AREA STATEMENT AS PER UDCPR

Form Of Statement 2 [Sr. No. 9(a)]

Building No.	PLINE AREA IN SQM.		L.M.ROOM AREA	TENEMENTS NO.
	COMM.	RESI.		
A	-	6771.77	-	56
B	-	5277.82	-	56
C	-	6763.31	-	56
D	-	5213.12	-	48
E	-	4537.20	-	48
F	-	5213.12	-	48
Total	-	33776.34		
Grand Total		33776.34	-	312

AREA STATEMENT (ADDITIONAL REQUIREMENT FOR HOUSING SCHEME)

		PARK FL (SQM.)
SOCIETY OFFICE DRIVERS ROOM SANITARY BLOCK FOR SERVANTS	BUILDING A	36.78 9.40
CRECHE	BUILDING D	17.37
FITNESS CENTER	BUILDING F	27.83
TOTAL		91.38

TOTAL GROSS B'UP AREA = 33776.34 + 91.38 = 33867.72 SQM.

REFUGE AREA STATEMENT

TYPE OF UNIT/BLDG	REQUIRED REFUGE AREA (IN SQM.)	PROPOSED REFUGE AREA (IN SQM.)
BLDG- A	18.00	27.55
BLDG- B	18.00	23.76
BLDG- C	18.00	27.55
BLDG- D	18.00	23.77
BLDG- E	18.00	23.76
BLDG- F	18.00	23.77

अट क्र.४२-भारतीय मानक IS २३०९:१९८९ रिती संहितेनुसार ३० मी. व त्यावरील उंचीच्या इमारतीचे विजेपासून संरक्षण करण्यासाठी इमारतीवर Lightning Arrester बसविणे बंधनकारक आहे

अट क्र.४३-सर्वसमावेशक आणि एकात्मिक विकास नियंत्रण व प्रोत्साहन नियमावली(UDCPR) नियमावली क्र.९/२०/२@ नुसार ३० मी. उंचीवरील इमारतीसाठी mechinical ventilation यंत्रणा बसविणेची बाब बंधनकारक आहे

अट क्र.४४- भूखंडावरील एकूण बांधकाम क्षेत्र २०,००० चौ.मी पेक्षा जास्त होत असल्याने पर्यावरण विभागाचा ना-हरकत दाखला सादर केलेशिवाय पुर्वमंजुर बांधकाम व्यतिरिक्त बांधकामास सुरुवात करू नये

WATER TANK CAPACITY CALCULATION

O.H. WATER TANK:- RESIDENTIAL

= 312 TENEMENTS x 135 LTS. x 5 PERSONS

42120.00 = 210600 LTRS.

= 210600 + 150000 (FIRE FIGHTING)

REQUIRED = 360600 LTRS.

PROPOSED = 367000 LTRS.

BLDG A	= 25000
BLDG B	= 25000
BLDG C	= 25000
BLDG D	= 25000
BLDG E	= 25000
BLDG F	= 25000
TOTAL	= 150000

U.G. WATER TANK :- 210600 X 1.50

= 315900 + 450000 (FIRE FIGHTING)

REQUIRED = 765900 LTRS.

PROPOSED = 766000 LTRS.

BLDG A	= 75000
BLDG B	= 75000
BLDG C	= 75000
BLDG D	= 75000
BLDG E	= 75000
BLDG F	= 75000
TOTAL	= 450000

S.T.P CALCULATION

NO OF TENEMENTS RESIDENTIAL = 312

NO OF PERSON = 312 x 5 = 1560 PERSONS

REQUIREMENT OF S.T.P

FOR RESIDENTIAL BLDG.

1560 PERSONS x 135 LTRS. = 210600 LTRS.

210600 LTRS. x 85% LTRS. = 179010 LTRS.

179010 LTRS. / 1000 = 179.01 CUM

SAY = 179 CUM

TOTAL S.T.P PROVIDED = 179 CUM

PARKING STATEMENT AS PER UDCPR

AS PER TABLE NO 8B SR NO. 1

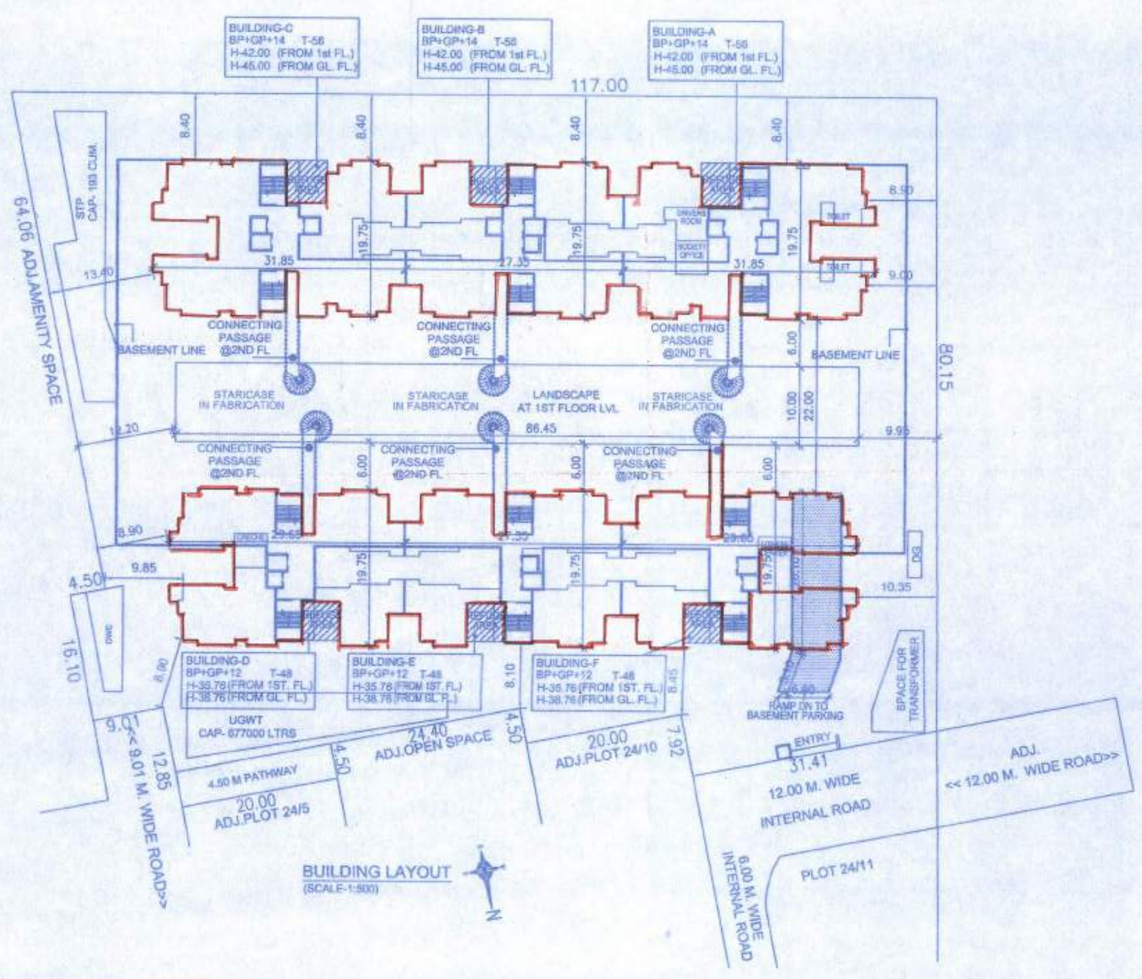
	CAR	SCOOTER
2 FLATS AREA 40 TO 80 SQM. (NOS. OF FLAT 156) (1:5)	78	390
1 FLAT AREA 80 TO 150 SQM. (NOS. OF FLAT 156) (1:3)	156	468
REQUIRED	234	858

TOTAL PARKING STATEMENT

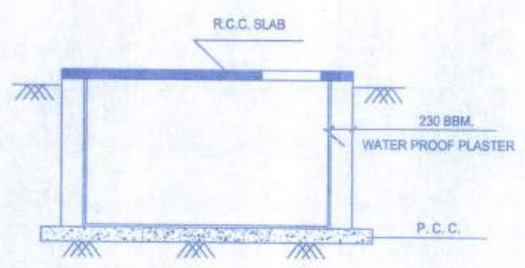
	CAR	SCOOTER
TOTAL	234	858
ADDITION 5% VISITOR PARKING	12	43
REQUIRED	246	901

REQUIRED CAR PARKING	NO. OF CARS	NO. OF SCOOTER
CARS REQUIRED BY RULES	246	901

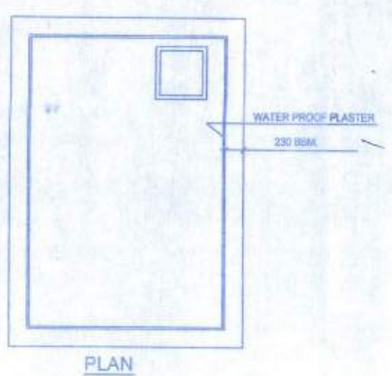
PROVIDED CAR PARKING	NO. OF CARS	NO. OF SCOOTER
BASEMENT FLOOR LEVEL PARKING	43	378
GROUND FLOOR LEVEL PARKING	203	523
TOTAL CARS	246	901



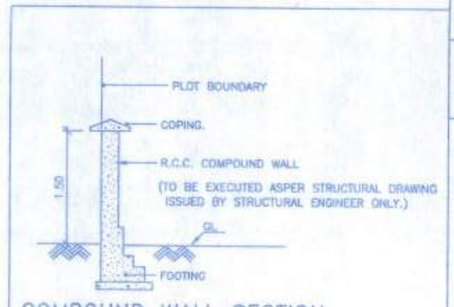
BUILDING LAYOUT (SCALE-1:300)



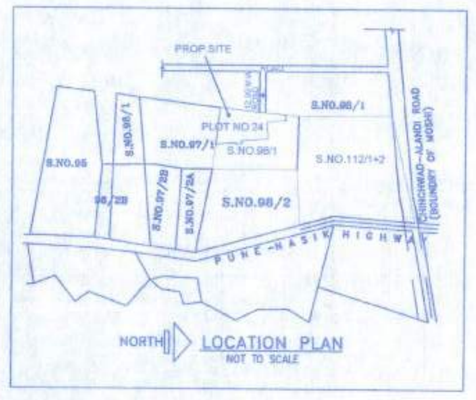
SECTION U. G.WATER TANK



PLAN
U.G. WATER TANK



COMPOUND WALL SECTION



LOCATION PLAN
NOT TO SCALE

STAMP OF APPROVAL **Stamp Duty Free** 1/21

LAYOUT

Sanctioned No. B.P/Bhosari/471/2021
Subject to conditions mentioned in the Office Order No.
sanctioned 14/10/2021
Pimpri
Date : 14/10/2021

O. C. Signed by
Joint City Engineer

For Joint City Engineer
Building Permission Dept.
PCMC., Pimpri, Pune-18.

AREA STATEMENT		
1. Area of plot (9111.00 + 5588.23 + 1486.91) Net Plot Internal Road Open Space (Minimum area of a, b, c to be considered)	16186.14	SQM.
a) As per ownership document (7/12, CTS extract)		
b) As per measurement sheet		
c) As per site		
2. Deductions for		
a) Proposed D.P./G.P. Road widening Area/ Service Road/highway widening		
b) Any D.P. Reservation Area		
(Total a+b)		
3. Balance area of plot (1-2)	16186.14	SQM.
4. Amenity space (if applicable)		
a) Required		
b) Adjustment of 2(b) if any		
c) Balance proposed		
5. Net plot area (3-4(c))	16186.14	SQM.
6. Recreational Open space (if applicable)		
a) Required		
b) Proposed (as per sub-division)	1486.91	SQM.
7. Internal Road area (as per sub-division)	5588.23	SQM.
8. Plotable area (if applicable)		
9. Built up area with reference to Basic F.S.I. as per front road width Sr. No.5 x basic FSI 16186.14 x 1.10	17804.75	SQM.
10. Addition of FSI on payment of premium 16186.14 x 0.50 = 8093.07	3363.00	SQM.
a) Minimum permissible premium FSI-based on road width/TOD Zone		
b) Proposed FSI on payment of premium		
11. In-situ FSI/TDR loading		
a) In-situ area against D.P. road [2.0 x Sr.No.2(a)], if any		
b) In-situ area against Amenity space if handed over [2.00 or 1.80 x Sr.No.4(b)] and/or (c)]		
c) TDR area		
d) Total in-situ/TDR loading proposed [11(a)+(b)+(c)]		
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	21167.75	SQM.
b) Ancillary Area FSI upto 60% or 80% with payment of charges 21167.32 x 0.60 = 12700.39	12700.39	SQM.
c) Total entitlement (a+b)	33868.14	SQM.
14. Maximum utilization limit of FSI (building potential) Permissible as per road width (as per Regulation No.6.1 or 6.2 or 6.3 or 6.4 as applicable) 1.8 or 1.85		
15. Total Built-up Area in proposal (including area at Sr. No.7b)		
a) Existing Built-up Area		
b) Proposed Built-up Area (as per 'P-line') (33776.34 + 91.38)	33867.72	SQM.
c) Total (a+b)	33867.72	SQM.
16. FSI consumed (15/13) (should not be more than Sr. No.14 above)		
17. Area for inclusive Housing, if any		
a) Required (20% of Sr. No.5)		

LEGEND

PLOT BOUNDARY SHOWN THICK BLACK	
PROPOSED WORK SHOWN RED	
DRAINAGE LINE SHOWN RED (DOTTED)	
WATER LINE SHOWN BLACK (DOTTED)	
EXISTING WORK TO BE RETAINED BLUE	
EXISTING WORK TO BE DEMOLISHED YELLOW	

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 Deportment/City Survey Records.

Signature
(Name of Architect/Licenced Engineer/Supervisor.)

PROJECT

PROPOSED BUILDING ON S. NO. 98/1A, 98/1B, 112/1A/1+2, 112/1B, 112/2, AT BHOSARI, TAL. HAVELI, PUNE NASIK HIGH-WAY, PUNE. PLOT 24

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 & SIGN

MR. BHAUSAHEB BHOIR
FOR SHARDA DEVELOPERS
NARAYAN HUT CO-OP. HSG. SOCIETY

ARCHITECT'S NAME & SIGN

The above mentioned Plans are prepared by me as per UDCPR

SHASHANK PRAKASH PHADK

Scale	1:500	Date	05-10-2021
Drg. No.		Job. No.	P-223
Draft	Reegna/Bhausaheb	Checked	
Inward No.	986/NOC/BP/PBRD/2021/20	Key No.	
Sheet No.	1/21	Rev No.	

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liaisoning & consulting architects.
(A APPROVED LIC ARCHITECT)
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Pimpri, Pune-411 018.
Tel./Res.:-(020) 27110888/86, 65100450