

BUILDING AREA STATEMENT

FLOOR	PROPOSED B/UP		UNIT
	COMMERCIAL	RESIDENTIAL	
PARKING		0.00	
GROUND	193.85	37.16	
FIRST		499.20	6
SECOND		499.20	6
THIRD		499.20	6
FOURTH		499.20	6
FIFTH		499.20	6
SIXTH		85.35	1
TOTAL =	193.85	2618.51	31
NET TOTAL PROPOSED B/UP AREA			
=193.85+2618.51= 2,812.36 SQ.M.			

अनु. ४४ सर्व समावेशक आणि एकत्रित नियंत्रण व प्रस्तावित नियमावली(UDCPR) नियमावली क्र.११.८(ब) प्रमाणे वेगवेगळे क्षेत्राच्या २.५% पेक्षा कमी क्षेत्रावरील असल्यामुळे Mechanical Ventilation Exhaust Fan बसवणे व कार्यक्षम ठेवणे किंवा न ठेवणे याबाबत कायदा आहे.

TYPE	CARPET AREA / FSI (M2)	TENEMENT(NOS)	CAR (NOS)	SCOOTER (NOS)	BY RULE	REQD.	BY RULE	REQD.
Residential	30 - 40	2	1	1	0	2	0	0
Residential	40 - 80	2	31	1	16	5	80	0
Residential	80-150	2	0	1	0	3	0	0
5% VISITOR PARKING					1	4		
Commercial	180.30	100	2	2	4	6	12	0
TOTAL REQD.(NOS.)					21			96
TOTAL REQD. AREA					262.50			182.00
TOTAL PROP. PARKING					37			117

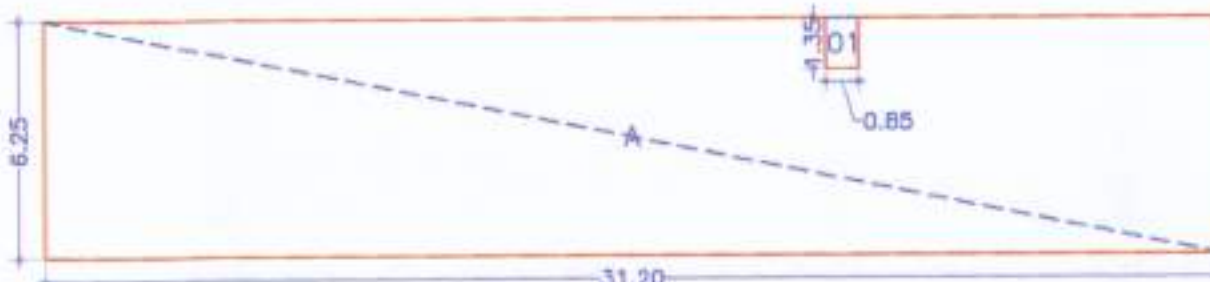


RAIN WATER HARVESTING DETAILS



PARKING FLOOR STAIRCASE PLAN

Sr.No.	No.	X	Y	AREA
A	1	31.20	6.25	195.0000
DEDUCTION				
1	1	0.85	1.35	1.15
B				1.15
NET TOTAL AREA (A-B)				
				193.85



PARKING & GROUND FLOOR KEY PLAN

AREA KEY PLAN OF PLOT 72/6B

SCALE 1:200

AREA CALCULATION FOR SOC.OFFICE & DRIVER ROOM

Sr.No.	No.	X	Y	AREA
A	1	4.10	3.40	13.9400
B	1	6.10	4.25	25.93
C				39.86
DEDUCTION				
1	1	1.35	2.00	2.70
D				2.70
NET TOTAL AREA (C-D)				
				37.16

SOC.OFFICE & DRIVER ROOM KEY PLAN

SCALE 1:200

WATER REQUIREMENT CALCULATION

O.H. WATER TANK			
COMMERCIAL REQUIREMENT			
193.85/3=65 PERSONS			
85 x 45=2825.00 Ltr.			
RESIDENTIAL REQUIREMENT			
31 UNITSx135=20,925.00 Ltr.			
TOTAL COMM.+RESI.=2925.00+20,925=23,850.00 Ltr.			
U.G. WATER TANK			
23,850.00x1.50=35,775.00 Ltr.			
O.H.T. 23,850.00 Ltr. 00.00Ltr. 30,000.00 Ltr.			
U.G.T. 35,775.00 Ltr. 00.00Ltr. 50,000.00 Ltr.			

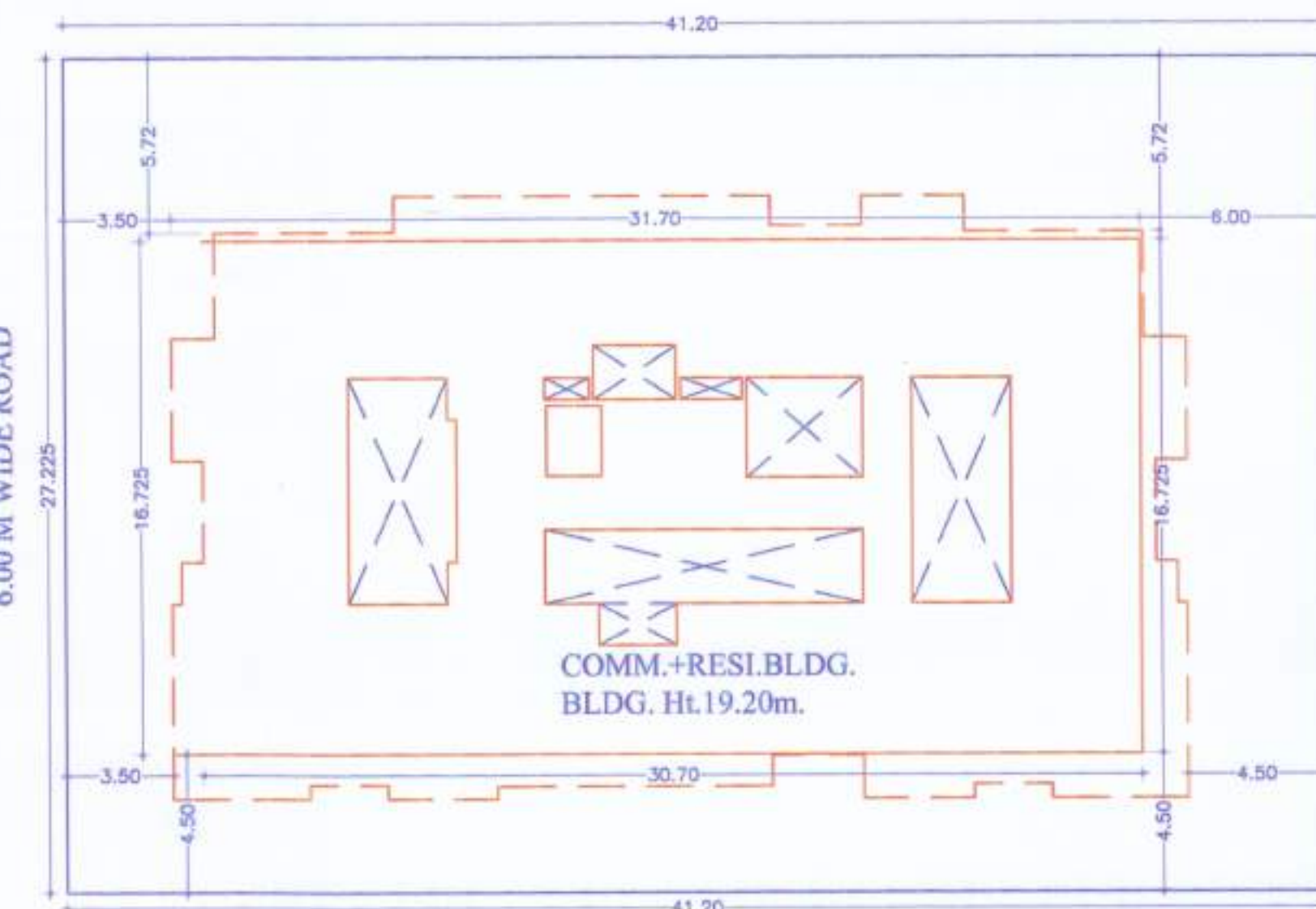
OCCUPANT LOAD CALCULATION
193.85/3=65 PERSONS
85 /8= 6.13 SAY 8 NO.

TABLE NO.12-O: SANITATION REQUIREMENTS - MERCANTILE BUILDINGS

Sr.No.	FIXTURES	REQUIRED	PROPOSED
		Male	Female
1	WC	1 PER 8 PERSONS OR PART THEREOF	8 NO. OF WC PROVIDED FOR SHOP
2	URINALS		

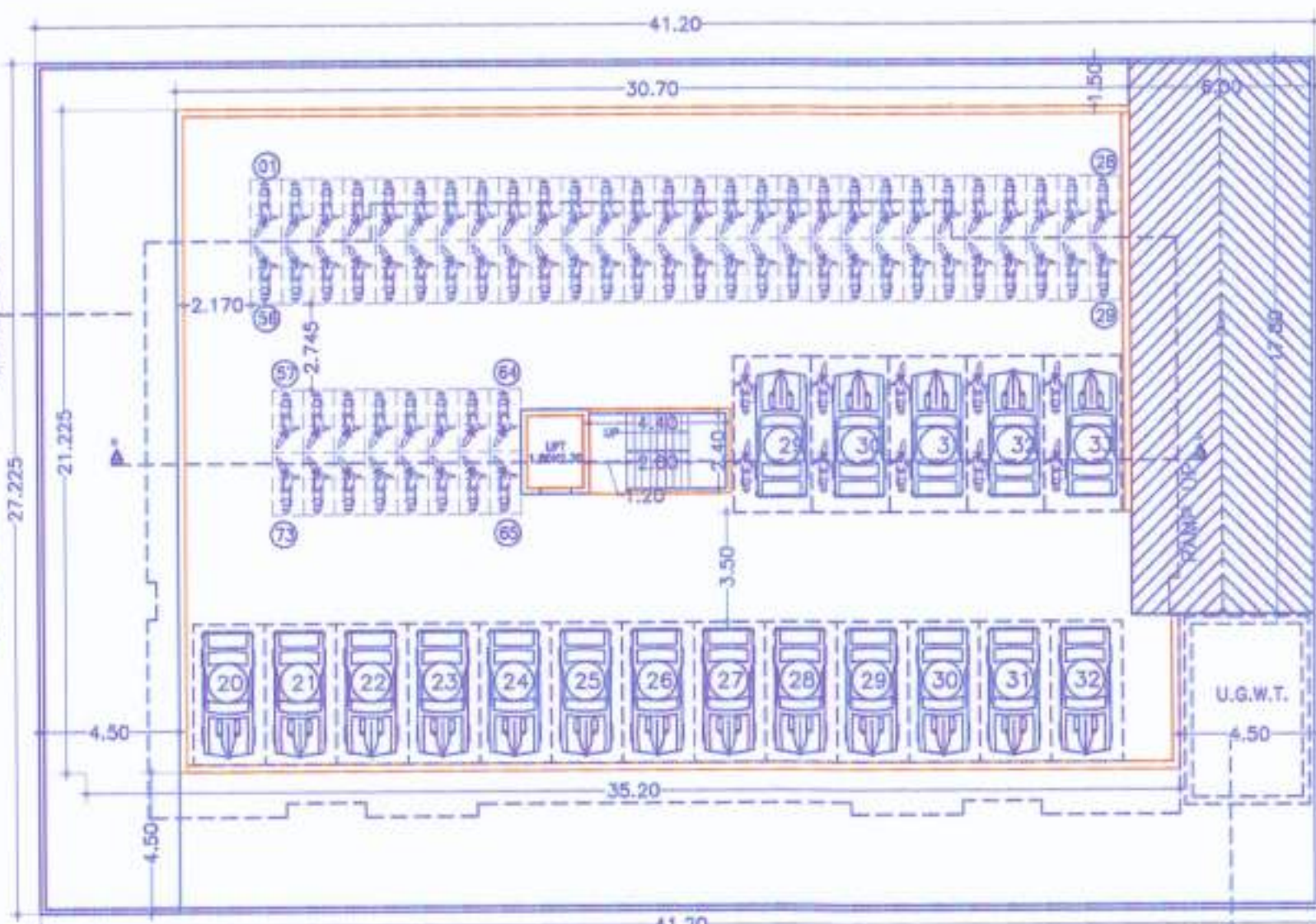
CARPET AREA OF COMMERCIAL UNITS(SHOPS):

UNIT NO.	CARPET AREA	GROUND FLOOR
01	35.25	SQ.M.
02	20.09	SQ.M.
03	19.49	SQ.M.
04	33.18	SQ.M.
05	16.95	SQ.M.
06	20.09	SQ.M.
07	35.25	SQ.M.



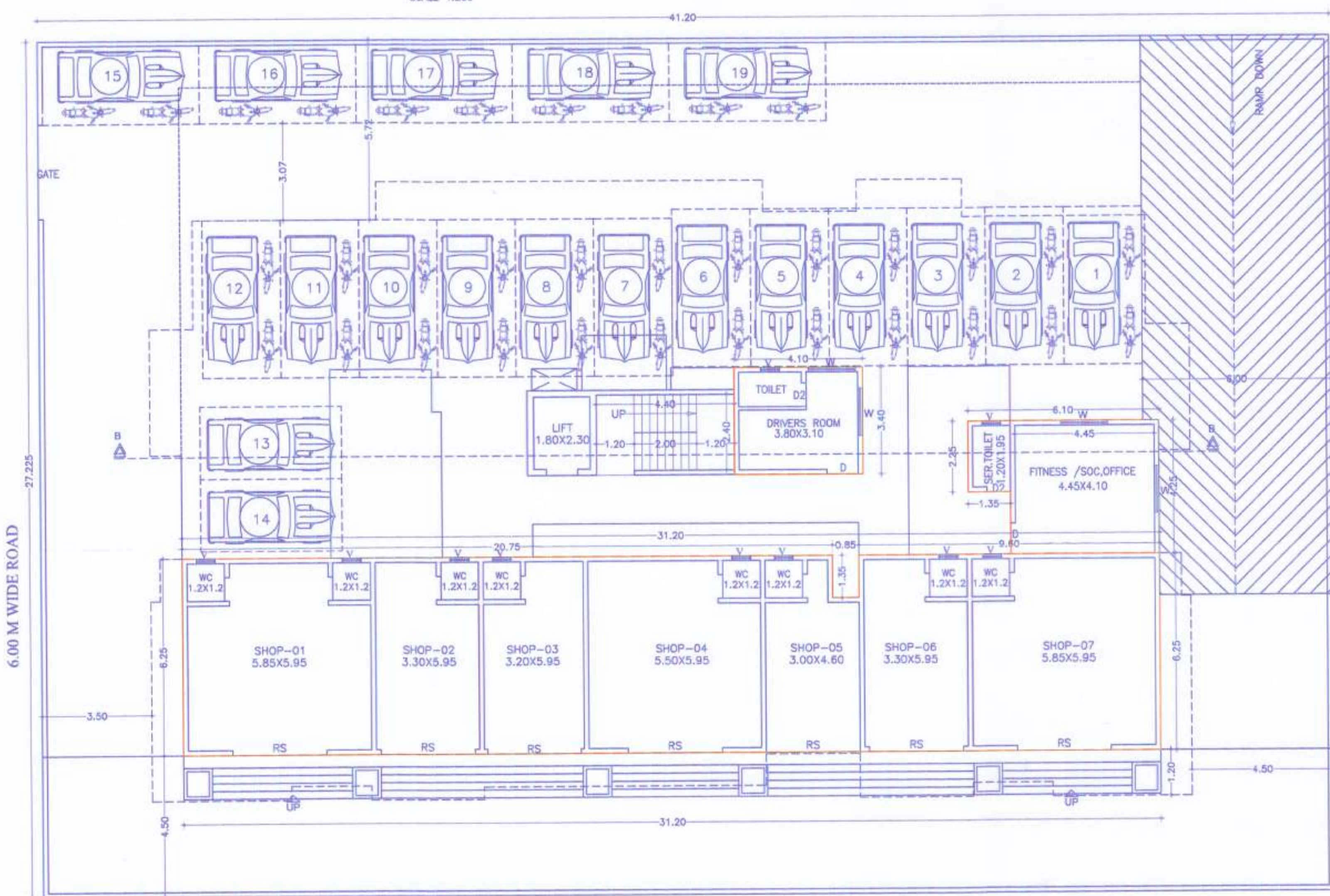
15.00 M WIDE ROAD SITE PLAN

SCALE 1:200



BASEMENT FLOOR PLAN

SCALE 1:200



15.00 M WIDE ROAD PARKING & GROUND FLOOR PLAN

SCALE 1:100

STAMP OF APPROVAL

1/3

Sanctioned No. B.P./Bhosari/PCNTDA/124/2022
Subject to conditions mentioned in the
Office Order No.
even dated 02.08/2022



Project
Date: 21/08/22

Deputy Engineer
Building Permits and Unauthorised Construction/
Surrounment Control & Demolition Department
Pimpri Chinchwad Municipal Corporation
Pimpri, 411 018

AREA STATEMENT

01	AREA OF THE PLOT	1121.67
a)	AS PER OWNERSHIP DOCUMENT	1121.67
b)	AS PER MEASUREMENT SHEET	1121.67
c)	AS PER SITE	1121.67
02	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)		0.00
03	BALANCE AREA OF PLOT (01-02)	0.00
04	AMENITY SPACE (IF APPLICABLE)	
a)	REQUIRED	0.00
b)	ADJUSTMENT OF 2(b), IF ANY	0.00
c)	BALANCED PROPOSED	0.00
05	NET PLOT AREA(03-04(c))	1121.67
06	RECREATIONAL OPEN SPACE (IF APPLICABLE)	
a)	REQUIRED	0.00
b)	PROPOSED	0.00
07	INTERNAL ROAD AREA	0.00
08	PLOTTABLE AREA (IF APPLICABLE)	0.00
09	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH(1:1)	1233.84
10	ADDITION OF F.S.I. ON PAYMENT OF PREMIUM(0.50)	
a)	MAXIMUM PERMISSIBLE PREMIUM FSI-BASED ON ROAD WIDTH/TOD ZONE	560.84
b)	PROPOSED FSI ON PAYMENT OF PREMIUM	510.84
11	IN-SITU FSI/TDR LOADING	0.00
a)	IN-SITU AREA AGAINST D.P. ROAD	0.00
b)	IN-SITU AREA AGAINST AMENITY SPACE IF HANDED OVER	0.00
c)	TDR AREA	0.00
d)	TOTAL IN-SITU/TDR LOADING PROPOSED (11(a)=(b)=(c))	0.00
12	ADDITIONAL FSI AREA UNDER CHAPTER NO. 7	0.00
13	TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	
a)	[9+10(b)+11(d)] OR 12 WHICHEVER IS APPLICABLE	1744.68
a1)	DEDUCTION-BUILT UP AREA/FSI/UTILIZED AREA/ FSI TO BE RETAINED AS PER OLD DC RULE	0.00
a2)	BALANCE ENTITLEMENT FOR ANCILLARY AREA (a1-a2)	0.00
b)	ANCILLARY AREA FSI UPTO 60% OR 80% WITH PAYMENT OF CHARGES(80%x107.70)+(60%x166.98)	1068.35
c)	PROPOSED ANCILLARY	1067.68
d)	TOTAL ENTITLEMENT (a+b)	2812.36
14	MAXIMUM UTILIZATION LIMIT OF F.S.I (BUILDING POTENTIAL), PERMISSIBLE AS PER ROAD WIDTH	2.5
15	TOTAL BUILT UP AREA IN PROPOSAL	
a)	EXISTING BUILT UP AREA/AS PER OLD RULE	0.00
i)	COMPLETED	0.00
ii)	RESIDENTIAL	0.00
iii)	COMMERCIAL	0.00
b)	PROPOSED BUILT UP AREA(AS PER "P-LINE")	2812.36
i)	RESIDENTIAL	2618.51
ii)	COMMERCIAL	193.85
c)	TOTAL (a+b)	2812.36
16	F.S.I. CONSUMED(15/13)	1.00
17	AREA FOR INCLUSIVE HOUSING, IF ANY	
a)	REQUIRED(20% OF SR.NO.5)	0.00
b)	PROPOSED	0.00

CERTIFICATE OF AREA:

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON----- AND THE DIMENSIONS OF THE 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.

OWNER'S DECLARATION-

I/WE UNDERSIGNED HEREBY CONFIRM THAT I/WE 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: Mr.DATTU SOPAN LADGE

OWNER'S SIGN: [Signature]

PROJECT: SECTOR NO: 01 HISSA NO: PLOT NO: 72/6 B CTS NO: DESCRIPTION: REGULAR TRACK, VILLAGE - P.C.N.T.A.(BHO-SARI)

ARCHITECT: AXIS ASSOCIATES SHAMSHUDDIN ALLABAX NAYAB

ARCHITECT'S SIGN: [Signature]

JOB NO. DRG.NO. SCALE DRAWN BY CHECKED BY

INVO/ZONE/BHS/PRB/2008/18/REV/1

INWARD NO. DATE 09/04/2022

KEY NO. SHEET NO. 1/3