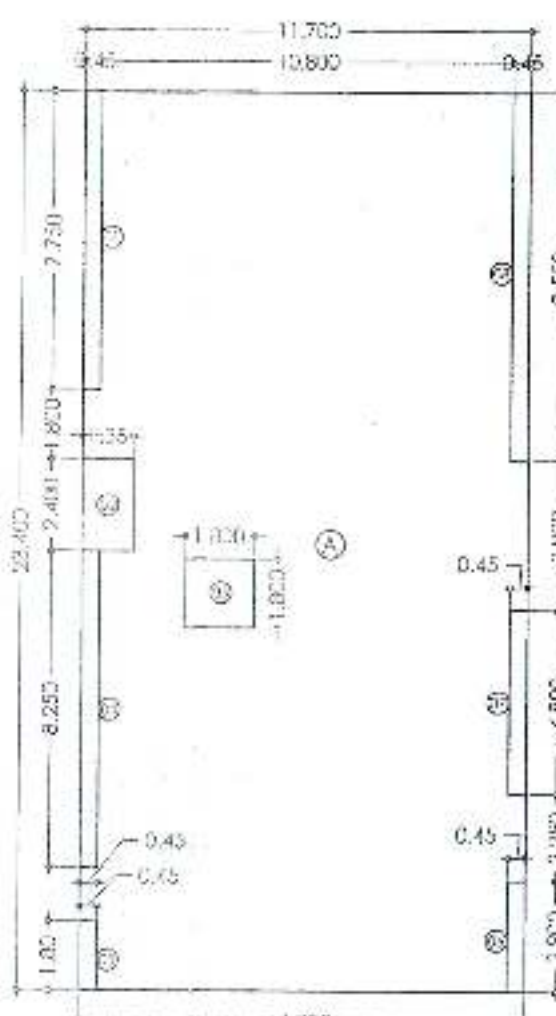




AREA CALCULATION (FIRST & THIRD FLOOR)
BLOCK AREA = 10.85x23.40 = 253.72 Sqm.
DEDUCTION:
1) 2.00x 8.00 = 16.00
2) 0.90x 3.50 = 3.15
3) 1.00x 1.00 = 1.00
TOTAL DEDUCTION = 20.15
NET TOTAL = 233.57 Sqm.
PROPOSED P. LINE AREA
FIRST & THIRD FLOOR = 241.97 Sqm.



AREA CALCULATION (SECOND FLOOR)
BLOCK AREA = 11.70x23.40 = 273.78 Sqm.
DEDUCTION:
1) 2.00x 8.00 = 16.00
2) 1.00x 1.00 = 1.00
3) 1.00x 1.00 = 1.00
4) 0.50x 0.50 = 0.25
5) 0.50x 0.50 = 0.25
6) 0.50x 0.50 = 0.25
7) 0.50x 0.50 = 0.25
8) 0.50x 0.50 = 0.25
9) 0.50x 0.50 = 0.25
10) 0.50x 0.50 = 0.25
TOTAL DEDUCTION = 22.25
NET TOTAL = 251.53 Sqm.
PROPOSED P. LINE AREA
SECOND FLOOR = 251.53 Sqm.

FORM OF STATEMENT - 1 **EXISTING BUILDING TO BE RETAINED (EXISTING TO BE DEMOLISHED)**

EXISTING BUILDING NO.	FLOOR NO.	PLINTH AREA	TOTAL FLOOR AREA OF EXISTING BUILDING	USE / OCCUPANCY OF FLOORS
BUILDING A	GROUND	NIL	NIL	NIL
	FIRST	NIL		
	SECOND	NIL		
	THIRD	NIL		
TOTAL		NIL	NIL	NIL

TENEMENT STATEMENT

BUILDING NO.	FLOOR NO.	NO. OF SHOPS / TENEMENTS
A	PARKING	0
	FIRST	02
	SECOND	02
	THIRD	02
RESIDENTIAL		06

FORM OF STATEMENT-2 **PROPOSED BUILDING**

BUILDING NO.	FLOOR NO.	TOTAL BUILT UP FLOOR AS PER OUTER CONSTRUCTION LINE
A	FIRST	241.97
	SECOND	251.53
	THIRD	241.97
TOTAL		735.47

FORM OF STATEMENT - 3

BUILDING NO.	FLOOR NO.	FLAT/SHOP NO.	CARPET AREA OF APARTMENT	AREA OF BALCONY ATTACHED TO APARTMENT		BUILT UP AREA OF DOUBLE HEIGHT TERRACE ATTACHED TO FLAT
				OPEN BALCONY	ENCL. BALCONY	
RESIDENTIAL	FIRST	101	66.16	14.96	30.45	0.00
	FIRST	102	55.82	8.58	30.05	0.00
	SECOND	201	66.18	14.96	30.45	0.00
	SECOND	202	65.19	8.58	30.06	0.00
	THIRD	301	66.18	14.96	30.45	0.00
	THIRD	302	65.62	8.58	30.06	0.00
TOTAL			376.00	70.62	191.53	0.00

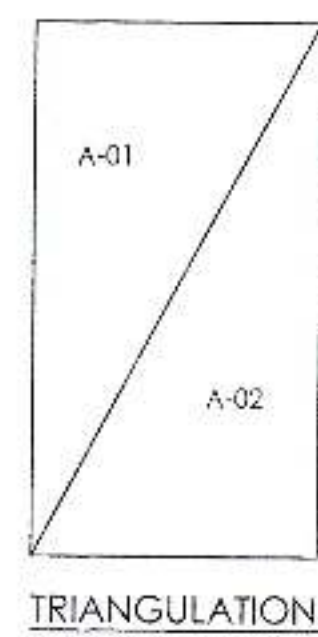
WATER REQUIREMENT CALCULATION:
A. RESIDENTIAL REQUIREMENT
= 4.5 LITERS / PERSON / DAY
= 4.5 x 1000 x 100 = 450,000 LITERS
B. WATER TANK
= 450,000 LITERS / 24 HOURS = 18,750 LITERS
C. WATER TANK
= 18,750 LITERS / 24 HOURS = 781.25 LITERS
D. WATER TANK
= 781.25 LITERS / 24 HOURS = 32.56 LITERS
E. WATER TANK
= 32.56 LITERS / 24 HOURS = 1.36 LITERS
F. WATER TANK
= 1.36 LITERS / 24 HOURS = 0.06 LITERS
G. WATER TANK
= 0.06 LITERS / 24 HOURS = 0.00 LITERS
H. WATER TANK
= 0.00 LITERS / 24 HOURS = 0.00 LITERS
I. WATER TANK
= 0.00 LITERS / 24 HOURS = 0.00 LITERS
J. WATER TANK
= 0.00 LITERS / 24 HOURS = 0.00 LITERS
K. WATER TANK
= 0.00 LITERS / 24 HOURS = 0.00 LITERS
L. WATER TANK
= 0.00 LITERS / 24 HOURS = 0.00 LITERS
M. WATER TANK
= 0.00 LITERS / 24 HOURS = 0.00 LITERS
N. WATER TANK
= 0.00 LITERS / 24 HOURS = 0.00 LITERS
O. WATER TANK
= 0.00 LITERS / 24 HOURS = 0.00 LITERS
P. WATER TANK
= 0.00 LITERS / 24 HOURS = 0.00 LITERS
Q. WATER TANK
= 0.00 LITERS / 24 HOURS = 0.00 LITERS
R. WATER TANK
= 0.00 LITERS / 24 HOURS = 0.00 LITERS
S. WATER TANK
= 0.00 LITERS / 24 HOURS = 0.00 LITERS
T. WATER TANK
= 0.00 LITERS / 24 HOURS = 0.00 LITERS
U. WATER TANK
= 0.00 LITERS / 24 HOURS = 0.00 LITERS
V. WATER TANK
= 0.00 LITERS / 24 HOURS = 0.00 LITERS
W. WATER TANK
= 0.00 LITERS / 24 HOURS = 0.00 LITERS
X. WATER TANK
= 0.00 LITERS / 24 HOURS = 0.00 LITERS
Y. WATER TANK
= 0.00 LITERS / 24 HOURS = 0.00 LITERS
Z. WATER TANK
= 0.00 LITERS / 24 HOURS = 0.00 LITERS

PARKING STATEMENT

PERMISSIBLE PARKING SPACE	CAR (12.50sqm)	SCOOTER (2.00sqm)	TOTAL AREA
A) RESIDENTIAL: FOR EVERY TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 80 SQ.M. BUT LESS THAN 150 SQ.M. (1/3) OF TENEMENTS	1x06 = 06 Nos 75.00 Sqm.	3x06 = 18 Nos 36.00 Sqm.	111.00 Sqm.
VISITORS PARKING-5% EXTRA (RESIDENTIAL)			5.55 sqm.
TOTAL REQUIRED PARKING	75.00 Sqm.	36.00 Sqm.	111.55 Sqm.
TOTAL REQUIRED NO. OF VEHICLES	06 Nos.	18 Nos.	
TOTAL PROPOSED NO. OF VEHICLES	06 Nos.	18 Nos.	
PARKING PROVIDED = A. MECHANICAL PARKING			
	= P1 - 5.80x7.57x2 =	103.02	
	= P2 - 5.80x7.57x2 =	103.02	
	= P3 - 4.55x6.45x2 =	42.32	
	= P4 - 0.80x2.00x4 =	21.60	
	= P5 - 2.00x7.57x4 =	60.63	
TOTAL PROPOSED PARKING =			= 330.56 Sqm.
SR. NO.	FLOOR	NO. OF PARKING PROVIDED	
		FOUR WHEELER	TWO WHEELER
01	PARKING FLOOR	06	18
02	TOTAL	06	18

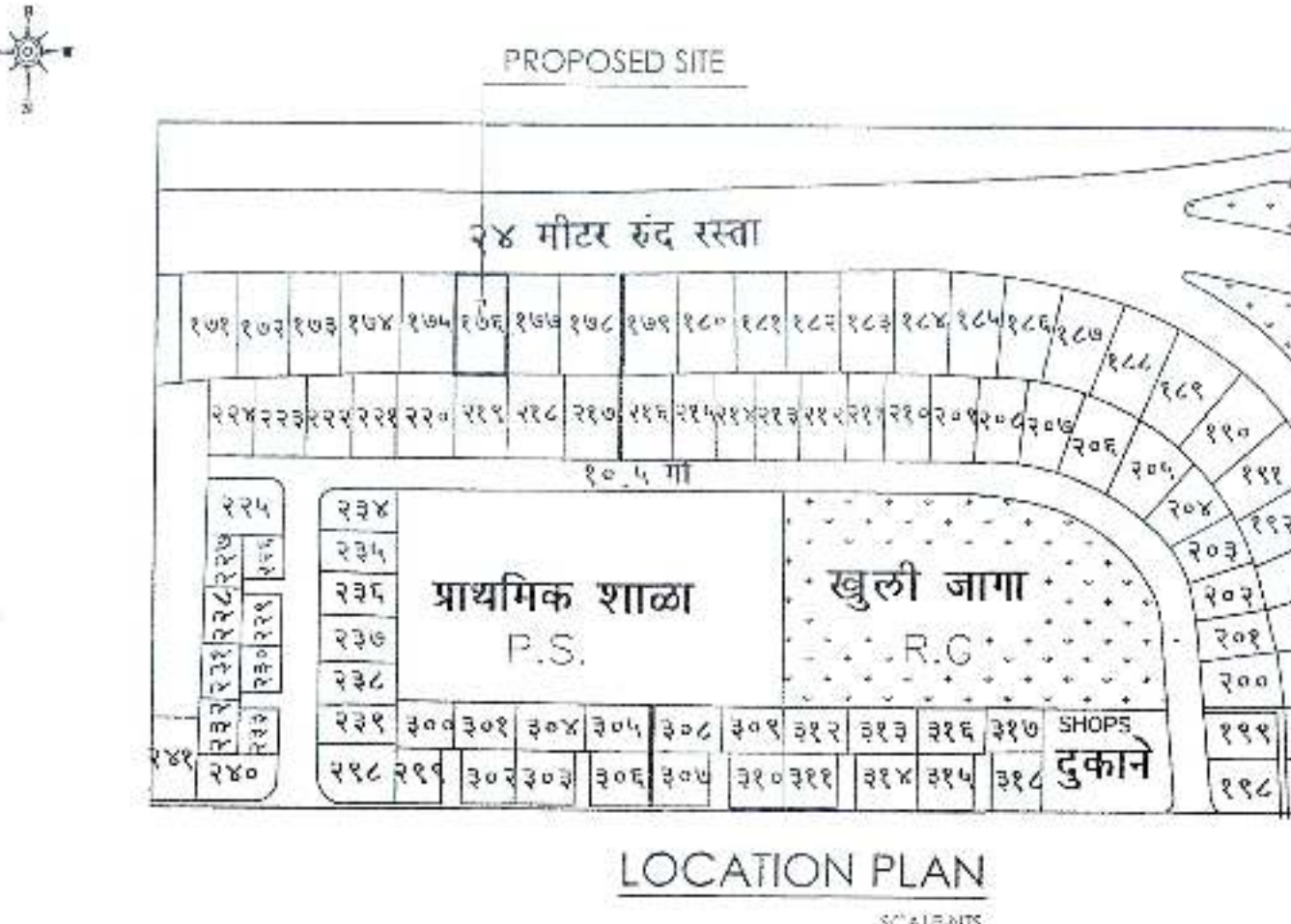
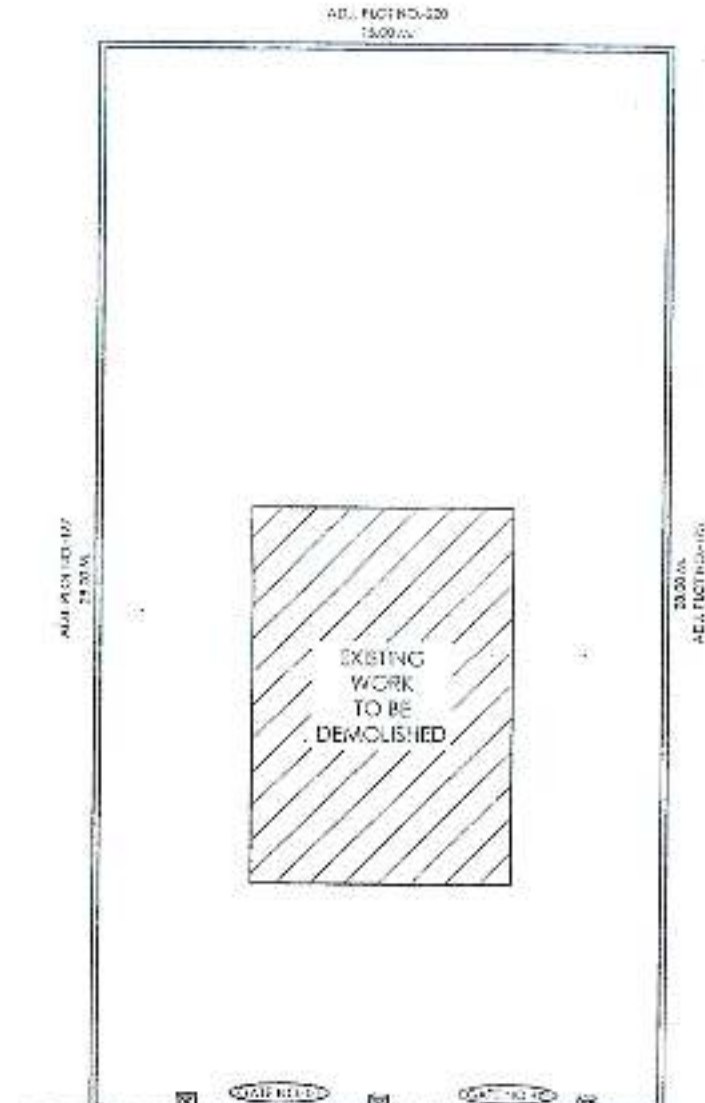
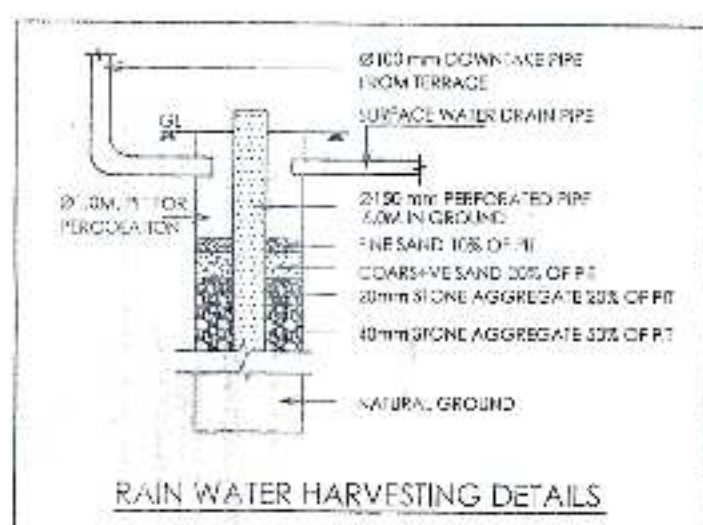
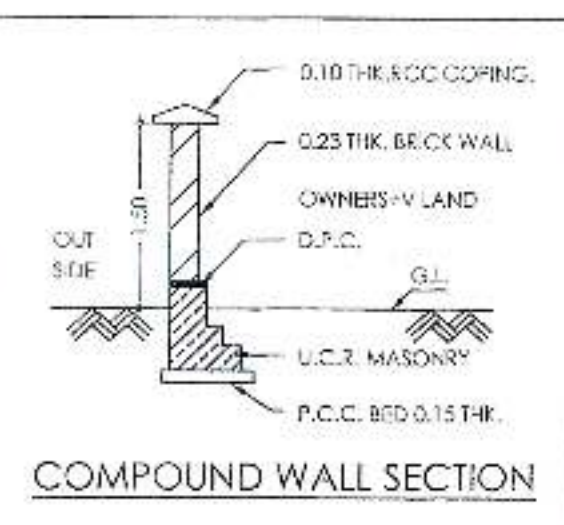
SCHEDULE OF OPENINGS

DOOR	WINDOW
D1 1.80x2.10	W1 1.80x1.20 = 2.16
D2 1.00x2.10	W2 1.80x0.90 = 1.62
D3 0.90x2.10	W3 1.80x1.20 = 2.16
D4 0.75x2.10	W4 1.80x1.65 = 2.97
	W5 0.60x0.90 = 0.54
Triangle: 7.180	
A-01: 210.00	
A-02: 210.00	
Total (Plot): 420.00	

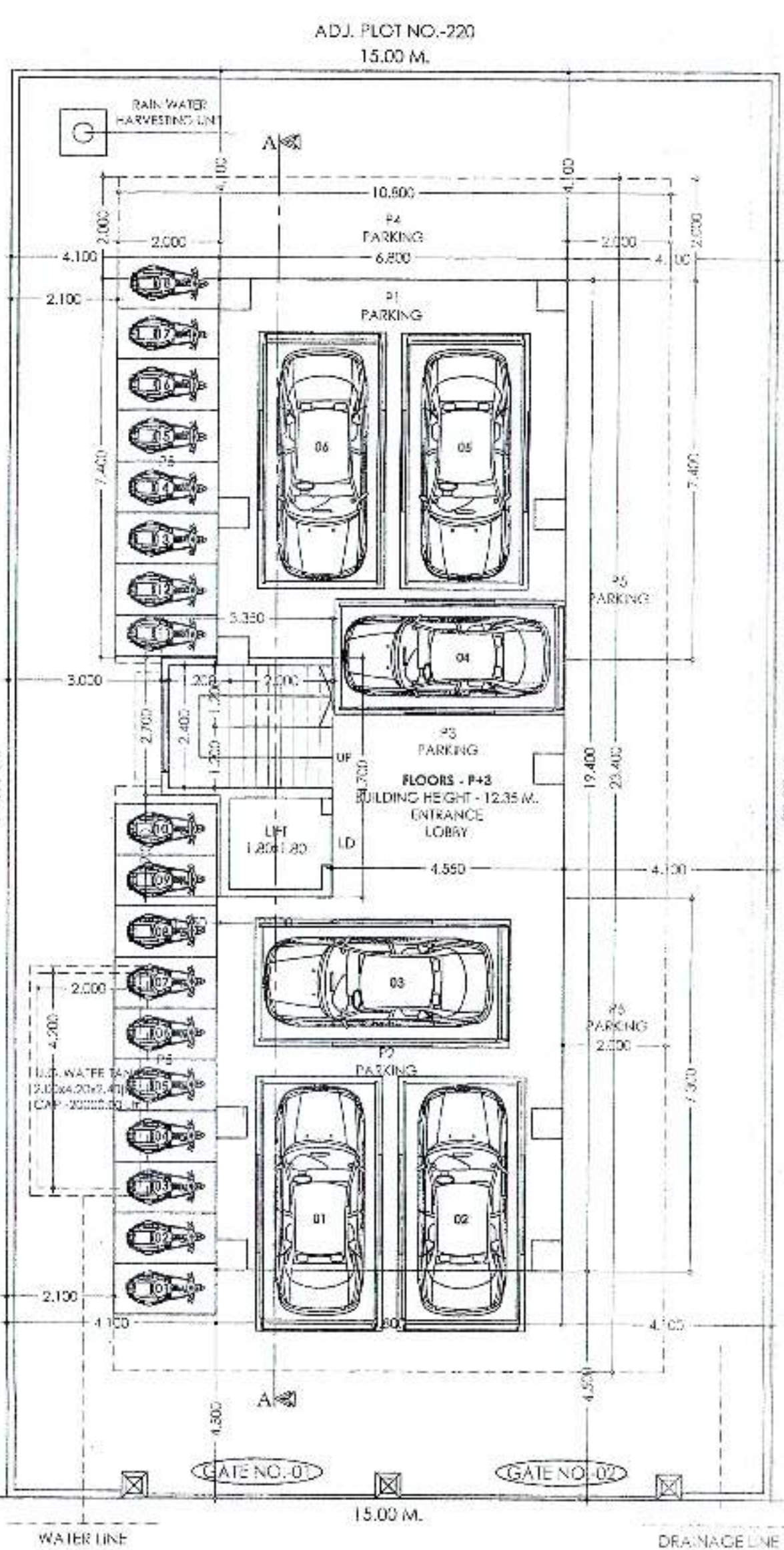


AREA KEY PLAN OF FIRST & THIRD FLOOR
SCALE: 1:200

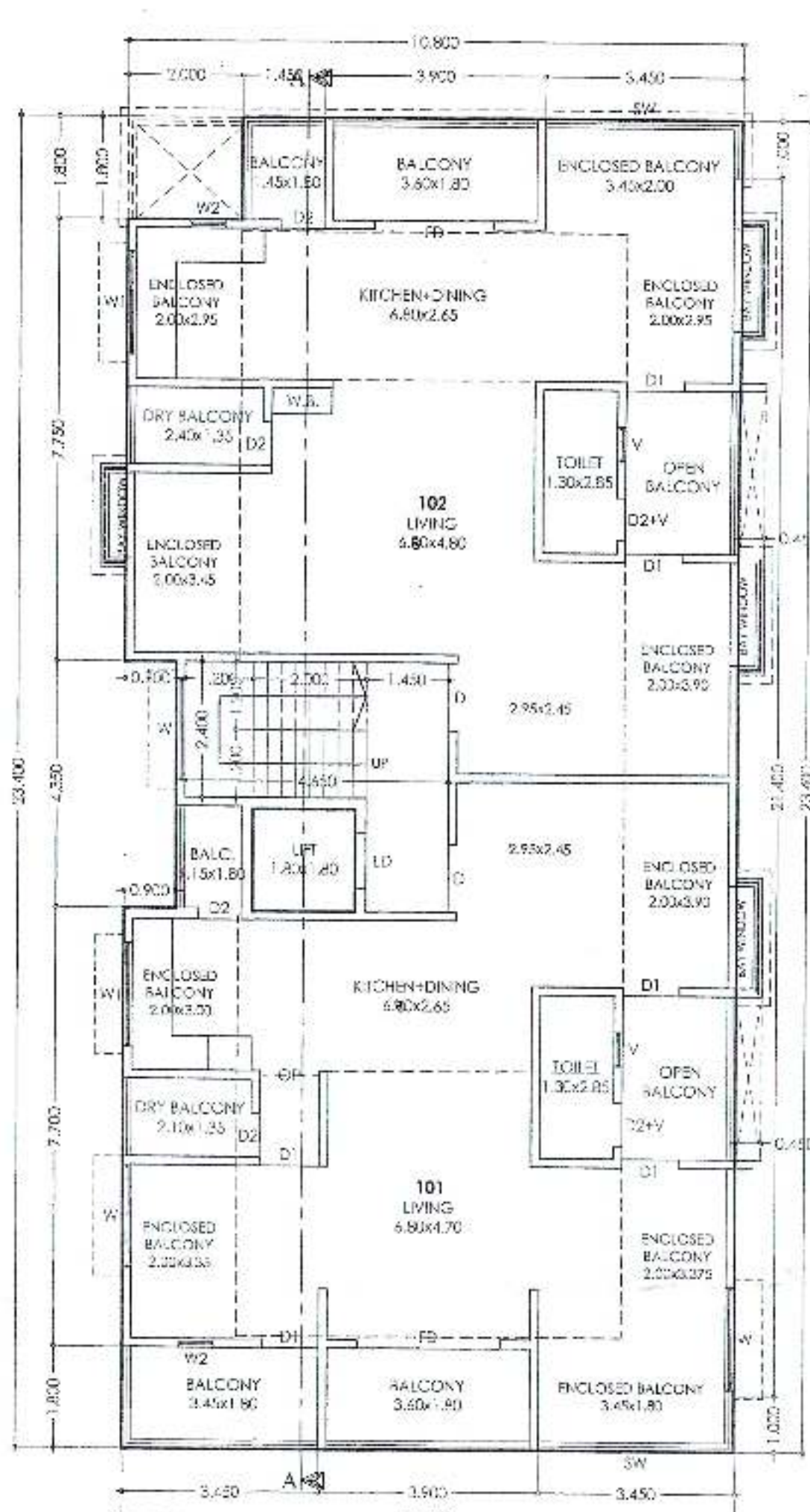
AREA KEY PLAN OF SECOND FLOOR
SCALE: 1:200



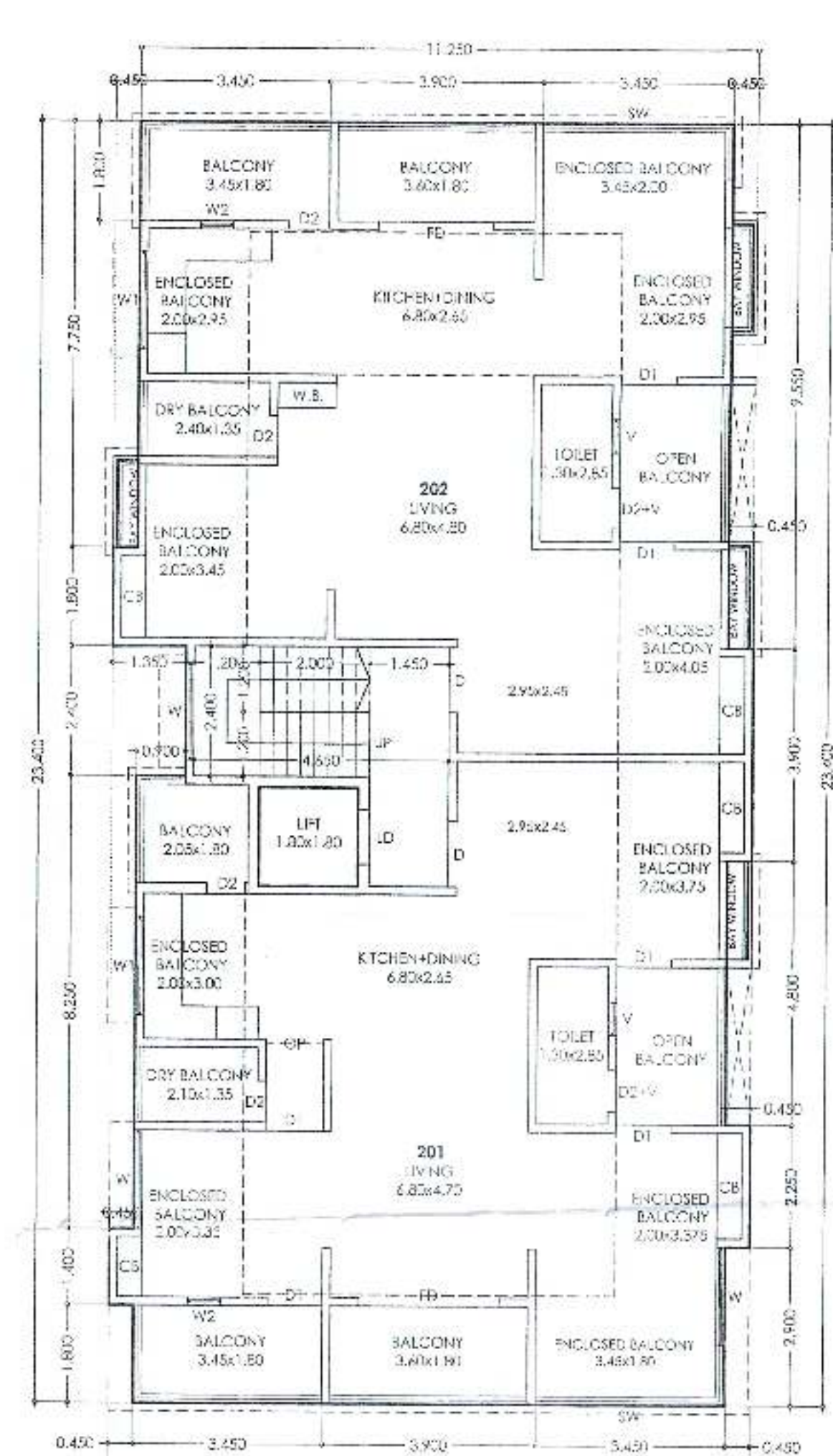
EXISTING WORK TO BE DEMOLISHED PLAN
SCALE: 1:200



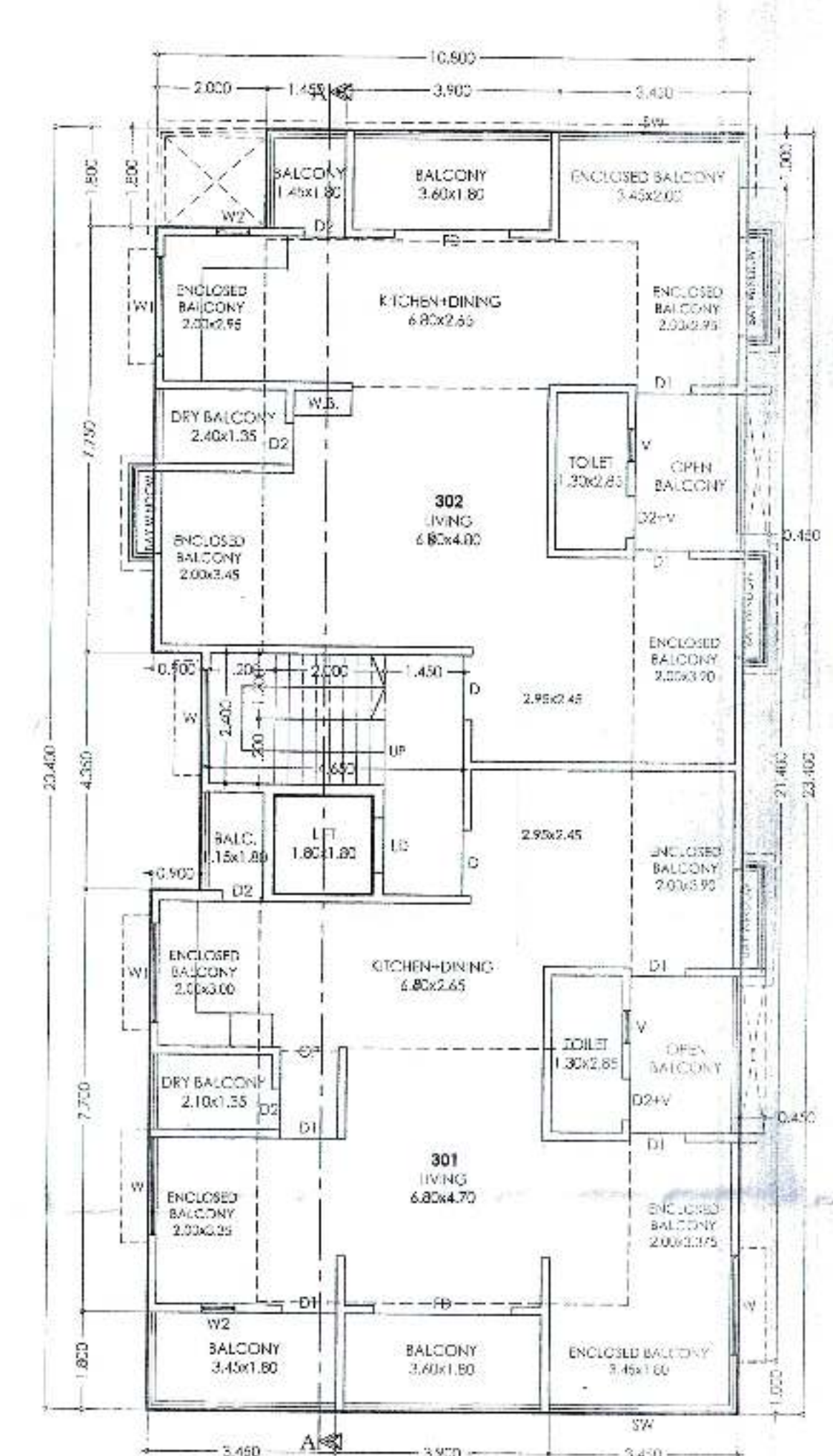
LAYOUT/PARKING FLOOR PLAN
SCALE: 1:100



FIRST FLOOR PLAN
SCALE: 1:100



SECOND FLOOR PLAN
SCALE: 1:100



THIRD FLOOR PLAN
SCALE: 1:100

APPROVAL FOR PROPOSED RESIDENTIAL BUILDING ON SECTOR NO-25, PLOT NO-176, PCNTDA, NIGDI, PUNE.

STAMP OF APPROVAL OF PLANS DRAWING SHEET NO: 01/02

Sanctioned No. B.P. / PCNTDA / 15/16/17/22
Subject to conditions mentioned in the
Office Order No. 04/07/22
even dated: 04/07/22

Pimpri
Date: 04/07/2022
Deputy Engineer
Building Permission and Unauthorised Construction
Environmental Control & Disposal Department
Pimpri Chinchwad Municipal Corporation
Pimpri-411 018

TRUE COPY
Shekhar Kokane
Planning & Design Consultant
L. No. 12/19/19/22
314/27, Nigdi, PCNTDA, Pune-411044

AREA STATEMENT :

Sl. No.	DESCRIPTION	IN SQM.
01.	AREA OF PLOT	
(a)	MINIMUM AREA OF PLOT TO BE CONSIDERED	420.00
(b)	AS PER OWNERSHIP DOCUMENT (LEASE DEED)	420.00
(c)	AS PER MEASUREMENT SHEET	420.00
(d)	AS PER SITE	420.00
02.	REDUCTIONS FOR	
(a)	PROPOSED B.P. / ROAD WIDENING AREA / SERVICE ROAD / WIDEWAY WIDENING / SHRIED PLOT BOUNDARY	0.00
(b)	ANY D.P. RESERVATION AREA	0.00
(c)	AREA OF PLOT AREA (3.40)	420.00
03.	BALANCE AREA OF PLOT (1.2)	420.00
04.	AMENITY SPACE (IF APPLICABLE)	
(a)	REQUIRED	0.00
(b)	ADJUSTMENT OF 20% IF ANY	0.00
(c)	BALANCE PROPOSED	0.00
05.	NET PLOT AREA (3.40)	420.00
06.	RECREATIONAL OPEN SPACE (IF APPLICABLE)	
(a)	REQUIRED	0.00
(b)	PROPOSED	0.00
07.	INTERNAL ROAD AREA	0.00
08.	PLAT AREA (IF APPLICABLE)	0.00
09.	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (SR. NO. 3 & 4 BALCONY 1.20x2.00x1.10)	442.00
10.	ADDITION OF BALCONY PAYMENT OF PREMIUM	
(a)	MAXIMUM PERMISSIBLE PREMIUM BALCONY BASED ON ROAD WIDTH 7.50 M	0.00
(b)	PROPOSED BALCONY PAYMENT OF PREMIUM	0.00
(c)	INSTEAD F.S.I. / FLOORING	0.00
(d)	INSTEAD AREA AGAINST D.P. ROAD (2.00x2.00) IF ANY	3.00
(e)	INSTEAD AREA AGAINST AMENITY SPACE HANDED OVER (2.00 OR 1.50x2.00x1.10) AND (1.50x1.10)	0.00
(f)	AREA	0.00
(g)	TOTAL INSTEAD LOADING PROPOSED (1.10x1.10x1.10)	0.00
12.	ADDITIONAL F.S.I. AREA UNDER CHAPTER NO. 7	0.00
13.	TOTAL ENTIREMENT OF F.S.I. IN THE PROPOSAL	
(a)	(F.S.I. 1.20x1.10) OR 12 WHICH EVER IS APPLICABLE	442.00
(b)	ANCILLARY (PERMISSIBLE) AREA F.S.I. UP TO 50% OF 80%	277.20
(c)	TOTAL ENTIREMENT OF F.S.I.	719.20
14.	MAXIMUM ALLOWABLE LOT OF F.S.I. (BUILDING POTENTIAL) PERMISSIBLE AS PER ROAD WIDTH HAS FOR REGULATION NO. 6.1 OR 6.2 OR 6.3 OR 6.4 AS APPLICABLE (1.50x1.10)	2.75
15.	TOTAL BUILT UP AREA IN PROPOSAL (EXCLUDING AREA AT SR. NO. 17 & 18)	
(a)	EXISTING BUILT UP AREA	0.00
(b)	PROPOSED RESIDENTIAL BUILT UP AREA (AS PER PLAN)	442.00
(c)	PROPOSED RESIDENTIAL ANCILLARY AREA	273.47
(d)	TOTAL (a+b+c)	715.47
16.	F.S.I. CONSUMED (1.20x1.10) (SHOULD NOT BE MORE THAN SERIAL NO. 14 ABOVE)	0.99
17.	AREA FOR INC. USE HOLDING IF ANY	0.00
(a)	REQUIRED (20% OF SR. NO. 15)	0.00
(b)	PROPOSED	0.00

CERTIFICATE OF AREA
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON ... AND THE DIMENSIONS OF SITES 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 P.T.F. SCHEME RECORDS/LAND RECORDS DEPARTMENT/CITY SURVEY RECORDS.

OWNER DECLARATION
I/WE UNDERSIGNED HEREBY CONFIRM THAT I/WE WOULD ABIDE BY PLANS APPROVED BY AUTHORITY. 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.

M/S. RVK ENTERPRISES, THROUGH ITS PARTNERS:
1. MR. VIVEKANAND SHANTARAM KISARKAR
2. MR. ROHAN VIVEKANAND KISARKAR
3. MR. SUMEDH VIJAY KULKARNI

JOB NO.	1365	DRN BY	RAHUL
SHEET NO.	01/02	CHKD BY	SKK
SCALE	AS SHOWN	DATE	04/03/2022
REVISION	00	DATE	04/03/2022
SHEKHAR KOKANE PLANNING & DESIGN CONSULTANT SHEKHAR KOKANE, PLOT NO-176, PLOT NO. 314, SECTOR NO-25, PCNTDA, NIGDI, PUNE-411044 PH. NO. 3222740269 / 9820218019			
SIGNATURE			