

STAMP OF APPROVAL
 Sanctioned No. B.P./CNTDA/NIGADI/157/2024
 Subject to conditions mentioned in the Office Order No. A: dated 10/06/2024
 Pimpri Date: 10/06/2024
 Deputy Engineer
 Building Permission and Unauthorised Construction
 Enforcement Control & Demolition Department
 Pimpri Chinchwad Municipal Corporation
 Pune-411 016.



LOCATION PLAN

PARKING CALCULATION - COMMERCIAL & RESIDENTIAL

TYPE	CARPET AREA / FSI(M2)	TEMPTS (NOB)		CAR (NOB)		SCOOTER (NOB)			
		UNIT	PROP.	BY RULE	REQD.	BY RULE	REQD.		
RESIDENTIAL	40-40	2	0.0	1	0	2	0		
RESIDENTIAL	80-100	1	0	1	0	1	0		
RESIDENTIAL	150-Above	1	13	2	28	1	13		
TOTAL REQD (NOB)		0			28		13		
VISITORS PARKING 9%								1	1
TOTAL REQD (NOB)					27		14		
Regular Total Prop. (Note)					104		13		

NOTE :- Reg. No. 8.1(v) Page No. 508 Composite Parking - 6 Scooter = 1 Car
 EV CHARGING PROVISION FOR 30% OF TOTAL PARKING = 27*(3/10) X 0.30 = 9 NOS.

For of Statement 2 [Sr. No. 9 (a)] Proposed Building

BUILDING	RESI. FSI	TENEMENTS	TOTAL FSI AREA
WING	2774.41	13	2774.41
TOTAL	2774.41	13	2774.41

For of Statement 2 FLOOR WISE FSI STATEMENT - C WING

FLOOR	RESI. FSI	TENEMENTS	TOTAL FSI AREA
PARKING FLOOR	29.62	0	29.62
1st FLOOR	420.16	2	420.16
2nd FLOOR	420.16	2	420.16
3rd FLOOR	420.16	2	420.16
4th FLOOR	420.16	2	420.16
5th FLOOR	420.16	2	420.16
6th FLOOR	399.25	2	399.25
7th FLOOR	244.74	1	244.74
TOTAL	2774.41	13.00	2774.41

WATER CALCULATIONS

TANK	CARPET AREA / FSI(M2)	REQUIRED CAPACITY(LIT)	PROPOSED CAPACITY(LIT)
Residential	8775.00	25000.00	25000.00
OHWT	Fire Requirement	25000.00	25000.00
TOTAL	33775.00	50000.00	50000.00
UGWT	1.5 Times OHWT	13162.50	37500.00
Fire Requirement	50000.00	50000.00	50000.00
TOTAL	63162.50	87500.00	87500.00

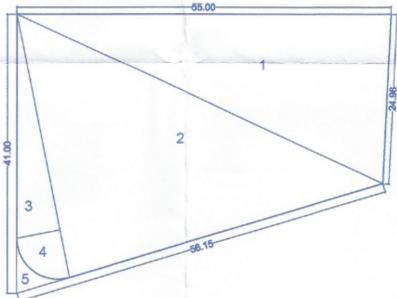
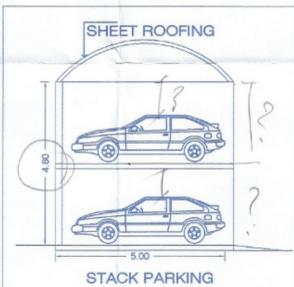
FORM OF STATEMENT - 1 [SR. NO. 8 (a)(iii)] EXISTING BUILDING TO BE RETAINED

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

Form of Statement 3 (to be printed on plan) [Sr. No. 9 (g)]

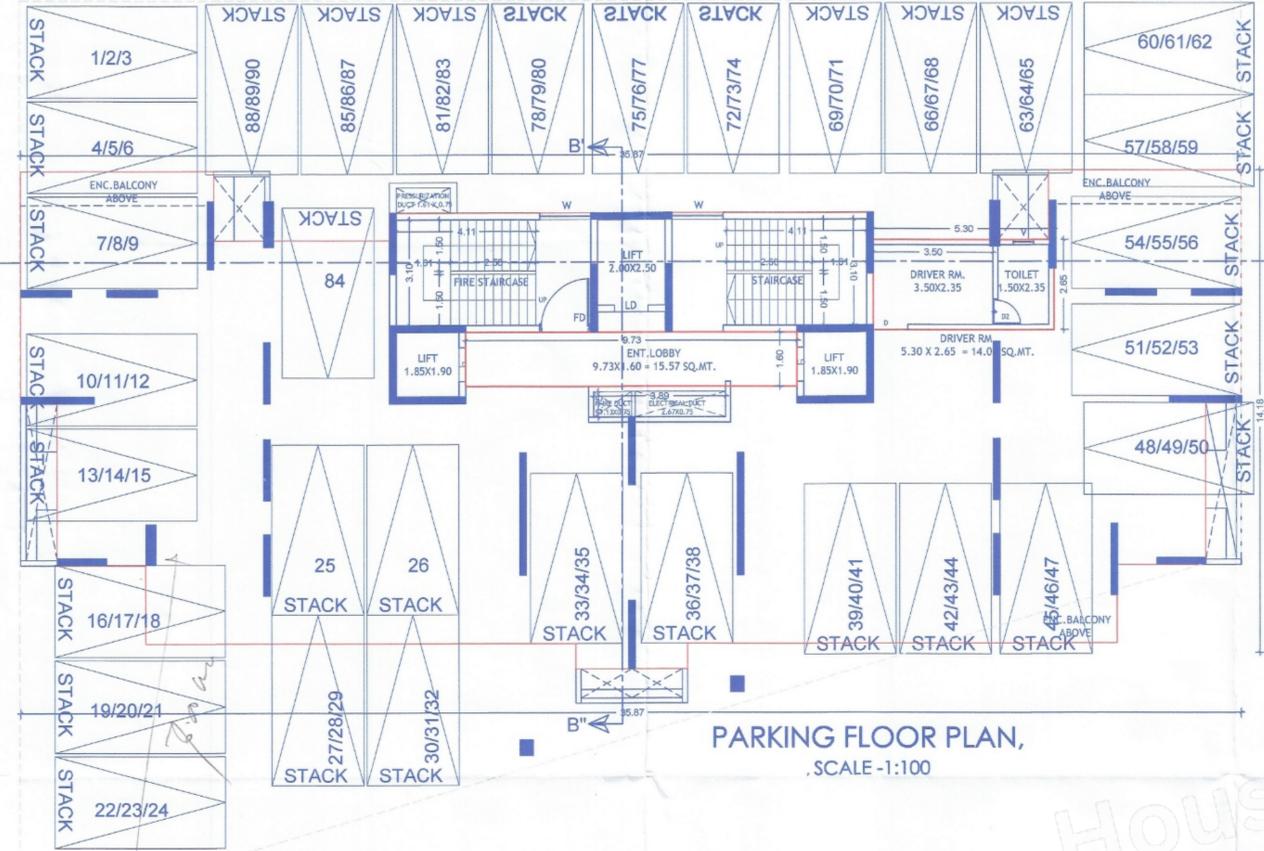
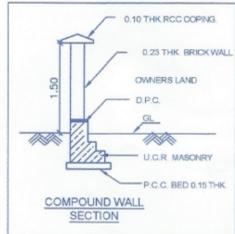
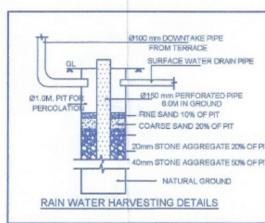
Area details of Apartment

Building No.	Floor No.	Apartment No.	Carpet area of apartment	Area of Balcony attached to Apartment	Area of Double height terraces attached to flat.
Building	TYPICAL 1st,2nd,3rd,4th, & 5th FLOOR	101,201,301,401,501	152.28	20.96	0.00
		102,202,302,402,502	152.28	20.96	0.00
		601	133.94	17.91	0.00
		602	152.28	20.96	0.00
		701	152.28	20.96	0.00

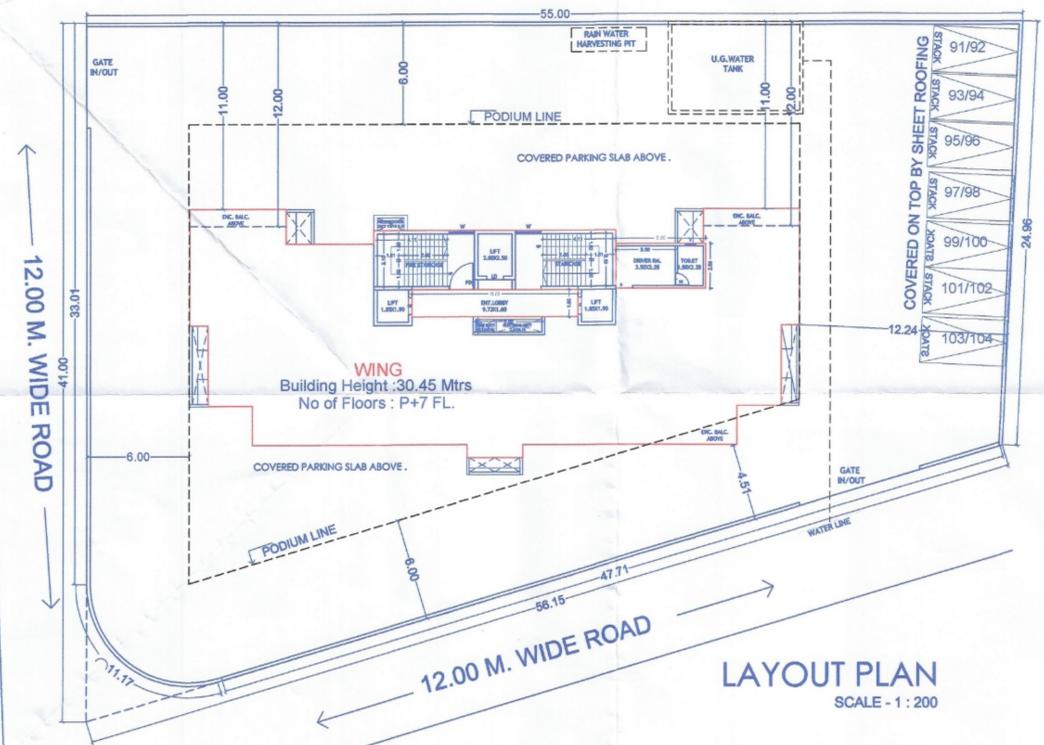


PLOT AREA CALCULATION SCALE-1:500

Triangle	Area
A-01	665.55
A-02	946.66
A-03	114.39
A-04	39.33
A-05	14.88
Total (PLOT)	1800.79



PARKING FLOOR PLAN, SCALE - 1:100



LAYOUT PLAN SCALE - 1 : 200

PROPOSED (At Right Hand top Corner of Plans)
 NO. / S.No. / GAT
 Drawing Sheet No.:
 Stamps of Approval of Plans:
AREA STATEMENT

1. Area of plot (Minimum area of a, b, c to be considered)	1800.79
(a) As per ownership document (7/12, CTS extract)	1800.79
(b) as per measurement sheet	1800.79
(c) as per site deducting highway road widening	
2. Deductions for	
(a) Proposed D.P./D.P. Road widening Area/Service Road /	0.00
(b) NALA area	0.00
(Total a+b)	0.00
3. Balance area of plot (1-2)	1800.79
4. Amenity Space (if applicable)	
(a) Required -	0.00
(b) Adjustment of 2(b), if any -	
(c) Balance Proposed -	0.00
5. Net Plot Area (3-4 (c))	1800.79
6. Recreational Open space (if applicable)	
(a) Required -	0.00
(b) Proposed -	0.00
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 basic FSI 1.00)	1800.79
10. Addition of FSI on payment of premium	
(a) Maximum permissible premium FSI - based on road width / TOD Zone.	900.40
(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 (c)], if any	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) (1) + 10(a)+(b)+(d) or 12 whichever is applicable.	1800.79
(b) Ancillary Area FSI upto 60% or 80% with payment of charges.	1080.47
Proposed Ancillary Area	973.62
(c) Total entitlement (a+b)	2774.41
14. Maximum utilization limit of F.S.I. (building potential) Permissible as per Road width (as per Regulation No. 6.1.6 or 6.2 or 6.3 or 6.4 as applicable) x 1.6 or 1.8	4321.90
TOTAL PERMISSIBLE AREA	2774.41
15. Total Built-up Area in proposal (excluding area at Sr.No.17 b)	
(a) Existing Built-up Area /As Per OLD Rule	0.00
(b) Completed	0.00
(c) Residential	0.00
(d) Commercial	0.00
(e) Proposed Built-up Area (as per 'P-line')	
(i) Residential	2774.41
(ii) Commercial	0.00
(c) Total (a+b)	2774.41
16. F.S.I. Consumed (15/13) (should not be more than serial No.14	2.5000
17. Area for Inclusive Housing, if any	
(a) Required (20% of Sr.No.5)	0.00
(b) Proposed	0.00

Certificate of Area:
 Certified that the plot under reference was surveyed by me, _____ 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
AR. USHA RANGARAJAN

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.

Signature
MR. JEEVAN BABULAL LALWANI.

LEGEND

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

OWNER'S NAME: MR. JEEVAN BABULAL LALWANI **OWNER'S SIGN:**

PROJECT: SURVEY NO: SEC 24 **HISSA NO:**

PLOT NO: C-11 **CTS NO:**

DESCRIPTION: NIGADI PUNE

ARCHITECT: Usha Rangarajan LIC NO. - CA9013423 **ARCHITECT'S SIGN:**

LANDMARK DESIGN GROUP
 PLOT NO 32 SECTOR NO 29, ISKCON TEMPLE ROAD, BAVET PRADHIKARAN PUNE 411021

JOB NO.	DRG. NO.	SCALE	DRAWN BY	CHECKED BY
		1:100		

INWARD NO. / PROJECT NO. / DATE 05-04-2023
KEY NO. **SHEET NO.** 1/4