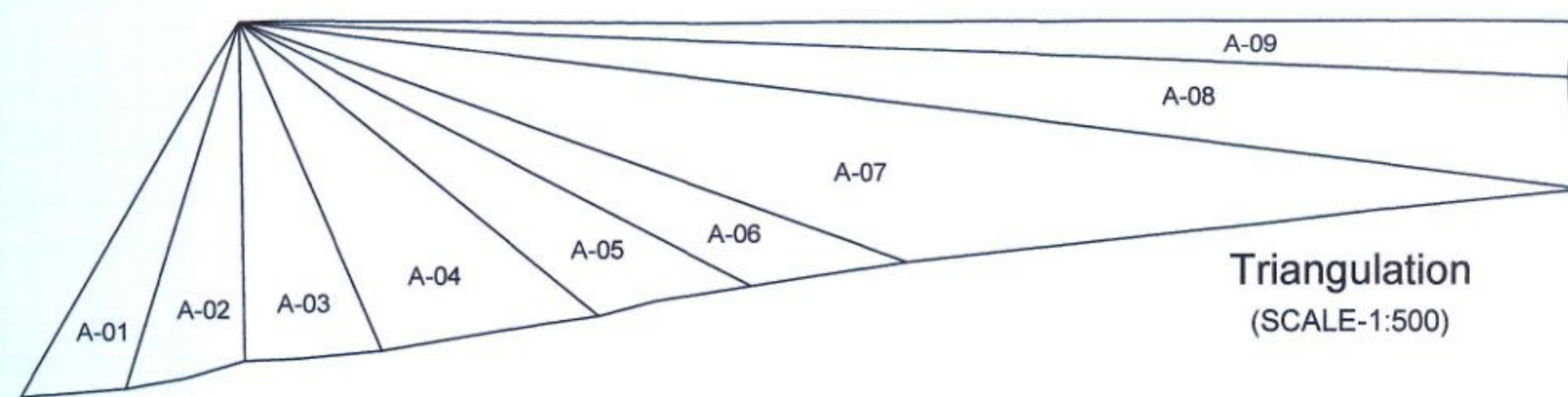




LOCATION PLAN  
(SCALE-NTS)



Triangulation  
(SCALE-1:500)

Triangle	Area
A-01	128.63
A-02	138.90
A-03	158.93
A-04	257.44
A-05	187.14
A-06	181.37
A-07	720.43
A-08	502.59
A-09	258.60
Total (PLOT)	2534.03

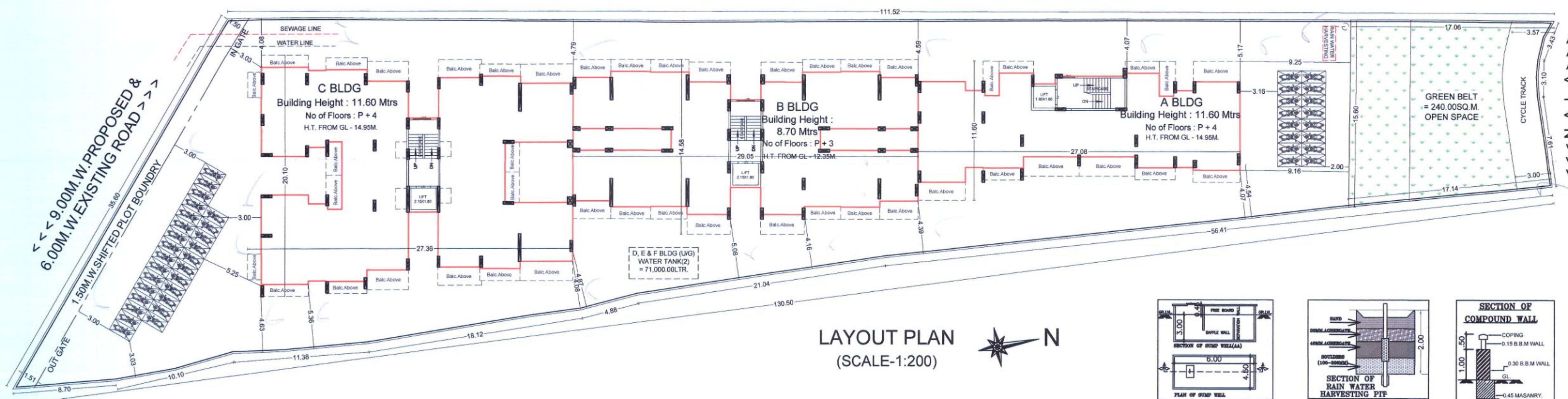
TANK	REQUIRED CAPACITY (LIT)	PROPOSED CAPACITY (LIT)
OHWT	24300.00	47500.00
UGWT	0.00	0.00
TOTAL	24300.00	47500.00

TYPE	CARPET AREA / FSI (M2)	TNMTS (Nos.)	CAR (Nos.)	SCOOTER (Nos.)
Residential	0 - 30	---	---	---
Residential	30 - 40	---	---	---
Residential	40 - 80	2	24	12
Residential	80 - 150	1	12	1
Commercial	---	---	---	---
Total Req.(Nos.)	---	---	24	36
Total Req.Area.	---	---	300.00	72.00
Total Prop.Area.	---	---	372.00 + 18.60 (5% visitor parking) = 390.60	---

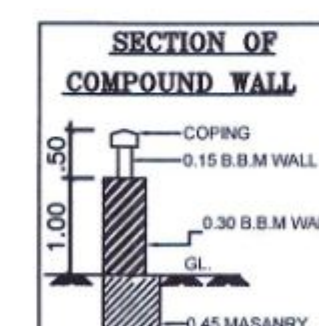
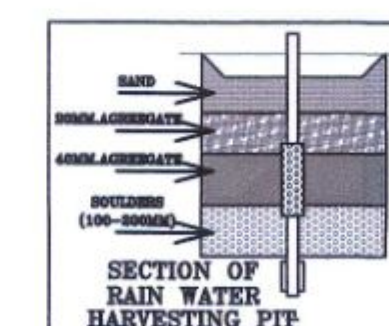
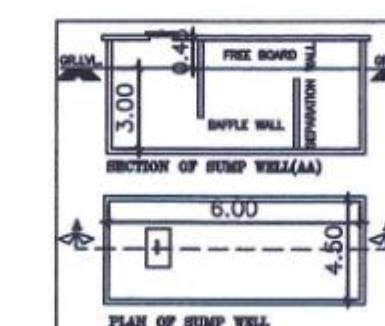
Parking	Required	Proposed	Total
CAR	24	52	76
SCOOTER	36	70	106

20% EV Parking Statement	Required	Proposed
CAR	5	5
SCOOTER	10	10

Existing Building No.	Floor No.	Plinth Area	Total Floor Area of Existing Building	Use / Occupancy of Floors
(1)	(2)	(3)	(4)	(5)
---	---	---	---	---



LAYOUT PLAN  
(SCALE-1:200)



## STAMP OF APPROVAL

Sanctioned No. B.P. Tothawade/11/2024  
Subject to conditions mentioned in the  
Office Order No. 712/2024  
Date: 7/12/2024



Pimpri  
Date: 7/12/2024

*Handwritten signature*

Building Permission and Unlawful Building  
Construction Control Department  
Pimpri Chinchwad Municipal Corporation  
Pimpri-411 018

A) AREA STATEMENT	
1. AREA OF PLOT (Minimum area of a, b, c to be considered)	2400.00
(a) As per ownership document (7/12, CTS extract)	2400.00
(b) as per measurement sheet	2534.03
(c) as per site	2534.03
2. DEDUCTIONS FOR	
(a) Proposed D.P. / D.P. Road widening Area/ Service Road / Highway widening	0.00
(b) Any D.P. Reservation area	203.00
TOTAL (a+b+c)	0.00
3. BALANCE AREA OF PLOT (1-2)	2400.00
4. Amenity Space (if applicable)	0.00
(a) Required	0.00
(b) Adjustment of 2(b), if any -	0.00
(c) Balance Proposed -	0.00
5. NET AREA OF THE PLOT (3-4(c))	2400.00
6. Recreational Open space (if applicable)	
(a) Required -	240.00
(b) Proposed -	240.00
7. Internal Road area	0.00
8. Plottable area (if applicable)	2400.00
9. Built up area with reference to Basic F.S.I. (2400.00X1.00) as per front road width (Sr. No. 5)basic FSI	2400.00
10. Addition of FSI on payment of premium	
(a)Maximum permissible premium FSI-based on road width/TOD Zone.	1200.00
(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 /or(c)].	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	0.00
13. Total entitlement of FSI in the proposal	2400.00
(a) [9 + 10(b)+11(d)] or 12 whichever is applicable.	2400.00
(a1) Deduction: built up area /FSI/Utilized area/ FSI to be retained as per old rule.	0.00
(a2)Balance entitlement Ancillary Area (a1-a2)	2400.00
(b)Ancillary Area FSI upto 60% or 80% (2400.00X0.60) with payment of charges. on a2 whichever applicable	1440.00
(c) Total entitlement (a+b)	3840.00
14.(a) 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	2.00
15.Total Built-up Area in proposal(excluding area at Sr.No.17b)	
(a) Existing Built-up Area/as per old rule	
i) completed	
ii) residential	0.00
iii) commercial	0.00
(b) Proposed Built-up Area (as per 'P-line')	
ii) residential	3744.54
ii) commercial	0.00
(c) Total (a+b)	3744.54
16. F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	0.975
(a) Required (20% of Sr.No.5)	0.00
(b) Proposed	0.00

This Drawing is Prepare by instruction given by P.C.M.C. Sanction Authority  
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON  
AND THE DIMENSION OF SIDES, ETC. OF PLOT STATED ON PLAN  
AREA AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE  
AREA STATED IN DOCUMENT OF OWNERSHIP / T.P.S. SCHEME RECORD / LAND  
RECORD DEPT. / CITY SURVEY RECORDS.

SIGN OF LIC. ENGINEER

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. All  
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's name and signature

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

PROJECT -  
PROPOSED BUILDING AT S.NO.171/3, PH-2  
VILLAGE - TATHWADE,PUNE.

PAH/OWNER -  
M/s.Garve Developers & Promoters  
Through  
Mr.Shubham R. Garve  
Mr.Akhay R. Garve  
Mr.Gourav D. Mule

SHREE-SPACES  
LIC. ENGINEER  
Roseicon, Commercial Building,  
Office No.309,S.no.143/5,Above Vijaya Bank,  
Pimpri Saudagar,Pune - 27.

SHANKAR NIMBALKAR  
(LIC. ENGINEER)

SCALE 1:100  
DRAWN BY BASHA  
KEY NO. 1/1  
PCMC/TAT00020/2023  
DATE 07 June 2023  
SHEET NO. 1/4