

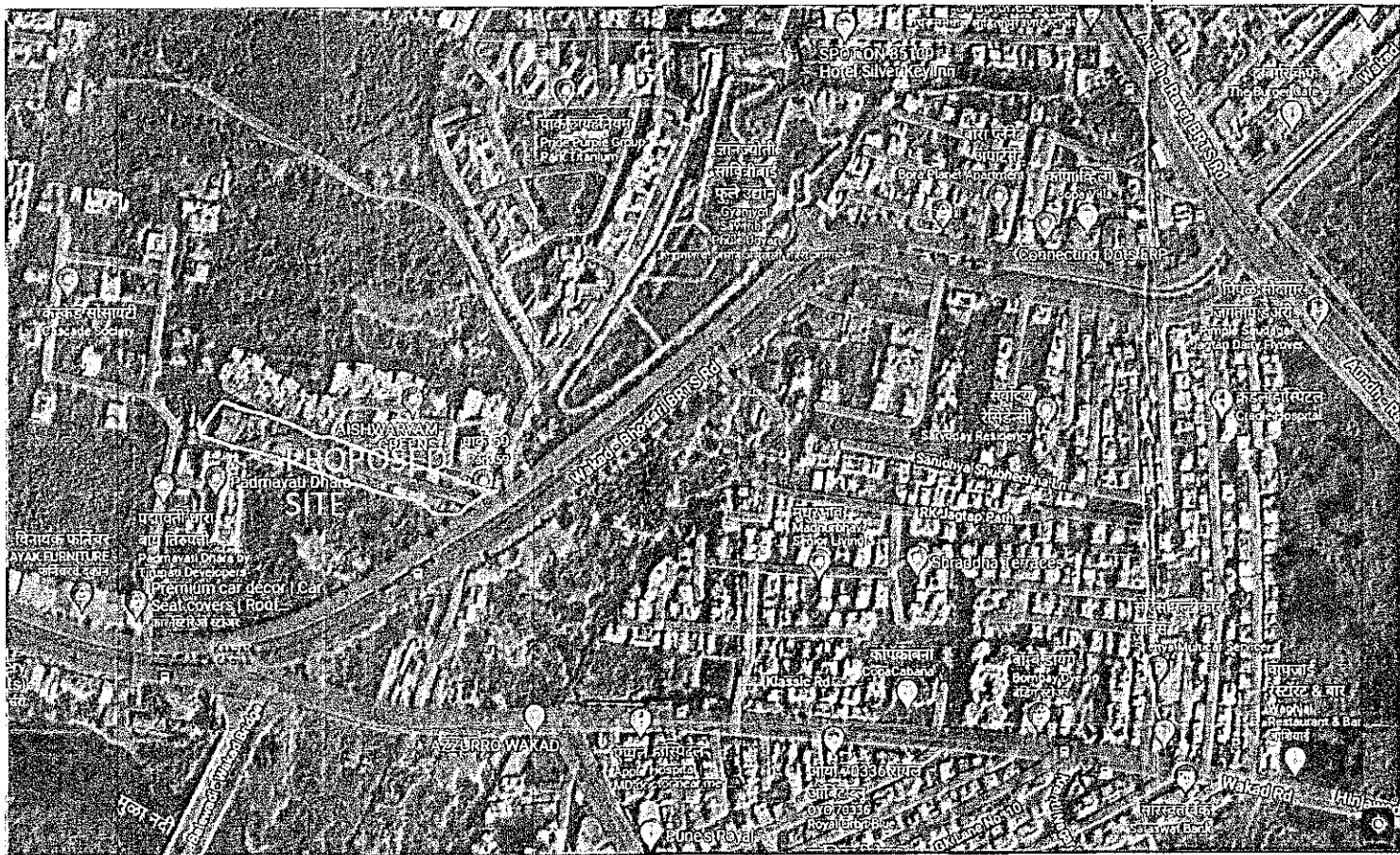
अड क्र. विकसनाच्या डिग्रही शुद्ध प्रतिबंधक उपाययोजना मलपाने वेळोवेळी विलेखा निर्देशाप्रमाणे करणे विकसकावर बंधनकारक आहे.

अड क्र. प्रकल्पाचे / इमारतीचे प्रवेश द्वारजवळ रस्त्याचे बाजूने प्रत्येकी ५.० मी. अंतरावर एक सी.सी.टी.व्ही.याप्रमाणे बसविणे विकसकास बंधनकारक राहिल.

WATER REQUIREMENT			
TANK		REQUIRED CAPACITY (LIT)	PROPOSED CAPACITY (LIT)
OHWT	RESIDENTIAL	141750.00	145000.00
	FIRE REQUIREMENT	100000.00	100000.00
	TOTAL	241750.00	245000.00
UGWT	RESIDENTIAL	283500.00	300000.00
	FIRE REQUIREMENT	50000.00	50000.00
	TOTAL	333500.00	350000.00

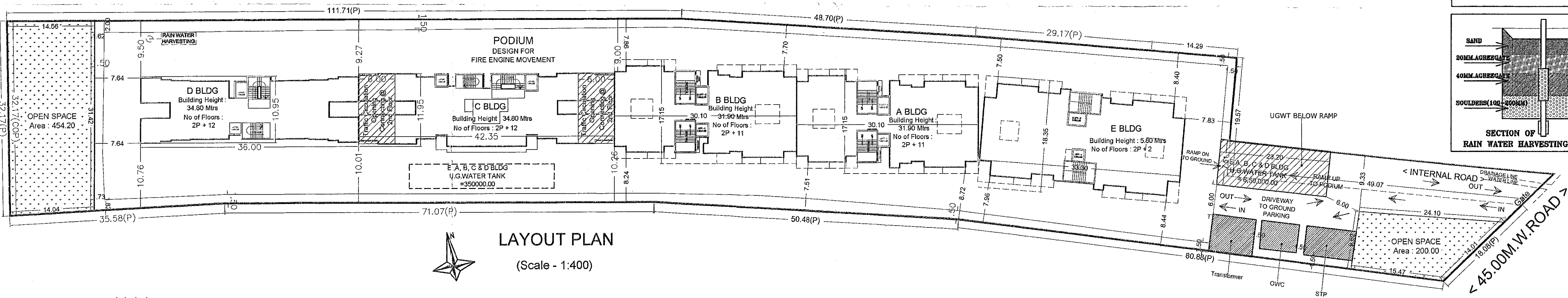
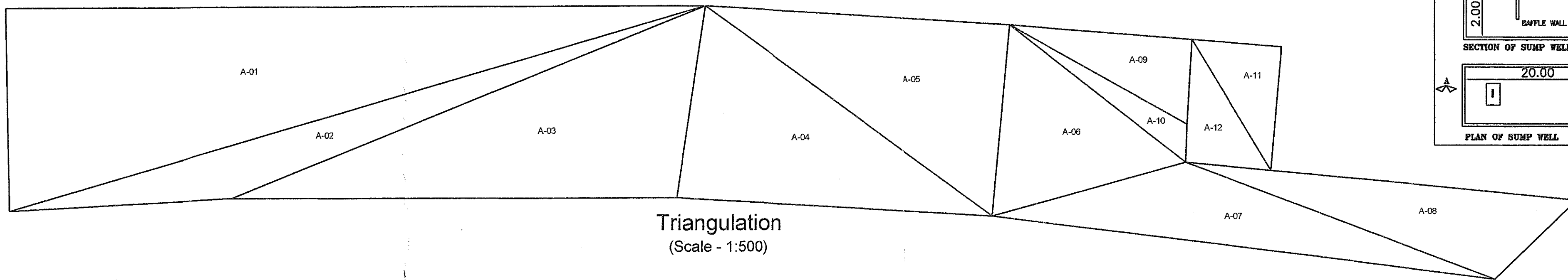
MAHADA AREA STATEMENT	
MIN. REQ. AREA	1160.00
PROP. AREA	1172.84
PERM. BALC. AREA	0.00
1) PROP. OPEN BALC. AREA	0.00
2) PROP. ENCL. BALC. AREA	0.00
TOTAL BALC. AREA (1+2)	0.00
MAHADA TOTAL TEN. NO.	20

REFUGE AREA STATEMENT		
BUILDING NAME	REQUIRED REFUGE AREA	PROPOSED REFUGE AREA
C BLDG	27.00	40.27
D BLDG	77.37	81.89
A BLDG	21.00	21.50
B BLDG	21.00	21.81



LOCATION PLAN (N.T.SCALE)

Triangle	Area
A-01	1796.58
A-02	465.67
A-03	1076.81
A-04	770.11
A-05	737.91
A-06	454.05
A-07	495.31
A-08	430.83
A-09	195.14
A-10	86.54
A-11	140.36
A-12	132.89
Total (PLOT)	6782.21



BUILDING WISE FSI STATEMENT OLD RULE

BUILDING	FSI AREA				BALCONY					TERRACE		STAIR		PASSAGE	LIFT	LIFT M/C ROOM	TENEMENTS	TOTAL
	COMMERCIAL	RESIDENTIAL	INDUSTRIAL	SPECIAL	PERM.	PROP.	EXCESS	ENCLOSE	OPEN	AREAS	PAID		PAID	PAID				FSI AREA
D BLDG	0.00	3074.50	0.00	0.00	-	390.33	-	141.87	248.46	242.91	0.00	140.76	0.00	0.00	0.00	9.00	39	3074.50
Total	0.00	3074.50	0.00	0.00	461.18	390.33	0.00	141.87	248.46	242.91	0.00	140.76	0.00	0.00	0.00	9.00	39	3074.50

PARKING CALCULATION		D' BLDG				OLD RULE			
TYPE	CARPET AREA / FSI (M2)	TNMTS.(Nos.) UNIT	PROP.	BY Rule	Reqd.	BY Rule	Reqd.	BY Rule	Reqd.
Residential	0 - 30	---	---	---	---	---	---	---	---
Residential	30 - 40	---	---	---	---	---	---	---	---
Residential	40 - 80	2	37	1	19	4	74	4	74
Residential	100 >	---	---	---	---	---	---	---	---
Commercial	---	---	---	---	---	---	---	---	---
Total Reqd.(Nos.)	---	---	---	---	19	---	74	---	74
Total Reqd.Area	---	---	---	---	237.50	---	222.00	---	103.60
Total Prop.Area	---	---	---	---	---	---	---	---	563.10

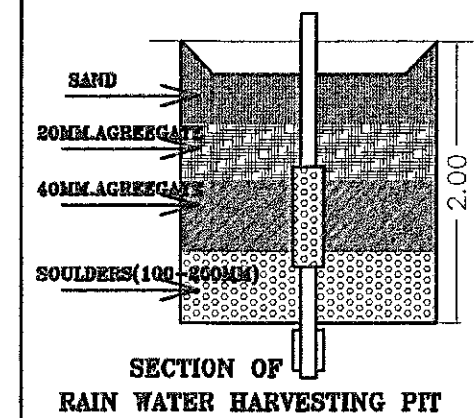
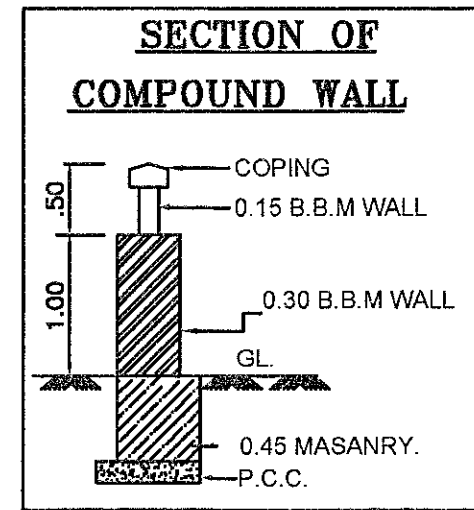
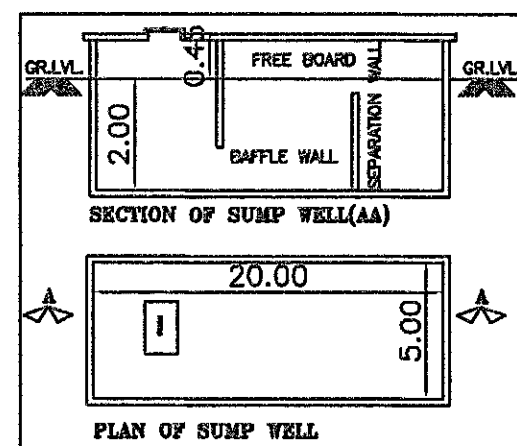
PARKING CALCULATION		A,B,C,E' BLDG				NEW UDCPR			
TYPE	CARPET AREA / FSI (M2)	TNMTS.(Nos.) UNIT	PROP.	BY Rule	Reqd.	BY Rule	Reqd.	BY Rule	Reqd.
Residential	0 - 30	---	---	---	---	---	---	---	---
Residential	30 - 40	---	---	---	---	---	---	---	---
Residential	40 - 80	2	173	1	87	2	173	---	---
Residential	100 >	---	---	---	---	---	---	---	---
Commercial	---	---	---	---	---	---	---	---	---
Total Reqd.(Nos.)	---	---	---	---	87	---	173	---	---
Total Reqd.Area	---	---	---	---	1087.50	---	346.00	---	---
Total Prop.Area	---	---	---	---	1433.50 + 71.68 (3%visitor parking) = 1505.18	---	---	---	---

Parking Statement		Bldg		Total Parking	
Required	Proposed	Required	Proposed	Required	Proposed
CAR	106	186	0	106	186
SCOOTER	247	396	36	283	392
CYCLE	74	74	0	74	74

20% EV Parking Statement		Required		Proposed	
CAR	18	18	18	18	18
SCOOTER	35	35	35	35	35

Form of Statement 2 [Sr. No. 9 (a)] Proposed Building					
Building No.	Pre.Pro. Built-up Area	Total Built-up Area of floor, as per outer construction line.	Mhada. Built-up Area	Apartment/Flat	
(1)	(2)	(3)	(4)	(5)	(6)
'E' Bldg	0.00	989.00	-----	8	-----
'A' Bldg	0.00	4669.12	-----	44	-----
'B' Bldg	0.00	4811.57	-----	44	-----
'C' Bldg	0.00	4785.35	1172.84	47	20
'D' Bldg	3074.50	777.40	-----	39+8=47	-----
	3074.50	16032.44	1172.84	190	20
		3074.50 + 16032.44 = 19106.94			
		19106.94 + 1172.84 = 20279.78		210	

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)	(3)	(4)	(5)
-----	-----	-----	-----	-----



STAMP OF APPROVAL

REVISE TO-BP/WAKAD/63/2022 DATE-31/03/2022

Sanctioned No. B.P/WAKAD/41/2022
Subject to conditions mentioned in the Office Order No.
aven dated 18/3/2024
Pimpri
Date: 18/3/2024



O. C. Signed by
City Engineer
Building Permission Dept.
PCMC, Pimpri, Pune-18

A) AREA STATEMENT

1. AREA OF PLOT (Minimum area of a, b, c to be considered)	5800.00
(a) As per ownership document (712, CTS extract)	5800.00
(b) as per measurement sheet	6782.21
(c) as per site	6782.21
2. DEDUCTIONS FOR	
(a) Proposed D.P./D.P. Road widening Area/ Service Road / Highway widening	0.00
(b) Any D.P. Reservation area	0.00
TOTAL (a+b+c)	0.00
3. BALANCE AREA OF PLOT (1-2)	5800.00
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))	5800.00
6. Recreational Open space (if applicable)	
(a) Required	580.00
(b) Proposed	654.20
7. Internal Road area	0.00
8. Plottable area (if applicable)	5800.00
9. Built up area with reference to Basic F.S.I. (5800.00X1.00) as per front road width (Sr. No. 6, basic FSI)	5800.00
10. Addition of FSI on payment of premium	
(a)Maximum permissible premium FSI-based on road width/TOD Zone	2900.00
(b)Proposed FSI on payment of premium. (5600.00X0.50)	2800.00
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	3337.99+1157.55
(d) Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	4495.54
12. Additional FSI area under Chapter No. 7	0.00
13. Total entitlement of FSI in the proposal	13095.54
(a) [9 + 10(b)+11(d)] or 12 whichever is applicable.	13095.54
(a1) Deduction: built up area /FSI utilized area/ FSI to be retained as per old rule.	3074.50
(a2)balance entitlement Ancillary Area (a1-a2)	10021.04
(b)Ancillary Area FSI upto 60% or 80%. (10021.04X0.60) with payment of charges. on a2 whichever applicable	6012.82
(c) Total entitlement (a+b)	19108.16
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)	3.25
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	3074.50
iii) commercial	0.00
(b) Proposed Built-up Area (as per 'P-line')	
i) residential	16032.44
ii) commercial	0.00
(c) Total (a+b)	19108.94
16. F.S.I. Consumed (15/13)	0.999
(should not be more than serial No.14 above.)	
17. Area for Inclusive Housing, if any	
(a) Required (20% of Sr.No.5)	1160.00
(b) Proposed	1172.84

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.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. 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

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

PROJECT -
PROPOSED BUILDING AT- S.NO.259/4(P)& 259/4/2/8,
CTS NO-1945 To 1952, 2703(P) & 2706 To 2714,
2720 To 2732 & 2733 (P),2705(P),1947(P)
VILLAGE - WAKAD,PUNE.
PAH/OWNER -
SIGN -

M/s.Shiv Developers Through,
Mr.Sachin Kanse & Others

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

SHANKAR NIMBALKAR
(LIC. ENGINEER)
DRAWN BY INWARD NO. INVD/WD/WK/P
Basha KEY NO. PRB54/0006/17
DATE 28 Dec 2023
SHEET NO. 1/18