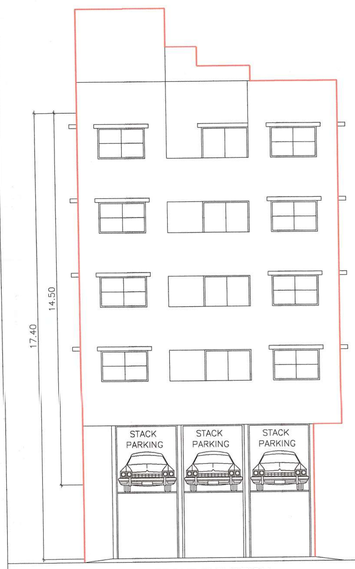
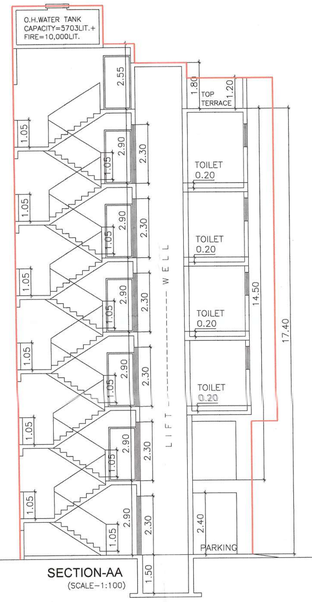
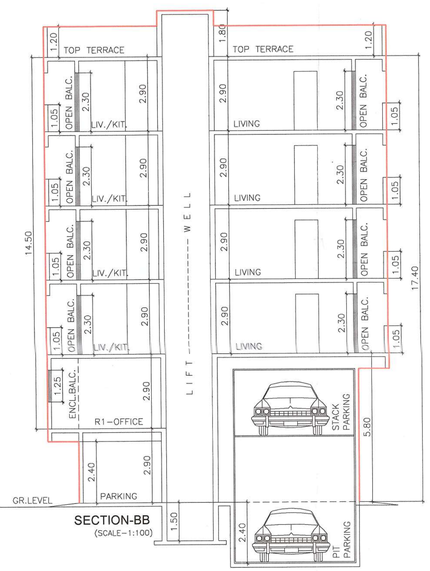



FRONT ELEVATION (SCALE-1:100)

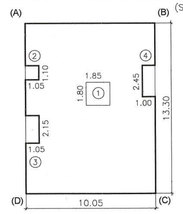



SECTION-AA (SCALE-1:100)




SECTION-BB (SCALE-1:100)

## P-LINE B.UP. AREA KEY PLAN FOR TYP.2ND,3RD.&4TH.FLOOR (SCALE-1:200)



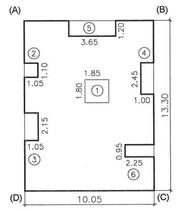

## P-LINE B.UP. AREA CALCULATION FOR TYP.2ND,3RD.&4TH.FLOOR

AREA OF BLOCK (ABCD) = 10.05X13.30 = 133.66 SQ.M.

DEDUCTION
1) 1.85 X 1.80 X 1 = 3.33 SQ.M.
2) 1.05 X 1.10 X 1 = 1.15 SQ.M.
3) 1.05 X 2.15 X 1 = 2.26 SQ.M.
4) 1.00 X 2.45 X 1 = 2.45 SQ.M.
TOTAL = 9.19 SQ.M.

P-LINE B.UP. AREA OF TYP. 2ND, 3RD. & 4TH. FLOOR = 133.66 - 9.19 SQ.M. = 124.47 SQ.M.

## P-LINE B.UP. AREA KEY PLAN FOR 5TH. FLOOR (SCALE-1:200)

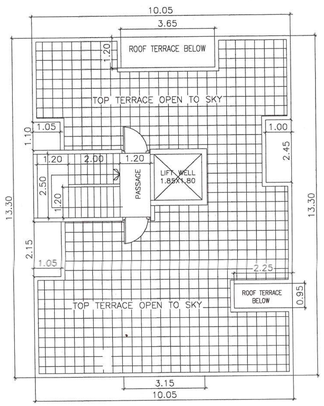



## P-LINE B.UP. AREA CALCULATION FOR 5TH.FLOOR

AREA OF BLOCK (ABCD) = 10.05X13.30 = 133.66 SQ.M.

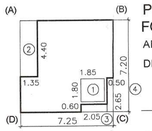
DEDUCTION
1) 1.85 X 1.80 X 1 = 3.33 SQ.M.
2) 1.05 X 1.10 X 1 = 1.15 SQ.M.
3) 1.05 X 2.15 X 1 = 2.26 SQ.M.
4) 1.00 X 2.45 X 1 = 2.45 SQ.M.
5) 3.65 X 1.20 X 1 = 4.38 SQ.M.
6) 2.25 X 0.95 X 1 = 2.14 SQ.M.
TOTAL = 15.71 SQ.M.

P-LINE B.UP. AREA OF TYP. 2ND, 3RD. & 4TH. FLOOR = 133.66 - 15.71 SQ.M. = 117.95 SQ.M.




TOP TERRACE FLOOR PLAN (SCALE-1:100)

## P-LINE B.UP. AREA KEY PLAN FOR 1ST. FLOOR (SCALE-1:200)




## P-LINE B.UP. AREA CALCULATION FOR 1ST. FLOOR (COMM.)

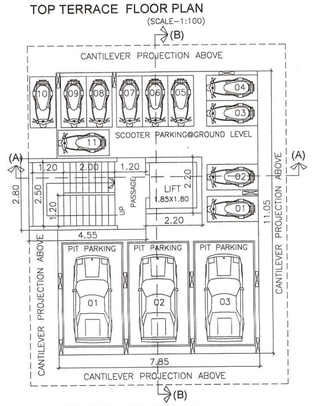
AREA OF BLOCK (ABCD) = 7.25 X 7.20 = 52.20 SQ.M.

DEDUCTION
1) 1.85 X 1.80 X 1 = 3.33 SQ.M.
2) 1.35 X 4.40 X 1 = 5.94 SQ.M.
3) 2.05 X 0.60 X 1 = 1.23 SQ.M.
4) 0.50 X 2.65 X 1 = 1.32 SQ.M.
TOTAL = 11.82 SQ.M.

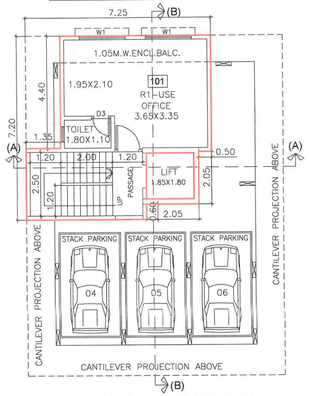
P-LINE B.UP. AREA OF 1ST.FL. = 52.20 - 11.82 SQ.M. = 40.38 SQ.M.

## STATEMENT 3
## AREA DETAILS OF APARTMENT ( Sr. No. 9(g) )

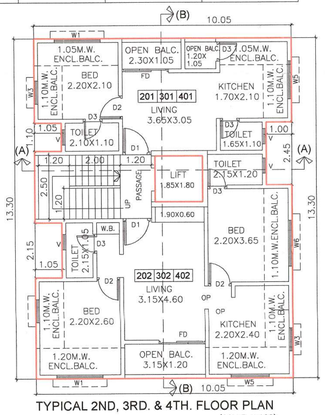
| BUILDING NO. | FLOOR | APARTMENT NO. | CARPET AREA OF APARTMENT | AREA OF OPEN BALC. ATTACHED TO APARTMENT | AREA OF ENCL.BALCONY ATTACHED TO APARTMENT | AREA OF ROOF TERRACE ATTACHED TO APARTMENT |
|---|---|---|---|---|---|---|
| P+5FL. | 1ST.FLOOR | R1-OFFICE-101 | 18.64 | -------- | 4.86 | -------- |
| | 2ND.FLOOR | FLAT NO-201 | 25.04 | 3.67 | 8.95 | -------- |
| | | FLAT NO-202 | 44.23 | 3.78 | 14.45 | -------- |
| | 3RD.FLOOR | FLAT NO-301 | 25.04 | 3.67 | 8.95 | -------- |
| | | FLAT NO-302 | 44.23 | 3.78 | 14.45 | -------- |
| | 4TH.FLOOR | FLAT NO-401 | 25.04 | 3.67 | 8.95 | -------- |
| | | FLAT NO-402 | 44.23 | 3.78 | 14.45 | -------- |
| | 5TH.FLOOR | FLAT NO-501 | 24.73 | -------- | 8.83 | 3.67 |
| | | FLAT NO-502 | 42.51 | 3.78 | 13.25 | 2.00 |



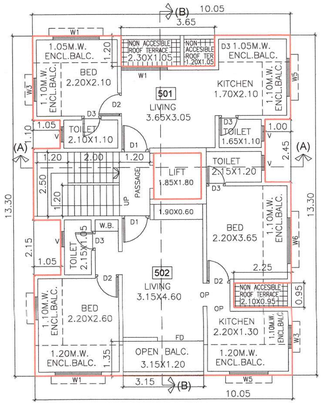

PIT PARKING & GR. PARKING PLAN (SCALE-1:100)




STACK PARKING & 1ST. FLOOR PLAN (SCALE-1:100)




TYPICAL 2ND, 3RD. & 4TH. FLOOR PLAN (SCALE-1:100)



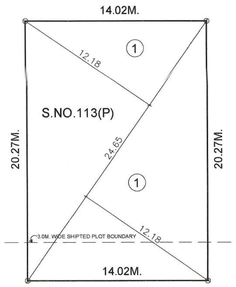

5TH. FLOOR PLAN (SCALE-1:100)

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

| FLOORWISE P'LINE AREA STATEMENT | | | |
|---|---|---|---|
| FLOOR'S NAME | TOTAL PROPOSED BUILT-UP AREA OF FLOOR AS PER OUTER CONSTRUCTION LINE. | | |
| | BLDG-P+5FL. | | TEN.NO. |
| | COMM. | RESI. | |
| GR./PARKING FL. | -------- | -------- | -------- |
| FIRST FLOOR | 40.38 | | -------- |
| SECOND FLOOR | ---------- | 124.47 | 2NO'S |
| THIRD FLOOR | ---------- | 124.47 | 2NO'S |
| FOURTH FLOOR | ---------- | 124.47 | 2NO'S |
| FIFTH FLOOR | ---------- | 117.95 | 2NO'S |
| TOTAL B.UP. AREA PROP. | 40.38 | 491.36 | -------- |
| | 531.74 | | -------- |
| TOTAL TENEMENT | | | 8NO'S |

## PARKING STATEMENT.

| FLAT CARPET AREA | NO. OF TENEMENT | CAR. | SCOOTER |
|---|---|---|---|
| COMM.OFFICE=40.38 SQ.M. (200=3.11) | 00 | 1 | 2 |
| UP TO 40 TO 80 SQ.M. (2 TEN.=1.2) | 8 | 4 | 8 |
| TOTAL. | 8 | 5 | 10 |
| TOTAL. | | X12.50 | X2.00 |
| | | 62.50 | 20.00 |
| TOTAL. | | | 82.50 |
| 5% VISITERS PARKING AREA | | | 4.12 |
| TOTAL PARKING REQUIRED. = 82.50 + 4.12 = 86.62 SQ.M. | | | |
| PROPOSED PARKING AREA | | | |
| P-LINE B.UP. AREA OF MAXIMUM FLOOR = 124.47 SQ.M. | | | |
| DEDUCTION STAIRCASE&LIFT AREA (4.55X2.80=12.74) (2.20X2.20=4.84) = 17.58 SQ.M. | | | |
| PROPOSED COVERED PARKING AREA = 106.89 SQ.M. | | | |
| COVERED PARKING PROPOSED CAR & SCOOTER | | CAR. | SCOOTER |
| | | 05 | 10 |
| 5% VISITERS PARKING NO'S | | 01 | 01 |
| TOTAL. | | 06 | 11 |

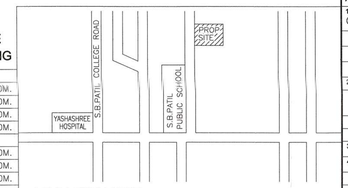



## PLOT AREA CALCULATION

1) 12.18 X 24.65 X 0.50 = 150.11 SQ.M.
2) 12.18 X 24.65 X 0.50 = 150.11 SQ.M.
TOTAL = 300.22 SQ.M.

## SCHEDULE OF OPENING

| | |
|---|---|
| DOOR'S | |
| D1 | 1.10X2.10M. |
| FD | 1.80X2.10M. |
| D2 | 0.90X2.10M. |
| D3 | 0.75X2.10M. |
| WINDOW'S | |
| W6 | 1.80X1.50M. |
| W5 | 1.50X1.00M. |
| W3 | 0.90X1.00M. |
| VENTILETOR | |
| V | 0.60X0.90M. |




LOCATION MAP (SCALE-N.T.S.)

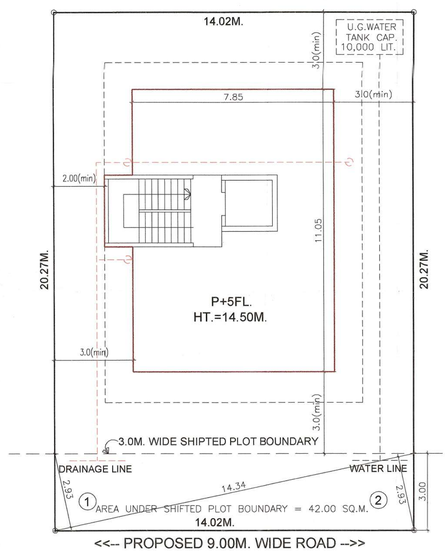
**REQUIRED WATER TANK CAPACITY.**

**OVER HEADED WATER TANK CAP.**
1) 40.38 SQM / 6 X 45 LTRS = 302.40 LTRS.
2) 08T. X 5 X 135 LTRS = 5,400 LTRS.
TOTAL = 5,702.40 LTRS. + 10,000 LTRS(FOR FIRE)

**OVER HEADED WATER TANK CAP = 15,702.40 LTRS.**

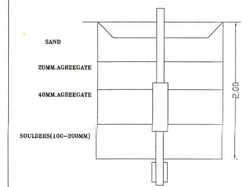
**UNDER GROUND WATER TANK CAP.**
5702.40 X 1.5 = 8,553.60 LTRS.
SAY=8,553.60+00,000(FOR FIRE)=8,554.00 LIT.

GOOGLE LOCATION MAP (SCALE-N.T.S.)

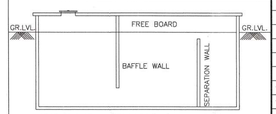



<<-- PROPOSED 9.00M. WIDE ROAD -->>
EXISTING 4.50M. WIDE ROAD

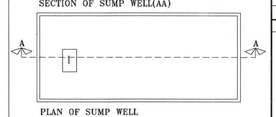
## SITE PLAN
(SALE-1:200)




SECTION OF RAIN WATER HARVESTING PIT

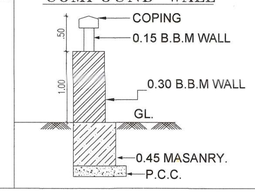



SECTION OF SUMP WELL(AA)



PLAN OF SUMP WELL

SECTION OF COMPOUND WALL




# LAY OUT PLAN
01/01

## STAMP OF APPROVAL

Sanctioned No. B.P. /Revert/ 199/22
Subject to conditions mentioned in the Office Order No.
even dated 03/10/22

Pimpri
Date : 03/10/2022

Pimpri Chinchwad Municipal Corporation ESTD. 11/10/1982 Regd.41978

O. C. Signed by Ward Officer

Ward Officer
B : Ward
Pimpri Chinchwad Municipal Corporation
Chinchwad-411 033.

PROPOSED RESIDENTIAL BUILDING
S.NO. :- 113(P)
AT :- RAVET
FOR :- M./S.- SIDDHIDATA ASSOCIATES THROUGH MR. ADITYA BHANUDAS SHINDE

DRAWING SHEET NO.:-1 TO 1

STAMP OF APPROVAL

| A) AREA STETEMENT | | SQ.MTS. |
|---|---|---|
| 1. AREA OF PLOT (minimum area of a,b,c, to be considered) | | 300.00 |
| (A) AS PER OWNERSHIP DOCUMENT (7/12,CTS EXTRACT) | | 300.00 |
| (B) AS PER MEASUREMENT SHEET | | 300.00 |
| (C) AS PER SITE | | 300.00 |
| 2.DEDUCTIONS FOR | | |
| (A) PROPOSED D.P./D.P. ROAD WIDENING AREA/SERVICE ROAD / HIGHWAY WIDENING | | ---------- |
| (B) ANY D.P. RESERVATION AREA | | ---------- |
| (TOTAL A+B) | | ---------- |
| 3.BALANCE AREA OF PLOT (1-2) | | 300.00 |
| 4.AMENITY SPACE (IF APPLICBBLE) | | ---------- |
| (A) REQUIRED- | | ---------- |
| (B) ADJUSTMENT OF 2(B),IF ANY- | | ---------- |
| (C) BALANCE PROPOSED:- | | ---------- |
| 5.NET PLOT AREA (B-4 (C)) | | 300.00 |
| 6.RECREATIONAL OPEN SPASE (IF APPLICABLE) | | |
| (A) REQUIRED- | | ---------- |
| (B) PROPOSED- | | ---------- |
| 7.INTERNAL ROAD AREA | | ---------- |
| 8.PLOTABLE AREA (IF APPLICABLE) | | ---------- |
| 9.BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (Sr. no. 9/basic FSI) | (300.00X1.10) | 330.00 |
| 10.ADDITION OF FSI ON PAYMENT OF PREMIUM | | |
| (A) MAXIMUM PERMISSBSSIBLE PREMIUM FSI-BASED ON ROAD WIDTHTOD ZONE. (-----X0.55) | | ---------- |
| (B) PROPOSED FSI ON PAYMENT OF PREMIUM. | | ---------- |
| 11.IN-SITU FSI/TDR LOADING | | ---------- |
| (A) IN-SITU AREA AGAINST D.P. ROAD [2.0z sr.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-SITUTDR LOADING PROPOSED (11(a)+(b)+(c)) | | ---------- |
| 12.ADDITIONAL FSI AREA UNDER CHAPTER NO.7 | | ---------- |
| 13.TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL | | |
| (A) [9+10(b)+11(d)]or 12 WHICHEVER IS APPLICABLE. | | 330.00 |
| (A1) DEDUCTION :- BUILT AREA/FSI/UTILIZED AREA/FSI TO BE RETAINED AS PER OLD DC RULE | | ---------- |
| (A2) BALANCE ENTITLEMENT FOR ANCILLARY AREA (A1-A2) | | 330.00 |
| (B) ANCILLARY AREA FSI UPTO 60% OR 80% WITH PAYMENT OF CHARGES.(ON A2 WHICHEVER APPLICABLE) COMM.=40.38/1.80=22.43X0.80=17.94 | COMM.(80%) | 17.94 |
| RESID.=330.00-22.43=307.57X0.60=184.54 | RESID.(60%) | 184.54 |
| (C). TOTAL ENTITLEMENT (A+b) | | 532.48 |
| 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]x1.6 OR 1.8) | | 1.10X1.60 =1.76 |
| 15.TOTAL BUILT-UP AREA IN PROPOSAL. (excluding area at Sr.no 17b) | | 531.74 |
| (A) EXISTING BUILT-UP AREA.(AS PER OLD RULE | | |
| (i) COMPLETED | | ---------- |
| (ii) RESIDENTIAL | | ---------- |
| (iii) COMMERCIAL | | ---------- |
| (B) PROPOSED BUILT-UP AREA (AS PER 'F-LINE') | | |
| (i) RESIDENTIAL | | 491.36 |
| (ii) COMMERCIAL | | 40.38 |
| (C) TOTAL (A+B) | | 531.74 |
| 16.F.S.I. CONSUMED (15/13)(ahould not be more than serial NO.14 above) | | 0.99 |
| 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 tallies with 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

M/S.- SIDDHIDATA ASSOCIATES
THROUGH MR. ADITYA BHANUDAS SHINDE
(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. | DRG.NO. | SCALE | DRAWN BY | CHECKED BY |
|---|---|---|---|---|
| | | 1:100 | FSK | FSK |
| INWARD NO. | | | DATE | 05.08.2022 |
| KEY NO. | | | SHEET NO. | 01/01 |