

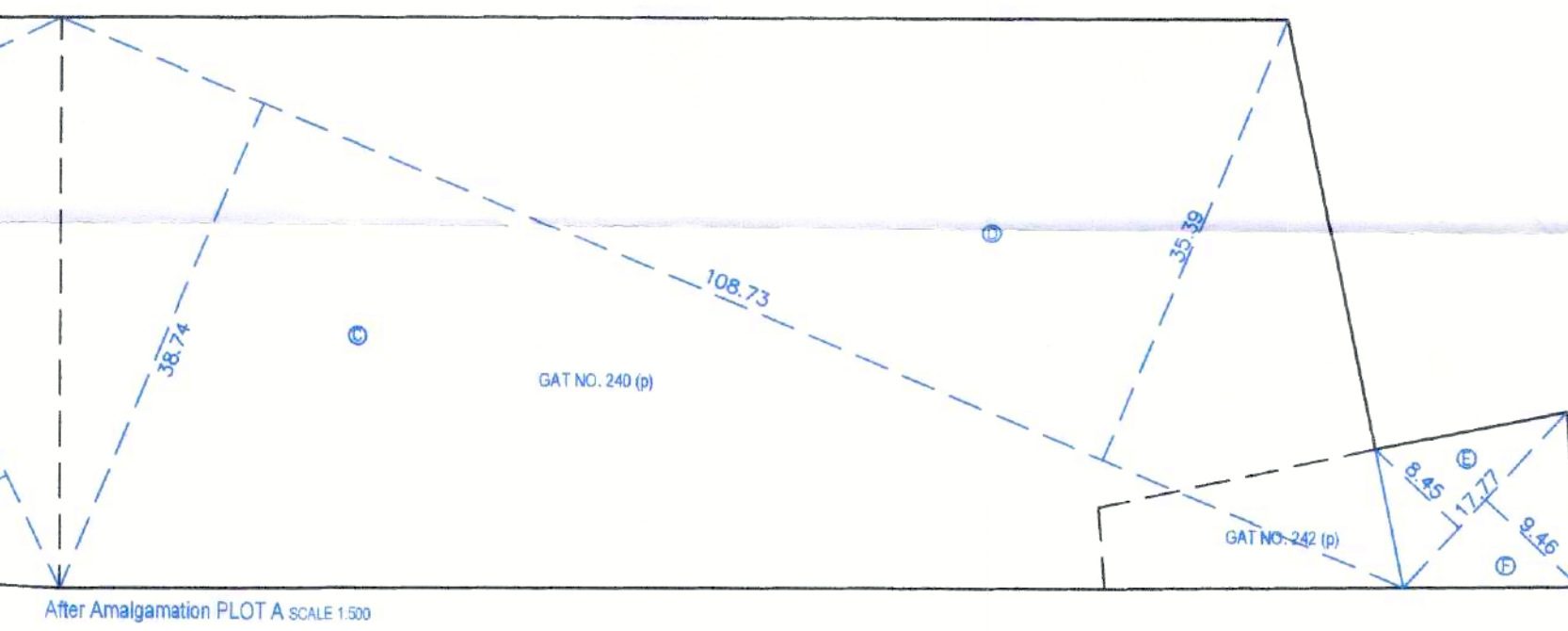
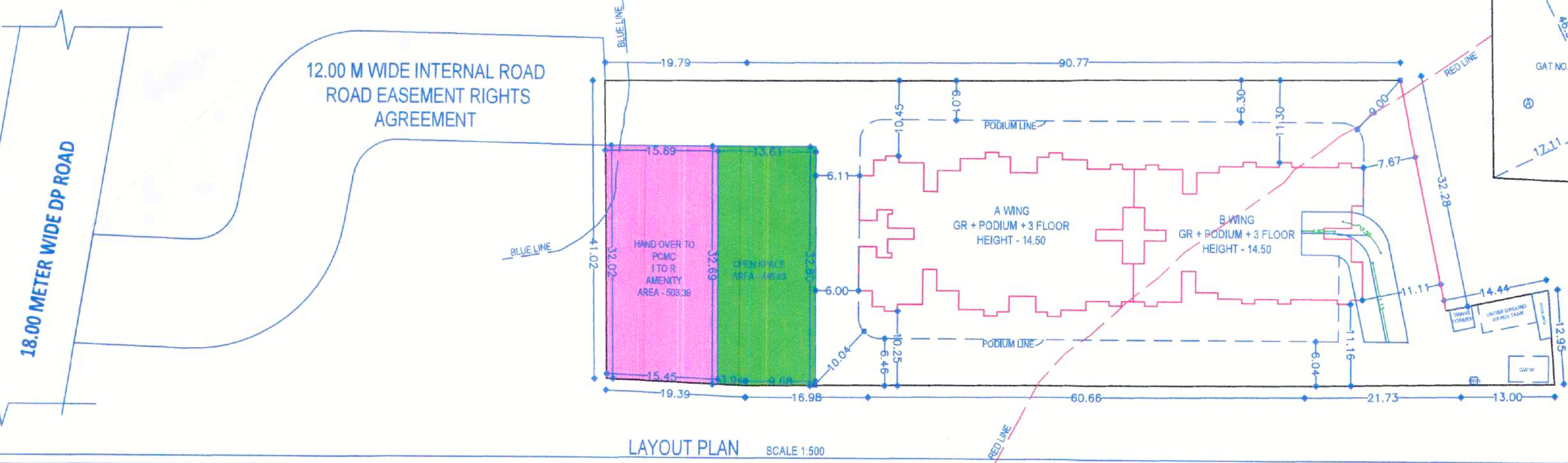
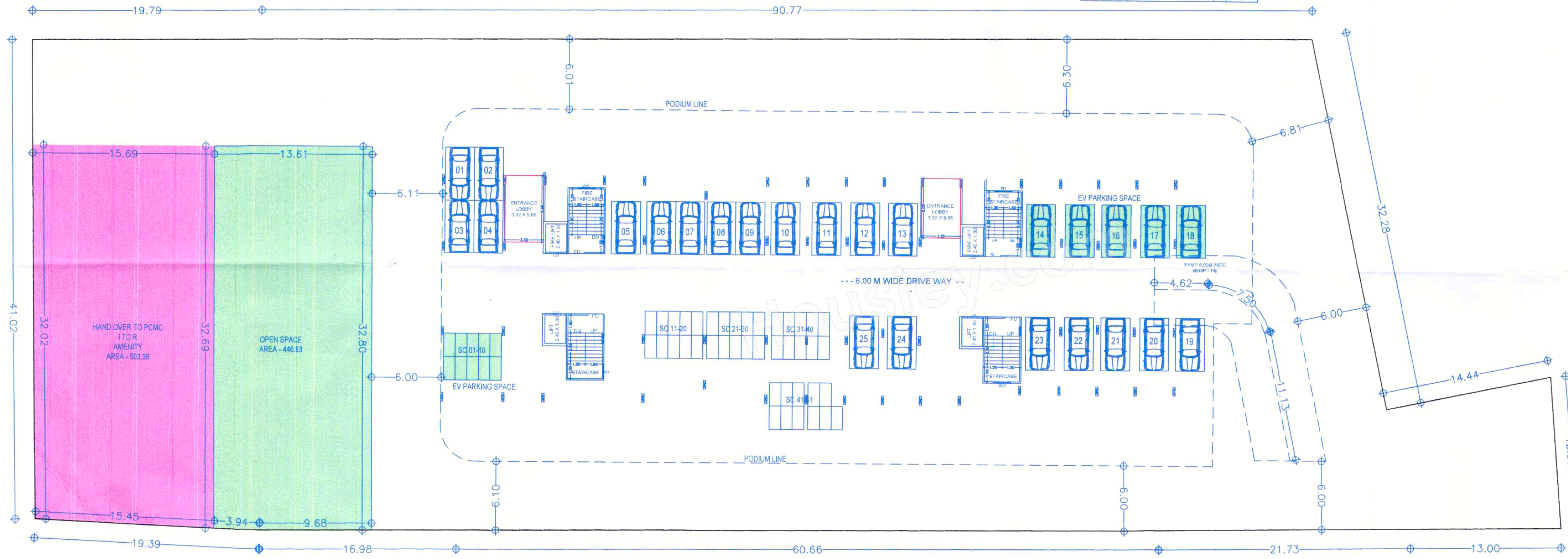
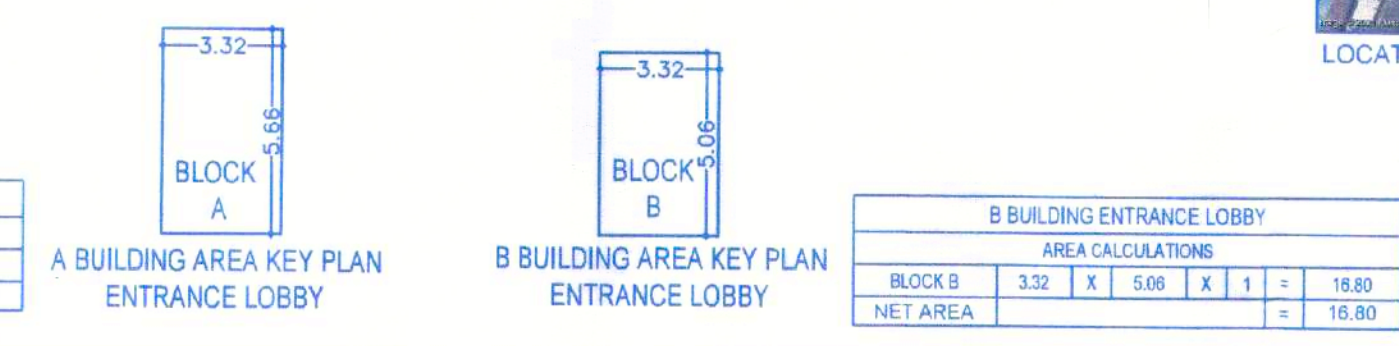
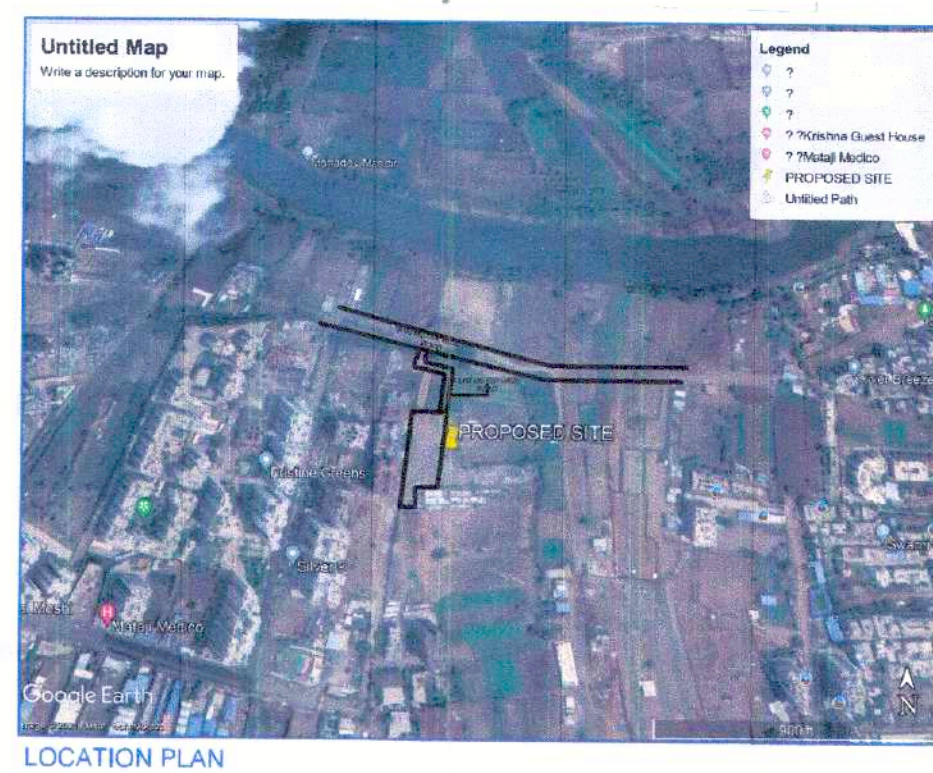
अट. ५३ :- विकसनाच्या ठिकाणी भूख प्रविष्टक उपयुक्तता मानपाचे वेळोवेळी दिलेल्या निदेशाप्रमाणे करणे विकसकावर बंधनकारक राहील.  
अट. ५४ :- मंदर ठिकाणी प्रत्यक्ष काम करीत असताना मायंडा प्राप्त मुकबल इन्जिनियर यांचे डिझाईननुसार आर.सी.सी. फिटिंग बॉलचे काम करणे तसेच अनुवाक्या निष्कातीना होका निर्माण होणार नाही याची तात्त्विक दृष्ट्या घेणेची जबाबदारी अर्जदार / विकसक यांची राहील.  
अट. ५५ :- प्रकल्पाचे / इमारतीचे प्रवेश द्वारजवळ, रस्त्याचे बाजूने ५.० मी. अंतरावर सी.सी.टी.व्ही. याप्रमाणे बसविणे विकसकास बंधनकारक राहील.  
अट. ५६ :- नकाशात दर्शविलेले visitor वाहनतळ विकसकाला विकता येणार नाही

FORM OF STATEMENT 2 (Sr. No. 9 (a))		
PROPOSED BUILDING		
BUILDING NAME	FLOORS	TOTAL BUILT-UP AREA
A BUILDING	GROUND FLOOR	81.32
	PODIUM FLOOR	0.00
	FIRST FLOOR	628.27
	SECOND FLOOR	628.27
A BUILDING	GROUND FLOOR	91.48
	PODIUM FLOOR	0.00
	FIRST FLOOR	502.78
	SECOND FLOOR	502.78
TOTAL		3575.95

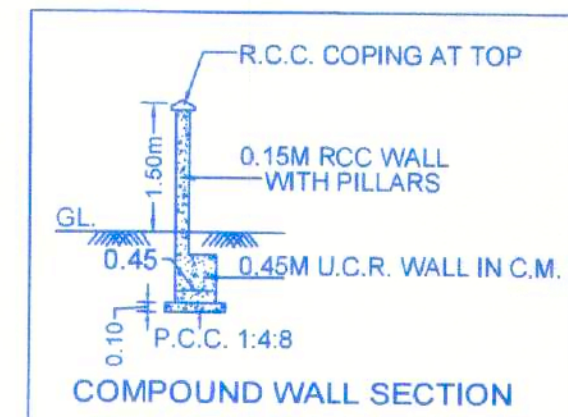
FORM OF STATEMENT 3 (Sr. No. 9 (c))				
BUILDING NO	FLOOR NO.	FLAT NO.	CARPET AREA	AREA OF BALCONY
A BUILDING	TYPICAL 1ST TO 3RD FLOORS	101.201.301	55.59	7.40
		102.202.302	55.59	7.40
		103.203.303	55.59	7.40
		104.204.304	38.96	6.39
		105.205.305	38.96	6.39
		106.206.306	55.59	7.40
		107.207.307	55.59	7.40
		108.208.308	55.59	7.40
B BUILDING	TYPICAL 1ST TO 3RD FLOORS	101.201.301	38.96	6.39
		102.202.302	38.96	6.39
		103.203.303	38.96	6.39
		104.204.304	38.96	6.39
		105.205.305	38.96	6.39
		106.206.306	38.96	6.39
		107.207.307	38.96	6.39
		108.208.308	38.96	6.39

Form of Statement 1 (Sr. No. 8 (a) (iii))				
Existing Building to be retained				
Existing Building No.	Floor No.	Plinth Area	Total Floor Area of Existing Building	Use / Occupancy of Floors
1	2	NA	NA	NA
2	2	NA	NA	NA
WATER REQUIREMENT A & B BUILDING				
NO OF TENEMENTS				
NO OF TENEMENTS	CARPET AREA	REQ.	LITS.	TOTAL
PROPOSED TEN. NO. 48	48	5 X 135	32400	32400
TOTAL PROPOSED CHWT CAP.				35000
TOTAL UNDER GROUND WATER TANK CAPACITY	32400	2,000	=	64800
TOTAL PROPOSED LIT CAP.				65000
FSI STATEMENT FOR A & B BUILDING				
S. NO.	FLOORS	A BUILDING	TENEMENT	B BUILDING
1	GROUND FLOOR	81.32	0	91.48
2	PODIUM FLOOR	0.00	0	0.00
3	FIRST FLOOR	628.27	8	502.78
4	SECOND FLOOR	628.27	8	502.78
5	THIRD FLOOR	628.27	8	502.78
6	TERRACE FLOOR	0.00	0	0.00
TOTAL		1976.13	24	1598.82
TOTAL BUILT-UP AREA - 1976.13 + 594.26 = 3575.95 SQ.M.				

A & B BUILDING PARKING AREA STATEMENT - RESIDENTIAL					
SR. NO.	OCCUPANCY	SIZE OF TENEMENT	TENEMENTS	PARKING SPACES REQUIRED	
1	2	3	4	5	6
1	RESIDENTIAL (I) MULTI-FAMILY RESIDENTIAL	FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 40 SQ.M. BUT MORE THAN 30 SQ.M.	30	REQUIRED	PROPOSED
			1	2	15
2	RESIDENTIAL (I) MULTI-FAMILY RESIDENTIAL	FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.M. BUT LESS THAN 80 SQ.M.	18	REQUIRED	PROPOSED
			1	2	9
3	TOTAL PARKING			24	48
4	VISITOR PARKING	IN ADDITION 5% VISITOR PARKING	5%	1	3
5	TOTAL PARKING AREA			25	51
CAR - 12.50 X 25 = 312.50		SCOOTER - 5'1 X 2 = 102	TOTAL - 414.50 SQ.M.		



PLOT AREA CALCULATION BY TRIANGULATION				
A	B	C	D	E
47.39	17.53	0.5	=	415.37
47.39	18.42	0.5	=	436.46
107.73	38.74	0.5	=	2086.73
107.73	35.39	0.5	=	1908.28
17.77	8.45	0.5	=	75.08
17.77	9.46	0.5	=	84.05
TOTAL				5003.98



STAMP OF APPROVAL - LAYOUT & GROUND FLOOR PLAN

1/3

Sanctioned No. B.P./Borhadewad/31/2024

Subject to conditions mentioned in the Office Order No. 24/4/2024

aven dated 24/4/2024

Pimpri

Date 24/4/2024

O. C. Signed by City Engineer

City Engineer

Sanctioned by Engineer Building Permission Dept. PCMC, Pimpri, Pune-18.

Sanctioned by

A AREA STATEMENTS

Q1

Area of Plot (Minimum area of a, b, c to be considered)

5000.00

Q2

As per ownership document (7/12, CTS extract)

5000.00

Q3

As per measurement sheet

5003.98

Q4

As per site

5003.98

Q5

Deductions for:

Q5(a)

Proposed D.P./D.P. Road widening Area

0.00

Q5(b)

NDZ AREA

38.43

Q5(c)

Total (a - b)

0.00

Q6

Balance Area of the plot (Q1-Q2)

4961.57

Q7

Area of Amenity space

Q7(a)

Required - 10% (1 to 8)

503.39

Q7(b)

Adjustment of 20% if any

0.00

Q7(c)

Balance Proposed

0.00

Q8

Net Plot Area (Q4-Q5)

4458.18

Q9

Recreational Open Space (if applicable)

Q9(a)

Required

445.82

Q9(b)

Proposed

446.83

Q10

Internal Road area

0.00

Q11

Balance Plot Area

4458.18

Q12

Build up area with reference to Basic F.S.I. as per front road width (Sr.No. 5 & 1.1)

4003.98

Q13

Addition of FSI on Payment of Premium

Q13(a)

Maximum permissible premium FSI - based on road width / TGD Zone

2229.09

Q13(b)

Proposed FSI on Payment of Premium

0.00

Q14

In-situ FSI/TDR loading

Q14(a)

In-situ area against D.P. Road

0.00

Q14(b)

In-situ area against Amenity Space

0.00

Q14(c)

TDR area (Plot area 4458.18 X 0.85 = 2888.22)

0.00

Q14(d)

Total In-situ / TDR loading proposed (11(a)+11(b)+11(c))

0.00

Q15

Additional FSI area under Chapter No. 7 (60+10+10)

4003.98

Q16

Total entitlement of FSI in the proposal

Q16(a)

Utilized Built-up Area

0.00

Q16(b)

Balance Built-up Area (12 - 13a)

4003.98

Q16(c)

Auxiliary Area FSI upto 80% with payment of charges

0.00

Q16(d)

Auxiliary Area FSI upto 80% with payment of charges (80%)

0.00

Q16(e)

Total entitlement (proposed)

4003.98

Q17

Maximum utilization limit of F.S.I. (building potential) Permissible as per Road width (as per Regulation No. 6.1 or 6.2 or 6.4 as applicable) (12+13c)

3.60

Q18

Total Built-up Area in proposal, (excluding area at Sr.No. 17a)

Q18(a)

Existing Built-up Area as per Old rule

0.00

Q18(b)

Completed

3575.95

Q18(c)

Proposed Built-up Area (as per TP Line)

0.00

Q18(d)

Residential

3575.95

Q18(e)

 Commercial | 0.00 || Q19 | Total (a+b) | 3575.95 |  |  |
Q20	F.S.I. Consumed (15/13) (should not be more than Serial No. 14 above)	0.86		
Q21	Area for Inclusive Housing, if any	0.00		
Q22	Required (20% of Sr.No. 5)	0.00		
Q23	Proposed	0.00		

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON AND THE DIMENSIONS OF SIDES 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 T.P. SCHEME RECORDS/ LAND RECORDS DEPARTMENT/ CITY SURVEY RECORDS.

Signature of Architect

SIGN OF ARCHITECT

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.

Signature of Owner

OWNER'S SIGNATURE

LEGEND

PLOT BOUNDARY SHOWN BLACK

PROPOSED WORK SHOWN RED

GRANDELINE SHOWN RED DOTTED

WATERLINE SHOWN BLACK DOTTED

EXISTING TO BE RETAINED HATCHED

DEMOLITION SHOWN HATCHED YELLOW

OWNER'S NAME:

M/s. VTB Realities Through Mr. Tanoj Digambar Borate

OWNER'S SIGN:

Signature of Owner

PROJECT:

SURVEY NO.: G.No. - 238(P), 240(P), 242(P)

HISSA NO.: 2402

DESCRIPTION: VILLAGE - Borhadewad

CTS NO.: 01

ARCHITECT:

SHRINIVAS PANDIT

PCMC/SRV/0002/2021

ARCHITECT'S SIGN:

Signature of Architect

JOB NO.

2402

DRG. NO.

01

SCALE

1:100

DRAWN BY

DATE

INWARD NO.

KEY NO.

SHEET NO.