



WATER REQUIREMENT			
TANK		REQUIRED CAPACITY (LIT)	PROPOSED CAPACITY (LIT)
OHWT	Resi+Comm	31725.00	
	FIRE REQUIREMENT	25000.00	
	TOTAL	66725.00	60000.00
UGWT		63450.00	
	FIRE REQUIREMENT	0.00	
	TOTAL	63450.00	65000.00

Form of Statement I [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.A.B.R.D.C.				

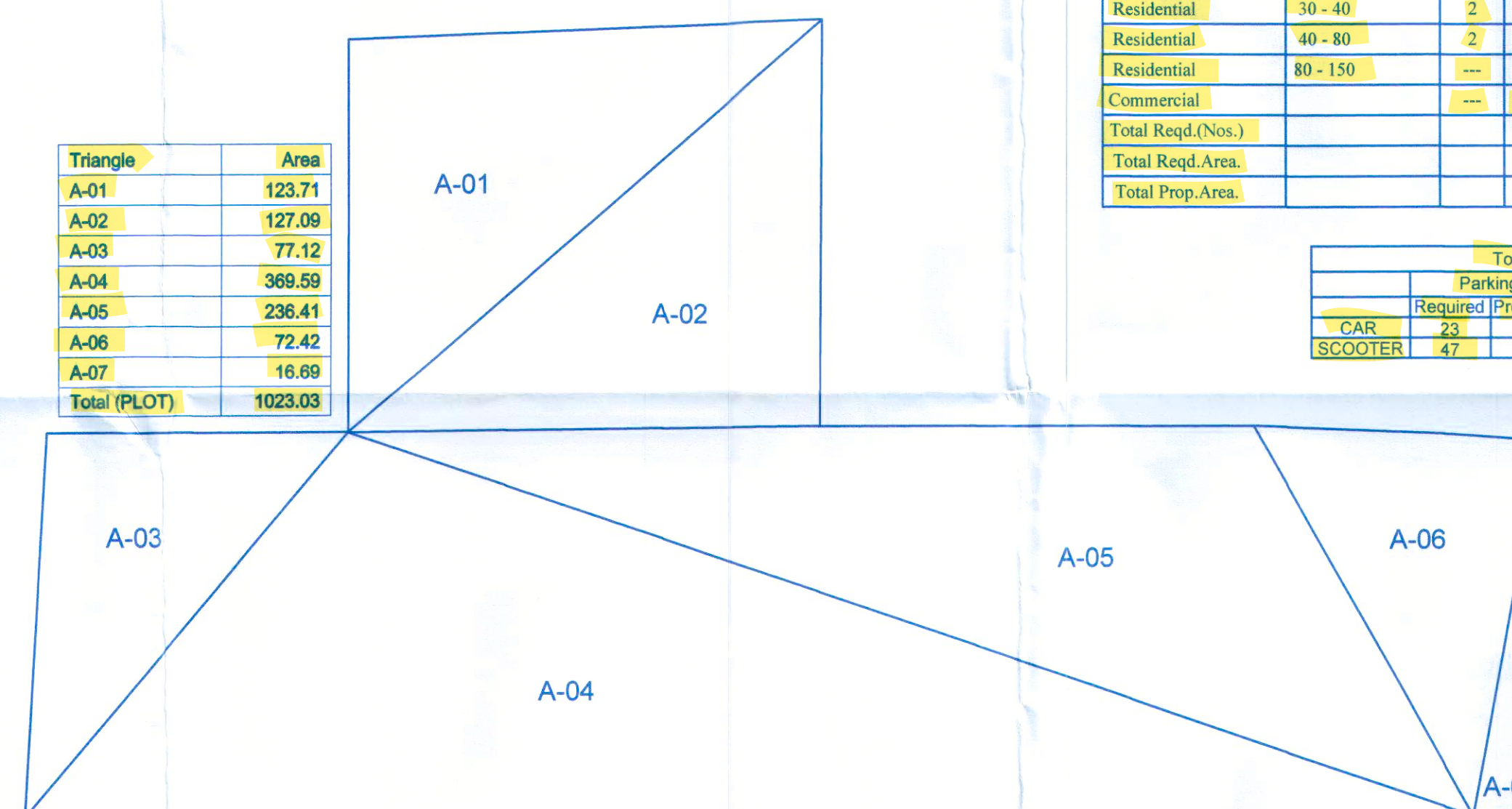
PARKING CALCULATION							
TYPE	CARPET AREA (FSI (M2)	TNMTS.(Nos.)		CAR.(Nos.)		SCOOTER.(Nos.)	
		UNIT	PROP.	BY Rule	Reqd.	BY Rule	Reqd.
Residential	0 - 30	2	11	0	0	2	1
Residential	30 - 40	2	38	1	19	2	38
Residential	40 - 80	2	8	1	4	2	8
Residential	80 - 150	---	---	---	---	---	---
Commercial		---	---	---	---	---	---
Total Reqd.(Nos.)					23		47
Total Reqd.Area					287.50		940
Total Prop.Area				381.50 + 19.08 (5%visitor parking)			400

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

20% EV Parking Statement		
	Required	Proposed
CAR	5	7
SCOOTER	10	1

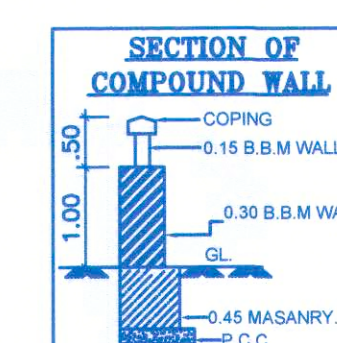
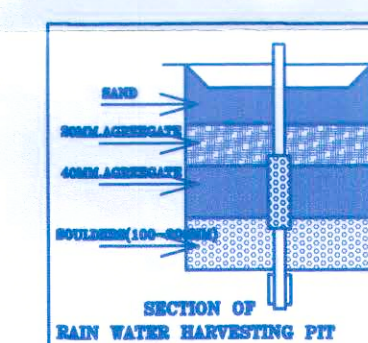
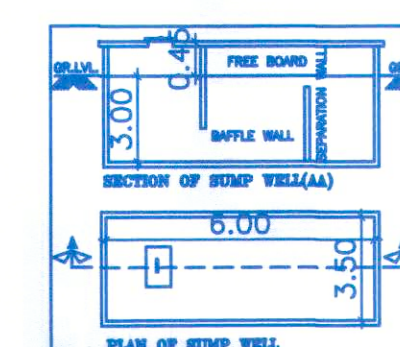
- RESIDENTIAL PARKING
- EV PARKING
- VISITOR PARKING
- COMMERCIAL PARKING
- MHADA PARKING

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



Triangulation

(SCALE 1:200)



Sanctioned No. B.P./pimple Nil
Subject to conditions mentioned in the
Office Order No.
aven dated 18/06/2025
Pimpri
Date: 18/06/2025

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.	Plottable 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 or 1.85 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 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 proposed 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
iii)	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.)	0.9900
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.

SIGNATURE OF 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

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

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

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 Saudanar Pune - 27	
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PRITAM TARODE (J.C. ENGINEER)		7
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SCALE	DRAWN BY	INWARD NO.	PCMC/PPN0018/2022/ ZONE D/TMPL/RLAID/703-PPH54	DATE	09 Apr 2025
1:100	RASHA	KEY NO.	23/3/2025	SHEET NO.	1 / 4

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