



अट क्र. ५०-सदरचे बांधकाम नकाशे हे पर्यावरण विभागाकडील Environmental Clearance प्रमाणपत्र मिळवणेस अधिन मंजूर करणेत आले आहेत.प्रत्यक्षात जागेवर पुर्वमंजूर आदेशातील बांधकाम क्षेत्राचेर Environmental Clearance मिळाले शिवाय बांधकाम/विकास करता येणार नाही.

TANK	REQUIREMENT	REQUIRED CAPACITY (LITRES)	PROPOSED CAPACITY (LITRES)
OVERHEAD WATER TANK	RESIDENTIAL	373	251775.00
	COMMERCIAL	581.14	8717.10
	FIRE REQUIREMENT	4	100000.00
	TOTAL		360492.10
UNDER GROUND WATER TANK	RESIDENTIAL	503550.00	600000.00
	COMMERCIAL	17434.20	50000.00
	FIRE REQUIREMENT	2	400000.00
	TOTAL		920984.20

SR.NO	RESERVATION NAME	REQUIRED AREA SQM	PROVIDED AREA SQM
1	RES. NO-2/5 SHOPPING CENTER & MARKET (SCM)	214.34	214.34 @ GROUND FLOOR
2	RES. NO-2/4 (P) PARKING	528.23	528.23 @ GROUND FLOOR
3	RES. NO-2/3 CULTURAL CENTER & LIBRARY (CCL)	485.88	485.88 @ FIRST FLOOR

TYPE	CARPET AREA (SQM.)	TENAMENT (NOS)		CAR (NOS)		SCOOTERS (NOS)		IN ADDITION 5% VISITOR PARKING (NOS)	
		UNITS	PROP.	BY RULE	REQD.	BY RULE	REQD.	CAR REQD.(NOS)	SCOOTERS REQD.(NOS)
RESIDENTIAL	0-30 SQM.	2	0	0	0	2	0	0	0
RESIDENTIAL	30-40 SQM.	2	0	1	0	2	0	0	0
RESIDENTIAL	40-80 SQM.	2	373	1	187	2	373	9	51
RESIDENTIAL	80-150 SQM.	1	0	1	0	1	0	0	0
RESIDENTIAL	150 SQM. & ABOVE	1	0	2	0	1	0	0	0
FOR COMMERCIAL	100 SQM. CARPET AREA 2 CARS & 6 SCOOTERS	1	6	2	12	6	36	0	0
TOTAL REQD.(NOS)									
AREA REQD. FOR CARS & SCOOTERS				12.80		2		12.5	2
				2487.50		818.00		112.50	102

NOTE: AS PER UDPCR-2020 CHAPTER NO-8, RULE NO-8.1.1 (V) SIX SCOOTERS' PARKING MAY BE ALLOWED TO BE CONVERTED IN ONE CAR PARKING. SO REQUIRED CAR PARKING = 207+10\*80 = 297 CARS

SR.NO	BUILDING NAME	REFUGE AREA REQUIRED PER FLOOR (SQM)	REFUGE AREA PROVIDED PER FLOOR (SQM)	NO OF FLOORS	TOTL REFUGE AREA PROVIDED (SQM)
1	BUILDING-A	59.14	60.26	3	180.78
2	BUILDING-B	59.24	61.63	3	184.89
	TOTAL REFUGE SPACE AREA	118.380	121.89		365.67

FLOOR NO.	RESIDENTIAL	TENAMENT
BASEMENT FLOOR	0	0
GROUND/PARKING FLOOR	0.00	0
PODIUM PARKING FLOOR	123.99	0
FIRST FLOOR	885.08	6
SECOND FLOOR	739.31	8
THIRD FLOOR	739.31	8
FOURTH FLOOR	739.31	8
FIFTH FLOOR	739.31	8
SIXTH FLOOR	739.31	8
SEVENTH FLOOR	885.63	7
EIGHTH FLOOR	739.31	8
NINTH FLOOR	739.31	8
TENTH FLOOR	739.31	8
ELEVENTH FLOOR	739.31	8
TWELVEH FLOOR	885.63	7
THIRTEENTH FLOOR	739.31	8
FOURTEENTH FLOOR	739.31	8
FIFTEENTH FLOOR	739.31	8
SIXTEENTH FLOOR	739.31	8
SEVENTEENTH FLOOR	885.63	7
EIGHTEENTH FLOOR	739.31	8
NINETEENTH FLOOR	739.31	8
TWENTY FLOOR	739.31	8
TERRACE FLOOR	0	0
GRAND TOTAL	14895.62	155

FLOOR NO.	PROPOSED BUILDING-E			TENAMENT	
	COMMERCIAL	REGULAR	MHADDA	REGULAR	MHADDA
BASEMENT FLOOR	0.00	0.00	0.00	0	0
GROUND/PARKING FLOOR	269.65	0.00	0.00	0	0
FIRST FLOOR	0.00	316.32	415.64	3	5
SECOND FLOOR	0.00	315.35	415.64	3	5
THIRD FLOOR	0.00	315.35	415.64	3	5
FOURTH FLOOR	0.00	222.80	415.64	2	5
TERRACE FLOOR	0.00	0.00	0.00	0	0
TOTAL	269.65	1169.82	1662.56	11	20
GRAND TOTAL		3102.03		31	

FLOOR NO.	PROPOSED BUILDING-F			TENAMENT	
	COMMERCIAL	REGULAR	MHADDA	REGULAR	MHADDA
BASEMENT FLOOR	0.00	0.00	0.00	0	0
GROUND/PARKING FLOOR	311.49	0.00	0.00	0	0
FIRST FLOOR	0.00	0.00	646.01	0	8
SECOND FLOOR	0.00	0.00	646.01	0	8
THIRD FLOOR	0.00	0.00	646.01	0	8
FOURTH FLOOR	0.00	0.00	646.01	0	8
TERRACE FLOOR	0.00	0.00	0.00	0	0
TOTAL	311.49	0.00	2584.04	0	32
GRAND TOTAL		2895.53		32	

FLOOR NO.	RESIDENTIAL	TENAMENT
BASEMENT FLOOR	0	0
GROUND/PARKING FLOOR	0.00	0
PODIUM PARKING FLOOR	0.00	0
FIRST FLOOR	1148.54	6
SECOND FLOOR	739.57	8
THIRD FLOOR	739.57	8
FOURTH FLOOR	739.57	8
FIFTH FLOOR	739.57	8
SIXTH FLOOR	739.57	8
SEVENTH FLOOR	885.67	7
EIGHTH FLOOR	739.57	8
NINTH FLOOR	739.57	8
TENTH FLOOR	739.57	8
ELEVENTH FLOOR	739.57	8
TWELVEH FLOOR	885.67	7
THIRTEENTH FLOOR	739.57	8
FOURTEENTH FLOOR	739.57	8
FIFTEENTH FLOOR	739.57	8
SIXTEENTH FLOOR	739.57	8
SEVENTEENTH FLOOR	885.67	7
EIGHTEENTH FLOOR	739.57	8
NINETEENTH FLOOR	739.57	8
TWENTY FLOOR	739.57	8
TERRACE FLOOR	0	0
GRAND TOTAL	15038.67	155

COMMERCIAL ANCILLARY AREA		RESIDENTIAL ANCILLARY AREA (BASIC FSI) SQ.M				
SQ.M		SQ.M		SQ.M	SQ.M	
A	581.14	/	1.80	322.86	C	20737.57
B	322.86	X	0.80	258.28	C	20414.71
						322.86
						20414.71
						12507.11
						12507.11

SR.NO	BUILDING NAME	COMMERCIAL	RESIDENTIAL		TOTAL FSI	TENAMENTS	
			MHADDA	REGULAR		MHADDA	REGULAR
1	A	0.00	0.00	14895.52	14895.52	0	155
2	B	0.00	0.00	15038.67	15038.67	0	155
3	E	269.65	1662.56	1169.82	3102.03	20	11
4	F	311.49	2584.04	0.00	2895.53	32	0
5	TOTAL	581.14	4246.60	31104.01	35931.75	52	321
6	GRAND TOTAL				35931.75		373

अट क्र. ६० इमारतीमध्ये पाण्याचा वापर करीत होण्यासाठी प्रत्यक्ष सदरनिष्ठा धारकासाठी वैयक्तिक पाण्याचे मीटर बसविणेचे व त्याचा Display दर्शनी नग्रास राहिल जावणेत यावे.  
 अट क्र. ६१ प्रकल्पातील सर्व नळाना पाणी वचत करणारे Aerator Tap लावणेचे बंधनकारक आहे.  
 अट क्र. ६२ प्रकल्पत निर्माण होणा-या C & D Waste ची पर्यावरण पुरक दृष्टीने महानगरपालिकेने उभारलेल्या प्रकल्पकडून मिळाले १०% परिष्कारित वस्तु (non structural) वापराकरिता घेतले जावे तसेच त्या पुरवठा सादर करणे बंधनकारक राहिले.  
 अट क्र. ६३ TDR बाबतचे प्रमाण पूर्णत्वाचे राखणेपूर्वी स्वम किमान ३०% व कमाल ५०% स्वम TDR बाबती टाकणे विकसकावर बंधनकारक राहिले  
 अट क्र. ६४ अंतर्गत पाणी पुरवठ्यासाठी मोड्युलर सादर केल्याशिवाय वायव्य साठवणूक करणे.  
 अट क्र. ६५ स्वल्पाने वाढीत क्षेत्र अन्वये इत्यादी जोडे त्यासाठी पूर्वी मनासहीत करणे विकसकावर बंधनकारक राहिले अन्वये. आपले प्रकल्पाचे बांधकाम अनधिकृत समजून घेतून प्रकल्प शुद्ध आचरण्यात येईल.

Sanctioned No. B.P./Chovisawadi/49/2025  
 Subject to conditions mentioned in the Office Order No. 214/2025  
 Pimpri  
 Date: 04/09/2025

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

O. C. Signed by  
 City Engineer

AREA STATEMENT

1. AREA OF PLOT (Minimum Plot Considered)	24800.00
a) As Per ownership document	24800.00
b) As Per measurement sheet	25253.46
c) As per Site	25250.00

2. Deduction for

a) Proposed D.P / D.P Road widening Area (Already Handled over to PCMC)	4019.00
b) Any D.P Reservation area/Proposed DP Road	1928.66
Total ( a+b )	5947.66

3. Balance area of plot (1-2)

	18852.34
--	----------

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))

	18852.34
--	----------

6. Recreational Open Space (if applicable)

a) Required-	1885.23
b) Proposed-	2153.32

7. Internal Road area

	0.00
--	------

8. Plottable area (if applicable)

	0.00
--	------

9. Builtup area with reference to Basic F.S.I(1.1) as per front road width

	20737.57
--	----------

10. Addition of FSI on payment of premium

a) Maximum permissible premium FSI - 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	0.00
b) In-situ area against Amenity Space in handed over to PCMC	0.00
c) TDR area (90%)	0.00
d) IGBC Gold or Equivalent Rating (5% Incentive FSI on basic)	0.00
e) Total In-situ / TDR loading proposed (11(a)+(b)+(c)+(d))	0.00

12. Additional FSI Area under Chptr No. 7

	0.00
--	------

13. Total entitlement of FSI in the proposal

a) (9+10(b)+11(d)) or 12 whichever is applicable	20737.57
a1) Deduction-Built-up area/FSI/Utilized Area/FSI to be retained as per DC Rule	0.00
a2) Balance entitlement for Ancillary Area (a1-a2)	20737.57
b) Ancillary Area fsi upto 80% or 80% with payment of charges .	12507.11
c) Total entitlement (a+b)	33244.68

14. Maximum utilization limit of F.S.I(Building potential) Permissible as per Road width

	1.10
--	------

15. Total Built-up Area in Proposal. (Excluding area at Sr.No-17b)

a) Existing Built-up Area/As per old rule	
i) Completed	0.00
ii) Residential	0.00
iii) Commercial	0.00
b) Proposed Built-up Area	
i) Residential	31104.01
ii) Commercial	581.14
c) Total (a+b)	31685.15

16. F.S.I Consumed (15/13)

	0.9530
--	--------

17. Area for Inclusive Housing, if any

a) Required (20%)	4147.51
b) PROPOSED	4246.60

18. Total F.S.I Consumed Area Including Inclusive Housing (15c+17b)

	35931.75
--	----------

OWNER'S NAME: M/S- MANGALAM REALTY THROUGH PARTNER MR SUBHASH SAKORE & OTHER

PROJECT: AR.VILAS JAGANNATH YELE

SURVEY NO: 37/2, 37/3, 37/4, 37/5, 37/6, 37/7, 37/9  
 HISSA NO:  
 PLOT NO:  
 DESCRIPTION: VILAGE-CHOVISAWADI  
 ARCHITECT: AR.VILAS JAGANNATH YELE

JOB NO., DRG. NO., SCALE, DRAWN BY, CHECKED BY  
 INWARD NO., DATE, SHEET NO.