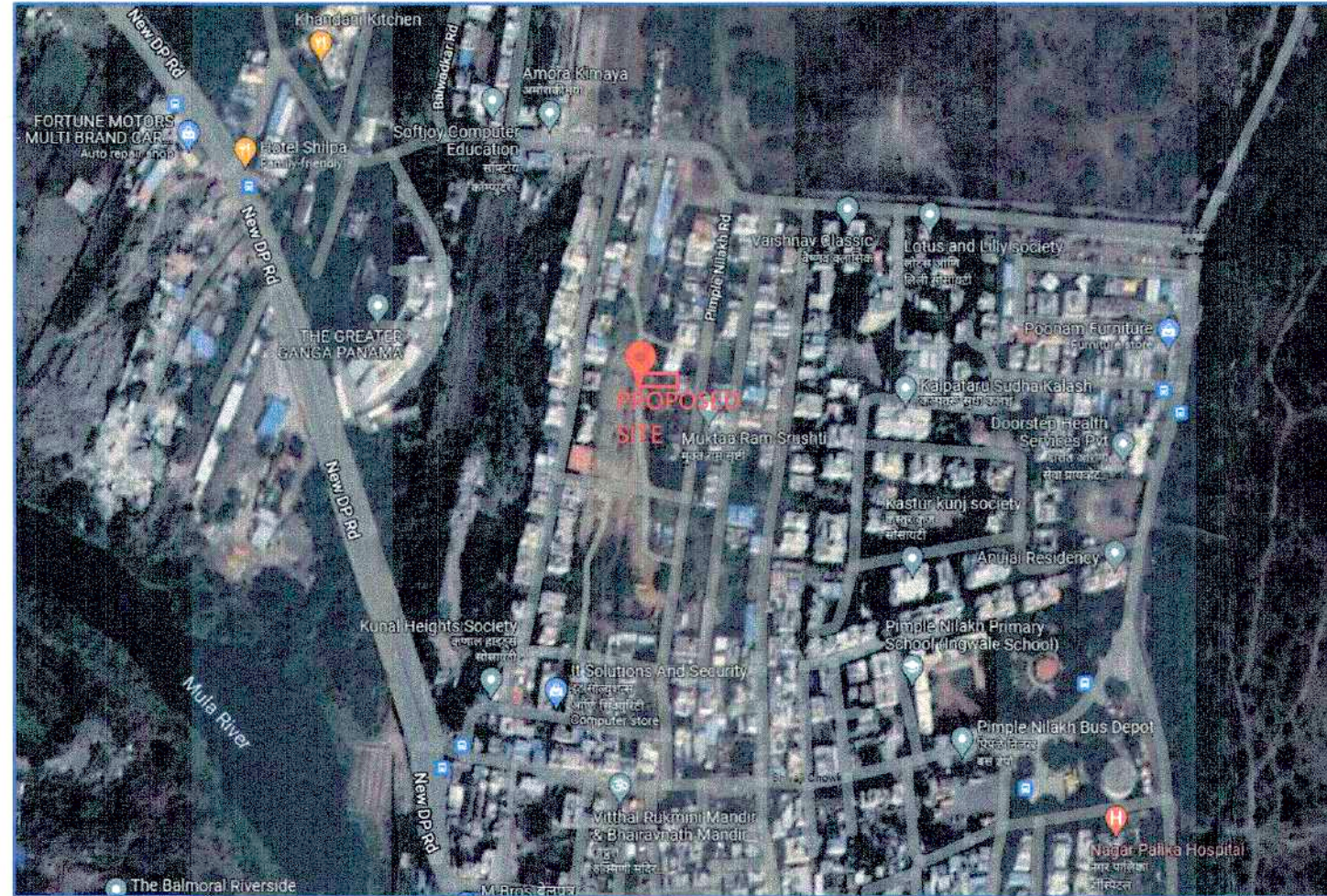
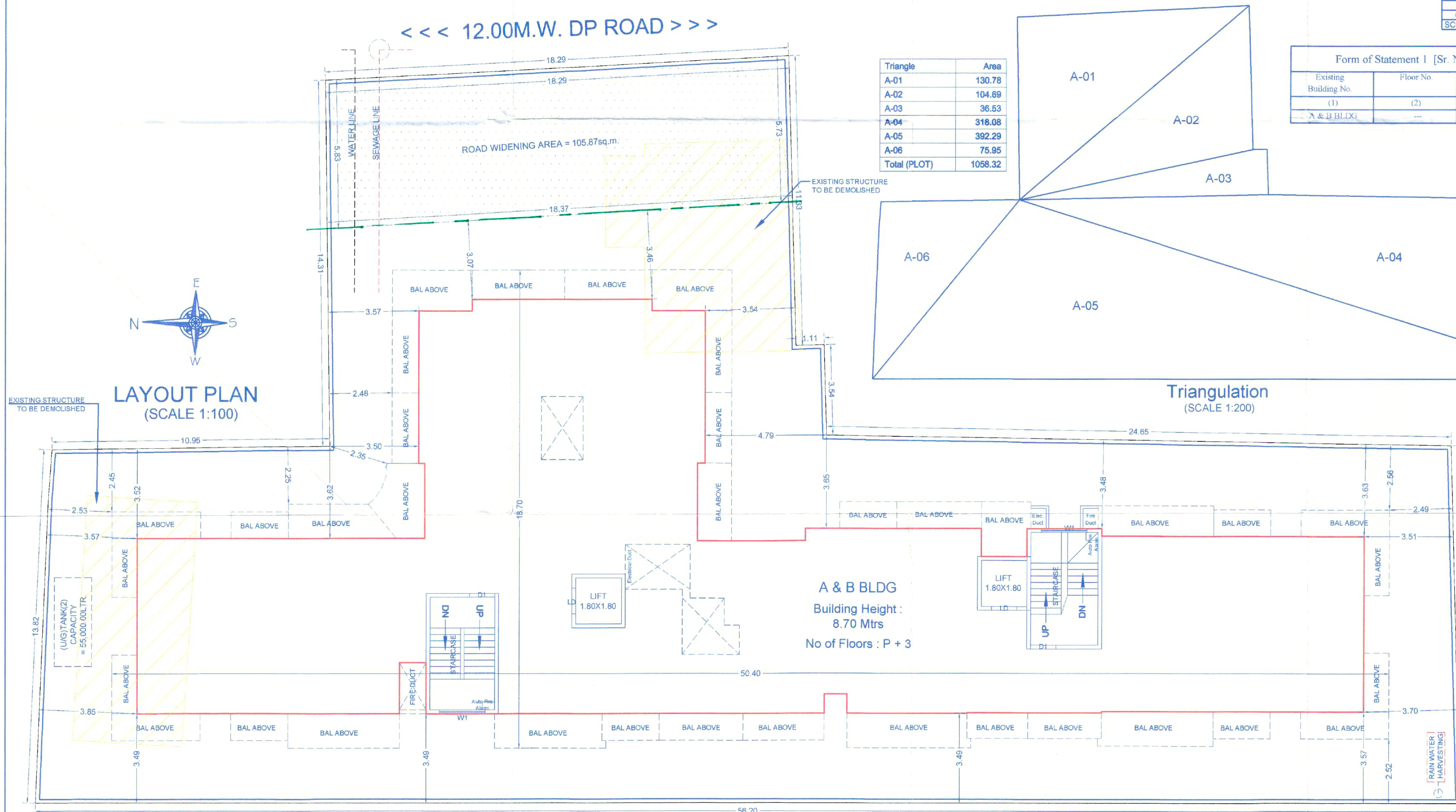




LOCATION PLAN
(SCALE-NTS)

<<< 12.00M.W. DP ROAD >>>



Triangle	Area
A-01	130.78
A-02	104.69
A-03	36.53
A-04	318.08
A-05	392.29
A-06	75.95
Total (PLOT)	1058.32

Triangulation
(SCALE 1:200)

TANK	REQUIRED CAPACITY (LIT)	PROPOSED CAPACITY (LIT)
CHWT	18225.00	46500.00
UGWT	0.00	55000.00

Building No.	Floor No.	Total Built-up Area of floor, as per outer construction line	Apartment/ Flat
(1)	(2)	(3)	(4)
A & B Bldg	PARKING FLOOR	36.08	---
	FIRST FLOOR	545.66	9
	SECOND FLOOR	545.66	9
	THIRD FLOOR	545.66	9
	TOTAL =	1673.06	27

TYPE	CARPET AREA / FSI (M2)	TNMT'S (Nos.)	CAR (Nos.)	SCOOTER (Nos.)
Residential	0 - 30	---	---	---
Residential	30 - 40	2	21	11
Residential	40 - 80	2	6	3
Residential	80 - 150	---	---	---
Commercial	---	---	---	---
Total Req'd (Nos.)	---	---	14	36
Total Req'd Area	---	---	175.00	72.00
Total Prop. Area	---	---	247.00 + 12.35 (5% visitor parking) = 259.35	---

TYPE	Parking	Visitor Parking	Total Parking
Required	14	27	41
Proposed	36	0	36
Required	14	27	41
Proposed	36	0	36

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	---	---	---	---

STAMP OF APPROVAL

Sanctioned No. B.P./Pimple Nilakh/52/2022
Subject to conditions mentioned in the
Office Order No. 26/08/2022



Project
Date: 26/08/2022

O.C. Signed by
Ward Officer
Pimpri Chinchwad Municipal Corporation

A) AREA STATEMENT	
1. AREA OF PLOT (Minimum area of a, b, c to be considered)	1058.32
(a) As per ownership document (7/12, CTS extract)	1058.32
(b) as per measurement sheet	1058.32
(c) as per site	1058.32
2. DEDUCTIONS FOR	
(a) Proposed D.P./D.P. Road widening Area/ Service Road / Highway widening	105.87
(b) Any D.P. Reservation area	0.00
TOTAL (a+b+c)	105.87
3. BALANCE AREA OF PLOT (1-2)	952.45
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))	952.45
6. Recreational Open space (if applicable)	0.00
(a) Required -	0.00
(b) Proposed -	0.00
7. Internal Road area	0.00
8. Platable area (if applicable)	952.45
9. Built up area with reference to Basic F.S.I. (952.45x1.10) as per front road width (Sr. No. 5x basic FSI)	1047.69
10. Addition of FSI on payment of premium	
(a) Maximum permissible premium FSI-based on road width/TOD Zone.	529.16
(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	(667.90)
(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	1047.69
(a) [9 + 10(b)+11(d)] or 12 whichever is applicable.	1047.69
(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)	1047.69
(b) Ancillary Area FSI upto 60% or 80% (1047.69x0.60) with payment of charges. on a2 whichever applicable	628.61
(c) Total entitlement (a+b)	1676.30
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)	3623.80
15. Total Built-up Area in proposal (excluding area at Sr.No.17b)	
(a) Existing Built-up Area/as per old rule	
i) completed	0.00
ii) residential	0.00
iii) commercial	0.00
(b) Proposed Built-up Area (as per 'P-line')	
i) residential	1673.06
ii) commercial	0.00
(c) Total (a+b)	1673.06
16. F.S.I. Consumed (15/13) (should not be more than serial No.14 above)	0.968
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	---
DRAINAGE LINE SHOWN RED DOTTED	---
WATERLINE SHOWN BLACK DOTTED	---
EXISTING TO BE RETAINED HATCHED	---
DEMOLISHED 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 Rosecon, Commercial Building, Office No. 309, S.no. 143/5, Above Vijaya Bank, Pimple Saudagar, Pune - 27.	
PRITAM TARODE (LIC. ENGINEER)	
SCALE 1:100	DATE 02 July 2022
DRAWN BY BASHA	KEY NO. ---
INWARD NO. ---	SHEET NO. 1/3