

Sanctioned No. B-7/Tathawade/30/2023
Subject to conditions mentioned in this
Office Order No.
Given dated 10/10/2023
Pimpri
Date 10/10/2023



O. C. Signed by
City Engineer

Layout 1:300 Scale

Area Statement

	SQ.M.
1 Area Of The Plot (Minimum area of a,b,c to be considered)	11600.00
(a) As per Ownership Document (7/12, CTS Extract)	11600.00
(b) As per Measurement Sheet	12403.11
(c) As per Site	11612.06
2 Deduction For	
(a) Proposed D.P./D.P. Road Widening Area/ Service Road/Highway Widening/Shifted Plot Boundary	313.99
(b) Any D.P. Reservation Area	0.00
Total (a+b)	313.99
3 Balance Area Of Plot (1-2)	11286.01
4 Amenity Space (if applicable)	N.A.
(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)]	11286.01
6 Recreation Open Space (if applicable)	
(a) Required Area	1128.60
(b) Proposed Area	1128.64
7 Internal Road Area	0.00
8 Plottable Area (if applicable)	0.00
9 Built Up Area With reference to Basic F.S.I. as per front road width (Sr.No.5 x 1.10)	12414.61
10 Additional of FSI on payment of premium	
(a) Maximum permissible premium FSI-based on road width /TOD Zone (Sr.No.1 x 0.50)	5800.00
(b) Proposed FSI on payment of premium	0.00
11 In-situ FSI /TDR loading	
(a) In-situ area against D.P. Road [2 x Sr. No. 2(a)], If any	0.000
(b) In-situ area against Amenity Space if handed over (2 or 1.85xSr. No. 4 (b) And/or (c))	0.00
(c) TDR Area	10440.00
(d) Total In-Situ TDR Loading Proposed [Sr.No. 11(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)] or 12 whichever is applicable	12414.61
(b) Ancillary FSI 60% or 80% with payment of charges	7448.77
(c) Total entitlement (a+b)	19863.38
14 Maximum utilization limit of F.S.I. (building potential) Permissible as per road width (as per regulation No. 6.1 or 6.3 as applicable) x 1.6 or 1.8	0.00
15 Total Built up Area in Proposal (Excluding Area at Sr. No. 17b)	
(a) Existing Built up Area (old sanctioned built up area)	
(b) Proposed Built up Area (as per 'P' line)	
(i) Proposed Residential Built up Area (as per 'P' line)	3121.332
(ii) Proposed Commercial Built up Area (as per 'P' line)	78.642
(c) Total (a+b)	3199.97
16 F.S.I. Consumed (Should not be more than Sr. No. 14 above)	0.00
17 Area of Inclusive Housing - If any (MHADA)	
a) Required Area [20% of Basic FSI 1.1]	2482.92
b) Proposed Area	2483.331

CERTIFICATE OF AREA
I hereby certify that the plot under reference was surveyed by me, and the dimensions of sides etc. of plot stated in plan are as measured on site and the area is worked out in accordance with the area stated in document of ownership (7/12/CTS/MEASUREMENT RECORDS) and the same is correct.

OWNER'S DECLARATION -
I/WE UNDERSIGNED HEREBY CONFIRM THAT I/WE WOULD ABIDE BY PLANS APPROVED BY AUTHORITY/INSPECTOR. 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:
Millennium Developers through its partner Sachin Kukreja

OWNER'S SIGN:

PROJECT:

SURVEY NO.: 34/1,34/2,34/2(P),40/7,40/8/1, 40/8/2, 40/9

PLT NO.: CTS NO.

DESCRIPTION: REGULAR TRACK, VILLAGE - TATHAWADE

ARCHITECT:

Mehul Vasant Shah

ARCHITECT'S SIGN:

JOB NO.

DRG. NO.

SCALE

DRAWN BY

CHECKED BY

1:100

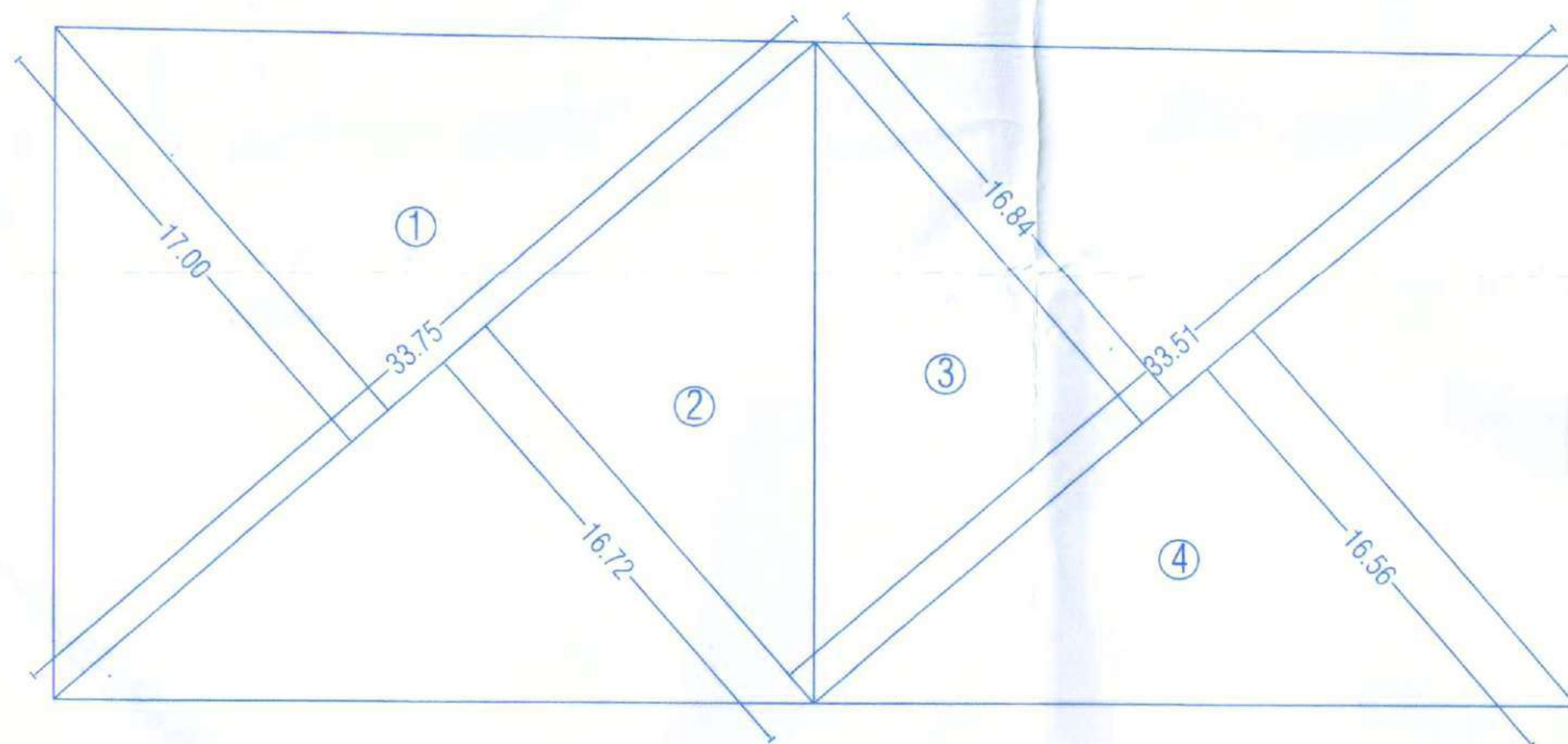
INWARD NO.

KEY NO.

DATE

15.09.2023

SHEET NO.



OPEN SPACE (Scale - 1:200)

AREA CALCULATION BY TRIANGULATION METHOD OF OPEN SPACE									
1	33.75	X	17.00	X	0.50	=	286.88		
2	33.75	X	16.72	X	0.50	=	282.15		
3	33.51	X	16.84	X	0.50	=	282.15		
4	33.51	X	16.56	X	0.50	=	277.40		
TOTAL									1128.64

AREA CALCULATION BY TRIANGULATION METHOD OF ROAD WIDENING									
1	20.08	X	7.71	X	0.50	=	77.41		
2	20.08	X	7.78	X	0.50	=	78.11		
3	20.33	X	7.74	X	0.50	=	78.68		
4	20.33	X	7.85	X	0.50	=	79.80		
TOTAL									313.99

ROAD WIDENING (Scale - 1:200)

STATEMENT 2 [Sr. No. 9(a)] Proposed Building

FSI STATEMENT OF (A BUILDING) As Per UDOPR 2020									
FLOORS	FSI AREA				TOTAL FSI AREA				
	COMMERCIAL	RESIDENTIAL	MHADA AREA	TENEMENTS					
BASEMENT PARKING FLOOR	0.00	0.00	0.00	0	0	0.000			
GROUND PARKING FLOOR	78.642	46.24	0.00	0	0	124.882			
FIRST FLOOR	0.00	0.00	705.522	08	0.000				
SECOND FLOOR	0.00	0.00	705.522	08	0.000				
THIRD FLOOR	0.00	0.00	705.522	08	0.000				
FOURTH FLOOR	0.00	333.024	366.765	08	333.024				
TOTAL	78.642	379.264	2483.331	32.000	457.906				

FSI STATEMENT OF (B,C,D,E,F,G,H BUILDING) As Per UDOPR 2020									
FLOORS	FSI AREA				TOTAL FSI AREA				
	COMMERCIAL	RESIDENTIAL	MHADA AREA	TENEMENTS					
BASEMENT PARKING FLOOR	0.00	0.00	0.00	0	0	0.000			
GROUND PARKING FLOOR	0.00	5.40	0.00	0	0	5.400			
FIRST FLOOR	0.00	386.324	0.00	04	386.324				
TOTAL	0.000	391.724	0.000	4.000	391.724				

FSI STATEMENT OF BUILDING As Per UDOPR 2020									
FLOORS	FSI AREA				TOTAL FSI AREA				
	COMMERCIAL	RESIDENTIAL	MHADA AREA	TENEMENTS					
A BUILDING	78.642	379.264	2483.331	32	457.91				
B BUILDING	0.00	391.724	0.00	04	391.72				
C BUILDING	0.00	391.724	0.00	04	391.72				
D BUILDING	0.00	391.724	0.00	04	391.72				
E BUILDING	0.00	391.724	0.00	04	391.72				
F BUILDING	0.00	391.724	0.00	04	391.72				
G BUILDING	0.00	391.724	0.00	04	391.72				
H BUILDING	0.00	391.724	0.00	04	391.72				
TOTAL	78.642	3121.332	2483.331	60.000	3199.974				

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 Floors					
(1)	(2)	(3)	(4)	(5)					
N.A.	N.A.	N.A.	N.A.	N.A.					

MHADA AREA STATEMENT	
MIN. REQ. AREA	2482.92
PROPOSED AREA	2483.331
MHADA TOTAL TENEMENT NO.	28

PARKING STATEMENT

Area of Statement	Prop. No of Tenements	Parking required For Every		Required Parking		Provided Parking	
		By Rule	Total Req.	Car	Scoter	Car	Scoter
40-80	60	2	60/2 = 30	30	60	45	60
80-150	0	1	0	0	0	0	0
Commercial	78.642	2	100	2	5	2	5
Total				32	65	47	65
Visitors Parking 5%				2	3	2	3
Total Parking Required				34	68	49	68
Required Area Per Car/Scoter				12.50	2	12.50	2
				420.00	136.50	616.88	136.50
Required Area						556.50	
Proposed Area						753.38	

WATER REQUIREMENT FOR A/B/C/D/E/F/G/H BUILDING			
TANK	REQUIRED CAPACITY (LIT)	PROPOSED CAPACITY (LIT)	
RESIDENTIAL	40500	45000	
CHWT	FIRE REQUIREMENT	10000	10000
TOTAL	50500.00	55000.00	
UGWT	RESIDENTIAL	60750.00	67500.00
TOTAL	60750.00	67500.00	

Proposed plot



Location

AREA CALCULATION BY TRIANGULATION METHOD OF PLOT

1	66.85	X	12.00	X	0.50	=	401.10
2	66.85	X	11.50	X	0.50	=	384.39
3	67.55	X	8.77	X	0.50	=	296.21
4	67.55	X	9.17	X	0.50	=	309.72
5	69.66	X	9.85	X	0.50	=	343.08
6	69.66	X	9.90	X	0.50	=	344.82
7	66.13	X	11.53	X	0.50	=	381.24
8	66.13	X	10.64	X	0.50	=	351.81
9	65.45	X	9.16	X	0.50	=	299.76
10	65.45	X	9.26	X	0.50	=	303.03
11	65.34	X	9.89	X	0.50	=	323.11
12	65.34	X	9.66	X	0.50	=	315.59
13	62.07	X	14.90	X	0.50	=	462.42
14	62.07	X	17.73	X	0.50	=	550.25
15	58.99	X	18.16	X	0.50	=	535.63
16	58.99	X	15.93	X	0.50	=	469.86
17	13.72	X	2.04	X	0.50	=	13.99
18	13.72	X	2.65	X	0.50	=	18.18
19	59.92	X	14.76	X	0.50	=	442.21
20	59.92	X	14.54	X	0.50	=	435.62
21	58.52	X	15.14	X	0.50	=	443.00
22	58.52	X	16.17	X	0.50	=	473.13
23	51.24	X	14.34	X	0.50	=	367.39
24	51.24	X	15.64	X	0.50	=	400.70
25	51.64	X	16.00	X	0.50	=	413.12
26	51.64	X	15.17	X	0.50	=	391.69
27	57.33	X	15.63	X	0.50	=	448.03
28	57.33	X	17.60	X	0.50	=	504.50
29	56.62	X	15.39	X	0.50	=	435.69
30	56.62	X	14.37	X	0.50	=	406.81
31	39.75	X	16.19	X	0.50	=	321.78
32	39.75	X	16.72	X	0.50	=	332.31
33	36.49	X	13.71	X	0.50	=	250.14
34	36.49	X	12.76	X	0.50	=	232.81
TOTAL							12403.11

PLOT TRIANGULATION (scale 1:500)

अट क्र. ५३ - सदर ठिकाणी प्रत्यक्ष काम करीत असताना मान्यताप्राप्त स्ट्रक्चरल इंजिनियर यांचे डिझाईन नुसार आर.सी.सी. रिटर्निंग वॉलचे काम करणे तसेच अजुबाजुच्या मिळकतीताना धोका निर्माण होणार नाही याची तांत्रिक दक्षता घेणेची जबाबदारी अर्जदार / विकसक यांची राहिल.

अट क्र. ५४ - सर्व समावेशक आणि एकात्मिक नियंत्रण व प्रोत्साहन नियमावली (UDOPR) नियमावली क्र. ९.११.२ (b) प्रमाणे बेसमेंट क्षेत्राच्या २.५% पेक्षा कमी व्हॅटिलेशन असल्यामुळे Mechanical Ventilation Exhaust Fan बसविणे व कार्यान्वित ठेवणे विकसक यांचे बंधनकारक आहे.

अट क्र. ५५ - मंजूर रेखांकनाप्रमाणे एकत्रित मोजणी इकडील कार्यालयाकडे सादर केल्याखेरीज जागेवर कुठल्याही प्रकारचे बांधकाम करता येणार नाही.

अट क्र. ५६ - प्रकल्पाचे / इमारतीचे प्रवेश द्वारजवळ रस्त्याचे बाजूने प्रत्येकी ५० मी. अंतरावर एक सी.सी.टी.व्ही. याप्रमाणे बसविणे विकसकास बंधनकारक राहिल.