

STAMP OF APPROVAL LAYOUT

Sanctioned No. B.P./Dudulgaon/53/2023
Subject to conditions mentioned in the
Office Order No.
aven dated 14/09/2023
Pimpri
Date: 14/09/2023

O. C. Signed by
City Engineer

AREA STATEMENT

1	AREA OF PLOT (Minimum area of a, b, c to be considered)	
	(a) AS PER OWNERSHIP DOCUMENT (7/12, CTS EXTRACT)	12482.30
	(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	1207.79
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 (as per basic F.S.I.) - 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	1293.80
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	0.00
	(C) TDR AREA	0.00
	(D) TOTAL IN-SITU / TDR LOADING PROPOSED (1 + (A)+(B)+(C))	2328.76
12	ADDITIONAL FSI AREA UNDER CHAPTER NO. 7	0.00
13	TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	
	(A) [9+10(B)+11(D)] OR 12 WHICHEVER IS APPLICABLE	18907.46
	(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)	16907.46
	(B) ANCILLARY AREA FSI UP TO 40% OR 80% WITH PAYMENT OF CHARGES (ON A2 WHICHEVER APPLICABLE) [16907.46 X 60% = 10144.47]	10144.47
	(C) TOTAL ENTITLEMENT (A+B)	27051.93
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 or 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	29908.70
	(ii) COMMERCIAL	0.00
	(C) TOTAL (A+B) (WITHOUT MHADA)	27007.98
	(D) TOTAL (WITH MHADA)	29908.70
16	F.S.I. CONSUMED (15/13) (should not be more than sr. no. 14 above)	0.999
17	AREA FOR INCLUSIVE HOUSING, IF ANY	
	(A) REQUIRED	2656.94
	(B) PROPOSED	2900.72

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 areas worked out tally with the area stated in document of ownership / 1p scheme record / land record / city surveyed records.

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 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. 122&123, G WING, FIRST FLOOR, JAY GANESH SAMARAJYA, SPINE ROAD, BHOSARI, PUNE - 411039.
E-mail : precision_pune@rediffmail.com

DRG NO : SCALE : 1 : 100

INWARD NO. INWD/ZONE/DD/PRB/0091/19 DATE 04/06/2023

KEY NO. -> C-4 SHEET NO. 1 / 18



LOCATION PLAN



REFUGE AREA STATEMENT

BUILDING NO.	REQUIRED	PROPOSED
WING-A	0.00	0.00
WING-B	0.00	0.00
WING-C	54.00	61.66
WING-D	45.00	48.33
WING-E	45.00	45.07

OCCUPANTS LOAD : C - WING
NO. OF PERSON TO ACCOMMODATE THE OCCUPANTS OF THREE CONSECUTIVE FLOORS X 6 (PERSON) X 0.30 SQ.M. = 36 X 5 X 0.30 = 54.00 SQ.M.
PROPOSED REFUGE AREA = 61.66 SQ.M.

OCCUPANTS LOAD : D - WING
NO. OF PERSON TO ACCOMMODATE THE OCCUPANTS OF THREE CONSECUTIVE FLOORS X 6 (PERSON) X 0.30 SQ.M. = 30 X 5 X 0.30 = 45.00 SQ.M.
PROPOSED REFUGE AREA = 48.33 SQ.M.

OCCUPANTS LOAD : E - WING
NO. OF PERSON TO ACCOMMODATE THE OCCUPANTS OF THREE CONSECUTIVE FLOORS X 6 (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 UDOPR

AREA OF STATEMENT	PROP. NO. OF TENEMENT	PARKING REQ. FOR EVERY BY RULE	REQUIRED PARKING CAR	SCOOTER
30 - 40	00	1/2	00/2=0.00	00
40 - 60	387	1/2	387/2=193.50	387
COMM.	0.00	2/8	0.00/100	00
TOTAL			194	387
VISITORS PARKING (6%)			10	19
TOTAL REQUIRED PARKING			204	406
REQUIRED AREA			2550.00	812.00

PROPOSED PARKING

BUILDING NO.	CAR	SCOOTER
WING-A	00	00
WING-B	00	00
WING-C	68	207
WING-D	70	140
WING-E	69	150
TOTAL	207	697

PARKING CALCULATION

WATER REQUIREMENT

TANK	REQUIRED CAPACITY (LIT)	PROPOSED CAPACITY (LIT)
Resi+Comm	261225.00	
FIRE REQUIREMENT	50000.00	
TOTAL	311225.00	312000.00
OHWT		
FIRE REQUIREMENT	391837.50	
UGWT		
FIRE REQUIREMENT	150000.00	
TOTAL	541837.50	550000.00

MAHADA AREA STATEMENT

MIN. REQ. AREA	2656.94
PROP. AREA	2900.72
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.	35

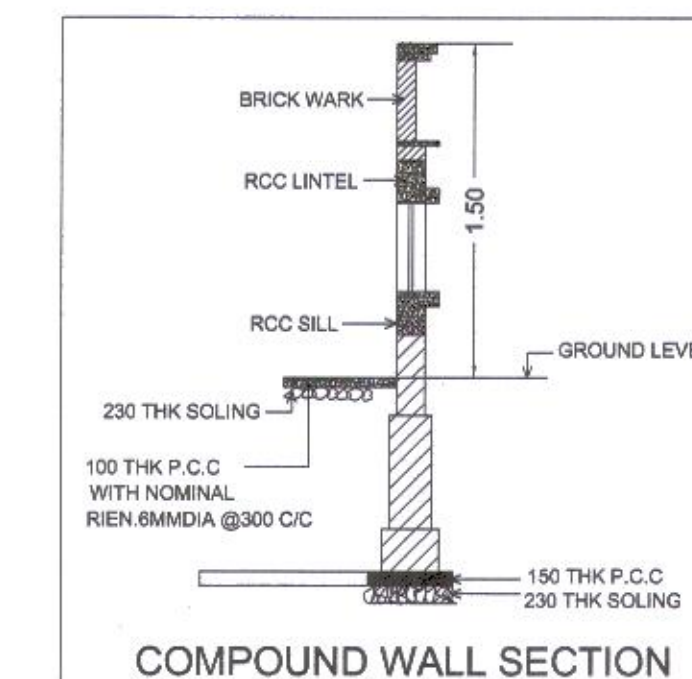
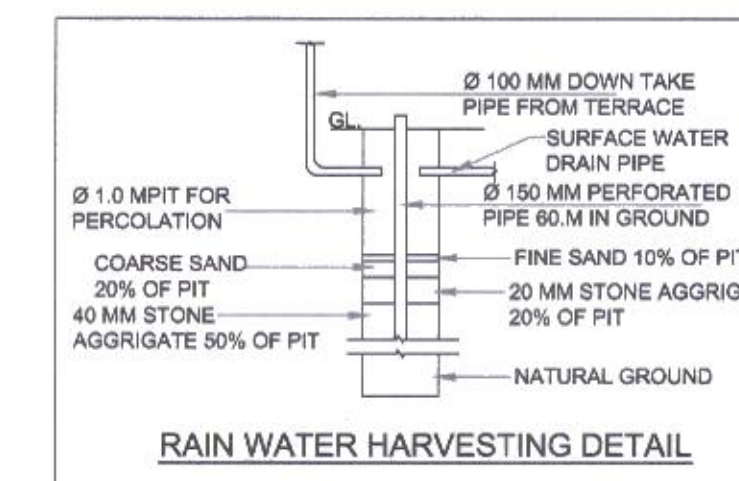
BUILDINGWISE STATEMENT

BUILDING NO.	FLOOR NO.	FSI	MHADA	TOTAL	TENEMENTS
WING-A	2P+0	92.70	0.00	92.70	00
WING-B	2P+0	64.02	0.00	64.02	00
WING-C	2P+11	9566.03	1445.40	11011.43	131
WING-D	2P+13	8658.08	729.15	9387.23	128
WING-E	2P+13	8627.15	726.17	9353.32	128
TOTAL		27007.98	2900.72	29908.70	387

FROM OF STATEMENT 2 (PROPOSED BUILDING)
(Sr. No. 9(a))

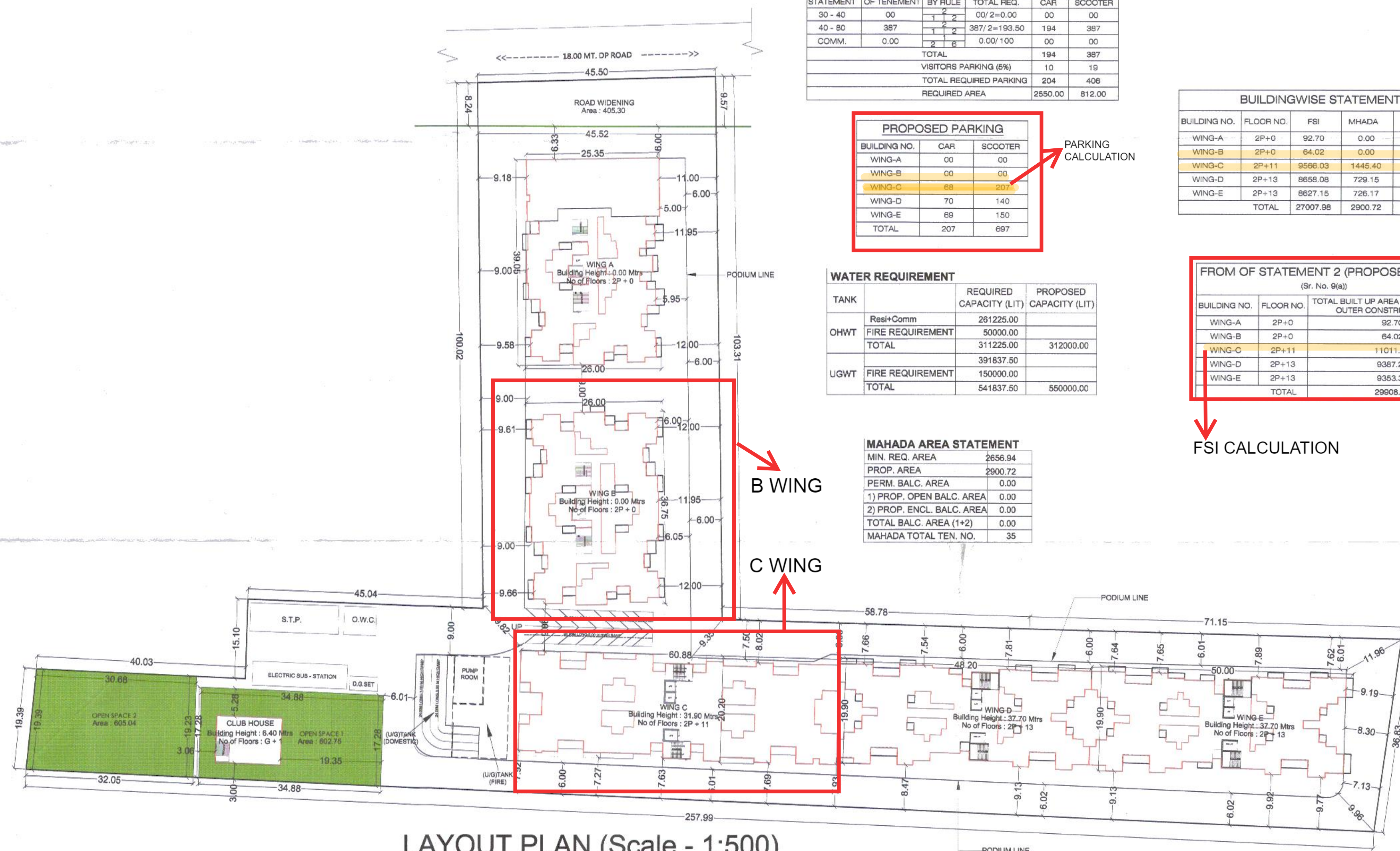
BUILDING NO.	FLOOR NO.	TOTAL BUILT UP AREA OF FLOOR AS PER OUTER CONSTRUCTION LINE
WING-A	2P+0	92.70
WING-B	2P+0	64.02
WING-C	2P+11	11011.43
WING-D	2P+13	9387.23
WING-E	2P+13	9353.32
TOTAL		29908.70

FSI CALCULATION



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)



LAYOUT PLAN (Scale - 1:500)