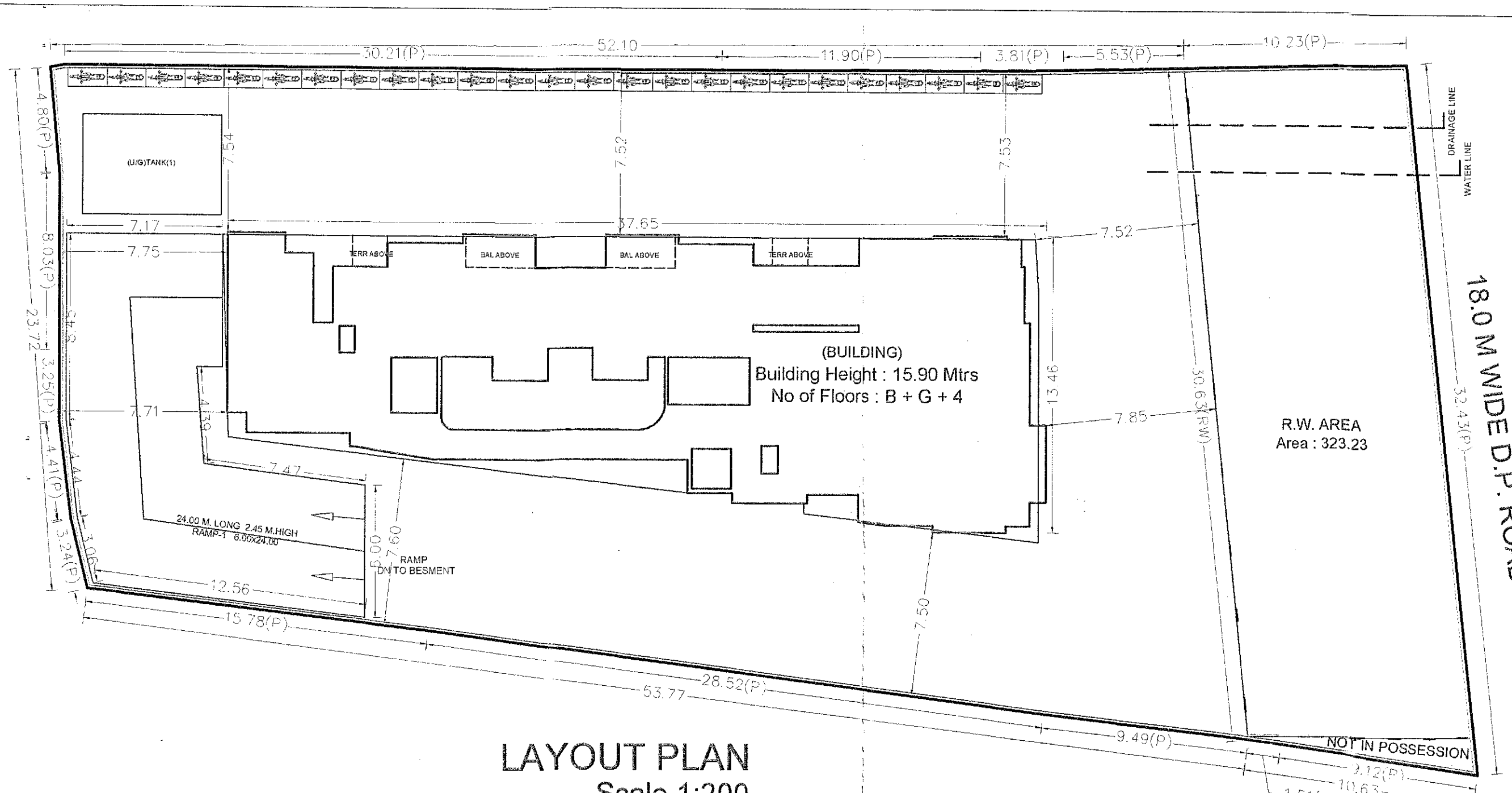
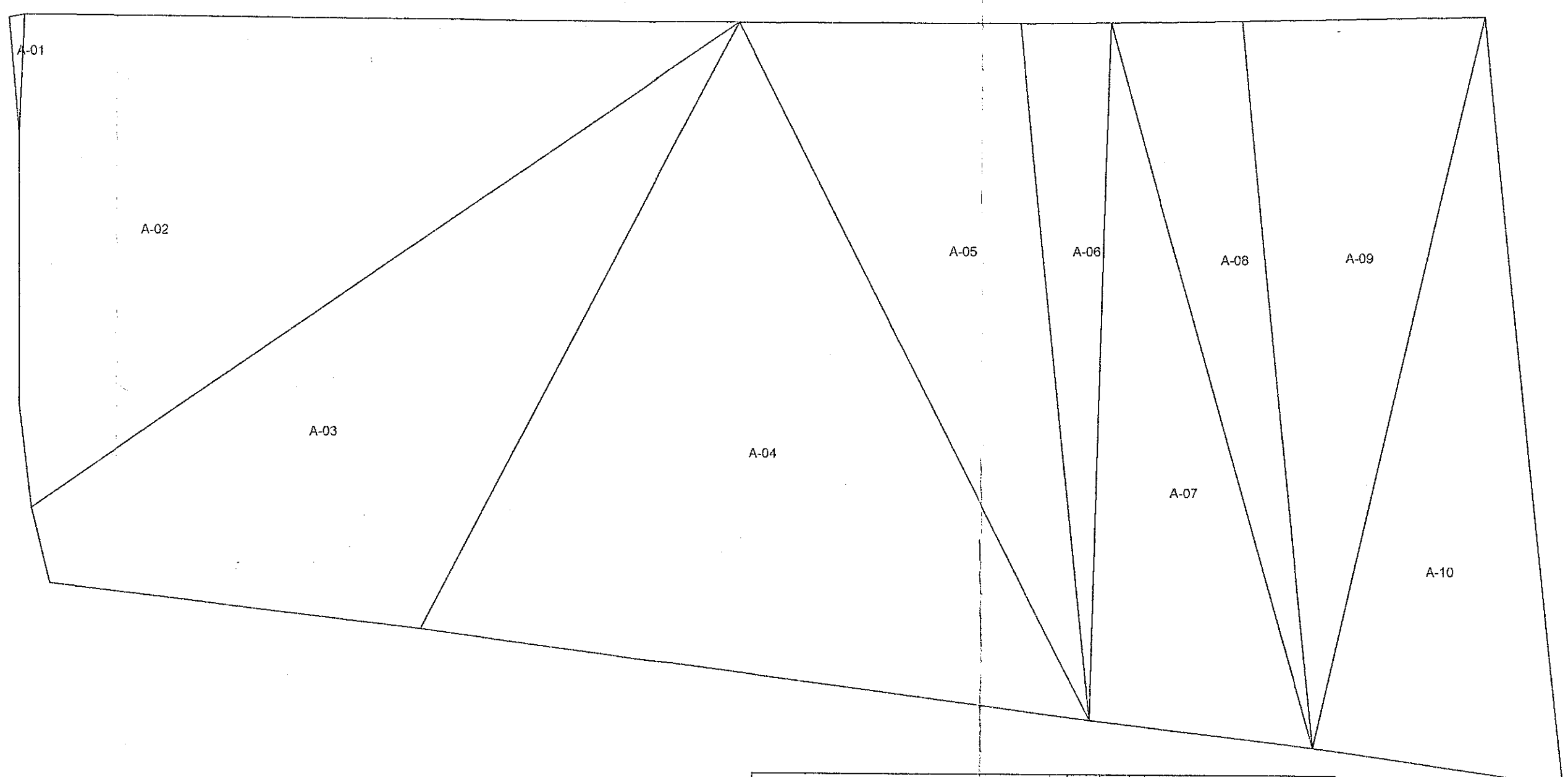
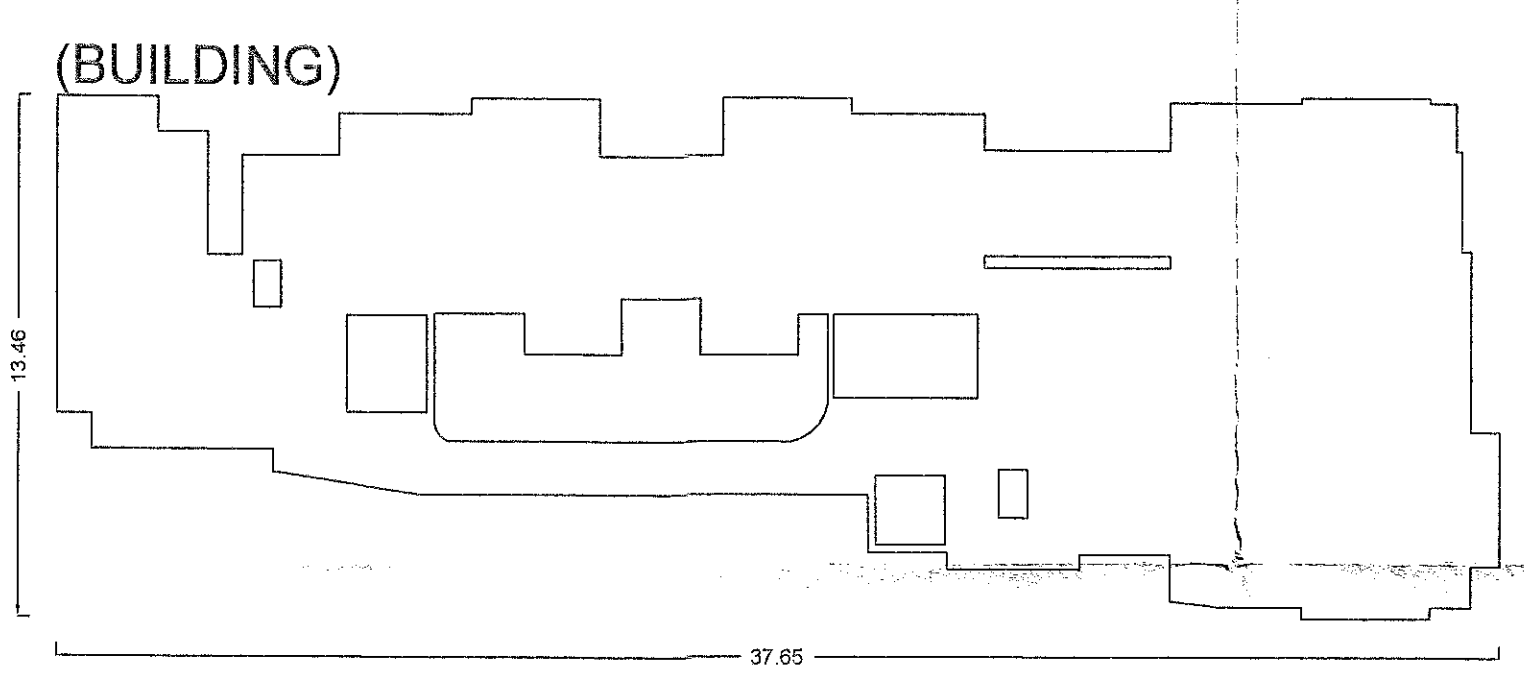
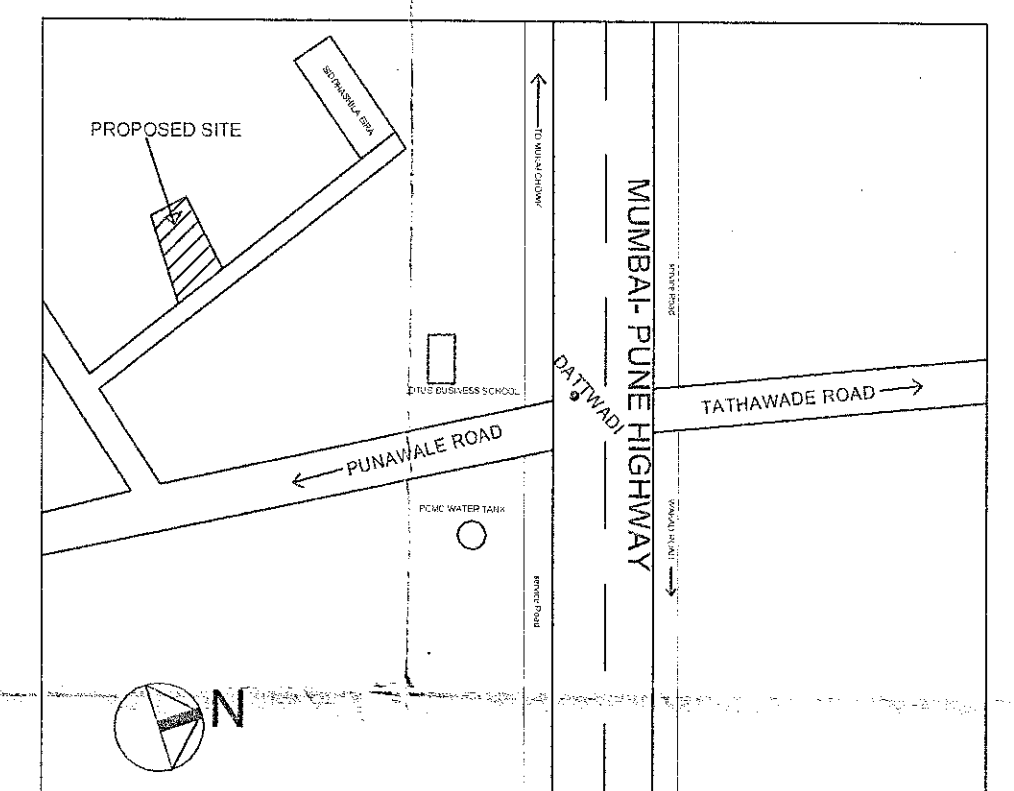




LAYOUT PLAN
Scale 1:200



Triangle	Area
A-01	1.58
A-02	316.58
A-03	266.64
A-04	384.88
A-05	173.80
A-06	55.73
A-07	138.32
A-08	84.41
A-09	156.25
A-10	166.98
Total (PLOT)	1745.16



LOCATION PLAN
Not to Scale

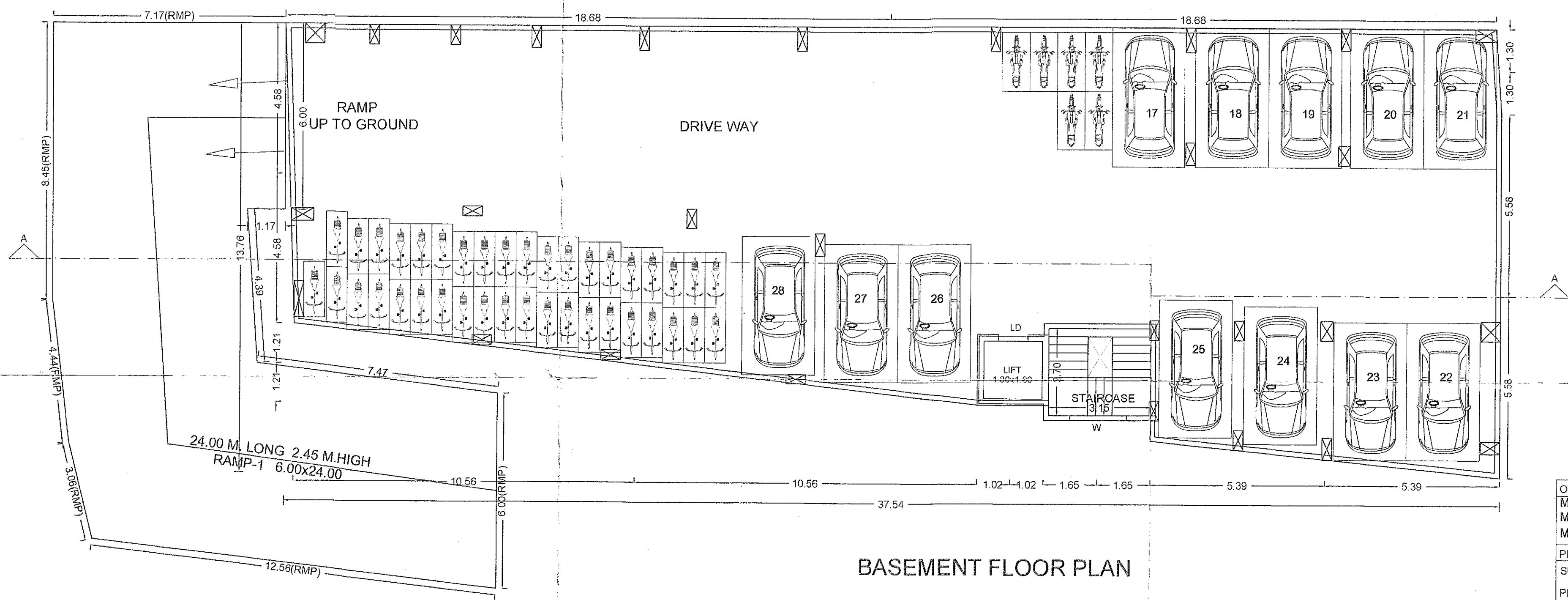
WATER REQUIREMENT			
TANK	REQUIRED CAPACITY (LIT)	PROPOSED CAPACITY (LIT)	
OHWT	12690.00	10000.00	
UGWT	19035.00	0.00	
TOTAL	31725.00	10000.00	

COVERAGE DETAILS			
PERM. COVERAGE	PERM. COVERAGE WITH PREMIUM	PROPOSED COVERAGE	COVERAGE AREA (WITH 10% CONCESSION)
50.00%	-	334.88	0.00
710.97	-	334.88	0.00

PARKING CALCULATION									
TYPE	CARPET AREA / FSI (M2)	TNMTS.(NOS)		CAR (NOS)		SCOOTER (NOS.)		CYCLE (NOS.)	
		UNIT	PROP	BY RULE	REQD	BY RULE	REQD	BY RULE	REQD
Residential	0 - 80	2	16	1	8	4	32	4	32
Residential	80 - 150	1	0	1	0	2	0	2	0
Residential	> 150	1	0	2	0	2	0	2	0
Commercial	151.18	100	2	2	4	6	12	2	4
TOTAL REQD.(NOS.)					12		44		36
TOTAL REQD. AREA					150.00		132.00		50.40
TOTAL PROP. AREA							1697.58		

BUILDING WISE FSI STATEMENT														
BUILDING NAME	COMM.	RESI.	IND.	SPEC.	PERM.	PROP.	EXCESS	ENCL.	OPEN	TERR.	STAIR	PASS.	LIFT	TOTAL FSI AREA
(BUILDING)	151.18	1042.25	0.00	0.00	-	118.33	-	109.43	8.90	116.21	0.00	40.33	5.25	1193.43
Total	151.18	1042.25	0.00	0.00	179.01	118.33	0.00	109.43	8.90	116.21	0.00	40.33	5.25	1193.43

PARKING STATEMENT						
REQUIRED PARKING	COVERED	OPEN	TOTAL	REQUIRED	COVERED	OPEN
CAR	12	18	30	12	18	30
SCOOTER	44	7	51	44	7	51
CYCLE	36	63	99	36	63	99



BASEMENT FLOOR PLAN

STAMP OF APPROVAL
Sanctioned No. B.P. / Puna/val/ 143/2020
Subject to conditions mentioned in the
Office Order No. 11/10/1992
avan dated 12/11/2020

Stamp
Date: 12/11/2020

Deputy Engineer
Encroachment Control & Demolition Department
Pimpri Chinchwad Municipal Corporation
Pimpri-411 018

A) AREA STATEMENT	SQ. M.
1. AREA OF PLOT	1745.16
2. DEDUCTIONS FOR	
(a) ROAD SET-BACK (R.W.)	313.23
(b) PROPOSED ROAD (DP) (NOT IN POSSESSION)	10.00
(c) ANY RESERVATION	0.00
(d) NDZ AREA	0.00
(e) ENCROACHMENT AREA	0.00
(f) OTHER	0.00
TOTAL (a+b+c+d+e+f)	323.23
3. BALANCE AREA OF PLOT (1-2)	1421.93
4. DEDUCTIONS FOR	
(a) AMENITY SPACE	0.00
(b) OPEN SPACE	0.00
PHYSICAL OS PROVIDED =	0.00
(c) INTERNAL ROAD AREA	0.00
5. NET AREA OF THE PLOT (3-4)	1421.93
6. ADDITION FOR F. S. I.	
(a) OPEN SPACE (NOTIONAL)	0.00
(b) INTERNAL ROAD	0.00
(c) ADDITIONAL INT ROAD BENEFIT	0.00
(d) OTHER	0.00
TOTAL (a+b+c+d)	0.00
7. TOTAL AREA (5+6)	1421.93
8. FLOOR SPACE INDEX PERMISSIBLE	0.8500
PERM. FLOOR AREA (7 x 8)	1208.64
9. TDR AREA	0.00
PERM. TDR AREA	0.00
10. SPECIAL CASES FSI	0.00
11. ROAD(S) SET-BACK AREA	0
12. PROPOSED ROAD (DP)	0.00
13. TOTAL PERM. BUILT UP AREA (8+9+10+11+12)	1208.64
14. PROPOSED AREAS	
(a) PROPOSED RESIDENTIAL AREA	1042.25
(b) PROPOSED COMMERCIAL AREA	151.18
(c) PROPOSED INDUSTRIAL AREA	0.00
(d) PROPOSED SPECIAL USE AREA	0.00
TOTAL PROPOSED AREA (a+b+c+d)	1193.43
15. SUB STRUCTURE AREA ADDITION (FOR FSI)	0.00
16. SUB STRUCTURE AREA DEDUCTION (FOR FSI)	0.00
17. EXCESS BALCONY AREA TAKEN IN F. S. I.	0.00
18. EXISTING BUILT UP AREA	0
19. TOTAL BUILT UP AREA PROPOSED (14+15+16+17+18-19)	1193.43
20. TOTAL BUILT UP AREA PROPOSED WITH MHADA	0.00
21. CONSUMED FSI WITHOUT MHADA	0.8393
22. CONSUMED FSI WITH MHADA	0.0000

B) BALCONY STATEMENT

(i) PERMISSIBLE BALCONY AREA	179.01
(ii) PROPOSED BALCONY AREA	118.33
(iii) EXCESS BALCONY AREA (TOTAL)	0.00

C) TENEMENT STATEMENT

(i) PROPOSED AREA (12)	1193.43
(ii) LESS NON-RESIDENTIAL AREA	151.18
(iii) AREA AVAILABLE FOR TENEMENTS (i - ii)	1042.25
(iv) TENEMENTS PERMISSIBLE	250.00/Hec.
(v) TENEMENTS PROPOSED	16
(vi) TENEMENTS EXISTING	0
(vii) TOTAL TENEMENTS ON THE PLOT (v+vi)	16

D) PARKING STATEMENT

(i) PARKING REQUIRED BY RULE	CAR	SCOOTER	CYCLE
(ii) REQUIRED PARKING AREA	150.00	44	36
(iii) TOTAL PARKING PROVIDED	150.00	132.00	50.40

E) TRANSPORT VEHICLES PARKING

(a) TOTAL NO. OF TRANSPORT VEHICLES PARKING PROVIDED	0
(b) TOTAL NO. OF LOADING / UNLOADING PARKING PROVIDED	0
CONSTRUCTION AREA FOR EC	2089.75
SPECIFICATIONS	2108.61

CERTIFICATE OF AREA
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON _____ AND THE DIMENSION OF SIDES, ETC. OF PLOT STATED ON PLAN AREA AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / T.P. SCHEME RECORD / LAND RECORD DEPT. / CITY SURVEYED RECORDS.

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

OWNER'S NAME:
M/s. Alka Sahadev Dhawale & 3 Others (P.O.H.)
M/s. Anushree and Jhamtani Realty Through Partners
Mr. Anil B. Kate and Mr. Amit T. Jhamtani

OWNER'S SIGN:

PROJECT:
SURVEY NO.: _____ HISSA NO.: _____
PLOT NO.: 37/5 CTS NO.: _____
DESCRIPTION: REGULAR TRACK, VILLAGE - PUNAVAL

ARCHITECT:
YOGESH S. MANAKSHE

ARCH. SIGN:

Job No.: _____ **DRG. NO.:** _____ **SCALE:** 1:100 **DRAWN BY:** _____ **CHECKED BY:** _____
INWARD NO.: _____ **DATE:** 28 Oct 2020
KEY NO.: _____ **SHEET NO.:** 01 / 05