

PROPOSED RESIDENTIAL BUILDING ON SURVEY NO-1102/3A/1, 1102/3B/1A, 1104, CHINCHWAD, DIST-PUNE.

STAMP OF APPROVAL OF PLANS DRAWING SHEET NO. 01/08

Sanctioned No. B/P / Chin Chawad / 691/2024
 Subject to conditional mentioned in the Office Order No. 11/061/2024
 even dated 11/06/2024
 Pimpri
 Date: 11/06/2024

O. C. Signed by
 City Engineer
 Building Permission Dept.
 P.M.C., Pimpri, Pune-18.



AREA STATEMENT :

01. AREA OF PLOT	IN SQM.	6722.00
(MINIMUM AREA OF B. C. TO BE CONSIDERED)		6722.00
(01) AS PER OWNERSHIP DOCUMENT (1/712 LEASE DEED)		6722.00
(02) AS PER MEASUREMENT SHEET		6722.00
(03) AS PER SITE		6722.00
02. DEDUCTIONS FOR		
(01) PROPOSED D.P./D.P. ROAD WARNING AREA/ARCYCE		0.00
ROAD/HIGHWAY WIDENING/SHIFTED PLOT BOUNDARY		0.00
(02) ANY D.P. RESERVATION AREA		0.00
(TOTAL) (02)		0.00
03. BALANCE AREA OF PLOT (1-12)		6722.00
(04) AMENITY SPACE (IF APPLICABLE)		0.00
(05) REQUIRED -		0.00
(06) ADJUSTMENT OF 20% IF ANY -		0.00
(07) BALANCE PROPOSED		6722.00
05. NET PLOT AREA (3-4)(C)		6722.00
06. RECREATIONAL OPEN SPACE (IF APPLICABLE)		0.00
(01) REQUIRED -		0.00
(02) PROPOSED -		0.00
07. INTERNAL ROAD AREA		672.84
08. PLOTTABLE AREA (IF APPLICABLE)		0.00
09. BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER PROPOSED ROAD WITH (B.R. NO. 5.1, 10) BASIC F.S.I.)		7394.20
10. MAXIMUM PERMISSIBLE PREMIUM F.S.I.-BASED ON ROAD WIDTH/FLOOR (50%)		0.00
(01) PROPOSED F.S.I. ON PAYMENT OF PREMIUM		0.00
(02) IN-SITU F.S.I./DR LOADINGS		0.00
(03) IN-SITU AREA AGAINST D.P. ROAD (2.0x 50%)/IF ANY		0.00
(04) IN-SITU AREA AGAINST AMENITY SPACE HANDED OVER (2.00 OR 1.35 X 5% NO. 40) AND 04/ (C)		0.00
(05) TDR AREA (PER 0.45 %)		0.00
(06) TOTAL IN-SITU/DR LOADINGS PROPOSED (1)(1)(04)(H)(C)		0.00
12. TOTAL ENTITLEMENT OF F.S.I. IN THE PROPOSAL		7394.20
(01) (1+1)(04)(H)(1)(04) OR 12 WHICH EVER IS APPLICABLE		7394.20
(02) EXISTING BUILT-UP AREA (AS PER COMPLETION)		0.00
(03) BALANCE FSI FOR ANCIARY APPLICABLE (1.50-1.30(1))		7394.20
(04) ANCIARY AREA F.S.I. UPTO 60% OF 60% WITH PAYMENT OF CHARGES (0-01)(0.60)(0.01)(0.60%)		445.52
(05) TOTAL ENTITLEMENT (04)(1)		11833.72
14. MAXIMUM UTILIZATION LIMIT OF F.S.I. (BUILDING POTENTIAL) PERMISSIBLE AS PER ROAD WIDTH (AS PER REGULATION NO. 6.1 OF 6.2 OF 6.3 OF 6.4 AS APPLICABLE) X (L OR L/8)		3.60
15. TOTAL BUILT-UP AREA IN PROPOSAL (EXCLUDING AREA AT SC. NO. 17)(B)		0.00
(01) EXISTING BUILT-UP AREA		0.00
(02) PROPOSED RESIDENTIAL BUILT-UP AREA (AS PER PLAN)		11462.82
(03) TOTAL (02)		11462.82
16. F.S.I. CONSUMED (15)(1) (3) SHOULD NOT BE MORE THAN 1.00		1.00
17. AREA FOR INCLUDING PROVISIONS IF ANY		0.00
(01) REQUIRED (20% OF 9% NO.5)		147.84
(02) PROPOSED		153.11
CERTIFICATE OF AREA		

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 08/04/2024 AND THE DIMENSIONS OF SITES 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/F.P. SCHEME RECORDS/LAND RECORDS DEPARTMENT/CITY SURVEY RECORDS.

OWNER 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.

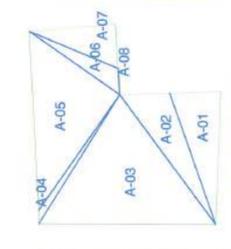
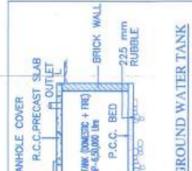
OWNER SIGNATURE
 M/S. AVRAJA DEVELOPERS THROUGH ITS PARTNERS,
 MRS. SACHIN A. BHAIKAR 20, MR. SACHIN D. BHONDE

DRN BY: SWAPNIL
 CHD BY: SSK
 DATE: 15/05/2024
 LICENSE NO.: LE/07/03/2024

OPEN SPACE CALCULATION

Triangle	Area
A-01	76.85
A-02	75.46
A-03	280.05
A-04	1095.070
A-05	177.74
A-06	178.760
A-07	499.810
A-08	497.880
A-09	656.720
A-10	618.840
A-11	268.975
A-12	112.850
A-13	977.450
A-14	242.500
A-15	125.000
A-16	24.290
A-17	3.420
A-18	176.670
A-19	43.82
A-20	0.83
Total (OPEN SPACE)	672.83

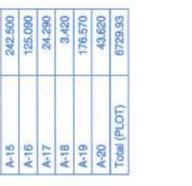
OPEN SPACE AREA CALCULATION
 Triangulation 1:500



PLOT AREA CALCULATION

Triangle	Area
A-01	288.155
A-02	137.770
A-03	259.025
A-04	1095.070
A-05	177.74
A-06	178.760
A-07	499.810
A-08	497.880
A-09	656.720
A-10	618.840
A-11	268.975
A-12	112.850
A-13	977.450
A-14	242.500
A-15	125.000
A-16	24.290
A-17	3.420
A-18	176.670
A-19	43.82
A-20	0.83
Total (PLOT)	6729.93

OPEN SPACE AREA CALCULATION
 Triangulation 1:500



PARKING STATEMENT - RESIDENTIAL-

FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 40.00 SQM. BUT LESS THAN 80.00 SQM. (1:2) 132 (108-24) TENEMENTS = 1327 + 46 NOS.

FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 40 SQM. BUT MORE THAN 30 SQM. (1:2) 12 TENEMENTS = 127 + 4 NOS.

VISITORS PARKING-5% EXTRA

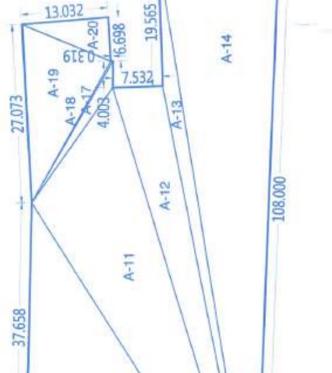
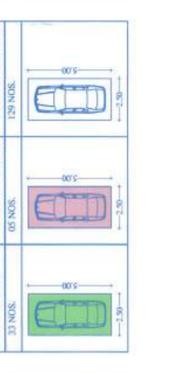
TOTAL REQUIRED PARKING IN SQM

CAR	1866+66 NOS	2666+132 NOS	1089 Sqm.
SCOOTER	825 NOS	264 NOS	264 Sqm.
CAR	75 NOS	24 NOS	99 Sqm.
SCOOTER	1188 X 0.05	59.40 NOS	59.40 Sqm.
CAR	107.87 NOS	1247.40 NOS	1247.40 Sqm.
SCOOTER	72 NOS	144 NOS	144 Sqm.
PROPOSED	162	303	05 30

WATER REQUIREMENT CALCULATION

RESIDENTIAL REQUIREMENT
 U.S.G. WATER TANK
 97.200000 LTR
 174.400000 LTR

U.S.G. 17.2000 LTR
 173.2000 LTR
 174.4000 LTR



EXISTING STRUCTURE TO BE DEMOLISH
 (Scale - 1:1000)

9.31 ADDITIONAL REQUIREMENTS IN CASE OF HOUSING SCHEMES

Rubb	Proposed Area		On Floor	
	A	B	C	D
1) Fitness Centre, Cinema, society office club house room, admeasuring area of about 20 sqm. to scheme having minimum 100 flat and thereafter additional 20 sqm. area for every 300 flat.	18.34	18.34	-	-
2) Driven room of size 12.0 sqm. with attached toilet in schemes having minimum 100 flat and thereafter additional 10.0 sqm. area for every 300 flat.	20.54	20.54	-	-
3) Driven room of size 12.0 sqm. with attached toilet in schemes having minimum 100 flat and thereafter additional 10.0 sqm. area for every 300 flat.	24.22	24.22	-	-



FORM OF STATEMENT - 1

FLOOR	PARKING / REFUGEE AREA		WINGS		D WING		E WING		TENEMENTS		TOTAL FSI AREA	TOTAL GROSS AREA
	RESI	NON-RESI	RESI	NON-RESI	RESI	NON-RESI	RESI	NON-RESI	RESI	NON-RESI		
SECOND BASEMENT FLOOR	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
FIRST BASEMENT FLOOR	4532.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4532.75
GROUND/FIRST FLOOR	0.00	0.00	24.22	0.00	0.00	0.00	0.00	0.00	0.00	0.00	24.22	1975.82
SECOND FLOOR	0.00	0.00	304.62	304.62	0.00	0.00	0.00	0.00	0.00	0.00	1183.51	1183.51
THIRD FLOOR	0.00	0.00	304.62	304.62	0.00	0.00	0.00	0.00	0.00	0.00	780.14	780.14
FOURTH FLOOR	0.00	0.00	304.62	304.62	0.00	0.00	0.00	0.00	0.00	0.00	780.14	780.14
FIFTH FLOOR	0.00	0.00	304.62	304.62	0.00	0.00	0.00	0.00	0.00	0.00	780.14	780.14
SIXTH FLOOR	0.00	0.00	304.62	304.62	0.00	0.00	0.00	0.00	0.00	0.00	780.14	780.14
SEVENTH FLOOR (REFUGEE)	85.26	0.00	304.62	304.62	0.00	0.00	0.00	0.00	0.00	0.00	860.48	860.48
EIGHTH FLOOR	0.00	0.00	304.62	304.62	0.00	0.00	0.00	0.00	0.00	0.00	779.12	779.12
NINTH FLOOR	0.00	0.00	304.62	304.62	0.00	0.00	0.00	0.00	0.00	0.00	780.14	780.14
TENTH FLOOR	0.00	0.00	304.62	304.62	0.00	0.00	0.00	0.00	0.00	0.00	780.14	780.14
ELEVENTH FLOOR	0.00	0.00	304.62	304.62	0.00	0.00	0.00	0.00	0.00	0.00	780.14	780.14
THIRTEENTH FLOOR (REFUGEE)	85.26	0.00	304.62	304.62	0.00	0.00	0.00	0.00	0.00	0.00	860.48	860.48
FOURTEENTH FLOOR	0.00	0.00	304.62	304.62	0.00	0.00	0.00	0.00	0.00	0.00	780.14	780.14
FIFTEENTH FLOOR	0.00	0.00	304.62	304.62	0.00	0.00	0.00	0.00	0.00	0.00	780.14	780.14
TERRACE FLOOR	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL	1181.60	0.00	6408.00	1851.11	0.00	192.00	0.00	0.00	0.00	29.30	11692.80	2984.42

REFUGEE AREA CALCULATION-WING-A

NO. OF OCCUPANTS CONSIDERED FOR REFUGEE AREA AS ACCORDING TO RESIDENTIAL BUILDING.

REFUGEE AREA = OCCUPANT (NO.)/300 NOS.

491.02/300 = 1.6367333333333333

11.3025/2.20003 = 5.1375 (REQUIRED)

01. REFUGEE AREA FOR HANDED OVER PERSONS: REQUIRED 1 SQM AREA PER 200 PERSONS. NO. OF PERSONS = 108 X 5 = 540 NOS. 18 X 20 = 360 NOS. TOTAL REFUGEE AREA REQUIRED = 23.76 + 72 = 95.76 SQM. PROVIDED = 49.50 SQM. ON 7TH AND 13TH FLOOR.

REFUGEE AREA CALCULATION-WING-B

NO. OF OCCUPANTS CONSIDERED FOR REFUGEE AREA AS ACCORDING TO RESIDENTIAL BUILDING.

REFUGEE AREA = OCCUPANT (NO.)/300 NOS.

586.12/300 = 1.9537333333333333

11.525/2.20003 = 5.2386 (REQUIRED)

01. REFUGEE AREA FOR HANDED OVER PERSONS: REQUIRED 1 SQM AREA PER 200 PERSONS. NO. OF PERSONS = 108 X 5 = 540 NOS. 18 X 20 = 360 NOS. TOTAL REFUGEE AREA REQUIRED = 23.76 + 72 = 95.76 SQM. PROVIDED = 49.50 SQM. ON 7TH AND 13TH FLOOR.

FORM OF STATEMENT - 2

BUILDING NO.	FLOOR	AREA OF BALCONY ATTACHED TO UNIT	AREA OF BALCONY NOT ATTACHED TO UNIT	TOTAL	BUILT UP AREA OF SHOEBOX HEIGHT ATTACHED TO UNIT	BUILT UP AREA OF SHOEBOX HEIGHT NOT ATTACHED TO UNIT	TOTAL
A	1	69.26	5.71	74.97	69.26	5.71	74.97
	2	69.26	5.71	74.97	69.26	5.71	74.97
	3	69.26	5.71	74.97	69.26	5.71	74.97
	4	69.26	5.71	74.97	69.26	5.71	74.97
TOTAL		276.04	22.84	298.88	276.04	22.84	298.88

FORM OF STATEMENT - 3

BUILDING NO.	FLOOR	AREA OF BALCONY ATTACHED TO UNIT	AREA OF BALCONY NOT ATTACHED TO UNIT	TOTAL	BUILT UP AREA OF SHOEBOX HEIGHT ATTACHED TO UNIT	BUILT UP AREA OF SHOEBOX HEIGHT NOT ATTACHED TO UNIT	TOTAL
B	1	20.65	0.00	20.65	20.65	0.00	20.65
	2	20.65	0.00	20.65	20.65	0.00	20.65
	3	20.65	0.00	20.65	20.65	0.00	20.65
	4	20.65	0.00	20.65	20.65	0.00	20.65
TOTAL		82.60	0.00	82.60	82.60	0.00	82.60

FORM OF STATEMENT - 4

BUILDING NO.	FLOOR	AREA OF BALCONY ATTACHED TO UNIT	AREA OF BALCONY NOT ATTACHED TO UNIT	TOTAL	BUILT UP AREA OF SHOEBOX HEIGHT ATTACHED TO UNIT	BUILT UP AREA OF SHOEBOX HEIGHT NOT ATTACHED TO UNIT	TOTAL
C	1	45.52	5.97	51.49	45.52	5.97	51.49
	2	45.52	5.97	51.49	45.52	5.97	51.49
	3	45.52	5.97	51.49	45.52	5.97	51.49
	4	45.52	5.97	51.49	45.52	5.97	51.49
TOTAL		182.08	23.88	205.96	182.08	23.88	205.96

FORM OF STATEMENT - 5

BUILDING NO.	FLOOR	AREA OF BALCONY ATTACHED TO UNIT	AREA OF BALCONY NOT ATTACHED TO UNIT	TOTAL	BUILT UP AREA OF SHOEBOX HEIGHT ATTACHED TO UNIT	BUILT UP AREA OF SHOEBOX HEIGHT NOT ATTACHED TO UNIT	TOTAL
D	1	69.26	5.71	74.97	69.26	5.71	74.97
	2	69.26	5.71	74.97	69.26	5.71	74.97
	3	69.26	5.71	74.97	69.26	5.71	74.97
	4	69.26	5.71	74.97	69.26	5.71	74.97
TOTAL		276.04	22.84	298.88	276.04	22.84	298.88

FORM OF STATEMENT - 6

BUILDING NO.	FLOOR	AREA OF BALCONY ATTACHED TO UNIT	AREA OF BALCONY NOT ATTACHED TO UNIT	TOTAL	BUILT UP AREA OF SHOEBOX HEIGHT ATTACHED TO UNIT	BUILT UP AREA OF SHOEBOX HEIGHT NOT ATTACHED TO UNIT	TOTAL
E	1						