

अट.ब. - विमानवाचा ठिकाणी थुळ प्रविष्टीक उपायोजना मन्गारे वेळोवेळी विनव्हा निर्मलाप्रमाणे करपे विकसकावर बंधनकारक राहील.
अट.क. - दयारतीचे प्रवेश द्वाराजवळ रस्त्याचे बाजुन ०.५ मी अंतरावर सी. सी. टी. व्ही. गायमाणे बसविणे विकसकास बंधनकारक राहील.

AREA STATEMENT AS PER UDCPR Form Of Statement 2 (Sr. No. 9(a))

Building No.	PLINE AREA IN SQM. COMM.	RESI.	L.M.ROOM AREA	TENEMENTS NO.
A	-	8730.18	-	56
B	-	5170.40	-	56
C	-	8646.86	-	56
D	-	8009.49	-	56
E	-	5157.68	-	56
F	-	8009.49	-	56
Total	-	35724.10	-	336

AREA STATEMENT (ADDITIONAL REQUIREMENT FOR HOUSING SCHEME)

	PARK FL (SQM.)
SOCIETY OFFICE	36.78
DRIVERS ROOM	9.40
SANITARY BLOCK FOR SERVANTS	17.37
CRECHE	27.83
FITNESS CENTER	91.38
TOTAL	35815.48

TOTAL GROSS B'UP AREA = 35724.10 + 91.38 = 35815.48 SQM.

REFUGE AREA STATEMENT

TYPE OF UNIT/BLDG	REQUIRED REFUGE AREA (TYPICAL 8TH&13TH FL.) (IN SQM.)	PROPOSED REFUGE AREA (TYPICAL 8TH&13TH FL.) (IN SQM.)
BLDG- A	18.00	27.55
BLDG- B	18.00	23.76
BLDG- C	18.00	27.55
BLDG- D	18.00	23.76
BLDG- E	18.00	23.76
BLDG- F	18.00	23.76

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 172) (1:2)	86	172
1 FLAT AREA 80 TO 150 SQM. (NOS. OF FLAT 164) (1:1)	164	164
REQUIRED	250	336

TOTAL PARKING STATEMENT

	CAR	SCOOTER
TOTAL	250	336
ADDITION 5% VISITOR PARKING	13	-
REQUIRED	263	336

REQUIRED PARKING	NO. OF CARS	NO. OF SCOOTER
REQUIRED BY RULES	263	336

PROPOSED PARKING	NO. OF CARS	NO. OF SCOOTER
BASEMENT FLOOR LEVEL PARKING	61	182
GROUND FLOOR LEVEL PARKING	203	158
TOTAL	264	340

WATER TANK CAPACITY CALCULATION

O.H. WATER TANK:- RESIDENTIAL
= 336 TENEMENTS x 135 LTRS. x 5 PERSONS
= 226800 LTRS.
= 226800 + 150000 (FIRE FIGHTING)
REQUIRED = 376800 LTRS.
PROPOSED = 377000 LTRS.

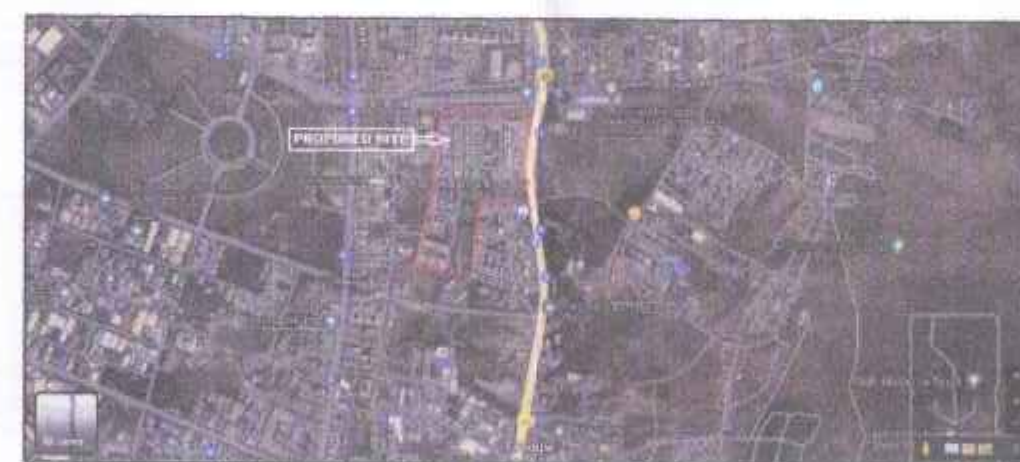
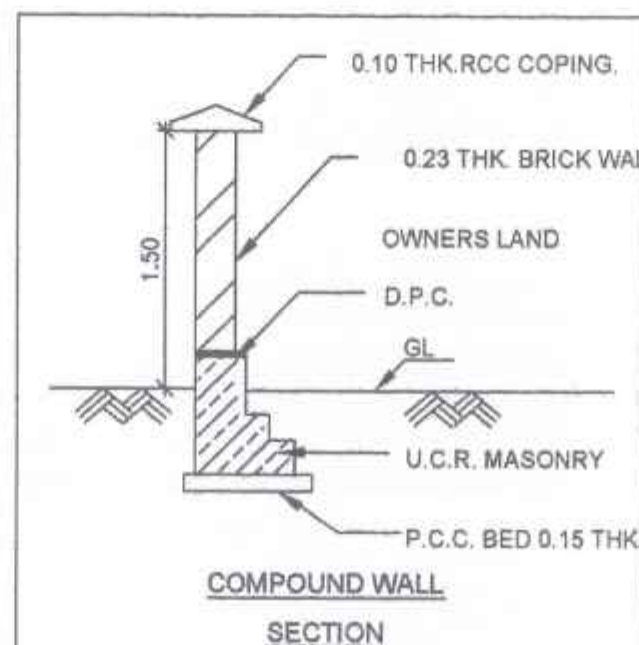
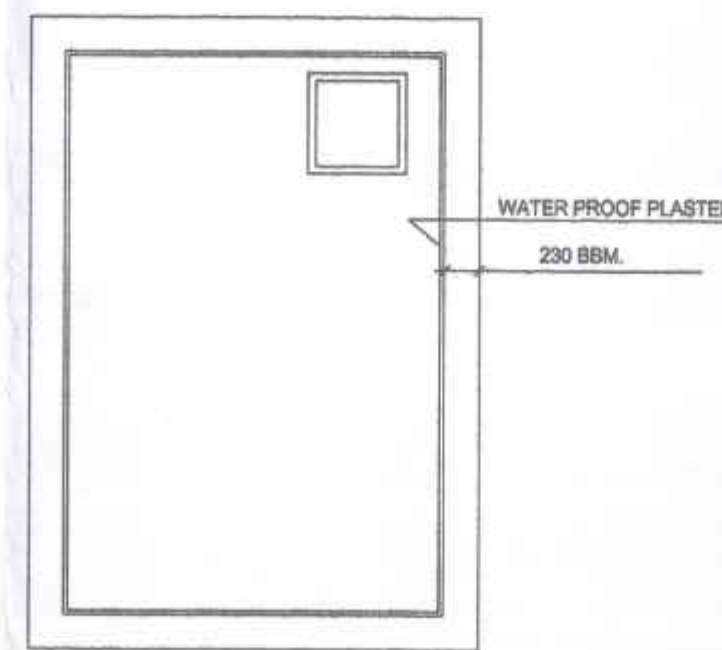
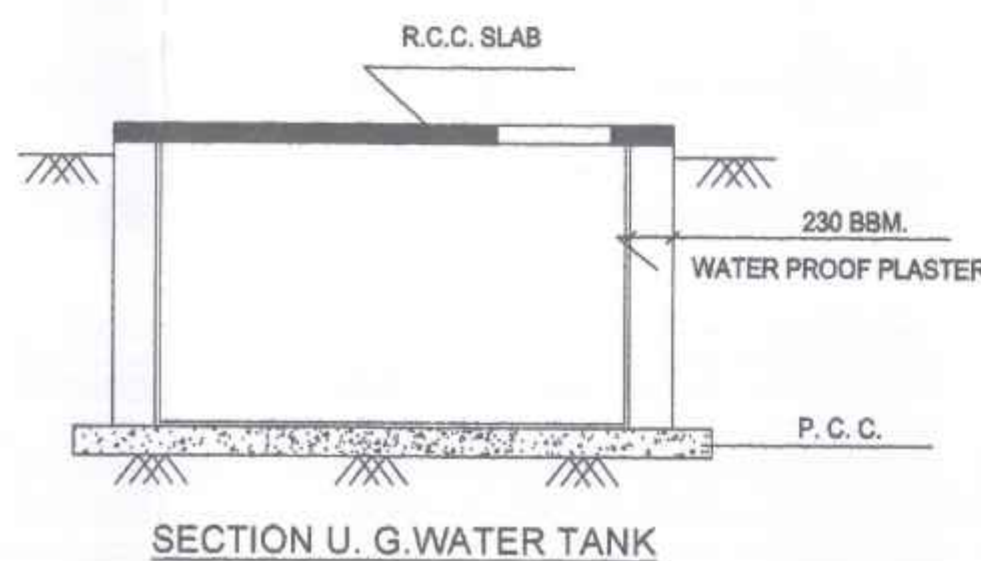
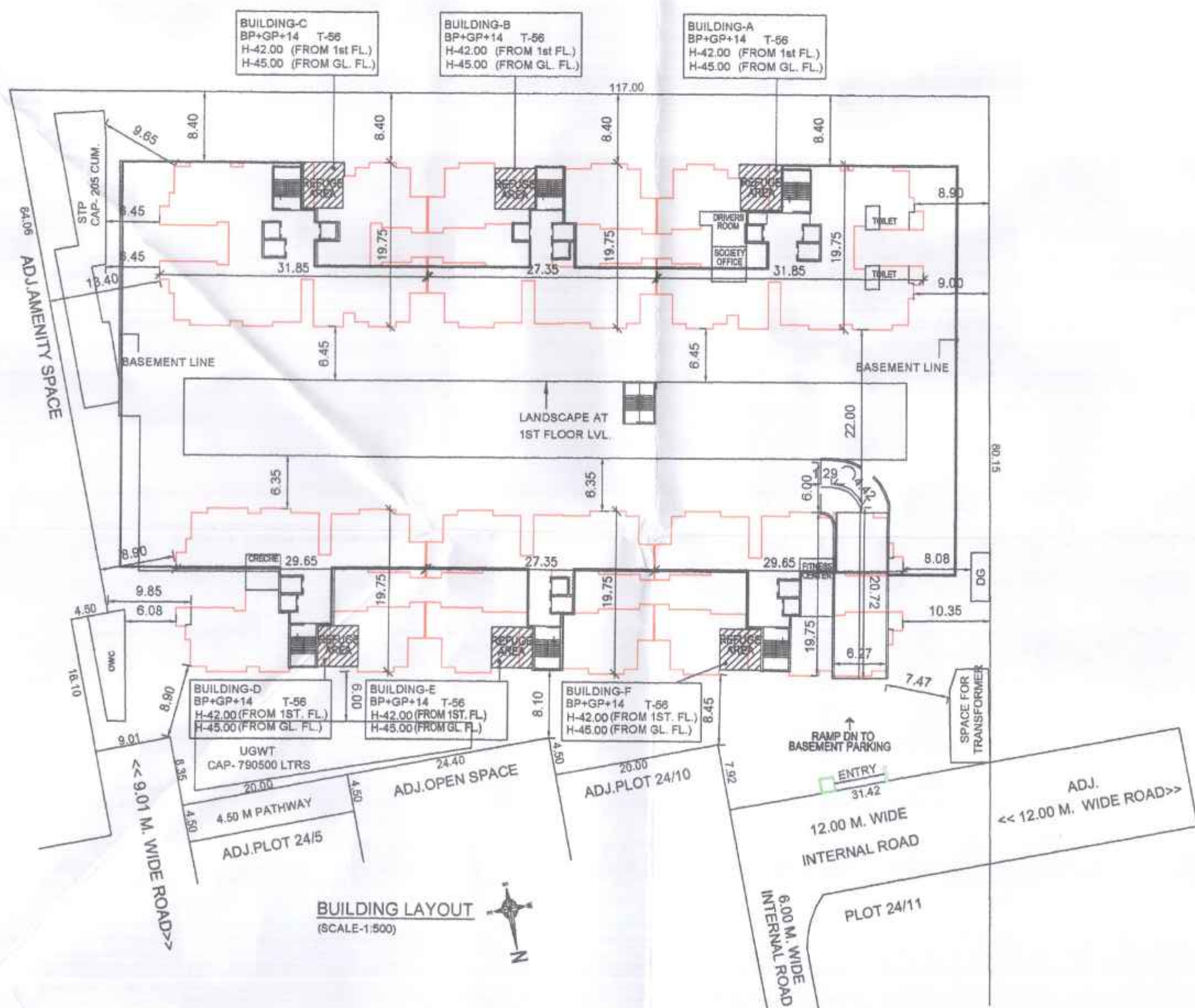
BLDG A = 25000
BLDG B = 25000
BLDG C = 25000
BLDG D = 25000
BLDG E = 25000
BLDG F = 25000
TOTAL = 150000

U.G. WATER TANK :- 226800 x 1.50
= 340200 + 450000 (FIRE FIGHTING)
REQUIRED = 790200 LTRS.
PROPOSED = 790500 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 = 336
NO OF PERSON = 336 x 5 = 1680 PERSONS
REQUIREMENT OF S.T.P
FOR RESIDENTIAL BLDG.
1680 PERSONS x 135 LTRS. = 226800 LTRS.
226800 LTRS. x 80% LTRS. = 204120 CUM
204120 LTRS. / 1000 = 204.120 CUM
SAY = 204 CUM
TOTAL S.T.P PROVIDED = 205 CUM



LOCATION PLAN
(NOT TO SCALE)

STAMP OF APPROVAL

LAYOUT
Sanctioned No. B.P/Bhosari/26/2024
Subject to conditions mentioned in the
Office Order No.
aven dated 04/07/2024
Pimpri
Date: 04/10/2024

O. C. Signed by
City Engineer
Building Permission Dept.
Pimpri, Pune-18

1.	Area of plot	(9111.00 + 5629.43 + 2552.06) Net Plt. Island Road Open Space	17292.49	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./D.P. Road widening Area/Service Road/Highway widening			
b)	Any D.P. Reservation Area			
(Total a+b)				
3.	Balance area of plot (1-2)		17292.49	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))		17292.49	SQM.
6.	Recreational Open space (if applicable)			
a)	Required			
b)	Proposed (as per sub-division)			SQM.
7.	Internal Road area (as per sub-division)			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 & basic FSI)	17292.49 x 1.10	19021.74	SQM.
10.	Addition of FSI on payment of premium			
a)	Maximum permissible premium FSI-based on road width/TDR zone	MAXIMUM PERMISSIBLE = 17292.49 x 0.50 = 8646.25	3363.00	SQM.
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(c)], 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		22384.74	SQM.
b)	Auxiliary Area FSI upto 80% or 80% with payment of charges	22384.74 x 0.80 = 13430.84	13430.84	SQM.
c)	Total entitlement (a+b)		35815.58	SQM.
14.	Maximum utilization limit of FSI (building potential) Permissible as per road width (As per Regulation No.51 or 52 or 53 or 54 as applicable) x (1.6 or 1.8)			
15.	Total Built-up Area in proposal (excluding area at Sr. No.17h)			
a)	Existing Built-up Area			
b)	Proposed Built-up Area (as per P-Plan) (35724.10 + 91.38)		35815.48	SQM.
c)	Total (a+b)		35815.48	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 Department/City Survey Records.

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

PROJECT
PROPOSED BUILDING ON S. NO. 98/1A, 98/1B, 112/1A/1+2, 112/1B, 112/2, C.T.S.NO. 3953/27(P) AT BHOSARI, TAL. HAVELI, PUNE NASIK HIGH-WAY, PUNE.

OWNER'S DECLARATION
I/We undersigned hereby confirm that I/We would abide by plans approved by Authority/Collector./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. BHUSAHEB BHOIR
FOR SHARDA DEVELOPERS
NARAYAN HUT CO-OP. HSG. SOCIETY

ARCHITECT'S NAME & SIGN.

Ar. SHASHANK PRAKASH PHADKE	Scale 1:500	Date 12-03-2024
Dwg. No.	Job. No. P-223	
Drawn By	Checked	
Inward No.	Rev. No.	
Sheet No.		

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