अट क्र. ५२ नकाशात दाखविलेले visitor वाहनांकरिता विकासकाम विचारात घेतलेले नाही

अट क्र.५४ विद्युतवाहिन्या टिकाची सुरक्षा प्रतिबंधक उपाययोजना म.रा.वी.म.मं. नियमानुसार केलेबाबत लिखित निर्देशाप्रमाणे करणे विकासकावर बंधनकारक राहील.

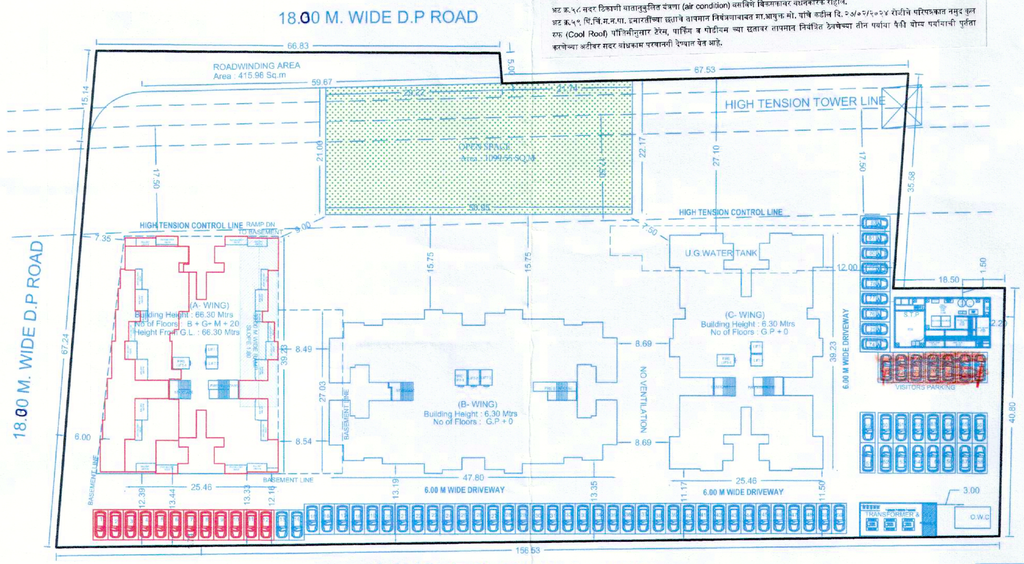
अट क्र. ५५ सदर टिकाची उपलब्ध क्षमता करीता अपुरी पडल्यास मागणीप्रमाणे सुरक्षेकरीता वाढीव डिव्हाईस बाबत रिजनिअर यांचे दिलेले पुणार आर.सी.सी. स्ट्रक्चर बांधकाम करणे तसेच अनुषंगाने लिफ्टकरीता योग्य निर्माण होणार नाही याची तांत्रिक तपासणी करणेची जबाबदारी आर्किटेक्ट / विकासक यांची राहील.

अट क्र. ५६ – प्रकल्पाचे / इमारतीचे उंची ते हाईवेवर उपलब्ध आहुले ३०मीटर ५० मी. अंतरावर एफ.सी.आर.टी.सी. पाइपाचे बसविले विकासकाम बंधनकारक राहील

अट क्र. ५७ इमारतीच्या छताचे तापमान नियंत्रणासाठी High reflective material/ वनस्पती आच्छादन (vegetation) याचा वापर करणेत यावा.

अट क्र.५८ सदर टिकाची वातानुकुलित यंत्रणा (air condition) असलेले विकासकावर बंधनकारक राहील.

अट क्र.५९ पि.सि.म.स.मा. इमारतीच्या छताचे तापमान नियंत्रणाबाबत म.प्रा.कु.मो. यांचे कडील दि. २४/०१/२०२४ रोजीचे परिपत्रकात नमूद कुल एफ. (Cool Roof) पॉलिसीप्रमाणे टेरेस, पार्किंग व सोसायटी च्या छतावर तापमान नियंत्रित ठेवणेच्या तीन पर्यायां पैकी शेष पर्यायांची पूर्तता करणेच्या अटीवर सदर बांधकाम परवानगी देण्यात येत आहे.



LAYOUT PLAN (Scale - 1:500)

Triangulation (Scale - 1:500)

Triangle	Area
A-01	364.24
A-02	2277.45
A-03	2471.63
A-04	6314.72
Total (PLOT)	11428.04

STAMP OF APPROVAL

Sanctioned No. B.P/Punawale/84/2024
Subject to conditions mentioned in the Office Order No.
aven dated 02/12/2024
Pimpri
Date : 02/12/2024

O. C. Signed by
City Engineer

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

Pimpri Chinchwad Municipal Corporation ESTD. 11/10/82 Pimpri-411 018

FORM OF STATEMENT - 2
[SR. NO. 9 (a)]
PROPOSED BUILDING

BUILDING NO.	FLOOR NO.	TOTAL BUILT-UP AREA OF FLOOR AS PER OUTER CONSTRUCTION LINE			TENAMENT
		COM. FSI AREA	RESI. FSI AREA	TOTAL FSI AREA	
(A-WING)	BASEMENT FLOOR	0.00	0.00	0.00	0
	GROUND PARKING FLOOR	401.56	60.00	461.56	0
	MEZZANINE FLOOR	199.52	39.21	238.73	0
	FIRST FLOOR	0.00	735.37	735.37	6
	SECOND FLOOR	0.00	735.37	735.37	6
	THIRD FLOOR	0.00	735.37	735.37	6
	FOURTH FLOOR	0.00	735.37	735.37	6
	FIFTH FLOOR	0.00	735.37	735.37	6
	SIXTH FLOOR	0.00	735.37	735.37	6
	SEVENTH FLOOR	0.00	650.63	650.63	5
	EIGHTH FLOOR	0.00	735.37	735.37	6
	NINTH FLOOR	0.00	735.37	735.37	6
	TENTH FLOOR	0.00	735.37	735.37	6
	ELEVENTH FLOOR	0.00	735.37	735.37	6
	TWELFTH FLOOR	0.00	650.63	650.63	5
	THIRTEENTH FLOOR	0.00	735.37	735.37	6
	FOURTEENTH FLOOR	0.00	735.37	735.37	6
	FIFTEENTH FLOOR	0.00	735.37	735.37	6
	SIXTEENTH FLOOR	0.00	735.37	735.37	6
	SEVENTEENTH FLOOR	0.00	650.63	650.63	5
	EIGHTEENTH FLOOR	0.00	735.37	735.37	6
	NINTEENTH FLOOR	0.00	735.37	735.37	6
	TWENTIETH FLOOR	0.00	172.16	172.16	-
	TERRACE FLOOR	0.00	0.00	0.00	-
	TOTAL	601.08	13989.18	14590.26	111
(B-WING)	GROUND PARKING FLOOR	0.00	0.00	0.00	0
	TERRACE FLOOR	0.00	0.00	0.00	-
	TOTAL	0.00	0.00	0.00	0
(C-WING)	GROUND PARKING FLOOR	0.00	0.00	0.00	0
	TERRACE FLOOR	0.00	0.00	0.00	-
	TOTAL	0.00	0.00	0.00	0

FORM OF STATEMENT - 3
[SR. NO. 9 (a)]
AREA DETAILS OF APARTMENT

BUILDING NO.	FLOOR NO.	APARTMENT NO.	CARPET AREA OF APARTMENT	AREA OF BALCONY ATTACHED TO APARTMENT (ENC.) BALCONY	AREA OF BALCONY ATTACHED TO APARTMENT OPEN BALCONY	AREA OF DOUBLE HEIGHT TERRACE ATTACHED TO FLAT
WING-A	GROUND FLOOR	SHOP- 01	36.75	0.00	0.00	0.00
		SHOP- 02	32.69	0.00	0.00	0.00
		SHOP- 03	38.76	0.00	0.00	0.00
		SHOP-04	46.06	0.00	0.00	0.00
		SHOP-05	60.42	0.00	0.00	0.00
		SHOP- 06	31.16	0.00	0.00	0.00
		SHOP- 07	40.11	0.00	0.00	0.00
		SHOP- 08	37.24	0.00	0.00	0.00
		SHOP- 09	45.28	0.00	0.00	0.00
	TOTAL		370.47	0.00	0.00	0.00
	MEZZENINE FLOOR	MEZZ- 01	17.34	0.00	0.00	0.00
		MEZZ- 02	15.02	0.00	0.00	0.00
		MEZZ- 03	17.32	0.00	0.00	0.00
		MEZZ- 04	21.24	0.00	0.00	0.00
		MEZZ- 05	24.51	0.00	0.00	0.00
		MEZZ- 06	12.94	0.00	0.00	0.00
		MEZZ- 07	19.51	0.00	0.00	0.00
		MEZZ- 08	17.43	0.00	0.00	0.00
		MEZZ- 09	21.19	0.00	0.00	0.00
	TOTAL		166.50	0.00		

FORM OF STATEMENT - 3
[SR. NO. 9 (a)]
AREA DETAILS OF APARTMENT

BUILDING NO.	FLOOR NO.	APARTMENT NO.	CARPET AREA OF APARTMENT	AREA OF BALCONY ATTACHED TO APARTMENT (ENC.) BALCONY	AREA OF BALCONY ATTACHED TO APARTMENT OPEN BALCONY	AREA OF DOUBLE HEIGHT TERRACE ATTACHED TO FLAT
WING-A	FIRST FLOOR PLAN	101	92.35	7.83	10.66	0.00
		102	92.73	7.83	10.66	0.00
		103	63.95	7.77	8.33	0.00
		104	92.88	7.68	10.66	0.00
		105	92.73	7.63	10.60	0.00
		106	63.95	7.77	8.33	0.00
	TYPICAL-2,3,4,5,6,8,9 10,11,13,14,15,16,18 &19TH FLOOR PLAN	201,301,401,501,601,801 901,1001,1101,1301,1401 1501,1601,1801,1901	92.35	7.83	10.66	0.00
		202,302,402,502,602,802 902,1002,1102,1302,1402 1502,1602,1802,1902	92.73	7.83	10.66	0.00
		203,303,403,503,603,803 903,1003,1103,1303,1403 1503,1603,1803,1903	63.95	7.77	8.33	0.00
		204,304,404,504,604,804 904,1004,1104,1304,1404 1504,1604,1804,1904	92.88	7.68	10.66	0.00
		205,305,405,505,605,805 905,1005,1105,1305,1405 1505,1605,1805,1905	92.73	7.63	10.60	0.00
		206,306,406,506,606,806 906,1006,1106,1306,1406 1506,1606,1806,1906	63.95	7.77	8.33	0.00
	TYPICAL-7,12 &17TH FLOOR PLAN	701,1201,1701	92.35	7.83	10.66	0.00
		702,1202,1702	92.73	7.83	10.66	0.00
		703,1203,1703	63.95	7.77	8.33	0.00
		704,1204,1704	92.88	7.68	10.66	0.00
		705,1205,1705	92.73	7.63	10.60	0.00

ANCILLARY F.S.I. STATEMENT

BASIC F.S.I (10984.02 X 1.10) = 12082.42 Sq.m

PERMISSIBLE FSI for Ancillary = 12082.42 Sq.m

COMMERCIAL F.S.I = 601.08 ÷ 1.80 = 333.93 Sq.m
ENTITLEMENT OF FSI = 12082.42 – 333.93 = 11748.49 Sq.m

COMM. ANCILLERY FSI 333.93 X 0.80 = 267.14 Sq.m
RESI. ANCILLERY FSI 11748.49 X 0.60 = 7049.09 Sq.m

TOTAL PERMISSIBLE ANCILLERY FSI = 7316.23 Sq.m

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 FLOOR
WING- A	N/A	N/A	N/A	N/A
WING- B	N/A	N/A	N/A	N/A
WING- C	N/A	N/A	N/A	N/A

WATER REQUIRED STATEMENT

FOR COMMERCIAL GROUND FLOOR = 401.56 / 3 = 133.85
134 X 45 Lit.= 6030.00 Lit.
REMAINING FLOOR = 199.52 / 6 = 33.25
34 X 45 Lit.= 1530.00 Lit.
TOTAL COMM. REQUIRED = 6030+ 1530 = 7560.00 Lit.
FOR RESIDENTIAL TENEMENTS = 111 NOS
111 X 5 (Person) =555 Persons
555 Persons X 135 lit./Person / Day = 74925.00 Lit.
Total Comm.+ Resi.= 7560.00 + 74925.00 Lit.
Total Overhead Water Tank Capacity Req. = 82485.00 Lit.
U.G.W.Tank Capacity Req.= 82485.00 X 2.00 = 164970.00 Lit.
Total Underground W.Tank Capacity Req. = 164970.00 Lit.

REFUGE AREA REQUIRED STATEMENT (A - WING)

No.of Tenements Considered For Refuge Area i.e. (02 Consecutive Floors +01 Refuge Floor (Including)= Total 03 Floors (If each Floor Have 736.36 Built-up)	03 Floors X 736.38 Built-up = 2209.14 ÷ 12.50 (occupant load) = 176.73 Say = 177 Persons 177 Persons X 0.30 sq.m./per person = 53.10 sq.m.
For Handicapped Persons Total Built-up / 12.50	= 14437.32 ÷ 12.50 (occupant load) = 1154.98 ÷ 200 (1 sq.m person 200 person) = 5.77 Required area
TOTAL REQUIRED REFUGE AREA	= 5.77 + 53.10 = 58.87 Sq.m

REFUGE AREA STATEMENT (NEW)

BUILDING NAME	FLOOR	REQ.	PROP.
(A- WING)	7TH FLOOR	58.87	83.05
	12TH FLOOR	58.87	83.05
	17TH FLOOR	58.87	83.05

PARKING CALCULATION

TYPE	CARPET AREA / FSI (M2)	TNMTS.(NOS) UNIT	TNMTS.(NOS) PROP.	CAR (NOS) BY RULE	CAR (NOS) REQD.	SCOOTER (NOS.) BY RULE	SCOOTER (NOS.) REQD.
RESIDENTIAL	30 - 40	2	0	1	0	2	0
RESIDENTIAL	40 - 80	2	35	1	18	2	35
RESIDENTIAL	80 - 150	1	76	1	76	3	228
COMMERCIAL (SHOPS)	547.23	100	6	2	12	6	36
TOTAL REQD.(NOS.)					106		299
TOTAL REQD. AREA					1325.00		598.00
TOTAL PROP. AREA	1923.00 sq.m						
5% VISITORS PARKING FOR RESIDENCE (1701.00)	85.05 sq.m						
TOTAL REQUIRED AREA	2008.05 sq.m						
TOTAL PROPOSED AREA	2625.50 sq.m						

REQUIRED ELECTRICAL VEHICLE PARKING	
COMM. CAR 12 X 25% = 3.00	RESI. CAR 94 X 20% = 18.80
TOTAL REQUIRED CAR = 3 CAR	TOTAL REQUIRED CAR = 19 CAR

WATER REQUIREMENT

TANK		REQUIRED CAPACITY (LIT)	PROPOSED CAPACITY (LIT)
OHWT	Resi+Comm	82485.00	90000.00
	FIRE REQUIREMENT	25000.00	25000.00
	TOTAL	107485.00	115000.00
UGWT	Resi+Comm	164970.00	170000.00
	FIRE REQUIREMENT	150000.00	150000.00
	TOTAL	314970.00	320000.00

PARKING STATEMENT

REQUIRED PARKING		PROPOSED PARKING COVERED	PROPOSED PARKING OPEN	TOTAL
CAR	106	113	82	195
SCOOTER	299	94	0	94

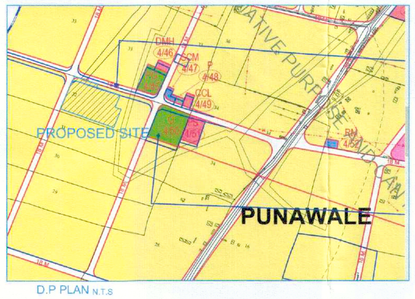
COMPOSITE PARKING

NOTE: 6 SCOOTER CONVERT IN 1 CAR
REQUIRED SCOOTER = 205 ÷ 6 = 34.16
SCOOTER CONVERT IN CAR = 35

SANITARY CALCULATION : COMMERCIAL

1) FOR COMMERCIAL BUILT UP AREA / 10
601.08 / 10 = 60.10 (SAY 61 PERSONS)
MALE (60%)= 36 FEMALE (40%)= 25

SANITARY REQUIREMENT COMMON TOILETS		SANITARY PROPOSED COMMON TOILETS	
MALE	FEMALE	MALE	FEMALE
3 FOR 36 TO 65	2 FOR 13 TO 25	5	4



D.P PLAN N.T.S

CERTIFICATE OF AREA

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/ licensed engineer/ supervisor.)

LEGEND

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

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 SIGN:

OWNER'S NAME:

M/S MILLENNIUM PROMOTERS
through its partner Mr. Sachin Shrichand Kukreja

PROJECT:
SURVEY NO : 31/32/A/5,31/32/A/6 & 31/32/A/7 HISSA NO :
PLOT NO :
DESCRIPTION : CTS NO :
REGULAR TRACK, VILLAGE- PUNAVALE, PUNE.

ARCHITECT: ARCH.SIGN:

VASTUSHALL

ARCHITECT:
YOGESH S MANAKSHE
Shop No.5/6 The Wood Society
Wakad,Pune 411017
Email : vastushall@gmail.com

JOB NO.	DRG.NO.	SCALE	DRAWN BY	CHECKED BY
		1:100		
INWARD NO	PCMC/0850/2023/ZONE B/ PUNAVALE/BPR8-PV1.52	DATE	16 OCT 2024	
KEY NO.		SHEET NO.	01 / 10	