

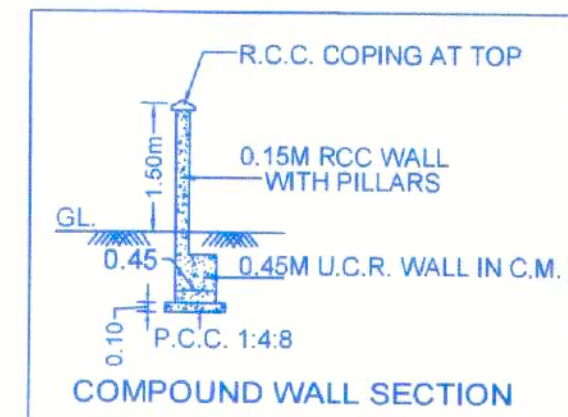
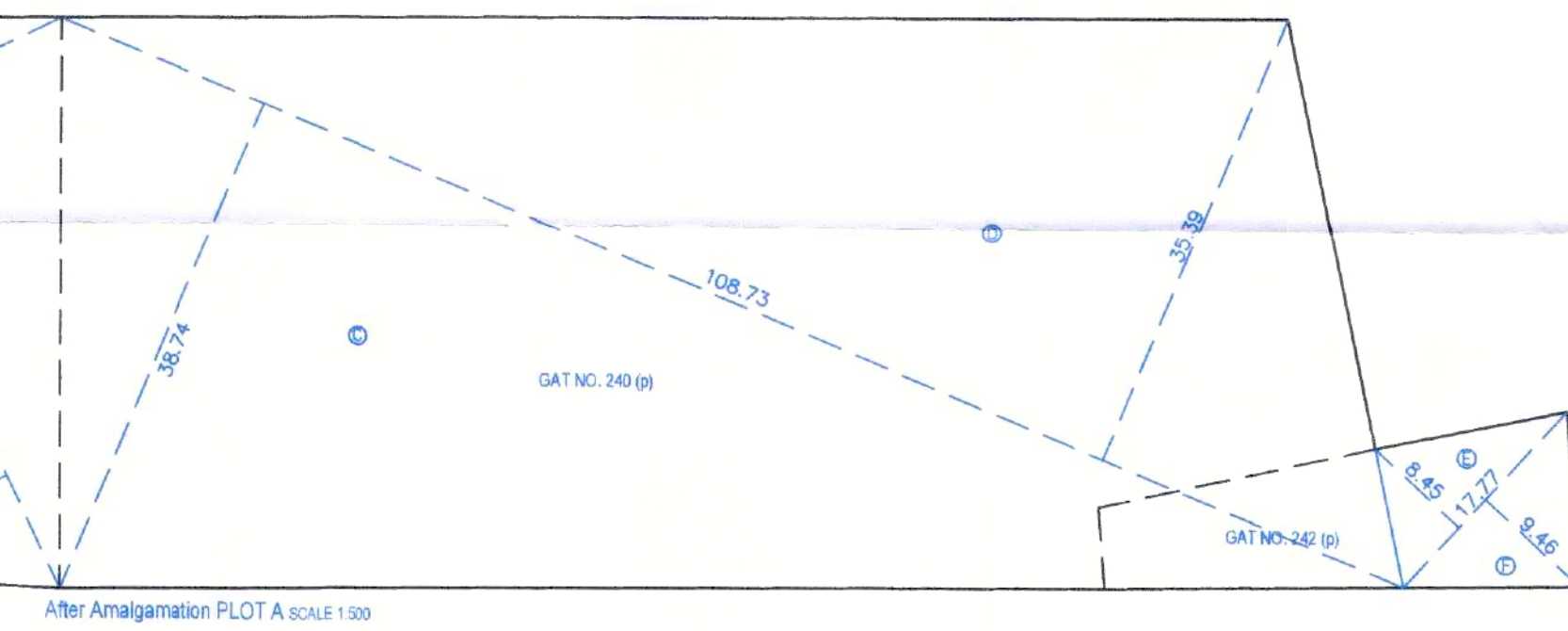
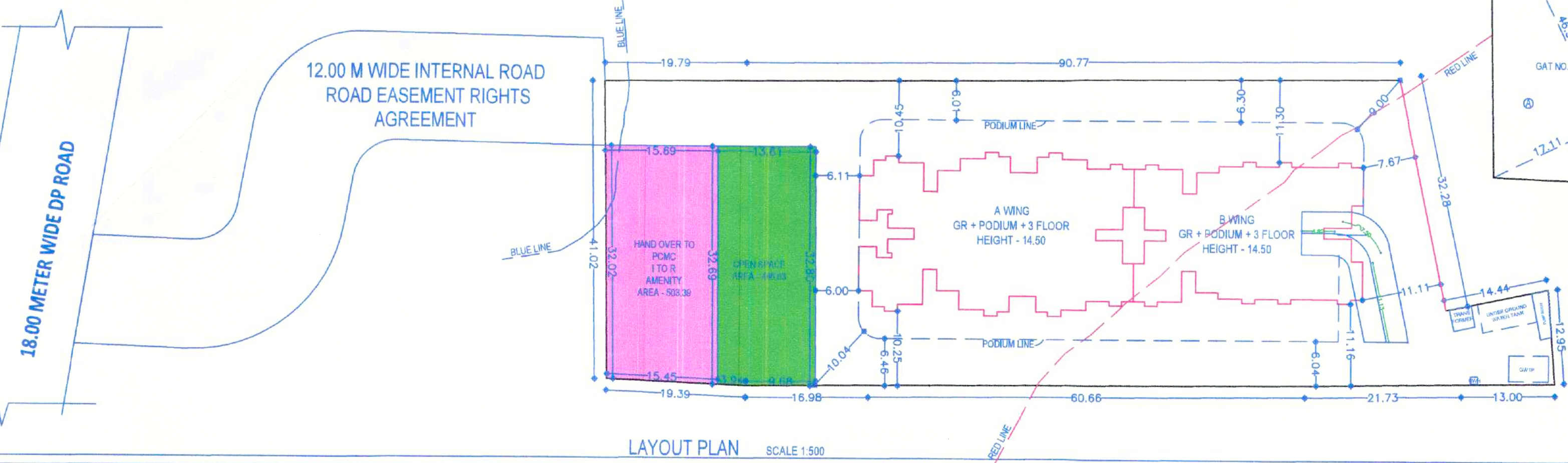
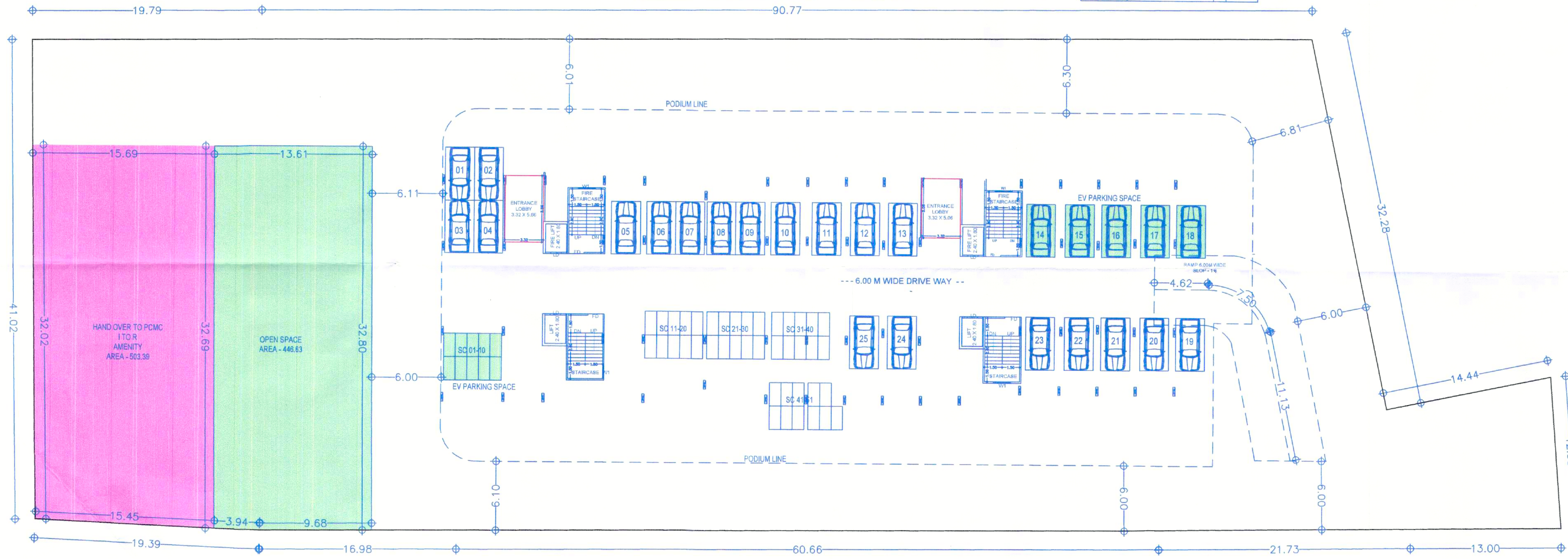
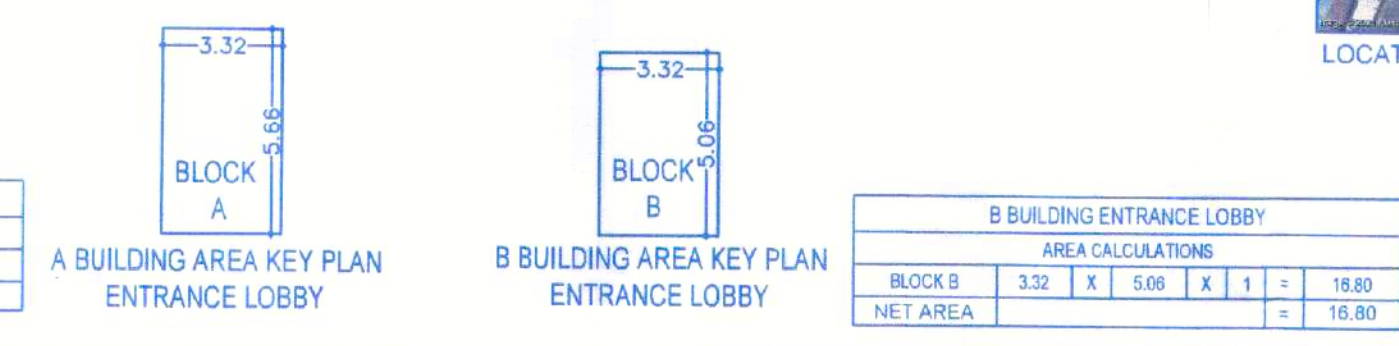
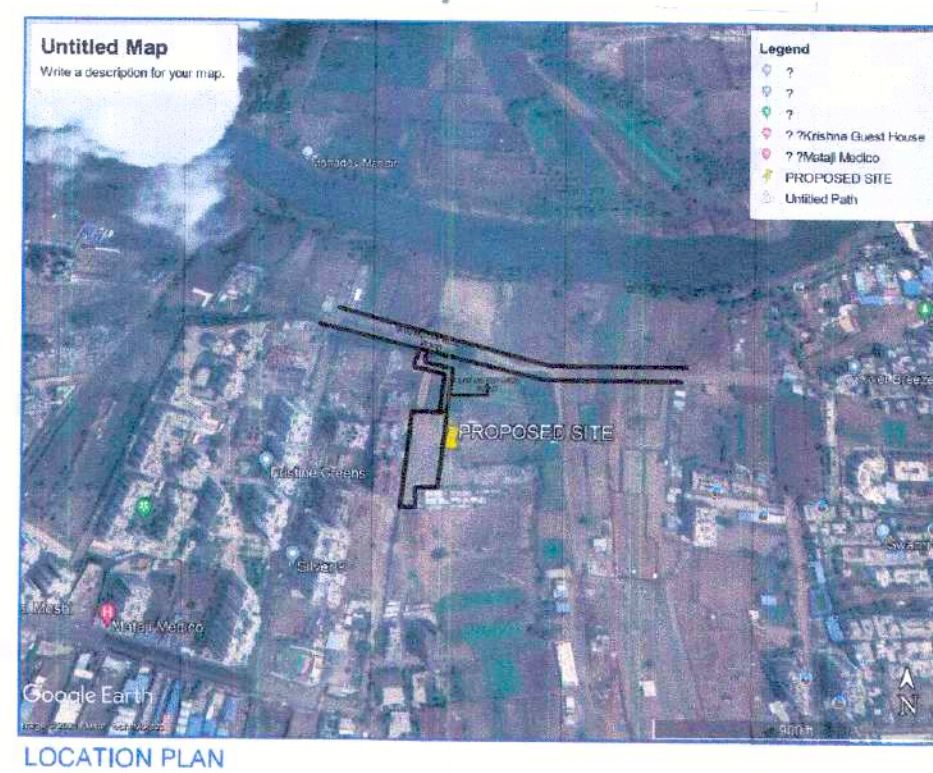
अट. ५३ :- विक्रमाच्या ठिकाणी धुक प्रतिबंधक उपयुक्तता मानपाचे वेळोवेळी दिलेल्या निदेशाप्रमाणे करणे विक्रमावर बंधनकारक राहील.
अट. ५४ :- मंदर ठिकाणी प्रत्यक्ष काम करीत असताना माथ्याडा प्राप्त मुकबल इन्जिनियर यांचे डिझाईननुसार आर.सी.सी. फिटिंग बॉलचे
काम करणे तसेच अनुबाजूच्या मिळतीना होका निर्माण होणार नाही याची तात्त्विक दृष्ट्या घेणेची जबाबदारी अर्जदार / विक्रमाक यांची राहील.
अट. ५५ :- प्रकल्पाचे / इमारतीचे प्रवेश द्वारजवळ, रस्त्याचे बाजूने ५.० मी. अंतरावर सी.सी.टी.झो. याप्रमाणे बसविणे विक्रमाक
बंधनकारक राहील.
अट. ५६ :- नकाशात दर्शविलेले visitor वाहनलळ विक्रमाक विकता येणार नाही

FORM OF STATEMENT 2 (Sr. No. 9 (a))		
PROPOSED BUILDING		
BUILDING NAME	FLOORS	TOTAL BUILT-UP AREA
A BUILDING	GROUND FLOOR	91.32
	PODIUM FLOOR	0.00
	FIRST FLOOR	628.27
	SECOND FLOOR	628.27
A BUILDING	GROUND FLOOR	91.48
	PODIUM FLOOR	0.00
	FIRST FLOOR	502.78
	SECOND FLOOR	502.78
TOTAL		3575.95

FORM OF STATEMENT 3 (SR. NO. 9 (G))				
BUILDING NO	FLOOR NO.	FLAT NO.	CARPET AREA	AREA OF BALCONY
A BUILDING	TYPICAL 1ST TO 3RD FLOORS	101.201.301	55.59	7.40
		102.202.302	55.59	7.40
		103.203.303	55.59	7.40
		104.204.304	38.96	6.39
		105.205.305	38.96	6.39
		106.206.306	55.59	7.40
		107.207.307	55.59	7.40
		108.208.308	55.59	7.40
B BUILDING	TYPICAL 1ST TO 3RD FLOORS	101.201.301	38.96	6.39
		102.202.302	38.96	6.39
		103.203.303	38.96	6.39
		104.204.304	38.96	6.39
		105.205.305	38.96	6.39
		106.206.306	38.96	6.39
		107.207.307	38.96	6.39
		108.208.308	38.96	6.39

Form of Statement 1 (Sr. No. 8 (a) (iii))				
Existing Building to be retained				
Existing Building No.	Floor No.	Plinth Area	Total Floor Area of Existing Building	Use / Occupancy of Floors
1	2	NA	NA	NA
2	2	NA	NA	NA
3	2	NA	NA	NA
4	2	NA	NA	NA
5	2	NA	NA	NA
WATER REQUIREMENT A & B BUILDING				
NO OF TENEMENTS	CARPET AREA	REQ.	LITS.	TOTAL
PROPOSED TEN. NO. 48	48	5 X 135	32400	32400
TOTAL PROPOSED OHWT CAP.				35000
TOTAL UNDER GROUND WATER TANK CAPACITY	32400	2.000	=	64800
TOTAL PROPOSED UST CAP.				65000
FSI STATEMENT FOR A & B BUILDING				
S. NO.	FLOORS	A BUILDING	TENEMENT	B BUILDING
1	GROUND FLOOR	91.32	0	91.48
2	PODIUM FLOOR	0.00	0	0.00
3	FIRST FLOOR	628.27	8	502.78
4	SECOND FLOOR	628.27	8	502.78
5	THIRD FLOOR	628.27	8	502.78
6	TERRACE FLOOR	0.00	0	0.00
TOTAL		1976.13	24	1598.82
TOTAL BUILT-UP AREA - 1976.13 + 594.26 = 3575.95 SQ.M.				

A & B BUILDING PARKING AREA STATEMENT - RESIDENTIAL					
SR. NO.	OCCUPANCY	SIZE OF TENEMENT	TENEMENTS	PARKING SPACES REQUIRED	
1	2				
1	RESIDENTIAL (I) MULTI-FAMILY RESIDENTIAL	FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 40 SQ.M. BUT MORE THAN 30 SQ.M.	30	REQUIRED	PROPOSED
			1	2	15
2	RESIDENTIAL (I) MULTI-FAMILY RESIDENTIAL	FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.M. BUT LESS THAN 80 SQ.M.	18	REQUIRED	PROPOSED
			1	2	9
3	TOTAL PARKING			24	48
4	VISITOR PARKING	IN ADDITION 5% VISITOR PARKING	5%	1	3
5	TOTAL PARKING AREA			25	51
CAR - 12.50 X 25 = 312.50		SCOOTER - 5'1 X 2 = 102	TOTAL - 414.50 SQ.M.		



STAMP OF APPROVAL - LAYOUT & GROUND FLOOR PLAN

1/3

Sanctioned No. B.P./Borhadewad/31/2024

Subject to conditions mentioned in the

Office Order No.

aven dated 24/4/2024

Pimpri

Date :24/4/2024

O. C. Signed by

City Engineer

City Engineer

Building Permission Dept.

PCMC, Pimpri, Pune-18.

A	AREA STATEMENTS	SQ.M
01	Area of Plot (Minimum area of a, b, c to be considered)	5000.00
(a)	As per ownership document (712, CTS extract)	5000.00
(b)	As per measurement sheet	5003.98
(c)	As per site	5003.98
02	Deductions for:	...
(a)	Proposed D.P./D.P. Road widening Area	0.00
(b)	NDZ AREA	38.43
Total (a - b)		00.00
03	Balance Area of the plot (D1-02)	4861.57
04	Amenity space:	
(a)	Required - 10% (1 to 8)	503.39
(b)	Adjustment of 20%, if any-	0.00
(c)	Balance Proposed-	0.00
05	Net Plot Area (D-4(a))	4458.18
06	Recreational Open Space (if applicable)	
(a)	Required	445.82
(b)	Proposed	446.83
07	Internal Road area	0.00
08	Balance Plot Area	4458.18
09	Build up area with reference to Basic F.S.I. as per front road width (Sr.No.5 & 1.1)	4003.98
10	Addition of FSI on Payment of Premium	
(a)	Maximum permissible premium FSI - based on road width / TGD Zone	2229.09
(b)	Proposed FSI on Payment of Premium	0.00
11	In-situ FSI/TDR loading:	
(a)	In-situ area against D.P. Road	0.00
(b)	In-situ area against Amenity Space	0.00
(c)	TDR area (Plot area 4458.18 X 0.85 = 2888.22)	0.00
(d)	Total In-situ / TDR loading proposed (11 (a)+(b)+(c))	0.00
12	Additional FSI area under Chapter No. 7 (60+10+1.0)	4003.98
13	Total entitlement of FSI in the proposal	
(a)	Utilized Built-up Area	0.00
(b)	Balance Built-up Area (12 - 13a)	4003.98
(c)	Auxiliary Area FSI upto 80% with payment of charges	0.00
(d)	Auxiliary Area FSI upto 80% with payment of charges (80%)	0.00
(e)	Total entitlement (proposed)	4003.98
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 6.4 as applicable) (12+13c)	3.60
15	Total Built-up Area in proposal, excluding area at Sr.No.17a)	
(a)	Existing Built-up Area as per Old rule	0.00
(b)	Completed	3575.95
(c)	Proposed Built-up Area (as per T.P. Line)	0.00
(d)	Residential	3575.95
(e)	Commercial	0.00
(f)	Total (a+b)	3575.95
16	F.S.I. Consumed (15/13) (should not be more than Serial No. 14 above)	0.86
17	Area for Inclusive Housing, if any	
(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 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.

SIGN OF ARCHITECT

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

OWNER'S SIGNATURE

LEGEND

PLOT BOUNDARY SHOWN BLACK

PROPOSED WORK SHOWN RED

GRANDELINE SHOWN RED DOTTED

WATERLINE SHOWN BLACK DOTTED

EXISTING TO BE RETAINED HATCHED

DEMOLITION SHOWN HATCHED YELLOW

OWNER'S NAME:

M/s. VTB Realities Through Mr. Tanoj Digambar Borate

OWNER'S SIGN:

SIGNATURE

PROJECT:

SURVEY NO. : G.No. - 238(P) 240(P) 242(P)

HISSA NO. :

PLOT NO. :

DESCRIPTION : VILLAGE - Borhadewad

CTS NO. :

ARCHITECT:

SHRINIVAS PANDIT

ARCHITECT'S SIGN:

PCMC/SRV/0002/2021

SIGNATURE

JOB NO.

2402

DRG. NO.

01

SCALE

1:100

DRAWN BY

AJAY

CHECKED BY

AJAY

DATE

...

INWARD NO.

...

KEY NO.

...

SHEET NO.

...