Previous Sanction No:-B.P./PIMPLE SAUDAGAR/44/2021, DT.-29/12/2021

STAMP OF APPROVAL

Sanctioned No. B.P. /Pimple Saudagar/24/2023
Subject to conditions mentioned in the
Office Order No.
given dated 23/06/2023
Pimpri
Date 23/06/2023

O. C. Signed by
City Engineer

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

FORM OF STATEMENT - 2

PROPOSED BUILDING

BUILDING/ WING NO.	FLOOR NO.	TOTAL BUILD-UP OF FLOOR, AS PER OUTER CONSTRUCTION LINE		TENEMENTS
		COMMERCIAL	RESIDENTIAL	
WING - A	GROUND FLOOR	350.16	0.00	-
	MEZZANINE FLOOR	189.02	81.06	-
	FIRST FLOOR	0.00	658.07	4
	SECOND FLOOR	0.00	658.07	4
	THIRD FLOOR	0.00	658.07	4
	FOURTH FLOOR	0.00	658.07	4
	FIFTH FLOOR	0.00	658.07	4
	SIXTH FLOOR (R)	0.00	644.17	4
	TERRACE FLOOR	0.00	0.00	-
	TOTAL	539.18	4015.58	24

FORM OF STATEMENT - 2

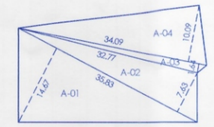
PROPOSED BUILDING

BUILDING/ WING NO.	FLOOR NO.	TOTAL BUILD-UP OF FLOOR, AS PER OUTER CONSTRUCTION LINE		TENEMENTS
		COMMERCIAL	RESIDENTIAL	
WING - B	GROUND FLOOR	375.12	0.00	-
	MEZZANINE FLOOR	200.88	71.84	-
	FIRST FLOOR	0.00	523.58	4
	SECOND FLOOR	0.00	523.58	4
	THIRD FLOOR	0.00	523.58	4
	FOURTH FLOOR	0.00	523.58	4
	FIFTH FLOOR	0.00	523.58	4
	SIXTH FLOOR (R)	0.00	507.04	4
	SEVENTH FLOOR	0.00	523.58	4
	EIGHTH FLOOR	0.00	298.62	2
	TERRACE FLOOR	0.00	0.00	-
	TOTAL	576.00	4018.98	30

FORM OF STATEMENT - 2

PROPOSED BUILDING

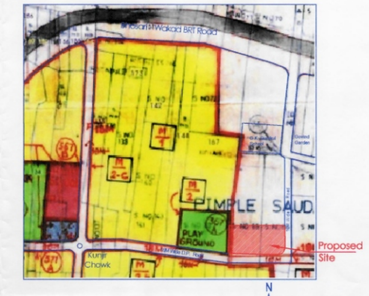
BUILDING/ WING NO.	FLOOR NO.	TOTAL BUILD-UP OF FLOOR, AS PER OUTER CONSTRUCTION LINE		SURRENDER AREA (TO MHADA)	TENEMENTS
		COMMERCIAL	RESIDENTIAL		
WING - C	GROUND FLOOR	414.03	0.00	-	-
	MEZZANINE FLOOR	394.41	48.96	-	-
	FIRST FLOOR	0.00	518.87	-	4
	SECOND FLOOR	0.00	0.00	520.90	8
	THIRD FLOOR	0.00	0.00	520.90	8
	FOURTH FLOOR	0.00	140.10	379.87	7
	TERRACE FLOOR	0.00	0.00	-	
	TOTAL	808.44	707.93	1421.67	27



OPEN SPACE (Scale - 1:500)

OPEN SPACE AREA CALCULATION

TRIANGLE							AREA
A-01	0.5	x	35.83	x	14.67		262.81
A-02	0.5	x	35.83	x	7.63		136.69
A-03	0.5	x	32.77	x	1.64		26.87
A-04	0.5	x	34.09	x	10.09		171.98
TOTAL							598.36



LOCATION MAP

N

PROPOSED - BUIDING WISE FSI STATEMENT

BUILDING/ WING NO.	FSI AREA AS PER P-LINE		SURRENDER AREA	TENEMENTS (REGULAR)	TENEMENTS (MHADA)	TOTAL P-LINE AREA
	COMMERCIAL	RESIDENTIAL				
A-WING	539.18	4015.58	0.00	24	0	4554.76
B-WING	576.00	4018.98	0.00	30	0	4594.98
C-WING	808.44	707.93	1421.67	5	22	2938.04
TOTAL	1923.62	8742.49	1421.67	59	22	12087.78

FORM OF STATEMENT - 1 [Sr no. 8(a) (iii)]

EXISTING BUILDING TO BE RETAINED

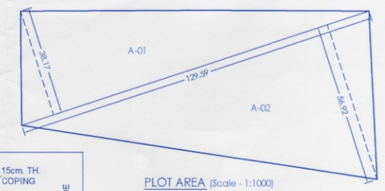
Existing	Floor No.	Plinth Area	Total Floor Area of Existing Building	Use/ Occupany of Floors
(1)	(2)	(3)	(4)	(5)
NA	NA	NA	NA	NA

PARKING CALCULATION (NON-CONGESTED)

TYPE	CARPET AREA/ FSI	TENEMENT (NOS)		CAR (NOS)		SCOTTER (NOS)	
		UNIT	PROP.	BY RULE	REQD.	BY RULE	REQD.
RESIDENTIAL	>150	1	0	2	0	1	0
RESIDENTIAL	80 - <150	1	58	1	58	1	58
RESIDENTIAL	40 - <80	2	23	1	12	2	24
RESIDENTIAL	30- <40	2	0	1	0	2	0
RESIDENTIAL	0 - <30	2	0	0	0	2	0
COMMERCIAL	100		1926.26	2	40	4	80
TOTAL REQD. (NOS)					110		162
ADDITION 5% VISITORS PARKING					4		5
TOTAL REQD. AREA					1375		334
TOTAL PROP. (NOS)					400		240
TOTAL PROP. AREA		5480.00					

PLOT AREA CALCULATION

TRIANGLE							AREA
A - 01	0.50	x	129.59	x	38.17		2473.23
A - 02	0.50	x	129.59	x	56.92		3688.13
TOTAL							6161.36



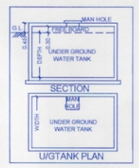
PLOT AREA (Scale - 1:1000)

WATER REQUIREMENT

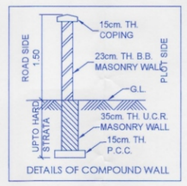
TANK		REQUIRED CAPACITY (LIT.)	PROPOSED CAPACITY (LIT.)
CALCULATION	RESI. (D) - 81(T) x 5 x 135 = 54675.00		
	COMM. - 1926.26/3 x 45 = 28893.90		
OHWT	RESI. + COMM.	83568.90	120000.00
	FIRE REQ.	30000.00	
	TOTAL	113568.90	
UGWT	RESI. + COMM.	125353.35	307533.00
	FIRE REQ.	0.00	
	TOTAL	125353.35	

ANCILLARY FSI CALCULATION :

COMMERCIAL AREA IN BLDG. = 1923.62
BASIC FSI = 1.1
ANCILLERY FSI = 0.8
THEREFORE, 1923.62/1.8 = 1068.68
1068.68 X 0.8 = 854.94
COMM. PERM. ANCILLARY = 854.94
PERM. B.U.P. - COMM. B.U.P./1.8
6576.08 - 1068.68 = 5507.40
RESI. PERM. ANCILLARY = 5507.40 X 0.6
= 3304.44
RESI. PERM. ANCILLARY = 3304.44
TOTAL PERM. ANCILLARY = 854.94 + 3304.44
= 4159.38



U/GTANK PLAN



DETAILS OF COMPOUND WALL

AREA STATEMENT

		SQ.M.
1	GROSS AREA OF PLOT (Including road widening)	9000.00
	(a) As per ownership document (7/12, CTS extract)	6479.46
	(b) As per measurement sheet	6177.38
	(c) As per site	5978.25
2	Deductions for	
	Area under D. P. Road widening handed over to PCMC as per combined documents executed from T.P. Department (4061.45 sq.m., dt.- 18/01/2010 + 1402.73 sq.m., dt.-27/06/2010)	5464.18
	Balance road area under proposal (5464.18 - 2168.15)	3296.03
	(a) Prop. D.P./ D.P. Road widening Area/Service Road/ Highway widening	3021.75
	(b) Any D.P. Reservation area	0.00
	(Total a+b)	3021.75
3	Balance area of plot (1-2)	5978.25
4	Amenity Space (if applicable)	
	(a) Required -	0.00
	(b) Adjustment of 2(b), if any -	0.00
	(c) Balance Proposed -	0.00
5	Net Plot Area (3-4 (c))	5978.25
6	Recreational Open space (if applicable)	
	(a) Required -	597.83
	(b) Proposed -	598.04
7	Internal Road area	
8	Plotable area (if applicable)	
9	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5 X basic FSI)	6576.08
10	Addition of FSI on payment of premium	
	(a) Maximum permissible premium FSI - 0.5 based on road width / TOD Zone.	0.00
	(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 x 1.85 x Sr. No. 4 (b) and /or (c)],	0.00
	(c) TDR area	0.00
	(d) Total In-situ / TDR loading proposed (11 (a)+(b)+(c))	0.00
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.	6576.08
	(b) Ancillary Area FSI upto 60% or 80% with payment of charge	4159.38
	(c) Proposed Ancillary Area FSI	4090.03
	(d) Total entitlement (arb)	10666.11
14	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 of Sr.No.17 b)	
	(a) Proposed Built-up Area (as per P-Line)	
	(i) Residential	8742.49
	(ii) Commercial	1923.62
	(b) Total	10666.11
16	F.S.I. Consumed (15/13) (should not be more than serial No.14 above)	1.00
17	Area for Inclusive Housing, if any	
	(a) Required (20% of Sr.No.5)	1315.22
	(b) Proposed	1421.67

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.

ARCHITECT

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.

MR. GHANSHYAM J. SUKHWANI
MR. SANJAY G. RAMCHANDANI

LEGEND

PLOT BOUNDARY SHOWN BLACK
PROPOSED WORK SHOWN RED
DRAINAGELINE SHOWN RED DOTTED
WATERLINE SHOWN BLACK DOTTED
EXISTING TO BE RETAINED HATCHED
DEMOLISHION SHOWN HATCHED YELLOW

TITLE

PROPOSED RESIDENTIAL & COMMERCIAL BUILDING AT S.NO. 68/1(P) & 68/2(P), 69/1(P) & 69/2(P), AT PIMPLE SAUDAGAR , PUNE.

OWNER :

M/S. SUKHWANI RAMCHANDANI LLP through its partners

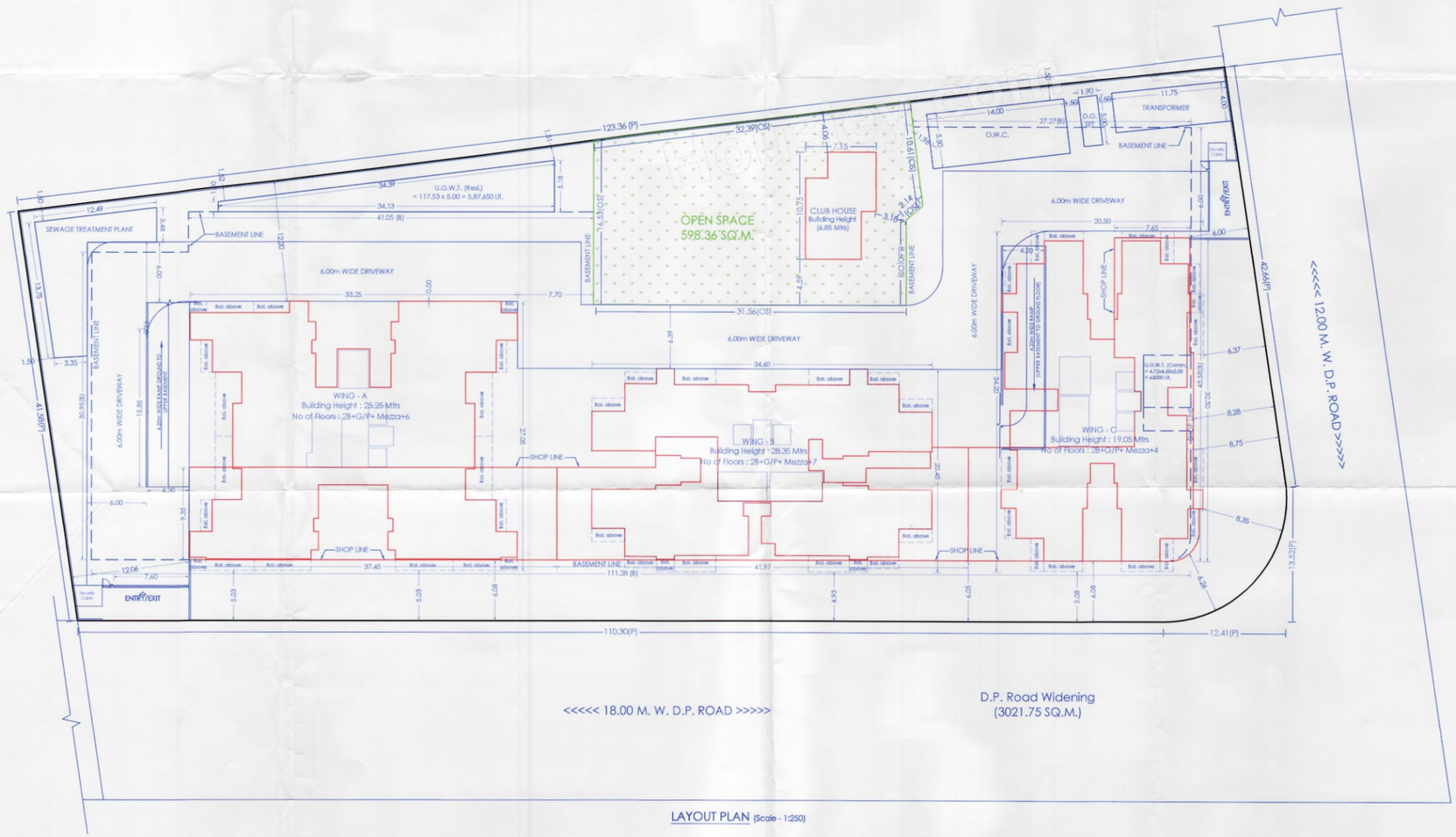
MR. GHANSHYAM J. SUKHWANI

MR. SANJAY G. RAMCHANDANI

Architect **VISHAL N. BAFNA**
kalparachana
ARCHITECT, INTERIOR & ENVIRONMENTAL CONSULTANT
SIDAM APPT., 28A/1A/1, SUDARSHANNAGAR, CHINCHWAD, PUNE-33
CONTACT : 09422045344, e-mail:staff.kalparachana@gmail.com

SIGNATURE

JOB NO.	DRG. NO.	SCALE	DRAWN BY	CHECKED BY
		1:100	SHRUTI	
INWARD NO	INWD/WDD/PPS/PRB55/0007/19		DATE	13-04-2023
KEY NO.			SHEET NO.	01 / 13



LAYOUT PLAN (Scale - 1:250)