

STAMP OF APPROVAL

Sanctioned No. B.P./Dudulgaon/74/2023
 Subject to conditions mentioned in the
 Office Order No. _____
 even dated 13/12/2023



Pimpri
 Date: 13/12/2023

Executive Engineer
 Pimpri
 (At Right Hand top Corner of Plans)

अ.स.५.३- विक्रमनाथ टिठारणी भूखण्ड प्रविष्ट अस्मिन् भूखण्डात् मनापने वेळोवेळीं लेव्हा 1 विभागामध्ये कामे विक्रमनाथ वचनाकरक अह. अ.स.५.६- प्रकल्पाने / दमनपतीचे प्रविष्ट इतरावरकट नव्याचे बाजूने प्रत्येकी ५० मी. अंतर राहूक मी.सी.टी.सी. याप्रमाणे अवघिणे विक्रमनाथ वचनाकरक गरीह.



LOCATION PLAN (NTS)

PARKING CALCULATION - COMMERCIAL & RESIDENTIAL							
TYPE	CARPET AREA / FSI(M2)	TEMPTS.(NOS)		CAR (NOS)		SCOOTER (NOS)	
		UNIT	PROP.	BY RULE	REQD.	BY RULE	REQD.
RESIDENTIAL	40-80	2	38	1	19	2	38
RESIDENTIAL	80-150	1	0	1	0	1	0
COMMERCIAL	789.81	100	8	2	16	6	47
TOTAL					35		85
VISITORS PARKING 5%					1		2
TOTAL REQD.(NOS)					36		87
Regular Total Prop.(Nos)					79		0

NOTE :- Reg. No. 8.1(v) Page No. 156 Composite Parking - 6 Scooter = 1 Car

EV CHARGING PROVISION FOR 30% OF TOTAL PARKING = $35 \times (\frac{30}{100}) \times 0.30 = 15$ NOS.

FORM OF STATEMENT - 2 BUILDING WISE FSI STATEMENT				
FLOOR	COMM. FSI	RESI. FSI	TENEMENTS	TOTAL FSI AREA
TOTAL	932.59	3797.49	38	4730.08

FORM OF STATEMENT - 2 FLOOR WISE FSI STATEMENT - RESI.+COMM. WING				
FLOOR	COMM. FSI	RESI. FSI	TENEMENTS	TOTAL FSI AREA
2nd BASEMENT FLOOR	0.00	0.00	0	0.00
1st BASEMENT FLOOR	0.00	0.00	0	0.00
GROUND FLOOR	472.17	78.28	0	550.45
FIRST FLOOR	460.42	431.47	4	891.89
SECOND FLOOR	0.00	757.45	8	757.45
THIRD FLOOR	0.00	757.45	8	757.45
FOURTH FLOOR	0.00	757.45	8	757.45
FIFTH FLOOR	0.00	757.45	8	757.45
SIXTH FLOOR	0.00	257.94	2	257.94
TOTAL	932.59	3797.49	38.00	4730.08



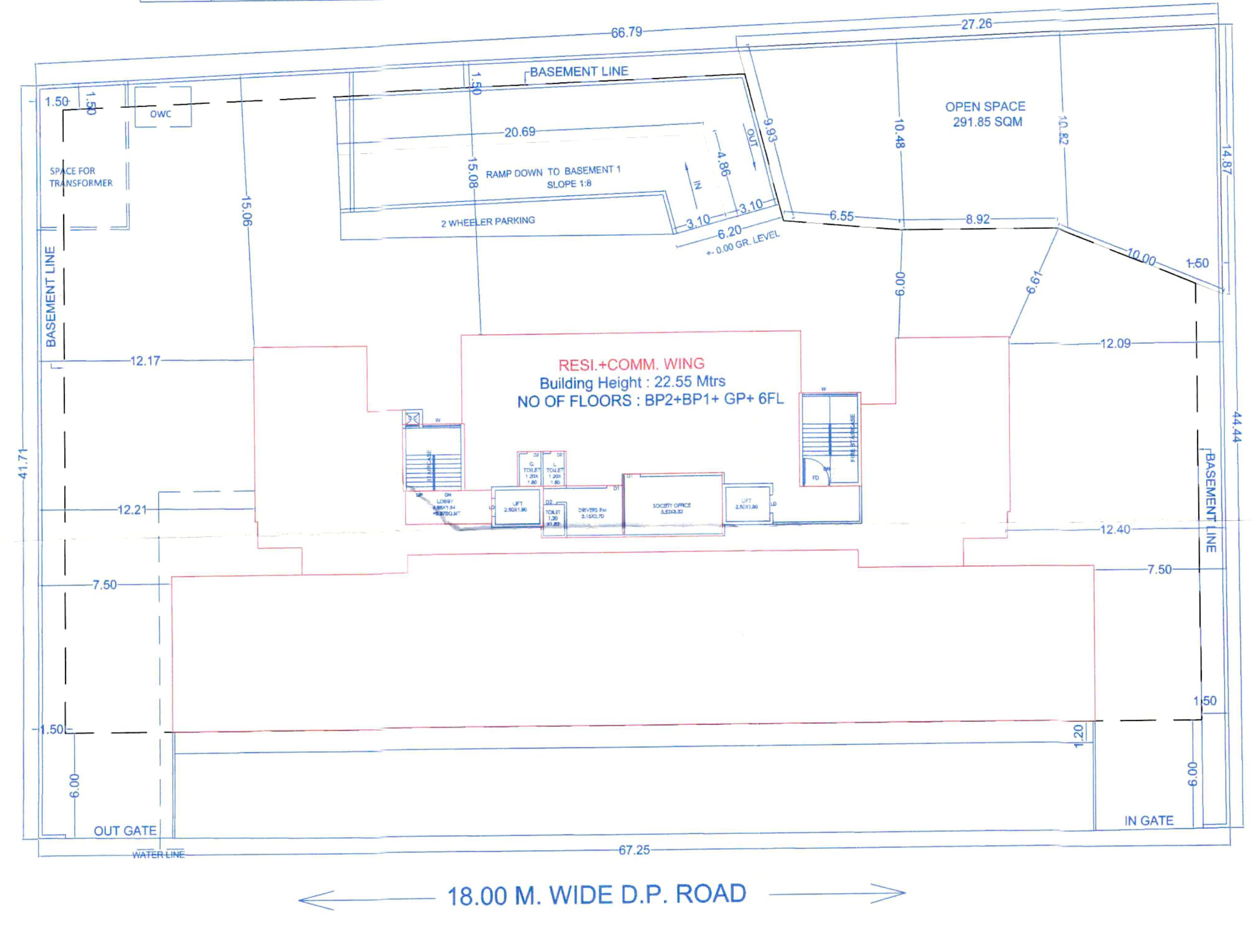
WATER CALCULATIONS			
TANK	CARPET AREA / FSI(M2)	REQUIRED CAPACITY(LIT)	PROPOSED CAPACITY(LIT)
OHWT	Resi. + Comm.	36185.70	37000.00
	Fire Requirement	25000.00	25000.00
	TOTAL	61185.70	62000.00
UGWT	1.5 Times OHWT	54278.55	55500.00
	Fire Requirement	25000.00	25000.00
	TOTAL	79278.55	80500.00

CARPET AREA CALCULATION(COMM.)	
FLOOR	CARPET AREA
GROUND FLOOR	418.00
FIRST FLOOR	324.02
TOTAL	742.02

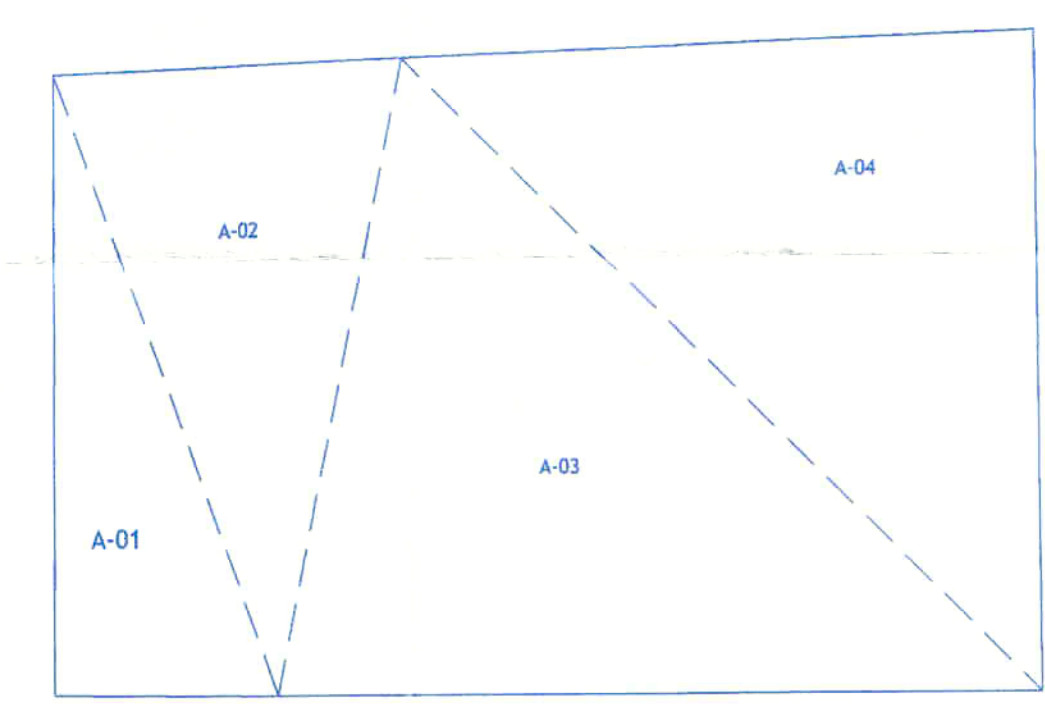
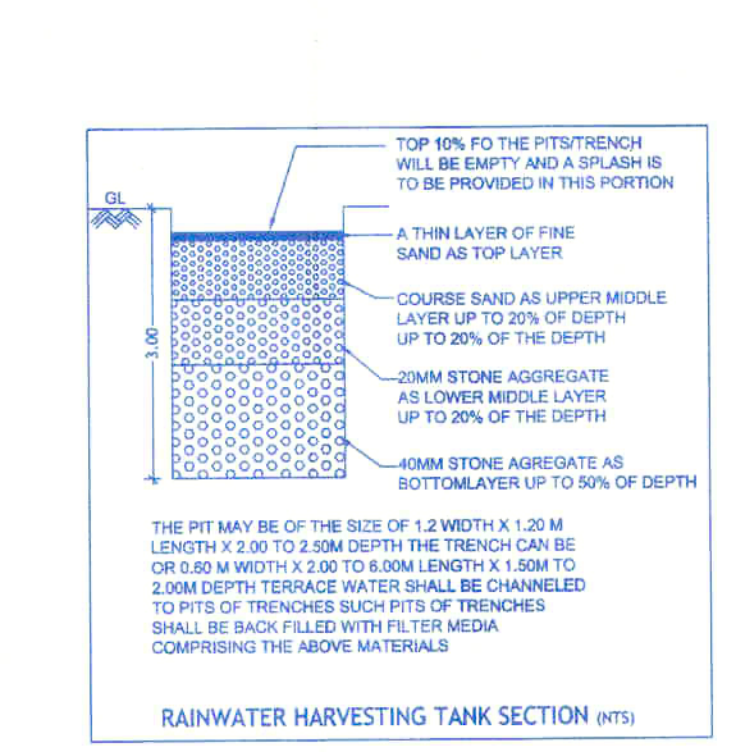
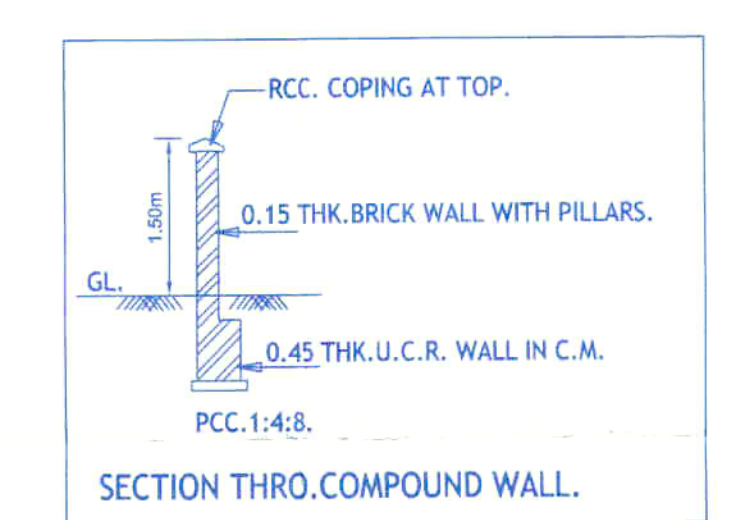
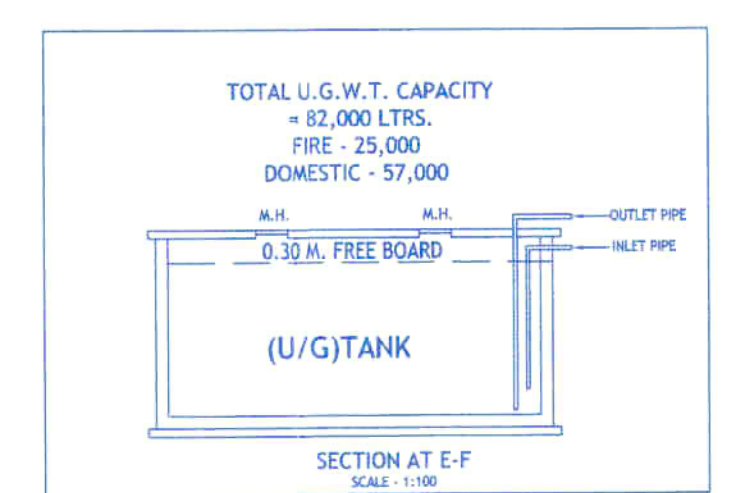
Table No. 12 O - Sanitation's Calculations										
Floor	Built-Up Area	Occupant Load Floor Area In sq.m per person	No Persons			Required Sanitation's		Proposed Sanitation's		
			Total	Male	Female	Male	Female	Male	Female	Shop / OFFICE
Ground Floor(Shop)	472.17	3	157.39	79	79	3	5	2	2	15
1ST Floor (Shop)	460.42	6	76.74	38	38	3	4	0	0	15
Total	932.59		117	117	6	9	2	2		30

NOTE: PER SHOP 1 W.C. IS ADDITIONAL PROVISION

FORM OF STATEMENT - 1 (SR. NO. 8 (a)(iii))				
EXISTING BUILDING TO BE RETAINED				
EXISTING BUILDING NO.	FLOOR NO.	PLINTH AREA	AREA OF EXISTING BUILDING	USE / OCCUPANCY OF FLOOR
N/A	N/A	N/A	N/A	N/A



LAYOUT PLAN SCALE - 1:200



Area of Plot by Triangulation SCALE 1:500

Triangle	Area
A-01	316.73
A-02	502.42
A-03	1113.61
A-04	959.24
Total (PLOT)	2892.00

PROPOSED RESIDENTIAL & COMMERCIAL BUILDING		Sheet No.:
		NY
Stamps of Approval of Plans:		
AREA STATEMENT		
1. Area of plot (Minimum area of a, b, c to be considered)	2892.00	
(a) As per ownership document (7/12, CTS extract)	2892.00	
(b) as per measurement sheet	2892.00	
(c) as per site	2892.00	
2. Deductions for:		
(a) Proposed D.P./D.P. Road widening Area/Service Road / Highway	0.00	
(b) NAL/A area	0.00	
(Total a-b)	0.00	
3. Balance area of plot (1-2)	2892.00	
4. Amenity Space (if applicable)		
(a) Required -	0.00	
(b) Adjustment of 2(b), if any -		
(c) Balance Proposed -	0.00	
5. Net Plot Area (3-4 (c))	2892.00	
6. Recreational Open space (if applicable)		
(a) Required -	289.20	
(b) Proposed -	291.85	
7. Internal Road area		
8. Plottable area (if applicable)		
9. Built up area with reference to Basic F.S.I. as per front road width (Sr. No. Subbasic F.S.I. 1.00)	2892.00	
10. Addition of F.S.I. on payment of premium		
(a) Maximum permissible premium F.S.I. - based on road width / TOD Zone	1446.00	
(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 [2.0 x Sr. No. 2 (a)] if any	0.00	
(b) In-situ area against Amenity Space (if handled over [2.00 or 1.85 x Sr. No. 4 (b) and (c)])	0.00	
(c) TDR area	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	
(a) F.S.I. = 10(a)+11(d) or 12 whichever is applicable	2892.00	
(i) Ancillary Area F.S.I. upto 60% with payment of charges	1424.34	
(ii) Ancillary Area F.S.I. upto 80% with payment of charges	1838.92	
(b) Ancillary Area F.S.I. upto 60% or 80% with payment of charges	1838.08	
Proposed Ancillary Area	4730.08	
(c) Total entitlement (a-b)	4730.08	
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	1.00	
TOTAL PERMISSIBLE AREA	4730.08	
15. Total Built-up Area in proposal (excluding area at Sr.No.17 b)		
(a) Existing Built-up Area	0.00	
(i) Completed	0.00	
(ii) Residential	0.00	
(iii) Commercial	0.00	
(b) Proposed Built-up Area (as per 'P-line')		
(i) Residential	3797.49	
(ii) Commercial	932.59	
(c) Total (a-b)	4730.08	
16. F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)		
(a) Required (20% of Sr.No.5)	0.00	
(b) Proposed	0.00	
Certificate of Area:		
Certified that the plot under reference was surveyed by me on _____ and the dimensions of sites 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:		
MR. USHA RANGARAJAN		
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.		
Signature:		
MR. HANUMANT LAXMAN TALEKAR & OTHERS THROUGH (POAH) MS BLUSKEY REALTY LLP THROUGH ITS PARTNERS MR. VIJAY NIVRUTTI RASKAR & MR. KAUSTUBH SUKHADEV TALEKAR.		
PLOT BOUNDARY SHOWN BLACK		
PROPOSED WORK SHOWN RED		
DRAINAGE LINE SHOWN RED DOTTED		
WATERLINE SHOWN BLACK DOTTED		
OWNER'S NAME:		OWNER'S SIGN:
MR. HANUMANT LAXMAN TALEKAR & OTHERS, THROUGH (POAH) MS BLUSKEY REALTY LLP THROUGH ITS PARTNERS MR. VIJAY NIVRUTTI RASKAR, MR. KAUSTUBH SUKHADEV TALEKAR.		Kausubh
PROJECT:		
SURVEY NO. : GAT NO. 205 (P) & 206 (P) HISA NO. :		
PLOT NO. : CTS NO. :		
DESCRIPTION : VILLAGE - DUDULGAON PUNE.		
ARCHITECT:		
Usha Rangarajan		
LIC. NO. CA/90/13423.		
PLOT NO. 32 SECTOR NO. 29, SEC. 04, TEMPLE ROAD, BAYAT PRADESHWAR PUNE-411001		
ARCH. SIGN:		
JOB NO. DRG. NO. SCALE DRAWN BY CHECKED BY		
1:100		
INWARD NO. DATE 01-08-2023		
KEY NO. SHEET NO. 1/8		