

अ. ५३- सर्वेक्षणक आणि एकात्मिक नियंत्रण व प्रोत्साहन विभागाची (UDCPR) नियमावली क्र. १, १.१.२ (b) प्रमाणे वेगवेगळे क्षेत्राच्या २.५% पेक्षा कमी क्षेत्रफळाने असल्यामुळे Mechanical Ventilation Exhaust Fan बसविणे व कार्यान्वित ठेवणे विचित्र वावर असल्याकरीत आहे.
 अ. ५४- प्रकल्पाने / इमारतीचे प्रत्येक बाजूबाजू रस्त्याचे बाजूने प्रत्येकी १० मी. अंतरावर एक सी.सी.टी.डी. वायुरापाचे बसविणे विचारात घेतल्याकरीत आहे.
 अ. ५५- प्रकल्पाने / इमारतीचे प्रत्येक बाजूबाजू रस्त्याचे बाजूने बसविण्याकरीत आहे.

PARKING STATEMENT

TYPE	CARPET AREA FSI/M2	TENEMENTS UNIT	CAR PROPOSED BY RULE REQD	SCOOTER BY RULE REQD
RES.	For every two tenements with each tenements having carpet area equal to or above 40 Sq.m. but less than 80 sq.m.	2	52	26
RES.	For every two tenements with each tenements having carpet area equal to or above 80 Sq.m. but less than 150 sq.m.	1	0	3
COMM.	100 sq.m. carpet area	100	0.00	6
TOTAL REQUIRED			26	0
TOTAL REQUIRED AREA			325	104.00
REQD VISITER PARKING AREA ADDITIONAL 5%			21.45	52

**FORM OF STATEMENT - 2
[SR. NO. 9 (a)]
PROPOSED 'A & B' BUILDING**

Sr. No.	FLOOR	B/UP PROPOSED RESIDENTIAL	TOTAL RESIDENTIAL UNIT
1	BASEMENT PARKING FLOOR	0.00	0
2	GROUND PARKING FLOOR	147.09	0
3	FIRST FLOOR	957.54	12
4	SECOND	982.07	12
5	THIRD	982.07	12
6	FOURTH	982.07	12
7	FIFTH	293.22	4
34	TOTAL	4344.06	52

**FORM OF STATEMENT - 3
[SR. NO. 9 (a)]
PROPOSED 'A & B' BUILDING**

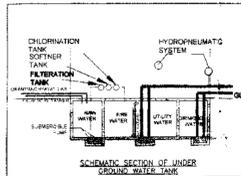
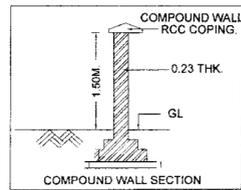
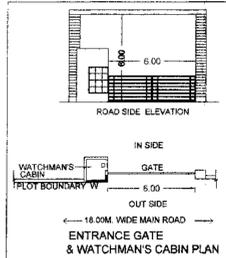
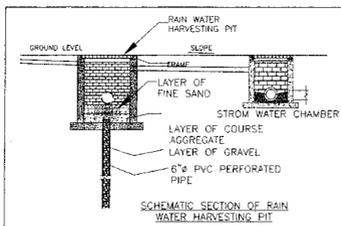
FLOOR NAME	FLAT NO.	CARPET AREA (IN SQ.MT.)	BALCONY CARPET AREA (IN SQ.MT.)	ENCLOSED BALCONY CARPET AREA (IN SQ.MT.)
A BUILDING				
FIRST FLOOR				
1ST FLOOR	101	39.60	3.72	2.13
	102	58.97	4.27	2.16
	103	58.97	4.27	2.16
	104	39.60	3.72	2.13
TYPICAL - 2ND, 3RD, 4TH, 5TH FLOOR				
TYPICAL FLOOR (2ND, 3RD, 4TH, 5TH FLOOR)	201, 301, 401, 501	37.91	4.78	4.95
	202, 302, 402, 502	58.97	4.27	2.16
	203, 303, 403, 503	58.97	4.27	2.16
	204, 304, 404, 504	37.91	4.78	4.95
B BUILDING				
FIRST FLOOR				
1ST FLOOR	101	57.38	9.10	1.71
	102	53.88	8.48	1.71
	103	52.57	10.61	4.39
	104	46.81	8.48	4.97
	105	48.51	6.50	2.13
	106	53.88	8.48	1.71
	107	53.88	8.48	1.71
	108	57.38	9.10	1.71
	TYPICAL - 2ND, 3RD, 4TH FLOOR			
TYPICAL FLOOR (2ND, 3RD, 4TH FLOOR)	201, 301, 401,	56.08	11.92	4.38
	202, 302, 402,	52.57	10.61	4.39
	203, 303, 403,	52.57	10.61	4.39
	204, 304, 404,	46.81	8.48	4.97
	205, 305, 405,	46.81	8.48	4.97
	206, 306, 406,	52.57	10.61	4.39
	207, 307, 407,	52.57	10.61	4.39
	208, 308, 408,	56.08	11.92	4.38



PROPOSED SITE LOCATION PLAN (N.T.S.)

**FORM OF STATEMENT - 1
[SR. NO. 8 (b)(ii)]
EXISTING BUILDINGS TO BE RETAINED**

EXISTING BUILDING NO.	FLOOR	PLINTH AREA	TOTAL AREA OF EXISTING BUILDING	USE / OCCUPANCY OF FLOOR
N/A	N/A	N/A	N/A	N/A

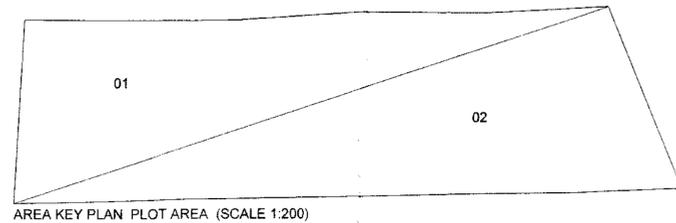


A-BUILDING WATER REQUIREMENT CALC.

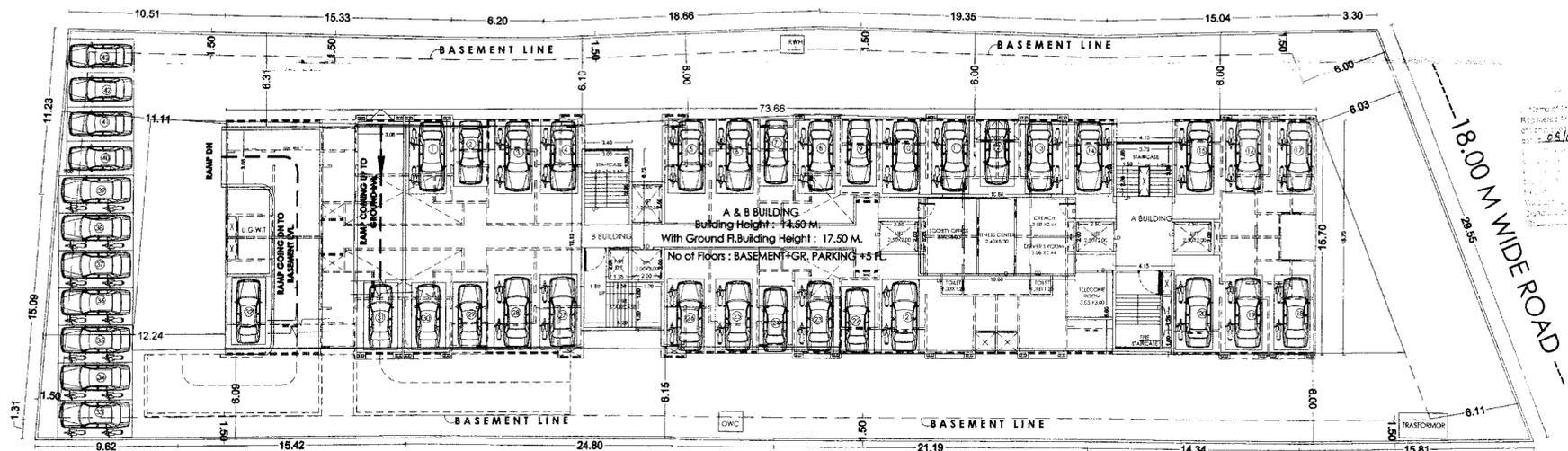
RESIDENTIAL		
1	NO. OF TENEMENTS	52 NOS.
2	NO. OF PERSON PER TENEMENT	5 NOS.
3	WATER REQUIRE PER PERSON	135 LIT.
4	WATER REQUIRED	35100 LIT.
5	TOTAL WATER REQUIRED	35100.00 LIT.
6	WATER REQUIRED FOR FIRE	25000.00 LIT.
7	TOTAL WATER REQUIRED FOR OVER HEAD WATER TANK	60100.00 LIT.
UNDERGROUND WATER TANK CALCULATIONS		
8	WATER REQUIRED FOR UNDER GROUND WATER TANK IS 2 TIMES OF OVER HEAD	70200.00 LIT.
9	WATER REQUIRED FOR FIRE	50000.00 LIT.
10	TOTAL WATER REQUIRED FOR UNDER GROUND WATER TANK	120200.00 LIT.

PLOT AREA CALCULATION

Sr. No.	AREA
1	1191.38
2	1401.6400
TOTAL	2593.02



AREA KEY PLAN PLOT AREA (SCALE 1:200)



LAYOUT PLAN 1:500

LAYOUT PLAN

STAMP OF APPROVAL 01/05

Sanctioned No. B.P. [Charholi/19/2024]
 Subject to conditions mentioned in the Office Order No.
 even dated 08/02/2024



Impd
 Date 08/02/24
 Executive Engineer
 Building Permission and Unauthorised Building Construction Control Department
 Pimpri Chinchwad Municipal Corporation
 Pimpri - 411 018.

AREA STATEMENT

1	AREA OF PLOT (minimum area of a, b, c to be considered)	2593.02
(a) As per ownership document (7/12, CTS extract)		
(b) As per measurement sheet		
(c) As per site		
2	DEDUCTION FOR	
(a) proposed D.P / D.P. Road widening Area / Service Road / Highway widening		
(b) Any D.P. Reservation area		
(c) Other		
TOTAL (a+b+c)		0.0000
3	Balance area of plot (1-2)	2593.0200
4	Amenity Space (if applicable)	
(a) Required -		
(b) Adjustment of 2(b), if any -		
(c) Balance Proposed		
5	Net Plot Area (3-4 (c))	2593.0200
6	Recreational Open space (if applicable)	0.0000
(a) Required -		
(b) Proposed -		
7	Internal Road area	0.0000
8	Plotable area (if applicable)	2593.0200
9	Built up area with reference to basic F.S.I. as per front road width (Sr.No. 5x basic FSI) (2593.02 x 1.1)	2852.3220
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.		
(c) proposed FSI on payment of premium. (Table No. 6G)		
11	In-situ FSI / TDR loading	
(a) In-situ against D.P. road [2.0 x sr.No.2 (a)], if any		
(b) In-situ 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)		2333.7160
12	Additional FSI area Green building certification 5%	0.00
13	Total entitlement of FSI in the proposal	2852.3220
(a) [9+10(b)+11(d)] or 12 whichever is applicable		
(a1) Deduction - Built-up area / FSI/Utilizes Area/FSI to be retained as per old DC Rules		
(a2) Balance entitlement for Ancillary Area (a - a1)		
(b) Ancillary Area FSI upto 80% or 80% with payment of charges on a2 whichever applicable		
(c) Total entitlement (a + b)		
14		Maximum utilization limit of F.S.I. (building potential) permissible as per Road width (as per Regulation No.6.1 (9+10(a)+11-13(a1))
15		Total Built-up Area in proposal (excluding area at Sr.No. 17b)
(a) Existing Built-up Area		
(b) Proposed Built-up Area (as per 'P-Line')		
i) Residential - 4344.06 sq.mt		
ii) Commercial - 0.00sq.mt		
(c) Total (a+b)		4344.06
16	F.S.I. Consumed (15/13) (should not be more than serial No. 14 above)	0.951
17	Area for Inclusive Housing if any	
(a) Required (20% of Sr.no.5)		
(b) Proposed mhada		

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
 ARCHITECT - ARCON ASSOCIATES

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.

H. OWNER'S / DEVELOPER NAME AND SIGNATURE :-
 MR. BUILDCON THROUGH MR. TENDRA KODHAR & ITS PARTNER MR. RAJENDRA TANUJI GAWADE & OTHERS

I. PROJECT :- RESIDENTIAL
 VILLAGE :- CHAROLI TAL. - HAVELI, DIST. - PUNE
 S.No :- 498/1(P) H.No :-
 C.T.S.No :- P.No :-
 Discretion :- REGULAR TRACK



SCALE	DRG. NO.	DRAWING BY	CHECKED BY
1:100		AMIT A	AR. SHEKHAR
INWARD NO.	DATE		
	20/10/2023		
KEY NO.	SHEET NO.		
	01/05		