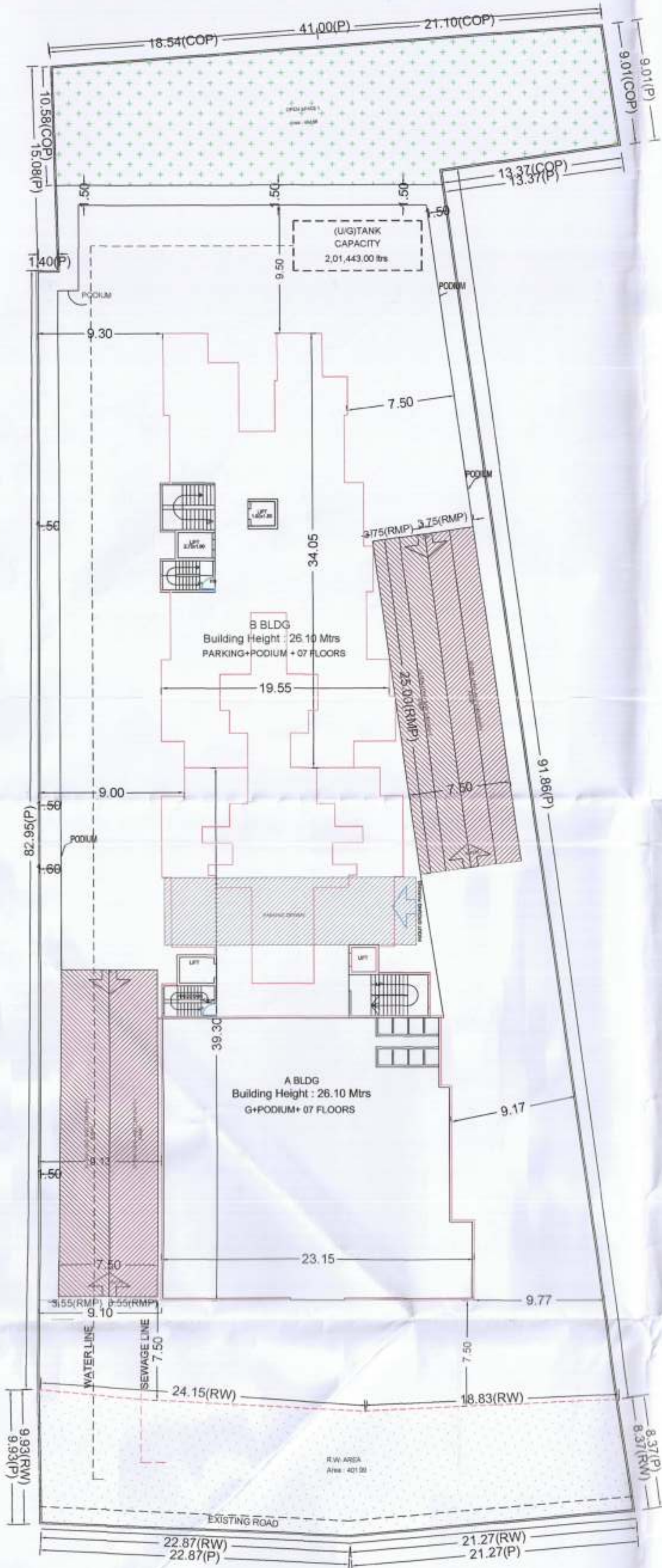


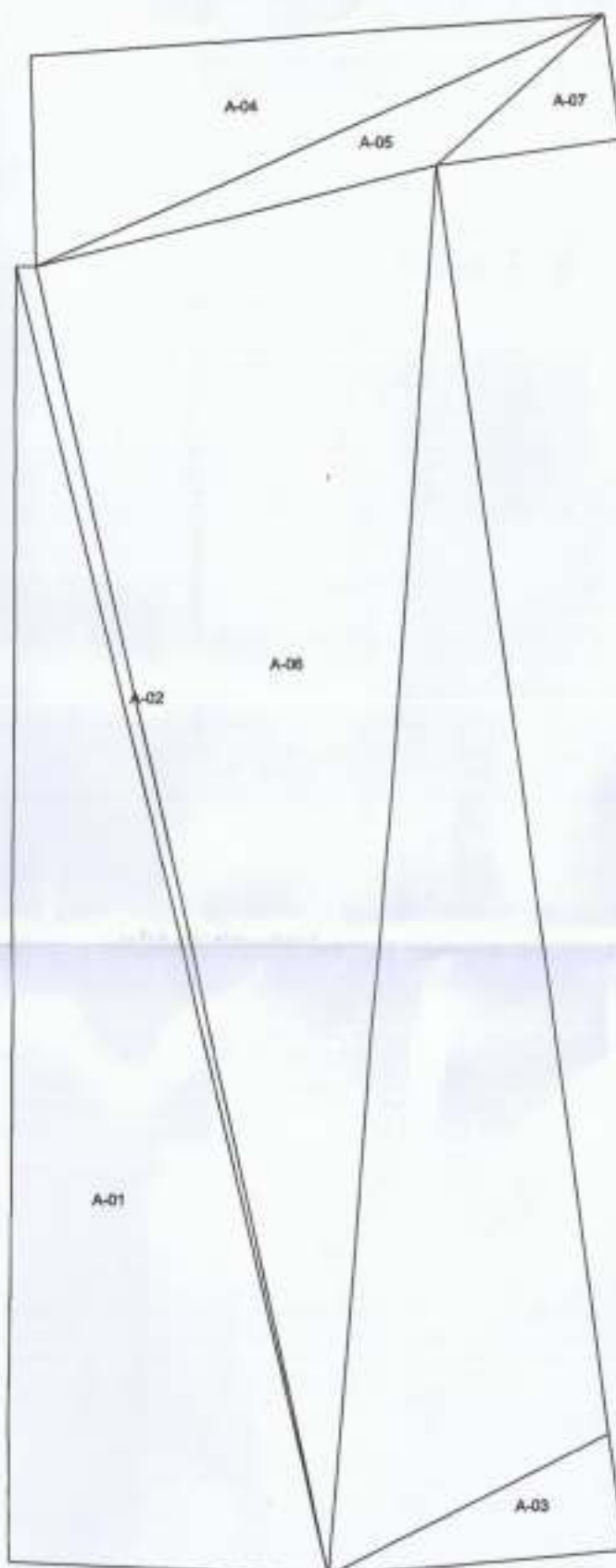
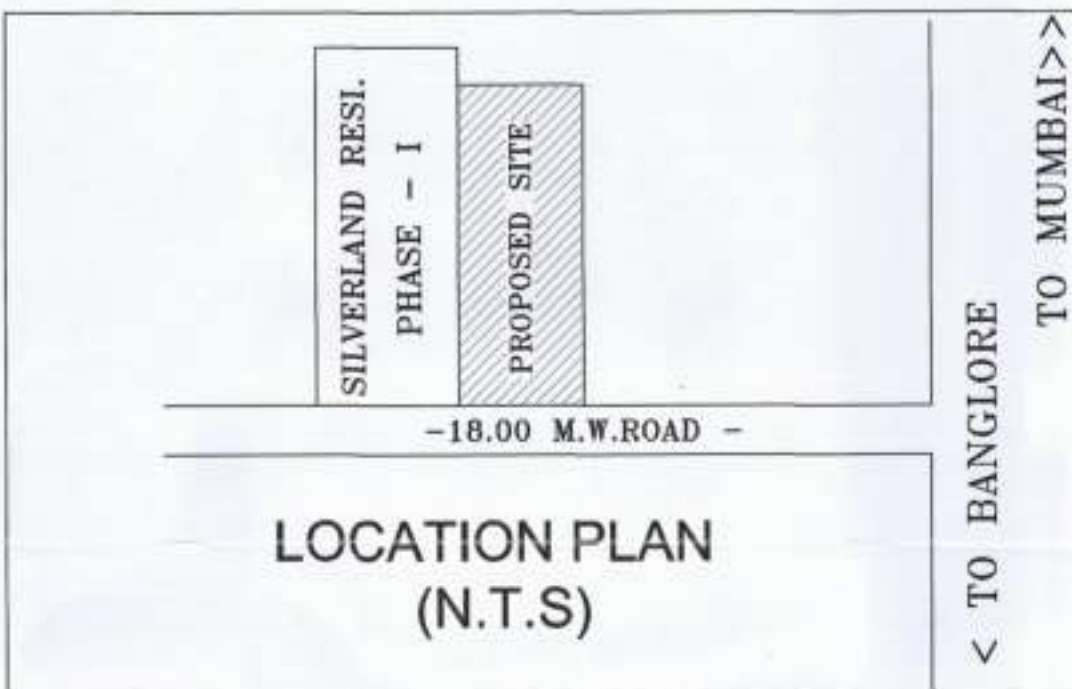


LAYOUT PLAN
(Scale - 1:250)

BUILDING NAME	FSI AREA				BALCONY				TERR. AREAS	STAIR PAID	PASS PAID	LIFT PAID	LIFT MC ROOM	TNMTS.	SANCTION B.U.P. AREA	TOTAL P LINE AREA
	SANCTION COMM. RESI.	SANCTION B.U.P. AREA	TOTAL P LINE AREA	PROP.	EXCESS	ENCL.	OPEN	PROP.								
A-BUILDING	476.98	2941.82	627.63	381.16	-	381.16	-	385.73	-	67.50	-	-	-	42	3418.80	627.63
B-BUILDING	-	15.68	3015.37	-	-	-	-	-	-	-	-	-	-	33	15.68	3015.37
TOTAL	476.98	2957.50	3643.00	381.16	-	381.16	-	385.73	-	67.50	-	-	-	75	3434.48	3643.00
7077.48																

PARKING CALCULATION

TYPE	CARPET AREA / FSI (M2)	TNMTS. (NOS.)		CAR (NOS.)		SCOOTER (NOS.)		CYCLE (NOS.)	
		UNIT	PROP.	BY RULE	REQD.	BY RULE	REQD.	BY RULE	REQD.
Residential	0 - 80	2	43	1	22	4	86	4	86
Residential	80 - 150	1	0	1	0	2	0	2	0
Residential	> 150	1	0	2	0	2	0	2	0
Commercial	52.27	100	1	2	2	6	6	2	2
PARKING REQUIRED, AS PER OLD RULES					24		92		88
PARKING REQUIRED, AS PER UDCPR					19		96		0.00
TOTAL REQUIRED, NOS AND AREA					43 X 12.50		188 X 3		88 X 1.40
					537.50		564.00		123.20
TOTAL REQUIRED, PARKING AREA					1224.70 SQ.M.				
TOTAL PROPOSED PARKING AREA					2644.04 SQ.M.				



Triangle	Area
A-01	1071.21
A-02	65.67
A-03	88.80
A-04	308.92
A-05	109.87
A-06	1415.43
A-07	60.20
Total (PLOT)	4087.87

REQUIRED WATER TANK CAPACITY.
OVER HEADED WATER TANK CAP.
1) 75T. X 5 X 135LIT. = 50,625.00 LIT.
2) 476.98/3 X 45 = 7154.70 LIT.
TOTAL = 57779.70 LIT.
TOTAL = 57779.70 LIT. + 40,000 LIT. (FOR FIRE)
OVER HEADED WATER TANK CAP. 97,779.70 LITS.
UNDER GROUND WATER TANK CAP.
1) 57779.70 X 1.50 = 86,669.55 LIT.
TOTAL = 86,669.55 LIT. + 1,00,000 LIT.
UNDER GROUND WATER TANK CAP. 1,86,669.55 LITS.

FORM OF STATEMENT 3

A-BUILDING

BUILDING NO.	FLOOR	APARTMENT NO.	CARPET AREA OF SHOP	AREA OF ENCLOSED BALCONY ATTACHED TO APARTMENT	AREA OF DOUBLE HEIGHT TERRACES ATTACHED TO FLAT	AREA OF DOUBLE HEIGHT DRY TERRACES ATTACHED TO FLAT
A-BUILDING	7TH FLOOR	FLAT NO-701	60.74	2.19	5.70	4.65
		FLAT NO-702	55.16	8.40	5.70	4.65
		FLAT NO-703	54.75	8.40	6.87	4.65
		FLAT NO-704	58.06	4.98	5.70	4.65
		FLAT NO-705	58.06	4.98	5.70	4.65
		FLAT NO-706	58.06	4.98	5.70	4.65
		TOTAL	344.83	33.93	35.37	28.10

FORM OF STATEMENT 3

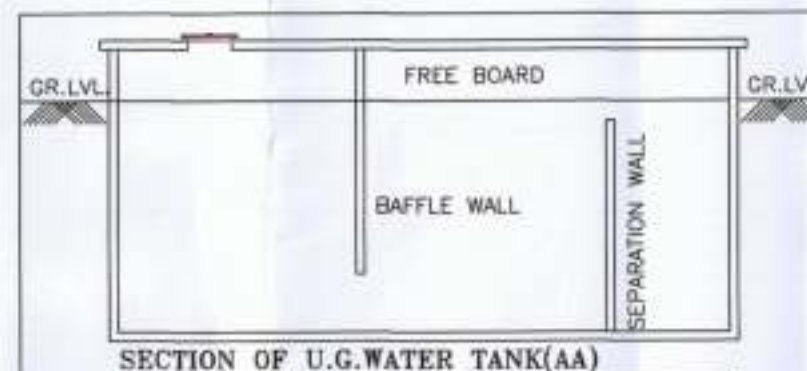
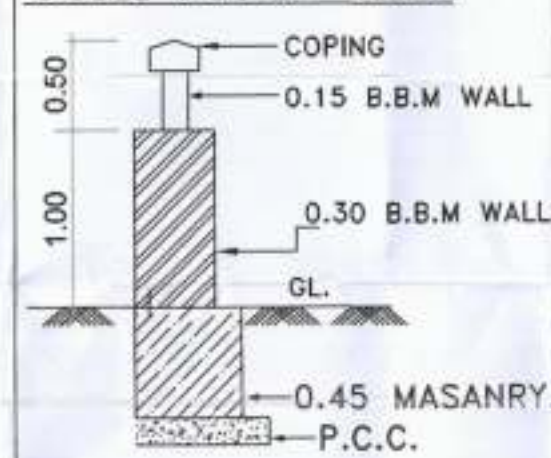
B-BUILDING

BUILDING NO.	FIRST FLOOR	APARTMENT NO	CARPET AREA OF APARTMENT	AREA OF ENCLOSED BALCONY ATTACHED TO APARTMENT	AREA OF DOUBLE HEIGHT TERRACES ATTACHED TO FLAT	AREA OF DOUBLE HEIGHT DRY TERRACES ATTACHED TO FLAT	AREA OF DOUBLE HEIGHT DRY BALCONY ATTACHED TO FLAT
B-BUILDING	FIRST FLOOR	FLAT NO-101	41.20	--	4.85	--	3.55
		FLAT NO-102	52.10	--	4.34	--	3.55
		FLAT NO-103	66.88	2.63	6.38	3.79	--
		FLAT NO-104	45.57	--	8.91	3.79	--
		205.75	2.63	24.48	7.58	7.10	
	2ND,4TH,6TH FLOOR	FLAT NO-201,401,601	58.92	4.98	5.70	--	3.55
		FLAT NO-202,402,602	58.92	4.98	5.70	--	3.55
		FLAT NO-203,403,603	37.81	2.62	5.17	2.17	--
		FLAT NO-204,404,604	58.95	4.98	5.70	3.63	--
		FLAT NO-205,405,605	58.95	4.98	5.70	3.63	--
			820.65	67.62	83.91	28.29	21.30
	3RD,5TH	FLAT NO-301,501	58.92	4.98	5.70	--	3.55
		FLAT NO-302,502	58.92	4.98	5.70	--	3.55
		FLAT NO-303,503	37.81	2.62	5.17	2.17	--
		FLAT NO-304,504	58.95	4.98	5.70	3.79	--
		FLAT NO-305,505	58.95	4.98	5.70	3.79	--
		547.10	45.08	55.94	19.50	14.20	
	7TH FLOOR	FLAT NO-701	58.92	4.98	5.70	--	3.55
		FLAT NO-702	TERRACE				
		FLAT NO-703	37.81	2.62	5.17	2.17	--
		FLAT NO-704	58.95	4.98	5.70	3.79	--
		FLAT NO-705	58.95	4.98	5.70	3.79	--
			214.63	17.56	22.27	9.75	3.55

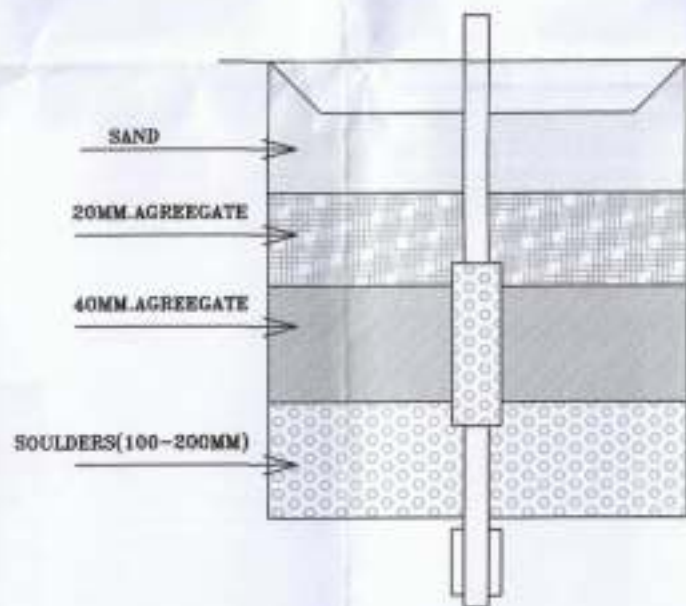
Sanctioned No. B.P. / Ravet / 23 / 2024
Subject to conditions mentioned in the
Office Order No.
even dated 31/05/2024

Pinplot
Date 03/03/2024

SECTION OF
COMPOUND WALL



PLAN OF U.G. WATER TANK



SECTION OF
RAIN WATER HARVESTING PIT

STAMP OF APPROVAL

REVISION TO B.P. / RAVET / 77 / 2020, DATE - 23/08/2020

Executive Engineer
Building Permission and Unauthorised Building
Construction Control Department
Pinjai Chinchwad Municipal Corporation
Pinjai - 411008

PROPOSED COMM+RESI BUILDING
S.NO. - 632
AT - RAVET
DRAWING SHEET NO. - 1/13

STAMP OF APPROVAL

A) AREA STATEMENT SQ.MTS.

1. AREA OF PLOT (minimum area of a,b,c, to be considered) 4000.00

(A) AS PER OWNERSHIP DOCUMENT (712,CT'S EXTRACT)

(B) AS PER MEASUREMENT SHEET

(C) AS PER SITE 4000.00

2.DEDUCTIONS FOR

(A) PROPOSED D.P./D.P. ROAD WIDENING

AREA/SERVICE ROAD / HIGHWAY WIDENING 401.99

(B) ANY D.P. RESERVATION AREA

(TOTAL A-B) 3598.01

3.BALANCE AREA OF PLOT (1-2)

4.AMENITY SPACE (IF APPLICABLE)

(A) REQUIRED

(B) ADJUSTMENT OF 2(B),IF ANY.

(C) BALANCE PROPOSED

5.NET PLOT AREA (3-4 (C)) 3598.01

6.RECREATIONAL OPEN SPACE (IF APPLICABLE)

(A) REQUIRED

(B) PROPOSED

7.INTERNAL ROAD AREA

8.PLOTABLE AREA (IF APPLICABLE) 3193.02

9.BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (Sr. no. 5,6,7,8,9,10,11,12,13,14,15,16,17,18,19,20,21,22,23,24,25,26,27,28,29,30,31,32,33,34,35,36,37,38,39,40,41,42,43,44,45,46,47,48,49,50,51,52,53,54,55,56,57,58,59,60,61,62,63,64,65,66,67,68,69,70,71,72,73,74,75,76,77,78,79,80,81,82,83,84,85,86,87,88,89,90,91,92,93,94,95,96,97,98,99,100)

(3598.01 X 1.10) 3957.81

10.ADDITION OF FSI ON PAYMENT OF PREMIUM 1799.00

(A) MAXIMUM PERMISSIBLE PREMIUM FSI-BASED ON ROAD WIDTH/TOO ZONE. (3598.01 X 0.50 = 1799.00) 1799.00

(B) PROPOSED FSI ON PAYMENT OF PREMIUM

11.IN-SITU FSI/TDR LOADING

(A) IN-SITU AREA AGAINST D.P. ROAD [2.0x or NO.2 (A) IF ANY

(B) IN-SITU AREA AGAINST AMENITY SPACE IF HANDED OVER [2.00 or 1.85x Sr.No. 4 (B) and/or (C)]

(C) TDR AREA

(D) TOTAL IN-SITU/TDR LOADING PROPOSED (11(a)+b)+(c)

12.ADDITIONAL FSI AREA UNDER CHAPTER NO.7

13.TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL 5756.81

(A) DEDUCTION - BUILT AREA/UTILIZED AREA/FSI TO BE RETAINED AS PER OLD DC RULE 3434.48

(A2) BALANCE ENTITLEMENT FOR ANCILLARY AREA (A1-A2) 2322.33

(B) ANCILLARY AREA FSI UP TO 60% OR 80% WITH PAYMENT OF CHARGES (ON A2 WHICHEVER APPLICABLE) 1393.40

(C) TOTAL ENTITLEMENT (A+B) 7150.21

14.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)X1.8 OR 1.8) ---

15.TOTAL BUILT-UP AREA IN PROPOSAL (excluding area at Sr.no 17b) 7077.48

(A) EXISTING BUILT-UP AREA/AS PER OLD RULE 3434.48

(i) COMPLETED

(ii) RESIDENTIAL 2957.50

(iii) COMMERCIAL 476.98

(B) PROPOSED BUILT-UP AREA (AS PER P-LINE) 3643.00

(i) RESIDENTIAL 3643.00

(ii) COMMERCIAL

(C) TOTAL (A+B) 7077.48

16.F.S.I. CONSUMED (15/13)(should not be more than serial NO.14 above) 0.970

17.AREA FOR INCLUSIVE HOUSING,IF ANY

(A) REQUIRED (20% OF SR.NO.5)

(B) PROPOSED

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 falls within the area stated in document of Ownership/T.F.Scheme Records/Land Records Department/City Survey records.

AR.N.D. JOSHI
CA/8710510
(Name of Architect/ Licensed Engineer/ Supervisor.)

Owner's Declaration-

I/We undersigned hereby confirm that I/We would abide by plans approved by Authority / Collector/We would execute the structure as per approved plan/We would execute the work under supervision of proper technical person so as to ensure the quality and safety of the work site

M/S G.K. ASSOCIATES
(Owners name and signature)

YOJANA ARCHITECTS

NARENDRA D. JOSHI (B.Arch./A.I.V.)

S.NO.25 SILVER SPACE, OFFICE NO.10 & 11

ABOVE SARASWAT BANK,WAKAD ROAD,

VISHAL NAGAR, P'NILAKH, PUNE - 411027

JOB NO. SCALE DRAWN BY/CHECKED BY SHEET NO.

1:100 SANDESH 1/09