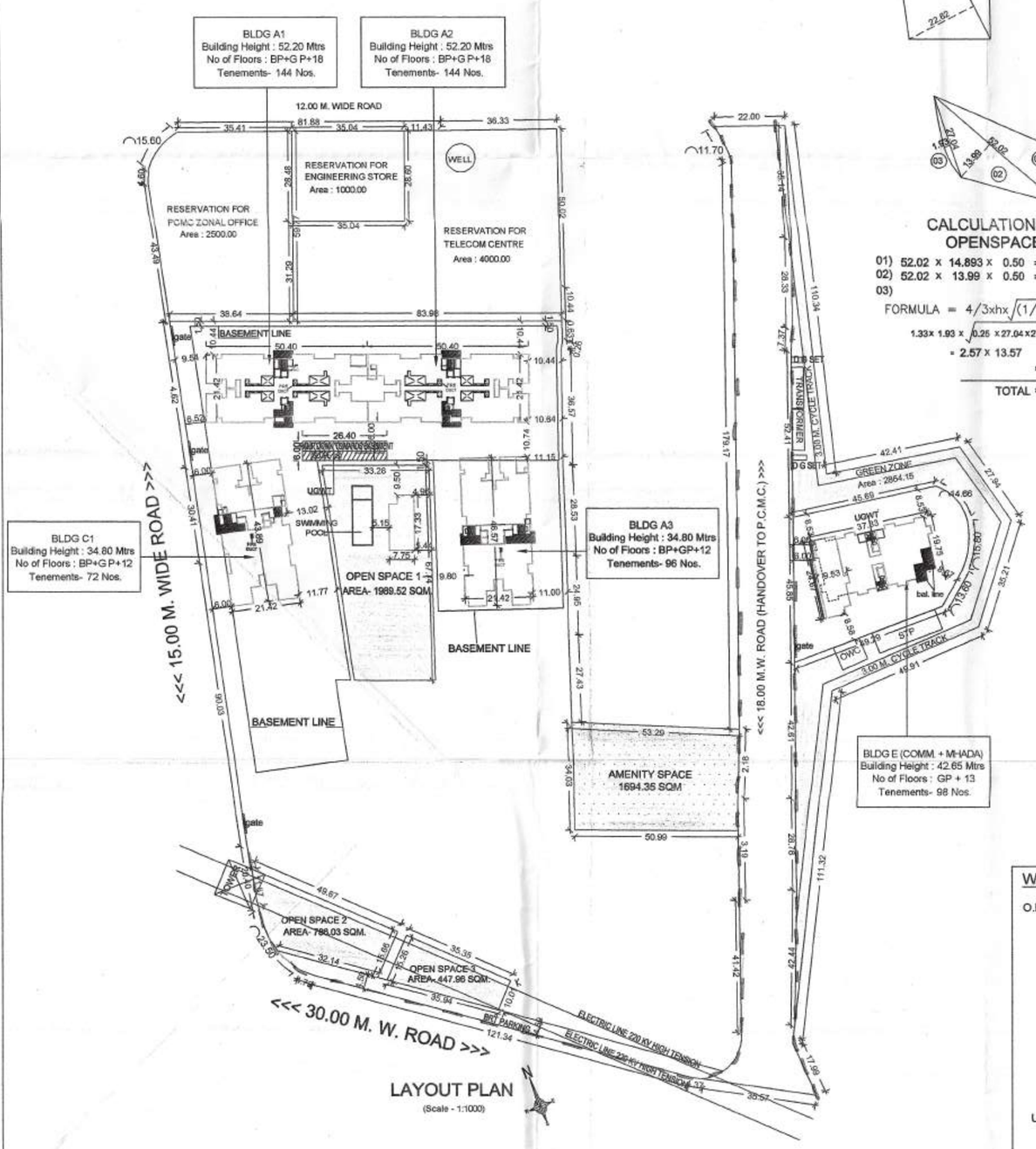


PLOT AREA KEY PLAN
(SCALE 1:1000)

Triangle	Area
A-01	20.83
A-02	23.91
A-03	39.66
A-04	26.71
A-05	1508.87
A-06	558.43
A-07	4315.49
A-08	1403.35
A-09	4188.84
A-10	3850.71
A-11	9073.33
A-12	5945.87
A-13	1395.24
A-14	1921.87
A-15	12.64
A-16	1672.81
A-17	303.23
A-18	4525.63
A-19	1420.97
A-20	1346.53
A-21	388.91
Total (PLOT)	46822.59
ROAD WIDENING	5435.07
NET PLOT	41387.53

GREEN ZONE AREA CALCULATION

(01) 110.34 x 2.40 x0.50 = 132.41 SQM.
(02) 75.32 x 3.80 x0.50 = 143.11 SQM.
(03) 47.41 x 2.06 x0.50 = 48.83 SQM.
(04) 52.41 x 10.81 x0.50 = 283.04 SQM.
(05) 45.69 x 10.95 x0.50 = 250.16 SQM.
(06) 42.41 x 10.51 x0.50 = 222.87 SQM.
(07) 27.94 x 13.12 x0.50 = 183.29 SQM.
(08) 27.14 x 19.13 x0.50 = 259.60 SQM.
(8A) FORMULA = 4/3xhx√(1/4xcxc+2/5xhxh)
= 4/3 x 5.94 x √1/4 x 27.14 x 27.14 + 2/5 x 5.94 x 5.94
= 7.92 x 14.08
= 111.51 SQM
(8-8A) = 259.60 – 111.51
NET = 147.82 SQM
(09) 34.83 x 2.39 x0.50 = 41.62 SQM.
(10) 35.21 x 12.68 x0.50 = 223.23 SQM.
(11) 49.91 x 10.42 x0.50 = 260.03 SQM.
(12) 49.29 x 12.42 x0.50 = 306.10 SQM.
(13) 42.61 x 11.55 x0.50 = 246.08 SQM.
(14) 63.58 x 5.392 x0.50 = 171.41 SQM.
(15) 105.63 x 3.96 x0.50 = 209.15 SQM.
TOTAL = 2864.15 SQM



LAYOUT PLAN
(Scale - 1:1000)

REFUGE AREA STATEMENT

TYPE OF BLDG.	FLOORS	REQUIRED	PROPOSED
A1	9TH	36.00	41.23
	13TH	36.00	41.23
A2	9TH	36.00	41.23
	13TH	36.00	41.23
A3	36.00	36.00	40.73
C1	27.00	27.00	27.04
E	36.00	36.00	38.02

SANITATION REQUIREMENT STATEMENT	AS PER TABLE NO12-O
NO OF PERSONS -3M² PERSON (GR. FL.)	:191.42 / 3 = 63.80 PERSONS
NO OF PERSONS -6M / PERSON (UPPER FL.)	: - / 6 = - PERSONS
TOTAL NO OF PERSONS = 64.47 PERSONS	SAY = 64 PERSONS
TOTAL NO OF PERSONS = 64 PERSONS	CONSIDERING 50% G&50%L. NO. OF PERSONS = 32 GENTS & 32 LADIES

	FITMENTS	REQUIRED		PROVIDED	
		G.TOILET	L.TOILET	G.TOILET	L.TOILET
1W.C. /25 PERSONS GENTS 1W.C. /15 PERSONS LADIES	W.C	01	02	01	02
ADD @2.5% OVER 200	URINALS	04		04	

WATER TANK CAPACITY CALCULATION

O.H. WATER TANK:- COMMERCIAL
191.42 / 3 = 63.81
- / 6 = -
SAY = 64
64 x 45 = 2880

RESIDENTIAL
= 554 TENEMENTS x 135 LTS. x 5 PERSONS
= 373950 LTRS.
= 373950 + 2880
= 376830 + 125000 (FIRE FIGHTING)
REQUIRED = 501830 LTS.
PROPOSED = 501830 LTS.

BLDG A1 = 25000	BLDG C1= 25000
BLDG A2 = 25000	BLDG E = 25000
BLDG A3 = 25000	TOTAL = 125000

U.G. WATER TANK :- 376830 x 1.50
= 565245 + 375000 (FIRE FIGHTING)
REQUIRED = 940245 LTS.
PROPOSED = 940245 LTS.

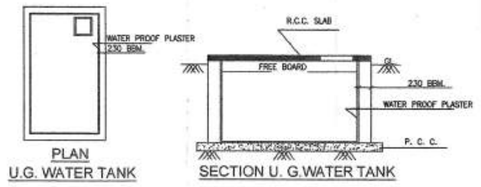
BLDG A1 = 75000	BLDG C1 = 75000
BLDG A2 = 75000	BLDG C1= 75000
BLDG A3 = 75000	TOTAL = 375000

S.T.P CALCULATION

NO OF TENEMENTS RESIDENTIAL = 554
NO OF PERSON = 554 x 5 = 2770 PERSONS
FOR COMMERCIAL AREA = 191.42 / 3 = 63.81 PERSONS
- / 6 = - PERSONS
= 64 PERSONS
SAY = 64 PERSONS

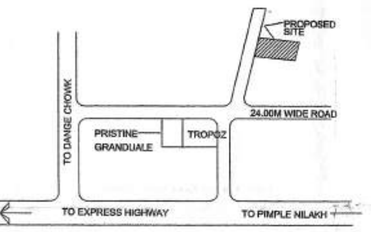
REQUIREMENT OF S.T.P
FOR RESIDENTIAL& COMMERTIAL BLDG.
2770 PERSONS x 135 LTS = 373950 LTS
64 PERSONS x 45 LTS = 2880 LTS
COMM. + RESIDENTAL = TOTAL S.T.P.PROVIDED
2880 + 373950 = 376830 LTS
376830 LTS x 85% LTS = 320305.50 LTS
320305.50 LTS / 1000 = 320.305 CUM
SAY = 320.31 CUM
TOTAL S.T.P PROVIDED = 325.00 CUM

OPEN SPACE 1	1989.52
OPEN SPACE 2	786.03
OPEN SPACE 3	447.96
TOTAL	3223.51



PLAN
U.G. WATER TANK

SECTION U. G.WATER TANK



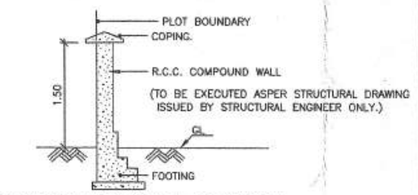
LOCATION PLAN
(NOT TO SCALE)

NOTE:-THIS DRAWING IS THE SOLE PROPERTY OF THE ARCHITECT. IT MUST NOT BE COPIED OR REPRODUCED IN ANYWAY OR MADE ACCESSIBLE TO THIRD PARTY WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT.

NOTE:-
DRAWINGS ARE PREPARED ON BASIS OF DOCUMENTS PRODUCED/SUBMITTED BY OWNER/P.A.H. THE PROCUREMENT AND GENUINITY OF DOCUMENTS PRODUCED IS SOLE RESPONSIBILITY OF THE OWNER/P.A.H. THE LIABILITY OF ARCHITECT IS RESTRICTED TO PURELY ARCHITECTURAL ASSIGNMENTS ONLY.

BRIEF SPECIFICATIONS

* FOUNDATION UP TO HARD STRATA. * R.C.C. FRAME STRUCTURE.
* EXTERNAL 0.15 AND INTERNAL WALL 0.10 THK.
* EXTERNAL SAND FACED PLASTER, & INTERNAL NEERU FINISHED CEMENT PLASTER. * T. W. DOORS & M. S. GLAZED WINDOWS.
* M. M. TILE FLOORING IN ALL ROOMS.



COMPOUND WALL SECTION

STAMP OF APPROVAL 01/24

Sanctioned No. B.P. FAWAE/991/2021
Subject to conditions mentioned in the Office Order No. evan dated 28/12/2021
Pimpri
Date : 28/12/2021

Executive Engineer
Building Permission and Unauthorized Building Construction Control Department
Pimpri Chinchwad Municipal Corporation
Pimpri-411 018.

Joint City Engineer
Building Permission Dept.
PCMC, Pimpri, Pune-18

AREA STATEMENT

1. Area of plot (Minimum area of a, b, c to be considered)	41387.00	SQM.
a) As per ownership document (7/12, CTS extract)	41387.00	SQM.
b) As per measurement sheet	41387.53	SQM.
c) As per site		SQM.
2. Deductions for		
a) Proposed D.P./D.P. Road widening Area/ Service Road/Highway widening	-	SQM.
b) Any D.P. Reservation Area (PMC ZONAL OFFICE RESERVATION = 2500.00; TELECOM CENTRE RESERVATION = 4000.00; ENGINEERING STORE RESERVATION = 1000.00)	7500.00	SQM.
(Total a+b)	7500.00	SQM.
3. Balance area of plot (1-2)	33887.00	SQM.
4. Amenity space (if applicable)		
a) Required 5%	1694.35	SQM.
b) Adjustment of 2(b) if any		SQM.
c) Balance proposed PROVIDED	1694.35	SQM.
5. Net plot area (3-4[c])	32192.65	SQM.
6. Recreational Open space (if applicable)		
a) Required 10%	3219.27	SQM.
b) Proposed	3223.51	SQM.
7. Internal Road area		SQM.
8. Plotable area (if applicable)		SQM.
9. Built up area with reference to Basic F.S.I. as per front road width [Sr. No. 5 i basic FSI] 1.00 F.S.I. (as per BRT)	32192.65	SQM.
10. Addition of FSI on payment of premium	-	SQM.
a) Maximum permissible premium FSI-based on road width/TOD Zone	-	SQM.
b) Proposed FSI on payment of premium	-	SQM.
11. In-situ FSI/TDR loading		
a) In-situ area against D.P. road [2.0 x Sr.No.2(a)], if any	-	SQM.
b) In-situ area against Amenity space if handed over [2.00 or 1.80 x Sr.No.4(b)] and/or (c)]	-	SQM.
c) TDR area	-	SQM.
d) Total in-situ/TDR loading proposed [11(a)+(b)+(c)]	-	SQM.
12. Additional FSI area under Chapter No.7	-	SQM.
13. Total entitlement of FSI in the proposal		
a) [9+10(b)+11(d)] or 12 whichever is applicable	-	SQM.
b) Ancillary Area FSI upto 60% or 80% with payment of charges 191.42 / 1.80 = 106.34 x 0.80 = 85.07; 49304.81 / 1.80 = 30831.51 x 0.60 = 18498.30; 18574.37	17303.58	SQM.
c) Total entitlement (a+b)	49496.23	SQM.
14. 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]	-	
15. Total Built-up Area in proposal (excluding area at Sr. No.17b)	49496.23	SQM.
a) Existing Built-up Area	-	SQM.
b) Proposed Built-up Area (as per 'P-line')	49496.23	SQM.
c) Total (a+b)	49496.23	SQM.
16. FSI consumed (15/13) (should not be more than Sr. No.14 above)	-	
17. Area for Inclusive Housing, if any		
a) Required (20% of Sr. No.5) 32192.65 x 20%	6438.53	SQM.
b) proposed	6443.90	SQM.

PROJECT

PROPOSED BUILDING ON S.NO 39 P)
AT KIWALE,PUNE

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.

Certificate of Area:
certified that the plot under reference was surveyed by me on _____ and the dimensions of sides 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/Land Records Department/City Survey Records.

Signature
(Name of Architect/Licenced Engineer/Supervisor.)

OWNER'S NAME & SIGN.

The above mentioned Plans are prepared by me as per UDCPR.

MR.DILIP VIJAY SAHASRABUDHE
MRS.SHUBHADA VIJAY SAHASRABUDHE
THROUGH UNIQUE AMS SPACES LLP PARTNER
MR.SUMIT SUBHASH TAYAL & OTHER (PAH)

ARCHITECT'S NAME & SIGN.

SHASHANK PRAKASH PHADKE

Scale	1:1000	Date	15-12-2021
Drg. No.	M-5	Job. No.	P-428
Draft	Sahasra	Checked	
Inward No.	BMP/NDA/FAE/PR018/0063/18	Key No.	
Sheet No.	01/24	Rev No.	R-0

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