

FROM OF STATEMENT 2 [SR. NO. 9(a)] PROPOSED BUILDING

BUILDING NO	FLOOR NO	TOTAL BUILT UP AREA FLOOR AS PER OUTER CONSTRUCTION LINE
(1)	(2)	(3)
	GROUND FLOOR	60.61 SQ.M. (COMM.)
	1 ST FLOOR	163.27 SQ.M.(RESI.)
	2 ND FLOOR	163.27 SQ.M.(RESI.)
	3 RD FLOOR	163.27 SQ.M.(RESI.)
	TOTAL	550.42 SQ.M.(RESI.)

NAME	L X H	NOS.
V	0.60X0.60	24
W1	1.20X1.50	12
W	1.80X1.50	42

WATER REQUIREMENT

TANK	REQUIRED CAPACITY (LIT)	PROPOSED CAPACITY (LIT)
Residential+COMM.	9460.00	
FIRE REQUIREMENT	0.00	
TOTAL	9460.00	10000.00
UGWT	14190.00	
FIRE REQUIREMENT	0.00	
TOTAL	14190.00	15000.00

FORM OF STATEMENT 3 [SR.NO.9(g)] PROPOSED BUILDING

AREA DETAILS OF APARTMENT

BUILDING NO.	FLOOR NO.	COMMERCIAL	RESIDENTIAL	CARPET AREA OF APARTMENT	AREA OF BALCONY ATTACHED TO APARTMENT
(A)	GROUND FLOOR	SHOP 01 SHOP 02 SHOP 03 SHOP 04		22.05 SQ.M. 17.46 SQ.M. 10.39 SQ.M. 10.12 SQ.M.	
	1st FLOOR		101 102 103	26.25 SQ.M. 31.66 SQ.M. 27.54 SQ.M.	5.80 SQ.M. 22.01 SQ.M. 13.63 SQ.M.
	2nd FLOOR		201 202 203	26.25 SQ.M. 31.66 SQ.M. 27.54 SQ.M.	5.80 SQ.M. 22.01 SQ.M. 13.63 SQ.M.
	3rd FLOOR		301 302 303	26.25 SQ.M. 31.66 SQ.M. 27.54 SQ.M.	5.80 SQ.M. 22.01 SQ.M. 13.63 SQ.M.
	TOTAL		09	318.37 SQ.M.	38.65 SQ.M.



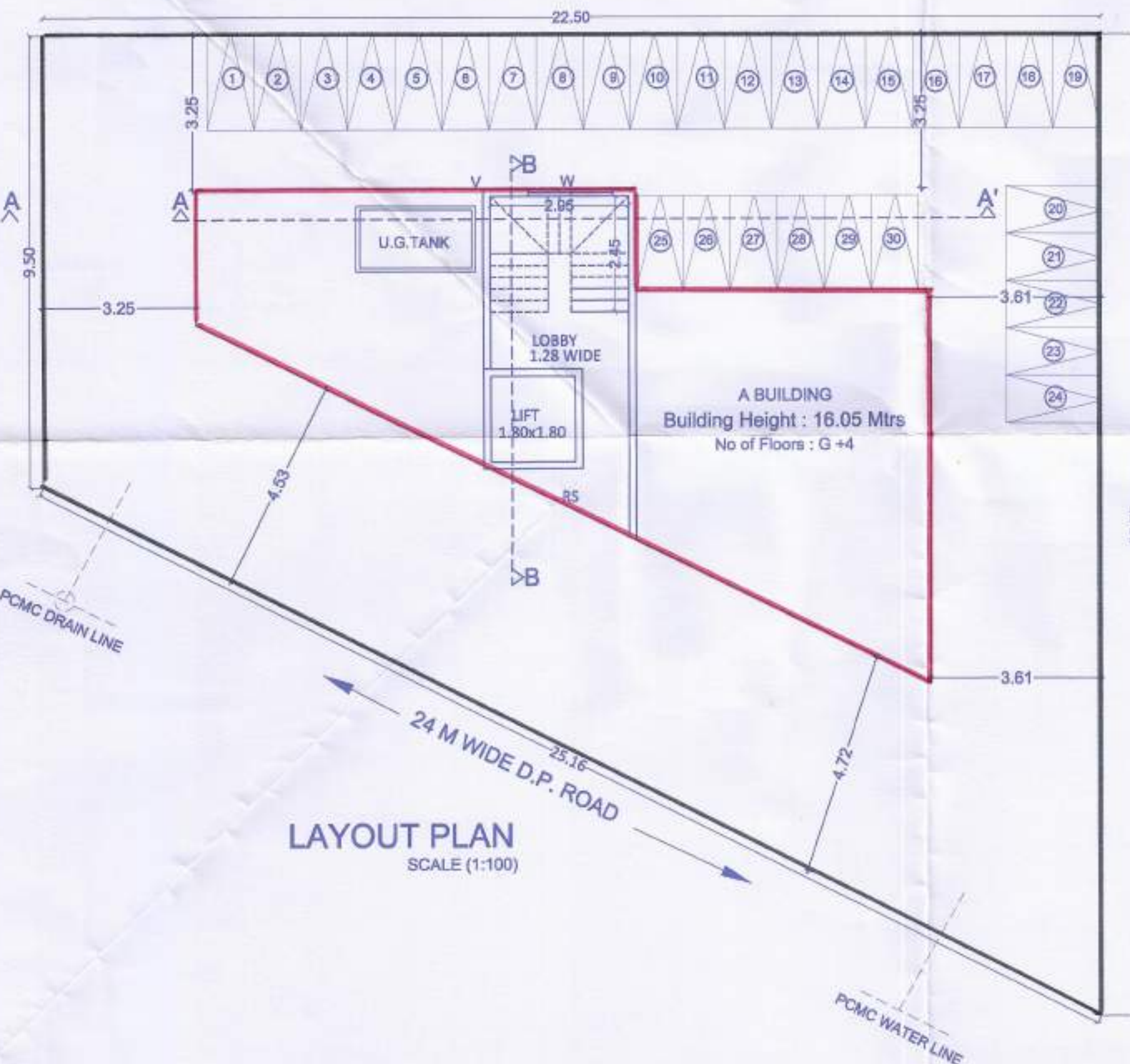
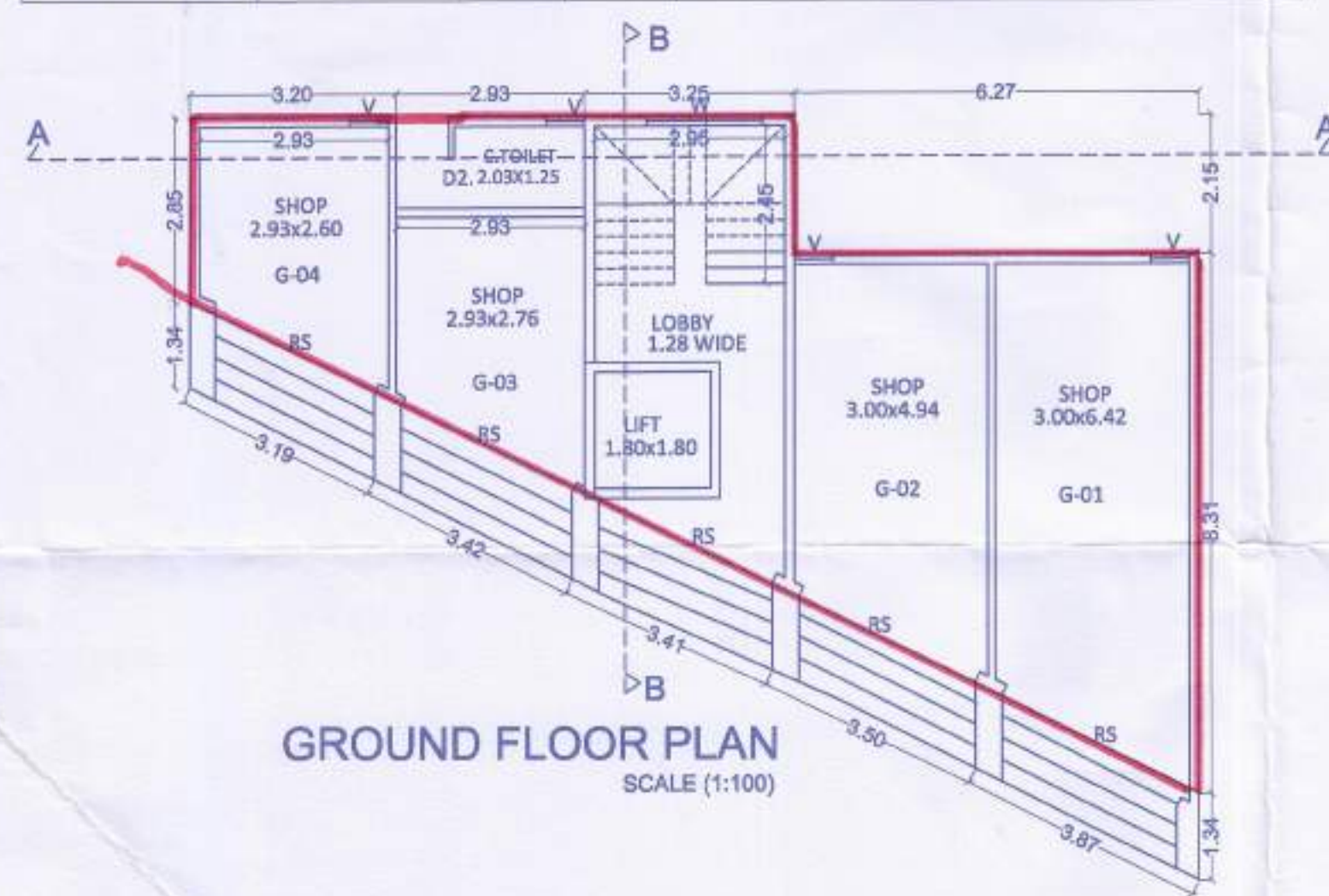
FROM OF STATEMENT 1 [SR. NO. 8(a)(iii)] EXISTING BUILDING TO BE RETAINED

EXISTING BUILDING	FLOOR NO	PLINTH AREA	TOTAL FLOOR AREA OF EXISTING BUILDING	USE/OCCUPANCY OF FLOOR
(1)	(2)	(4)	(5)	(5)
NA	NA	NA	NA	NA

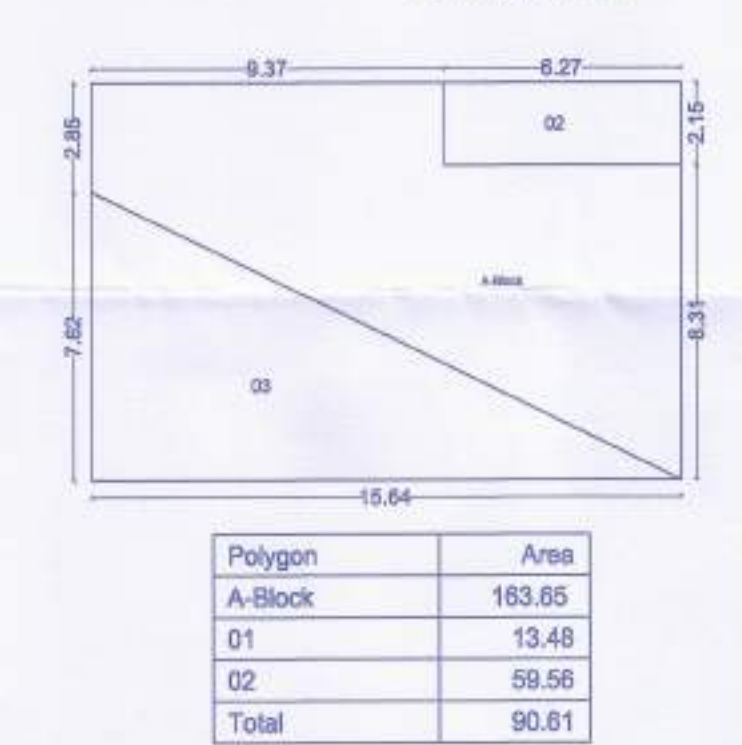
NAME	L X H	NOS.
D2	0.75X2.10	04
D1	0.90X2.10	06
D	1.00X2.10	02
OP	1.46X2.10	01

PARKING CALCULATION (AS PER UPDCR-2020)

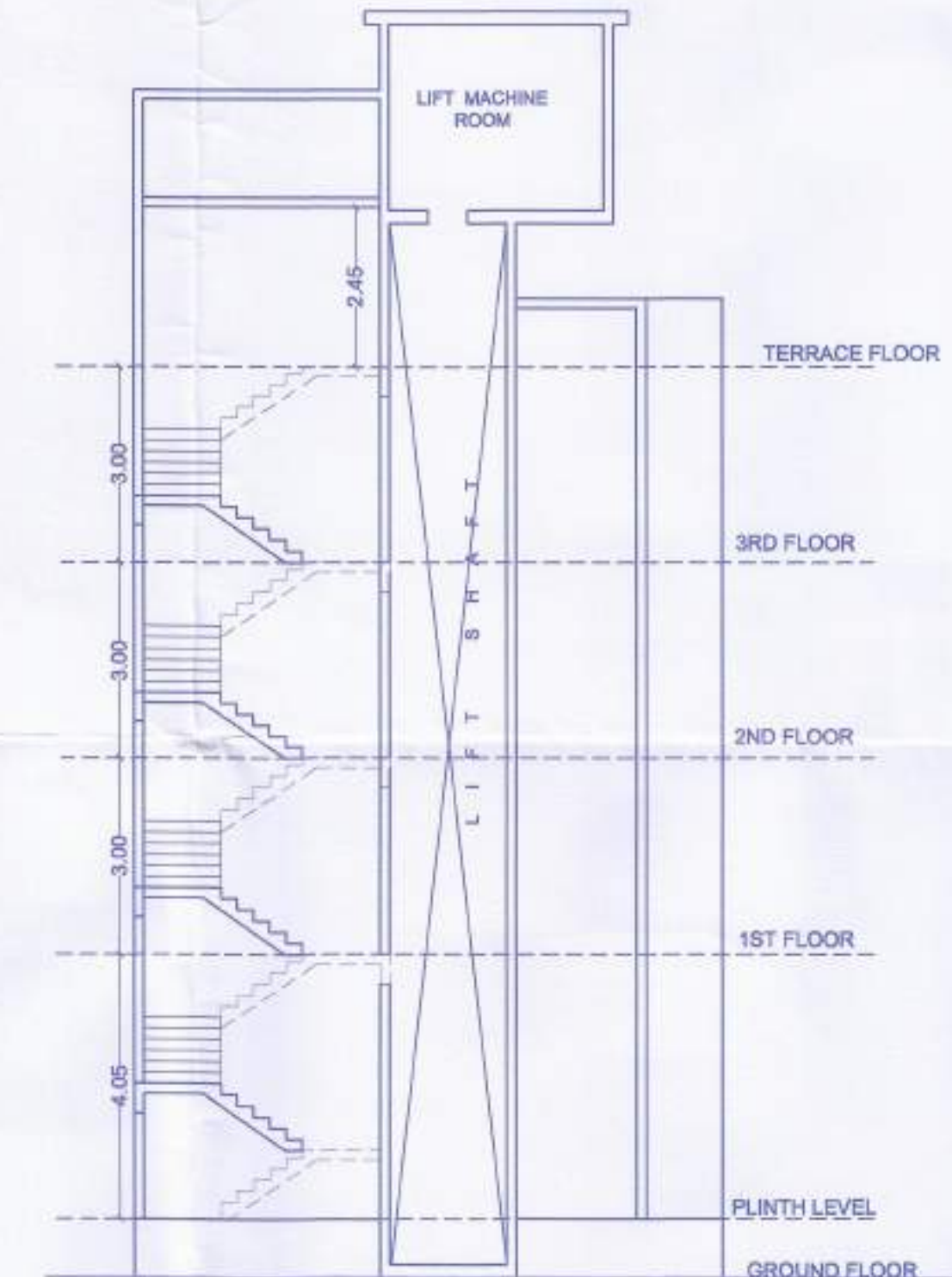
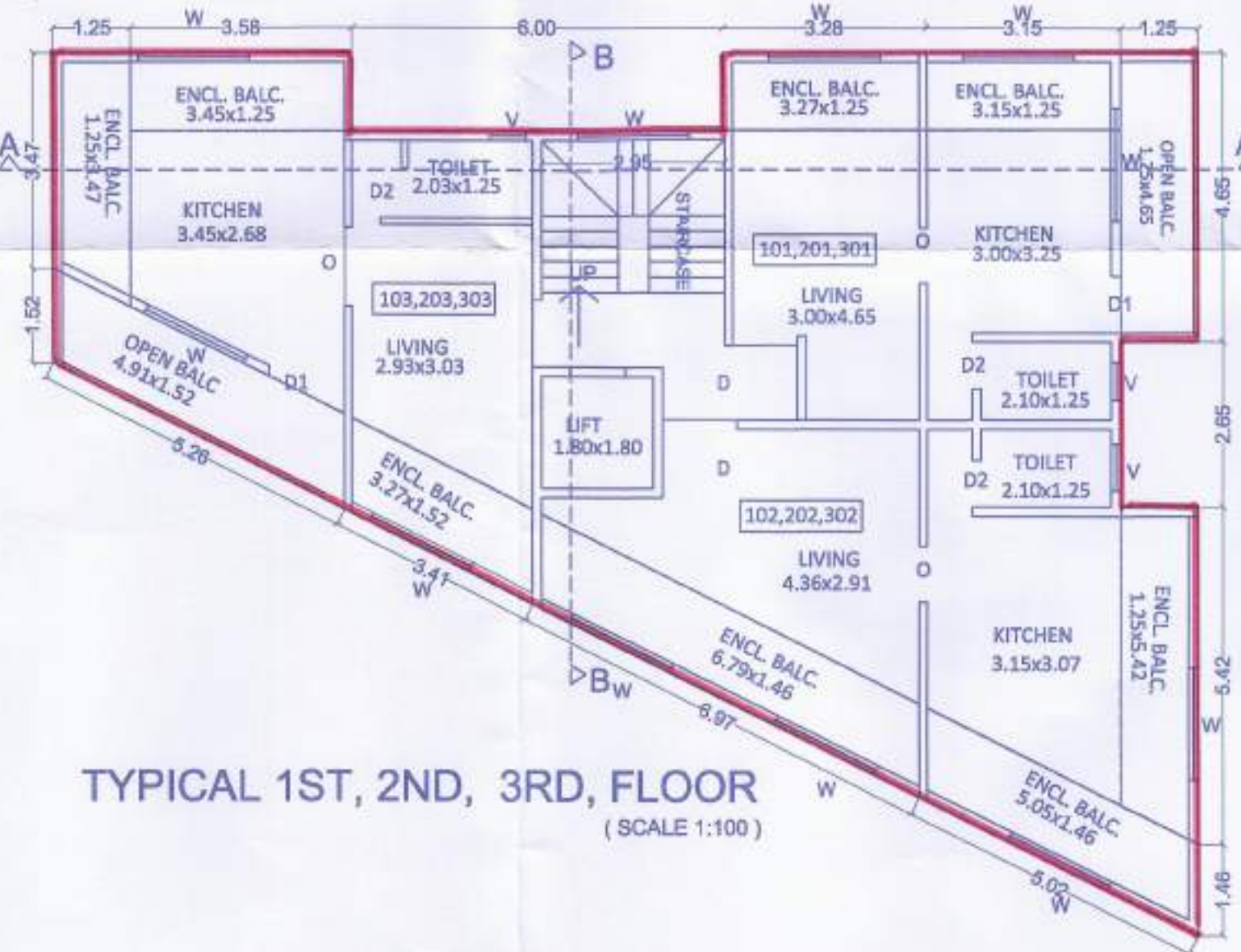
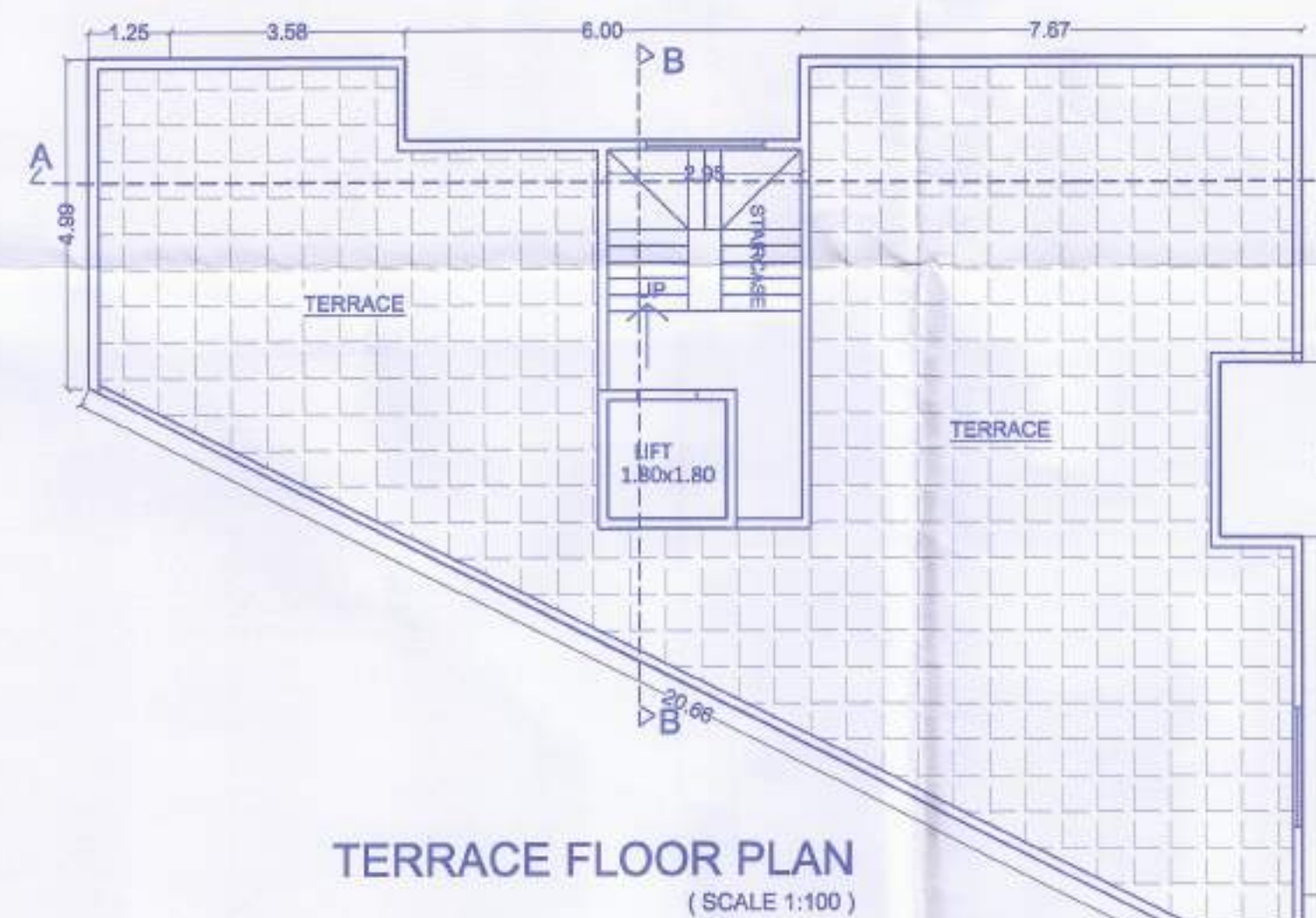
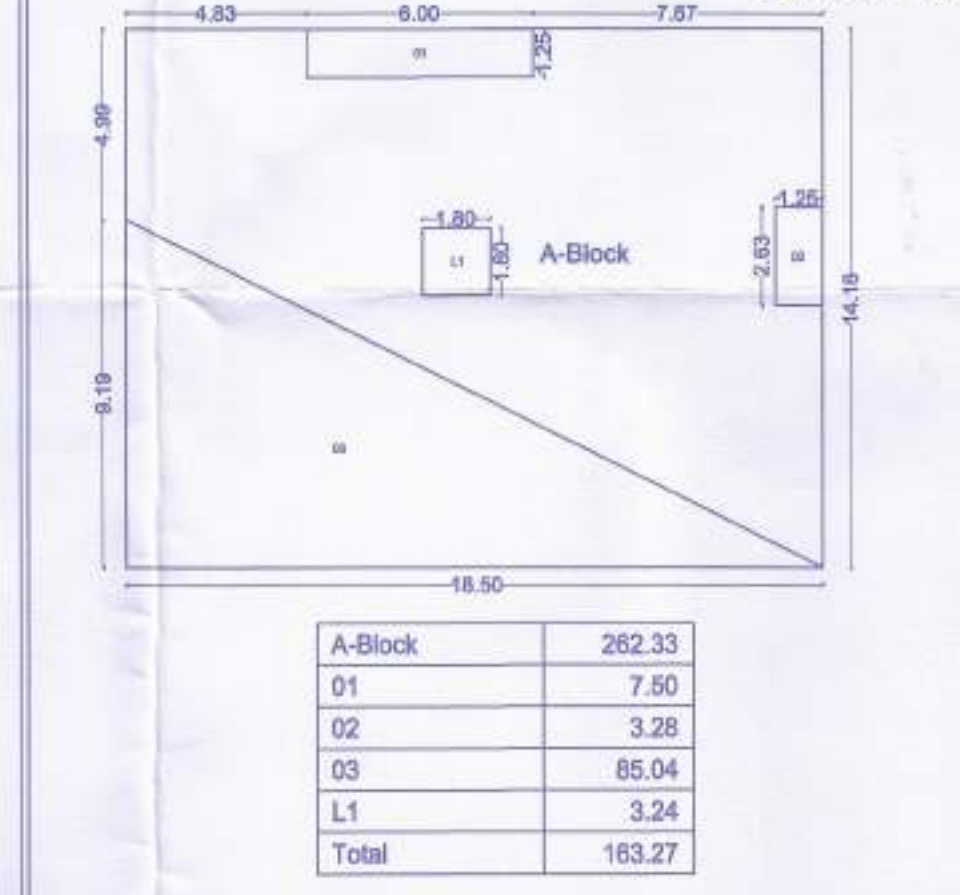
TYPE	CARPET AREA /FSI(M2)	TNMTS. (NOS.)	CARS (NOS.)	SCOTER. (NOS.)	5%VISITORS
Residential	0 - 30	2	9	0	20
Residential	30-40	2	0	1	2
Residential	40-80	2	0	1	0
Residential	> 150	1	0	2	0
COMMERCIAL	100 SQ.MT	100 SQ.MT	90.61 SQ.MT	2	5
TOTAL REQD. (NOS.)				2	25
TOTAL REQD. AREA				25.00	50.00
TOTAL PROP. AREA					77.25 SQ.MT



GROUND FLOOR PLAN SCALE(1:200)



TYPICAL 1ST,2ND,3RD FLOOR PLAN SCALE(1:200)



STAMP OF APPROVAL

Sanctioned No. B.R./Pimpri-Chinchwad/15/2022
Subject to conditions mentioned in the
Office Order No.
even dated 10/03/2022



Pimpri
Date: 10/03/2022

Deputy Engineer
Building Permission and Unauthorised Construction
Encroachment Control & Demarcation Department
Pimpri-Chinchwad Municipal Corporation
Pimpri-411 018

AREA STATMENT SQ.M.

1. AREA OF PLOT (MINIMUM AREA OF A,B,C TO BE CONSIDERED)	335.50
(A) AS PER OWNERSHIP DOCUMENT (7712.CTS EXTRACT)	335.50
(B) AS PER MEASUREMENT SHEET	338.21
(B) AS PER SITE	340.31
2. DEDUCTIONS FOR	
(A) PROPOSED D.P.D. ROAD WIDENING AREA/SERVICE ROAD/HIGHWAY WIDENING/SHIFTED PLOT BOUNDARY	0.00
(B) ANY D.P. RESERVATION AREA	0.00
TOTAL (A+B)	0.00
3. BALANCE AREA OF PLOT (1-2)	335.50
4. AMENITY SPACE (If applicable)	
(a) REQUIRED	0.00
(b) ADJUSTMENT OF 2(B) IF ANY	0.00
(c) BALANCE PROPOSED	0.00
5. NET PLOT AREA OF PLOT (3-4(C))	335.50
6. RECREATIONAL OPEN SPACE (If applicable)	
(a) REQUIRED	0.00
(b) PROPOSED	0.00
7. INTERNAL ROAD AREA	0.00
8. PLOTABLE AREA (If applicable)	335.50
9. BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (for no 5 x basic F.S.I.(1.10))	389.05
10. ADDITION OF F.S.I. ON PAYMENT OF PREMIUM	0.00
(a) MAXIMUM PERMISSIBLE PREMIUM F.S.I. BASED ON ROAD WIDTH / T.O.D.ZONE(30%)	0.00
(b) PROPOSED F.S.I. ON PAYMENT OF PREMIUM	0.00
11. IN-SITU F.S.I. TDR LOADING	0.00
(a) IN-SITU AREA AGAINST DP ROAD(2.0xSR.NO.-2(a), if any	0.00
(b) IN-SITU AREA AGAINST AMENITY SPACE IF HANDED OVER (2.0 or 1.85 x sr. no-4(b)and / or (g))	0.00
(c) TDR AREA	0.00
(d) TOTAL IN-SITU/TDR LOADING PROPOSED [(11(a)+(b)+(c))]	0.00
12. ADDITIONAL F.S.I. AREA UNDER CHAPTER NO.07(road fr.)	0.00
13. TOTAL ENTITLEMENT OF F.S.I. IN THE PROPOSED	0.00
(a) (9+10(b)) or 12 WHICHEVER IS APPLICABLE	369.05
(b) ANCILLARY AREA F.S.I. UPTO 80% OR 80% WITH PAYMENT OF CHARGES (369.05 X 0.80% = 221.43)	211.37
(c) TOTAL ENTITLEMENT (a+b)	580.42
14. MAXIMUM UTILIZATION LIMIT OF F.S.I. (BUILDING POTENTIAL) PERMISSIBLE AS PER ROAD WIDTH (as per regulation no. -6,1.8.2 or 6.3 or 6.4 as applicable) x1.6 or 1.8	1.73
15. TOTAL BUILT-UP AREA IN PROPOSAL (EXCLUDING AREA AT SR. NO -17b)	
(a) EXISTING BUILT-UP AREA	0.00
(b) PROPOSED BUILT-UP AREA (AS PER P-LINE)	580.42
G.L.(c) TOTAL (a+b)	580.42
16. F.S.I. CONSUMED (SHOULD NOT BE MORE THAN SR. NO -14 ABOVE)	1.76
17. AREA FOR INCLUSIVE HOUSING, IF ANY	0.00
(a) REQUIRED (20%OF SR.NO-14 ABOVE)	0.00
(b) PROPOSED	0.00

CERTIFICATE OF AREA

Certified that the 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 area stated in document of ownership/T.P. scheme record dept / city survey records.

Sing Of Architect

OWNERS DECLARATION

I/we undersigned here by confirmed 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 the ensure the quality and safety at the work site.

LEGEND

PLOT BOUNDARY SHOWN IN BLACK	
PROPOSED P-LINE SHOWN IN READ	
DRAINAGE LINE SHOWN IN READ DOTTED	
WATER LINE SHOWN IN BLACK DOTTED	
WATER LINE SHOWN IN BLACK DOTTED	
EXITING TO BE RETAINED HATCHED	
DIVISION SHOWN IN READ HATCHED	

OWNER'S NAME:
MR BISWA RAMAN BERA&OTHER THROUGH ITS PARTNER(PAH) SHRI ABDUL TURAB MUJAWAR& OTHER

PROJECT:
SURVEY NO : 15/3/4/5 & 3/4/5/9
PLOT NO :
DESCRIPTION : NITIN KATE
HISSE NO :
CTS NO : 1098,1098/1

ARCHITECT:
Sunil R Nawale
OFFICE NO 17, 6/4/2020, KADANE TOWNSHIP KADANE NAGAR,CHINCHWAD, PUNE - 411 018

JOB NO.	DRG.NO.	SCALE	DRAWN BY	CHECKED BY
		1:100	AR. PRANAV	AR.NAWALE
INWARD NO.	DATE	25 NOV 2021		
KEY NO.	SHEET NO.	1/1		