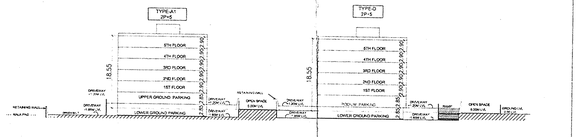
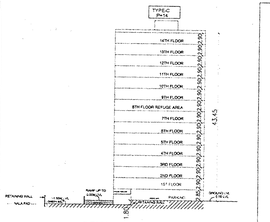


SCHEMATIC SECTION A-A

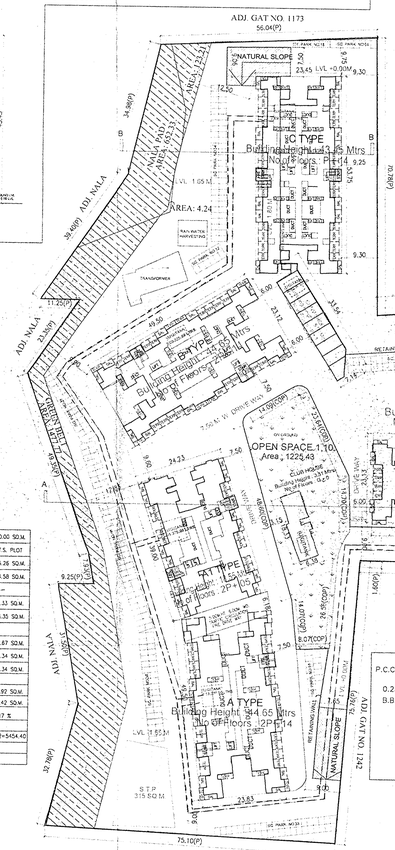


SCHEMATIC SECTION B-B

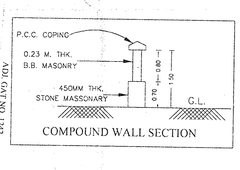
TOTAL PLOT AREA		40650.00 SQ.M.
	REGULAR PLOT	B.R.T.S. PLOT
AREA OF PLOT	30673.74 SQ.M.	9976.26 SQ.M.
AREA UNDER ROAD WIDENING	-	854.58 SQ.M.
AREA UNDER RESERVATION	2257.54 SQ.M.	-
AREA UNDER WELL	-	168.33 SQ.M.
BALANCE PLOT AREA	28416.20 SQ.M.	8953.35 SQ.M.
DEDUCTIONS FOR		
AMENITY SPACE	1420.81 SQ.M.	447.67 SQ.M.
OPEN SPACE	2841.62 SQ.M.	895.34 SQ.M.
NET PLOT AREA	24153.77 SQ.M.	7610.34 SQ.M.
DEDUCTION FOR		
AREA UNDER INTERNAL ROAD		326.92 SQ.M.
NET PLOT AREA	24153.77 SQ.M.	7283.42 SQ.M.
ADD:SIDE FOR		
AREA UNDER ROAD WIDENING	-	854.58 SQ.M.
AREA UNDER INTERNAL ROAD	-	326.92 SQ.M.
TSR AREA	5515.75 SQ.M.	
PERMISSIBLE AREA	29669.52 SQ.M.	8464.92 SQ.M.
TOTAL PERMISSIBLE AREA	35184.43 SQ.M.	

B.R.T.S. PARKING CALCULATION

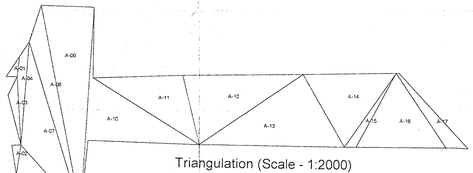
TOTAL PLOT AREA		40650.00 SQ.M.
	REGULAR PLOT	B.R.T.S. PLOT
AREA OF PLOT	30673.74 SQ.M.	9976.26 SQ.M.
AREA UNDER ROAD WIDENING	-	854.58 SQ.M.
AREA UNDER RESERVATION	2257.54 SQ.M.	-
AREA UNDER WELL	-	168.33 SQ.M.
BALANCE PLOT AREA	28416.20 SQ.M.	8953.35 SQ.M.
DEDUCTIONS FOR		
AMENITY SPACE	1420.81 SQ.M.	447.67 SQ.M.
OPEN SPACE	2841.62 SQ.M.	895.34 SQ.M.
NET PLOT AREA	24153.77 SQ.M.	7610.34 SQ.M.
DEDUCTION FOR		
AREA UNDER INTERNAL ROAD	-	326.92 SQ.M.
NET PLOT AREA	24153.77 SQ.M.	7283.42 SQ.M.
NET PLOT AREA	76.83 %	23.17 %
REQUIRED PARKING AREA (FOR 776 TENEMENT + COMM.)	11770.40	
REQUIRED PARKING AREA	5043.20	2727.20+2+5454.40
TOTAL REQ. PARKING	14807.60	
REQ. BRTS PARKING (25% OF 5454.40)	1363.60	



LAYOUT PLAN (Scale - 1:500)

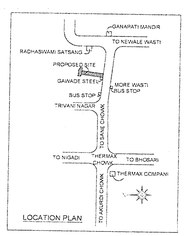


COMPOUND WALL SECTION

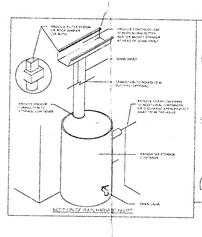


Triangulation (Scale - 1:2000)

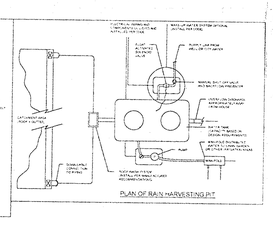
Triangle	Area
A-01	118.35
A-02	143.38
A-03	247.91
A-04	594.46
A-05	1208.95
A-06	1115.53
A-07	3581.09
A-08	2109.18
A-09	5764.60
A-10	4174.94
A-11	3349.75
A-12	4484.24
A-13	5583.94
A-14	3646.75
A-15	459.27
A-16	3583.36
A-17	960.96
Total (PLOT)	41126.66



LOCATION PLAN



SECTION OF SOAKAGE PIT



PLAN OF RAIN HARVESTING PIT

BUILDING WISE FSI STATEMENT

BUILDING	FSI AREA COMM.	RESI.	IND.	SPEC.	BALCONY PERM.	PROP.	EXCESS	ENCLOSE	OPEN	TERRACE AREAS	STAIR PAID	FIRE	PASSAGE PAID	LIFT PAID	LIFT M/C ROOM	TENEMENTS	TOTAL FSI AREA
A TYPE	0.00	5985.47	0.00	0.00	-	902.06	-	902.06	0.00	1214.88	248.19	248.19	1375.08	9.31	23.68	107	5985.47
A1 TYPE	0.00	1898.08	0.00	0.00	-	285.00	-	285.00	0.00	162.00	112.00	112.00	318.28	9.31	30.30	30	1898.08
B TYPE	0.00	5668.33	0.00	0.00	-	880.14	-	880.14	0.00	1228.52	248.19	282.99	1172.16	9.31	23.84	108	5668.33
C TYPE	0.00	6056.26	0.00	0.00	-	908.29	-	908.29	0.00	1371.26	224.43	224.43	1720.87	9.31	23.50	162	6056.26
COMMERCIAL	183.39	0.00	0.00	0.00	-	0.00	-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	183.39
D TYPE	0.00	1711.50	0.00	0.00	-	253.85	-	253.85	0.00	181.03	117.56	117.66	377.27	9.47	30.61	33	1711.50
E TYPE	0.00	1620.02	0.00	0.00	-	224.71	-	224.71	0.00	283.48	89.76	0.00	187.15	3.61	10.08	42	1620.02
F TYPE	0.00	1809.67	0.00	0.00	-	275.17	-	275.17	0.00	387.98	79.92	0.00	249.59	3.61	9.45	42	1809.67
G TYPE	0.00	2294.30	0.00	0.00	-	397.56	-	397.56	0.00	408.14	89.76	0.00	294.64	3.61	8.70	42	2294.30
H TYPE	0.00	2294.30	0.00	0.00	-	397.56	-	397.56	0.00	408.14	89.76	0.00	294.64	3.61	8.70	42	2294.30
I TYPE	0.00	2294.30	0.00	0.00	-	397.56	-	397.56	0.00	408.14	89.76	0.00	294.64	3.61	8.70	42	2294.30
J TYPE	0.00	2294.30	0.00	0.00	-	397.56	-	397.56	0.00	408.14	89.76	0.00	294.64	3.61	8.70	42	2294.30
K TYPE	0.00	1809.67	0.00	0.00	-	275.17	-	275.17	0.00	387.98	79.92	0.00	249.59	3.61	9.45	42	1809.67
L TYPE	0.00	1809.67	0.00	0.00	-	275.17	-	275.17	0.00	387.10	79.92	0.00	249.59	3.61	9.45	42	1809.67
M TYPE	0.00	0.00	0.00	0.00	-	0.00	-	0.00	0.00	15.84	0.00	0.00	20.80	0.00	20.80	0	0.00
N TYPE	0.00	0.00	0.00	0.00	-	0.00	-	0.00	0.00	15.84	15.84	0.00	0.00	0.00	24.16	0	0.00
O TYPE	0.00	0.00	0.00	0.00	-	0.00	-	0.00	0.00	16.91	16.91	0.00	20.80	0.00	20.80	0	0.00
P TYPE	0.00	0.00	0.00	0.00	-	0.00	-	0.00	0.00	16.91	16.91	0.00	20.80	0.00	20.80	0	0.00
Total	183.39	37745.89	0.00	0.00	5689.39	5869.80	180.41	5869.80	0.00	7236.81	1704.54	1050.78	7076.14	75.59	291.72	776	37929.28 + 180.41
CLUB HOUSE		100.16	0.00	0.00	-	0.00	-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	100.16

WATER REQUIREMENT

TANK		REQUIRED CAPACITY (LIT)	PROPOSED CAPACITY (LIT)
	Resi+Comm	525195.00	
OHWT	FIRE REQUIREMENT	160000.00	
	TOTAL	685195.00	1324232.92
		787792.50	
UGWT	FIRE REQUIREMENT	150000.00	
	TOTAL	937792.50	1990000.03

REFUGE AREA STATEMENT

BUILDING NAME	REQUIRED REFUGE AREA	PROPOSED REFUGE AREA
A TYPE	274.62	284.10
B TYPE	259.84	281.67
C TYPE	288.98	296.94

BIFURGATION FOR RESERVATION

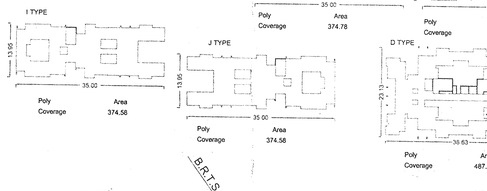
RESERVATION	AREA	TOATL
NALA PAD	652.33	652.33
GREEN BELT	1) 123.21	1605.22
	2) 4.24	
	3) 1477.77	
WELL	168.33	168.33
		2425.87

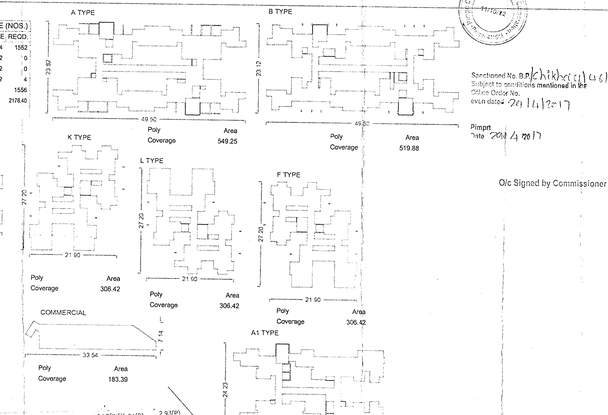
PARKING CALCULATION

TYPE	CARPET AREA / FSI (M2)	TENEMENT(NOS) UNIT	PROP.	CAR (NOS) BY RULE	REQD.	SCOOTER (NOS.) BY RULE	REQD.	CYCLE (NOS.) BY RULE	REQD.
Residential	0 - 80	2	776	1	388	4	1552	4	1552
Residential	80 - 150	1	0	1	0	2	0	2	0
Residential	> 150	1	0	2	0	2	0	2	0
Commercial	183.39	100	2	4	6	12	24	12	24
TOTAL REQD.(NOS.)					392		1584		1576
TOTAL REQD. AREA					4900.00		4892.00		2178.40
TOTAL PROP. AREA							15023.91		

COVERAGE DETAILS

PERM.COVERAGE	PERM.COVERAGE WITH PREMIUM	PROPOSED COVERAGE	EXCESS COVERAGE IN PREMIUM
20.00 %		5440.44	0.00
6287.44			





LAYOUT DWG.

STAMP OF APPROVAL

1ST SANCTION:- B.P./CHKHL/113/2010 DATE 20/11/2010
2ND SANCTION:- B.P./CHKHALI/31/2013 DT. 4/10/2013
3RD SANCTION:- B.P./CHKHALI/48/2013 DT. 27/11/2013
4TH SANCTION:- B.P./CHKHALI/25/2015 DT. 20/03/2015

Sanctioned No. B.P./CHKHALI/(1)(6)2017
Subject to conditions mentioned in the Office Order No.
even date 20/11/2017

Pimpri
Date 20/4/2017

Commissioner
Pimpri Chinchwad Municipal Corporation

O/c Signed by Commissioner

A) AREA STATEMENT

		SQ.M.
1. AREA OF PLOT		40650.00
2. DEDUCTIONS FOR		
(a) ROAD SET-BACK (R/W)		854.58
(b) PROPOSED ROAD (DP)		0.00
(c) ANY RESERVATION		2425.87
(d) NOZ AREA		0.00
(e) ENCROACHMENT AREA		0.00
(f) OTHER		0.00
TOTAL (a+b+c+d+e+f)		3280.45
3. BALANCE AREA OF PLOT (1-2)		37369.55
4. DEDUCTIONS FOR		
(a) AMENITY SPACE		1868.48
(b) OPEN SPACE		3736.97
PHYSICAL OS PROVIDED =	3736.97	
(c) INTERNAL ROAD AREA		326.92
5. NET BALANCE PLOT AREA OF PLOT (3-4)		31437.18
6. ADDITION FOR F. S. I.		
(a) OPEN SPACE (NOTIONAL)		0.00
(b) INTERNAL ROAD		326.92
(c) ADDITIONAL INT ROAD BENEFIT		0.00
(d) OTHER		0.00
TOTAL (a+b+c+d)		326.92
7. NET PLOT AREA (5+6)		31764.10
8. FLOOR SPACE INDEX PERMISSIBLE		1.0000
PERM. FLOOR AREA (7 x 8)		31764.10
9. TDR AREA		5515.75
10. SPECIAL CASES FSI		0.00
11. ROAD(s) SET-BACK AREA		854.58
12. PROPOSED ROAD (DP)		0.00
13. TOTAL PERM. BUILT UP AREA (9+9+10+11+12)		38134.43
14. PROPOSED AREAS		
(a) PROPOSED RESIDENTIAL AREA		37745.89
(b) PROPOSED COMMERCIAL AREA		183.39
(c) PROPOSED INDUSTRIAL AREA		0.00
(d) PROPOSED SPECIAL USE AREA		0.00
TOTAL PROPOSED AREA (a+b+c+d)		37929.28
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.		180.41
18. EXISTING BUILT UP AREA		0.00
19. SURRENDERED AREA		0.00
20. TOTAL BUILT UP AREA PROPOSED (14+15+16+17+18-19)		38109.69
21. TOTAL BUILT UP AREA PROPOSED WITH MHADA		0.00
22. CONSUMED FSI WITHOUT MHADA		1.1998
23. CONSUMED FSI WITH MHADA		0.0000

B) BALCONY STATEMENT

(i) PERMISSIBLE BALCONY AREA	3689.97
(ii) PROPOSED BALCONY AREA	3869.97
(iii) EXCESS BALCONY AREA (TOTAL)	180.41

C) TENEMENT STATEMENT

(i) PROPOSED AREA (FSI)	38134.43
(ii) LESS NON - RESIDENTIAL AREA	183.39
(iii) AREA AVAILABLE FOR TENEMENTS (i - ii)	37951.04
(iv) TENEMENTS PERMISSIBLE	250.00
(v) TENEMENTS PROPOSED	776
(vi) TENEMENTS EXISTING	0
(vii) TOTAL TENEMENTS ON THE PLOT (v+vi)	776

D) PARKING STATEMENT

	CAR	SCOOTER	CYCLE
(i) PARKING REQUIRED BY RULE	392	1584	1576
(ii) REQUIRED PARKING AREA	4900.00	4892.00	2178.40
(iii) TOTAL PARKING PROPOSED:	15023.91		

E) TRANSPORT VEHICLES PARKING

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

SPECIFICATIONS

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY NO (S) AND THE DIMENSION OF SIDES, ETC. OF PLOT STATED ON PLAN AREA AS MEASURED ON SITE AND THE AREA SO ARRIVED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / LATEST RECORD / LAND RECORD DEPT. / CITY SURVEYED RECORDS.

SIGN OF ARCHITECT

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

OWNER'S NAME:
MR SURENDRA B. AGAWAL & OTHERS
OWNER'S SIGN.

PROJECT:
SURVEY NO 1169,1170,1171,1172,1211 HISSA NO
PLOT NO CTS NO
DESCRIPTION CHIKHALI

ARCHITECT:
VIKAS ACHALKAR
1221, B1 WRANGLAR PARANJAPE ROAD,
BEHIND BHAVE X-RAY CLINIC, OFF. F.C. ROAD,
PUNE - 411004.
PH: 25631675/76
REG. NO. CA/94/17606
ARCHITECT'S SIGN.

JOB NO.	DRG.NO.	SCALE	DRAWN BY	CHECKED BY
		1:100	V.L.K.	

INWARD NO. INWD/HK00/2010 DATE 27.03.2017
KEY NO. SHEET NO. 3 / 50