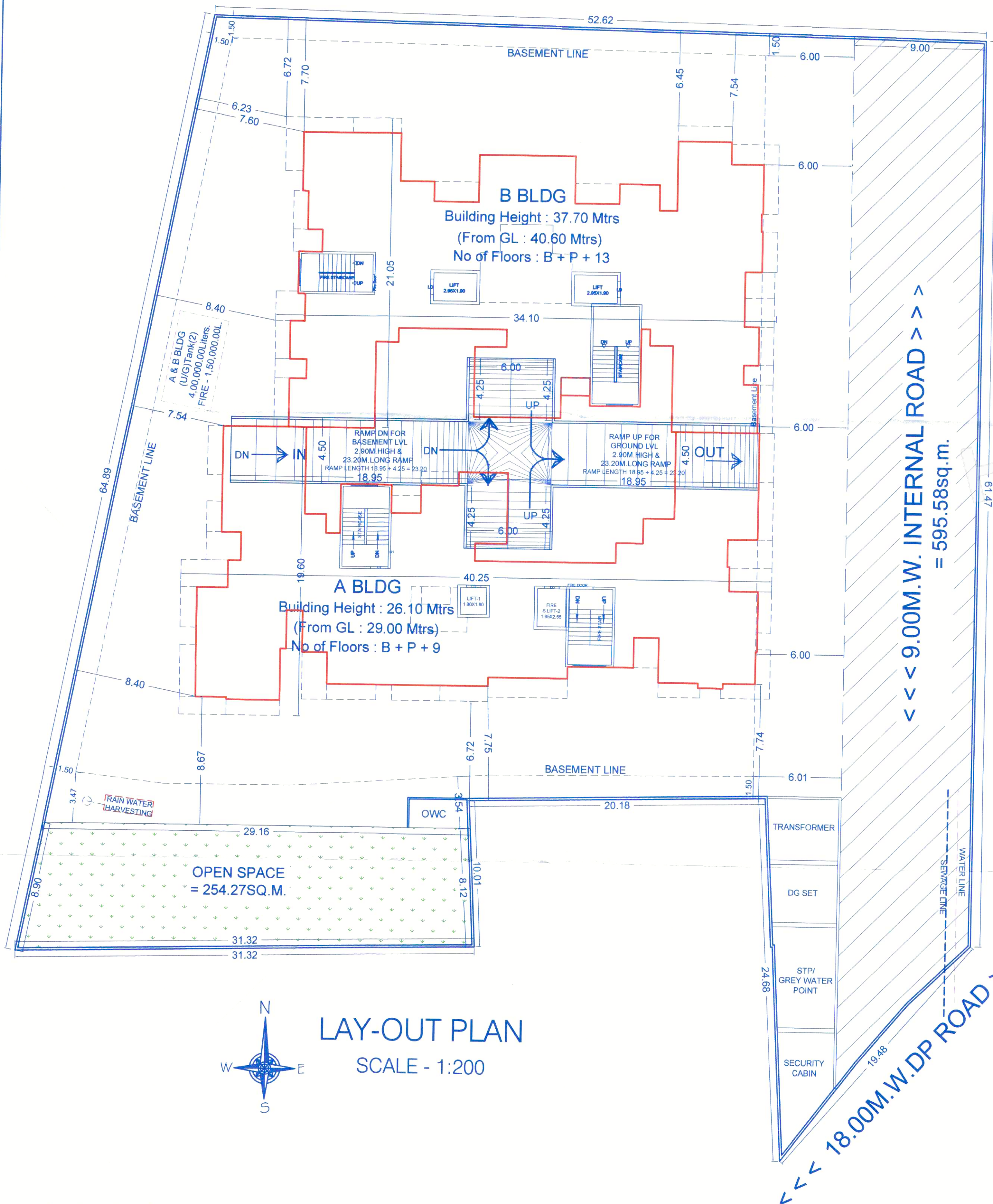




LOCATION PLAN
SCALE - NTS.



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.
(1)	(2)	(3)	(4)	(5)
---	---	---	---	---

PARKING CALCULATION

TYPE	CARPET AREA /FSI (M2)	TNMTS.(Nos.) UNIT	PROP.	CAR.(Nos.) BY Rule	Reqd.	SCOOTER.(Nos.) BY Rule	Reqd.
Residential	0 - 30	---	---	---	---	---	---
Residential	30 - 40	---	---	---	---	---	---
Residential	40 - 80	2	148	1	74	2	148
Residential	80 - 150	---	---	---	---	---	---
Commercial	---	---	---	---	---	---	---
Total Reqd.(Nos.)	---	---	---	---	74	---	148
Total Reqd.Area.	---	---	---	---	925.00	---	296.00
Total Prop.Area.	---	---	---	---	1221.00 = 61.05 (5%visitor parking)	---	1282.05

EV Parking Statement (20%)

	Parking
Reqd	Proposed
CAR	19 19
SCOOTER	37 37

REFUGE AREA STATEMENT

BUILDING NAME	REQ.	PROP.
B BLDG	34.50	34.50

Parking Statement

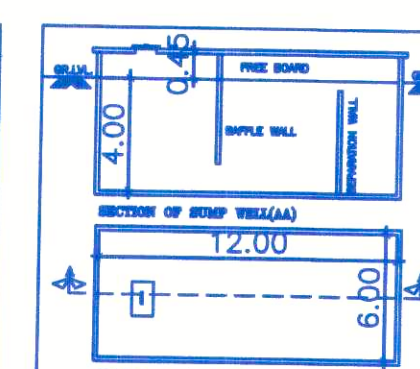
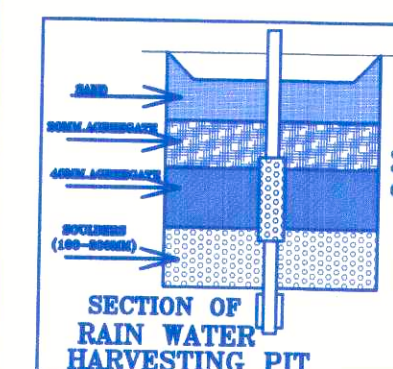
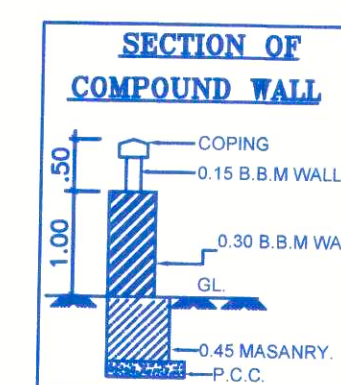
	Parking	Visitor Parking	Total Parking
Reqd	Proposed	Reqd	Proposed
CAR	74 75	0 0	74 75
SCOOTER	148 148	31 31	179 179

Proposed Parking Statement

	Ground Parking	Basement Parking	Total Parking
CAR	38	37	75
SCOOTER	85	94	179

WATER REQUIREMENT

TANK	REQUIRED CAPACITY (LIT)	PROPOSED CAPACITY (LIT)
Residential	99900.00	130000.00
OHWT	FIRE REQUIREMENT 50000.00	50000.00
TOTAL	124900.00	180000.00
UGWT	FIRE REQUIREMENT 199800.00	250000.00
TOTAL	100000.00	150000.00
TOTAL	299800.00	400000.00



Triangulation (SCALE-1:500)

Triangle	Area
A-01	1348.32
A-02	1679.04
A-03	143.38
A-04	165.69
A-05	72.42
A-06	160.79
Total (PLOT)	3569.64

Triangulation
(SCALE-1:500)

STAMP OF APPROVAL

REVISE TO - B.P./CHARHOLI/22/2022 DATE-30/03/2022

Sanctioned No. B.P./Charholi/19/2024

Subject to conditions mentioned in the

Office Order No.

even dated 12/06/2024

Pimpri
Date 12/06/2024



Executive Engineer

Pimpri Chinchwad Municipal Corporation

A) AREA STATEMENT (As per ownership document)

(a) As per ownership document (712, CTS Extract)

(b) as per measurement sheet

(c) as per site

2. DEDUCTIONS FOR

(a) Proposed D.P./D.P. Road widening Area/

Service Road / Highway widening

(b) Any D.P. Reservation area

TOTAL (a+b+c)

3. BALANCE AREA OF PLOT (1-2)

4. Amenity Space (if applicable)

(a) Required -

(b) Adjustment of 2(b), if any -

(c) Balance Proposed -

5. NET AREA OF THE PLOT (3-4(c))

6. Recreational Open space (if applicable)

(a) Required -

(b) Proposed -

7. Internal Road area

8. Platable area (if applicable)

9. Built up area with reference to Basic F.S.I. (3561.54X1.10)

as per front road width (Sr. No. 5xbasic FSI)

10. Addition of FSI on payment of premium

(a)Maximum permissible premium FSI-based on

road width/TOD Zone.

(b)Proposed FSI on payment of premium.

11. In-situ FSI / TDR loading

(a) In-situ area against D.P. road [2.0 x Sr. No. 2 (a)], if any

(b)In-situ area against Amenity Space if handed over

[2.00 or 1.85 x Sr. No. 4 (b) and/or (c)].

(c) TDR area

(d) Total in-situ / TDR loading proposed (11 (a)+(b)+(c))

12. Additional FSI area under Chapter No. 7

13. Total entitlement of FSI in the proposal

(a) [9 + 10(b)+11(d)] or 12 whichever is applicable.

(a1) Deduction: built up area FSI/Utilized area/ FSI

to be retained as per old rule

(a2)balance entitlement Ancillary Area (a1-a2)

(b)Ancillary Area FSI upto 60% or 80% (6989.53X0.60)

with payment of charges, on a2 whichever applicable

(c) Total entitlement (a+b)

14.(a) Maximum utilization limit of F.S.I. (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)

(a) Existing Built-up Area/as per old rule

i) completed

ii) residential

iii) commercial

(b) Proposed Built-up Area (as per 'P-line')

i) residential

ii) commercial

(c) Total (a+b)

16. F.S.I. Consumed (15/13)

(should not be more than serial No.14 above.)

17. Area for Inclusive Housing, if any

(a) Required (20% of Sr.No.5)

(b) Proposed

This Drawing is Prepare by instruction given by P.C.M.C. Sanction Authority

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 TALLIES WITH THE

AREA STATED IN DOCUMENT OF OWNERSHIP / T.P.S. SCHEME RECORDS / LAND

RECORD DEPT. / CITY SURVEY RECORDS.

SIGN OF LIC. ENGINEER

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.

Owner (s) name and signature

LEGEND

PLOT BOUNDARY SHOWN BLACK

PROPOSED WORK SHOWN RED

DRAINAGE SHOWN RED DOTTED

WATERLINE SHOWN BLACK DOTTED

EXISTING TO BE RETAINED WATCHES

DEMOLITION SHOWN HATCHED YELLOW

PROJECT -

PROPOSED BUILDING AT-

S.NO.495/2,496/4 ,

VILLAGE - CHARHOLI,PUNE.

PAH/OWNER -

SIGN -

M/s.Rahi Yashila Through

Mr.Abhijit Vishwanath Thakur

SHREE-SPACES

(LIC. ENGINEER)

Roseicon, Commercial Building,

Office No.309,S.no.143/5,Above Vijaya Bank,

Pimpri Saudagar,Pune - 27.

SHANKAR NIMBALKAR

(LIC. ENGINEER)

SCALE

1:100

DRAWN BY

Basha

INWARD NO.

PCMC/CHA027/2021/

ZONE-CH/CHARHOLI/UPB/8

DATE

07 May 2024

KEY NO.

1/8

This is a system generated drawing as per the soft copy submitted by the Architect/ License Engineer