

LAYOUT

STAMP OF APPROVAL

1/5

Sanctioned No. B.P./Punawale/50/2022
Subject to conditions mentioned in the
Office Order No.
even dated 15/06/2022

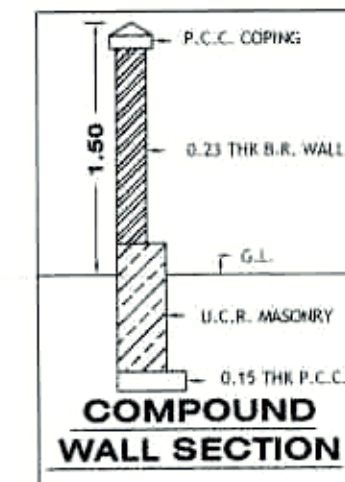
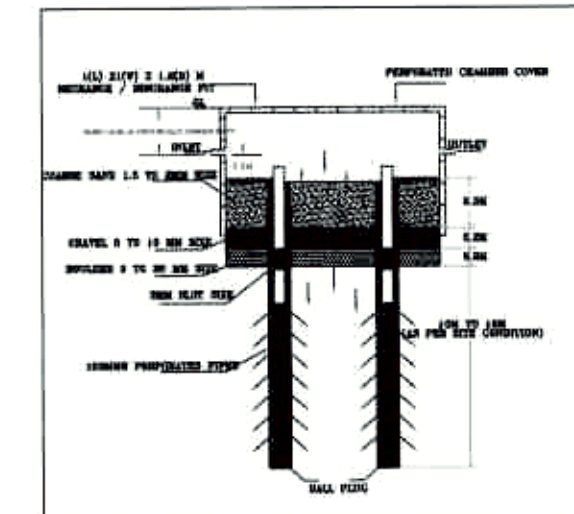
Pimpri
Date: 15/6/2022

Deputy Engineer
Building, Planning and Urbanisation Construction/
Environmental Control & Description Department
Pimpri Chinchwad Municipal Corporation
Pimpri - 411 018



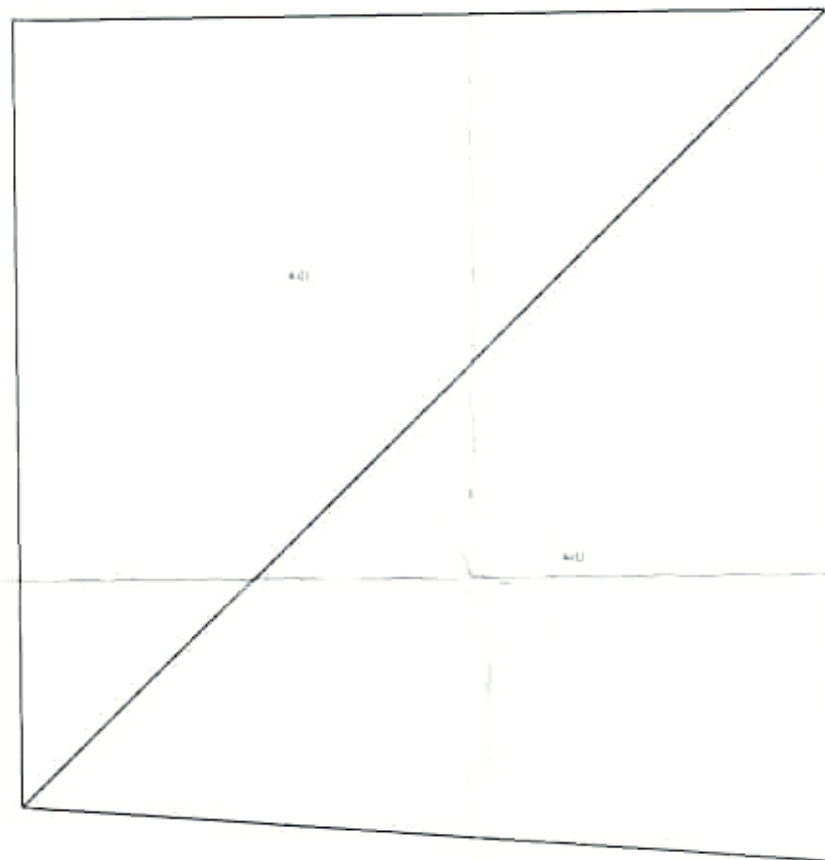
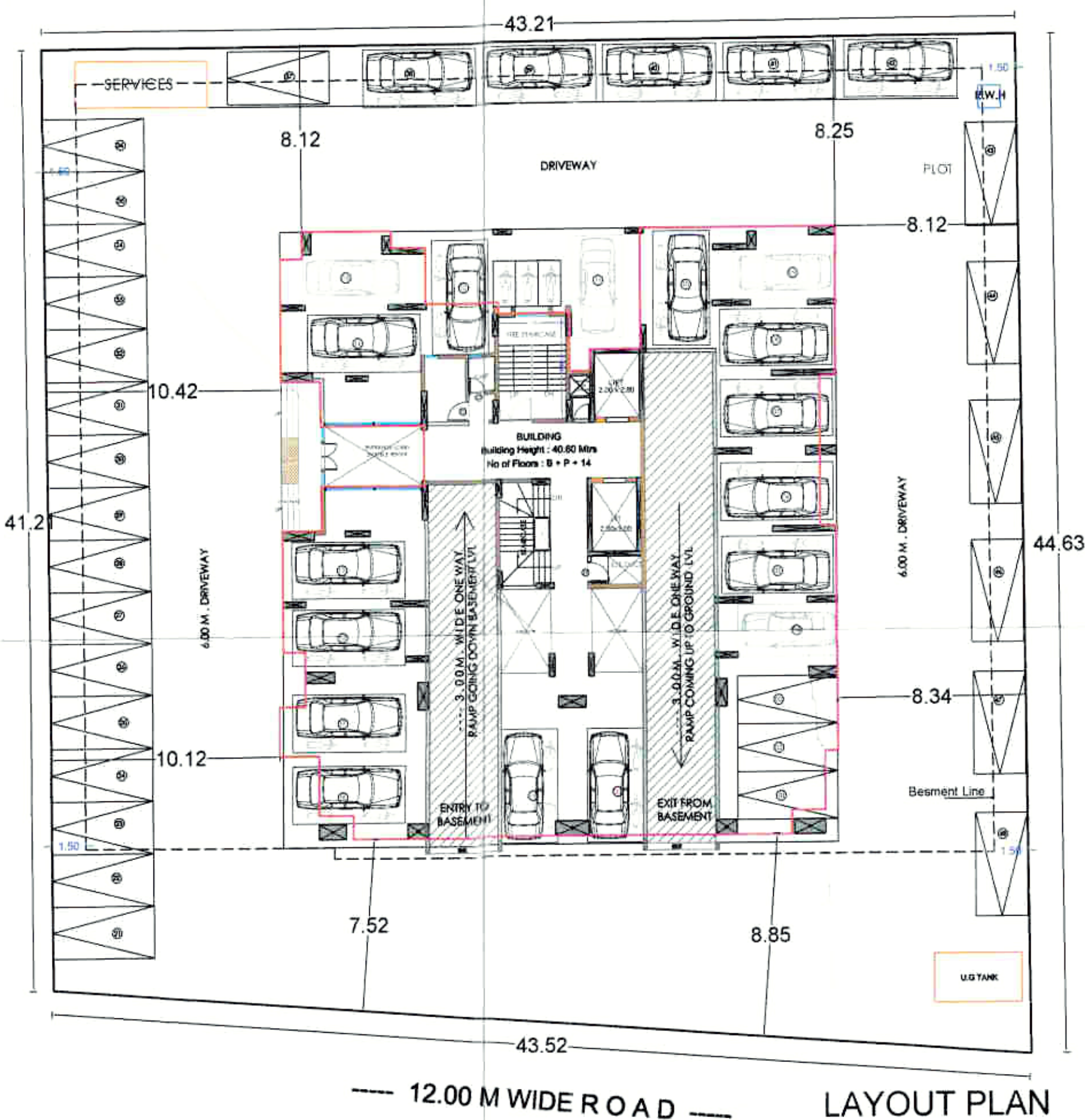
FORM OF STATEMENT - 2 (SR. NO. 9 (a)) PROPOSED BUILDING			
BUILDING NO.	FLOOR NO.	TOTAL BUILT-UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE	TENEMENT RESIDENTIAL
(RESI.) BUILDING	BASEMENT FLOOR	0.00	-
	PARKING FLOOR	10.15	-
	FIRST FLOOR	560.15	4
	SECOND FLOOR	543.39	6
	THIRD FLOOR	543.39	6
	FOURTH FLOOR	543.39	6
	FIFTH FLOOR	543.39	6
	SIXTH FLOOR	543.39	6
	SEVENTH FLOOR	543.39	6
	EIGHTH FLOOR	522.77	6
	NINTH FLOOR	543.39	6
	TENTH FLOOR	543.39	6
	ELEVENTH FLOOR	543.39	6
	TWELFTH FLOOR	522.77	6
	13 TH FLOOR	337.13	2
	14 TH FLOOR	337.13	2
TOTAL BUA AREA =		7386.87	78

FORM OF STATEMENT - 3 (SR. NO. 9 (a)) PROPOSED BUILDING						
BUILDING NAME	FLOOR NO.	FLAT NAME	CARPET AREA SQ.M	AREA OF ENC. BALCONY SQ.M	AREA OF OPEN BALCONY SQ.M	AREA OF DOUBLE HEIGHT TERRACE ATTACHED TO FLAT
RESI. BUILDING	FIRST FLOOR PLAN	101	59.62	5.19	9.18	11.13
		102	59.62	5.19	9.18	0.00
		103	63.20	2.47	9.36	0.00
		104	65.05	0.00	9.36	0.00
		105	58.66	0.00	0.00	0.00
	TYPICAL- 2,3,4,5,6, 7,9,10,11,12 FLOOR PLAN	201,301,401,501,601,701, 901,1001,1101,1201	59.62	5.19	9.18	0.00
		202,302,402,502,602,702, 902,1002,1102,1202	59.62	5.19	9.18	0.00
		203,303,403,503,603,703, 903,1003,1103,1203	63.20	2.47	9.36	0.00
		204,304,404,504,604,704, 904,1004,1104,1204	65.05	0.00	9.36	0.00
		205,305,405,505,605,705, 905,1005,1105,1205	63.87	0.00	9.18	0.00
		206,306,406,506,606,706, 906,1006,1106,1206	63.87	0.00	9.18	0.00
		801,1301	59.62	5.19	9.18	0.00
		802,1302	59.62	5.19	9.18	0.00
		803,1303	63.20	2.47	9.36	0.00
		804,1304	49.59	0.00	4.57	0.00
		805,1305	63.87	0.00	9.18	0.00
		806,1306	63.87	0.00	9.18	0.00
	TYPICAL- 8,13 FLOOR PLAN	1401	108.28	0.00	14.91	10.44
		1402	108.28	0.00	14.91	10.44



PARKING CALCULATION							
TYPE	CARPET AREA / FSI (M2)	TNMTS. (NOS)	UNIT PROP.	CAR (NOS)	SCOOTER (NOS.)	RULE REQD.	BY RULE REQD.
Residential	40-80	2	38	1	38	5	190
Residential	80-150	1	2	1	2	3	6
TOTAL REQD. (NOS.)				0	0	40	196
AS PER UDOPR 8.1.1-ii) TABLE NO. 3A & BELOW NOTE PROVIDED PARKING							
	(2.30X4.50)	0	0	0	20	0	196
	(2.50X5.00)	0	0	0	20	0	196
TOTAL REQD. AREA				457.00			392.00
TOTAL PROP. AREA				849.00	42.45	891.45	

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 FLOOR
N/A	N/A	N/A	N/A	N/A



Triangle	Area
A-01	890.21
A-02	967.95
Total (PLOT)	1858.16

WATER REQUIREMENT		
TANK	REQUIRED CAPACITY (LIT)	PROPOSED CAPACITY (LIT)
OHWT	Residential	52650.00
	FIRE REQUIREMENT	25000.00
	TOTAL	77650.00
UGWT	Residential	50000.00
	FIRE REQUIREMENT	50000.00
	TOTAL	129975.00

AREA STATEMENT	SQ. MT
1. AREA OF PLOT (minimum area of a,b,c to be considered)	1858.16
(a) As per ownership document (7/12, CTS extract)	1858.74
(b) As per measurement sheet	1858.16
(c) As per site	1858.16
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)	0.00
3. Balance area of plot (1-2)	1858.16
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 Plot Area (3-4 (c))	1858.16
6. Recreational Open space (if applicable)	0.00
(a) Required -	0.00
(b) Proposed -	0.00
7. Internal Road area	0.00
8. Plotable area (if applicable)	0.00
9. Built up area with reference to basic F.S.I. as per front road width (Sr.No.5x basic FSI)	2043.97
10. Addition of FSI on payment of premium	
(a) Maximum permissible premium FSI - based on road width / TOD Zone.	929.08
(b) proposed FSI on payment of premium.	0.00
(c) proposed FSI on payment of premium. (Table No.6G)	902.00
11. In-situ FSI / TDR loading	
(a) In-situ against D.P. road [2.0 x Sr.No.2 (a)], if any	0.00
(b) In-situ against Amenity Space if handed over [2.00 or 1.85 x Sr.No.4 (b) and for (c)].	0.00
(c) TDR area	1671.84
(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	4617.82
(a1) Deduction :- Built-up area / FSI/Utilizes Area/FSI to be retained as per old DC Rules	0.00
(a2) Balance entitlement for Ancillary Area (a - a1)	0.00
(b) Ancillary Area FSI upto 60% or 80% with payment of charges (on a2 whichever applicable) (4617.82X60%=2770.69)	2770.69
(c) Total entitlement (a + b)	7388.51
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) (9+10(a)+11-13(a1))	4.00
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')	
i) Residential	7386.87
(c) Total (a+b)	7386.87
16. F.S.I. Consumed (15/13) (should not be more than serial No.14 above)	0.999
17. Area for Inclusive Housing if any	N/A
(a) Required (20% of Sr.no.5)	N/A
(b) Proposed	N/A

Certificate of Area
Certified that the plot under reference was surveyed by me on _____ and the dimensions of 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.

Signature
ARCHITECT - ARCON ASSOCIATES

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

MRS. JYOTI SAMBHAJI TILEKAR
(P.H.A) M/S KSHITEJ REALTORS THROUGH
MR. KAUSTUBH SUKHADEV TALEKAR

SURVEY NO- 15/2 (P) PLOT No :-
C.TS.No :- VILLAGE - PUNAWALE

ARCHITECT ARCON ASSOCIATES

A/ Shekhar Nahar

SCALE 1:100 DRAWN BY Sharan CHECKED BY Shekhar Nahar

INWARD NO. DATE 07/06/2021

KEY NO. SHEET NO. 1/5

