

STAMP OF APPROVAL

Sanctioned No. B.P/Punavale/79/2024
 Subject to conditions mentioned in the
 Office Order No. 5/11/2024
 Pimpri
 Date: 5/11/2024

ESTD. 11/02
 PUNE-411 018

Ward Officer
 : Ward
 PCMC, Chinchwad
 Pune-411 033.



PROPOSED SITE LOCATION MAP

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

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

FROM OF STATEMENTS NO.2
 FROM STATEMENTS 9a PROPOSED "BUILDING"

SR. NO.	FLOOR	B/UP PROPOSED COMMERCIAL	B/UP PROPOSED RESIDENTIAL	TOTAL RESIDENTIAL UNIT
1	BASEMENT 02		0.00	
2	BASEMENT 01		0.00	
3	GROUND FLOOR	355.99	72.39	0
4	FIRST / MEZZANINE	229.96	197.15	0
5	SECOND	600.25	132.00	1
6	THIRD	313.99	132.00	1
7	FOURTH	0.00	389.47	4
8	FIFTH	0.00	389.47	4
9	SIXTH	0.00	389.47	4
TOTAL AREA		1500.19	1701.95	14
TOTAL AREA		3202.14		

PARKING STATEMENT

TYPE	CARPET AREA	TENEMENTS	CAR	SCOOTER
	FSIM2	UNIT	PROPOSED BY RULE	REQD BY RULE
RES.	For every two tenements with each tenements having carpet area equal to or above 40 Sq.m.	2	14	1 7 2 14
RES.	For every tenement having carpet area equal to or above 150 sq.m.	1	0	1 0 1 0
Whole sale shops not being used for retail trading	For every 100 Sq.m. carpet area of fraction thereof	100	432.68	1 4 5 11
Office	For every 200 sq.m. carpet area of fraction thereof.	200	784.33	3 12 11 43
TOTAL REQUIRED			14	23 68
TOTAL REQUIRED AREA				424.56 SOM.
REQD VISITER PARKING AREA ADDITIONAL 5%				5.77 SOM.

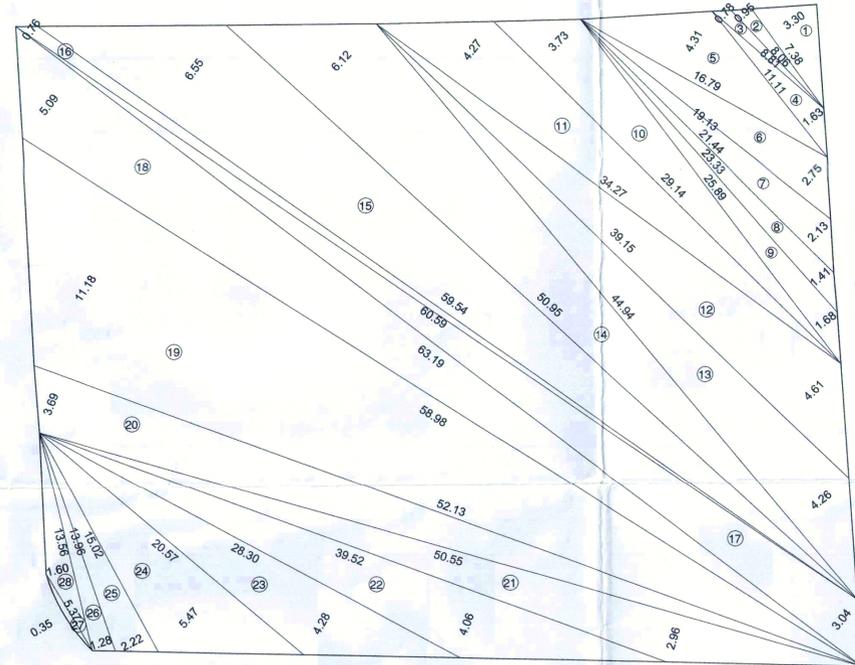
TOTAL AREA STATEMENT (BUILDING)

SR. NO.	FLOOR	B/UP PROPOSED COMM.	B/UP PROPOSED RESIDENTIAL	TOTAL RESIDENTIAL UNIT
1	(BASEMENT-1+BASEMENT-2+ GP+MEZZ/1ST TO 6 FL)	1500.19	1701.95	14
TOTAL		1500.19	1701.95	14
TOTAL COMM+ RESIDENTIAL		3202.14		

WATER REQUIREMENT CALC.

OVER HEAD WATER TANK CALCULATIONS

NO.	DESCRIPTION	AMOUNT	UNIT
1	NO. OF TENEMENTS	14	NOS.
2	NO. OF PERSON PER TENEMENT	5	NOS.
3	WATER REQUIRE PER PERSON	135	LIT.
4	WATER REQUIRED	9450	LIT.
5	TOTAL WATER REQUIRED	25096.05	LIT.
6	WATER REQUIRED FOR FIRE	25000	LIT.
7	TOTAL WATER REQUIRED FOR OVER HEAD WATER TANK	50096.05	LIT.
8	UNDERGROUND WATER TANK CALCULATIONS		
9	WATER REQUIRED FOR UNDER GROUND WATER TANK IS 2 TIMES OF OVER HEAD	50192.10	LIT.
10	WATER REQUIRED FOR FIRE	75000	LIT.
11	TOTAL WATER REQUIRED FOR UNDER GROUND WATER TANK	125192.10	LIT.



PLOT AREA KEY PLAN S-200

PLOT AREA CALCULATION

1	7.38	X	3.30	X	0.50	=	12.18
2	8.06	X	0.95	X	0.50	=	3.83
3	8.81	X	0.78	X	0.50	=	3.44
4	11.11	X	1.63	X	0.50	=	9.05
5	16.79	X	4.31	X	0.50	=	36.18
6	19.13	X	2.75	X	0.50	=	26.30
7	21.44	X	2.13	X	0.50	=	22.83
8	23.33	X	1.41	X	0.50	=	16.45
9	25.89	X	1.68	X	0.50	=	21.75
10	29.14	X	3.73	X	0.50	=	54.35
11	34.27	X	4.27	X	0.50	=	73.17
12	39.15	X	4.61	X	0.50	=	90.24
13	44.94	X	4.26	X	0.50	=	95.72
14	50.95	X	6.12	X	0.50	=	155.91
15	59.54	X	6.55	X	0.50	=	194.99
16	60.59	X	0.76	X	0.50	=	23.02
17	63.19	X	3.04	X	0.50	=	96.05
18	63.19	X	5.09	X	0.50	=	160.82
19	58.98	X	11.18	X	0.50	=	329.70
20	52.13	X	3.69	X	0.50	=	96.18
21	50.55	X	2.96	X	0.50	=	74.81
22	39.52	X	4.06	X	0.50	=	80.23
23	28.30	X	5.47	X	0.50	=	60.56
24	20.57	X	4.28	X	0.50	=	56.26
25	15.02	X	2.22	X	0.50	=	16.67
26	13.96	X	1.28	X	0.50	=	8.93
27	5.37	X	0.35	X	0.67	=	1.26
28	13.56	X	1.60	X	0.50	=	10.85
TOTAL						1831.73	

SANITATION REQUIREMENT

TYPICAL FLOOR

COMMERCIAL

CARPET AREA

432.68	/	3	=	144.22	PERSONS	SAY	=	144
FOR GENTS = 128 persons								
FOR LADIES = 128 persons								
TOTAL PERSONS = 276								
1/15 OF 138 = 9								
12 PERSONS TWC. TWH.B. REQUIRED								
15 PERSONS TWC. TWH.B. REQUIRED								
W.C. W.H.B. URINALS								
W.C. W.H.B. URINALS								
REQUIRED 9 9 9								
PROVIDED 11 11 11								

Table No. 12-O Sanitation Requirements - Mercantile Buildings, Commercial Complexes, Shopping Malls, Fruit & Vegetable Markets

* SANITATION UNIT PROVIDED INSIDE EACH SHOP : TOTAL PERSON = 275

TYPE	RULE	UNIT	PROPOSED POPULATION	BY RULE	REQD.	PROPOSED UNITS
MAL	1 per 50	50	138	1	3	6
URINALS	1 per 50	50	138	1	3	6
FEMALE	1 per 50	50	138	1	3	7

FROM OF STATEMENTS NO.3

COMMERCIAL

FLOOR	SHOP NO.	CARPET AREA (IN SQ.MT.)	MEZZANINE AREA (IN SQ.MT.)	GARDEN TERRACE (IN SQ.MT.)
GROUND + MEZZANINE FLOOR				
	SHOP-01	42.09	21.05	0.00
	SHOP-02	57.59	28.80	0.00
	SHOP-03	39.84	19.92	0.00
	SHOP-04	45.74	22.87	0.00
	SHOP-05	71.80	35.90	0.00
	SHOP-06	47.08	0.00	0.00
SECOND FLOOR				
FLOOR	OFFICE NO.	CARPET AREA (IN SQ.MT.)	ENCLOSED BALCONY (IN SQ.MT.)	GARDEN TERRACE (IN SQ.MT.)
	OFFICE-201	309.36	47.52	0.00
	OFFICE-202	79.24	26.30	0.00
	OFFICE-203	48.18	16.80	0.00
THIRD FLOOR				
FLOOR	OFFICE NO.	CARPET AREA (IN SQ.MT.)	ENCLOSED BALCONY (IN SQ.MT.)	TERRACE (IN SQ.MT.)
	OFFICE-301	179.06	12.86	0.00
	OFFICE-302	48.18	16.81	0.00

FROM OF STATEMENTS NO.3

RESIDENTIAL

FLOOR	FLAT NO.	CARPET AREA (IN SQ.MT.)	BALCONY (IN SQ.MT.)	ENCLOSED BALCONY (IN SQ.MT.)	GARDEN TERRACE (IN SQ.MT.)
2ND FL.&3RD FL					
	202,302	54.76	7.63	9.38	0.00
TYPICAL 4TH,5TH,6TH FLOOR					
	401,501,601,	54.76	7.63	9.38	0.00
	402,502,602,	54.76	7.63	9.38	0.00
TYPICAL 4TH,5TH,6TH FLOOR					
	403,503,603,	56.87	7.63	9.38	0.00
	404,504,604,	79.00	7.67	5.67	0.00

PERMISSIBLE ANCILLARY AREA CALCULATION

= COMM B/UP / 1.8 X 0.80

= 1500.19/1.80 = 833.43 X 0.80 = 666.75 SQ.MT.

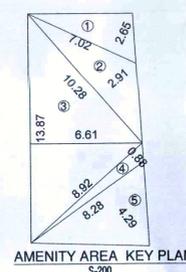
= Potential Fsi - COMM B/UP X 0.60

= 1913.95 - 833.43 = 1080.52 X 0.60 = 648.312 Q.MT.

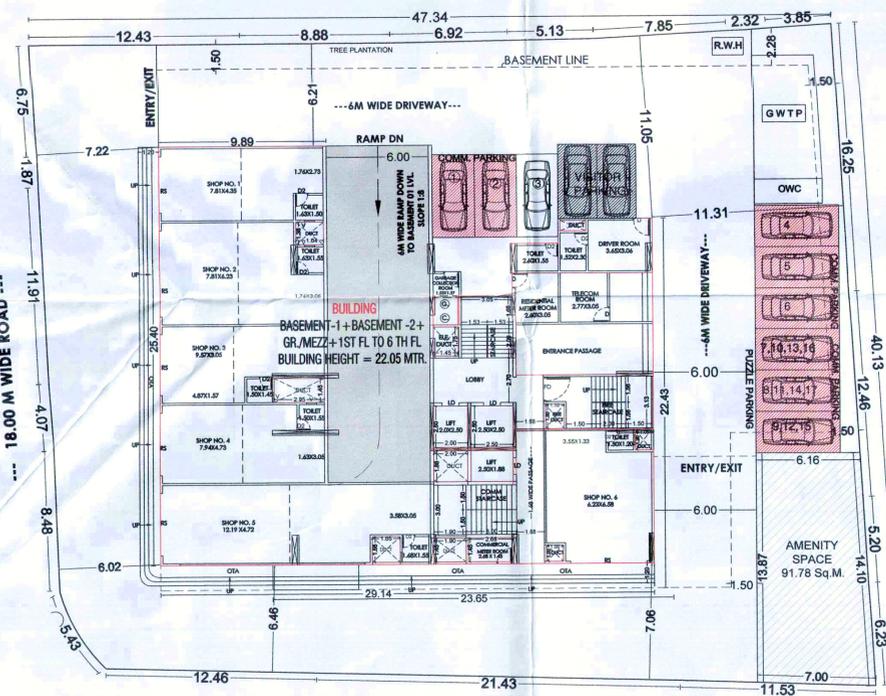
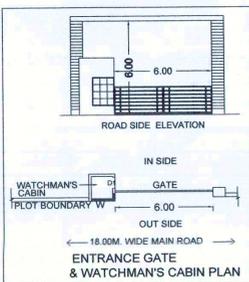
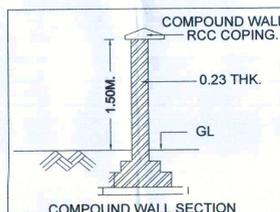
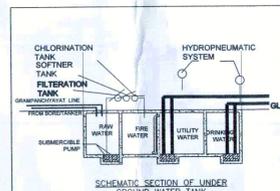
TOTAL PERMISSIBLE ANCILLARY AREA = 1,315.062 SQ.MT.

AMENITY AREA CALCULATION

1	7.02	X	2.65	X	0.50	=	9.30
2	10.28	X	2.91	X	0.50	=	14.96
3	13.87	X	6.61	X	0.50	=	45.84
4	8.92	X	0.88	X	0.50	=	3.92
5	8.28	X	4.29	X	0.50	=	17.76
TOTAL						91.78	



AMENITY AREA KEY PLAN S-200



--- 12.00 M WIDE INTERNAL ROAD --- LAYOUT PLAN PLAN (SCALE 1:200)

AREA STATEMENT

1	AREA OF PLOT (minimum area of a,b,c to be considered)	1831.73
(a)	As per ownership document (7/12, CTS extract)	2000.00
(b)	As per measurement sheet	1831.73
(c)	As per site	1831.73
2	DEDUCTION FOR	
(a)	proposed D.P / D.P.Road widening Area / Service Road /Highway widening	0.00
(b)	Any D.P Reservation area	0.00
(c)	Other	
TOTAL (a+b+c)		0.00
3	Balance area of plot (1-2)	1831.73
4	Amenity Space (if applicable)	
(a)	Required -	91.78
(b)	Adjustment of 2(b),if any -	0.00
(c)	Balance Proposed	91.78
5	Net Plot Area (3-4 (c))	1739.95
6	Recreational Open space (if applicable)	0.00
(a)	Required -	0.00
(b)	Proposed -	0.00
7	Internal Road area	0.00
8	Plotable area (if applicable)	1739.95
9	Built up area with reference to basic F.S.I. as per front road width (Sr.No.5xbasic FSI) (1739.95 x 1.1)	1913.95
10	Addition of FSI on payment of premium (a)Maximum permissible premium FSI -based on road width / TOD Zone	915.87
(b)	proposed FSI on payment of premium. (Table No.6G)	0.00
(c)	proposed FSI on payment of premium.	0.00
11	In-situ FSI / TDR loading	0.00
(a)In-situ against D.P. road [2.0 x sr.No.2 (a)], if any		
(b)In-situ against Amenity Space if handed over [2.00 or 1.85 x Sr.No.4 (b) and for (c)].		
(c) TDR area		1648.56
(d) Total in-situ/ TDR loading proposed (11a)+(b)+(c)		0.00
12	Additional FSI area Green building certification	0.00
13	Total entitlement of FSI in the proposal	1913.95
(a) [9+10(b)+11(d)] or 12 whichever is applicable		0.00
(a1) Deduction - Built-up area / FSI/utilizes Area/FSI to be retained as per old DC Rules		1913.95
(a2) Balance entitlement for Ancillary Area (a - a1)		1315.06
(b) Ancillary Area FSI upto 60% or 80% with payment of charges(on a2 whichever applicable		3229.01
(c) Total entitlement (a + b)		0.00
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} (9+10(a)+11-13(a1))	2.50
15	Total Built-up Area in proposal(excluding area at Sr.No.17b)	0.00
(a) Existing Built-up Area		3202.14
(b) Proposed Built-up Area (as per 'P-Line')		0.00
i) Residential -1701.95 sq.mt		3202.14
ii) Commercial -1500.19 sq.mt		0.00
(c) Total (a+b)		3202.14
16	F.S.I. Consumed (15/13) (should not be more than serial No.14 above)	0.00
(a) Required (20%)		0.00
(b) Proposed mhada		0.00

Signature
 ARCHITECT - ARCON ASSOCIATES

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.

H. OWNER'S /DEVELOPER NAME AND SIGNATURE :-
 MRS.DEEPALI DHANANJAY KAPARE THROUGH(POA)
 M/S.KSHITEJ REALTORS MR.KAUSTUBH S. TALEKAR
 Owner's SIGN.

I. PROJECT NAME :- 24 LIFE ALTA (RESI./COMM.)
 VILLAGE :- PUNAVALE ,TAL :-HAVELI,DIST:-PUNE
 SR.NO. :- 15/2 (P)
 H.No :- , P.No :-
 Discrepancy :- REGULAR TRACK
 AR.SHEKHAR NAHAR
 ARCHITECT'S SIGN.

ARCON ASSOCIATES
 ARCHITECTS + PLANNERS + INTERIOR DESIGNERS
 SAFALYA BUNGALOW, BESIDE KHANDESH MARATHA MANDAL
 KANUJI GHAR CHOWK, SECTOR 24, NIGDI, PRADEHARANKAR
 PUNE - 44,HELLO :020-27650921, 9767978037, 9890723478

SCALE 1:100
 DRG.NO.
 DRAWN BY AMIT A
 CHECKED BY AR.SHEKHAR
 INWARD NO.
 DATE 13.09.2024
 KEY NO. SHEET NO. 01/06