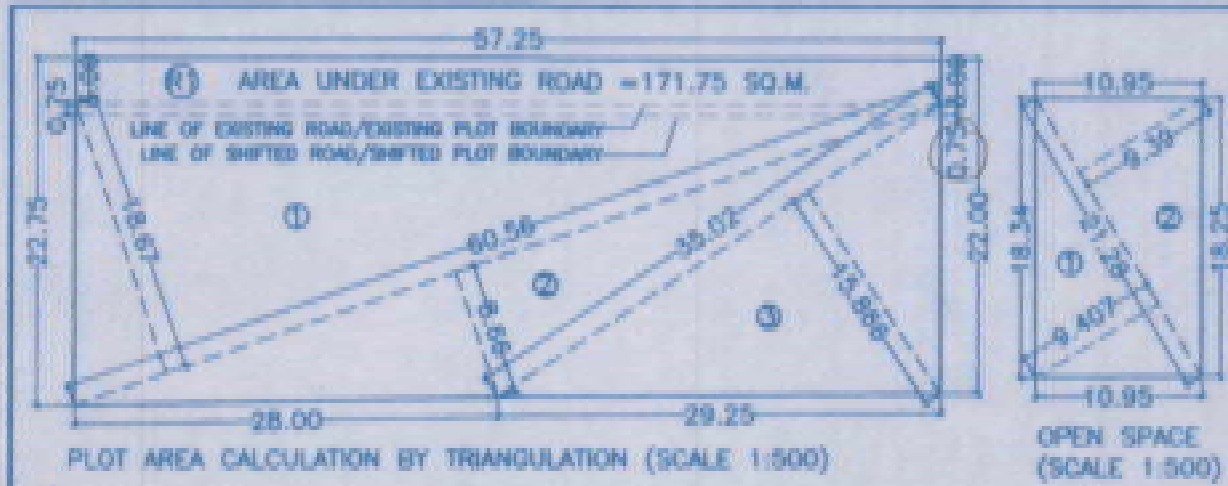




PLOT AREA CALCULATION BY TRIANGULATION
 1) $0.50 \times 60.56 \times 18.67 = 565.33$
 2) $0.50 \times 60.56 \times 8.66 = 262.22$
 3) $0.50 \times 35.02 \times 15.866 = 277.82$
 TOTAL = 1105.37

AREA UNDER EXISTING ROAD
 1) $57.25 \times 3.00 = 171.75$

TOTAL PLOT AREA
 = $1105.37 + 171.75 = 1277.12$ SQ.M.

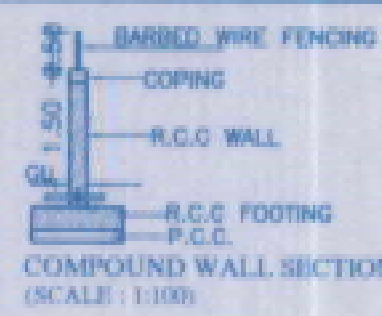
LINE OF SHIFTED ROAD/SHIFTED PLOT BOUNDARY AREA CALCULATION
 1) $57.25 \times 0.75 = 43.94$ SQ.M.

OPEN SPACE AREA CALCULATION BY TRIANGULATION
 1) $0.50 \times 21.28 \times (9.39 + 9.407) = 200.00$

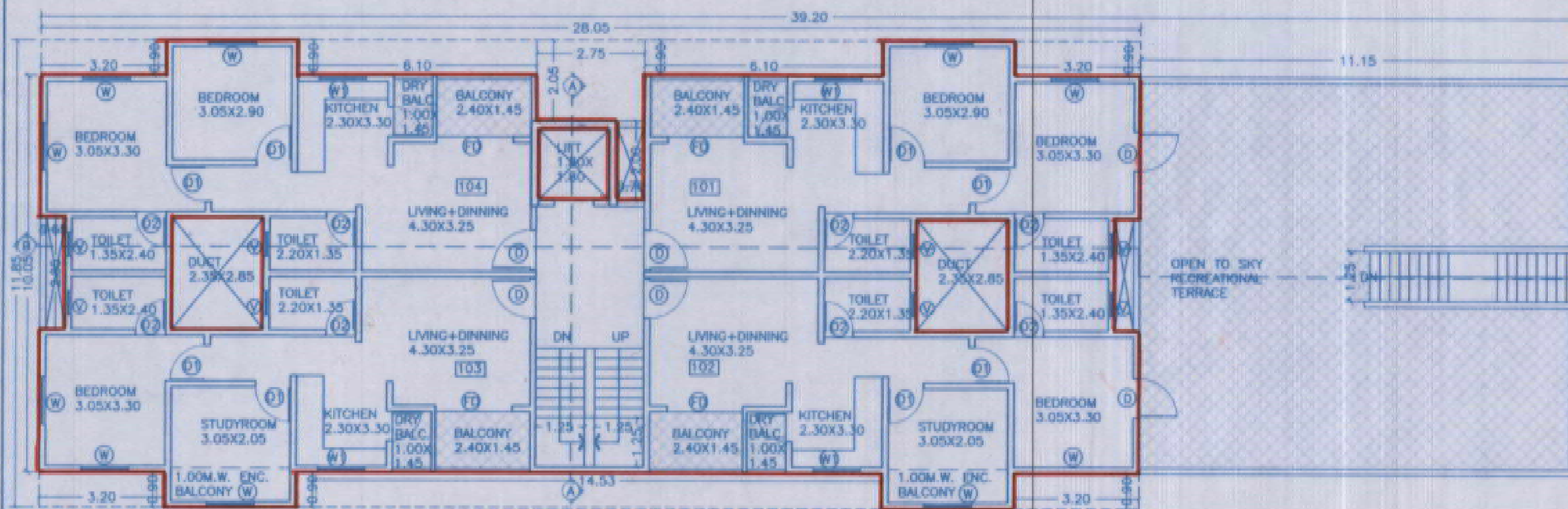
NO.	FLOORS	TOTAL RES. F.S.I.	LIFT AREA	PROPOSED TENEMENT
1.	FIRST	269.04		4 nos.
2.	SECOND	269.04		4 nos.
3.	THIRD	269.04		4 nos.
4.	FOURTH	269.04	1.80X1.80 = 3.24	4 nos.
5.	FIFTH	269.04		4 nos.
6.	SIXTH	269.04		4 nos.
7.	SEVENTH	269.04		4 nos.
TOTAL		1883.28	3.24	28 nos.

WATER REQUIREMENT
 RESIDENTIAL FOR RESIDENTIAL 28 NO OF TENEMENTS
 OCCUPANCY LOAD FOR 135 LTRS. PER PERSON
 135×5 PERSONS = 675.00 LTRS
 675×28 TEN. = 18,900.00 LTRS
 ADD 10000.00 LTRS FOR FIRE FIGHTING
 OVERHEAD WATER STORAGE TANK
 CAPACITY = $18900.00 + 10000.00 = 28900.00$ LTRS
 UNDERGROUND WATER STORAGE TANK
 CAPACITY = $28900.00 \times 1.50 = 43350.00$ LTRS.

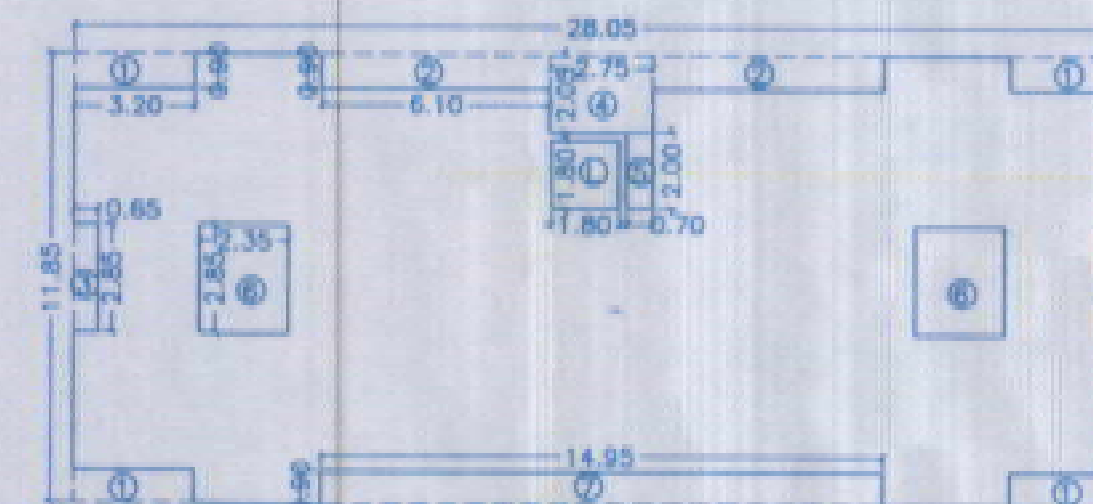
RERA CARPET AREA STATEMENT				
NO.	DESCRIPTION	CARPET AREA (A)	OPEN BALCONY (B)	TERRACE (C)
TYPICAL 1ST FLOOR TO 7TH FLOOR				
1	301, 302, 303, 304, 305, 306, 307, 308	52.33	5.08	0.00
2	309, 310, 311, 312, 313, 314, 315, 316	52.33	5.08	0.00
3	317, 318, 319, 320, 321, 322, 323, 324	52.33	5.08	0.00
4	325, 326, 327, 328, 329, 330, 331, 332	52.33	5.08	0.00



बट.क. सरकारी बांधकाम हे निम्नलिखित क्षेत्रात (निकटवाचक व वास्तव्य क्षेत्र) येत असल्याने बांधकाम मातीच्या कोट्याची / स्टीलची पातळी ही निम्नलिखित पुरवठा (तलाक ५५५.८२ मी.) येता ०.५० मीटर ने बर म्हणजेच तलाक ५५५.३२ मी. ने बर ठेवणे बंधनकारक आहे.

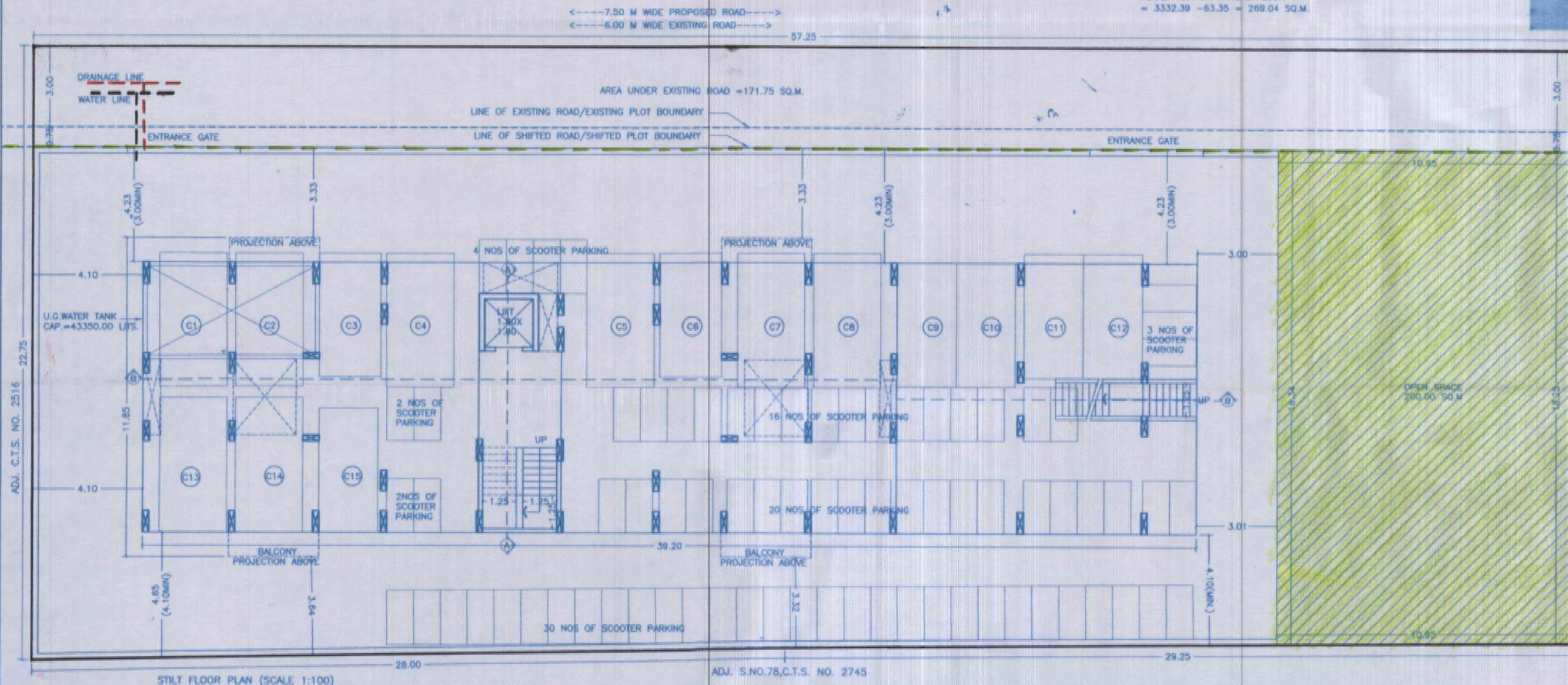


FIRST FLOOR PLAN (SCALE 1:100)



AREA KEY PLAN FOR TYPICAL 1ST, 2ND, 3RD, 4TH, 5TH, 6TH & 7TH FLOOR (SCALE 1:200)

AREA CALCULATION FOR TYPICAL 1ST, 2ND, 3RD, 4TH, 5TH, 6TH & 7TH FL.
 AREA OF BLOCK 'A'
 1) $28.05 \times 11.85 = 332.39$ SQ.M
 DEDUCTION:-
 1) $3.20 \times 0.90 \times 4 = 11.52$
 2) $6.10 \times 0.90 \times 2 = 10.98$
 3) $0.85 \times 2.85 \times 2 = 3.71$
 4) $2.75 \times 2.05 \times 1 = 5.64$
 5) $0.70 \times 2.00 \times 1 = 1.40$
 6) $2.35 \times 2.85 \times 2 = 13.40$
 7) $14.95 \times 0.90 \times 1 = 13.46$
 L) $1.80 \times 1.80 \times 1 = 3.24$
 TOTAL = 63.35
 TOTAL F.S.I. OF TYPICAL FLOOR = $332.39 - 63.35 = 269.04$ SQ.M.



STILT FLOOR PLAN (SCALE 1:100)

ADJ. S.NO.78,C.T.S. NO. 2745

Sanctioned No. B.R./sanjay/20/2014
 Subject to conditions mentioned in the Office Order No.
 even dated 14/12/2024

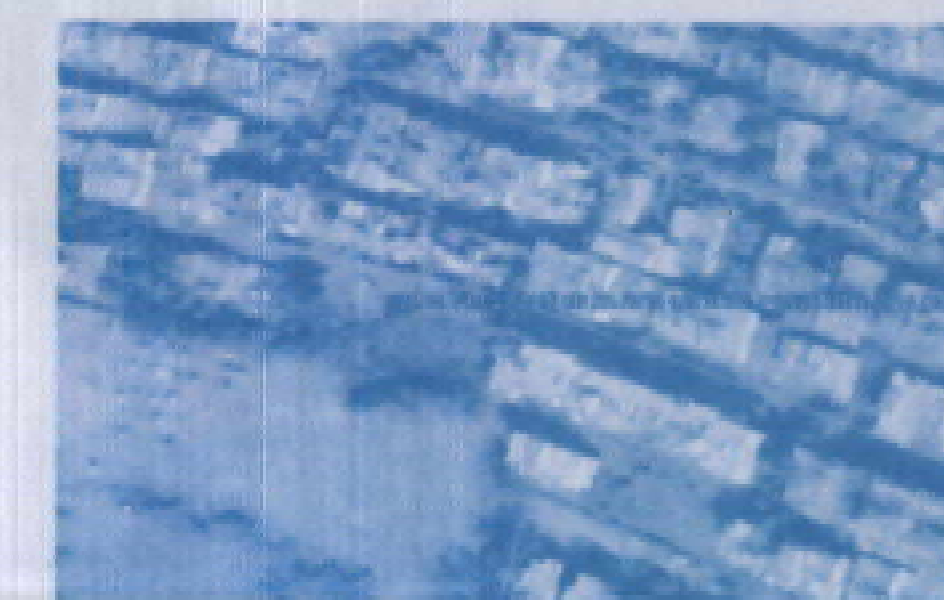
Plmpt
 Date: 14/12/2024

Deputy Engineer
 Building Permission and Unauthorised Construction/
 Enroachment Control & Demolition Department
 Pimpri Chinchwad Municipal Corporation
 Pimpri-411 016

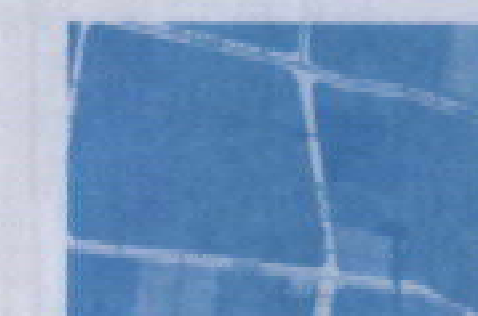


STAMP OF APPROVAL OF PLANS

AREA STATEMENT	SQ.M.
1) Area of plot (Minimum area of a,b,c to be considered)	1277.12
a) As per ownership document (7/12, CTS extract)	1277.12
b) As per demarcation	1277.12
c) As per site	1277.12
d) Deduction for	
i) Area under existing road	171.75
ii) Reservation area (Total area)	171.75
iii) Balance area of plot [1-(2a+2b)]	1078.25
iv) Amenity space (if applicable)	NA
a) Required	Nil
b) Adjustment of 2(b), if any	Nil
c) Balance Proposed	Nil
d) Net plot area [1-(4)]	1078.25
e) Recreational open space (if applicable)	200.00
f) Proposed (Non layout plot)	200.00
g) Internal road area	Nil
h) Plottable area (if applicable)	NA
i) Built up area with reference to Basic F.S.I. as per front road width (Sr.no Subasic F.S.I./Net plot x 1.3)	1186.08
j) Addition of FSI on payment of premium (Gross plot x 0.50)	NA
k) Maximum permissible premium FSI based on road width/TOD Zone	Nil
l) Proposed FSI on payment of premium	Nil
m) In-situ FSI/TDR loading	NA
n) In-situ area against D.P./R.P. road [2.00x no. 2(a)] if any	Nil
o) In-situ area against Amenity space if handed over (2.00x 1.80x no. 4(b) and/or (c))	Nil
p) TDR area	Nil
q) Total in-situ / TDR loading proposed [11(a)+(b)+(c)]	Nil
r) Additional FSI area under Chapter No. 7	Nil
s) Total entitlement of FSI in the proposal	1186.08
t) (9-10(b)+11(d)) or 12 whichever is applicable	1186.08
u) Ancillary area FSI upto 60% or 80% with payment of charges. (60% for residential)	711.65
v) Total entitlement (ent)	1897.73
w) Maximum utilization limit of FSI (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	1897.72
x) Total built up area in proposal (excluding area at Sr.no 12b)	
a) Existing built up area	1883.28
b) Proposed built up area (As per P-Line)	1883.28
c) Total (ent)	1883.28
d) FSI consumed (15/18) (should not be more than Sr.no 14 above)	1.58
e) Area for inclusive Housing if any	Nil
f) Required (20% of Sr.no. 9)	Nil
g) Proposed	Nil



GOOGLE IMAGE N



D.P. LOCATION N
 (SCALE 1:10000) PROPOSED SITE

CERTIFICATE OF AREA
 Certificate that the plot under reference was surveyed on 09.07.2021 and the dimension of sides etc. of plot stated on plan are as measured on site and the area so worked out tallied 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 of the work site.

Owner's name and signature

PARKING STATEMENT	CAR(12.50)	SCOOTER(2)
18. PARKING REQUIRED	15 NOS.	74 NOS.
20. AREA REQUIRED	187.50	148.00
21. PARKING PROVIDED	15 NOS.	77 NOS.
22. AREA PROVIDED	187.50	154.00
23. COVERED AREA	187.50	94.00
24. OPEN AREA	-	60.00
25. TOTAL	187.50	154.00

LEGEND
 PLOT BOUNDARY SHOWN THICK BLACK
 WATER LINE SHOWN THIN BLACK DOTTED
 PROPOSED WORK SHOWN THICK RED
 EXISTING TO BE RETAINED SHOWN BLUE
 DRAINAGE LINE SHOWN RED THICK DOTTED
 EXISTING TO BE DEMOLISHED YELLOW HATCHED

NOTES:
 1. THIS DRAWING AND DESIGN IS UNDER THE COPY RIGHT OF M/S PESHAVE AND ASSOCIATES AND SHOULD NOT BE USED IN PART OR FULL WITHOUT THE WRITTEN PERMISSION OF THE M/S PESHAVE AND ASSOCIATES ARCHITECT.
 2. ARCHITECT IS NOT RESPONSIBLE FOR CONSTANT SUPERVISION OF WORK AND FOR STRUCTURAL DESIGN ITS SUPERVISION DURING EXECUTION OF STRUCTURAL WORK.
 3. ANY DISCREPANCY IN DRAWINGS,DESIGN,SPECIFICATIONS AND QUANTITIES SHALL BE BROUGHT TO THE NOTICE OF ARCHITECT M/S PESHAVE AND ASSOCIATES BEFORE EXECUTION OF SAID ITEM. CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS BEFORE EXECUTION OF WORK AND ANY DISCREPANCY FOUND HAS TO BE REPORTED TO ARCHITECT BEFORE EXECUTION.
 4. OWNER TO APPOINT A QUALIFIED ENGINEER FOR THE EXECUTION OF WORK AND FOR ENTIRE CONSTRUCTION WORK.
 5. WRITTEN DIMENSIONS SHALL BE FOLLOWED.
 6. THESE DRAWINGS,DETAILS,SPECIFICATIONS,QUANTITIES ETC. ARE BASED ON THE INFORMATION SUPPLIED BY THE OWNER/PAH/BUILDER-PROMOTER ETC. AND THUS WE ARE HOWAY RESPONSIBLE FOR THE TITLE OF PLOT OR TO ANY OTHER LEGAL ASPECT OF SAID WORKS.

NAME ADDRESS AND SIGNATURE OF OWNER /P.O.A

- 1) MRS.MADHUBALA PRABODH BENDALE.
- 2) MS. AARYA PRABODH BENDALE.
- 3) MR. SANDIP KASHINATH BENDALE.
- 4) RAJANI KASHINATH BENDALE.

PROJECT
 PROPOSED RESIDENTIAL BUILDING AT S.NO.74/12/1(PART), C.T.S. NO.2515 & S.NO.74/12/20,C.T.S. NO.2514 (PART),MAUJE SANGAVI,TALUKA HAVELI,PUNE.

PESHAVE AND ASSOCIATES
 ARCHITECTS AND INTERIOR CONSULTANTS
 CHAITANYA P. PESHAVE
 MARCH AJIA
 REG.NO. CA/98/20100

DATE	SHEET NO.	SCALE	NORTH
AUGUST 2021	2/3	AS SHOWN	
DEALT BY	CHECKED BY	JOB NO	
rupali			