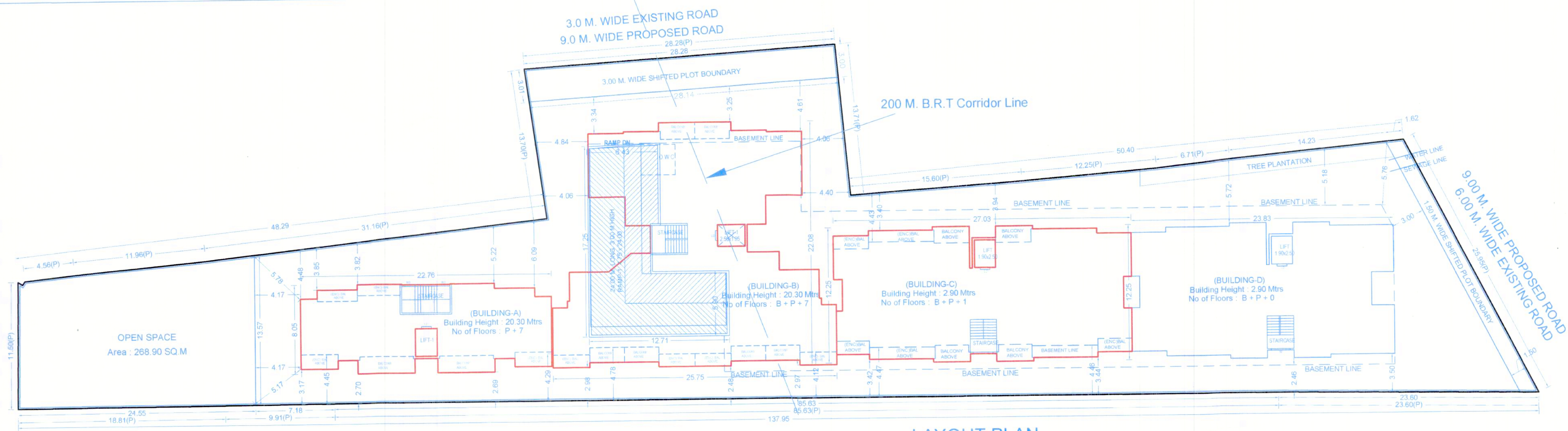
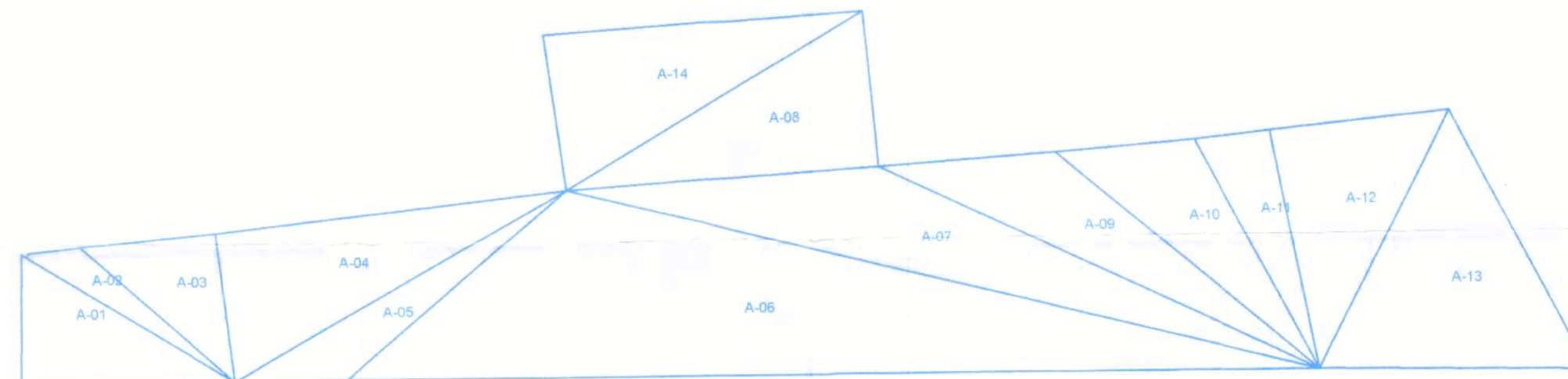




LAYOUT PLAN
Scale 1:200



Triangulation
Scale- 1:500



LOCATION PLAN (N.T.S)

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 DOUBLE HEIGHT TERRACE ATTACHED TO FLAT	AREA OF DOUBLE HEIGHT TERRACE ATTACHED TO FLAT
BUILDING - A	TYPICAL-1, 2, 3, 4, 5, 6, 7TH FLOOR	101, 201, 301, 401	50.90	9.95	6.58	0.00
		501, 601, 701	57.29	3.57	6.58	0.00
		102, 202, 302, 402	57.29	3.57	6.58	0.00
		502, 602, 702	57.29	3.57	6.58	0.00
BUILDING - B	TYPICAL-1, 2, 3, 4, 5, 6, 7TH FLOOR	101, 201, 301, 401	63.03	0.00	4.12	0.00
		501, 601, 701	63.03	0.00	4.12	0.00
		102, 202, 302, 402	63.03	0.00	4.12	0.00
		502, 602, 702	63.03	0.00	4.12	0.00
		103, 203, 303, 403	36.15	3.13	3.86	0.00
		503, 603, 703	36.15	3.13	3.86	0.00
		104, 204, 304, 404	34.87	3.13	3.86	0.00
		504, 604, 704	34.87	3.13	3.86	0.00
BUILDING - C	FIRST FLOOR	101	50.00	8.49	4.12	0.00
		102	58.49	0.00	4.12	0.00
		103	50.00	8.49	4.12	0.00
		104	50.00	8.49	4.12	0.00

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	163.58
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 - 2
(SR. NO. 9 (a))

PROPOSED BUILDING			
BUILDING NO.	FLOOR NO.	TOTAL BUILT-UP AREA OF FLOOR AS PER OUTER CONSTRUCTION LINE	TENEMENT
BUILDING - A	PARKING FLOOR	0.00	0.00
	FIRST FLOOR	0.00	160.87
	SECOND FLOOR	0.00	160.87
	THIRD FLOOR	0.00	160.87
	FOURTH FLOOR	0.00	160.87
	FIFTH FLOOR	0.00	160.87
	SIXTH FLOOR	0.00	160.87
	SEVENTH FLOOR	0.00	160.87
	TERRACE FLOOR	0.00	0.00
	TOTAL	0.00	1126.09
BUILDING - B	PARKING FLOOR	0.00	0.00
	FIRST FLOOR	0.00	385.24
	SECOND FLOOR	0.00	385.24
	THIRD FLOOR	0.00	385.24
	FOURTH FLOOR	0.00	385.24
	FIFTH FLOOR	0.00	385.24
	SIXTH FLOOR	0.00	385.24
	SEVENTH FLOOR	0.00	385.24
	TERRACE FLOOR	0.00	0.00
	TOTAL	0.00	2996.68
BUILDING - C	PARKING FLOOR	0.00	0.00
	FIRST FLOOR	0.00	289.84
	TERRACE FLOOR	0.00	0.00
	TOTAL	0.00	289.84
BUILDING - D	PARKING FLOOR	0.00	78.66
	TERRACE FLOOR	0.00	0.00
	TOTAL	0.00	78.66

WATER REQUIREMENT

TANK	REQUIRED CAPACITY (LIT)	PROPOSED CAPACITY (LIT)
OHWT	Residential	40500.00
	FIRE REQUIREMENT	0.00
	TOTAL	40500.00
UGWT	Residential	67837.50
	FIRE REQUIREMENT	0.00
	TOTAL	67837.50

WATER REQUIRED STATEMENT

FOR RESIDENTIAL TENEMENTS = 60 NOS
60 X 5 (Person) = 300 Persons
300 Persons X 135 lit./Person / Day = 40500.00 Lit.
Total Res = 40500.00 Lit.
Total Overhead Water Tank Capacity Req = 40500.00 Lit.
U.G.W. Tank Capacity Req = 40500.00 X 1.50 = 60750.00 Lit.
Total Underground W Tank Capacity Req = 60750.00 Lit.

FORM OF STATEMENT - 1
(SR. NO. 8 (a)(ii))

EXISTING BUILDING TO BE RETAINED				
EXISTING BUILDING NO.	FLOOR NO.	PUNTH AREA	TOTAL FLOOR AREA OF EXISTING BUILDING	USE / OCCUPANCY OF FLOOR
BUILDING-A	N/A	N/A	N/A	N/A
BUILDING-B	N/A	N/A	N/A	N/A
BUILDING-C	N/A	N/A	N/A	N/A
BUILDING-D	N/A	N/A	N/A	N/A

PARKING STATEMENT

REQUIRED PARKING		PROPOSED PARKING				TOTAL
		COVERED	OPEN	RES.	COMM.	
CAR	30	79	0	0	0	79
SCOOTER	60	0	0	0	0	0

REQUIRED ELECTRICAL VEHICLE PARKING
30 CAR X 20% = 6.00
TOTAL REQUIRED CAR = 6 CAR

COMPOSITE PARKING

NOTE: 6 SCOOTER CONVERT IN 1 CAR
REQUIRED SCOOTER = 60 ÷ 6 = 10.00
SCOOTER CONVERT IN CAR = 10

PARKING CALCULATION (NEW)

TYPE	CARPET AREA / FSI (M2)	TNMTS (NOS)	CAR (NOS)	SCOOTER (NOS)
RESIDENTIAL	30 - 40	2	28	1
RESIDENTIAL	40 - 80	2	32	1
RESIDENTIAL	80 - 150	1	0	1
COMMERCIAL (SHOP)	0.0	100	0	2
TOTAL REQD (NOS.)			375.00	120.00
TOTAL REQD. AREA			495.00 sq.m	
5% VISITORS PARKING			24.75 sq.m	
TOTAL REQUIRED AREA			519.75 sq.m	
TOTAL PROPOSED AREA			987.50 sq.m	

STAMP OF APPROVAL

Sanctioned No. B.P./Tathawade/124/2023
Subject to conditions mentioned in the
Office Order No.
even dated 22/12/2023



Pimpri
Date: 22/12/2023

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)	2676.70
(a) As per ownership document (7/12, chs extract)	3070.12
(b) As per measurement sheet	2676.70
(c) As per site	2676.70
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)	2676.70
4. AMENITY SPACE (If Applicable)	
(A) Required	0.00
(b) Adjustment of 2(b), if any	0.00
(c) Balance Proposed	2676.70
5. NET PLOT AREA (3-4) (C)	2676.70
6. RECREATIONAL OPEN SPACE (If APPLICABLE)	
(a) Required	0.00
(b) Proposed	268.90
7. INTERNAL ROAD AREA	0.00
8. PLOT AREA (If Applicable)	0.00
9. BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (2676.70 X 1.00)	2676.70
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 (If Handled Over (2.00 or 1.85 x Sr. No. 4 (b) and for (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	2676.70
(b) Ancillary Area FSI Up To 60% Or 80% (Sr. No. 13a-Sr. No. 15a) (Permi. Ancillary Area = 1606.02 sq.m)	1006.02
(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	1.76
15. TOTAL BUILT-UP AREA IN PROPOSAL (EXCLUDING AREA AT SR NO. 17 B)	
(a) Existing Built-Up Area	0.00
(i) Residential	0.00
(ii) Commercial	0.00
(b) Proposed Built-Up Area (As Per P-Line)	0.00
(i) Completed	0.00
(ii) Residential	4191.27
(iii) Commercial	0.00
(c) Total (a+b)	4191.27
16. F.S.I. CONSUMED (15/13) (SHOULD NOT BE MORE THAN SERIAL NO. 14 ABOVE)	0.978
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.

(name & signature of architect/ licensed engineer/ surveyor)

LEGEND
PLOT BOUNDARY SHOWN BLACK
PROPOSED WORK SHOWN RED
DRAINAGE LINE SHOWN RED DOTTED
WATERLINE SHOWN BLACK DOTTED
EXISTING TO BE RETAINED HATCHED
DEMOLITION SHOWN HATCHED YELLOW

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

PROJECT: SURVEY NO. 168/1(P)

PLOT NO. DESCRIPTION: REGULAR TRACK, VILLAGE - TATHAWADE

ARCHITECT: ARCHITECT YOGESH S. MANAKSHE

Shop No. 5/5 The Wood Society
Wakad, Pune 411017
Email: vastushali@gmail.com

INWARD NO. WORK/TAT/PRB832060/19

KEY NO. DATE: 20 Sept 2023

SHEET NO. 01/06