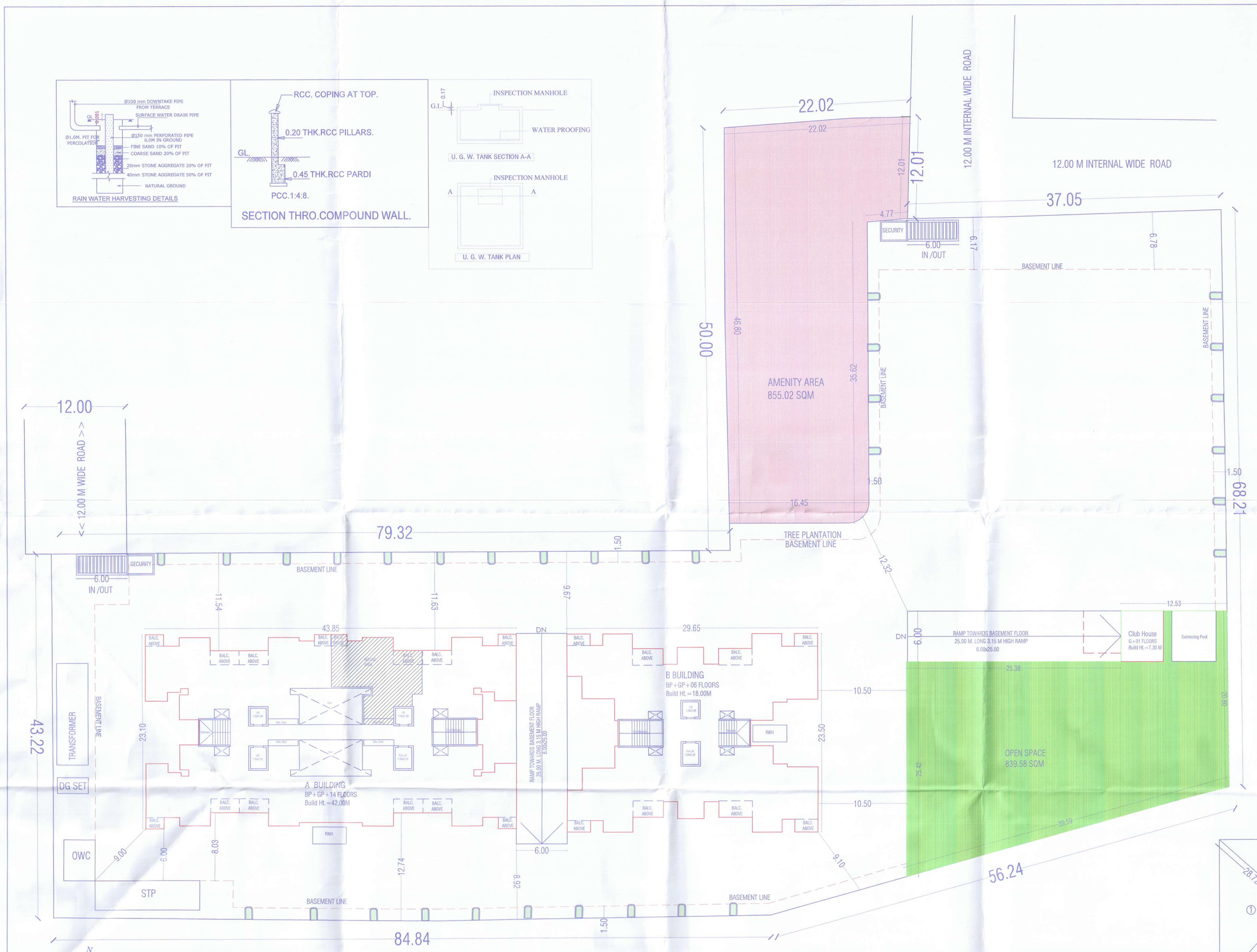
RAIN WATER HARVESTING DETAILS

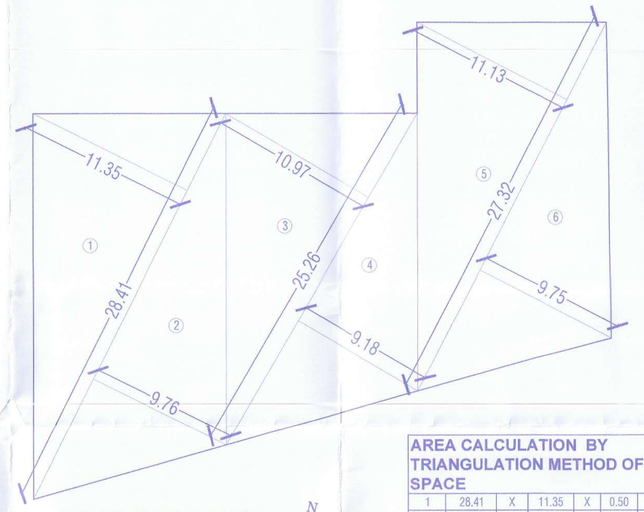
SECTION THRO.COMPOUND WALL.



LAYOUT
(scale 1:200)

Proposed plot

LOCATION MAP



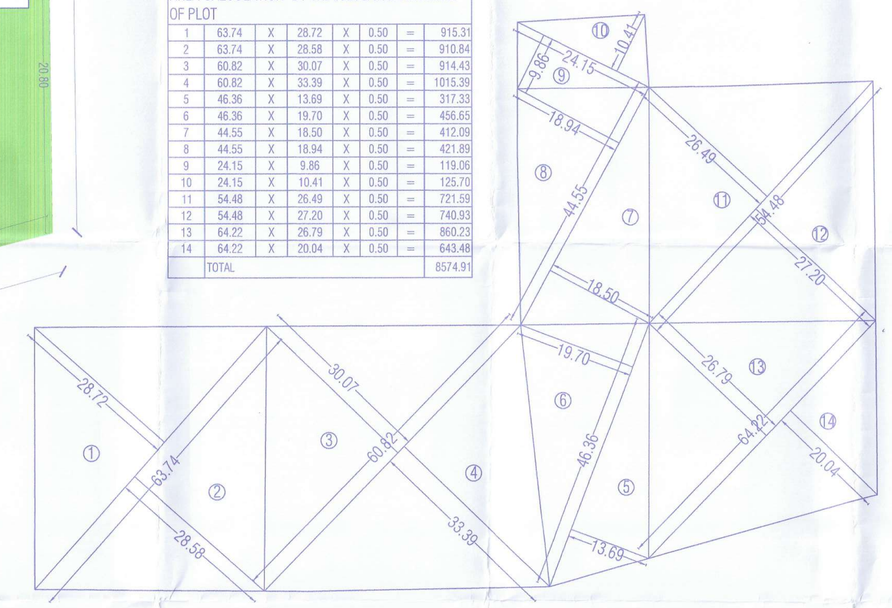
OPEN SPACE TRIANGULATION
(scale 1:200)

AREA CALCULATION BY TRIANGULATION METHOD OF OPEN SPACE

1	28.41	X	11.35	X	0.50	=	161.23
2	28.41	X	9.76	X	0.50	=	138.64
3	25.26	X	10.97	X	0.50	=	138.55
4	25.26	X	9.18	X	0.50	=	115.94
5	27.32	X	11.13	X	0.50	=	152.04
6	27.32	X	9.75	X	0.50	=	133.19
TOTAL							839.58

AREA CALCULATION BY TRIANGULATION METHOD OF PLOT

1	63.74	X	28.72	X	0.50	=	915.31
2	63.74	X	28.58	X	0.50	=	910.84
3	60.82	X	30.07	X	0.50	=	914.43
4	60.82	X	33.39	X	0.50	=	1015.39
5	46.36	X	13.69	X	0.50	=	317.33
6	46.36	X	19.70	X	0.50	=	456.65
7	44.55	X	18.50	X	0.50	=	412.09
8	44.55	X	18.94	X	0.50	=	421.89
9	24.15	X	9.86	X	0.50	=	119.06
10	24.15	X	10.41	X	0.50	=	125.70
11	54.48	X	26.49	X	0.50	=	721.59
12	54.48	X	27.20	X	0.50	=	740.93
13	64.22	X	26.79	X	0.50	=	860.23
14	64.22	X	20.04	X	0.50	=	643.48
TOTAL							8574.91



PLOT TRIANGULATION
(scale 1:500)

As Per 9.31

BUILDING WISE PARKING FLOOR FSI STATEMENT

BUILDING NAME	PARKING FLOOR	ENTRANCE LOBBY	DRIVER ROOM	TOTAL
A BUILDING	GROUND PARKING	18.900	13.130	32.03
B BUILDING	GROUND PARKING	10.576	0.000	10.58

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.

REFUGE AREA STATEMENT

BUILDING NAME	REQUIRED	PROPOSED
A BUILDING	54.30	77.96

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

FSI STATEMENT OF (A BUILDING) As Per UDCPR 2020

FLOORS	FSI AREA COMMERCIAL	FSI AREA RESIDENTIAL	MHADA AREA	TENEMENTS	TOTAL FSI AREA
BASEMENT PARKING FLOOR	0.00	0.00	0.00	0	0.000
GROUND PARKING FLOOR	0.00	32.03	0.00	0	32.030
FIRST FLOOR	0.00	753.562	0.00	08	753.562
SECOND FLOOR	0.00	753.562	0.00	08	753.562
THIRD FLOOR	0.00	753.562	0.00	08	753.562
FOURTH FLOOR	0.00	753.562	0.00	08	753.562
FIFTH FLOOR	0.00	753.562	0.00	08	753.562
SIXTH FLOOR	0.00	753.562	0.00	08	753.562
SEVENTH FLOOR	0.00	753.562	0.00	08	753.562
EIGHTH FLOOR	0.00	676.492	0.00	07	676.492
NINTH FLOOR	0.00	753.562	0.00	08	753.562
TENTH FLOOR	0.00	753.562	0.00	08	753.562
ELEVENTH FLOOR	0.00	753.562	0.00	08	753.562
TWELFTH FLOOR	0.00	753.562	0.00	08	753.562
THIRTEENTH FLOOR	0.00	676.492	0.00	07	676.492
FOURTEENTH FLOOR	0.00	753.562	0.00	08	753.562
TOTAL	0.000	10427.758	0.000	110.000	10427.758

FSI STATEMENT OF (B BUILDING) As Per UDCPR 2020

FLOORS	FSI AREA COMMERCIAL	FSI AREA RESIDENTIAL	MHADA AREA	TENEMENTS	TOTAL FSI AREA
BASEMENT PARKING FLOOR	0.00	0.000	0.00	0	0.000
GROUND PARKING FLOOR	0.00	10.576	0.00	0	10.576
FIRST FLOOR	0.00	507.035	0.00	04	507.035
SECOND FLOOR	0.00	507.035	0.00	04	507.035
THIRD FLOOR	0.00	507.035	0.00	04	507.035
FOURTH FLOOR	0.00	507.035	0.00	04	507.035
FIFTH FLOOR	0.00	507.035	0.00	04	507.035
SIXTH FLOOR	0.00	507.035	0.00	04	507.035
TOTAL	0.000	3052.786	0.000	24.000	3052.786

FSI STATEMENT OF BUILDING As Per UDCPR 2020

FLOORS	FSI AREA COMMERCIAL	FSI AREA RESIDENTIAL	MHADA AREA	TENEMENTS	TOTAL FSI AREA
A BUILDING	0.00	10427.758	0.00	110	10427.76
B BUILDING	0.00	3052.786	0.00	24	3052.79
TOTAL	0.000	13480.544	0.000	134.000	13480.544

Statement Showing 20% Built up area With 50.00sqm Flat Size
Basic FSI = 8464.50 sqm
Requirement as per Rule = 1692.90 sqm
Proposed Built-up Area = 350.11 x 5 Floors = 1750.55 sqm

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

CARPET AREA DETAILS OF A BUILDING I To R Tenements

Building No.	FLOOR No	TENEMENT No.	CARPET AREA PER TENEMENT	AREA OF OPEN BALCONY PER TENEMENT	AREA OF ENCLOSED BALCONY PER TENEMENT
(1)	(2)	(3)	(4)	(5)	(6)
A BLDG	1st to 5th FLOOR	102 to 502 103 to 504	54.19	7.12	8.31
A BLDG	1st to 5th FLOOR	106 to 506 107 to 507	50.34	5.02	10.49

WATER REQUIREMENT FOR A & B BUILDING

TANK		REQUIRED CAPACITY (LIT)	PROPOSED CAPACITY (LIT)
OHWT	RESIDENTIAL	90450	100000
	FIRE REQUIREMENT	25000	25000
	TOTAL	115450.00	125000.00
UGWT	RESIDENTIAL	180900.00	200000.00
	FIRE REQUIREMENT	75000	75000
	TOTAL	255900.00	275000.00

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

CARPET AREA DETAILS OF A & B BUILDING (For Parking)

Building No.	FLOOR No	TENEMENT No.	CARPET AREA PER TENEMENT	AREA OF OPEN BALCONY PER TENEMENT	AREA OF ENCLOSED BALCONY PER TENEMENT
(1)	(2)	(3)	(4)	(5)	(6)
A BLDG	1st to 14th FLOOR	101 to 1401 104 to 1404 105 to 1405 108 to 1408	67.91	7.24	0.00
		602 to 1402 603 to 1404	54.19	7.12	8.31
		606 to 1406 607 to 1407	50.34	5.02	10.49
B BLDG	1st to 6th FLOOR	101 to 601 104 to 604	84.18	9.24	0.00
		102 to 602 103 to 603	91.59	10.14	0.00

PARKING STATEMENT

Area of Statement	Prop. No of Tenements	Parking required For Every: By Rule		Total Req.	Required Parking: Car	Scooter	Provided parking: Floor	Car	Scooter
40-80	110	2		55	55	110	Ground	52	85
		1	2						
80-150	24	1		24	24	24	Basement	111	85
		1	1						
Total					79	134			
Visitors Parking 5%					4	7			
Total Parking Required					83	141	Total Proposed parking	163	170
Required Area Per car /Scooter					12.50	2	Proposed Area	12.50	2
					1036.88	281.40		2037.50	340.00
Required Area					1318.28		Total EV Parking (163 X 20 % = 32 nos)		

RERA CARPET AREA DETAILS OF A & B BUILDING

Building No.	FLOOR No	TENEMENT No.	CARPET AREA PER TENEMENT	AREA OF OPEN BALCONY PER TENEMENT	AREA OF ENCLOSED BALCONY PER TENEMENT
(1)	(2)	(3)	(4)	(5)	(6)
A BLDG	1st to 14th FLOOR	101 to 1401 104 to 1404 105 to 1405 108 to 1408	69.58	7.24	0.00
		602 to 1402 603 to 1404	56.42	7.12	8.31
		606 to 1406 607 to 1407	52.37	5.02	10.49
B BLDG	1st to 6th FLOOR	101 to 601 104 to 604	86.59	9.24	0.00
		102 to 602 103 to 603	94.35	10.14	0.00

STAMP APPROVAL LAYOUT (BP) 01/06

Sanctioned No. B.P/Wakad/139/2024
Subject to conditions mentioned in the Office Order No.
aven dated 25/10/2024
Pimpri
Date 25/10/2024

O. C. Signed by
City Engineer

For City Engineer
Building Permission Dept.
PCMC., Pimpri, Pune-18.

Area Statement		MAX Permissible SQ.M.
1	Area Of The Plot (Minimum area of a,b,c to be considered)	8550.00
	(a) As per Ownership Document(7/12 ,CTS Extract)	8550.00
	(b) As per Measurement Sheet	8574.91
	(c) As per Site	8566.18
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)	8550.00
4	Amenity Space (if applicable)	
	(a) Required	855.00
	(b) Adjustment of 2(b),if any	0.00
	(c) Balance Proposed	855.00
5	Net Plot Area [3-4(c)]	7695.00
6	Recreation Open Space (if applicable)	
	(a) Required Area	769.50
	(b) Proposed Area	839.58
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 (Sr.No.5 x 1.10)	8464.50
10	Additional of FSI on payment of premium	
	(a) Maximum permissible premium FSI -based on road width /TOD Zone (Sr.No.3 x 0.50)	4275.00
	(b) Proposed FSI on payment of premium	0.00
11	In -situ FSI /TDR loading	
	(a)In -situ area against D.P. Road [2 x Sr. No. 2(a)], If any	0.00
	(b) In -situ area against Amenity Space if handed over [2 or 1.85xSr. No. 4 (b)And /or (c)]	0.00
	(c) TDR Area (12.00 m Road)	5557.50
	(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(d)] or 12 whichever is applicable	8464.50
	(b) Ancillary FSI 60% or 80% with payment of charges	5078.70
	(c) Total entitlement (a+b)	13543.20
14	Maximum utilization limit of F.S.I. (building potential) Permissible as per road width [(as per regulation No. 6.1 or 6.3 as applicable) x 1.6 or 1.8]	
15	Total Built up Area in Proposal (Excluding Area at Sr. No. 17b)	
	(a) Existing Built up Area (old sanctioned built up area)	
	(b) Proposed Built Up Area (as per 'P line')	
	(i) Proposed Residential Built Up Area (as per 'P line')	13480.543
	(ii) Proposed Commercial Built Up Area (as per 'P line')	0.00
	(c) Total (a+b)	13480.54
16	F.S.I. Consumed (15/13)(Should not be more than Sr. No. 14 above)	
17	Area of Inclusive Housing , if any	
	(a)Required Area [20% of Basic FSI 1.1]	
	(a)Proposed Area	

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 ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / TP SCHEME RECORD / LAND RECORD DEPT. / CITY SURVEYED RECORDS.
SIGN OF ARCHITECT

OWNER'S DECLARATION -
I/WE UNDERSIGNED HERBY 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	OWNER'S SIGN
Atlas Royal Living through Partner Mr. Santosh Govind Hande and Mr. Sanjay Ramchandani	

PROJECT NAME :
SURVEY NO : 113/3B/3A PLOT NO :
CTS NO :
DESCRIPTION : REGULAR TRACK, VILLAGE - WAKAD

ARCHITECT	ARCHITECT'S SIGN
Mehul Vasant Shah CA/2004/34594	

NORTH	DRAWN BY: GSS	CHECKED BY: VDT
	SCALE : 1:100	SHEET NO.: 01/06
	DATE : 09.07.2024	
	INWARD NO. : -	

305-B, Kalpvriksha building, opp. Ayodhya veg, near Nachiket apartment, DP road, Karve Nagar, Pune-411052 email: info@architectmsa.com
www.architectmsa.com