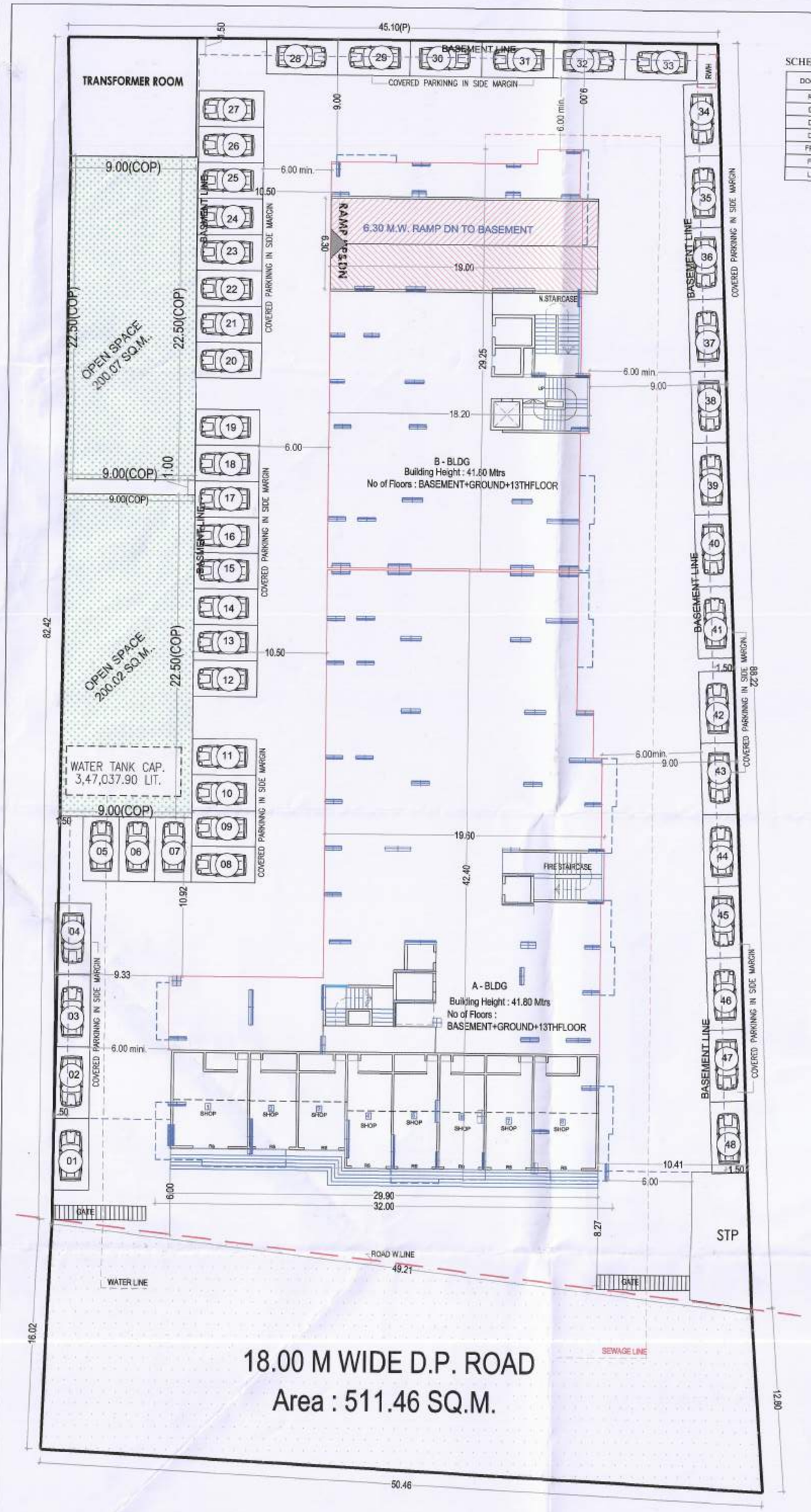
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

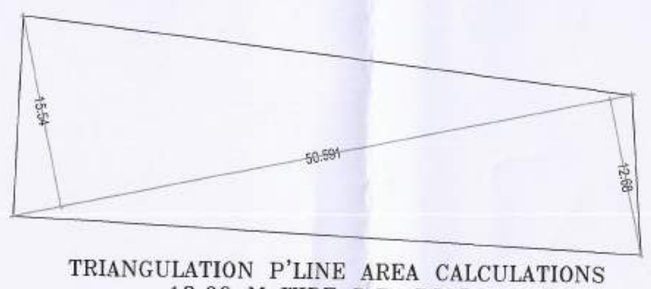


LAYOUT PLAN

SCALE- 1:200

SCHEDULE OF OPENING

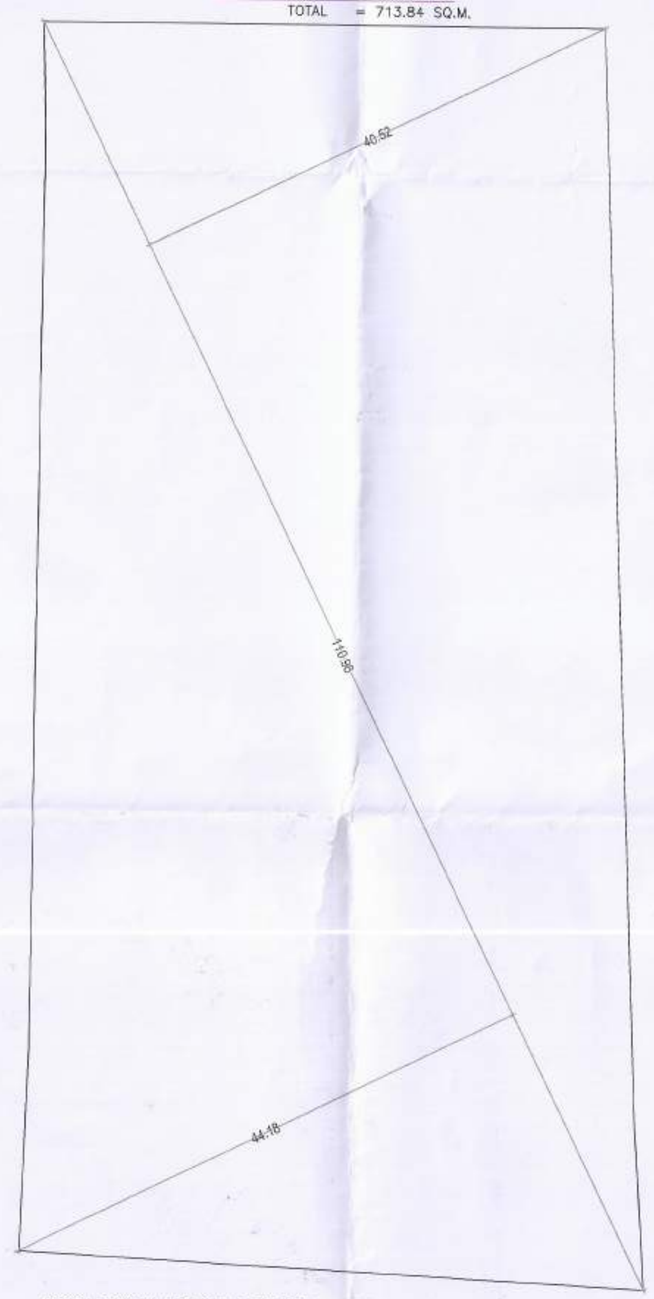
DOORS	SIZE	WINDOWS	SIZE
RS	2.40X2.40	W	2.40X1.50
D1	1.00X2.10	W1	1.50X1.50
D2	0.90X2.10	W2	1.25X1.00
D3	0.75X2.10	W3	1.50X1.00
FRD	1.50X2.10	V1 (additional ventilation)	1.25X0.60
FD	1.80X2.10	V	0.90X0.90
LD	0.90X2.10		



TRIANGULATION P'LINE AREA CALCULATIONS
18.00 M WIDE D.P. ROAD

1) 0.50 X (12.68+15.54) 50.591 = 713.84 SQ.M.

TOTAL = 713.84 SQ.M.



TRIANGULATION P'LINE AREA CALCULATIONS

1) 0.50 X (44.18+40.52) 110.98 = 4700.00 SQ.M.

TOTAL = 4700.00 SQ.M.

OPEN SPACE P'LINE AREA CALCULATIONS

0.50 X (7.51+7.32) 26.982 = 200.07 SQ.M.

TOTAL= 200.07 SQ.M.

OPEN SPACE P'LINE AREA CALCULATIONS

0.50 X (7.64+7.47) 26.475 = 200.02 SQ.M.

TOTAL= 200.02 SQ.M.

STATEMENT 3
AREA DETAILS OF APARTMENT

BLDG.	FLAT NO.	TYPE	NO	CARPET AREA(SQ.M)	ENCL.BALC (SQ.M)	D.BALC	OPEN BALCONY	TOTAL(SQ.M)
	1ST FLOOR PLAN							
A BLDG	101	2BHK	01	49.23	2.63	2.52	4.65	59.03
	102	2BHK	01	46.32	5.41	3.24	4.19	59.16
	103	2BHK	01	46.32	5.41	3.24	4.19	59.16
	104	2BHK	01	46.32	5.41	3.24	4.19	59.16
	105	1.5BHK	01	45.98	--	3.24	4.19	53.41
	106	1.5BHK	01	47.86	--	3.24	4.19	55.29
	2ND,3RD,4TH,5TH,6TH,7TH,9TH,10TH,11TH,13TH FLOOR PLAN							
	201,301,401,501,601, 701,901,1001,1101,1301	2BHK	10	49.24	2.63	2.52	4.65	59.04
	202,302,402,502,602, 702,902,1002,1102,1302	2BHK	10	46.28	5.47	3.24	4.19	59.16
	203,303,403,503,603, 703,903,1003,1103,1303	2BHK	10	46.28	5.47	3.24	4.19	59.16
	204,304,404,504,604, 704,904,1004,1104,1304	2BHK	10	46.28	5.47	3.24	4.19	59.16
	205,305,405,505,605, 705,905,1005,1105,1305	2BHK	10	46.28	5.47	3.24	4.19	59.16
	206,306,406,506,606, 706,906,1006,1106,1306	2BHK	10	46.32	5.41	3.24	4.19	59.16
	207,307,407,507,607, 707,907,1007,1107,1307	2BHK	10	46.32	5.41	3.24	4.19	59.16
	208,308,408,508,608, 708,908,1008,1108,1308	2BHK	10	46.38	5.41	2.88	4.19	58.86
	209,309,409,509,609, 709,909,1009,1109,1309	2BHK	10	47.75	7.85	---	3.60	59.20
	210,310,410,510,610, 710,910,1010,1110,1310	2BHK	10	47.75	7.85	---	3.60	59.21
	8TH & 12TH FLOOR PLAN							
	801,1201	2BHK	02	49.24	2.63	2.52	4.65	59.04
	802,1202	2BHK	02	46.26	5.47	3.24	4.19	59.16
	803,1203	2BHK	02	46.26	5.47	3.24	4.19	59.16
	804,1204	2BHK	02	46.26	5.47	3.24	4.19	59.16
	805,1205	2BHK	02	46.28	5.47	3.24	4.19	59.16
	806,1206	2BHK	02	REFUGE AREA				
	807,1207	2BHK	02	46.32	5.41	3.24	4.19	59.16
	808,1208	2BHK	02	46.38	5.41	2.88	4.19	58.86
	809,1209	2BHK	02	47.75	7.85	---	3.60	59.20
	810,1210	2BHK	02	47.75	7.85	---	3.60	59.21

STATEMENT 3
AREA DETAILS OF APARTMENT

BLDG	SHOP NO.	TYPE	NO	CARPET AREA(SQ.M)	MEZZANINE AREA(SQ.M)	TOTAL(SQ.M)
	GROUND FLOOR PLAN					
A BLDG	SHOP-01	SHOP	01	33.89	16.93	50.82
	SHOP-02	SHOP	01	21.21	10.58	31.79
	SHOP-03	SHOP	01	21.21	10.58	31.79
	SHOP-04	SHOP	01	24.05	12.03	36.05
	SHOP-05	SHOP	01	23.68	11.73	35.39
	SHOP-06	SHOP	01	24.05	12.00	36.05
	SHOP-07	SHOP	01	24.82	12.38	37.20
	SHOP-08	SHOP	01	34.12	17.03	51.15

STATEMENT 3
AREA DETAILS OF APARTMENT

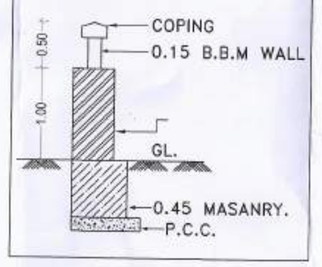
BLDG	FLAT NO.	TYPE	NO	CARPET AREA(SQ.M)	ENCL.BALC(SQ.M)	D.BALC	OPEN BALCONY	TOTAL(SQ.M)
	1ST FLOOR PLAN							
B BLDG	101	2BHK	01	46.32	5.41	3.24	4.19	59.16
	102	2BHK	01	46.32	5.41	3.24	4.19	59.16
	103	2BHK	01	46.32	5.41	3.24	4.19	59.16
	104	2BHK	01	44.89	4.97	3.24	4.19	57.29
	105	2BHK	01	47.71	--	3.24	4.19	54.33
	2ND,3RD,4TH,5TH,6TH,7TH,9TH,10TH,11TH,13TH FLOOR PLAN							
B BLDG	201,301,401,501,601, 701,901,1001,1101,1301	2BHK	10	46.26	5.47	3.24	4.19	59.16
	202,302,402,502,602, 702,902,1002,1102,1302	2BHK	10	46.26	5.47	3.24	4.19	59.16
	203,303,403,503,603, 703,903,1003,1103,1303	2BHK	10	46.26	5.47	3.24	4.19	59.16
	204,304,404,504,604, 704,904,1004,1104,1304	2BHK	10	43.75	8.29	3.24	4.19	59.47
	205,305,405,505,605, 705,905,1005,1105,1305	2BHK	10	43.75	8.29	3.24	4.19	59.47
	8TH & 12TH FLOOR PLAN							
B BLDG	801,1201	2BHK	02	REFUGE AREA				
	802,1202	2BHK	02	46.26	5.47	3.24	4.19	
	803,1203	2BHK	02	46.26	5.47	3.24	4.19	59.16
	804,1204	2BHK	02	43.75	8.29	3.24	4.19	59.47
	805,1205	2BHK	02	43.75	8.29	3.24	4.19	59.47

WATER REQUIREMENT CALCULATION

BLDG	TOTAL TENEMENT	OVER HEAD REQ. WATER TANK CAP.	FIRE PROPOSED	OVER HEAD PROPOSED WATER TANK CAP.	U/GROUND REQ. WATER TANK CAP.	FIRE PROPOSED	U/GROUND PROPOSED WATER TANK CAP.
A-BUILDING COMM+RESI	342.24/3 =114.08 SQM	114.08X 45LIT. = 5,133.60 LIT.	25,000 LIT	1,08,700.00 LIT.	88,633.60 X 1.50 =1,33,250.40 LIT.	75,000 LIT	2,08,250.40 LIT.
	124 NOS	1247X5 X1.35LIT.=83,700.00LIT.					
B-BUILDING COMM+RESI	63 NOS	637.X5 X1.35LIT.=42,525.00LIT.	25,000 LIT	67,525.00 LIT.	42,525.00 X1.50 =63,787.50 LIT.	75,000 LIT	1,38,787.50 LIT.
	187 NOS	1,31,358.60LIT	50,000 LIT	1,76,225.50 LIT.	=1,97,037.90LIT.	1,50,000.00LIT	3,47,037.90 LIT.

LOCATION PLAN (N.T.S.)

SECTION OF COMPOUND WALL



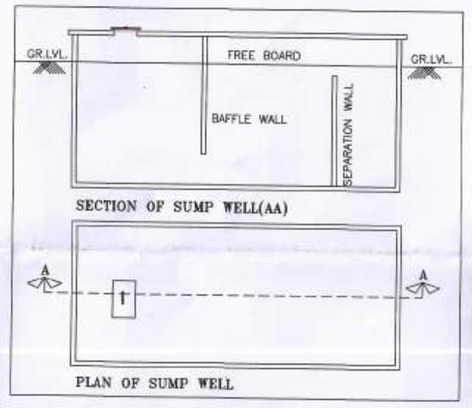
STATEMENT 2
PROPOSED A+B - BUILDING

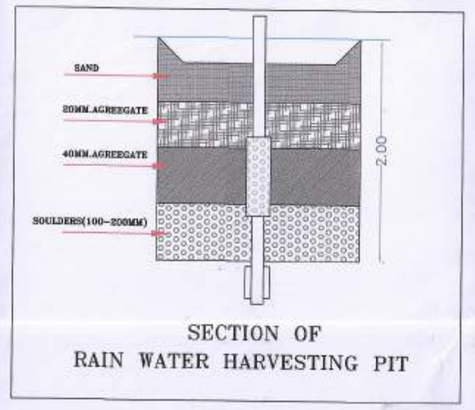
FLOOR P'LINE AREA STATEMENT				
FLOOR'S NAME	A BUILDING TOTAL P'LINE AREA OF FLOOR,AS PER OUTER CONSTRUCTION LINE RESI.		B BUILDING TOTAL P'LINE AREA OF FLOOR,AS PER OUTER CONSTRUCTION LINE RESI.	
	COMM.	RESI.	COMM.	RESI.
BASEMENT PARKING FLOOR	-	00.00	-	00.00
GROUND PARKING FLOOR	227.00	44.61	-	52.87
FIRST+MEZZANINE FLOOR	115.24	571.23	-	409.00
SECOND FLOOR	-	798.37	-	415.37
THIRD FLOOR	-	798.37	-	415.37
FOURTH FLOOR	-	798.37	-	415.37
5TH FLOOR	-	798.37	-	415.37
6TH FLOOR	-	798.37	-	415.37
7TH FLOOR	-	798.37	-	415.37
8TH FLOOR	-	734.19	-	372.97
9TH FLOOR	-	798.37	-	415.37
10TH FLOOR	-	798.37	-	415.37
11TH FLOOR	-	798.37	-	415.37
12TH FLOOR	-	734.19	-	372.97
13TH FLOOR	-	798.37	-	415.37
TOTAL FLOOR	342.24	10067.92	-	5359.71
TOTAL P LINE AREA	10410.16 SQ.M.		5359.71 SQ.M.	
TOTAL TENEMENTS	124 NOS		63 NOS	
TOTAL P-LINE AREA	15769.87 SQ.M.			

A+B BUILDING PARKING STATEMENT.

FLAT CARPET AREA	NO. OF TENEMENT	CAR.	SCOOTER
COMM.=342.24 SQ.M. (100=2,6)	---	7	21
UP TO 80.00 SQ.M. (2TEN.=1,2)	187	94	187
UP TO 80TO150 SQ.M. (1TEN.=0,2,2)	---	---	---
TOTAL.	187	101	208
5% VISITERS PARKING		6	10
TOTAL REQD. PARKING		107	218
		X12.50	X2.00
TOTAL.		1337.50	436.00

TOTAL PARKING REQUIRED. = 1337.50+436.00=1773.50 SQ.M.
AREA OF PROVIDED COVERED PARKING. = 2608.25 SQ.M.





SECTION OF RAIN WATER HARVESTING PIT

LAYOUT PLAN 1/10

STAMP OF APPROVAL

PROPOSED COMMERCIAL + RESIDENTIAL BUILDING ON S.NO. 63/2 AT RAVET, PUNE.

REVISED BP/RAVET/210/2021 DATED 31/12/2021 .

Sanctioned No. B.P 1 Ravet / 453/2022
Subject to conditions mentioned in the
Office Order No.
aven dated 29/03/2022
Pimpri
Date 22/08/2022

Pimpri Chinchwad Municipal Corporation ESTD. 15/10/82 Pimpri-411 018

O. C. Signed by
Joint City Engineer

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

STAMP OF APPROVAL

A) AREA STATEMENT	SQM.
1. AREA OF PLOT (minimum area of a,b,c, to be considered)	4500.00
(A) AS PER OWNERSHIP DOCUMENT (7/12,CTS EXTRACT)	4500.00
(B) AS PER MEASUREMENT SHEET	-
(C) AS PER SITE	4500.00
2.DEDUCTIONS FOR	-
(A) PROPOSED D.P./D.P. ROAD WIDENING AREA/SERVICE ROAD / HIGHWAY WIDENING	511.46
(B) ANY D.P. RESERVATION AREA	-
(TOTAL A+B)	-
3.BALANCE AREA OF PLOT (1-2)	3988.54
4.AMENITY SPACE (IF APPLICIBBLE)	-
(A) REQUIRED-	-
(B) ADJUSTMENT OF 2(B),IF ANY-	-
(C) BALANCE PROPOSED-	-
5.NET PLOT AREA (3-4 (C))	3988.54
6.RECREATIONAL OPEN SPASE (IF APPLICABLE)	-
(A) REQUIRED-	398.85
(B) PROPOSED-	400.09
7.INTERNAL ROAD AREA	-
8.PLOTABLE AREA (IF APPLICABLE)	3588.54
9.BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (Sr. no. 5(basic FSI) (3988.54 X 1.10)	4387.39
10.ADDITION OF FSI ON PAYMENT OF PREMIUM	
(A) MAXIMUM PERMISSISSIBLE PREMIUM	2250.00
FSI-BASED ON ROAD WIDTH-TOD ZONE	
(B) PROPOSED FSI ON PAYMENT OF PREMIUM.	1931.50
11.IN-SITU FSI/TDR LOADING	
(A) IN-SITU AREA AGAINST D.P. ROAD [2.0/ sr.NO.2 (A)],IF ANY (B)=(((A)-(2)) / 2.0)*(1.35)*(2.0) = (621.15)	621.15
(B) IN-SITU AREA AGAINST AMENITY SPACE IF HANDED OVER [2.00 or 1.65x Sr.NO. 4 (B) and/or(C)],	-
(C) TDR AREA (0.90%) (TDR) - 3561.28 × 90.0M - 877.38)	2920.66
(D) TOTAL IN-SITU/TDR LOADING PROPOSED (11(a)+(b)+(c))	3541.81
12.ADDITIONAL FSI AREA UNDER CHAPTER NO.7	-
13.TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	9860.70
(A) [9+10(b)+11(d)]or 12 WHICHEVER IS APPLICABLE	-
(A1) DEDUCTION :- BUILT AREA/FSI-UTILIZED AREA/FSI TO BE RETAINED AS PER OLD DC RULE	-
(A2) BALANCE ENTITLEMENT FOR ANCILLARY AREA (A1-A2)	9860.70
(B) ANCILLARY AREA FSI UP TO 60% OR 80% WITH PAYMENT OF CHARGES.(ON A2 WHICHEVER APPLICABLE)	5916.42
(C). TOTAL ENTITLEMENT (A+b)	15777.12
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]or1.5 OR 1.8]	4.00
15.TOTAL BUILT-UP AREA IN PROPOSAL (excluding area at Sr.no 17b)	15769.87
(A) EXISTING BUILT-UP AREA (AS PER OLD RULE	-
(i) COMPLETED	-
(ii) RESIDENTIAL	-
(iii) COMMERCIAL	-
(B) PROPOSED BUILT-UP AREA (AS PER 'P-LINE')	
(i) RESIDENTIAL	15,427.63
(ii) COMMERCIAL	342.24
(C) TOTAL (A+B)	15,769.87
16.F.S.I. CONSUMED (15/13)(should not be more than serial NO.14 above)	3.95
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 shited on plan are as measured on site and the area so worked out tolliesith the area stated in document of Ownership/T.P.Scheme Records/land Records Department/city Survey records.

AR.N.D. JOSHI
CA/87/10510
(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.I/We would execute the structure as per approved plans.Also I/We would execute the work under supervision ofproper technical person so as to ensure the quality and safety of the work site

RCDC ASSO.
(Owners name and signature)

YOJANA ARCHITECTS
NARENDRA D. JOSHI
S.NO.25, SILVER SPACE,
VISHAL NAGAR, P"NILAKH, PUNE - 411027.

JOB NO.	DRG.NO.	SCALE	DRAWN BY	CHECKED BY
		1:100	SANDESH	-
	REV.	16/03/2022	SMITA	BALAJISR
INWARD NO.			DATE	29 OCT 2021
KEY NO.	५५२५		SHEET NO.	1 / 9

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