DETAIL STATEMENT				
BLDG. NAME	UDCPR RULE COMM.	UDCPR RULE RESI.	TOTAL AREA	TOTAL TEN.
COMMERCIAL 1	6572.73	–	6572.73	–
A BLDG.	–	9767.79	9767.79	100
B BLDG.	–	12926.83	12926.83	145
C BLDG.	–	9672.44	9672.44	95
D BLDG.	–	821.88	821.88	08
E BLDG.	–	1066.97	1066.97	11
F BLDG.	–	61.19	61.19	–
G BLDG.	–	58.69	58.69	–
H BLDG.	–	68.58	68.58	–
I BLDG.	–	58.35	58.35	–
J BLDG.	94.04	0.00	94.04	–
TOTAL AREA	6666.77	34502.72	41169.49	359
CLUB HOUSE	492.12	–	492.12	–

WATER STORAGE CAPACITY		
BUILDING TYPE	O./H. WATER TANK CAPACITY (LTRS.)	U./G. WATER TANK CAPACITY (LTRS.)
A BLDG.	67,000.00 + 25,000.00	1,00,500.00 + 75,000.00
B BLDG.	98,000.00 + 25,000.00	1,47,000.00 + 75,000.00
C BLDG.	64,500.00 + 25,000.00	96,750.00 + 75,000.00
D BLDG.	5,400.00 + –	8,100.00 + –
E BLDG.	7,425.00 + –	11137.50 + –
COMM. BLDG.1	67230.00 + –	100845.00 + –
CLUB HOUSE	8,000.00 + –	12,000.00 + –
TOTAL	3,17,555.00 + 75,000.00	4,76,332.50 + 2,25,000.00
TOTAL CAPACITY	3,92,555.00	7,01,332.50

REFUGE AREA STATEMENT		
BUILDING NAME	REQ.	PROP.
A BLDG.	77.10	78.02
B BLDG.	115.26	126.24
C BLDG.	76.76	79.62

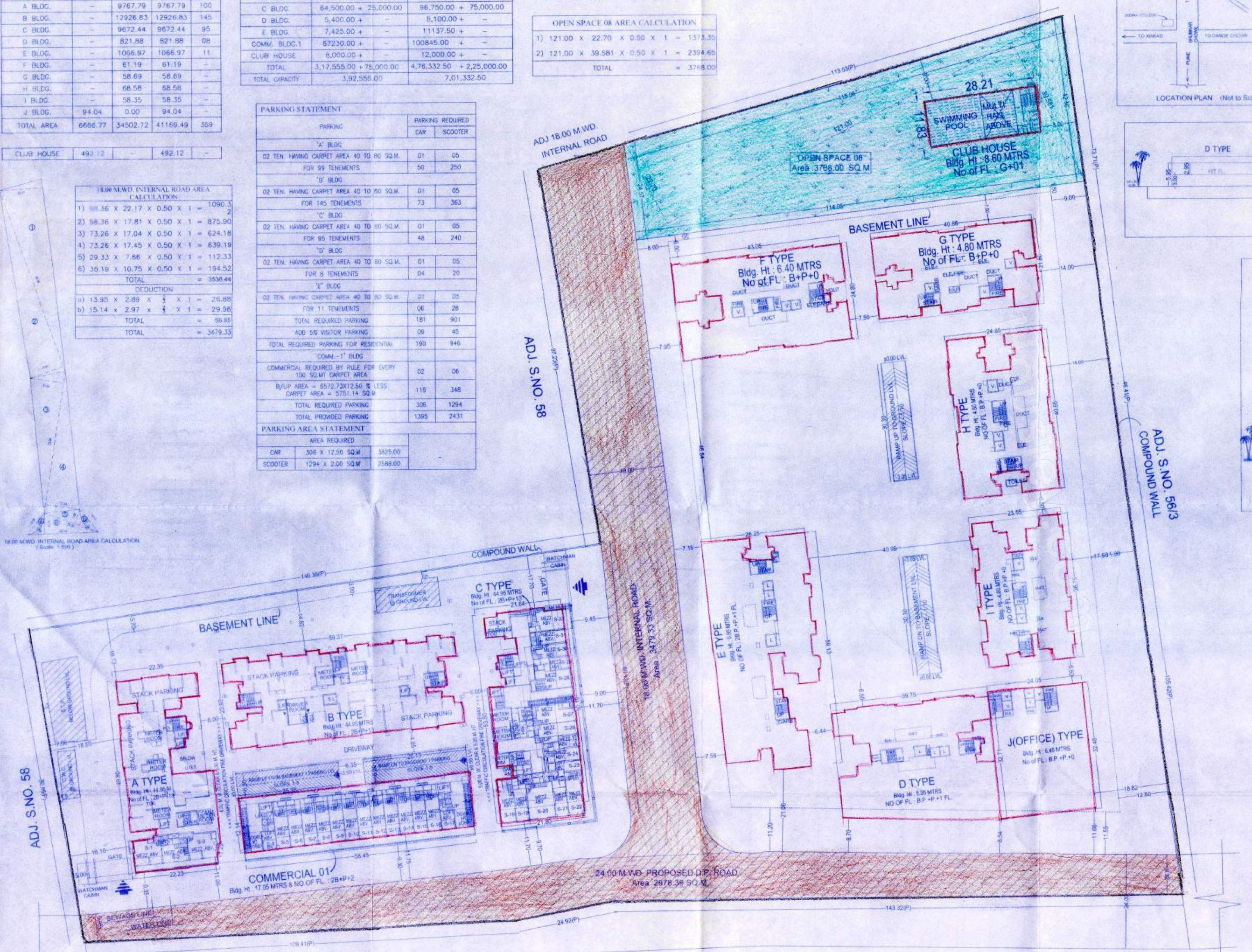
OPEN SPACE 08 AREA CALCULATION	
1) 121.00 X 22.70 X 0.50 X 1 =	1373.35
2) 121.00 X 39.581 X 0.50 X 1 =	2394.65
TOTAL =	3768.00

PARKING STATEMENT		
PARKING	PARKING REQUIRED CAR	SCOOTER
"A" BLDG		
02 TEN. HAVING CARPET AREA 40 TO 80 SQ.M.	01	05
FOR 99 TENEMENTS	50	250
"B" BLDG		
02 TEN. HAVING CARPET AREA 40 TO 80 SQ.M.	01	05
FOR 145 TENEMENTS	73	363
"C" BLDG		
02 TEN. HAVING CARPET AREA 40 TO 80 SQ.M.	01	05
FOR 95 TENEMENTS	48	240
"D" BLDG		
02 TEN. HAVING CARPET AREA 40 TO 80 SQ.M.	01	05
FOR 8 TENEMENTS	04	20
"E" BLDG		
02 TEN. HAVING CARPET AREA 40 TO 80 SQ.M.	01	05
FOR 11 TENEMENTS	06	28
TOTAL REQUIRED PARKING	181	901
ADD 5% VISITOR PARKING	09	45
TOTAL REQUIRED PARKING FOR RESIDENTIAL	190	946
"COMM.-1" BLDG		
COMMERCIAL REQUIRED BY RULE FOR EVERY 100 SQ.MT CARPET AREA	02	06
B/UP AREA = 6572.73X12.50 % LESS CARPET AREA = 5751.14 SQ.M.	116	348
TOTAL REQUIRED PARKING	306	1294
TOTAL PROVIDED PARKING	1395	2431

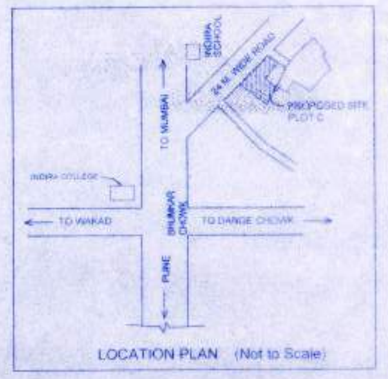
PARKING AREA STATEMENT		
	AREA REQUIRED	
CAR	306 X 12.50 SQ.M.	3825.00
SCOOTER	1294 X 2.00 SQ.M.	2588.00

18.00 M.WD. INTERNAL ROAD AREA CALCULATION	
1) 98.36 X 22.17 X 0.50 X 1 =	1090.32
2) 98.36 X 17.81 X 0.50 X 1 =	875.90
3) 73.26 X 17.04 X 0.50 X 1 =	624.18
4) 73.26 X 17.45 X 0.50 X 1 =	639.19
5) 29.33 X 7.86 X 0.50 X 1 =	112.33
6) 36.19 X 10.75 X 0.50 X 1 =	194.52
TOTAL =	3536.44
DEDUCTION	
a) 13.95 X 2.89 X 1/2 X 1 =	26.88
b) 15.14 X 2.97 X 1/2 X 1 =	29.98
TOTAL =	56.86
TOTAL =	3479.33

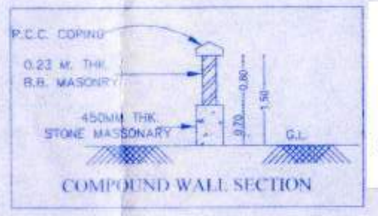
18.00 M.WD. INTERNAL ROAD AREA CALCULATION
(Scale: 1:500)



LAYOUT PLAN
(Scale: 1:500)



LOCATION PLAN (Not to Scale)

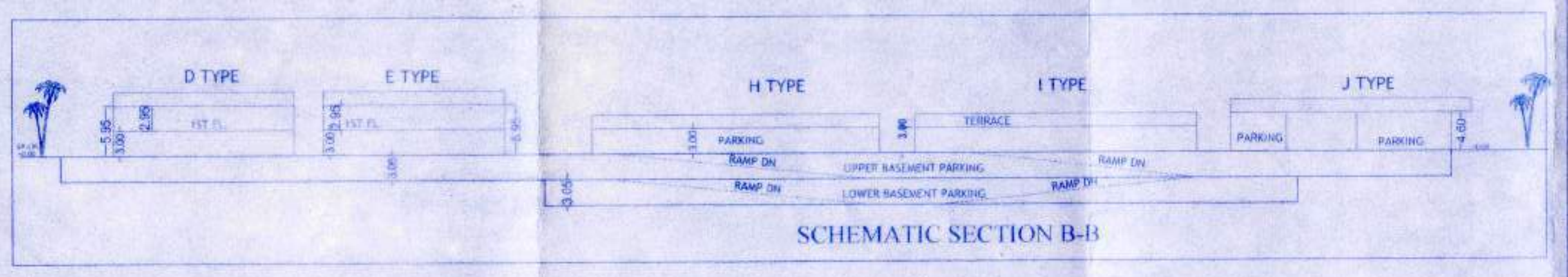


COMPOUND WALL SECTION

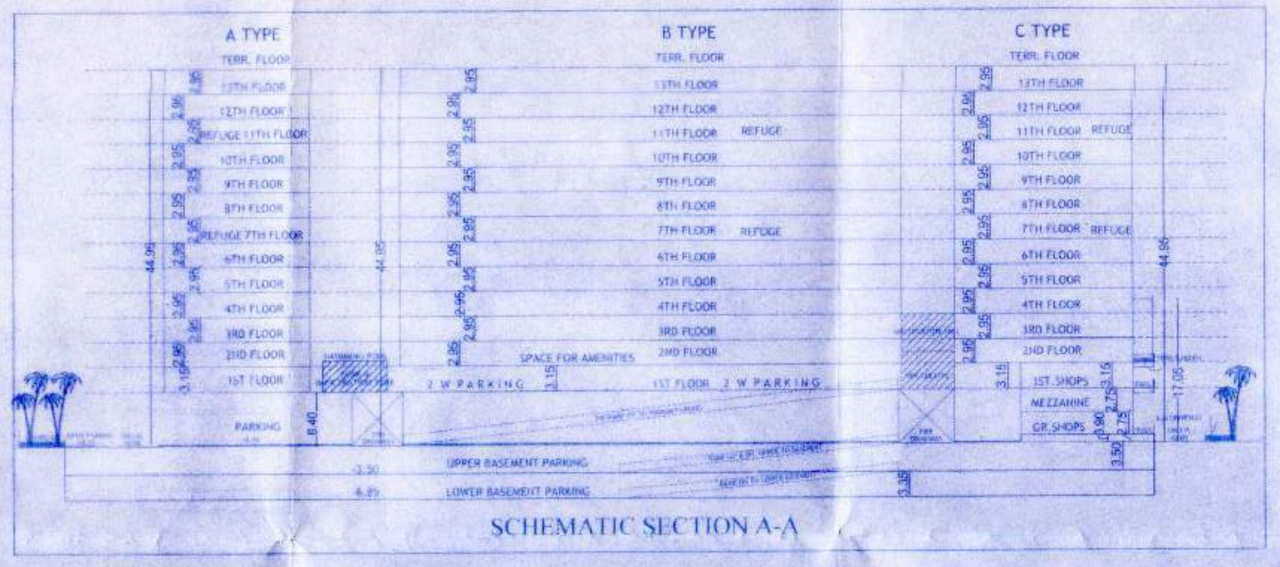
जा.क्र.४६ नि.वि.म.म.पा. भवन विभाग नियंत्रण नियमावलीतील मानुद्र क्र.१,४०.२ (ब) नुसार ३०.०० मी. उंचीपेक्षा जास्त उंचीच्या इमारतीसाठी Mechanical Ventilation योजना तसेच व वातानुकित प्रणेयेची सर्व नियमानुसार व्यवस्थापन आहे.

जा.क्र.४६. भारतीय मानक IS.2309.1989 ऐती संहितेनुसार ३०.०० मी व त्यापेक्षा उंचीच्या इमारतीचे जिल्हाधिकृत संरक्षण यंत्रणेसाठी इमारतीवर Lightning Arrester यासंबंधी योग्यप्रकारचे आहे.

जा.क्र. ४४-मार्च मलकोचाद आणि तत्सम्बिक नियंत्रण व प्रोत्साहन नियमावली (UDCPR) नियमावली क्र.१.१.२ (ड) प्रमाणे डेक्कन ३०.० मी. पेक्षा उंच इमारतीमध्ये Mechanical Ventilation असल्यामुळे Mechanical Ventilation Exaust fan बसविणे व भरणेसंबंधी डेक्कन नियंत्रक यांचा व्यवस्थापन आहे.

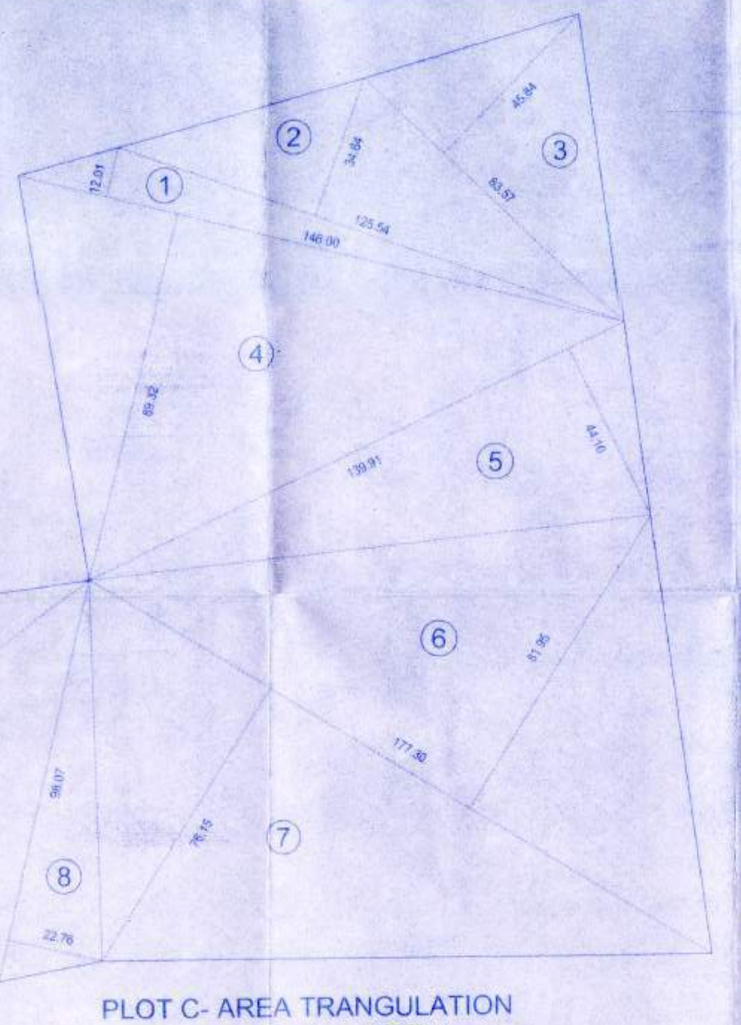


SCHEMATIC SECTION B-B



SCHEMATIC SECTION A-A

PLOT C- AREA CALCULATION						
1)	146.00 X	12.01	X 0.50 X	1	=	876.73
2)	125.54 X	34.64	X 0.50 X	1	=	2174.35
3)	83.57 X	45.84	X 0.50 X	1	=	1915.42
4)	146.00 X	89.32	X 0.50 X	1	=	6520.36
5)	139.91 X	44.10	X 0.50 X	1	=	3085.02
6)	177.30 X	81.95	X 0.50 X	1	=	7264.87
7)	177.30 X	76.15	X 0.50 X	1	=	6750.70
8)	98.07 X	22.76	X 0.50 X	1	=	1116.04
9)	170.65 X	62.70	X 0.50 X	1	=	5349.88
10)	170.65 X	71.21	X 0.50 X	1	=	6075.99
TOTAL					=	41129.36
MINIUM CONSIDER					=	40500.00



PLOT C- AREA TRANGULATION
(Scale: 1:1000)

STAMP OF APPROVAL — LAYOUT

FOR SANCTION PURPOSE

Sanctioned No. B.P./Tathawade/31/2022
Subject to conditions mentioned in the Office Order No.
aven dated 31/03/2022
Pimpri
Date 31/03/2022

O. C. Signed by Joint City Engineer

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

AREA STATEMENT		SQ.M
01	AREA OF PLOT	
	a) AS PER OWNERSHIP DOCUMENT	40,500.00
	b) AS PER MEASUREMENT SHEET	40,500.00
	c) AS PER SITE	40,500.00
02	DEDUCTIONS FOR	
	a) 24.00 M. W. ROAD WINDING AREA	2,978.39
	b) ANY D.P. RESERVATION AREA	- - -
	(TOTAL A+B)	2,978.39
03	BALANCE AREA OF PLOT (1-2)	37,521.61
04	AMENITY SPACE (IF APPLICABLE)	
	a) 05% AMENITY SPACE	- - -
	b) ADJUSTMENT OF 2(B). IF ANY :	- - -
	c) BALANCE PROPOSED	- - -
05	NET PLOT AREA (3-4 (C))	37,521.61
06	RECREATIONAL OPEN SPACE (IF APPLICABLE)	
	a) REQUIRED 10% OPEN SPACE (Not to be deducted)	3,752.16
	b) PROPOSED (Not to be deducted)	3,768.00
07	INTERNAL ROAD AREA (Not to be deducted)	3,479.33
08	PLOTABLE AREA (IF APPLICABLE)	37,521.61
09	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (5 X 1.10)	41,273.77
10	ADDITION OF FSI ON PAYMENT OF PREMIUM	
	a) MAXIMUM PERMISSIBLE PREMIUM FSI (40500.00X0.50=20250.00)	20,250.00
	b) PROPOSED FSI ON PAYMENT OF PREMIUM	0.00
11	IN-SITU FSI / TDR LOADING	
	a) 24.00 M. W. ROAD WINDING AREA (2.0 X 2978.39=5956.78)	0.00
	b) AMENITY SPACE	- - -
	c) PERMISSIBLE TDR AREA (40500.00X1.35 = 46575.00 - 4311.39= 42,263.62)	0.00
	d) TOTAL TDR LOADING PROPOSED (a+b+c)	0.00
12	ADDITIONAL FSI AREA UNDER CHAPTER NO. 7	- - -
13	TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	
	a) (9 + 10(b)+11(D)) WHICHEVER IS APPLICABLE	41,273.77
	b) EXISTING SANCTION B/UP AREA	- - -
	c) BALANCE PERMISSIBLE FLOOR AREA (13(a-b))	- - -
	d) ANCILLARY AREA (41,273.77 X 0.60% = 24,764.26)	25.00
	e) TOTAL ENTITLEMENT (a+b)	41,298.77
14	MAXIMUM UTILIZATION LIMIT OF F.S.I.	1.10
15	TOTAL BUILT-UP AREA IN PROPOSAL	
	a) PROPOSED COMMERCIAL AREA	6,666.77
	b) PROPOSED RESIDENTIAL AREA	34,502.72
	c) TOTAL (a+b)	41,169.49
16	F.S.I. CONSUMED (15/13)	0.99
17	AREA FOR MHADA	
	a) Required (20%)	- - -
	b) Proposed	- - -
TENEMENT STATEMENT		
	(i) PERMISSIBLE AREA	41,298.77
	(ii) LESS NON RESIDENTIAL AREA	6,666.77
	(iii) AREA AVAILABLE FOR TENEMENTS	34,632.00
	(iv) TENEMENTS PERMISSIBLE 250.00/Nos	359
	(v) TENEMENTS PROPOSED	359

CERTIFICATE OF AREA

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 DO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / TP SCHEME RECORD / LAND RECORD DEPT. / CITY SURVEYED RECORDS

SIGN OF ARCHITECT

LEGEND

PLOT BOUNDARY SHOWN BLACK
PROPOSED WORK SHOWN RED
DRAINAGE LINE SHOWN RED DOTTED
WATER LINE SHOWN BLACK DOTTED
EXISTING TO BE RETAINED HATCHED
DEMOLISHON SHOWN HATCHED YELLOW

OWNER'S NAME: — OWNER'S SIGN
MR. VIDURA VITHOBA NAVALE
MR. BACHUBHAI PATEL

PROJECT:
SURVEY NO : 55/1A/1/11+12+13+14 HISSA NO :
PLOT NO : C CTS NO :
DESCRIPTION : TATHAWADE

ARCHITECT — ARCHITECT'S SIGN
VIKAS ACHALKAR
1221, B/1 WRANGLAR PARANJAPE ROAD.
BEHIND BHAVE X-RAY CLINIC, OFF. F.C. ROAD.
PUNE - 411004
PH: 25531675/78 REG. NO. CA/94/17508

JOB NO.	DRG.NO.	SCALE	DRAWN BY	CHECKED BY
		1:100	S.V.P.	
INWARD NO.	PCMC/2022 [illegible]	DATE	07.01.2022	
KEY NO.	[illegible]	SHEET NO.	01 / 01	