Revision to BP/chikhali/172/2018 dt 16/10/2018

STAMP OF APPROVAL

Sanctioned No. B.P /chikhali/172/2024
Subject to conditions mentioned in the Office Order No.
aven dated 30/12/2024
Pimpri
Date :30/12/2024

O. C. Signed by City Engineer

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

**WATER TANK CAPACITY CALC.**

COMM. =2284.52 SQ.M. / 3 x 45 ltr. / PERSON
+8145.86 SQ.M. / 6 x 45 ltr. / PERSON
=(761.50 +1357.64) X 45 Ltr.
=95361.30 Ltr.

FIRE FIGHTING =25'000.00 Ltr.
TOTAL O.H. CAPACITY =1'20'361.30 Ltr.

SAY =1'20'361.30 Ltr.

U.G.WATER TANK = 2.00 X 95361.30
=190722.60 Ltr.
FIRE FIGHTING =75,000.00 Ltr.

SAY = 2'65'722.60 Ltr.

**PARKING CALCULATION (COMMERCIAL)**

| TYPE | CARPET AREA / FSI (M2) | TNMTS.(NOS) UNIT | TNMTS.(NOS) PROP. | CAR.(NOS) BY RULE | CAR.(NOS) REQD | SCOOTER.(NOS) BY RULE | SCOOTER.(NOS) REQD |
|---|---|---|---|---|---|---|---|
| Residential | 40 - 80 | 2 | 0 | 1 | 0 | 2 | 00 |
| Residential | 80 - 150 | 1 | 0 | 1 | 0 | 1 | 00 |
| Commercial (Shop) | 4456.49 | 100 | 45 | 2 | 90 | 6 | 270 |
| Commercial (Office) | 3304.64 | 200 | 17 | 3 | 51 | 11 | 187 |
| TOTAL REQD.(NOS.) | | | | | 141 | | 457 |
| TOTAL REQD.AREA | | | | | 1762.50 | | 914 |
| TOTAL PROP.AREA | | | | | 2676.50 | | |

**PARKING STATEMENT**

| | REQUIRED PARKING | PROPOSED PARKING |
|---|---|---|
| CAR | 141 | 227 |
| SCOOTER | 457 | 613 |

**PARKING STATEMENT**

| | REQUIRED PARKING E.V. | REQUIRED PARKING COMM. | PROPOSED PARKING E.V. | PROPOSED PARKING COMM. |
|---|---|---|---|---|
| CAR | 28 | 113 | 28 | 199 |
| SCOOTER | 92 | 365 | 92 | 521 |

TOTAL NO OF PARKING
CAR - 141
SCOOTER - 457

TOTAL - 598

(Statement no.1)
[ Sr.No. 8 (a) (iii) ]
Existing Building to be retained

| Existing | Floor No. | Plinth Area | Total Floor Area of Existing Building | Use / Occupancy of Floors. |
|---|---|---|---|---|
| ( 1 ) | ( 2 ) | ( 3 ) | ( 4 ) | ( 5 ) |
| —— | —— | —— | —— | —— |

(Statement no.2)
Proposed Building
[ Sr.No. 9 (g) ]
**BUILDING WISE FSI STATEMENT**

| FLOORS | COMMERCIAL | SHOPS / OFFICES NO. |
|---|---|---|
| BASEMENT 02 | —— | —— |
| BASEMENT 01 | —— | —— |
| GROUND FLOOR | 2284.52 Sqm. | 44 |
| MEZZANINE FLOOR | 1704.45 Sqm. | 23 |
| FIRST FLOOR | 2185.43 Sqm. | 43 |
| SECOND FLOOR | 2127.99 Sqm. | 35 |
| THIRD FLOOR | 2127.99 Sqm. | 35 |
| TOTAL | 10430.38 Sqm. | 180 |

[ Sr.No. 9 (a) ]
Area detail of Apartment

| Building No. | Floor No. | Carpet Area of Apartment |
|---|---|---|
| ( 1 ) | ( 2 ) | ( 3 ) |
| Commercial | GROUND FLOOR | 1759.93 sqm. |
| | MEZZANINE FLOOR | 1138.09 sqm. |
| | FIRST FLOOR | 1558.47 sqm. |
| | SECOND FLOOR | 1652.32 sqm. |
| | THIRD FLOOR | 1652.32 sqm. |
| | TOTAL | 7761.13 sqm. |

अट क. सदर जिकाची अन्वय काम करीत असलेला मान्यताप्राप्त स्ट्रक्चरल इंजिनिअर यांचे दिशानिर्देश नुसार आर.सी.सी. रिटेनिंग भिंतीचे काम करणे तसेच अद्ययावत माहितीसह प्रोफेशनल सर्टिफिकेट देणेची जबाबदारी आर्किटेक्ट / विकासक यांची राहील.

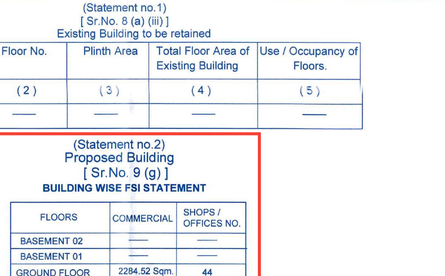
अट क. इकलपार्क / इमारतीचे प्रवेश द्वारजवळ रस्त्याचे बाजूने एकवीस ० × ४५ सी. अंतरावर एक सी.सी.टी.व्ही. यांत्रणाचे कार्यविधि विकसकास बंधनकारक राहील.

अट क. विकासनाच्या ठिकाणी धूळ प्रतिबंधक उपाययोजना करण्याचे प्रोफेशनली दिलेल्या निर्देशानुसार करणे विकसकांवर बंधनकारक आहे.

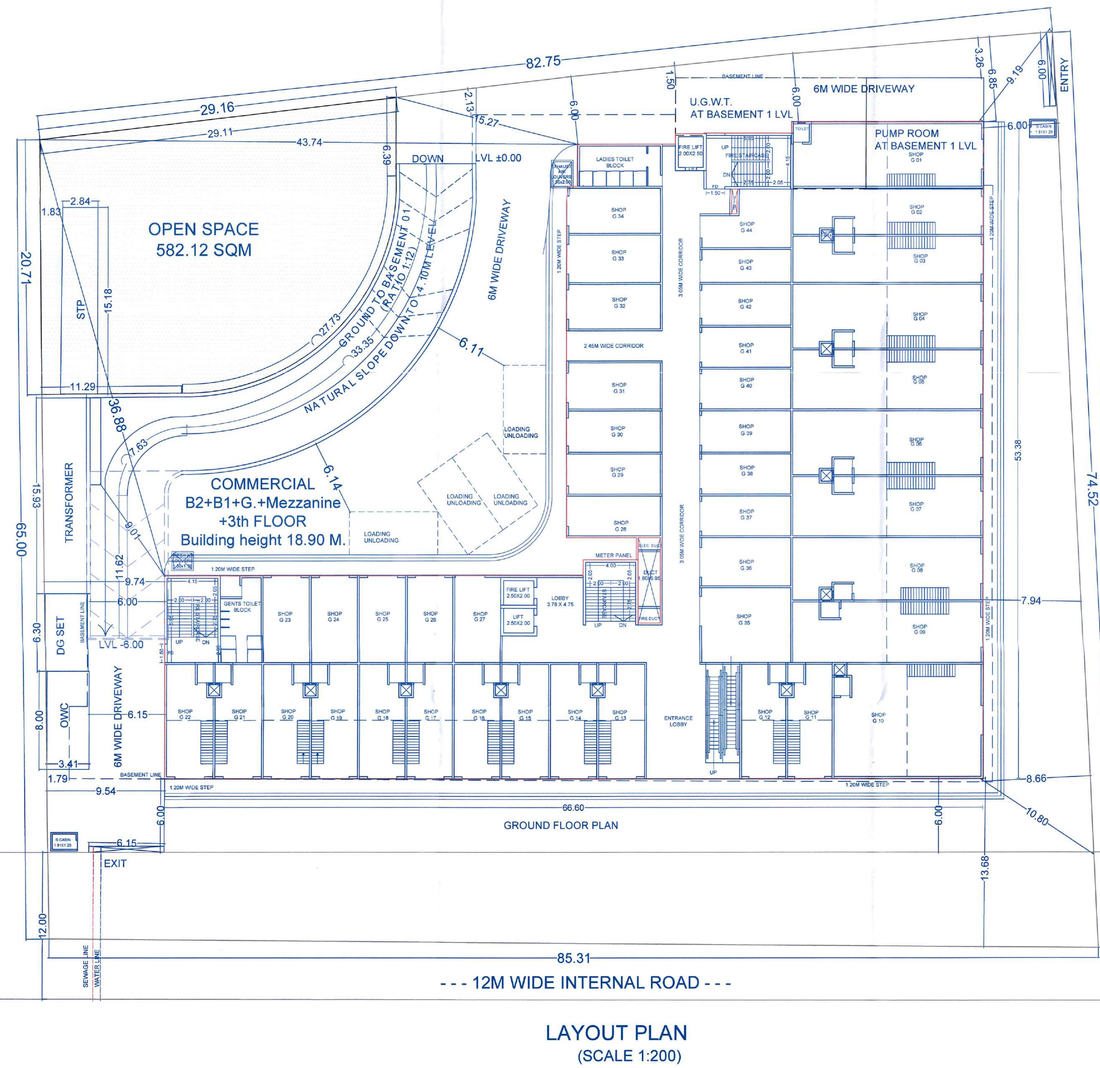
अट क. इमेल्यूशीव साहत मार्किंगसाठी अतिरिक्त इलेक्ट्रीक लोड विद्युत महामंडळाकडून मान्य करून घेणेत यावा.

अट क. पि.सि.म.ए.सा. इमारतीच्या छतावर वातावरण नियंत्रणाकरता मा.अयुक्त सो. यांचे करीत दि. २७/०९/२०२४ रोजीचे परिपत्रकात नमूद कूल रुफ (Cool Roof) पॉलिसीनुसार ३ टेरेस, पार्किंग व पोडीयम च्या स्लॅबवर वातावरण नियंत्रित ठेवणेच्या सौम्य परावर्तक पैकी योग्य पर्यायचा वापर करणेच्या अतिरिक्त सदर बांधकाम परवानगी मंजूर घेत आहे.

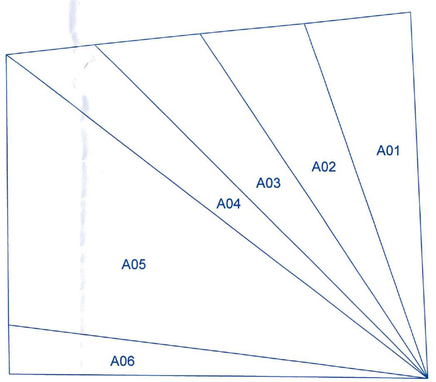
अट क. अभ्यागत इमारतीचेने visitor साहत्यास विकलकार विकता येणार नाही.



GOOGLE LOCATION MAP




LAYOUT PLAN
(SCALE 1:200)




TRIANGULATION
(SCALE 1:500)

| Triangle | Area |
|---|---|
| A-01 | 809.83 |
| A-02 | 787.86 |
| A-03 | 803.01 |
| A-04 | 680.85 |
| A-05 | 2348.91 |
| A-06 | 425.49 |
| TOTAL (PLOT) | 5855.95 |

**SANITATION STATEMENT ( UDCPR)**

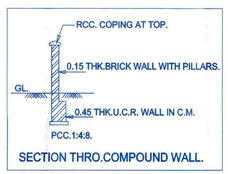
| BUILDING USE | Rule Name | By rule 1st male gr. | By rule 1st Female gr. | Required Male | Required Female | Required Total |
|---|---|---|---|---|---|---|
| COMMERCIAL (GROUND) | No.of persons | (1759.93 / 3 ) =586.64 male =391 | | | Female =196 | |
| | Water Closet | 4 per 66-100 | 6 per 78-100 | 16 | 12 | 28 |
| | Urinal | 4 for 71-100 | —— | 16 | —— | 16 |
| | WashBasin | —— | | —— | | |

**SANITATION STATEMENT ( UDCPR)**

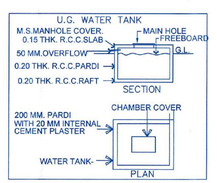
| BUILDING USE | Rule Name | By rule 1st male gr. | By rule 1st Female gr. | Required Male | Required Female | Required Total |
|---|---|---|---|---|---|---|
| COMMERCIAL (MEZZANINE, 1ST) | No.of persons | (2696.56 /6 )= 449.42 male =300 | | | Female = 150 | |
| | Water Closet | 4 per 66-100 | 6 per 78-100 | 12 | 8 | 20 |
| | Urinal | 4 for 71-100 | —— | 12 | —— | 12 |
| | WashBasin | —— | | —— | | |

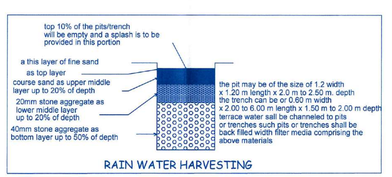
**SANITATION STATEMENT ( UDCPR)**

| BUILDING USE | Rule Name | By rule 1st male gr. | By rule 1st Female gr. | Required Male | Required Female | Required Total |
|---|---|---|---|---|---|---|
| OFFICE (2nd,3rd,FLOOR) | No.of persons | (3304.64/6 )= 550.77 male = 367 | | | Female =184 | |
| | Water Closet | 4 per 66-100 | 6 per 78-100 | 16 | 12 | 28 |
| | Urinal | 4 for 71-100 | —— | 16 | —— | 16 |
| | WashBasin | —— | | —— | | |




SECTION THRO.COMPOUND WALL.




RAIN WATER HARVESTING

**PROFORMA - I AREA STATEMENT**

| PROPOSED COMMERCIAL COMPLEX GAT NO. - 129,130 (P) OF VILLAGE-CHIKHALI | DRAWING SHEET |
|---|---|
| STAMPS OF APPROVAL OF PLANS | |
| AREA STATEMENT | |
| 1 AREA OF PLOT | |
| (MINIMUM AREA OF a, b, c TO BE CONSIDERED) | 5803.36 SQM |
| a) AS PER OWNERSHIP DOCUMENT | 5844.00 SQM |
| b) AS PER MEASUREMENT SHEET | 5855.95 SQM |
| c) AS PER SITE | 5855.95 SQM |
| 2 DEDUCTIONS FOR | |
| a) PROPOSED D.P. /D.P. ROAD WIDENING AREA SERVICEROAD / HIGHWAY WIDENING | 0.00 SQM |
| b) ANY D.P. RESERVATION AREA | —— |
| ( TOTAL a +b) | |
| 3 BALANCE AREA OF PLOT (1-2) | 5803.36 SQM |
| 4 AMENITY SPACE (IF APPLICABLE) | |
| a) REQUIRED - | SQM |
| b) ADJUSTMENT OF 2(b), IF ANY - | —— SQM |
| c) BALANCE PROPOSED - | —— SQM |
| 5 NET PLOT AREA (3 - 4 c) | 5803.36 SQM |
| 6 RECREATIONAL OPEN SPACE( IF APPLICABLE) | |
| a) REQUIRED - | 580.33 SQM |
| b) PROPOSED - | 582.12 SQM |
| 7 INTERNAL ROAD AREA | —— |
| 8 PLOTABLE AREA (IF APPLICABLE) | N.A SQM |
| 9 BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH ( SR.NO. 5X BASIC FSI) (1.0%) | 5803.36 SQM |
| 10 ADDITION OF FSI ON PAYMENT OF PREMIUM | |
| a) MAXIMUM PERMISSIBLE PAYMENT FSI - - BASED ON ROAD WIDTH / TOZ ZONE 5803.36 x 0.50 = 2901.68 | 2901.68 SQM |
| b) PROPOSED FSI ON PAYMENT OF PREMIUM | 0.00 SQM |
| 11 IN SITU FSI / TDR LOADING | |
| a) IN SITU AREA AGAINST D.P. ROAD (2.0 X SR. NO. 2a) IF ANY | —— SQM |
| b) IN SITU AREA AGAINST AMENITY SPACE IF HANDED OVER | SQM |
| c) TDR AREA PERMISSIBLE(1.50%) 5803.36 x 1.50 = 8705.04 | 8705.04 SQM |
| d) TOTAL IN SITU / TDR LOADING PROPOSED (11a + b +c) | 0.00 SQM |
| 12 ADDITIONAL FSI AREA UNDER CHAPTER NO. 7 | |
| 13 TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL | 5803.36 SQM |
| a) (9+10b +11d ) OR 12 WHICHEVER IS APPLICABLE | SQM |
| b) ANCILLLARY AREA FSI UPTO 60% OR 80% WITH PAYMENT OF CHARGES 5803.36 X 80% = 4642.68 | 4627.02 SQM |
| c) TOTAL ENTITLEMENT (a+b) | 10430.38 SQM |
| 14 MAXIMUM UTILIZATION LIMIT OF FSI (BUILDING POTENTIAL) PERMISSIBLE AS PER ROAD WIDTH ( AS PER REGULATION NO. 6.1 OR 6.2 OR 6.4 AS APPLICABLE ) X 1.6 OR 1.8) | —— SQM |
| 15 TOTAL BUILT UP AREA IN PROPOSED (EXCLUDING AREA AT SR.NO. 17 b) | |
| a) Existing Built-up Area /As per old rule | SQM |
| i) Completed | —— SQM |
| ii) Residential | —— SQM |
| iii) Commercial | SQM |
| b) Proposed Built-up Area (as per 'P-Line') | SQM |
| i) Residential | —— SQM |
| ii) Commercial | 10430.38 SQM |
| c) Total (a+b) | 10430.38 SQM |
| 16 FSI CONSUMED (15 / 13) (SHOULD NOT BE MORE THAN SERIAL NO. 14 ABOVE) | |
| 17 AREA FOR INCLUSIVE HOUSING , IF ANY | |
| a) REQUIRED ( 20% OF SR.NO. 5) | --NA-- SQM |
| b) PROPOSED | 0.00 SQM |

Certificate of Area :
Certified that the plot under reference was surveyed by me on and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of Ownership/T.P.Scheme Records/Land Records Department /City Survey records.


MANIK BUCHADE ARCHITECT
KIMAYA HOUSE
Near 19 Grand West Society,
Birla Hospital Road,
Dange chowk , Thergaon, Pune-411033
Web.site : www.kimayagroup.com
E.mail:info@mbarchitects.co.in
Ph.9552560704 , 8087516777


Signature
Ar.Manik Buchade
Lic.No.CA/03/32518

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 executive 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 :- Signature

M/s Aelouz Corp LLP Through Mr.Amit Vinod Bansal
Partners M/s Siddhivinayak Veraco developeers LLP
Through Mr. Jigarr Vyass & Mr. Rushabh Rajesh Sakla

Architect / Licensed Engineer / Supervisor name and signature

| Date | North | Scale | Drawn by | Check by | Registration No.of Architect/License no.of Licensed Engineer / Supervisor |
|---|---|---|---|---|---|
| 05.12.2024 | N | 1:100 | SMITA | Ar.PRIYA | Lic.No.CA/03/32518 |