अट क्र. (१) भूमिउपलब्ध बांधकामाचे क्षेत्र (Construction Area) FSI व NON FSI क्षेत्र मिळून २०,००० चौ.मी. रेषा जास्त होत असलयाने पर्यावरण विभागाचा गाइडलाइन डायग्राम सोबत केल्याशिवाय बांधकामास सुरुवात करू नये.

SANCTION NO. BP/PIMPRI/65/2020
Dt.08/12/2020

STAMP OF APPROVAL | 01 | 11

LAYOUT

Sanctioned No. B.P. /Pimpri/46/2021
Subject to conditions mentioned in the Cities Order No.
even dated 29/07/2021

Pimpri
Date:29/07/2021

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

O. C. Signed by
Joint City Engineer

BUILDING WISE FSI STATEMENT / EXISTING

BUILDING NAME	FSI AREA COMM.	RESI.	IND.	SPEC.	BALCONY PERM.	PROP.	EXCESS	ENCL.	OPEN	TERR. AREAS	STAIR PAID	FIRE	PASS. PAID	LIFT PAID	LIFT M/C ROOM	TNMTS	TOTAL FSI AREA
WING A	255.22	2454.84	0.00	0.00	-	396.29	-	396.29	0.00	477.54	70.38	60.20	288.83	7.22	19.52	56	3210.06
WING B	0.00	2546.49	0.00	0.00	-	398.59	-	398.59	0.00	408.57	102.54	65.90	219.71	3.71	15.27	42	2546.49
WING C	0.00	1673.88	0.00	0.00	-	248.77	-	248.77	0.00	425.39	89.76	65.60	159.95	3.61	13.51	28	1673.88
WING E	0.00	1673.90	0.00	0.00	-	249.75	-	249.75	0.00	425.39	89.76	65.60	159.95	3.61	13.51	28	1673.90
WING F	0.00	2454.34	0.00	0.00	-	367.90	-	367.90	0.00	514.60	95.04	69.60	196.00	7.51	24.67	49	2454.34
Total	255.22	10805.66	0.00	0.00	0.00	1660.29	0.00	1662.31	0.00	2251.29	447.48	322.60	972.44	25.66	86.58	182	11061.08
		11061.08															

BUILDING WISE FSI STATEMENT PROPOSED

BUILDING NAME	FSI AREA COMM.	RESI.	IND.	SPEC.	BALCONY PERM.	PROP.	EXCESS	ENCL.	OPEN	TERR. AREAS	STAIR PAID	FIRE	PASS. PAID	LIFT PAID	LIFT M/C ROOM	TNMTS	TOTAL FSI AREA
WING E	0.00	3615.02	0.00	0.00	-	539.98	-	430.83	109.15	612.88	65.66	64.80	317.68	7.92	0.00	35	3615.02
WING G	0.00	1673.90	0.00	0.00	-	249.75	-	249.75	0.00	425.39	89.76	65.60	159.95	3.61	13.51	28	1673.90
WING H	0.00	1673.80	0.00	0.00	-	250.96	-	250.96	0.00	425.39	89.76	65.60	159.95	3.61	13.51	28	1673.80
Total	0.00	6962.72	0.00	0.00	0.00	1040.69	0.00	931.54	109.15	1663.66	245.18	196.00	637.58	15.14	27.02	91	6962.72

11061.08 + 6962.72 = 18023.80
(EXIST.) (PROP.)

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

Building No.	FLOORS	PLINE AREA in SQM.	TENEMENTS
E	1ST FL	88.79	
	3RD FL	5.10	
	5TH FL	5.10	
	7TH FL	43.89	
	8TH FL	764.80	05
	Total	907.68	05

[Sr. No. 9(g)]
Area details of Apartment

Building No.	Floor No.	CARPET NAME	Carpet Area of Apartment	attached to Apartment Area of Balcony	Area of Double height terraces attached to flat
BLDG E	8TH FL				
		801	87.88	3.44	18.25
		802	87.85	3.24	18.25
		803	94.16	0.00	14.07
		804	118.82	4.19	20.53
		805	131.41	4.73	25.45
		TOTAL	520.12		

PARKING CALCULATION AS PER OLD SANCTION

TYPE	CARPET AREA / FSI (M2)	TENEMENT(NOS) UNIT	PROP.	CAR (NOS) BY RULE	REQD.	SCOOTER (NOS.) BY RULE	REQD.	CYCLE (NOS.) BY RULE	REQD.
Residential	0 - 80	2	252	1	126	4	504	4	504
Residential	80 - 150	1	21	1	21	2	42	2	42
Residential	> 150	1	0	2	0	2	0	2	0
Commercial	255.22	100	3	2	6	6	18	2	6
TOTAL REQD.(NOS.)					153		564		552
TOTAL REQD. AREA					1912.50		1692.00		772.80
TOTAL PROP. AREA							4384.13		

PARKING STATEMENT
AS PER TABLE NO 6B SR NO 1 AS PER UDCPR

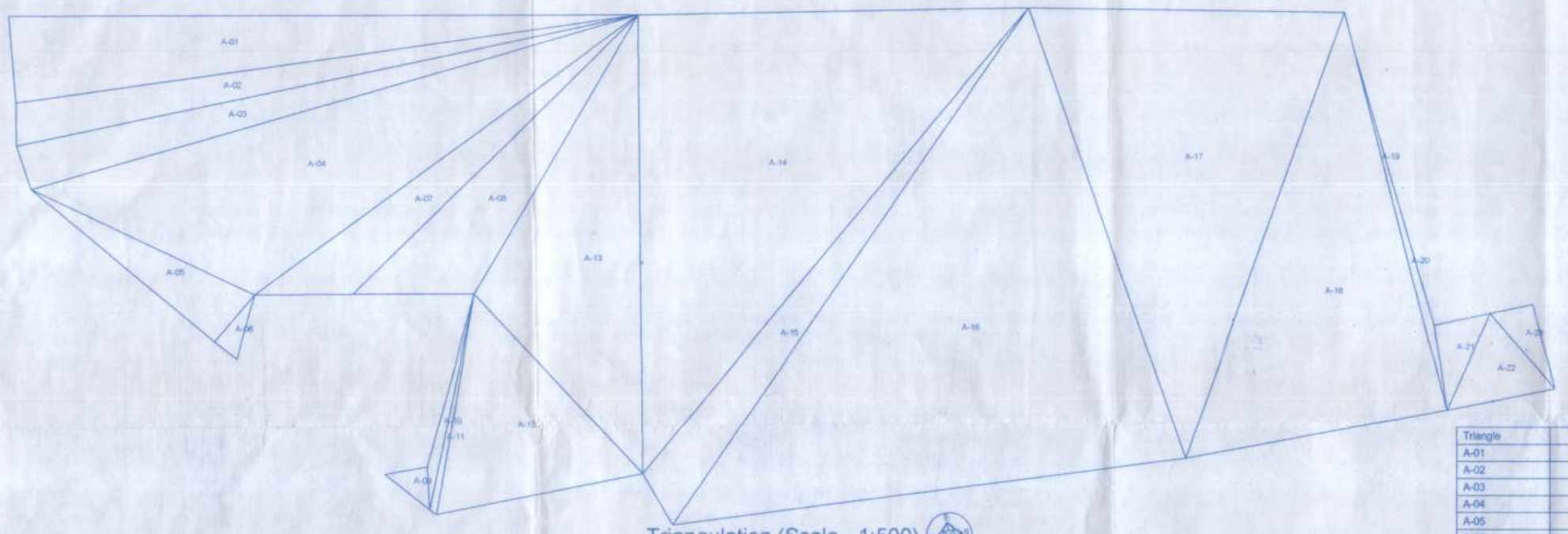
	CAR	SCOOTER
COMMERCIAL AREA (Carpet Area SQM.) (2:6)	-	-
2 FLATS AREA 30 TO 40 SQM. (NOS. OF FLAT) (1:2)	-	-
2 FLATS AREA 40 TO 60 SQM. (NOS. OF FLAT 14) (1:5)	-	-
1 FLAT AREA 60 TO 150 SQM. (NOS. OF FLAT 5) (1:3)	05	15
1 FLAT AREA ABOVE 150 SQM. (NOS. OF FLAT) (2:2)	-	-
REQUIRED	05	15

WATER REQUIREMENT AS PER OLD SANCTION

TANK		REQUIRED CAPACITY (LIT)	PROPOSED CAPACITY (LIT)
OHWT	Resi+Comm	188100.00	
	FIRE REQUIREMENT	80000.00	
	TOTAL	268100.00	271575.00
UGWT		282150.00	
	FIRE REQUIREMENT	0.00	
	TOTAL	282150.00	287250.00

COVERAGE DETAILS

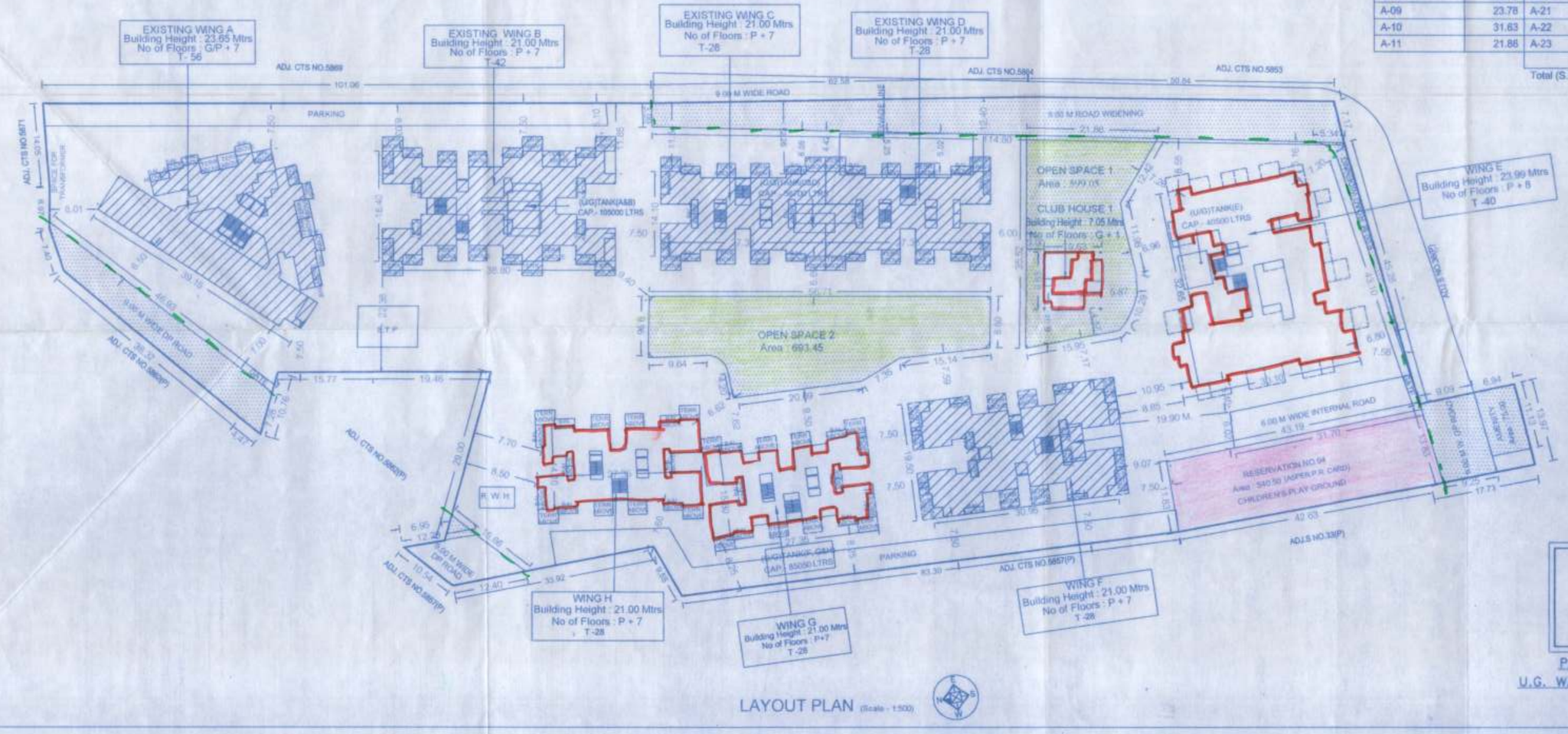
PERM.COVERAGE 50.00%	PERM.COVERAGE WITH PREMIUM	PROPOSED COVERAGE	COVERAGE AREA (WITH 10% CONCESSION)
5719.10	-	3158.94	0.00



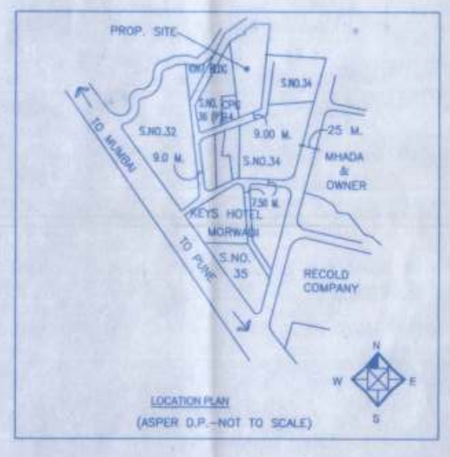
Triangulation (Scale - 1:500)

Triangle	Area	A-12	571.80
A-01	707.68	A-13	994.84
A-02	348.85	A-14	2317.33
A-03	375.64	A-15	435.96
A-04	1335.87	A-16	3136.49
A-05	190.55	A-17	1837.05
A-06	22.20	A-18	1407.64
A-07	352.94	A-19	0.00
A-08	438.23	A-20	45.11
A-09	23.78	A-21	62.57
A-10	31.63	A-22	123.08
A-11	21.86	A-23	49.48
			14830.61

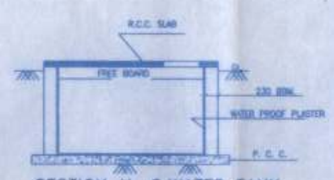
Total (S.NO. 33 (P) & 36 (P)C.T.S. NO. 5857 (P), 5861 (P), 5862 (P))



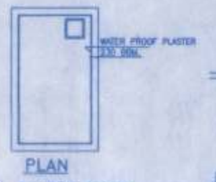
LAYOUT PLAN (Scale - 1:500)



LOCATION PLAN
(ASPER D.P.-NOT TO SCALE)



SECTION U. G.WATER TANK



PLAN
U.G. WATER TANK

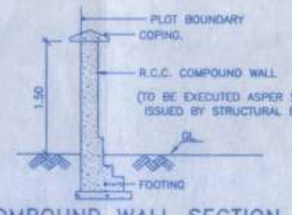
SEPTIC TANK SECTION

NOTE:-THIS DRAWING IS THE SOLE PROPERTY OF THE ARCHITECT. IT MUST NOT BE COPIED OR REPRODUCED IN ANYWAY OR MADE ACCESSIBLE TO THIRD PARTY WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT.

NOTE:-
DRAWINGS ARE PREPARED ON BASIS OF DOCUMENTS PRODUCED/SUBMITTED BY OWNER/P.A.H. THE PROCUREMENT AND GENUINITY OF DOCUMENTS PRODUCED IS SOLE RESPONSIBILITY OF THE OWNER/P.A.H. THE LIABILITY OF ARCHITECT IS RESTRICTED TO PURELY ARCHITECTURAL ASSIGNMENTS ONLY.

BRIEF SPECIFICATIONS

* FOUNDATION UP TO HARD STRATA. * R.C.C. FRAME STRUCTURE.
* EXTERNAL 0.15 AND INTERNAL WALL 0.10 THK.
* EXTERNAL SAND FACED PLASTER, & INTERNAL NEERU FINISHED CEMENT PLASTER. * T. W. DOORS & M. S. GLAZED WINDOWS.
* M. M. TILE FLOORING IN ALL ROOMS.



COMPOUND WALL SECTION

AREA STATEMENT

1. Area of plot (Minimum area of a, b, c to be considered)	14762.13	SQM.
a) As per ownership document (7/12, CTS extract)		SQM.
b) As per measurement sheet		SQM.
c) As per site		SQM.
2. Deductions for		
a) Proposed D.P./D.P. Road widening Area/ Service Road/Highway widening	1221.61	SQM.
b) Any D.P. Reservation Area	540.50	SQM.
(Total a+b)	1762.11	SQM.
3. Balance area of plot (1-2)	13000.02	SQM.
4. Amenity space (if applicable)		
a) Required		SQM.
b) Adjustment of 2(b) if any	75.00	SQM.
c) Balance proposed		SQM.
5. Net plot area (3-4(c))	12925.02	SQM.
6. Recreational Open space (if applicable)		
a) Required	1292.50	SQM.
b) Proposed	1292.50	SQM.
7. Internal Road area	186.82	SQM.
8. Plotable area (if applicable)	11445.70	SQM.
9. Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5 x basic FSI) 12925.02 x 1.10	14217.52	SQM.
10. Addition of FSI on payment of premium		SQM.
a) Maximum permissible premium FSI-based on road width/TOD zone		SQM.
b) Proposed FSI on payment of premium		SQM.
11. In-situ FSI/TDR loading		
a) In-situ area against D.P. road [2.0 x Sr.No.2(a)], if any (DR)	1051.99	SQM.
b) In-situ area against Amenity space if handed over [2.00 or 1.80 x Sr.No.4(b)] and/or (c)]	75.00	SQM.
c) TDR area (1026.30+858.29+1189.10+2200.35)	5272.04	SQM.
d) Total in-situ/TDR loading proposed [11(a)+(b)+(c)]	6399.03	SQM.
12. Additional FSI area under Chapter No.7		SQM.
13. Total entitlement of FSI in the proposal		
a) [9+10(b)+11(d)] or 12 whichever is applicable	20616.55	SQM.
b) Ancillary Area FSI upto 60% or 80% with payment of charges		SQM.
c) Total entitlement (a+b)		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)x 1.5 or 1.8]		SQM.
15. Total Built-up Area in proposal (including area at Sr. No.13)		SQM.
a) Existing Built-up Area	11061.08	SQM.
b) Old sanction Proposed Built-up Area	6962.72	SQM.
c) Proposed Built-up Area (as per 7-line)	907.68	SQM.
d) Total (a+b+c)	18931.48	SQM.
16. FSI consumed (15/13) (should not be more than Sr. No.14 above)		SQM.
17. Area for Inclusive Housing, if any		
a) Required [20% of Sr. No.5]		SQM.
b) proposed		SQM.

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/Licenced Engineer/Supervisor.)

PROJECT
PROPOSED BUILDING ON S.NO.36/1/1,36/1/2,36/2,33/7
AT MORWADI PIMPRI,PUNE

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.
FOR M/S RENUKA CONSTRUCTIONS THROUGH,
MR.BABU SAHEBANNA MEHETRE.

ARCHITECT'S NAME & SIGN.
The above mentioned Plans are prepared by me as per UDCPR.
SHASHANK PRAKASH PHADKE.

Scale	1:500 1:200	Date	23-03-2021
Org. No.	M-3	Job. No.	P-370
Draft	Sahana	Checked	
Inward No.	INWD/PMP/0011/12	Key No.	
Sheet No.	01/11	Rev No.	

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