

अ.क.१३. भारतीय मानक IS 2309, 1989 गीरी सिंथेटिकर ३०.०० की व स्यादील उनीमा इमारतीचे विवेकपूर्व मर्याद करवायारी इमारतील Lighting Arrester बसविणे बंधकारक आहे.

अ.क.१४. वादने बांधकाम करणे हे पर्यावरण विभागातील Environmental Clearance प्रमाणपत्र मिळविले नविले राहिले असेल असेल. प्रस्तावत जागेवर पूर्वमंजूर असतील बांधकाम प्रमाणपत्र Environmental Clearance मिळाले नविले बांधकाम/विस्तार करणे बंधकारक आहे.

Organic waste Composter (O.W.C) बसविणे बंधकारित ठेवणे बंधकारक आहे.

अ.क.१५. प्रस्तावित जलवायू तापमापमाती अवरुधक जीवराजक उन्हेने संश्लिष्ट विचारकारण बंधकारक राहिले.

अ.क.१६. प्राथमिक विवेक व प्रस्तावित नियमावली (UDCP) २०२० मधील विविध अ.६.१.१. हीन एटडअमा F.S.I बाबत हेरफेर विचार १०० रुप साधारणी जी पूर्वमर्याद मर्याद केलेली विचार एक वर्ष जमनेली असतील.

Triangle	Area
A-01	2694.08
A-02	333.86
A-03	1754.54
A-04	2188.10
A-05	2313.65
A-06	1207.16
A-07	845.48
Total (PLOT)	11336.88

**NDZ AREA CALCULATION**

TANK	REQUIRED CAPACITY (LIT)	PROPOSED CAPACITY (LIT)
Res+Comm	371196.97	
OHWT	FIRE REQUIREMENT 120000.00	
	TOTAL 491196.97	500000.00
UGWT	FIRE REQUIREMENT 225000.00	
	TOTAL 781796.46	800000.00

**Form of Statement 2 [Sr. No. 9 (a)]**

**Proposed Building**

Building No.	Total Built-up Area of floor, as per outer construction line	Apartment
(1)	(2)	(3)
A Bldg	39.06	0
B Bldg	COMM - 875.50	16 SHOPS/OFFICE
C Bldg	22389.11	206
D Bldg	15261.60	140
E Bldg	MHADA - 2942.28	47
F Bldg	9204.66	84
G Bldg	MHADA - 1745.46	28
Parking Bldg	0.00	0.00
Club House	0.00	----
TOTAL =	Resi- 46894.43 + Comm - 875.50 = 47769.93	505 (Apartment) + 16 (Shops/Office)
	47769.93 + 4687.74 (Mhada) = 52457.67	

**PARKING CALCULATION**

TYPE	CARPET AREA / FSI (M2)	TNMTS (Nos.) UNIT	CAR (Nos.) BY Rule	SCOOTER (Nos.) BY Rule
Residential	0 - 30	---	---	---
Residential	30 - 40	---	---	---
Residential	40 - 80	2	535	1
Residential	100 >	---	---	---
Commercial	875.50	100	9	2
Total Reqd. (Nos.)			18	6
			286	54
Total Reqd. (Nos.)			3575.00	2788.00
Total Prop. Area			6363.00 + 318.15 (5% visitor parking)	5736.15

**Parking Statement**

	Parking	Visitor Parking	Total Parking
	Required	Required	Required
CAR	286	417	15
SCOOTER	1394	1395	66
	Proposed	Proposed	Proposed
	301	432	1461

**MAHADA AREA STATEMENT**

BUILDING NAME	REQ.	PROP.
C BLDG	180.00	339.68
D BLDG	108.00	339.68
E BLDG	18.00	25.17
F BLDG	54.00	60.58

**REFUGE AREA STATEMENT**

BUILDING NAME	REQ.	PROP.
C BLDG	180.00	339.68
D BLDG	108.00	339.68
E BLDG	18.00	25.17
F BLDG	54.00	60.58



**STAMP OF APPROVAL**  
REVISE TO-BP/PI/MPLE GURAV/19/2022 DATE-11.04.2022

Sanctioned No. B.P/ Pimple Gurav/27/2022  
Subject to conditions mentioned in the Office Order No. 106/05/2022  
Pimpri  
Date: 06/05/2022

O.C. Signed by  
Joint City Engineer

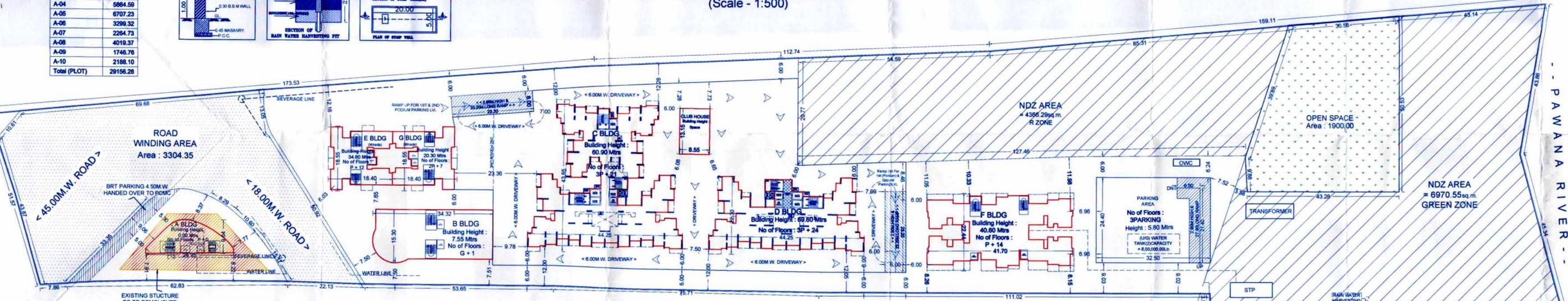
**A) AREA STATEMENT**

1. AREA OF PLOT (Minimum area of a, b, c to be considered)	29156.28
(a) As per ownership document (7/12, CTS extract)	29512.28
(b) as per measurement sheet	29156.28
(c) as per site	29156.28
2. DEDUCTIONS FOR	
(a) Proposed D.P./D.P. Road widening Area/ Service Road / Highway widening	3304.35
(b) Any D.P. Reservation area (NDZ Area)	11336.88
TOTAL (a+b+c)	10274.60
3. BALANCE AREA OF PLOT (1-2)	18881.38
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))	18881.38
6. Recreational Open space (if applicable)	
(a) Required -	1888.14
(b) Proposed -	1900.00
7. Internal Road area	0.00
8. Plotable area (if applicable)	0.00
9. Built up area with reference to Basic F.S.I. (18881.38x1.00) as per front road width (Sr. No. Sixbasic FSI)	18881.38
10. Addition of FSI on payment of premium	
(a) Maximum permissible premium FSI-based on road width/TOO Zone	9440.69
(b) Proposed FSI on payment of premium	4665.00
11. In-situ FSI / TDR loading	
(a) In-situ area against D.P. road [2.0 x Sr. No. 2(a)] if any	2833.71
(b) In-situ area against Amenity Space if handed over [2.00 or 1.85 x Sr. No. 4 (b) and for(c)]	0.00
(c) TDR area	0.00
(d) Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	2833.71
12. Additional FSI area under Chapter No. 7 (6970.65x0.50)	3485.27
13. Total entitlement of FSI in the proposal	28665.36
(a) [B = 10(b)+(11(d)) or 12 whichever is applicable]	28665.36
(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)	28665.36
(b) Ancillary Area FSI upto 60% or 80% (28665.36x0.60) with payment of charges, on a2 whichever applicable	17199.22
(c) Total entitlement (a+b)	47784.58
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	67349.82
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 (as per 'P-line')	46894.43
i) residential	47769.93
ii) commercial	875.50
(c) Total (a+b)	47769.93
16. F.S.I. Consumed (15/13) (should not be more than serial No. 14 above.)	0.999
17. Area for Inclusive Housing, if any	4473.33
(a) Required (20% of Sr No 5)	4473.33
(b) Proposed	4687.74

Triangle	Area
A-01	366.78
A-02	621.06
A-03	2078.33
A-04	5864.59
A-05	6707.23
A-06	3299.32
A-07	2264.73
A-08	4019.37
A-09	1748.78
A-10	2188.10
Total (PLOT)	29156.28



**TRIANGULATION**  
(Scale - 1:500)



**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.

Owner (s) name and signature  
OWNERS SIGN  
M/s Vinayak Enterprises Through Mr. Kishor Shankar Garve

**PROJECT:**  
SURVEY NO: 90/1  
PLOT NO:  
DESCRIPTION: REGULAR TRACK, VILLAGE - PIMPLE GURAV

**ARCHITECT:**  
VINAYAK KISHOR GARVE

**ARCH SIGN:**

**SCALE:**  
1:100

**KEY NO.:** 1/25

**DATE:** 27 Apr 2022