

FORM OF STATEMENT - 1 [Sr. No. 8 (a) (iii)]				
EXISTING BUILDING TO BE RETAINED				
Existing	Floor No.	Plinth Area	Total Floor Area of Existing Building	Use / Occupancy of Floors
(1)	(2)	(3)	(4)	(5)
0.00	0.00	0.00	0.00	0.00

WATER REQUIREMENT

TANK	RESIDENTIAL	REQUIRED CAPACITY (LIT)	PROPOSED CAPACITY (LIT)
OHWT	FIRE REQUIREMENT	25000.00	
	TOTAL	83725.00	112983.75
UGWT	FIRE REQUIREMENT	88087.50	
	TOTAL	50000.00	210000.00

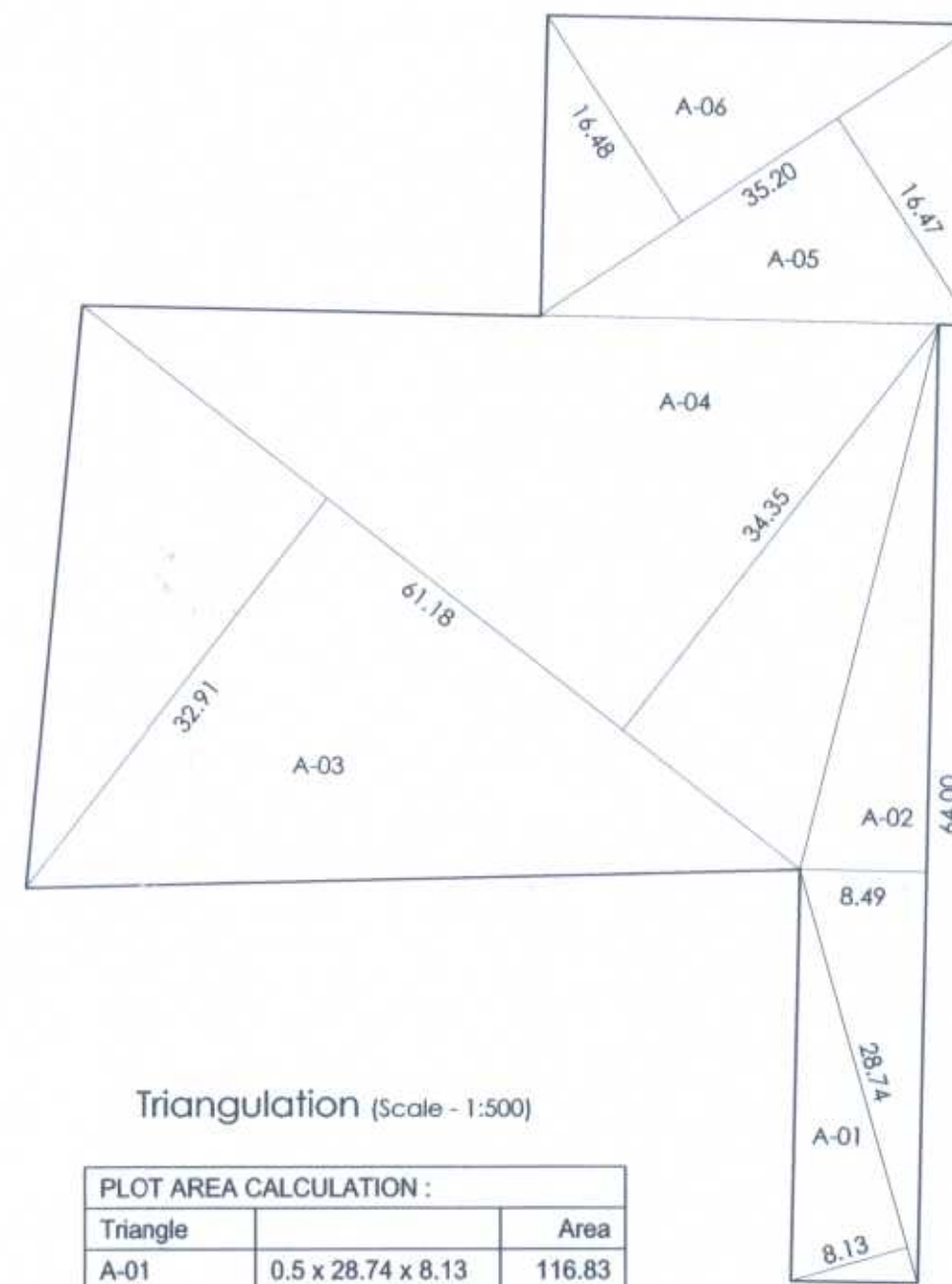
REFUGE AREA STATEMENT

BUILDING NAME	REQ.	PROP.
A_BLDG	34.50	72.82

= 0.3 sq.m X per person to accommodate the occupants of two consecutive floors
= 0.3 X (5X23 flats) = 34.50 sq.m

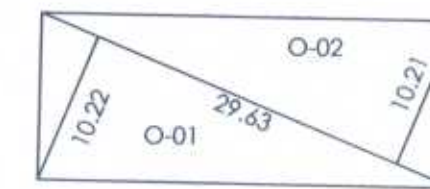
PARKING CALCULATION

TYPE	CARPET AREA / FSI (M2)	TNMTS. (NOS)		CAR (NOS)		SCOOTER (NOS.)	
		UNIT	PROP.	BY RULE	REQD.	BY RULE	REQD.
Residential	30 - 40	2	0	1	0	2	0
Residential	40 - 80	2	87	1	44	5	220
VISITORS	5%				3		11
TOTAL REQD. (NOS.)					47		231
TOTAL REQD. AREA					587.50		462.00
TOTAL PROP. (NOS.)					63		233
TOTAL PROP. AREA						1253.50	



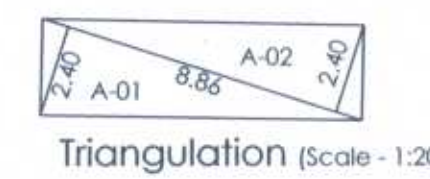
Triangulation (Scale - 1:500)

PLOT AREA CALCULATION :		
Triangle	Area	
A-01	0.5 x 28.74 x 8.13	116.83
A-02	0.5 x 64.00 x 8.49	271.68
A-03	0.5 x 61.18 x 32.91	1006.72
A-04	0.5 x 61.18 x 34.35	1050.76
A-05	0.5 x 35.20 x 16.47	289.87
A-06	0.5 x 35.20 x 16.48	290.05
Total (PLOT)		3025.91



Triangulation (Scale - 1:500)

OPEN SPACE AREA CALCULATION :		
Triangle	Area	
O-01	0.5 x 29.63 x 10.22	151.41
O-02	0.5 x 29.63 x 10.21	151.26
Total (PLOT)		302.67



Triangulation (Scale - 1:200)

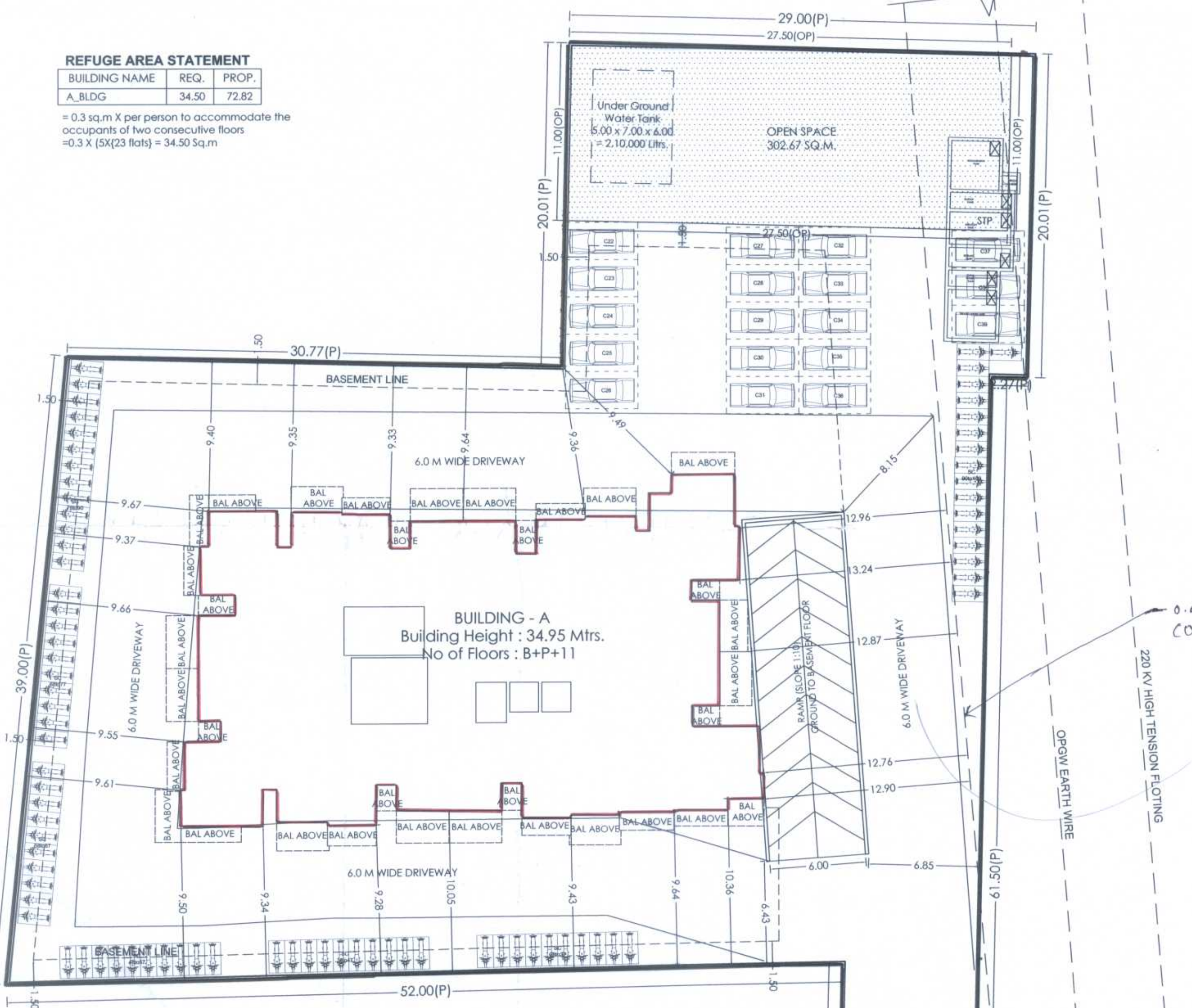
ROAD WIDENING AREA CALCULATION :		
Triangle	Area	
A-01	0.5 x 8.86 x 2.40	10.62
A-02	0.5 x 8.86 x 2.40	10.63
Total (PLOT)		21.25



LOCATION MAP

FORM OF STATEMENT - 2 [Sr. No. 9 (a)]			
PROPOSED BUILDING :			
Building No.	Floor No.	Total Built-up Area of floor, as per outer construction line	Tenement
Building - A	PARKING FLOOR	88.93	-
	FIRST FLOOR	677.94	08
	SECOND FLOOR	677.94	08
	THIRD FLOOR	677.94	08
	FOURTH FLOOR	677.94	08
	FIFTH FLOOR	677.94	08
	SIXTH FLOOR	677.94	08
	SEVENTH FLOOR	677.94	08
	EIGHTH FLOOR	605.12	07
	NINTH FLOOR	677.94	08
	TENTH FLOOR	677.94	08
	ELEVENTH FLOOR	677.94	08
	TERRACE FLOOR	0.00	-
TOTAL PROPOSED		7473.45	87

FORM OF STATEMENT - 3					
[Sr. No. 9 (g)]					
AREA DETAILS OF APARTMENT					
Apartment No.		Carpet area of apartment	Area of Balcony attached to Apartment	Area of Double height terrace attached to apartment	
01, 301, 401, 501, 601, 01, 801, 1001, 1101		43.89	19.40	-	
02, 302, 402, 502, 602, 02, 902, 1002, 1101		51.16	16.99	-	
03, 303, 403, 503, 603, 03, 903, 1003, 1103		50.29	17.87	-	
04, 304, 404, 504, 604, 04, 804, 1004, 1104		52.72	13.12	-	
05, 305, 405, 505, 605, 05, 905, 1005, 1105		58.45	19.91	-	
06, 306, 406, 506, 606, 06, 906, 1006, 1106		50.82	17.73	-	
07, 307, 407, 507, 607, 07, 1007, 1107		50.75	17.99	-	
08, 308, 408, 508, 608, 08, 908, 1008, 1108		45.64	20.45	-	



LAYOUT (SCALE - 1:200)

SCHEDULE OF OPENING: (BUILDING A)

NAME	LENGTH	HEIGHT	NOS.
MD	1.05	2.10	126
D	0.95	2.10	238
D1	0.75	2.10	270
D2	0.90	2.10	32
FD	1.50	2.10	236
FD1	1.25	2.10	126

SCHEDULE OF OPENING: (BUILDING A)

NAME	LENGTH	HEIGHT	NOS.
V	0.65	0.90	262
V1	0.75	0.90	16
W	0.95	1.20	222
W1	1.20	1.20	158
W2	1.00	1.20	08
KW	0.95	1.00	32
KW1	0.75	1.00	16
KW2	1.20	1.00	32

Safe margin of 12.50 mtrs (Road of 18.00 mtrs) kept vacant/unused on development side by the agency

↓ Towards Loc-15

Previous sanction No : B.P./RAVET/163/2019, DT.-12/12/2019

STAMP OF APPROVAL

Sanctioned No. B.P. / Ravet / 160/21
Subject to conditions mentioned in the
Office Order No. 14/10/21
even dated 14/10/21

Pinjam
Deten / 11/10/21

Deputy Engineer
Building Permits and Unauthorised Building
Construction Control Department
Pimpri Chinchwad Municipal Corporation
Pimpri-411018

Executive Engineer
Building Permits and Unauthorised Building
Construction Control Department
Pimpri Chinchwad Municipal Corporation
Pimpri-411018

A) AREA STATEMENT		SQ. M.
01	AREA OF PLOT (Minimum area of a, b, c to be considered)	3000.00
(a)	As per ownership document (7/12, CTS extract)	3000.00
(b)	As per measurement sheet	3025.91
(c)	As per site	
02	Deductions for	
(a)	Prop. D.P. Road widening Area/Service Road/ Highway widening	21.25
(b)	Any D.P. Reservation area	0.00
(Total a+b)		0.00
03	Balance area of plot (1-2)	2978.75
04	Amenity Space (if applicable)	
(a)	Required -	0.00
(b)	Adjustment of 2(b), if any -	0.00
(c)	Balance Proposed -	0.00
05	Net Plot Area (3-4 [c])	2978.75
06	Recreational Open Space (if applicable)	
(a)	Required -	297.87
(b)	Proposed -	302.67
07	Internal Road area	0.00
08	Plotable area (if applicable)	0.00
09	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5 X basic FSI)	3276.62
10	Addition of FSI on payment of premium	
(a)	Maximum permissible premium FSI - 0.5 based on road width / TOD zone.	1489.37
(b)	Proposed FSI on payment of premium.	1489.37
11	In-situ FSI / TDR loading	1394.29
(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	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)	F = 10(b)+(11(a)) or 12 whichever is applicable.	4670.91
(a1)	Deduction: Built up Area/ FSI/ Utilised Area/ FSI to be retained as per old DC Rule	0.00
(a2)	Balance entitlement for Ancillary Area (a-a1)	4670.91
(b)	Ancillary Area FSI upto 60% or 80% with payment of charge (on a2 whichever applicable)	2892.54
(c)	Proposed Ancillary Area FSI	2892.54
(d)	Total entitlement (a+b)	7473.45
14	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	4.00
15	Total Built-up Area in proposal (excluding area of Sr.No.17 b)	
(a)	Existing Built-up Area / As per old rule	0.00
(b)	Completed	0.00
(c)	Residential	0.00
(d)	Commercial	0.00
(e)	Proposed Built-up Area (as per P-Line)	7473.45
(f)	Residential	0.00
(g)	Commercial	7473.45
(h)	Total (a+b)	7473.45
16	F.S.I. Consumed (15/13) (should not be more than serial No.14 above)	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 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 SURVEYER RECORDS.

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	
WATER LINE SHOWN BLACK DOTTED	
EXISTING TO BE RETAINED HATCHED	
DEMOLITION SHOWN HATCHED YELLOW	

TITLE

PROPOSED RESIDENTIAL BUILDINGS AT S.No. 139/1/3, 139/2/2/5 & 139/2/2/6/1(P) AT RAVET, PUNE.

OWNER :

MR. RAJENDRA BHIGWANKAR & OTHER 1 & M/S. MAHESHWARAM ASSOCIATES THROUGH MR. PRAVIN BHONDAVE ALL THROUGH M/S. MAHESHWARAM ASSOCIATES THROUGH MR. PRAVIN BHONDAVE (P.O.A.H.)

Architect VISHAL N. BAFNA

ARCHITECT, INTERIOR & ENVIRONMENTAL CONSULTANT

KEYDRA APPT. : DRAVAT, SHARADHARSHRANG, CHANDRANAND PUNE-33

CONTACT : 9822000000, 9822000000, 9822000000

SIGNATURE

JOB NO.	DRG. NO.	SCALE	DRAWN BY	CHECKED BY
		1:100	ANIKET	VISHAL
INWARD NO.	INWD/INDA/RVT/PRB19/0105/19	DATE	02-04-2021	
KEY NO.		SHEET NO.	01 / 04	