

STAMP OF APPROVAL

Sanctioned No. B.P./Dimple Nilakh/2024
Subject to conditions mentioned in the
Office Order No. 28/11/2024
Pimpri
Date : 28/11/2024



O. C. Signed by
Ward Officer
PCMC, Chinchwad, Pune-411 033.

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)	0.00
(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. 5x basic 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)], if any	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 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	0.00
ii) residential	0.00
iii) commercial	0.00
(b) Proposed Built-up Area (as per 'P-line')	
i) 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

DRAINAGE LINE SHOWN BLACK DOTTED

WATER LINE SHOWN BLACK DOTTED

EXISTING TO BE RETAINED HATCHED

DEMOLITION 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

DRAWN BY

INWARD NO.

PCMC/PPRNO.18/2024

DATE

12 Nov 2024

1:100

BASHA

KEY NO.

25/3/2024

SHEET NO.

1/4

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

अट.क्र. ५३ मकागात्र दर्शविलेले Visitor वाहतक विकसकान विकला वेपार माही
अट.क्र. ५४ विकसकाच्या दिकाणी दल अतिविकक उपाययोजना मरपाचे वेळोवेळी दिलेल्या निर्देशाप्रमाणे करणे विकसकावर बंधनकारक राहील.
अट.क्र. ५५ मरर दिकाणी प्रत्यक्ष काम करीत असताना मायलगात्रात मुक्कचल रजिनिजर यांचे विशादन मरार आर.सी.सी. फिनिश बांधणे काम करणे
मनेच अडवाडुच्या विकसकांना धोका निर्माण होणार माही बाणी तांशीक अकान वेपेची जवदारदारी अवेदार / विकसक यांनी राहील.
अट.क्र. ५६ - पकण्याचे / इमारतीचे प्रवेश दारजकल रक्याचे बाबुन प्रत्येकी ५० मी. अंतरावर एक मी.सी.सी.डी. बांधणेचे बंधनविके विकसकान
बंधनकारक राहील
अट.क्र. ५७ इमारतीच्या छताचे तापमान निवेवणामाही high reflective material/ वनमगी अक्यास (vegetation) बापा बापर करणेन बापा.
अट.क्र. ५८ मरर दिकाणी बातामुक्किल वेवणा (air condition) बंधनविके विकसकावर बंधनकारक राहील.
अट.क्र. ५९ नि.वि.म.पा. इमारतीच्या छताचे तापमान निवेवणामात मा.आयुक्त मी. यांचे करील दि. २०/०२/२०२४ रोजीचे परिपत्रकात मरर कल
रक (Cool Roof) पाविनिनुसार टेन. पाविण व पोलीसम या छतावर तापमान निवेवित छत्रवेवणा नीन पदोया पैवी योग्य पदोयापी पुनत
करणेच्या अटीवर मरर बांधकाम परवानगी देणार वेत अहे.

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	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	PROP. BY Rule	CAR.(Nos.) Reqd. BY Rule	SCOOTER.(Nos.) Reqd. BY Rule
Residential	0 - 30	2	1	0	2
Residential	30 - 40	2	38	1	19
Residential	40 - 80	2	8	1	4
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

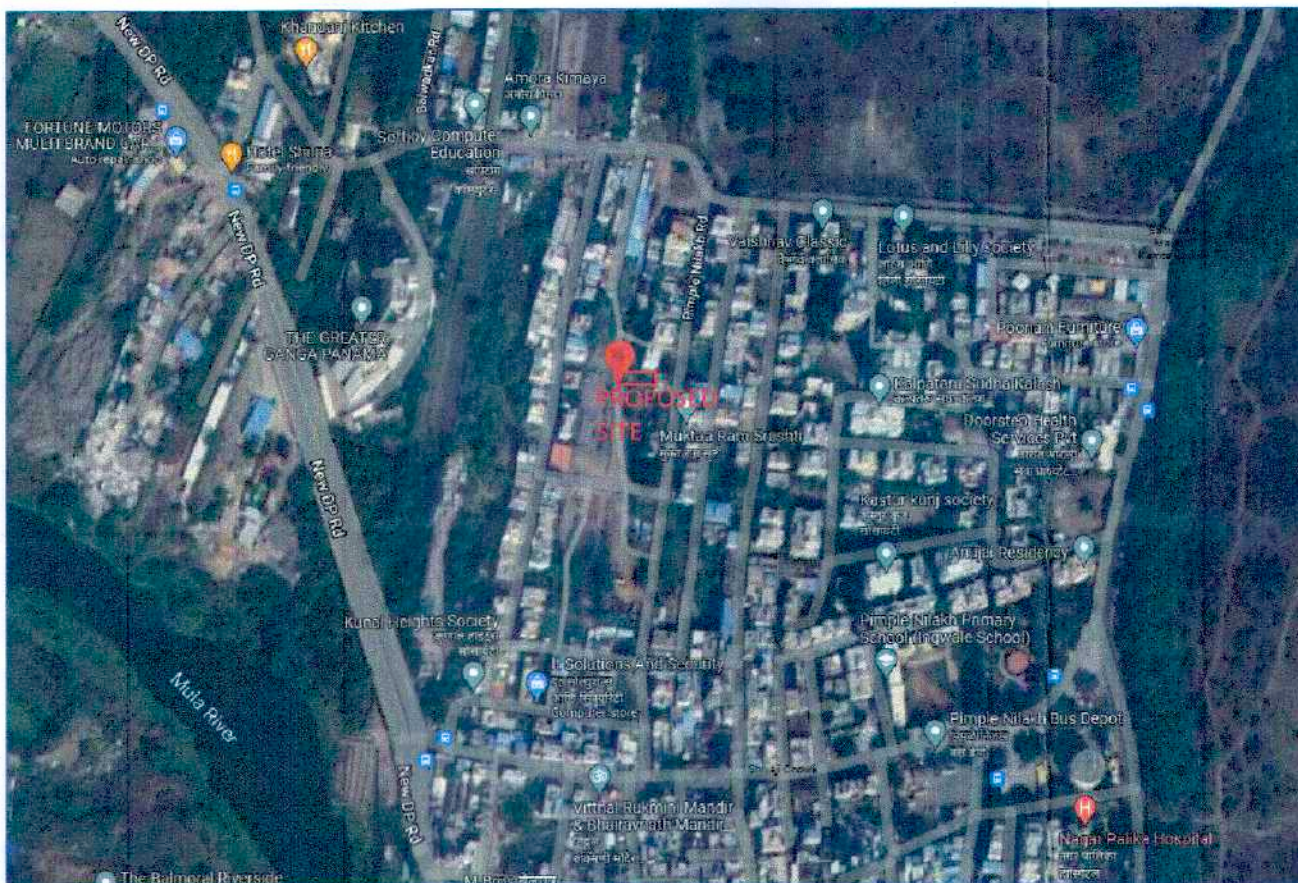
Total Parking Statement			
Parking	Visitor Parking	Total Parking	
Required	Proposed	Required	Proposed
CAR	23	31	1
SCOOTER	47	51	4
			6
			51
			57

25% EV Parking Statement		
Required	Proposed	
CAR	6	7
SCOOTER	12	14

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

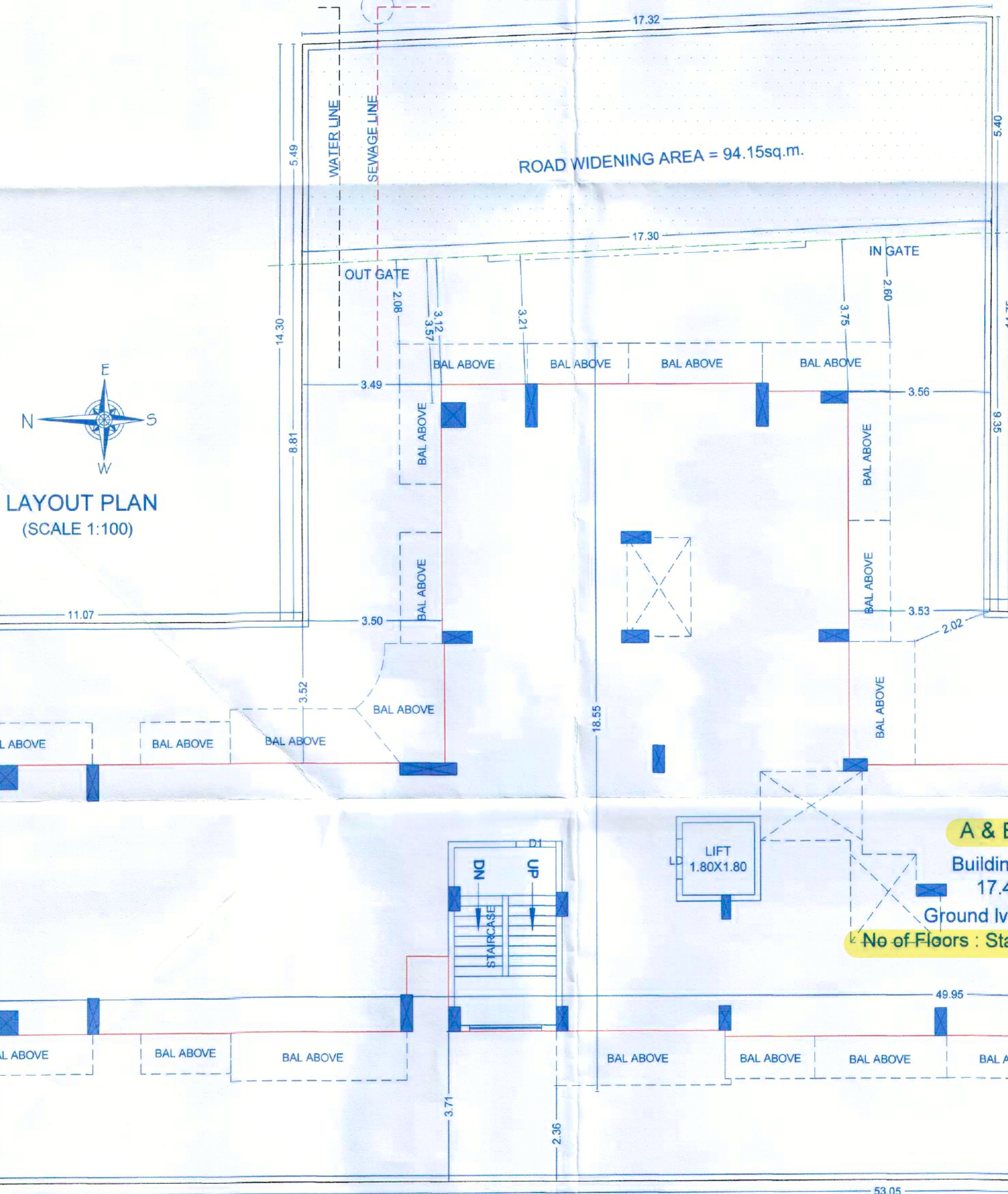
Triangulation (SCALE 1:200)

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



LOCATION PLAN (SCALE-NTS)

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



A & B BLDG
Building Height : 17.40 Mtrs
Ground lvl : 23.70 Mtrs
No of Floors : Stack Park. + 6th Floor

