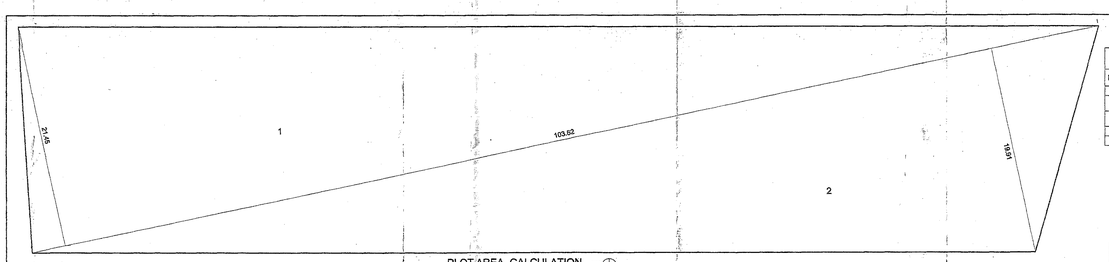
अट क्र.- विद्युतनाच्या विक्रणी इतर प्राविधिक उपयाययोजना समाधाने केलेलेची जिल्हेवार निर्देशाप्रमाणे करणे विकसकांवर बंधनकारक आहे
अट क्र. रस्त्यापासुन / इमारतीचे प्रवेश द्वारापासुन रस्त्याचे / वाहुने प्रणेची ५ ० मी. अंतरावर एल सी.टी.सी.पी. नाशमाणे बसविणे विकसकावर बंधनकारक राहील.

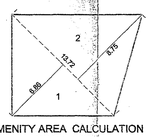
अट क्र. - इलेक्ट्रीक वाहन चार्जिंगसाठी अतिरिक्त इलेक्ट्रिक लोड विद्युत महावितरणकडुन शाळा मंजुन,पेशेर वापर.
अट क्र. भा. आदुक सी. सर्वेक्षणीय मान्य प्रसंग दि. २०/०२/२४ अन्वये Cool Roof Policy for Building under PCMC Jurisdiction च्या परिपत्रकानुसार कार्यवाही करणे विकसकावर बंधनकारक राहील.



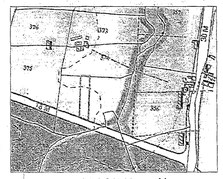
PLOT AREA CALCULATION
SCALE 1:200

PLOT AREA CALCULATION (TRIANGULATION METHOD)									
NO.	=	0.50	X	L	X	H	=	AREA IN SQ.M.
CALCULATIONS									
1	=	0.50	X	103.62	X	21.45	=	1111.23
2	=	0.50	X	103.62	X	19.91	=	1031.70
TOTAL AREA							=	2143.03

AMENITY PLOT AREA CALCULATION (TRIANGULATION METHOD)									
NO.	=	0.50	X	L	X	H	=	AREA IN SQ.M.
CALCULATIONS									
1	=	0.50	X	13.72	X	6.86	=	47.02
2	=	0.50	X	13.72	X	8.75	=	59.98
TOTAL AREA							=	107.00



AMENITY AREA CALCULATION
SCALE 1:200



DP LOCATION
SCALE - NTS

GOOGLE LOCATION
SCALE - NTS

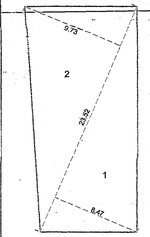
STAMP OF APPROVAL 1/5

LAYOUT ,PLANS, AREA CALCULATIONS

Sanctioned No. B.P. Charholi 150/2024
Subject to compliance mentioned in the Office Order No.
dated 18/10/2024

Pimpri
Date 18/10/2024

Executive Engineer
Building Permission and Unauthorised Buildings
Construction Control Department
Pimpri Chinchwad Municipal Corporation
Pimpri-411 018



OPEN SPACE
AREA CALCULATION
SCALE 1:200

OPEN SPACE PLOT AREA CALCULATION (TRIANGULATION METHOD)									
NO.	=	0.50	X	L	X	H	=	AREA IN SQ.M.
CALCULATIONS									
1	=	0.50	X	23.52	X	8.47	=	99.58
2	=	0.50	X	23.52	X	9.73	=	114.41
TOTAL AREA							=	214.00

WATER TANK CALCULATIONS FOR RESIDENTIAL - WING C							
OVER HEAD WATER TANK							
TENEMENTS	=	28 NO.					
REQUIRED WATER TANK CAPACITY	=	28	X	5	X	135	L/H
REQUIRED WATER TANK CAPACITY	=	18900 LTR					
REQUIRED FIRE WATER TANK CAPACITY	=	26000 LTR					
UNDER GROUND WATER TANK							
REQUIRED WATER TANK CAPACITY	=	2.0	X	18900 LTR			
REQUIRED WATER TANK CAPACITY	=	37800 LTR					

WATER TANK CALCULATIONS FOR RESIDENTIAL - WING B							
OVER HEAD WATER TANK							
TENEMENTS	=	4 NO.					
REQUIRED WATER TANK CAPACITY	=	4	X	5	X	135	L/H
REQUIRED WATER TANK CAPACITY	=	2700 LTR					
REQUIRED FIRE WATER TANK CAPACITY	=	26000 LTR					
UNDER GROUND WATER TANK							
REQUIRED WATER TANK CAPACITY	=	2.0	X	2700 LTR			
REQUIRED WATER TANK CAPACITY	=	5400 LTR					

WATER TANK CALCULATIONS FOR RESIDENTIAL - WING A							
OVER HEAD WATER TANK							
TENEMENTS	=	4 NO.					
REQUIRED WATER TANK CAPACITY	=	4	X	5	X	135	L/H
REQUIRED WATER TANK CAPACITY	=	2700 LTR					
REQUIRED FIRE WATER TANK CAPACITY	=	26000 LTR					
UNDER GROUND WATER TANK							
REQUIRED WATER TANK CAPACITY	=	2.0	X	2700 LTR			
REQUIRED WATER TANK CAPACITY	=	5400 LTR					

PARKING REQUIREMENTS (UDCPR)			
AREA OF TENEMENT	NOS. OF TENEMENT	CAR	SCOOTER
RESIDENTIAL 40 TO 80 SQ.M.	REQUIRED FOR 2	1	2
	27	14	27
RESIDENTIAL 80 TO 150 SQ.M.	REQUIRED FOR 1	1	1
	9	9	9
TOTAL		23	36
VISITORS PARKING 5%		1	2
TOTAL PARKING REQUIRED		24	38
TOTAL PARKING REQUIRED		24	38
PROPOSED PARKING			
36 BIKES DONVERTED TO CAR		7	-
TOTAL PARKING REQUIRED		31	-
TOTAL PARKING PROPOSED		69	0

TOTAL PARKING PROPOSED		
PARKING STATEMENT	CARS	SCOOTER
STILT FLOOR	35 NOS.	0 NOS.
BASEMENT FLOOR	29 NOS.	0 NOS.
TOTAL	64 NOS.	0 NOS.

BUILDING WISE FSI STATEMENT											
WING	TOTAL NO. OF FLOORS	HEIGHT OF BUILDING IN METER	ESLAREA		LIFT	LIFT M/C ROOM	TENEMENTS		TOTAL	NON FSI	CONSTRUCTION AREA
			COMM.	RESI.	OTHER			RESIDENTIAL	COMMERCIAL	FSI AREA		
A	B+S +1 FLOORS	6.55	0.00	387.38	0.00	3.42	3.42	4 NOS.	0 NOS.	387.38	959.47	1346.85
B	B+S +1 FLOORS	9.45	0.00	423.37	0.00	3.42	3.42	4 NOS.	0 NOS.	423.37	842.58	1265.95
C	B+S+7 FLOORS	23.95	0.00	2724.33	0.00	3.42	3.42	28 NOS.	0 NOS.	2724.33	924.17	3648.50
TOTAL			0.00	3535.08	0.00	10.26	10.26	36 NOS.	0 NOS.	3535.08	2726.22	6261.30

WATER REQUIREMENT TABLE						
NO.	DESCRIPTION	OVER HEAD WATER TANK			UNDER GROUND WATER TANK	TOTAL O.H.W.T. & U.G.W.T.
		WATER REQUIRED	FIRE FIGHTING	TOTAL	WATER REQUIRED	
1	WING-A	18900 LTR.	26000 LTR.	43800 LTR.	37800 LTR.	81700 LTR.
	WING-B	2700 LTR.	26000 LTR.	27700 LTR.	5400 LTR.	33100 LTR.
	WING-C	2700 LTR.	26000 LTR.	27700 LTR.	5400 LTR.	33100 LTR.
2	TOTAL	24300 LTR.	78000 LTR.	99300 LTR.	48600 LTR.	147900 LTR.

CONSTRUCTION AREA STATEMENT IN SQ.M.												
				FSI AREA	NON FSI							TOTAL FSI & NON FSI AREA
TYPE OF BUILDING & WING		TOTAL NO. OF FLOORS	HEIGHT OF BUILDING IN METER	TOTAL AREA	BASEMENT FLOOR	STILT FLOOR	LIFT	LIFT M/C ROOM	OHWT	TOTAL NON FSI	B (1 TO 5)	A+B
				A	1	2	3	4	5			
BUILDING	WING-A	B+S+1	6.55	387.38	543.63	389.19	3.42	3.42	21.62	961.28	1348.66	CONSTRUCTION AREA
	WING-B	B+S+1	9.45	423.37	461.84	372.28	3.42	3.42	21.62	842.58	1265.95	
	WING-C	B+S+7	23.95	2724.33	506.52	387.38	3.42	3.42	21.62	922.36	3646.69	
TOTAL				3535.08	1491.99	1148.85	10.26	10.26	64.86	2726.22	6261.30	
								20.52				
OTHER AREAS	UGT			0.00	125.00	0.00	0.00	0.00		125.00	125.00	
OTHER AREAS TOTAL				0.00	125.00	0.00	0.00	0.00		125.00	125.00	
GRAND TOTAL								1		2851.22	6386.30	

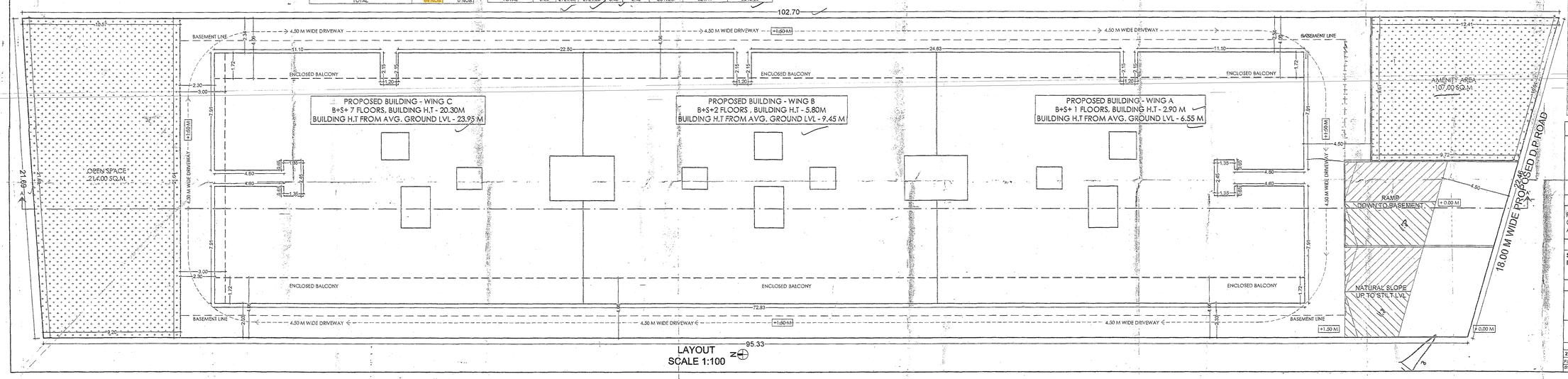
FLOOR WISE FSI STATEMENT - WING C								
FLOORS	FSI AREA			OTHER AREAS				CONSTRUCTION AREA
	COMM.	RESI.	TOTAL FSI AREA	LIFT	LIFT M/C ROOM	TENEMENTS	TOTAL NON FSI AREA	
BASEMENT	0.00	0.00	0.00	0.00	--	0 NOS.	506.52	506.52
STILT FLOOR	0.00	0.00	0.00	3.42	--	0 NOS.	392.61	392.61
1ST FLOOR	0.00	388.19	388.19	0.00	--	4 NOS.	0.00	389.19
2ND. FLOOR	0.00	389.19	389.19	0.00	--	4 NOS.	0.00	389.19
3RD. FLOOR	0.00	389.19	389.19	0.00	--	4 NOS.	0.00	389.19
4TH. FLOOR	0.00	389.19	389.19	0.00	--	4 NOS.	0.00	389.19
5TH. FLOOR	0.00	389.19	389.19	0.00	--	4 NOS.	0.00	389.19
6TH. FLOOR	0.00	388.19	388.19	0.00	--	4 NOS.	0.00	389.19
7TH. FLOOR	0.00	388.19	388.19	0.00	--	4 NOS.	0.00	389.19
TERR. FLOOR	0.00	0.00	0.00	0.00	3.42	0 NOS.	25.04	25.04
TOTAL	0.00	2724.33	2724.33	3.42	3.42	28 NOS.	924.17	3648.50

FLOOR WISE FSI STATEMENT - WING B								
FLOORS	FSI AREA			OTHER AREAS				CONSTRUCTION AREA
	COMM.	RESI.	TOTAL FSI AREA	LIFT	LIFT M/C ROOM	TENEMENTS	TOTAL NON FSI AREA	
BASEMENT	0.00	0.00	0.00	0.00	--	0 NOS.	441.84	441.84
STILT FLOOR	0.00	0.00	0.00	3.42	--	0 NOS.	375.70	375.70
1ST FLOOR	0.00	372.28	372.28	0.00	--	4 NOS.	0.00	372.28
SECOND FLOOR	0.00	51.09	51.09	0.00	3.42	0 NOS.	25.04	76.13
TOTAL	0.00	423.37	423.37	3.42	3.42	4 NOS.	842.58	1265.95

FLOOR WISE FSI STATEMENT - WING A								
FLOORS	FSI AREA			OTHER AREAS				CONSTRUCTION AREA
	COMM.	RESI.	TOTAL FSI AREA	LIFT	LIFT M/C ROOM	TENEMENTS	OTHER NON FSI AREA	
BASEMENT	0.00	0.00	0.00	0.00	--	0 NOS.	543.63	543.63
STILT FLOOR	0.00	0.00	0.00	3.42	--	0 NOS.	390.80	390.80
1ST FLOOR	0.00	387.38	387.38	0.00	--	4 NOS.	0.00	387.38
TERR. FLOOR	0.00	0.00	0.00	0.00	3.42	0 NOS.	25.04	25.04
TOTAL	0.00	387.38	387.38	3.42	3.42	4 NOS.	959.47	1346.85

ANCILLARY AREA CALCULATIONS			
NO.	AREA CALCULATIONS:-		SQ.M.
13	TOTAL ENTITLEMENT OF F.S.I. IN THE PROPOSAL		2236.30
A	PROPOSED COMMERCIAL AREA AS PER 'P' LINE		0.00
	PROPOSED NET COMMERCIAL AREA [(2)*1.60]		0.00
B	PROPOSED ANCILLARY AREA FOR COMMERCIAL [A(i) X 80%]		0.00
	BALANCE NET AREA CONSIDERED FOR RESIDENTIAL [(13)-(A(ii))]		2236.30
C	PROPOSED ANCILLARY AREA FOR RESIDENTIAL [(B) X 60%]		1298.78
D	TOTAL ANCILLARY AREA [(A(ii)) + (C)]		1298.78
E	TOTAL ENTITLEMENT [(13+(D)]		3535.08

NO.	AREA STATEMENT	SQ.M.
1	AREA OF PLOT	2140.00
	a AREA OF PLOT BY 7/12 EXTRACT	2140.00
	b AREA OF PLOT BY TRIANGULATION METHOD	2143.03
2	DEDUCTIONS FOR	
	a AREA UNDER ROAD WIDENING	0.00
	b ANY RESERVATION	0.00
	c OTHER	0.00
	TOTAL (a+b+c)	0.00
3	BALANCE AREA OF PLOT (1-2)	2140.00
4	AMENITY SPACE (If Application)	
	a REQUIRED AMENITY SPACE 5%	107.00
	b ADJUSTMENT OF 2(c) If any	0.00
	c BALANCE PROPOSED AMENITY SPACE	107.00
5	NET AREA OF PLOT (3 - 4(c))	2033.00
6	RECREATIONAL OPEN SPACE	
	a REQUIRED OPEN SPACE	214.00
	b PROPOSED OPEN SPACE	214.00
7	INTERNAL ROAD AREA	0.00
8	PLOTABLE AREA (If Applicable)	0.00
9	PERMISSIBLE BASIC F.S.I. AS PER ROAD WIDTH	1.10
	a PERMISSIBLE BUILT-UP AREA (5 X 9)	2236.30
10	ADDITION OF F.S.I. ON PAYMENT OF PREMIUM	
	a MAXIMUM PERMISSIBLE PREMIUM F.S.I. [0.50]	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 [2.0X2(a)] IF ANY	0.00
	b IN-SITU AREA AGAINST AMENITY SPACE IF HANDED OVER [2.00 OR 1.85 X 4(b) AND / OR 4(c)]	0.00
	c TDR PERMISSIBLE (FOR 15.00 TO 24.00M. ROAD)	0.9000
	d TDR AREA PERMISSIBLE [(1) X 11(c)]	1928.00
	e TDR AREA PROPOSED [11(d)-(11a+b)] (to be Purchased) (70% Regular & 30% Slum)	0.00
	f TOTAL INCENTIVE / TDR LOADING PROPOSED [11(e)+11(b)+11(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) + 12]	2236.30
	b ANCILLARY AREA F.S.I. UP TO 60% OR 80% WITH PAYMENT OF CHARGES [13a(i) X 60%]	1341.78
	c ANCILLARY AREA PROPOSED WITH PAYMENT OF CHARGES	1298.78
	d TOTAL ENTITLEMENT [13(a)+13(c)]	3535.08
14	MAXIMUM UTILIZATION LIMIT OF F.S.I. (BUILDING POTENTIAL) PERMISSIBLE AS PER ROAD WIDTH [(FOR 15.00 TO 24.00M. WIDE ROAD) X 1.80 OR 1.80]	2.50 X (1.60 OR 1.80)
	MAXIMUM UTILIZATION OF F.S.I. AREA [(1) X 14] X [1.60 OR 1.80]	[illegible]
15	PROPOSED AREAS (Excluding area at S.No. 17(b))	
	a PROPOSED BUILT-UP AREA AS PER 'P-LINE'	
	i RESIDENTIAL	3535.08
	ii COMMERCIAL	0.00
	b TOTAL PROPOSED BUILT-UP AREA [i+ii]	3535.08
16	F.S.I. CONSUMED [15/(13)] (should not be more than serial no. 14 above)	1.00
	BALANCE F.S.I. (13 - 15)	0.00
17	AREA FOR INCLUSIVE HOUSING if any	
	a REQUIRED 20% OF BASIC F.S.I [20% OF 9(a)]	0.00
	b PROPOSED AREA	0.00



LAYOUT
SCALE 1:100

LEGEND :-

- PLOT BOUNDARY IN BLACK
- OPEN SPACE IN GREEN
- AMENITY SPACE IN PINK
- PROPOSED CONSTRUCTION IN RED
- WATER LINE IN BLACK DOTTED
- DRAINAGE LINE IN RED DOTTED
- WASTE WATER LINE IN YELLOW

PROJECT TITLE :-

PROPOSED RESIDENTIAL BUILDING -
ON NEW SR.NO.-322 (P) & OLD SR. NO - 356(P)
AT CHAROHLI TAL: HAVELI , DIST: PUNE

OWNER NAME :-	SIGN
SHILPKAAR BUILDCON THROUGH MR. AVISHEK KUMAR SRIVASTAVA	

ARCHITECT	SIGN
BHURAT CONSULTANCY SERVICES PVT. LTD. AR. DEEPESH P. BHURAT	

OFFICE NO. 98, 3RD FLOOR, CHANDRASEN APARTMENT, PRABHAT ROAD, OPP.PRESIDENT HOTEL, ERANDWANE, PUNE - 411004
EMAIL ID :-landmarkpatners@gmail.com

DWG.NO	DATE	SCALE	DEALT BY	REVISION	NORTH
271-SD-R00	01/10/2024	AS SHOWN	SIDDHANT	R-00	

FILE PATH - d:\siddhant\charoli\ mudit shah (10-01-2024)\05_corporation drawings\Final drawings\20022410\01_271-00-sd-chr-layout21 - basic sanction.dwg