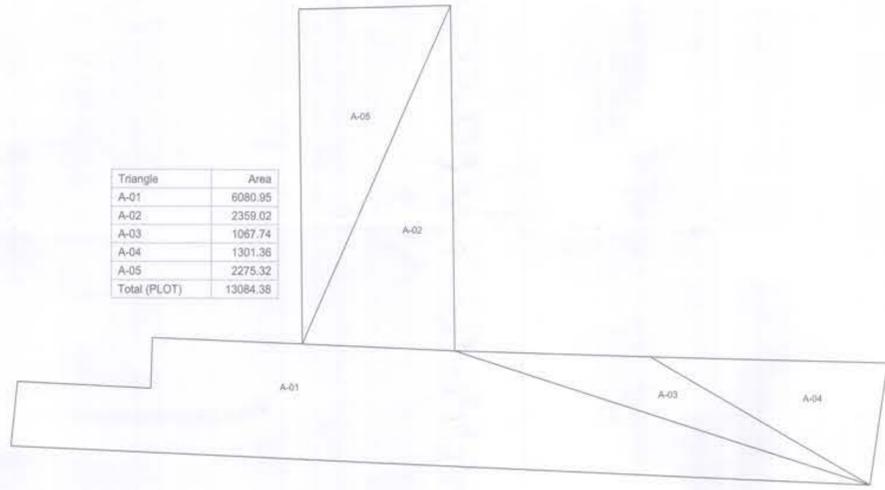


अट. ४. - शून्य प्रतिबंधक उपाययोजना नियमावलीनुसार करणे विकसनास बंधनकारक आहे.  
 अट. ४. - प्रकल्पाचे / इमारतीचे प्रवेश द्वारजवळ रस्ताचे बाजूने प्रत्येकी ५.० मी. अंतरावर एक मी.मी.टी.व्ही. घासमागे बसविणे विकसनास बंधनकारक राहिल.

Triangle	Area
A-01	6080.95
A-02	2359.02
A-03	1067.74
A-04	1301.36
A-05	2275.32
Total (PLOT)	13084.38



Triangulation (Scale - 1:1000)

**REFUGE AREA STATEMENT**

BUILDING NO.	REQUIRED	PROPOSED
WING-A	0.00	0.00
WING-B	0.00	0.00
WING-C	54.00	51.68
WING-D	45.00	46.33
WING-E	45.00	45.07

**OCCUPANTS LOAD - C - WING**  
 NO. OF PERSON TO ACCOMMODATE THE OCCUPANTS OF THREE CONSECUTIVE FLOORS X 5 (PERSON) X 0.30 SQ.M. = 36 X 5 X 0.30 = 54.00 SQ.M.  
 PROPOSED REFUGE AREA = 51.68 SQ.M.

**OCCUPANTS LOAD - D - WING**  
 NO. OF PERSON TO ACCOMMODATE THE OCCUPANTS OF THREE CONSECUTIVE FLOORS X 5 (PERSON) X 0.30 SQ.M. = 30 X 5 X 0.30 = 45.00 SQ.M.  
 PROPOSED REFUGE AREA = 46.33 SQ.M.

**OCCUPANTS LOAD - E - WING**  
 NO. OF PERSON TO ACCOMMODATE THE OCCUPANTS OF THREE CONSECUTIVE FLOORS X 5 (PERSON) X 0.30 SQ.M. = 30 X 5 X 0.30 = 45.00 SQ.M.  
 PROPOSED REFUGE AREA = 45.07 SQ.M.

**PARKING AREA STATEMENT AS PER UDCPR**

AREA OF STATEMENT	PROP. NO. OF TENEMENT	PARKING REQ. FOR EVERY BY RULE	TOTAL REQ.	REQUIRED PARKING CAR	SCOOTER
30 - 40	30	00' 2" = 0.00	00	00	00
40 - 80	447	447' 2" = 223.50	224	447	00
CCNM	466.76	466.76' 100	09	28	00
TOTAL			233	475	
VISITORS PARKING (5%)			12	24	
TOTAL REQUIRED PARKING			245	499	
REQUIRED AREA			3062.50	998.00	

**PROPOSED PARKING**

BUILDING NO.	CAR	SCOOTER
WING-A	25 (BASEMENT)	03
WING-B	28 (BASEMENT)	30
WING-C	85	137
WING-D	70	143
WING-E	69	151
TOTAL	267	533

Parking Calculation

**WATER REQUIREMENT**

TANK	REQUIRED CAPACITY (LIT)	PROPOSED CAPACITY (LIT)
Resi+Comm	613952.10	
FIRE REQUIREMENT	50000.00	
TOTAL	356976.05	360000.00
UGWT	150000.00	
TOTAL	763952.10	770000.00

**MAHADA AREA STATEMENT**

MIN. REQ. AREA	2656.94
PROP. AREA	2683.16
PERM. BALC. AREA	0.00
1) PROP. OPEN BALC. AREA	0.00
2) PROP. ENCL. BALC. AREA	0.00
TOTAL BALC. AREA (1+2)	0.00
MAHADA TOTAL TEN. NO.	34



LOCATION PLAN N.T.S.

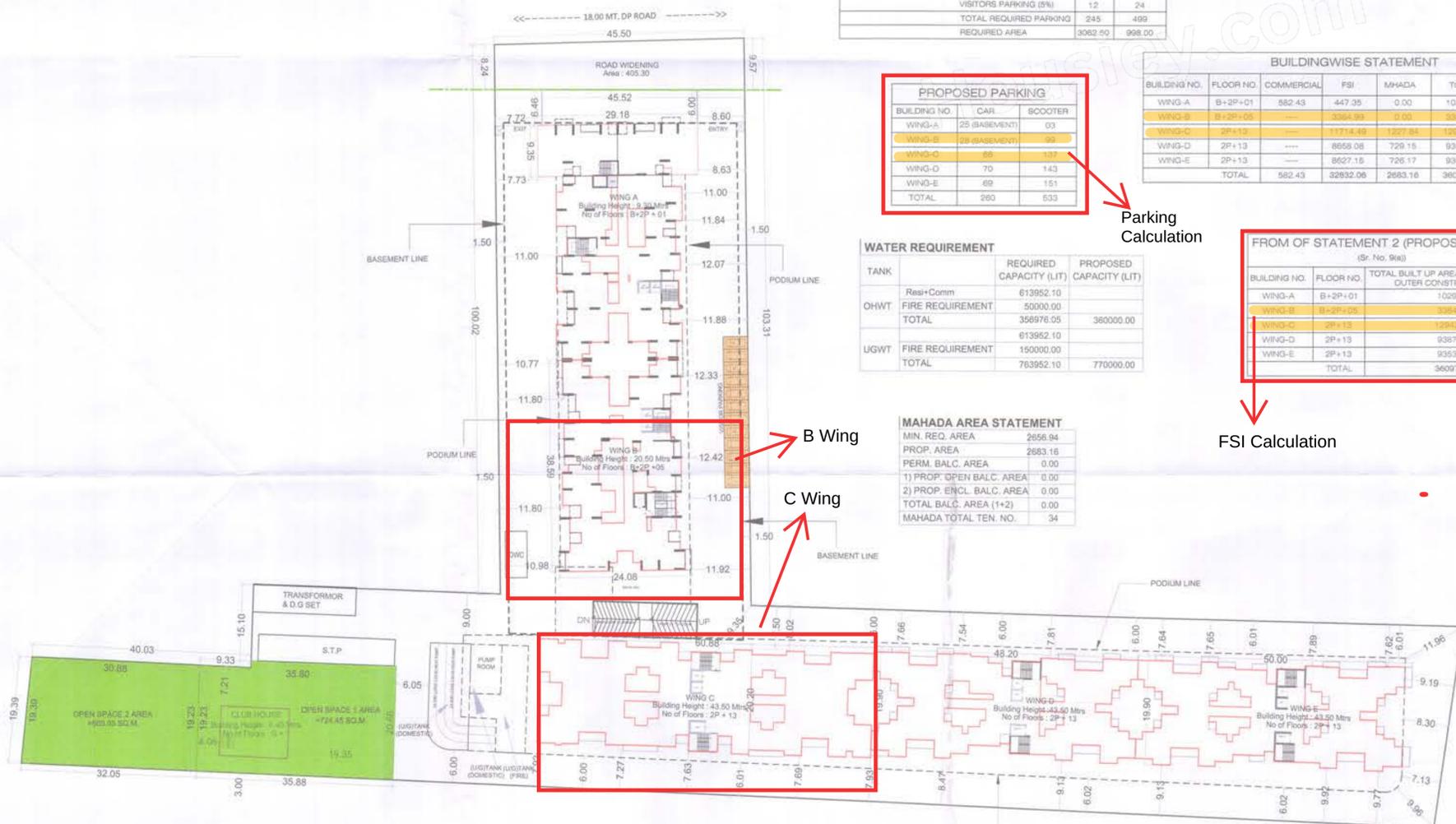
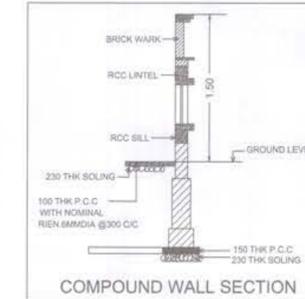
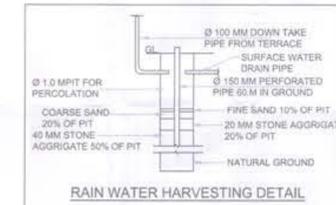
**BUILDINGWISE STATEMENT**

BUILDING NO.	FLOOR NO.	COMMERCIAL	FSI	MHADA	TOTAL	TENEMENTS
WING-A	B+2P+01	582.43	447.35	0.00	1029.78	02
WING-B	B+2P+05	---	3384.99	0.00	3384.99	35
WING-C	2P+13	---	11714.49	1527.84	13242.33	154
WING-D	2P+13	---	8658.06	729.15	9387.23	128
WING-E	2P+13	---	8527.15	726.17	9253.32	128
TOTAL		582.43	32832.06	2683.16	36097.65	447

**FROM OF STATEMENT 2 (PROPOSED BUILDING)**  
 (Sr. No. 9(a))

BUILDING NO.	FLOOR NO.	TOTAL BUILT UP AREA OF FLOOR AS PER OUTER CONSTRUCTION LINE
WING-A	B+2P+01	1029.78
WING-B	B+2P+05	3384.99
WING-C	2P+13	13242.33
WING-D	2P+13	9387.23
WING-E	2P+13	9353.32
TOTAL		36097.65

FSI Calculation



LAYOUT PLAN (Scale - 1:500)

**STAMP OF APPROVAL LAYOUT**

Sanctioned No. B.P./Dudulgaon/33/2024  
 Subject to conditions mentioned in the Office Order No.  
 averted dated 13/06/2024  
 Pimpri  
 Date: 13/06/2024



O. C. Signed by  
 City Engineer  
 for City Engineer  
 Building Permission Dept.  
 PCMC., Pimpri, Pune-18

AREA STATEMENT	SQ.MT.
1 AREA OF PLOT (Minimum area of s. b. c. to be considered)	
(a) AS PER OWNERSHIP DOCUMENT (7/12,CTS EXTRACT)	12462.30
(b) AS PER MEASUREMENT SHEET	13084.38
(c) PLOT AREA AS PER SITE	13009.44
2 DEDUCTIONS FOR	
(a) PROPOSED D.P. ROAD WIDENING	405.30
(b) ANY D.P. RESERVATION AREA	0.00
(TOTAL a+b)	405.30
3 BALANCE AREA OF PLOT (1-2)	12077.00
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))	12077.00
6 RECREATIONAL OPEN SPACE (IF APPLICABLE)	
(A) REQUIRED	1207.70
(B) PROPOSED	1329.50
7 INTERNAL ROAD AREA	0.00
8 PLOTTABLE AREA (IF APPLICABLE)	---
9 BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (e.g. 0.5 x 2000 x 1.10)	13284.70
10 ADDITION OF FSI ON PAYMENT OF PREMIUM	
(A) MAXIMUM PERMISSIBLE PREMIUM FSI - BASED ON ROAD WIDTH/TOD ZONE	6038.50
(B) PROPOSED FSI ON PAYMENT OF PREMIUM	3317.50
11 IN-SITU / 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	0.00
(C) TDR AREA	5971.67
(D) TOTAL IN-SITU / TDR LOADING PROPOSED (11 (A)+(B)+(C))	5971.67
12 ADDITIONAL FSI AREA UNDER CHAPTER NO. 7	0.00
13 TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	
(A) [(B)+(D)] OR 12 WHICHEVER IS APPLICABLE	22573.67
(A1) DEDUCTION-BUILT UP AREA/FSI UTILIZED AREA/FSI TO BE RETAINED AS PER OLD DC RULE	0.00
(A2) BALANCE ENTITLEMENT FOR ANCILLARY (A1-A2)	22573.67
(B) ANCILLARY AREA FSI UP TO 60% OR 85% WITH PAYMENT OF CHARGES (ON A2 WHICHEVER APPLICABLE)	
(B1) AREA FSI UPTO 80% WITH PAYMENT - (582.43 x 1.8) = 1048.37	256.85
(B2) AREA FSI UPTO 80% WITH PAYMENT (22573.67 - 1048.37) = 21525.30	13267.18
(C) TOTAL ENTITLEMENT (A+B)	36097.65
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	4.00
15 TOTAL BUILT-UP AREA IN PROPOSAL (excluding area at sr. no. 17b)	
(A) EXISTING BUILT-UP AREAS PER OLD RULE	
(i) COMPLETED	0.00
(ii) RESIDENTIAL	0.00
(iii) COMMERCIAL	0.00
(A) PROPOSED BUILT-UP AREA (AS PER 'P-LINE')	
(i) RESIDENTIAL	32832.06
(ii) COMMERCIAL	582.43
(C) TOTAL (A+B) (WITHOUT MHADA)	33414.49
(D) TOTAL (WITH MHADA)	36097.65
16 F.S.I. CONSUMED (15/13) (should not be more than sr. no. 14 above)	0.994
17 AREA FOR INCLUSIVE HOUSING, IF ANY	
(A) REQUIRED	2656.94
(B) PROPOSED	2683.16

Certified that the plot under reference was surveyed by me on \_\_\_\_\_ and the dimension of plots etc. of plot stated on plan are as measured on site and the same worked out in accordance with the area stated in document of ownership / topographic record filed record Dept. / city surveyed records.

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.  
 SIGN OF ARCHITECT  
 OWNER'S SIGNATURE

**PROJECT :**  
 PROPOSED RESIDENTIAL BUILDING ON GAT NO. - 219 & 221 (p) AT-DUDULGAON, HAVELI, PUNE

**OWNER / P.A.H. NAME :**  
 M/S. D.M.L. ASSOCIATES through Shri. Kalpesh R. Veilani & other

**ARCHITECT:**  
 AR. NITIN R. PATEL  
 LIC. NO. - CA/2007/39428

**PRECISION ARCHITECTS & PLANNER**  
 OFFICE NO. 1224123, D WING, FIRST FLOOR, JAY GANESH SAMARAJYA, SPINE ROAD, BHOSARI, PUNE - 411039  
 E-mail : precision\_pune@rediffmail.com

DRG NO. : \_\_\_\_\_ SCALE : 1 : 100  
 INWARD NO. : \_\_\_\_\_ INWD/ZONE/DDL/PRB/0091/19 DATE : 18/03/2024  
 KEY NO. : \_\_\_\_\_ SHEET NO. : 1 / 22