1ST Sanctioned No. -BP./TATHAWADE/12/2021 Dated. 22/03/2021
2nd Sanctioned No. -BP./TATHAWADE/58/2021 Dated. 04/08/2021

LAYOUT

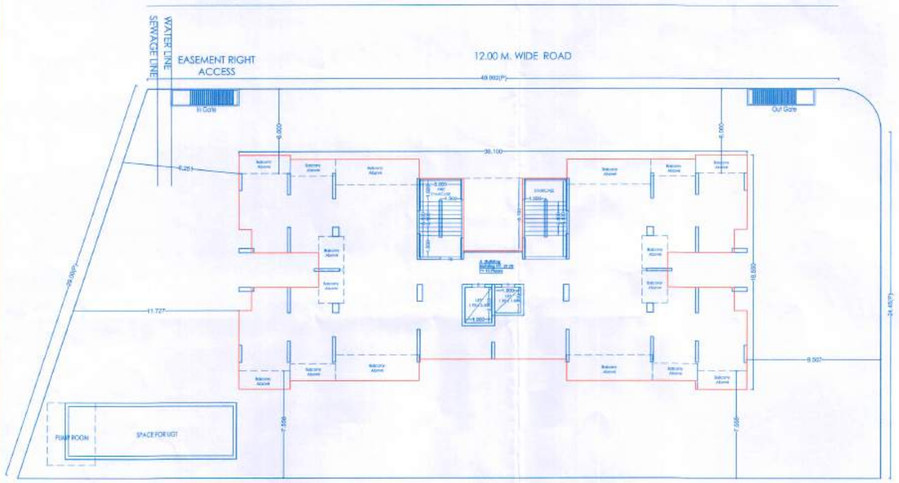
STAMP OF APPROVAL 1/5

Sanctioned No. B.P./Tathawade/17/2022
Subject to conditions mentioned in the Office Order No. even dated 09/03/2022

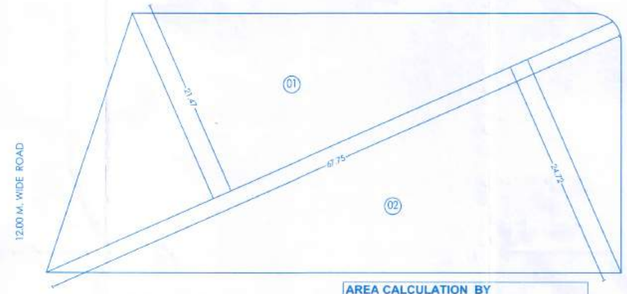
Pimpri
Date: 09/03/2022

Deputy Engineer
Building Permission and Unauthorised Construction/ Encroachment Control & Demolition Department
Pimpri Chinchwad Municipal Corporation
Pimpri - 411 018

Pimpri Chinchwad Municipal Corporation ESTD. 11/10/1982



LAYOUT PLAN
(Scale - 1:200)

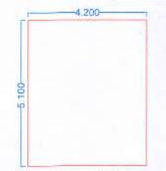


PLOT TRIANGULATION
(Scale - 1:300)

AREA CALCULATION BY TRIANGULATION METHOD OF PLOT							
1	67.75	X	21.47	X	0.50	X	727.30
2	67.75	X	24.72	X	0.50	X	837.39
	TOTAL						1564.69

Driver Room Key Plan
SCALE (1:100)

AREA CALCULATION OF DRIVERS ROOM WITH TOILET AT PARKING FLOOR								
BLOCK A = 2.75 x 7.15 = 19.6625								
1	1.300	X	1.950	X	1.000	X		2.535
	TOTAL							2.535
	B/UP AREA OF LOBBY = (19.6625 - 2.535)							17.128

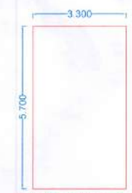


Entrance Lobby
Key Plan SCALE (1:100)

AREA CALCULATION OF BUILDING ENTRANCE LOBBY								
1	4.200	X	5.100	X	1.000	X		21.420
	B/UP AREA OF LOBBY							21.42

Servant Toilet Key Plan
SCALE (1:100)

AREA CALCULATION OF SERVANT TOILET PARKING FLOOR								
1	1.300	X	1.950	X	1.000	X		2.535
	B/UP AREA OF TOILET							2.535



Parking floor Staircase Key Plan
SCALE (1:100)

AREA CALCULATION OF BUILDING STAIRCASE PARKING FLOOR								
1	3.300	X	5.700	X	2.000	X		37.620
	B/UP AREA OF STAIRCASE							37.620

Area Statement		
1	Area Of The Plot (Minimum area of a,b,c to be considered)	1557.31
	(a) As per Ownership Document(7/12 ,CTS Extract)	1557.31
	(b) As per Measurement Sheet	1557.31
	(c) As per Site	1564.69
2	Deduction For	
	(a) Proposed D.P./D.P.Road Widening Area/ Service Road/Highway Widening/Shifted Plot Boundary	0.00
	(b) Any D.P.Reservation Area	0.00
	Total (a+b)	0.00
3	Balance Area Of Plot (1-2)	1557.31
4	Amenity Space (if applicable)	N.A.
	(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))	1557.31
6	Recreation Open Space (if applicable)	
	(a) Required Area	0.00
	(b) Proposed Area	0.00
7	Internal Road Area	0.00
8	Private Area (if applicable)	0.00
9	Built Up Area (With reference to Basic F.S.I. as per front road width (Sr.No.5 x 1.00) (UDCPR-14.2.5)	1557.31
10	Additional of FSI on payment of premium	
	(a) Maximum permissible premium FSI -based on road width (700) Zone (Sr.No.5 x 0.50)	778.66
	(b) Proposed FSI on payment of premium	778.66
11	In -situ FSI /TDR loading	
	(a)In -situ area against D.P. Road [2 x Sr. No. 7(a)], if any	0.00
	(b) In -situ area against Amenity Space if handed over (2 or 1.85x Sr. No. 4 (b)And /or (c))	0.00
	(c) TDR Area	1557.31
	(d) Total In-Situ TDR Loading Proposed [(Sr.no. 11(a) + (b) + (c)]	0.00
12	Additional FSI Area under chapter no 7	
13	Total entitlement of FSI in the Proposal	
	(a) [9 + 10(b) +11(c)] or 12 whichever is applicable	3893.28
	(b) Ancillary FSI 60% or 80% with payment of charges	2335.97
	(c) Total entitlement (a + b)	6229.25
14	Maximum utilization limit of F.S.I. (building potential) Permissible as per road width (as per regulation No. 6.1 or 6.2 as applicable) x 1.6 or 1.8)	3-4
15	Total Built up Area in Proposal Excluding Area at Sr. No. 12(b)	
	(a) Existing Built up Area (old sanctioned built up area)	
	(b) Proposed Built Up Area (as per 'F' line')	
	(c) Proposed Residential Built Up Area (as per 'F' line')	6228.54
	(d) Proposed Commercial Built Up Area (as per 'F' line')	0.00
	(e) Total (a + b)	6228.54
16	F.S.I. Consumed (15/13)(Should not be more than Sr. No. 14 above)	0.99
17	Area of tenement Housing if any (NA/IDA)	
	(a)Required Area (10% of Net Plot Area - Open Space Area)	0.00
	(b)Proposed Area	0.00

CERTIFIED THAT THE PLOT AREA MENTIONED HAS BEEN ASSESSED BY ME AS PER DEVELOPMENT PLAN AND ANY OTHER RELEVANT RULES AND THE AREA IS MEASURED BY ME AND FOUND TO BE AS MENTIONED ABOVE AND CHECKED IN ACCORDANCE OF OWNERSHIP / TITLE DOCUMENT RECORDS AND AS PER SITE / CITY SURVEY RECORDS.

SIGN OF ARCHITECT

OWNERS DECLARATION

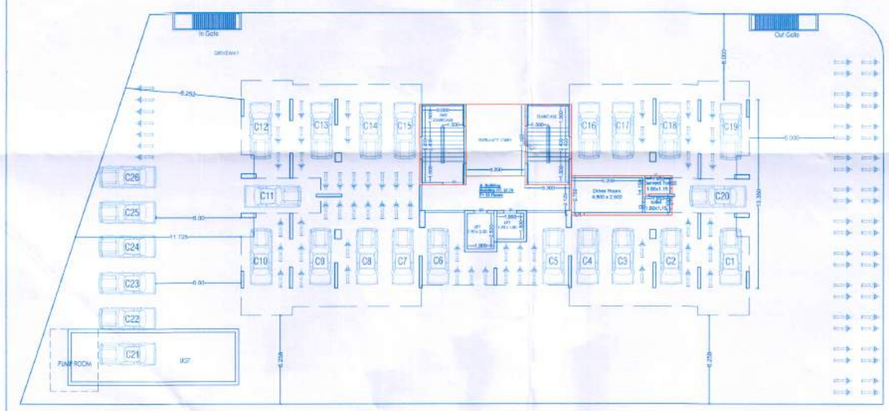
I/WE UNDERSIGNED HEREBY CONFIRM THAT I/WE AGREED HEREIN BY PLANS APPROVED BY AUTHORITY/COLLECTOR I/WE WOULD EXECUTE THE STRUCTURE AS PER APPROVED PLANS AND ALSO I/WE WOULD EXECUTE THE WORK UNDER SUPERVISION OF PROPER TECHNICAL PERSONNEL AS TO ENSURE THE QUALITY AND SAFETY AT THE WORK SITE

OWNER'S NAME:	OWNER'S SIGN:
M/s Legacy Homes through its partner M/s Legacy Lifespaces LLP through its partner Mr. Roshan Kishanchand Ramnani.	

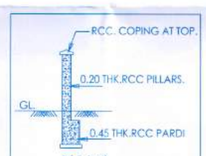
PROJECT:
SURVEY NO : 9/1 HISSA NO :
PLOT NO : CTS NO :
DESCRIPTION :

ARCHITECT: REGULAR TRACK, VILLAGE - TATHAWADE — ARCHITECT'S SIGN:
Mehul Vasant Shah

JOB NO.	DRG.NO.	SCALE	DRAWN BY	CHECKED BY
		1:100	RB	VDT
INWARD NO.	MWGMSB/PB/0290/21	DATE	10.02.2022	
KEY NO.		SHEET NO.	1/3	



PARKING FLOOR PLAN
(Scale - 1:200)



SECTION THRO. COMPOUND WALL.

WATER STORAGE CAPACITY A BUILDING		
FOR RESIDENTIAL		
AMOUNT OF WATER REQUIRED PER PERSON	= 135	Liters
WATER REQUIRED PER FLAT (5 person per flat)	= 675	Liters
NO. OF FLATS	= 52	NOS.
WATER REQUIRED FOR FLAT	= 35100	Liters
WATER REQUIRED FOR FIRE FIGHTING	= 25000	Liters
TOTAL WATER REQUIRED	= 60100	Liters
PROVIDED CAPACITY OF OVERHEAD TANK	= 62000	Liters
U.G.WATER TANK REQUIRED .35100X1.50	= 52650	Liters
WATER REQUIRED FOR FIRE FIGHTING	= 75000	Liters
TOTAL WATER REQUIRED	= 127650	Liters
PROVIDED CAPACITY OF U.G.WATER TANK	= 128000	Liters

REFUGE AREA STATEMENT		
BUILDING NAME	REQUIRED	PROPOSED
A BUILDING	18.00	21.42

U. G. W. TANK PLAN

U. G. W. TANK SECTION A-A

RAIN WATER HARVESTING DETAILS

Location Map(NTS)

Proposed Site

BUILDING WISE PARKING FLOOR FSI STATEMENT					
BUILDING NAME	STAIRCASE AREA	ENTRANCE LOBBY	DRIVER ROOM + ATTACHED TOILET	1STPARKING FSI	TOTAL FSI AREA
A BUILDING	37.62	21.420	17.128	2.535	78.703

STATEMENT 2[Sr. No. 9(a)]

FLOOR WISE FSI STATEMENT OF (A BUILDING)						
FLOORS	FSI AREA AS PER F LINE COMMERCIAL B/UP AREA	RESIDENTIAL B/UP AREA	LIFT	LIFT M/C ROOM	TENEMENTS	TOTAL FSI AREA
GROUND PARKING FLOOR	0.00	78.703	0.00	0.00	0	78.70
FIRST FLOOR	0.00	492.837	4.750	0.00	4	492.837
SECOND FLOOR	0.00	471.417	0.000	0.00	4	471.417
THIRD FLOOR	0.00	471.417	0.000	0.00	4	471.417
FOURTH FLOOR	0.00	471.417	0.000	0.00	4	471.417
FIFTH FLOOR	0.00	471.417	0.000	0.00	4	471.417
SIXTH FLOOR	0.00	471.417	0.000	0.00	4	471.417
SEVENTH FLOOR	0.00	471.417	0.000	0.00	4	471.417
EIGHTH FLOOR	0.00	471.417	0.000	0.00	4	471.417
NINTH FLOOR	0.00	471.417	0.000	0.00	4	471.417
TENTH FLOOR	0.00	471.417	0.000	0.00	4	471.417
ELEVENTH FLOOR	0.00	471.417	0.000	0.00	4	471.417
TWELFTH FLOOR	0.00	471.417	0.000	0.00	4	471.417
THIRTEENTH FLOOR	0.00	471.417	0.000	0.00	4	471.417
TOTAL	0.00	6228.54	4.75	0.00	52.00	6228.54

BUILDING WISE FSI STATEMENT						
FLOORS	FSI AREA COMMERCIAL B/UP AREA	RESIDENTIAL B/UP AREA	LIFT	LIFT M/C ROOM	TENEMENTS	TOTAL FSI AREA
A BUILDING	0.00	6228.54	4.750	0.00	52	6228.54
TOTAL	0.00	6228.54	4.75	0.00	52	6228.54

TOTAL NOS OF PARKING		
TYPE	CAR	SCOOTER
TOTAL REQUIRED NOS.	28	137
TOTAL PROPOSED PARKING NOS.	28	137

STATEMENT 3
[Sr. No. 9(g)]

AREA DETAILS OF APARTMENT					
Building No.	FLOOR NO.	TENEMENT No.	CARPET AREA PER TENEMENT	AREA OF ENCLOSED BALCONY PER TENEMENT	AREA OF OPEN BALCONY PER TENEMENT
(1)	(7)	(3)	(4)	(5)	(6)
A_BLDG	1st to 13th Floor	101/102 201/202 301/302 401/402 501/502 601/602 701/702 801/802 901/902 1001/1002 1101/1102 1201/1202 1301/1302	79.180	6.55	13.42
		103/104 203/204 303/304 403/404 503/504 603/604 703/704 803/804 903/904 1003/1004 1103/1104 1203/1204 1303/1304	65.250	3.20	13.42

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 Floors
(1)	(2)	(3)	(4)	(5)
N.A.	N.A.	N.A.	N.A.	N.A.

PARKING STATEMENT

Area of Statement	Prop. No of Tenements	Parking required For Every			Required Parking		Provided Parking	
		By Rule		Total Req.	Car	Scooter	Car	Scooter
40-80	24	2		52/2 =26	26	130	26	130
		1	5					
80-150	0	1		0	0	0	0	0
		1	3					
Commercial	00	100		0	0	0	0	0
		2	6					
Total					26	130	26	130
Visitors Parking 5%					2	7	2	7
Total Parking Required					28	137	28	137
Required Area Per car /Scooter					12.50	2	12.50	2
					350.00	274.00	350.00	274.00
Required Area					624.00			
Proposed Area					624.00			