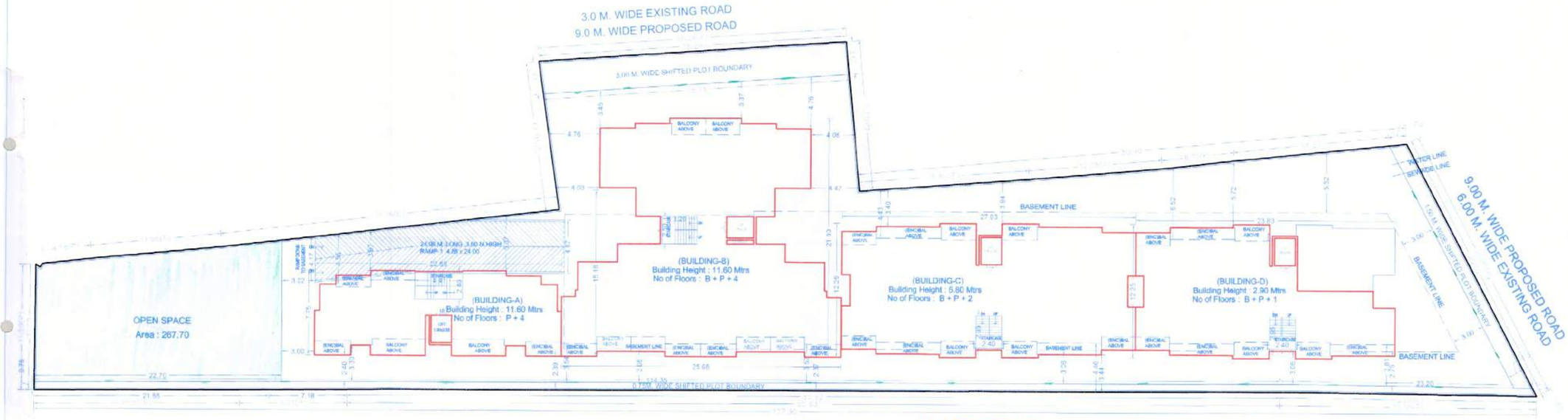
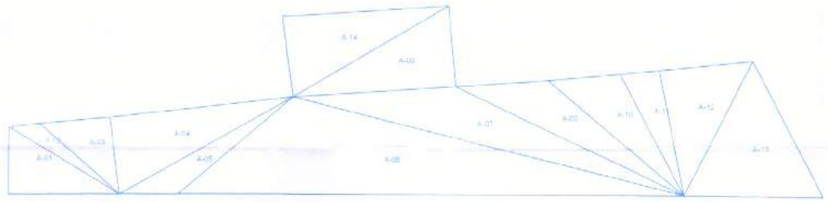


LAYOUT PLAN
Scale 1:200



Triangulation
Scale- 1:500

Triangle	Area
A-01	107.94
A-02	34.64
A-03	78.87
A-04	205.52
A-05	81.12
A-06	706.78
A-07	287.04
A-08	189.45
A-09	183.58
A-10	130.06
A-11	72.00
A-12	170.06
A-13	269.82
A-14	193.09
Total (PLOT)	2689.96

FORM OF STATEMENT - 3
[SR. NO. 9 (a)]
AREA DETAILS OF APARTMENT

BUILDING NO.	FLOOR NO.	APARTMENT NO.	CARPET AREA OF APARTMENT	AREA OF BALCONY ATTACHED TO APARTMENT (ENC.) BALCONY	AREA OF BALCONY ATTACHED TO APARTMENT OPEN BALCONY	AREA OF DOUBLE HEIGHT TERRACE ATTACHED TO FLAT
BUILDING - A	FIRST FLOOR	101	49.74	9.06	8.58	0.00
		102	55.25	3.55	9.58	0.00
	SECOND FLOOR	201	49.74	9.06	8.58	0.00
		202	55.25	3.55	9.58	0.00
	THIRD FLOOR	301	49.74	9.06	8.58	0.00
		302	55.25	3.55	9.58	0.00
	FOURTH FLOOR	401	49.74	9.06	8.58	0.00
		402	55.25	3.55	9.58	0.00
BUILDING - B	FIRST FLOOR	101	59.79	0.00	4.12	0.00
		102	58.78	0.00	4.12	0.00
		103	36.15	3.13	3.66	0.00
		104	34.87	3.13	3.66	0.00
		105	34.87	3.13	3.66	0.00
		106	36.15	3.13	3.66	0.00
	SECOND FLOOR	201	59.79	0.00	4.12	0.00
		202	59.79	0.00	4.12	0.00
		203	36.15	3.13	3.66	0.00
		204	34.87	3.13	3.66	0.00
		205	34.87	3.13	3.66	0.00
		206	36.15	3.13	3.66	0.00
	THIRD FLOOR	301	59.79	0.00	4.12	0.00
		302	59.79	0.00	4.12	0.00
		303	36.15	3.13	3.66	0.00
		304	34.87	3.13	3.66	0.00
		305	34.87	3.13	3.66	0.00
		306	36.15	3.13	3.66	0.00
	FOURTH FLOOR	401	59.79	0.00	4.12	0.00
		402	59.79	0.00	4.12	0.00
		403	36.15	3.13	3.66	0.00
		404	34.87	3.13	3.66	0.00
		405	34.87	3.13	3.66	0.00
		406	36.15	3.13	3.66	0.00
BUILDING - C	FIRST FLOOR	101	50.00	8.49	4.12	0.00
		102	50.49	0.00	4.12	0.00
		103	50.00	8.49	4.12	0.00
		104	50.00	8.49	4.12	0.00
	SECOND FLOOR	201	50.00	8.49	4.12	0.00
		202	50.49	0.00	4.12	0.00
		203	50.00	8.49	4.12	0.00
		204	50.00	8.49	4.12	0.00
BUILDING - D	FIRST FLOOR	102	38.32	6.08	4.12	0.00
		103	50.00	8.49	4.12	0.00
		104	50.00	8.49	4.12	0.00

WATER REQUIREMENT

TANK		REQUIRED CAPACITY (LIT)	PROPOSED CAPACITY (LIT)
OHWT	Residential	29025.00	
	FIRE REQUIREMENT	0.00	
	TOTAL	29025.00	30000.00
UGWT		43537.50	
	FIRE REQUIREMENT	0.00	
	TOTAL	43537.50	45000.00

WATER REQUIRED STATEMENT

FOR RESIDENTIAL TENEMENTS = 45 NOS
45 X 5 (Persons) = 225 Persons
225 Persons X 135 ltr /Person / Day = 29025.00 Lit
Total Resi = 29025.00 Lit
Total Overhead Water Tank Capacity Req = 29025.00 Lit
U.G.W Tank Capacity Req = 29025.00X1.50 = 43537.50 Lit
Total Underground W Tank Capacity Req = 43537.50 Lit

FORM OF STATEMENT - 1
[SR. NO. 9 (a)(ii)]
EXISTING BUILDING TO BE RETAINED

EXISTING BUILDING NO	FLOOR NO.	PLINTH AREA	TOTAL FLOOR AREA OF EXISTING BUILDING	USE / OCCUPANCY OF FLOOR
BUILDING	N/A	N/A	N/A	N/A

PARKING STATEMENT

REQUIRED PARKING		PROPOSED PARKING COVERED RESI.	COVERED COMM.	OPEN RESI.	OPEN COMM.	TOTAL
CAR	22	47	0	0	0	47
SCOOTER	84	112	0	0	0	112

PARKING CALCULATION (NEW)

TYPE	CARPET AREA I FSI (M2)	TNMTS (NOS) UNIT	TNMTS (NOS) PROP.	CAR (NOS) BY RULE	CAR (NOS) REQD.	SCOOTER (NOS.) BY RULE	SCOOTER (NOS.) REQD.
RESIDENTIAL	30 - 40	2	16	1	8	2	16
RESIDENTIAL	40 - 80	2	27	1	14	5	68
RESIDENTIAL	80 - 150	1	0	1	0	3	0
COMMERCIAL (SHOP)	0.0	100	0	2	0	6	0
TOTAL REQD (NOS.)					22		84
TOTAL REQD. AREA					275.00		168.00
TOTAL PROP. AREA	443.00 sq.m						
5% VISITORS PARKING	22.15 sq.m						
TOTAL REQUIRED AREA	465.15 sq.m						
TOTAL PROPOSED AREA	811.50 sq.m						

FORM OF STATEMENT - 2
[SR. NO. 9 (a)]
PROPOSED BUILDING

BUILDING NO	FLOOR NO.	TOTAL BUILT-UP AREA OF FLOOR AS PER OUTER CONSTRUCTION LINE COMM. FSI AREA	RESI. FSI AREA	TOTAL FSI AREA	TENAMENTS
BUILDING - A	PARKING FLOOR	0.00	0.00	0.00	0
	FIRST FLOOR	0.00	154.52	154.52	2
	SECOND FLOOR	0.00	154.52	154.52	2
	THIRD FLOOR	0.00	154.52	154.52	2
	FOURTH FLOOR	0.00	154.52	154.52	2
	TERRACE FLOOR	0.00	0.00	0.00	-
	TOTAL	0.00	618.08	618.08	8
BUILDING - B	PARKING FLOOR	0.00	0.00	0.00	0
	FIRST FLOOR	0.00	382.57	382.57	6
	SECOND FLOOR	0.00	382.57	382.57	6
	THIRD FLOOR	0.00	382.57	382.57	6
	FOURTH FLOOR	0.00	382.57	382.57	6
	TERRACE FLOOR	0.00	0.00	0.00	-
	TOTAL	0.00	1530.28	1530.28	24
BUILDING - C	PARKING FLOOR	0.00	0.00	0.00	0
	FIRST FLOOR	0.00	289.84	289.84	4
	SECOND FLOOR	0.00	289.84	289.84	4
	TERRACE FLOOR	0.00	0.00	0.00	-
	TOTAL	0.00	579.68	579.68	8
BUILDING - D	PARKING FLOOR	0.00	68.37	68.37	0
	FIRST FLOOR	0.00	207.09	207.09	3
	TERRACE FLOOR	0.00	0.00	0.00	-
	TOTAL	0.00	275.46	275.46	3

STAMP OF APPROVAL

Sanctioned No. B.P./ Tathawade/39/2022
Subject to conditions mentioned in the Office Order No.
even dated 31/3/2022

Pimpri
Date : 31/3/2022

Executive Engineer
Building Permission and Unauthorised Building Construction Control Department
Pimpri Chinchwad Municipal Corporation
Pimpri-411 018.

A) AREA STATEMENT	SQ. M.
1. AREA OF PLOT (minimum area of a, b, c to be considered)	2678.70
(a) As per ownership document (7/12, cts extract)	3070.12
(b) As per measurement sheet	2678.70
(c) As per site	2678.70
2. DEDUCTIONS FOR	
(a) Proposed D.P/ Road Widening Area/ Service Road / Highway Widening	0.00
(b) Any D.P. Reservation Area	0.00
TOTAL (a+b)	0.00
3. BALANCE AREA OF PLOT (1-2)	2678.70
4. AMENITY SPACE (If Applicable)	
(A) Required -	0.00
(b) Adjustment of 2(b), if any -	0.00
(c) Balance Proposed -	0.00
5. NET PLOT AREA (3-4 (C))	2678.70
6. RECREATIONAL OPEN SPACE (IF APPLICABLE)	
(a) Required -	0.00
(b) Proposed -	267.70
7. INTERNAL ROAD AREA	0.00
8. PLOTABLE AREA (If Applicable)	0.00
9. BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (2678.70 X1.00)	2678.70
10. ADDITION OF FSI ON PAYMENT OF PREMIUM	
(a) Maximum Permissible Premium FSI Based On Road Width / TOD Zone	0.00
(b) Proposed FSI On Payment Of Premium	0.00
11. IN-SITU FSI / TDR LOADING	
(a) In-Situ Area Against D.P. Road [2.0 x sr. no. 2 (a)] if any	0.00
(b) In-Situ Area Against Amenity Space (Handed Over [2.00 or 1.85 x Sr. No. 4 (b) and /or (c)]	0.00
(c) TDR Area	0.00
(d) Total in-situ / TDR Loading Proposed (11 (a)+(b)+(c))	0.00
12. ADDITIONAL FSI AREA UNDER CHAPTER NO. 7	0.00
13. TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	
(a) [9 + 10(b)+11(d)] or 12 Whichever Is Applicable	2678.70
(b) Ancillary Area FSI Up To 60% Or 60%(Sr.No.13a-Sr.No.15a) (Perm. Ancillary Area = 1613.97 sq.m)	1606.02
(c) Total Entitlement (a+b)	4282.72
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) x 1.6 or 1.8]	2.00
15. TOTAL BUILT-UP AREA IN PROPOSAL (EXCLUDING AREA AT SR NO 17 B)	
(a) Existing Built-Up Area	
i) Residential	0.00
ii) Commercial	0.00
(b) Proposed Built-Up Area (As Per T-Line)	
i) Completed	0.00
ii) Residential	3003.50
iii) Commercial	0.00
(c) Total (a+b)	3003.50
16. F.S.I. CONSUMED (15/13) (SHOULD NOT BE MORE THAN SERIAL NO 14 ABOVE)	0.701
17. AREA FOR INCLUSIVE HOUSING, IF ANY	
(a) Required (20% of sr.no.5)	0.00
(b) Proposed	0.00

CERTIFICATE OF AREA

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

SIGNATURE
(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 OF PROPER TECHNICAL PERSON SO AS TO ENSURE THE QUALITY AND SAFETY AT THE WORK SITE.

Owner '30' name and signature

LEGEND

- PLOT BOUNDARY SHOWN BLACK
- PROPOSED WORK SHOWN RED
- DRAINAGELINE SHOWN RED DOTTED
- WATERLINE SHOWN BLACK DOTTED
- EXISTING TO BE RETAINED HATCHED
- DEMOLISHION SHOWN HATCHED YELLOW

OWNER'S NAME: OWNER'S SIGN:

1) Mr Nathuram Balkrishna Darshale Through P.O.A Holder
M/s. Shree sai promoters & Developers Through
Mr. Abhijit Prakash Borse

PROJECT:

SURVEY NO : 168/1(P) HISSA NO :
PLOT NO : CTS NO :
DESCRIPTION : REGULAR TRACK, VILLAGE - TATHAWADE

ARCHITECT: ARCHITECT'S SIGN.

YOGESH S. MANAKSHE

JOB NO.	DRG.NO.	SCALE	DRAWN BY	CHECKED BY
		1:100		
INWARD NO.	INWARD/WOB/TATHAWADE/	DATE	21 Mar 2022	
KEY NO.		SHEET NO.	01 / 05	