PROPOSED RESIDENTIAL BUILDING ON SURVEY NO.-110/2/3A/1, 110/2/3B/1A, 110/4, CHINCHWAD, DIST-PUNE.

STAMP OF APPROVAL OF PLANS | DRAWING SHEET NO: 01/08

Sanctioned No. B.P / chinchwad / 601/2024
Subject to conditions mentioned in the Office Order No.
aven dated 11/06/2024
Pimpri
Date : 11/06/2024

Pimpri Chinchwad Municipal Corporation ESTD. 11/10/82

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

O. C. Signed by
City Engineer

BUILDING WISE F.S.I. STATEMENT

BLDG NO.	FLOOR NO.	BUILD. HT.FROM GR.LVL. (M)	F.S.I. AREA (M)	MHADA	TOTAL BUP AREA(SQ.M.)	TNMTS	
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
			RESI.			RESI.	MHADA
A	2BP+P+14 FLOOR	44.95	5430.06	0.00	5430.06	54	0
B	2BP+P+14 FLOORS	44.95	5343.68	0.00	5343.68	54	0
C	2BP+P+8 FLOORS	20.95	889.08	1531.11	2420.19	14	22
D	2BP+P FLOORS	2.95	0.00	0.00	0.00	0	0
E	2BP+P FLOORS	2.95	0.00	0.00	0.00	0	0
	TOTAL		11662.82	1531.11	13193.93	122	22

01. NON FSI AREA	
a) PROPOSED PARKING AREA & RAMPS	11021.20
b) REFUGE AREA	170.40
c) PROPOSED OVER HEAD WATER TANK AREA	220.00
d) R.W.H. AREA	12.00
e) PROPOSED UNDER GROUND WATER TANK AREA	115.00
f) PROPOSED S.T.P. AREA	50.00
g) PROPOSED OWC AREA	50.00
h) PUMP ROOM AREA	34.69
i) LIFT + LMR +FIRE LIFT + FIRE LMR	37.37
j) D.G SET +TRANSFORMER	50.00
k) TEMPLE	20.00
TOTAL NON FSI AREA	11780.65
02. TOTAL FSI AREA	11662.82
03. MHADA AREA	1531.11
04. TOTAL FSI + NON FSI AREA	24974.58

FORM OF STATEMENT - 3

BUILDING NO.	FLOOR NAME	UNIT/ OFFICE NO.	CARPET AREA OF UNIT	AREA OF BALCONY ATTACHED: OPEN BALCONY	AREA OF BALCONY ATTACHED: ENCL. BALCONY	BUILT UP AREA OF DOUBLE HEIGHT TERRACES ATTACHED TO UNIT
A	1st, 2nd, 3rd, 4th, 5th, 6th & 8th, 9th, 10th, 11th, 13th & 14th	1	69.26	5.91	4.91	0.00
		2	69.46	5.91	4.91	0.00
		3	69.86	9.01	5.03	0.00
		4	69.68	9.01	5.03	0.00
TOTAL			278.25	29.84	19.88	0.00
GRAND TOTAL			3338.94	358.08	238.50	0.00

BUILDING NO.	FLOOR NAME	UNIT/ OFFICE NO.	CARPET AREA OF UNIT	AREA OF BALCONY ATTACHED: OPEN BALCONY	AREA OF BALCONY ATTACHED: ENCL. BALCONY	BUILT UP AREA OF DOUBLE HEIGHT TERRACES ATTACHED TO UNIT
A	7th & 12th	1	69.26	5.91	4.91	0.00
		2	16.24	0.00	2.59	0.00
		3	69.86	9.01	5.03	0.00
		4	69.68	9.01	5.03	0.00
TOTAL			225.03	23.93	17.56	0.00
GRAND TOTAL			450.06	47.86	35.13	0.00

BUILDING NO.	FLOOR NAME	UNIT/ OFFICE NO.	CARPET AREA OF UNIT	AREA OF BALCONY ATTACHED: OPEN BALCONY	AREA OF BALCONY ATTACHED: ENCL. BALCONY	BUILT UP AREA OF DOUBLE HEIGHT TERRACES ATTACHED TO UNIT
B	GROUND	1	20.45	0.00	0.00	0.00
	Total		20.45			
B	1st, 2nd, 3rd, 4th, 5th, 6th & 8th, 9th, 10th, 11th, 13th & 14th	1	69.26	5.91	4.91	0.00
		2	69.26	5.91	4.91	0.00
		3	69.44	9.01	5.03	0.00
		4	69.44	9.01	5.03	0.00
TOTAL			277.39	29.84	19.88	0.00
GRAND TOTAL			3328.68	358.08	238.50	0.00

BUILDING NO.	FLOOR NAME	UNIT/ OFFICE NO.	CARPET AREA OF UNIT	AREA OF BALCONY ATTACHED: OPEN BALCONY	AREA OF BALCONY ATTACHED: ENCL. BALCONY	BUILT UP AREA OF DOUBLE HEIGHT TERRACES ATTACHED TO UNIT
B	7th & 12th	1	69.26	5.91	4.91	0.00
		2	69.44	5.91	4.91	0.00
		3	16.24	0.00	2.59	0.00
		4	69.26	9.01	5.03	0.00
TOTAL			224.19	20.83	17.44	0.00
GRAND TOTAL			448.38	41.66	34.87	0.00

BUILDING NO.	FLOOR NAME	UNIT/ OFFICE NO.	CARPET AREA OF UNIT	AREA OF BALCONY ATTACHED: OPEN BALCONY	AREA OF BALCONY ATTACHED: ENCL. BALCONY	BUILT UP AREA OF DOUBLE HEIGHT TERRACES ATTACHED TO UNIT
C	1st, 2nd, 3rd, 4th, 5th, 6th	1	49.52	6.97	4.91	0.00
		2	49.52	6.97	4.91	0.00
		3	35.03	1.82	2.55	0.00
		4	49.52	6.97	4.91	0.00
		5	49.52	6.97	4.91	0.00
		6	35.03	1.82	2.55	0.00
TOTAL			268.15	31.50	24.72	0.00
GRAND TOTAL			1608.87	189.00	148.32	0.00

Form of Statement 2
FLOOR WISE FSI STATEMENT

FLOOR	PARKING / REFUGE / RECREATIONAL AREA	A WING	B WING	C WING		D WING	E WING	TENEMENTS		TOTAL FSI AREA	TOTAL GROSS AREA
	0.00	RESI	RESI	RESI	MHADA	RESI	RESI	RESI	MHADA	0	0.00
SECOND BASEMENT PARKING FLOOR	4532.75	0.00	0.00	0.00	0	0.00	0.00	0	0	0.00	4532.75
FIRST BASEMENT PARKING FLOOR	4532.75	0	0	0	0	0	0	0	0	0.00	4532.75
GROUND/PARKING FLOOR	1955.70	0.00	24.22	0.00	0.00	0.00	0.00	0	0	24.22	1979.92
FIRST FLOOR	0.00	394.02	386.12	403.37	0.00	0.00	0.00	14	0	1183.51	1183.51
SECOND FLOOR	0.00	394.02	386.12	0.00	403.37	0.00	0.00	8	6	780.14	780.14
THIRD FLOOR	0.00	394.02	386.12	0.00	403.37	0.00	0.00	8	6	780.14	780.14
FOURTH FLOOR	0.00	394.02	386.12	0.00	403.37	0.00	0.00	8	6	780.14	780.14
FIFTH FLOOR	0.00	394.02	386.12	403.37	0.00	0.00	0.00	14	0	1183.51	1183.51
SIXTH FLOOR	0.00	394.02	386.12	82.34	321.00	0.00	0.00	10	4	862.48	862.48
SEVENTH FLOOR (REFUGE)	85.20	350.91	343.01	0.00	0.00	0.00	0.00	8	0	693.92	779.12
EIGHTH FLOOR	0.00	394.02	386.12	0.00	0.00	0.00	0.00	8	0	780.14	780.14
NINTH FLOOR	0.00	394.02	386.12	0.00	0.00	0.00	0.00	8	0	780.14	780.14
TENTH FLOOR	0.00	394.02	386.12	0.00	0.00	0.00	0.00	8	0	780.14	780.14
ELEVENTH FLOOR	0.00	394.02	386.12	0.00	0.00	0.00	0.00	8	0	780.14	780.14
TWELFTH FLOOR (REFUGE)	85.20	350.91	343.01	0.00	0.00	0.00	0.00	6	0	693.92	779.12
THIRTEENTH FLOOR	0.00	394.02	386.12	0.00	0.00	0.00	0.00	8	0	780.14	780.14
FOURTEEN FLOOR	0.00	394.02	386.12	0.00	0.00	0.00	0.00	8	0	780.14	780.14
TERRACE FLOOR	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0.00	0.00
TOTAL	11191.60	5430.06	5343.68	889.08	1531.11	0.00	0.00	122.00	22.00	11662.82	22854.42

PARKING STATEMENT RESIDENTIAL:-

	CAR (12.50Sqm)	SCOOTER (2.00Sqm)	TOTAL
FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 40.00 SQM. BUT LESS THAN 80.00 SQM. (1:2) 132 (108+24) TENEMENTS = 132/2 =66 Nos.	1x66=66 Nos 825 Sqm.	2x66=132 Nos 264 Sqm.	1089 Sqm.
FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 40 SQ.M. BUT MORE THAN 30 SQ.M. (1:2) 12 TENEMENTS = 12/2 = 6 Nos.	1x6=6 Nos 75 Sqm.	2x6=12 Nos 24 Sqm.	99 Sqm.
VISITORS PARKING-5% EXTRA		1188 X 0.05	59.40 Sqm.
TOTAL REQUIRED PARKING IN SQM			1247.40 Sqm.
TOTAL REQUIRED PARKING	CAR	SCOOTER	VISITORS: CAR / SCOOTER
	72	144	03 / 11
PROPOSED	162	303	05 / 30

EV PARKING (162x0.20) = 33 Nos.

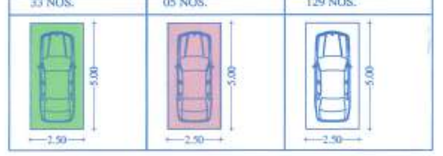
WATER REQUIREMENT CALCULATION

RESIDENTIAL REQUIREMENT
O.H. WATER TANK
144 Unit x 5 x 135 = 97,200 Ltr.
U.G. WATER TANK
97,200x2.00 = 1,94,400 Ltr.

	REQUIRED	FIRE	TOTAL REQUIRED	PROPOSED
O.H.T.	97,200 Ltr.	75,000 Ltr.	1,72,200 Ltr.	3,30,000 Ltr.
U.G.T.	1,94,400 Ltr.	2,50,000 Ltr.	4,44,400 Ltr.	6,50,100 Ltr.

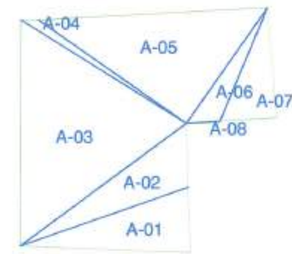
LEGEND

E.V. PARKING	VISITORS PARKING	REGULAR PARKING
33 NOS.	05 NOS.	129 NOS.



PLOT AREA CALCULATION

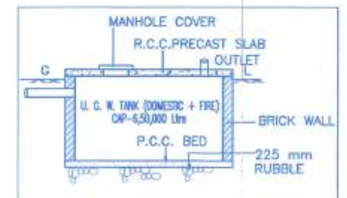
Triangle	Area
A-01	266.155
A-02	137.770
A-03	259.025
A-04	1095.570
A-05	496.900
A-06	178.760
A-07	107.670
A-08	499.810
A-09	437.860
A-10	656.720
A-11	618.840
A-12	268.975
A-13	112.950
A-14	977.435
A-15	242.500
A-16	125.090
A-17	24.290
A-18	3.420
A-19	176.570
A-20	43.620
Total (PLOT)	6729.93



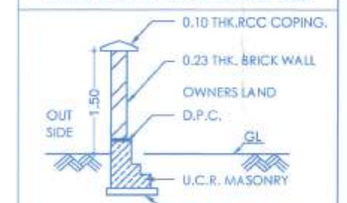
OPEN SPACE
AREA CALCULATION
Triangulation 1:500

OPEN SPACE CALCULATION

Triangle	Area
A-01	76.85
A-02	75.46
A-03	260.05
A-04	12.57
A-05	177.74
A-06	25.91
A-07	43.62
A-08	0.63
Total (OPEN SPACE)	672.83



UNDER GROUND WATER TANK



COMPOUND WALL SECTION

RAIN WATER HARVESTING DETAILS

REFUGE AREA CALCULATION:WING-A

NO.OF OCCUPANTS CONSIDERED FOR REFUGE AREA
i.e. ACCORDING TO RESIDENTIAL BUILDING.
A) OCCUPANT LOAD=BUILT UP AREA/12.50
B)REFUGE AREA = OCCUPANT LOAD x0.3 SQ.M.
C)BUILT UP AREA OF 2 CONSECUTIVE FLRS.+1 REFUGE FLR.
=394.02+394.02+350.91 = 1138.95
REFUGE AREA REQUIRED(AXB)(C)
=(1138.95/12.50)X0.3 = 27.33 SQ.M.(REQUIRED)

D) REFUGE AREA FOR HANDICAPPED PERSONS:
REQUIRED 1 SQ.M. AREA PER 200 PERSONS
TOTAL NO. OF TENEMENTS = 216 NO.S.
NO.OF PERSONS =108 X 5 =540 NO.S.
AREA REQUIRED FOR HANDICAPPED= 540/200 =2.70 SQ.M.
TOTAL REFUGE AREA REQUIRED=27.33+2.70=30.03 SQ.M.
PROVIDED : 42.60 SQ.M. ON 7TH AND 12TH FLOOR

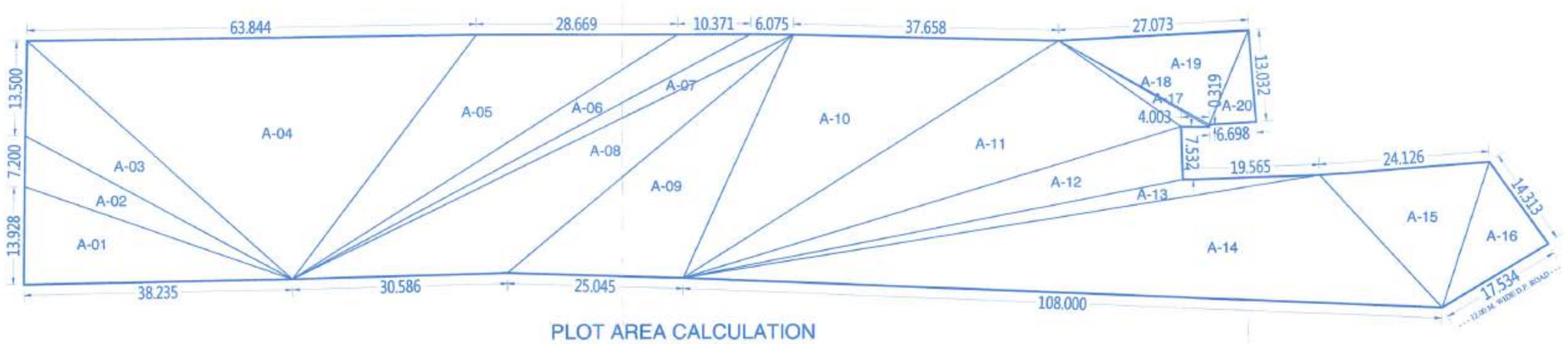
REFUGE AREA CALCULATION:WING-B

NO.OF OCCUPANTS CONSIDERED FOR REFUGE AREA
i.e. ACCORDING TO RESIDENTIAL BUILDING.
A) OCCUPANT LOAD=BUILT UP AREA/12.50
B)REFUGE AREA = OCCUPANT LOAD x0.3 SQ.M.
C)BUILT UP AREA OF 2 CONSECUTIVE FLRS.+1 REFUGE FLR.
=386.12+386.12+343.01 = 1115.25
REFUGE AREA REQUIRED(AXB)(C)
=(1115.25/12.50)X0.3 = 26.77 SQ.M.(REQUIRED)

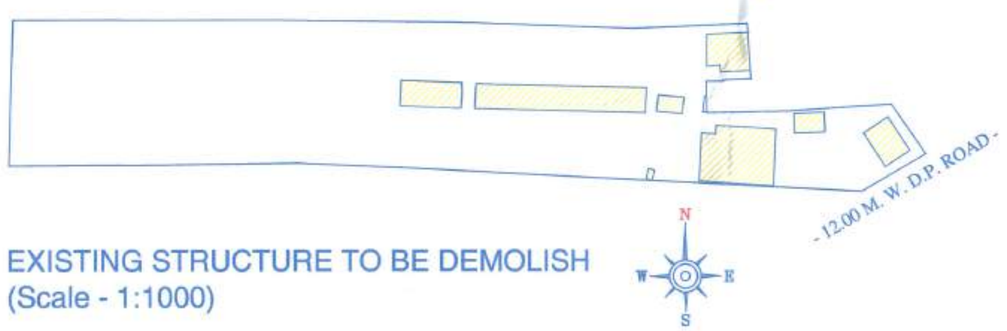
D) REFUGE AREA FOR HANDICAPPED PERSONS:
REQUIRED 1 SQ.M. AREA PER 200 PERSONS
TOTAL NO. OF TENEMENTS = 216 NO.S.
NO.OF PERSONS =108 X 5 =540 NO.S.
AREA REQUIRED FOR HANDICAPPED= 540/200 =2.70 SQ.M.
TOTAL REFUGE AREA REQUIRED=26.77+2.70=29.47 SQ.M.
PROVIDED : 42.60 SQ.M. ON 7TH AND 12TH FLOOR

REFUGE AREA CALCULATION

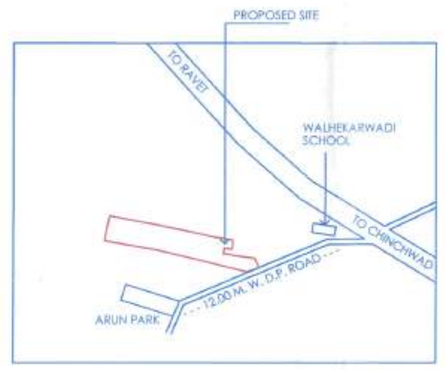
BUILDING NO.	REQUIRED AREA	PROPOSED AREA
WING A	30.03 SQ.M.	42.60 x 2 = 85.20 SQ.M.
WING B	29.47 SQ.M.	42.60 x 2 = 85.20 SQ.M.
TOTAL		170.40 SQ.M.



PLOT AREA CALCULATION
Triangulation 1:500



EXISTING STRUCTURE TO BE DEMOLISH
(Scale - 1:1000)



LOCATION PLAN
SCALE :- NTS

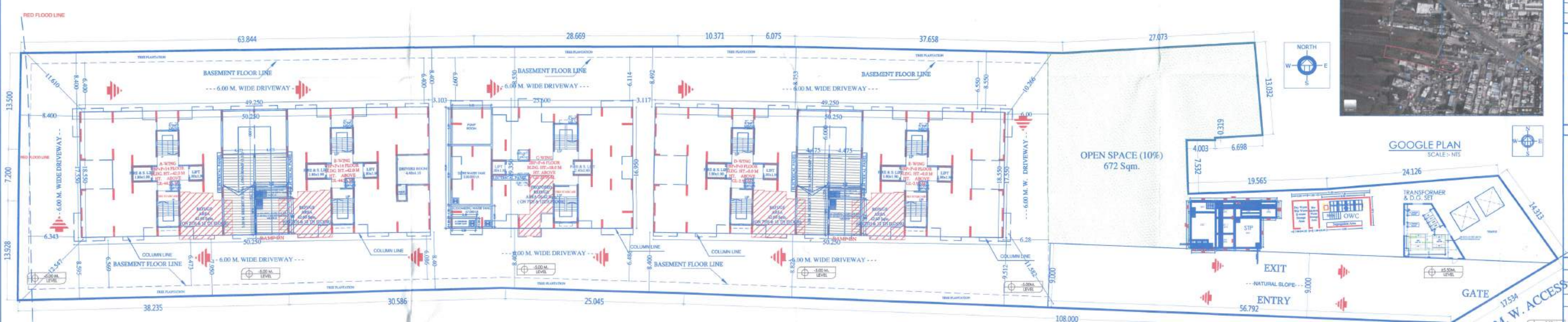
GOOGLE PLAN
SCALE :- NTS

9.31 ADDITIONAL REQUIREMENTS IN CASE OF HOUSING SCHEMES

Rule	Tenements	Required Area	Proposed Area A	B	C	D	E	On Floor
i) Fitness Centre, Crèche, society office cum letter box room, admeasuring area of about 20 sq.m. in scheme having minimum 100 flats and thereafter additional 20 sq.m. area for every 300 flats.	154	20 Sqm.	18.34	18.34	-	-	-	7TH
			18.34	18.34	-	-	-	12TH
ii) Drivers room of size 12.0 sq.m. with attached toilet in schemes having minimum 100 flats and thereafter additional 10.0 sq.m. area for every 300 flats.	154	22 Sqm.	-	24.22	-	-	-	PARKING

SCHEDULE OF OPENINGS

DOOR		WINDOW	
D	1.20x2.40	W	1.80x1.50
D1	1.00x2.40	W1	2.65x1.50
D2	0.75x2.40	W2	1.65x1.50
FD	1.85x2.40	W2	0.825x1.20
LD	1.20x2.10	V	0.60x0.90



AREA STATEMENT :

	IN SQM.
01. AREA OF PLOT	
(MINIMUM AREA OF a, b, c TO BE CONSIDERED	6722.00
(a) AS PER OWNERSHIP DOCUMENT (7/12, LEASE DEED)	6722.00
(b) AS PER MEASUREMENT SHEET	6722.00
(c) AS PER SITE	6729.93
02. DEDUCTIONS FOR	
(a) PROPOSED D.P./D.P. ROAD WIDENING AREA/SERVICE ROAD/HIGHWAY WIDENING/SHIFTED PLOT BOUNDARY	0.00
(b) ANY D.P. RESERVATION AREA	0.00
(TOTAL a+b)	0.00
03. BALANCE AREA OF PLOT (1-2)	0.00
04. AMENITY SPACE (IF APPLICABLE)	
(a) REQUIRED -	0.00
(b) ADJUSTMENT OF 2(b), IF ANY -	0.00
(c) BALANCE PROPOSED	0.00
05. NET PLOT AREA (3-4(c))	6722.00
06. RECREATIONAL OPEN SPACE (IF APPLICABLE)	0.00
(a) REQUIRED -	672.20
(b) PROPOSED -	672.84
07. INTERNAL ROAD AREA	0.00
08. PLOTABLE AREA (IF APPLICABLE)	0.00
09. BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WITH (SR. NO. 5 x 1.10 BASIC F.S.I.)	7394.20
10. ADDITION OF F.S.I ON PAYMENT OF PREMIUM	
(a) MAXIMUM PERMISSIBLE PREMIUM F.S.I.-BASED ON ROAD WIDTH/TOD ZONE (50%)	0.00
(b) PROPOSED F.S.I. ON PAYMENT OF PREMIUM	0.00
11. IN-SITU F.S.I. / TDR LOADING	
(a) IN-SITU AREA AGAINST D.P. ROAD [2.0x Sr.No.2(a)],IF ANY	0.00
(b) IN-SITU AREA AGAINST AMENITY SPACE HANDED OVER [2.00 OR 1.85 x Sr No. 4(b) AND /or (C)]	0.00
(c) TDR AREA (PER, 0.65 %)	0.00
(d) TOTAL IN-SITU/TDR LOADING PROPOSED (11(a)+(b)+(c)	0.00
12. ADDITIONAL F.S.I. AREA UNDER CHAPTER NO. 7	0.00
13. TOTAL ENTITLEMENT OF F.S.I. IN THE PROPOSAL	
(a) [9+10(b)+11(d)] OR 12 WHICHEVER IS APPLICABLE	7394.20
(a1) EXISTING BUILT-UP AREA (As Per Completion)	0.00
(a2) BALANCE FSI FOR ANCILLARY APPLICABLE (13a - 13a1)	7394.20
(b) ANCILLARY AREA F.S.I. UPTO 60% or 80% WITH PAYMENT OF CHARGES (a-a1)x0.80% (a-a1)x0.60%)	4436.52
(c) TOTAL ENTITLEMENT (a+b1)	11830.72
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)	3.60
15. TOTAL BUILT-UP AREA IN PROPOSAL (EXCLUDING AREA AT Sr. NO. 17 b)	
(a) EXISTING BUILT- UP AREA	0.00
(b2) PROPOSED RESIDENTIAL BUILT-UP AREA (AS PER 'P-LINE')	11662.82
(c) TOTAL (a+b)	11662.82
16. F.S.I. CONSUMED (15/13) (SHOULD NOT BE MORE THAN SERIAL NO.14 ABOVE)	1.00
17. AREA FOR INCLUSIVE HOUSING IF ANY	0.00
(a) REQUIRED (20% OF Sr. No.9)	1478.84
(b) PROPOSED	1531.11

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 08/04/2024 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

OWNER 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.

M/S. AVIRAT DEVELOPERS THROUGH IT'S PARTNERS,
1) MR. SACHIN A. BHALERAO 2) MR. SACHIN D. BHONDVE

JOB NO.	1078	DRN BY	SWAPNIL
SHEET NO.	01/08	CHKD BY	SSK
SCALE	AS SHOWN	DATE	15/05/2024
RIVISION	01	LICENSE NO.-	LE/0793/2024

SHEKHAR KOKANE