

STAMP OF APPROVAL

Sanctioned No. B.P./Borhadewadi/53/2023
 Subject to conditions mentioned in the Office Order No.
 evsn dated 10/10/2023



Pimpri
 Date: 10/10/2023

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

अतः प्रकल्पाने / इमारतीचे प्रवेश द्वारालागत रस्त्याचे बाजूने प्रत्येकी ५.० मी. अंतरावर एक मी.मी.टी.झी. रात्रगाणे वसविणे विधानकारक राहिले.

FORM OF STATEMENT - 1
 [Sr. No.8 (a)(iii)]
EXISTING BUILDING TO BE RETAINED

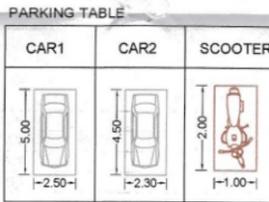
EXISTING BUILDING NO.	FLOOR NO.	PLINTH AREA	TOTAL FLOOR AREA OF EXISTING BUILDING		USE / OCCUPANCY OF FLOOR
			COMM.	RESI.	
N/A	N/A	N/A	N/A	N/A	N/A

FORM OF STATEMENT - 2
 [Sr. No.9 (a)]
PROPOSED BUILDING

BUILDING NO.	FLOOR NO.	TOTAL BUILT-UP AREA		TENEMENT RESIDENTIAL
		COMM.	RESI.	
A BUILDING	LO.P.+GR.P.+UP.P.+10FL.	0.00	3652.42	40
B BUILDING	LO.P.+GR.P.+UP.P.+3FL.	0.00	1572.69	16
C BUILDING	LO.P.+0FL.	0.00	0.00	-
TOTAL		0.00	5225.11	56
GRAND TOTAL			5225.11	56

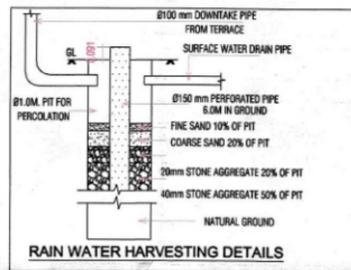
PARKING CALCULATION : AS PER UDCPR

TYPE	CARPET AREA/ FSI (M2)	TNMTS. (NOS)		CAR (NOS)		SCOOTER (NOS)	
		UNIT	PROP.	BY RULE	REQD.	BY RULE	REQD.
RESIDENTIAL							
For every TWO tenements with each tenement having carpet area less than 40 sq.m. but more than 30 sq.m.	30 - 40	2	1	1	1	2	1
RESIDENTIAL							
For every TWO tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m.	40 - 80	2	55	1	28	2	56
RESIDENTIAL							
For every ONE tenements having carpet area equal to or above 80 sq.m. but less than 150.00 sq.m.	80 - 150	1	0	1	0	1	0
RESIDENTIAL							
For every ONE tenements having carpet area 150.00 sq.m. and above	> 150	1	0	2	0	1	0
TOTAL NOS. (Resi.)			56		29		57
VISITOR (5%)					1		3
TOTAL NOS. (Resi.)					30		60
TOTAL REQD. AREA					375.00		120.00
TOTAL REQD. AREA (Car + Scooter)							495.00
TOTAL PROP. AREA							2590.00



PROPOSED PARKING STATEMENT

FLOORS	CAR	SCOOTER
LOWER PARKING FLOOR	18	20
GROUND PARKING FLOOR	12	0
UPPER PARKING FLOOR	0	40
GRAND TOTAL	30	60
EV PARKING	8	



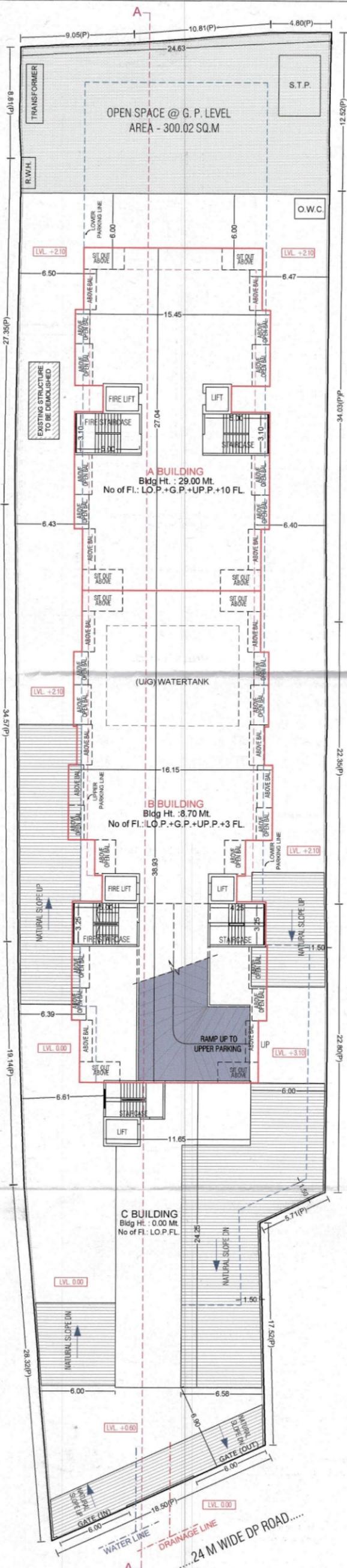
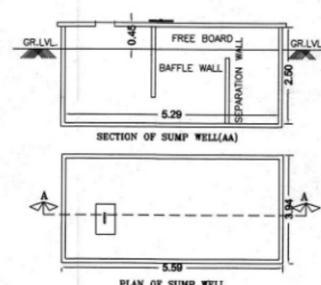
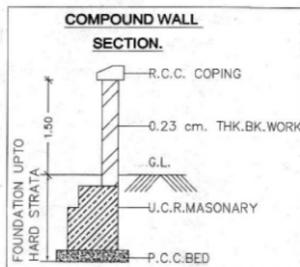
WATER REQUIREMENT

TANK	REQUIRED CAPACITY (LIT)	PROPOSED CAPACITY (LIT)
OHWT	Resi + Com. 37,800.00	
	FIRE REQUIREMENT 50,000	
	TOTAL 87,800.00	1,20,000
UGWT	56,700.00	
	FIRE REQUIREMENT 1,00,000	
	TOTAL 1,56,700.00	2,50,000

TRIANGULATION

(SCALE - 1:500)

Triangle	Area
A-01	129.71
A-02	374.13
A-03	539.38
A-04	745.96
A-05	780.72
A-06	260.38
A-07	169.72
Total (PLOT)	3000.00



LAYOUT PLAN (Scale - 1:200)

A) AREA STATEMENTS

NO.	DESCRIPTION	SQ.M.
1	AREA OF PLOT (Minimum area of a,b,c to be considered)	
(a)	As per ownership documents (7/12, CTS extract)	3000.00
(b)	As per measurement sheet	3000.00
(c)	As per site	3000.00
2	DEDUCTION FOR:	
(a)	Proposed D.P./D.P. Road widening Area/ Service Road/ Highway winding	0.00
(b)	Any D.P. Reservation Area (NON CONFIRMING RESERVATION & BRT AREA)	0.00
Total (a + b)		0.00
3	GROSS AREA OF THE PLOT (01 - 02)	3000.00
4	AMENITY SPACE (if Applicable)	
(a)	Required 5%	NA
(b)	Adjustment of 2(b), if any	0.00
(c)	Balanced Proposed	0.00
5	NET PLOT AREA (3-4(c))	3000.00
6	RECREATION OPEN SPACE (if Applicable)	
(a)	Required	0.00
(b)	Proposed	300.02
7	Internal Road Area	0.00
8	Plotable Area (if Applicable)	3000.00
9	Built up area with reference to Basic F.S.I. as per front road (Sr. No. 5xbasic FSI) (Sr.No.05x1.10 FSI)	3300.00
10	Addition of FSI on payment of premium	
(a)	Maximum permissible premium FSI - based on road width / TOD zone.(Sr.05x50%)	1500.00
(b)	Proposed FSI 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 (2.00 or 1.85 x Sr.No. 4(b) and / or (c))	0.00
(c)	TDR area permissible (Sr.no.1(a) x 1.15)	3450.00
(d)	TDR area	0.00
(e)	Total In-situ / TDR loading proposed (11(a)+(b)+(d))	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	3300.00
a1)	Deduction : Built-up area/utilized Area/FSI to be retained as per old DC Rule	0.00
a2)	Balance entitlement for Ancillary Area (a-a1)	3300.00
(b)	Permissible Ancillary Area FSI upto 60% or 80% with payment of charges.(on a2) whichever applicable)	1980.00
(c)	Proposed Ancillary area FSI	1980.00
(d)	Total entitlement (a+c)	5280.00
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)	
(a)	Existing Built up area Previously Sanctioned	
i)	Completed	0.00
ii)	Residential	0.00
iii)	Commercial	0.00
(b)	Proposed Built up area (As per 'P-line')	
i)	Residential	5225.11
ii)	Commercial	0.00
(c)	Total Built up area(a+b)	5225.11
16	FSI Consumed (15(c)/13(d)) (should not be more than Sr. no. 14 above)	0.990
17	Area for Inclusive Housing, if any	
(a)	Required (20% of Sr.no.9)	NA
(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 TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / T.P.SCHEME RECORD/ LAND RECORD DEPT. / CITY SURVEYED RECORDS.

OWNER'S DECLARATION
 I / WE UNDERSIGNED HEREBY CONFIRM THAT I / WE WOULD ABIDE BY PLANS APPROVED 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:
 1. Mr. Tanaji Patil & Others

PROJECT:
 SURVEY NO : GAT NO - 203, 204
 PLOT NO :
 DESCRIPTION : REGULAR TRACK
 ARCHITECT : Sachin sutar
 HISSA NO :
 VILLAGE - BORHADEWADI
 ARCHITECT'S SIGN:

JOB NO.	DRG.NO.	SCALE	DRAWN BY	CHECKED BY
		1:100	Balaji	
INWARD NO.	DATE	08 Sep 2023		
KEY NO.	SHEET NO.	1 / 8		