

अट.क. - धुळ प्रतिबंधक उपाययोजना नियमानुसार करणे विकसनास बंधनकारक आहे.
अट.क. - प्रकल्पाचे / हमालीचे प्रवेश द्वारजवळ रस्त्याचे बाजूने प्रत्येकी ५.० मी. अंतरावर एक मी.मी.टी.व्ही. पायमाणे बसविणे विकसनास बंधनकारक राहिल.

Triangle	Area
A-01	6080.95
A-02	2359.02
A-03	1067.74
A-04	1301.36
A-05	2275.32
Total (PLOT)	13084.38

Triangulation (Scale - 1:1000)

REFUGE AREA STATEMENT		
BUILDING NO.	REQUIRED	PROPOSED
WING-A	0.00	0.00
WING-B	0.00	0.00
WING-C	54.00	51.68
WING-D	45.00	46.33
WING-E	45.00	45.07

OCCUPANTS LOAD - C - WING
NO. OF PERSON TO ACCOMMODATE THE OCCUPANTS OF THREE CONSECUTIVE FLOORS X 5 (PERSON) X 0.30 SQ.M.
= 30 X 5 X 0.30 = 54.00 SQ.M.
PROPOSED REFUGE AREA = 51.68 SQ.M.

OCCUPANTS LOAD - D - WING
NO. OF PERSON TO ACCOMMODATE THE OCCUPANTS OF THREE CONSECUTIVE FLOORS X 5 (PERSON) X 0.30 SQ.M.
= 30 X 5 X 0.30 = 45.00 SQ.M.
PROPOSED REFUGE AREA = 46.33 SQ.M.

OCCUPANTS LOAD - E - WING
NO. OF PERSON TO ACCOMMODATE THE OCCUPANTS OF THREE CONSECUTIVE FLOORS X 5 (PERSON) X 0.30 SQ.M.
= 30 X 5 X 0.30 = 45.00 SQ.M.
PROPOSED REFUGE AREA = 45.07 SQ.M.

PARKING AREA STATEMENT AS PER UDCPR					
AREA OF STATEMENT	PROP. NO. OF TENEMENT	PARKING REQ. FOR EVERY BY RULE	TOTAL REQ.	REQUIRED PARKING CAR	SCOOTER
30 - 40	30	00' 2" = 0.00	00	00	00
40 - 80	447	447' 2" = 223.50	224	447	447
COMM.	466.76	466' 76" 100	09	28	28
TOTAL			233	475	475
VISITORS PARKING (5%)			12	24	
TOTAL REQUIRED PARKING			245	499	
REQUIRED AREA			3062.50	998.00	

PROPOSED PARKING		
BUILDING NO.	CAR	SCOOTER
WING-A	25 (BASEMENT)	03
WING-B	28 (BASEMENT)	30
WING-C	25	137
WING-D	70	143
WING-E	69	151
TOTAL	260	533

Parking Calculation

WATER REQUIREMENT		
TANK	REQUIRED CAPACITY (LIT)	PROPOSED CAPACITY (LIT)
Resi+Comm	613952.10	
FIRE REQUIREMENT	50000.00	
TOTAL	356976.05	360000.00
UGWT	613952.10	
FIRE REQUIREMENT	150000.00	
TOTAL	763952.10	770000.00

MAHADA AREA STATEMENT	
MIN. REQ. AREA	2656.94
PROP. AREA	2683.16
PERM. BALC. AREA	0.00
1) PROP. OPEN BALC. AREA	0.00
2) PROP. ENCL. BALC. AREA	0.00
TOTAL BALC. AREA (1+2)	0.00
MAHADA TOTAL TEN. NO.	34

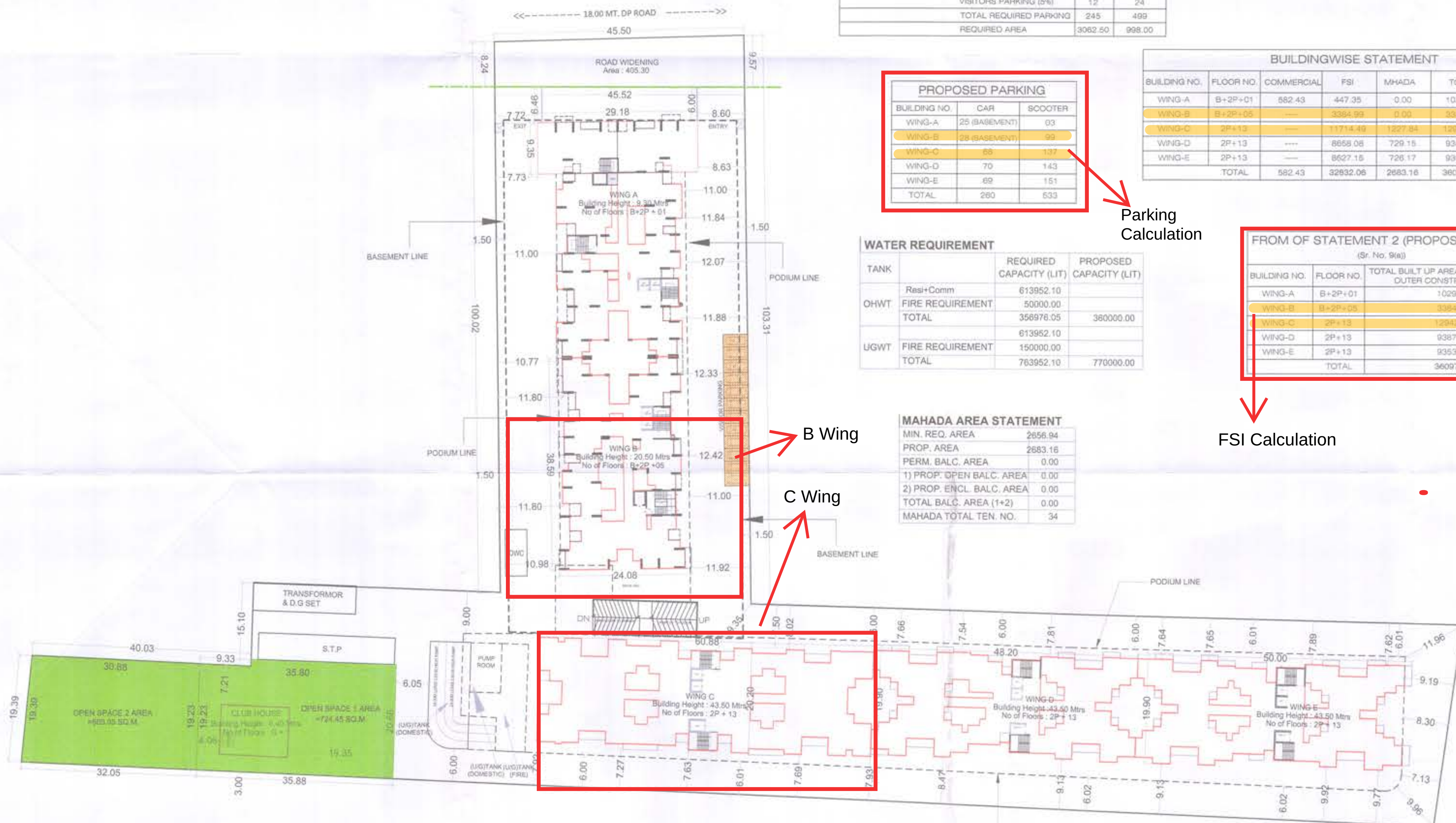
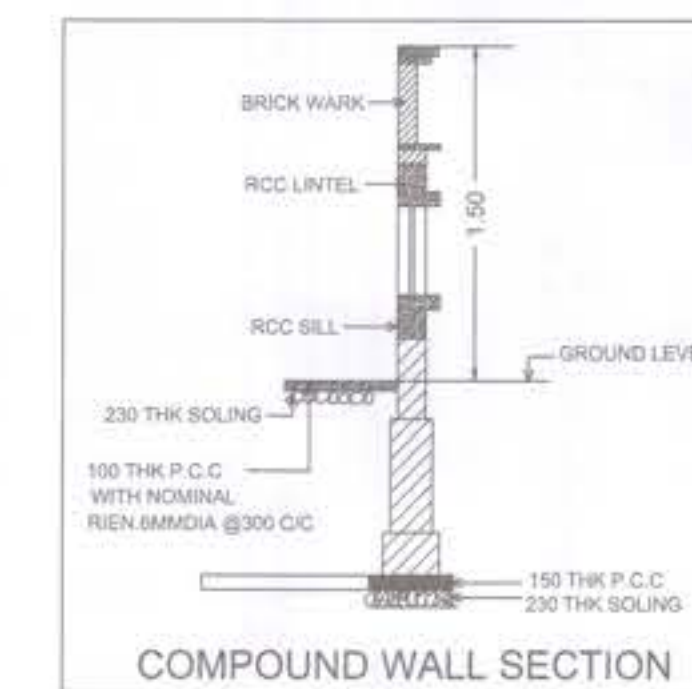
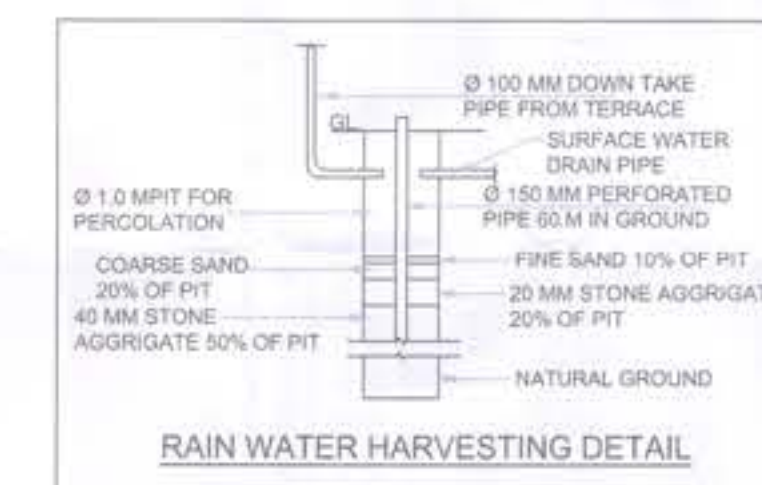


LOCATION PLAN N.T.S.

BUILDINGWISE STATEMENT					
BUILDING NO.	FLOOR NO.	COMMERCIAL	FSI	MHADA	TOTAL
WING-A	B+2P+01	582.43	447.35	0.00	1029.78
WING-B	B+2P+05	---	3384.99	0.00	3384.99
WING-C	2P+13	---	11714.48	1227.84	12942.33
WING-D	2P+13	---	8658.08	729.15	9387.23
WING-E	2P+13	---	8627.15	726.17	9353.32
TOTAL		582.43	32832.06	2683.16	36097.65

FROM OF STATEMENT 2 (PROPOSED BUILDING)		
BUILDING NO.	FLOOR NO.	TOTAL BUILT UP AREA OF FLOOR AS PER OUTER CONSTRUCTION LINE
WING-A	B+2P+01	1029.78
WING-B	B+2P+05	3384.99
WING-C	2P+13	12942.33
WING-D	2P+13	9387.23
WING-E	2P+13	9353.32
TOTAL		36097.65

FSI Calculation



LAYOUT PLAN (Scale - 1:500)

STAMP OF APPROVAL LAYOUT

Sanctioned No. B.P./Dudulgaon/33/2024
Subject to conditions mentioned in the Office Order No.
aven dated 13/06/2024
Pimpri
Date : 13/06/2024



O. C. Signed by
City Engineer

for City Engineer
Building Permission Dept.
PCMC., Pimpri, Pune-18

AREA STATEMENT	SQ.MT.
1 AREA OF PLOT (Minimum area of 0.5 ha. to be considered)	
(a) AS PER OWNERSHIP DOCUMENT (7/12.CTS EXTRACT)	12462.30
(b) AS PER MEASUREMENT SHEET	13084.38
(c) PLOT AREA AS PER SITE	13009.44
2 DEDUCTIONS FOR	
(a) PROPOSED D.P. ROAD WIDENING	405.30
(b) ANY D.P. RESERVATION AREA	0.00
(TOTAL a+b)	405.30
3 BALANCE AREA OF PLOT (1-2)	12077.00
4 AMENITY SPACE (IF APPLICABLE)	
(A) REQUIRED -	0.00
(B) ADJUSTMENT OF 2(B), IF ANY -	0.00
(C) BALANCE PROPOSED	0.00
5 NET PLOT AREA (3-4(C))	12077.00
6 RECREATIONAL OPEN SPACE (IF APPLICABLE)	
(A) REQUIRED	1207.70
(B) PROPOSED	1329.50
7 INTERNAL ROAD AREA	0.00
8 PLOTTABLE AREA (IF APPLICABLE)	---
9 BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (60.00 X 0.30) - 12077.00 X 1.10	13284.70
10 ADDITION OF FSI ON PAYMENT OF PREMIUM	
(A) MAXIMUM PERMISSIBLE PREMIUM FSI - BASED ON ROAD WIDTH/TOD ZONE	6038.50
(B) PROPOSED FSI ON PAYMENT OF PREMIUM	3317.50
11 IN-SITU / TDR LOADING	
(A) IN-SITU AREA AGAINST D.P. ROAD [2.0 X SR.NO.2(A)/B, IF ANY	0.00
(B) IN-SITU AREA AGAINST AMENITY SPACE IF HANDED OVER	0.00
(C) TDR AREA	5971.67
(D) TOTAL IN-SITU / TDR LOADING PROPOSED (11 (A)+(B)+(C))	5971.67
12 ADDITIONAL FSI AREA UNDER CHAPTER NO. 7	0.00
13 TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	
(A) [B+(10(B)-11(D))] OR 12 WHICHEVER IS APPLICABLE	22573.87
(A1) DEDUCTION-BUILT UP AREA/FSI/UTILIZED AREA/FSI TO BE RETAINED AS PER OLD DC RULE	0.00
(A2) BALANCE ENTITLEMENT FOR ANCILLARY (A1-A2)	22573.87
(B) ANCILLARY AREA FSI UP TO 60% OR 80% WITH PAYMENT OF CHARGES, (ON A2 WHICHEVER APPLICABLE)	
(B1) AREA FSI UPTO 80% WITH PAYMENT - (582.43/1.8)=323.57, 323.57X 80%=258.85	258.85
(B2) AREA FSI UPTO 60% WITH PAYMENT (22573.87-323.57) 22250.30X60%=13350.18	13267.18
(C) TOTAL ENTITLEMENT (A+B)	36099.90
14 MAXIMUM UTILIZATION LIMIT OF FSI (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	4.00
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
(A) PROPOSED BUILT-UP AREA (AS PER 'P-LINE')	
(i) RESIDENTIAL	32832.06
(ii) COMMERCIAL	582.43
(C) TOTAL (A+B) (WITHOUT MHADA)	33414.49
(D) TOTAL (WITH MHADA)	36097.65
16 F.S.I. CONSUMED (15/13) (should not be more than sr. no. 14 above)	0.994
17 AREA FOR INCLUSIVE HOUSING, IF ANY	
(A) REQUIRED	2656.94
(B) PROPOSED	2683.16

CERTIFICATE OF AREA
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 / tp scheme record / final record dept. / city surveyed records.

SIGN OF ARCHITECT

Owner's Declaration -
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 SIGNATURE

PROJECT :
PROPOSED RESIDENTIAL BUILDING ON GAT NO.- 219 & 221 (p) AT-DUDULGAON, HAVELI, PUNE

OWNER / P.A.H. NAME :
M/S. D.M.L. ASSOCIATES through
Shri. Kalpesh R. Velani & other

ARCHITECT :
AR.NITIN R. PATEL
LIC.NO.-CA/2007/39428

PRECISION
ARCHITECTS & PLANNER
OFFICE NO. 1234123, D WING, FIRST FLOOR, JAY GANESH
SAMAKHJA, SPINE ROAD, BHOSARI, PUNE - 411039
E-mail : precisionap_pune@rediffmail.com

DRG NO :
KEY NO :
SCALE : 1 : 100
INWARD NO :
INWD/ZONE/ODL/PRB/0091/19
DATE : 18/03/2024
SHEET NO : 1 / 22