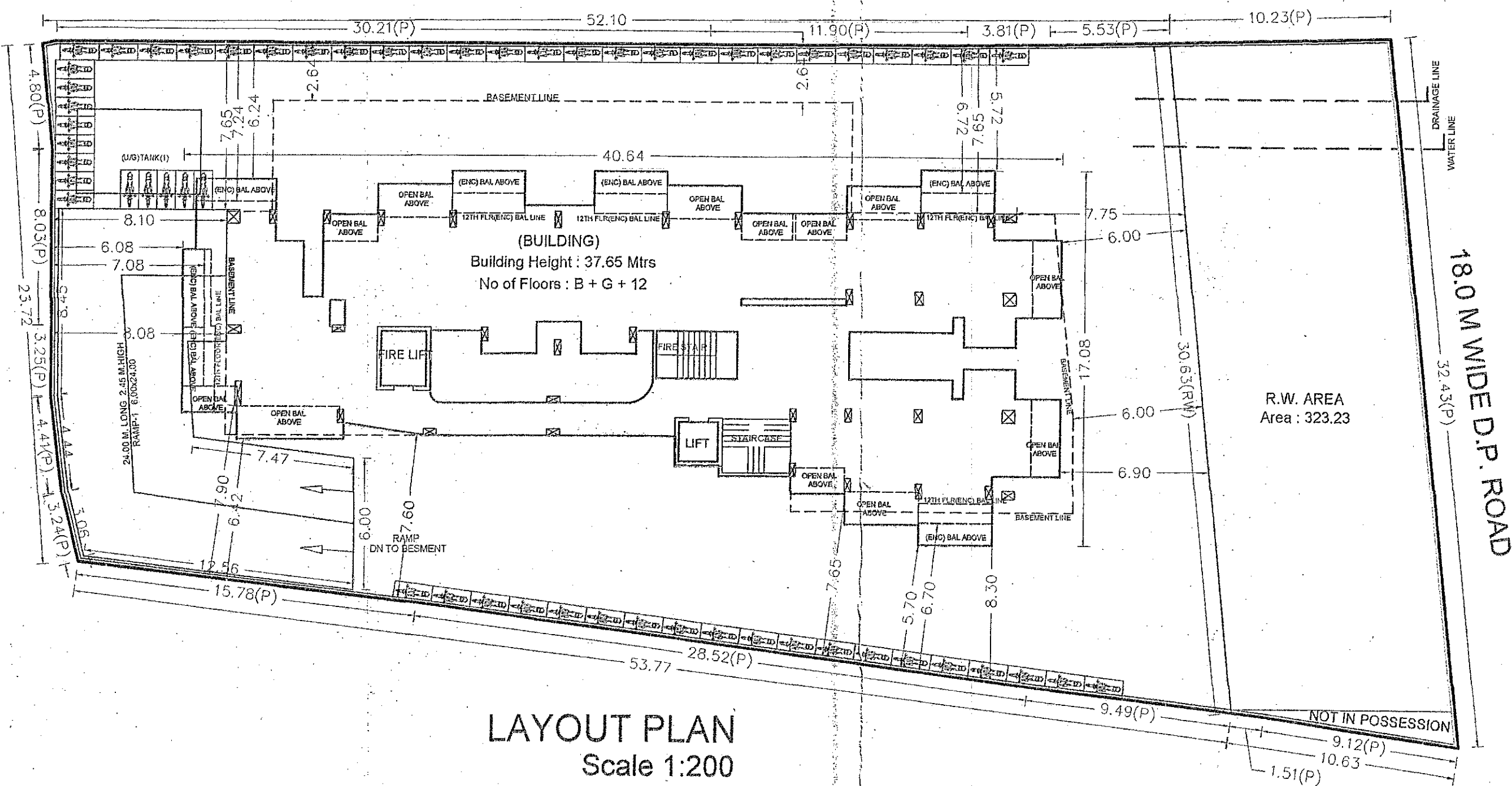
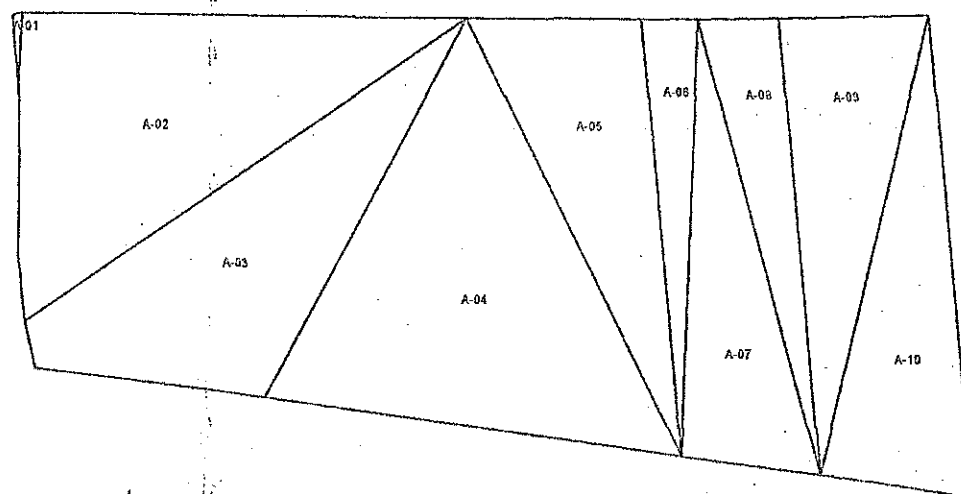




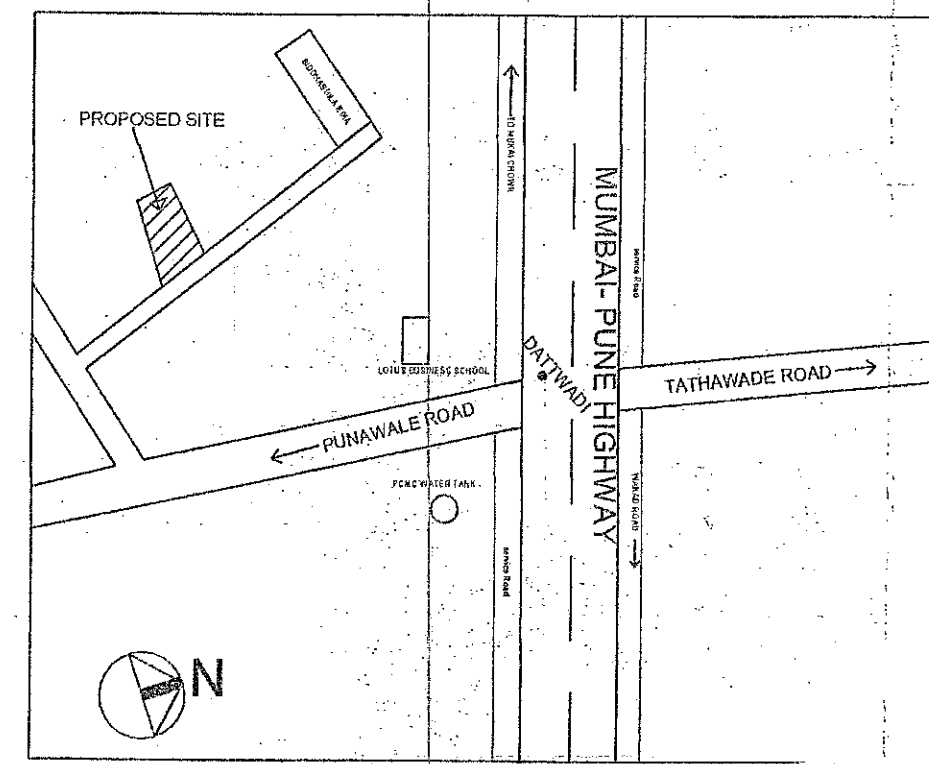
LAYOUT PLAN
Scale 1:200



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	168.98
Total (PLOT)	1745.16

TANK	REQUIRED CAPACITY (LIT)	PROPOSED CAPACITY (LIT)
Resi+Comm	39737.25	
FIRE REQUIREMENT	25000.00	
TOTAL	64737.25	65000.00
UGWT	59605.88	
FIRE REQUIREMENT	50000.00	
TOTAL	109605.88	110000.00

WATER REQUIRED STATEMENT
FOR COMMERCIAL GROUND FLOOR = 102.76 / 3 = 34.25
34.25 X 45 Ltr = 1541.25 Ltr
REMAINING FLOOR = 142.80 / 6 = 23.80
23.80 X 45 Ltr = 1071.00 Ltr
TOTAL COMM. REQUIRED = 1541.25 + 1071.00 = 2612.25 Ltr
FOR RESIDENTIAL TENEMENTS = 55 NOS
55 X 5 (Person) = 275 Persons
275 Persons X 135 Ltr/Person / Day = 37125.00 Ltr
Total Comm. + Resi. = 37125.00 + 2612.25 Ltr
Total Overhead Water Tank Capacity Req. = 39737.25 Ltr
U.G.W. Tank Capacity Req. = 39737.25 X 1.50 = 59605.88 Ltr
Total Underground W. Tank Capacity Req. = 59605.88 Ltr



LOCATION PLAN
Not to Scale

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)	OPEN BALCONY	AREA OF DOUBLE HEIGHT TERRACE ATTACHED TO FLAT
(BUILDING -1)	GROUND FLOOR	SHOP-01	27.73	0.00	0.00	0.00
		SHOP-02	39.00	0.00	0.00	0.00
		SHOP-03	27.67	0.00	0.00	0.00
	MEZZANINE FLOOR	MEZZANINE -01	12.10	0.00	0.00	0.00
		MEZZANINE -02	17.04	0.00	0.00	0.00
		MEZZANINE -03	12.10	0.00	0.00	0.00
	TOTAL		135.64	0.00	0.00	0.00
	FIRST FLOOR	101	32.93	0.00	0.00	0.00
		102	42.66	0.00	0.69	0.00
		OFFICE	43.60	0.00	15.78	0.00
	SECOND FLOOR	201	45.74	7.58	9.21	0.00
		202	50.49	2.13	9.49	0.00
		203	50.11	2.17	9.46	0.00
		204	50.11	2.00	11.13	0.00
		205	50.37	1.93	11.18	0.00
	THIRD FLOOR	301	45.74	7.58	9.21	0.00
		302	50.49	2.13	9.49	0.00
		303	50.47	2.17	9.46	0.00
		304	50.11	2.00	11.13	0.00
		305	50.37	1.93	11.18	0.00
	FOURTH FLOOR	401	45.74	7.58	9.21	0.00
		402	50.49	2.13	9.49	0.00
		403	50.47	2.17	9.46	0.00
		404	50.11	2.00	11.13	0.00
		405	50.37	1.93	11.18	0.00
	FIFTH FLOOR	501	45.74	7.58	9.21	0.00
		502	50.49	2.13	9.49	0.00
		503	50.47	2.17	9.46	0.00
		504	50.11	2.00	11.13	0.00
		505	50.37	1.93	11.18	0.00
	SIXTH FLOOR	601	45.74	7.58	9.21	0.00
		602	50.49	2.13	9.49	0.00
		603	50.47	2.17	9.46	0.00
		604	50.11	2.00	11.13	0.00
		605	50.37	1.93	11.18	0.00
	SEVENTH FLOOR	701	45.74	7.58	9.21	0.00
		702	50.49	2.13	9.49	0.00
		703	50.47	2.17	9.46	0.00
		704	50.11	2.00	11.13	0.00
		705	50.37	1.93	11.18	0.00
	EIGHTH FLOOR	801	45.74	7.58	9.21	0.00
		802	50.49	2.13	9.49	0.00
		803	50.47	2.17	9.46	0.00
		804	50.11	2.00	11.13	0.00
		805	50.37	1.93	11.18	0.00
	NINTH FLOOR	901	45.74	7.58	9.21	0.00
		902	50.49	2.13	9.49	0.00
		903	50.47	2.17	9.46	0.00
		904	50.11	2.00	11.13	0.00
		905	50.37	1.93	11.18	0.00
	TENTH FLOOR	1001	45.74	7.58	9.21	0.00
		1002	50.49	2.13	9.49	0.00
		1003	50.47	2.17	9.46	0.00
		1004	50.11	2.00	11.13	0.00
		1005	50.37	1.93	11.18	0.00
	ELEVENTH FLOOR	1101	35.87	6.19	8.59	10.16
		1102	49.54	2.49	9.13	0.00
		1103	49.52	2.49	9.14	0.00
		1104	49.22	2.48	10.63	0.00
		1105	49.45	2.48	10.63	0.00
		1202	47.40	2.49	9.13	0.00
		1203	47.63	2.49	9.14	0.00
		1204	47.31	2.48	10.63	0.00
		1205	47.57	2.48	10.63	0.00

STAMP OF APPROVAL

Sanctioned No. B.R./Punavale/32/2022
Subject to conditions mentioned in the
Office Order No. 117/01892
even dated 25/04/2022.



Prmpri
Date: 25/04/2022

Deputy Engineer
Building Permission and Unauthorised Construction/
Enforcement Control & Demolition 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)	1745.16
(a) As per ownership document (7/12, cts extract)	2020.00
(b) As per measurement sheet	1745.16
(c) As per site	1445.16
2. DEDUCTIONS FOR	
(a) Proposed D.P. Road Widening Area/ Service Road / Highway Widening	313.23
(a1) (NOT IN POSSESSION)	10.00
(b) Any D.P. Reservation Area	0.00
TOTAL (a+b)	323.23
3. BALANCE AREA OF PLOT (1-2)	1421.93
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))	1421.93
6. RECREATIONAL OPEN SPACE (IF APPLICABLE)	
(a) Required -	0.00
(b) Proposed -	0.00
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 (1421.93 X 1.10)	1564.12
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.	710.96
11. IN-SITU FSI / TDR LOADING	
(a) In-Situ Area Against D.P. Road (2.0 x sr. no. 2 (a)) if any	642.12
(b) In-Situ Area Against Amenity Space if Handed Over (2.00 or 1.85 x Sr. No. 4 (b) and for (c))	0.00
(c) TDR Area	263.90
(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	3181.10
(b) Ancillary Area FSI Up To 60% Or 80%	1935.94
(c) Total Entitlement (a+b)	5117.04
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	4.00
15. TOTAL BUILT-UP AREA IN PROPOSAL (EXCLUDING AREA AT SR.NO.17 B)	
(a) Existing Built-Up Area.	0.00
i) Completed.	0.00
ii) Residential	0.00
iii) Commercial	0.00
(b) Proposed Built-Up Area (As Per 'P-Line')	
i) Completed.	0.00
ii) Residential	4871.42
iii) Commercial	245.56
(c) Total (a+b)	5116.98
16. F.S.I. CONSUMED (15/13) (SHOULD NOT BE MORE THAN SERIAL NO.14 ABOVE.)	9.999
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 (s) name and signature

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

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

PROJECT:
SURVEY NO.: 37/5
PLOT NO.:
DESCRIPTION:

REGULAR TRACK, VILLAGE - PUNAVALE

ARCHITECT:
YOGESH S. MANAKSHI

ARCH.SIGN:
11A

JOB NO. DRG. NO. SCALE DRAWN BY CHECKED BY

INWARD NO. INWARD NO. DATE 07 Apr 2022

KEY NO. 01/07

PARKING CALCULATION (NEW)						
TYPE	CARPET AREA / FSI (M2)	TNMTS. (NOS.)	CAR. (NOS.)	SCOOTER. (NOS.)	BY RULE REQD.	REQD.
RESIDENTIAL	30 - 40	2	0	1	0	2
RESIDENTIAL	40 - 60	2	55	1	28	5
COMMERCIAL	179.54	100	2	2	4	6
TOTAL REQD. (NOS.)					32	150
TOTAL REQD. AREA					400.00	
TOTAL PROP. AREA					700.00 sq.m	
5% VISITORS PARKING (626.00 Resi.)					31.30 sq.m	
TOTAL REQUIRED AREA					731.30 sq.m	
TOTAL PROPOSED AREA					733.50 sq.m	

PARKING STATEMENT						
REQUIRED PARKING	PROPOSED PARKING				TOTAL	
	RESI.	COMM.	RESI.	COMM.		
CAR	32	31	4	0	0	35
SCOOTER	150	78	12	58	0	148

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	TENAMENT			
(BUILDING)	BASAMENT FLOOR	COMM. FSI AREA 0.00, RESI. FSI AREA 0.00, TOTAL FSI AREA 0.00	0			
	FIRST FLOOR	102.76, 58.27, 161.03	0			
	SECOND FLOOR	142.80, 158.52, 301.32	2			
	THIRD FLOOR	0.00, 427.98, 427.98	5			
	FOURTH FLOOR	0.00, 427.98, 427.98	5			
	FIFTH FLOOR	0.00, 427.98, 427.98	5			
	SIXTH FLOOR	0.00, 427.98, 427.98	5			
	SEVENTH FLOOR	0.00, 403.02, 403.02	4			
	EIGHTH FLOOR	0.00, 427.98, 427.98	5			
	NINTH FLOOR	0.00, 427.98, 427.98	5			
	TENTH FLOOR	0.00, 427.98, 427.98	5			
	ELEVENTH FLOOR	0.00, 423.42, 423.42	5			
	TWELFTH FLOOR	0.00, 404.35, 404.35	4			
	TERRACE FLOOR	0.00, 0.00, 0.00	-			
	TOTAL	245.58, 4871.42, 5116.98	55			

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

REFUGE AREA STATEMENT		
BUILDING NAME	REQUIRED REFUGE AREA	PROPOSED REFUGE AREA
(BUILDING)	22.50	25.00

REFUGE AREA REQUIRED STATEMENT		
No. of Tenements Considered For Refuge Area i.e. (02 Consecutive Floors +01 Refuge Floor (Including)=Total 03 Floors (If each Floor Have 5 Tenements)	03 Floors X 5 Tenements =15 Ten X 5 Persons = 75 Persons	75 Persons X 0.30 sq.m./per person = 22.50 sq.m. (each Refuge Area)

ANCILLARY F.S.I. STATEMENT		
BASIC FSI (1421.93 X 1.10) = 1564.12 Sq.m	PROPOSED PAID FSI = 710.96 Sq.m	PROPOSED TRD+ROAD = 906.02 Sq.m
PERMISSIBLE FSI = 3181.10 Sq.m		

COMMERCIAL FSI = 245.58 ÷ 1.80 = 136.42 Sq.m	ENTITLEMENT OF FSI = 3181.10 - 136.42 = 3044.68 Sq.m
COMM. ANCILLARY FSI 136.42 X 0.80 = 109.13 Sq.m	RESI. ANCILLARY FSI 3044.68 X 0.60 = 1826.81 Sq.m
TOTAL PERMISSIBLE ANCILLARY FSI = 1935.94 Sq.m	