अट क्र. ५३ नकाशात दर्शविलेले visitor वाहनतळ विक्रीकरिता विकता येणार नाही

अट क्र.५४ विकसनाच्या ठिकाणी भूज प्रतिबंधक उपाययोजना मनपाने वेळोवेळी दिलेल्या निर्देशाप्रमाणे करणे विकसकावर बंधनकारक राहील.

अट क्र. ५५ सदर ठिकाणी प्रत्यक्ष काम करीत असताना मान्यताप्राप्त स्ट्रक्चरल इंजिनिअर यांचे दिशानिर्देश नुसार आर.सी.सी. स्टिटिंग बांधकाम करणे तसेच अनुषंगाच्या सिव्हिलकामांना धोका निर्माण होणार नाही याची तांत्रीक सक्षमता येणेची जबाबदारी अर्जदार / विकसक यांची राहील.

अट क्र. ५६ – प्रकल्पाचे / इमारतीचे प्रवेश द्वारजवळ रस्त्याचे बाजुने प्रत्येकी ५० मी. अंतरावर एक सी.सी.टी.व्ही. याप्रमाणे वसविणे विकसकास बंधनकारक राहील

अट क्र. ५७ इमारतीच्या छताचे तापमान नियंत्रणासाठी high reflective material/ वनस्पती आच्छादन (vegetation) याचा वापर करणेत यावा.

अट क्र.५८ सदर ठिकाणी वातानुकुलित यंत्रणा (air condition) बसविणे विकसकावर बंधनकारक राहील.

अट क्र.५९ पि.सि.म.न.पा. इमारतींच्या छताचे तापमान नियंत्रणाबाबत मा.आयुक्त सो. यांचे कडील दि. २७/०२/२०२४ रोजीचे परिपत्रकात नमूद कूल रुफ (Cool Roof) पॉलिसीनुसार टेरेस, पार्किंग व पोडीयम च्या छतावर तापमान नियंत्रित ठेवणेच्या तीन पर्यायां पैकी योग्य पर्यायाची पूर्तता करणेच्या अटीवर सदर बांधकाम परवानगी देण्यात येत आहे.

LOCATION PLAN
(SCALE-NTS)

Form of Statement 2 [Sr. No. 9 (a)] Proposed Building

Building No.	Floor No.	Total Built- up Area of floor, as per outer construction line.	Mhada Shift Of S.No.249/4 Wakad Site	Apartment/ Flat	Mhada Shift Of S.No.249/4 Wakad Site
(1)	(2)	(3)		(4)	
A & B Bldg	PARKING FLOOR	80.01	-------	-----	
	FIRST FLOOR	522.83	219.47	5	4
	SECOND FLOOR	524.33	219.47	5	4
	THIRD FLOOR	524.33	219.47	5	4
	FOURTH FLOOR	524.33	219.47	5	4
	FIFTH FLOOR	397.72	219.47	3	4
	SIXTH FLOOR	218.47	75.49	3	1
	TOTAL =	2792.02	1172.84	26	21
		2792.02 - 1172.84(MHADA) = 1619.18		26+21 =47	

WATER REQUIREMENT

TANK		REQUIRED CAPACITY (LIT)	PROPOSED CAPACITY (LIT)
OHWT	Resi+Comm	31725.00	
	FIRE REQUIREMENT	25000.00	
	TOTAL	56725.00	60000.00
UGWT		63450.00	
	FIRE REQUIREMENT	0.00	
	TOTAL	63450.00	65000.00

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)	(3)	(4)	(5)
A & B BLDG	---	---	---	---

PARKING CALCULATION

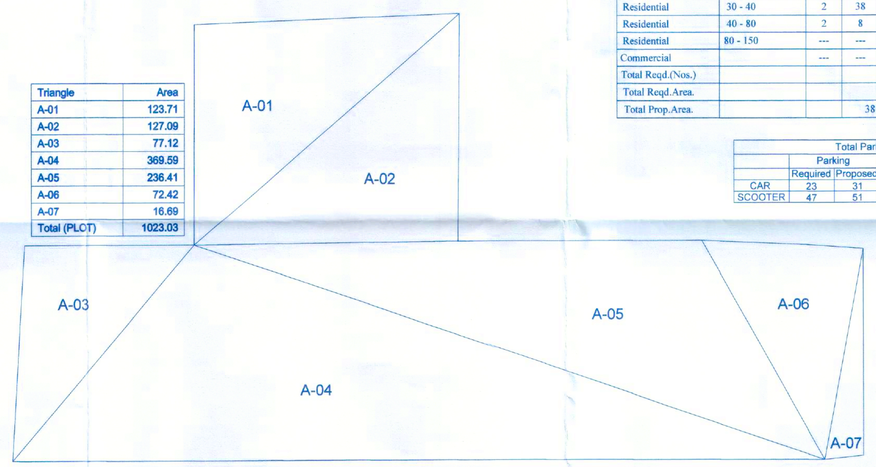
TYPE	CARPET AREA / FSI (M2)	TNMTS.(Nos.) UNIT	TNMTS.(Nos.) PROP.	CAR.(Nos.) BY Rule	CAR.(Nos.) Reqd.	SCOOTER.(Nos.) BY Rule	SCOOTER.(Nos.) Reqd.
Residential	0 - 30	2	1	0	0	2	1
Residential	30 - 40	2	38	1	19	2	38
Residential	40 - 80	2	8	1	4	2	8
Residential	80 - 150	---	---	---	---	---	---
Commercial		---	---	---	---	---	---
Total Reqd.(Nos.)					23		47
Total Reqd.Area.					287.50		94.00
Total Prop.Area.				381.50 + 19.08 (5%visitor parking) = 400.58			

Total Parking Statement

	Parking Required	Parking Proposed	Visitor Parking Required	Visitor Parking Proposed	Total Parking Required	Total Parking Proposed
CAR	23	31	1	1	24	32
SCOOTER	47	51	4	6	51	57

25% EV Parking Statement

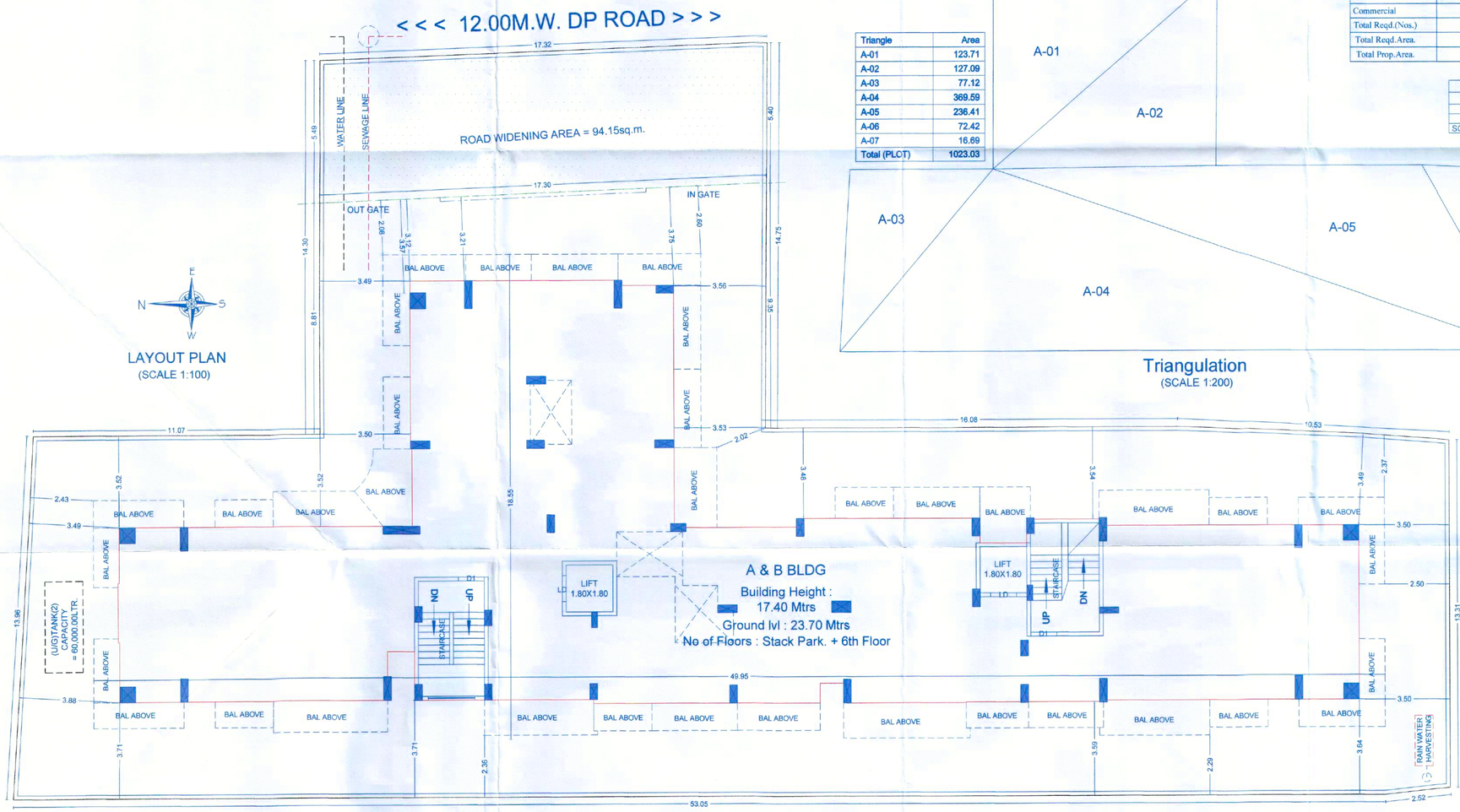
	Required	Proposed
CAR	6	7
SCOOTER	12	14



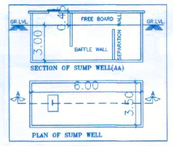
Triangulation
(SCALE 1:200)

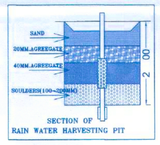
Triangle	Area
A-01	123.71
A-02	127.09
A-03	77.12
A-04	369.59
A-05	236.41
A-06	72.42
A-07	16.69
Total (PLOT)	1023.03

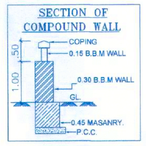
- RESIDENTIAL PARKING
- EV PARKING
- VISITOR PARKING
- COMMERCIAL PARKING
- MHADA PARKING



LAYOUT PLAN
(SCALE 1:100)







STAMP OF APPROVAL

Sanctioned No. B.P/pimple Nilakh/ 27/2024
Subject to conditions mentioned in the Office Order No.
aven dated 28/11/2024
Pimpri
Date 28/11/2024

Principal Controlling Municipal Corporation ESTD. 11/10/82 Pcpcn-411 018

Ward Officer 'D' : Ward PCMC., Chinchwad, Pune-411 033.

O. C. Signed by Ward Officer

A) AREA STATEMENT

1. AREA OF PLOT (Minimum area of a, b, c to be considered)	1023.03
(a) As per ownership document (7/12, CTS extract)	1023.03
(b) as per measurement sheet	1023.03
(c) as per site	1023.03
2. DEDUCTIONS FOR	
(a) Proposed D.P./ D.P. Road widening Area/ Service Road / Highway widening	94.15
(b) Any D.P. Reservation area	0.00
TOTAL (a+b+c)	94.15
3. BALANCE AREA OF PLOT (1-2)	928.88
4. Amenity Space (if applicable)	0.00
(a) Required -	0.00
(b) Adjustment of 2(b), if any -	0.00
(c) Balance Proposed -	0.00
5. NET AREA OF THE PLOT (3-4(c))	928.88
6. Recreational Open space (if applicable)	
(a) Required -	0.00
(b) Proposed -	0.00
7. Internal Road area	0.00
8. Plotable area (if applicable)	928.88
9. Built up area with reference to Basic F.S.I. (928.88X1.10) as per front road width (Sr. No. 5xbasic FSI)	1021.76
10. Addition of FSI on payment of premium	
(a)Maximum permissible premium FSI-based on road width/TOD Zone.	511.52
(b)Proposed FSI on payment of premium.	0.00
11. In-situ FSI / 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 handed over [2.00 or1.85 x Sr. No. 4 (b)and /or(c)],	0.00
(c) TDR area	0.00
(d) Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	0.00
12. Additional FSI area under Chapter No. 7	0.00
13. Total entitlement of FSI in the proposal	**1021.76**
(a) [9 + 10(b)+11(d)] or 12 whichever is applicable.	**1021.76**
(a1) Deduction: built up area /FSI/utilized area/ FSI to be retained as per old dc rule.	**0.00**
(a2)balance entitlement Ancillary Area (a1-a2)	**1021.76**
(b)Ancillary Area FSI upto 60% or 80% (1021.76X0.60) with payment of charges. on a2 whichever applicable	**613.05**
(c) Total entitlement (a+b)	**1634.81**
14.(a) 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}**	**2.25**
15.Total Built-up Area in proposal(excluding area at Sr.No.17b)	
(a) Existing Built-up Area./as per old rule	
i) completed	
ii) residential	0.00
iii) commercial	0.00
(b) Proposed Built-up Area (as per 'P-line')	
ii) residential	**1619.18**
ii) commercial	**0.00**
(c) Total (a+b)	1619.18
16. F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	0.990
17. Area for Inclusive Housing, if any	
(a) Required (20% of Sr.No.5)	0.00
(b) Proposed	0.00

This Drawing is Prepare by instruction given by P.C.M.C. Sanction Authority

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON _____ AND THE DIMENSION OF SIDES, ETC. OF PLOT STATED ON PLAN AREA AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / T.P.SCHEME RECORD / LAND RECORD DEPT. / CITY SURVEY RECORDS.

SIGN OF LIC.ENGINEER

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 and signature

LEGEND
- PLOT BOUNDARY SHOWN BLACK
- PROPOSED WORK SHOWN RED
- DRAINAGELINE SHOWN RED DOTTED
- WATERLINE SHOWN BLACK DOTTED
- EXISTING TO BE RETAINED HATCHED
- DEMOLISHION SHOWN HATCHED YELLOW

PROJECT-
PROPOSED BUILDING AT-
S.NO.42/1/1 & 42/1/3/3A(P),
VILLAGE - PIMPLE NILAKH,PUNE.

PAH/OWNER - SIGN -

Mr.Vikram M. Kamthe & Other

SHREE-ASSOCIATES
LIC.ENGINEER
Roseicon, Commercial Building,
Office No.309,S.no.143/5,Above Vijaya Bank,
Pimple Saudagar,Pune - 27.

PRITAM TARODE (LIC.ENGINEER)

SCALE	DRAWN BY	INWARD NO.	PCMC/PPN0018/2023/ 22/KC/1/PIMPLE NILAKH/193-7/2024	DATE	12 Nov 2024
1:100	BASHA	KEY NO.	[illegible]	SHEET NO.	1 / 4

This is a system generated drawing as per the soft copy submitted by the Architect/ License Engineer