

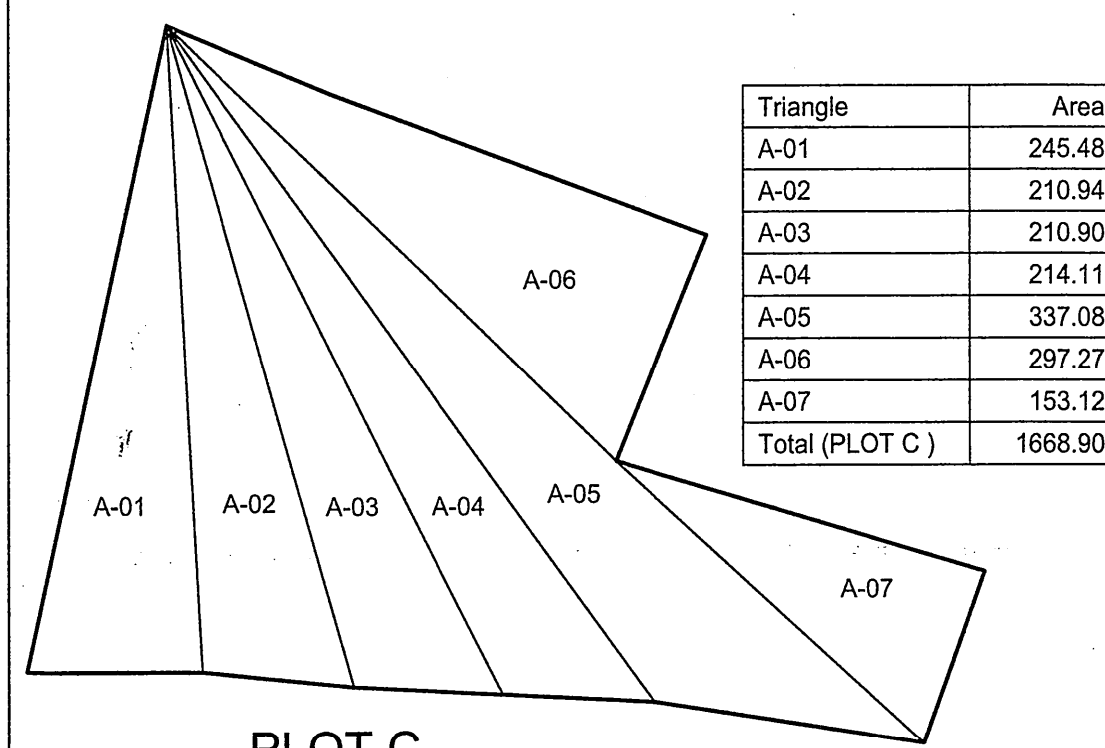
5 PERSON PER TENEMENTS
RESI. 28 TENEMENT = 140 PERSON
135 Ltr. / PERSON
=18900.00 Ltr.

$$\begin{aligned}\text{U.G.WATER TANK} &= 1.5 \times 18900.00 \\ &= 28350.00 \text{ ltr.}\end{aligned}$$

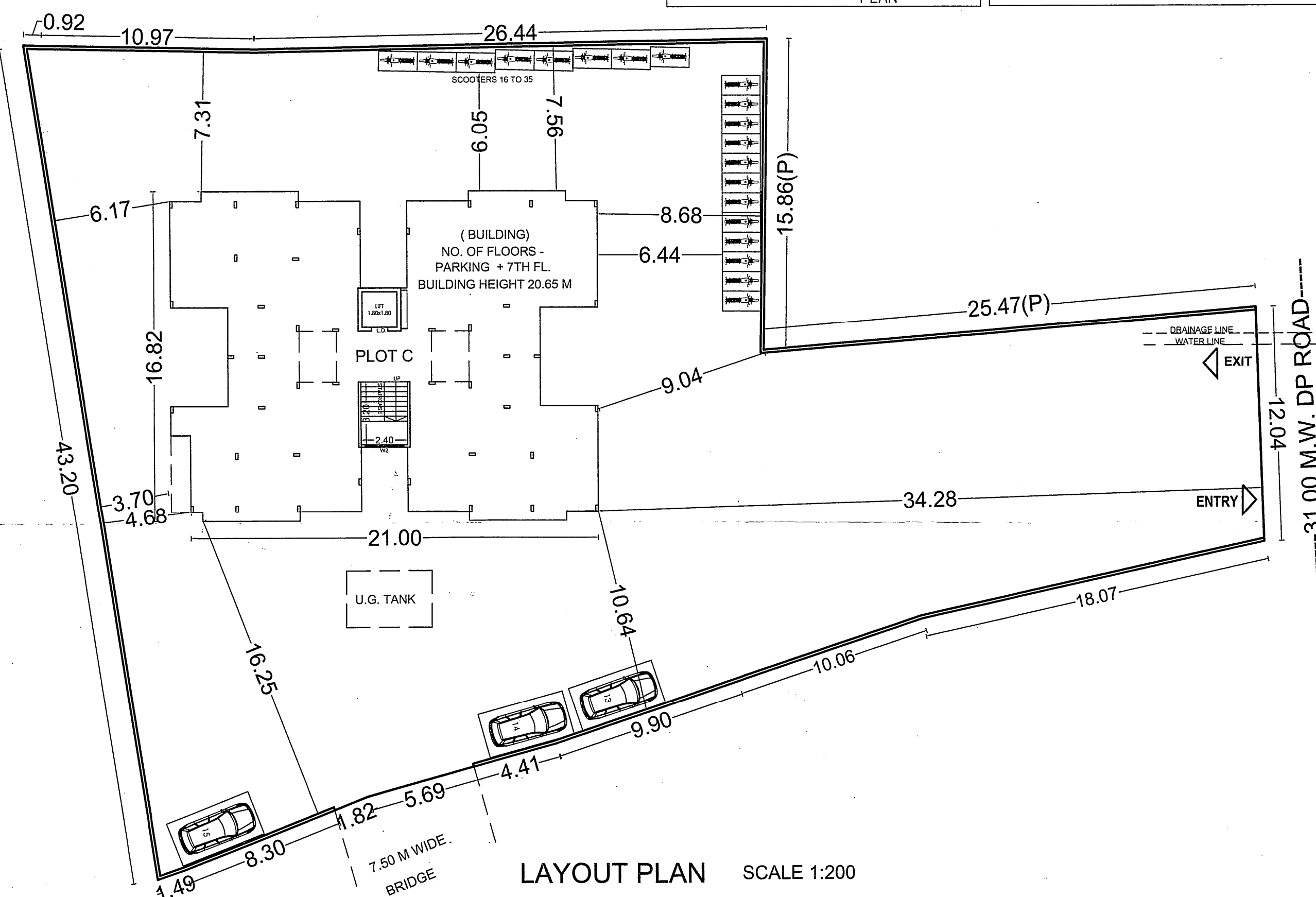
SAY =4,50,50.00 Ltr.

PARKING CALCULATION WING A & B							
TYPE	CARPET AREA / FSI (M2)	TNMTS.(NOS)		CAR.(NOS)		SCOOTER.(NOS)	
		UNIT	PROP.	BY RULE	REQD	BY RULE	REQD
Residential	40 - 80	2	28	1	14	2	28
Residential	80 - 150	1	00	1	00	3	00
Commercial		100	00	2	00	6	00
TOTAL REQD.(NOS.)					14		28
TOTAL REQD AREA					175		56
TOTAL REQD AREA					231		
Add 5% visitors parking					231 + 11.55 =		242.55

PARKING STATEMENT		
REQUIRED PARKING		PROPOSED PARKING
CAR	14	15
SCOOTER	$28 + 6 = 34$	35



PLOT C
Triangulation (Scale - 1:500)

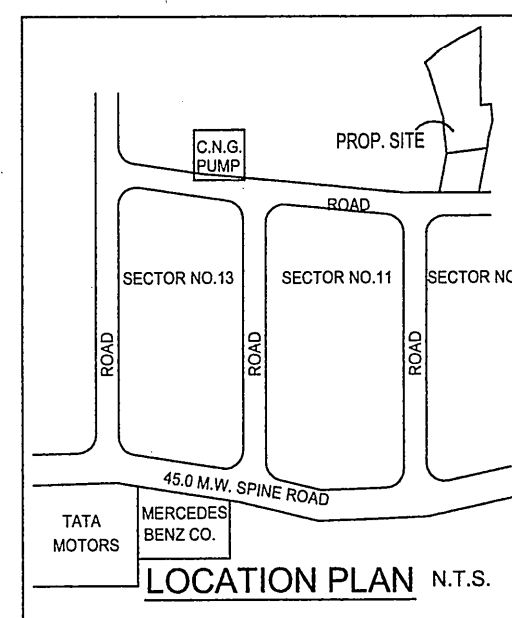
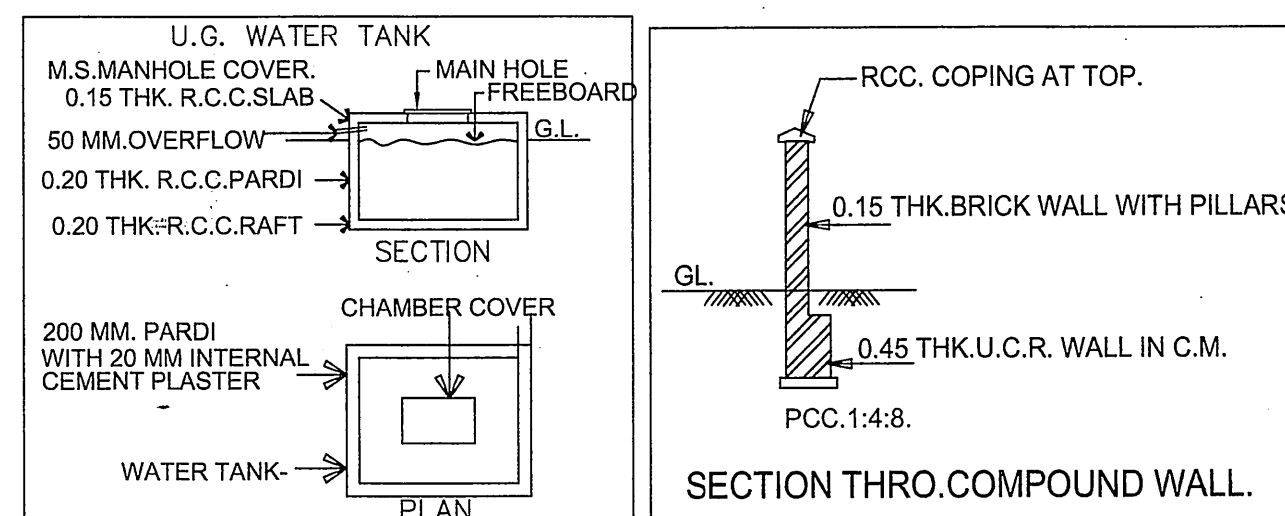


LAYOUT PLAN SCALE 1:200

statement 1				
[Sr.No. 8 (a) (iii)]				
Existing Building to be retained				
Existing	Floor No.	Plinth Area	Total Floor Area of Existing Building	Use / Occupancy of Floors.
(1)	(2)	(3)	(4)	(5)
—	—	—	—	—

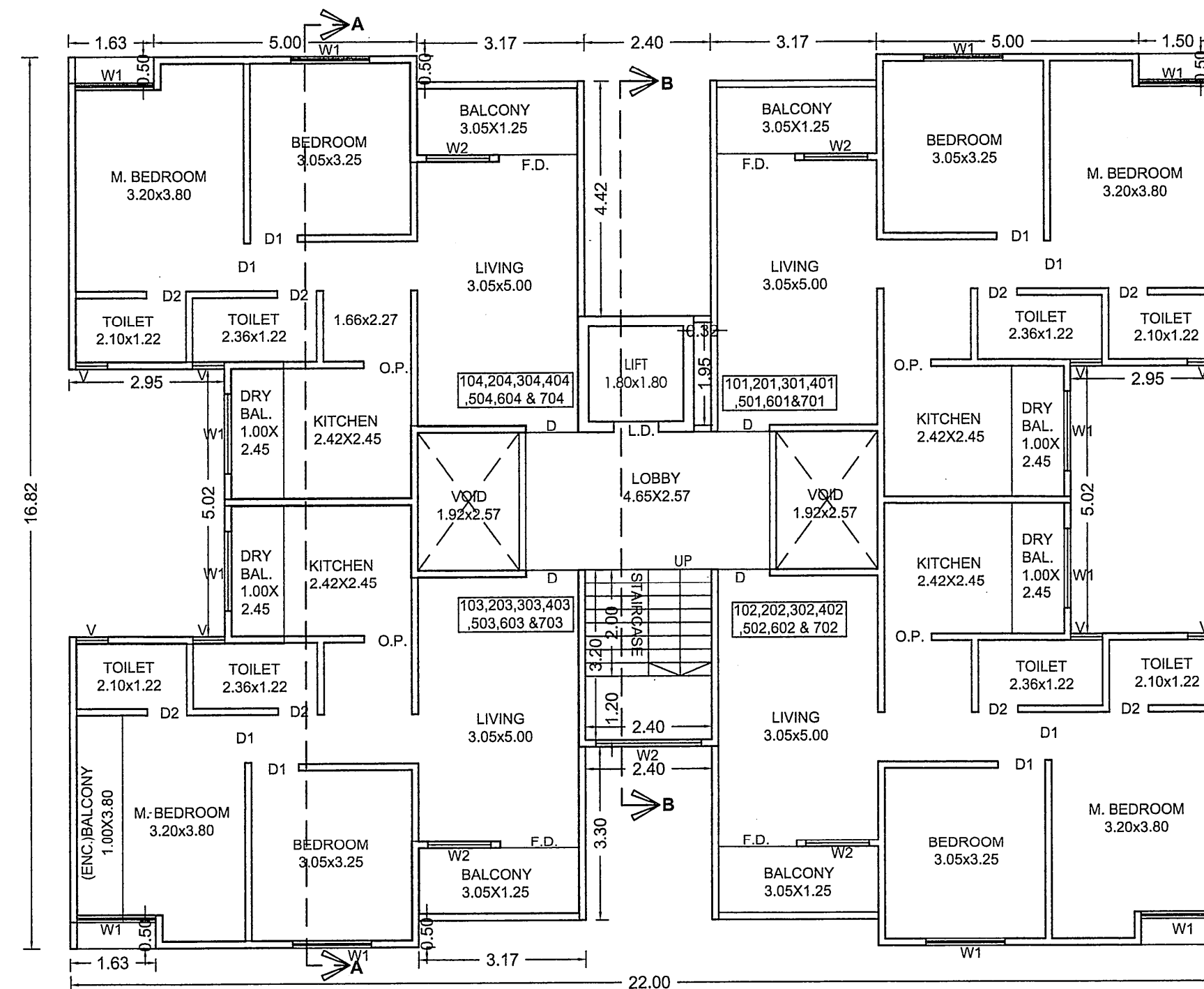
Statement 2 [Sr.No. 9 (a)] Proposed Building (BUILDING)			
Building No.	Floor No.	Total Built-up Area of floor, as per outer construction line	Tenements
(1)	(2)	(3) RESI. AREA	(4)
	PARKING FLOOR	20.47 Sqm.	—
	FIRST FLOOR	296.20 Sqm.	4
	SECOND FLOOR	296.20 Sqm.	4
	THIRD FLOOR	296.20 Sqm.	4
	FOURTH FLOOR	296.20 Sqm.	4
	FIFTH FLOOR	296.20 Sqm.	4
	SIXTH FLOOR	296.20 Sqm.	4
	SEVENTH FLOOR	296.20 Sqm.	4
	TOTAL	2093.87 Sqm.	28

Statement 3 [Sr.No. 9 (g)] Area detail of Apartment					
Building No.	Floor No.	Apartment No.	Carpet Area of Apartment	Area of Balcony attached to Apartment	Area of (ENC.)Balcon attached to Apartment
(1)	(2)	(3)	(4)	(5)	(6)
	1st,2nd,3rd,4th, 5th,6th&7th FLOOR	101,201,301,401,501,601,701	57.32 sq.m.	6.16 sq.m.	—
		102,202,302,402,502,602,702	57.32 sq.m.	6.16 sq.m.	—
		103,203,303,403,503,603,703	54.05 sq.m.	6.16 sq.m.	3.27 sq.m.
		104,204,304,404,504,604,704	57.32 sq.m.	6.16 sq.m.	—

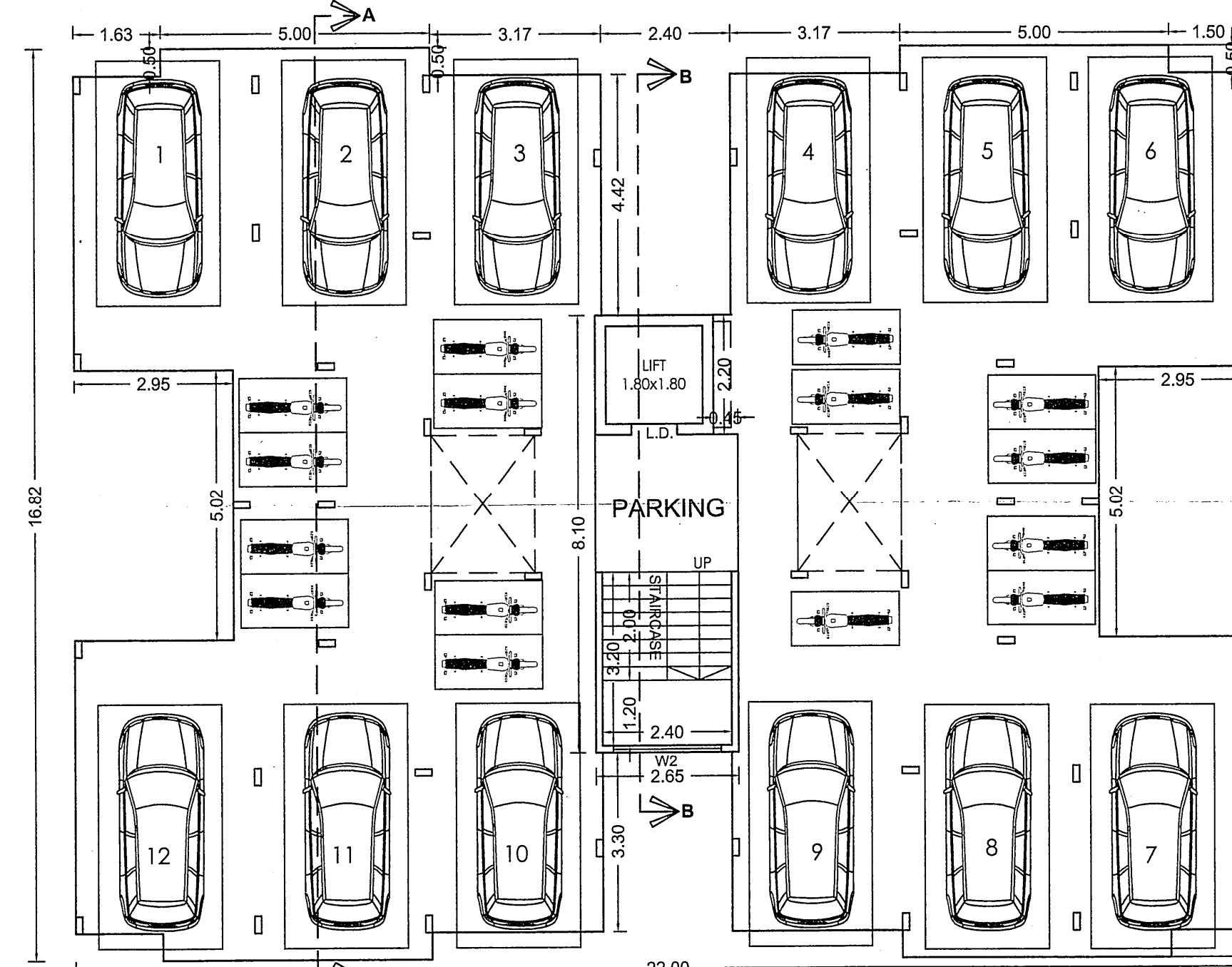


अ. क्र. ५३ :- विसनाच्या ठिकाणी धुळ प्रतिबंधक उपाययोजना मनपाने वेळोवेळी दिलेल्या निर्देशप्रमाणे करणे विसकावर बंधनकारक राहील.

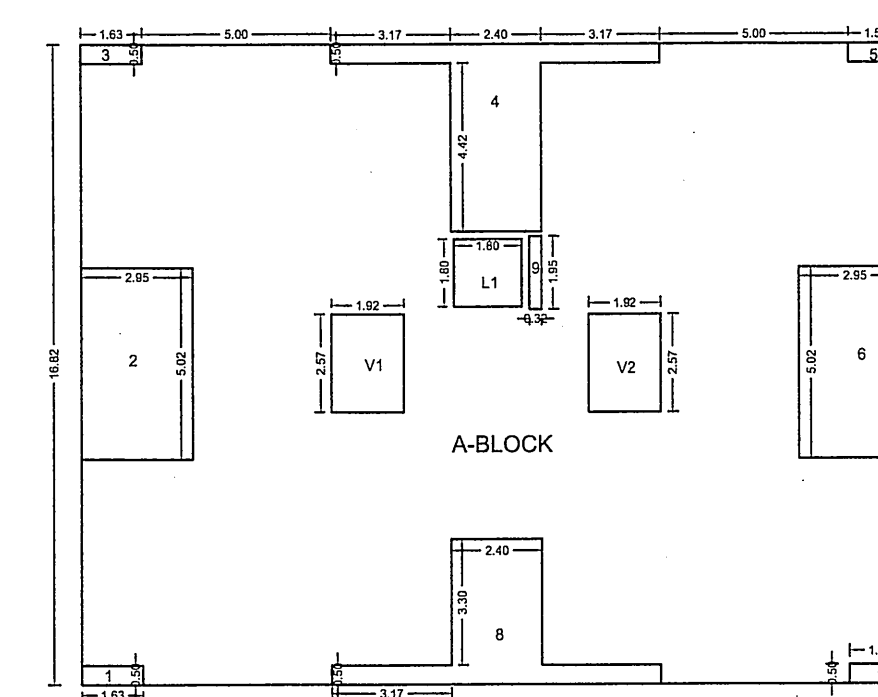
अ. क्र. ५५ :- प्रकल्पाचे / इमारतीचे प्रवेश द्वारावर, रस्त्याचे बाजुने ०.५० मी. अंतरावर सी.सी.टी.व्ही. याप्रमाणे बसविणे विसकास बंधनकारक राहील.



TYPICAL 1ST, 2ND, 3RD, 4TH, 5TH, 6TH & 7TH FLOOR PLAN



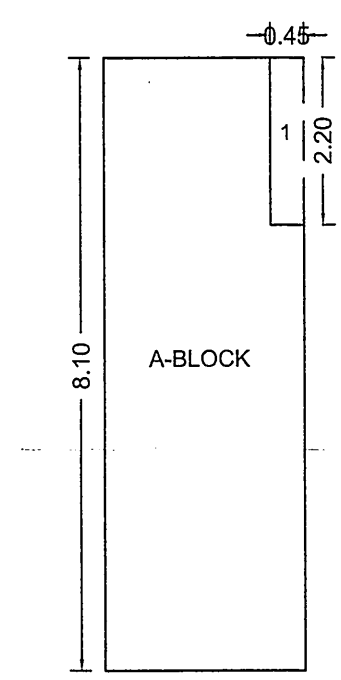
PARKING FLOOR PLAN



TYPICAL 1ST, 2ND, 3RD, 4TH, 5TH, 6TH & 7TH FLOOR KEY PLAN

Polygon	Area	06	14.80
A-Block	370.04	07	0.81
01	0.81	08	12.25
02	14.80	09	0.62
03	0.81	L1	3.24
04	14.99	V1	4.93
05	0.81	V2	4.93
		Total	296.20

TYPICAL FLOOR B/UP AREA
206.20 X 7. = 2073.40 SQ.M.



PARKING FLOOR KEY PLAN

Polygon	Area
A-Block	21.46
01	0.99
Total	20.47

PARKING FLOOR B/UP AREA

STAMP OF APPROVAL

Sanctioned No. B.P./Boothadewadi/70/2002
Subject to conditions mentioned in the
Office Order No.
aven dated 26/12/2023
Pimpri
Date: 26/12/2023

O. C. Signed by
Ward Officer

PROFORMA - I AREA STATEMENT

PROPOSED RESIDENTIAL BUILDING ON GAT.NO. 37 (P) & 38 (P)
AT - BORHADEWADI, CTS NO. 848(P) & 885 (P), AT - MOSHI.

STAMPS OF APPROVAL OF PLANS

AREA STATEMENT			
1	AREA OF PLOT		
	(MINIMUM AREA OF a, b, c to BE CONSIDERED)		
a)	AS PER OWNERSHIP DOCUMENT	1668.50	SQM
b)	AS PER MEASUREMENT SHEET	1668.50	SQM
c)	AS PER SITE	1668.50	SQM
2	DEDUCTIONS FOR		
a)	PROPOSED D.P./D.P. ROAD WIDENING AREA SERVIEROD / HIGHWAY WIDENING	0.00	SQM
b)	ANY D.P. RESERVATION AREA	---	SQM
	(TOTAL a + b)	0.00	
3	BALANCE AREA OF PLOT (1-2)	1668.50	SQM
4	AMENITY SPACE (IF APPLICABLE)	0.00	
a)	REQUIRED -	0.00	
b)	ADJUSTMENT OF 2(b), IF ANY -	---	
c)	BALANCE PROPOSED -	---	
5	NET PLOT AREA (3-4 c)	1668.50	SQM
6	RECREATIONAL OPEN SPACE (IF APPLICABLE)	---	SQM
a)	REQUIRED -	---	SQM
b)	PROPOSED -	---	SQM
7	INTERNAL ROAD AREA	---	SQM
8	PLOTABLE AREA (IF APPLICABLE)	N.A	SQM
9	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (SR.NO. 5X BASIC FSI) (1.10)	1835.79	SQM
10	ADDITIONAL OF FSI ON PAYMENT OF PREMIUM		SQM
a)	MAXIMUM PERMISSIBLE PAYMENT FSI - (BASED ON ROAD WIDTH / TOZ ZONE)	834.45	SQM
b)	PROPOSED FSI ON PAYMENT OF PREMIUM	0.00	SQM
11	IN SITU FSI / TDR LOADING		
a)	IN SITU AREA AGAINST D.P. ROAD (2.0X SR.NO. 3a) IF ANY		SQM
b)	IN SITU AREA AGAINST AMENITY SPACE (IF HANDED OVER)		SQM
c)	TDR AREA	0.00	SQM
d)	TOTAL IN SITU / TDR LOADING PROPOSED (11a + b + c)	0.00	SQM
12	ADDITIONAL FSI AREA UNDER CHAPTER NO. 7 (TOTAL PERMISSIBLE OF FSI IN THE PROPOSAL)	1835.79	SQM
a1)	DEDUCTION - BUILT UP AREA / FSI / UTILIZED AREA / F.S.I. TO BE RETAINED AS PER OLD DC RULE		SQM
a2)	BALANCE ENTITLEMENT FOR ANCILLARY AREA (a-a1)		SQM
b)	JRESS. ANCILLARY AREA FSI UPTO 60%	1101.47	SQM
	PAYMENT OF CHARGES		
a1)	ANCILLARY AREA FSI REQUIRED	259.08	SQM
c)	TOTAL ENTITLEMENT (a+b)	2093.87	SQM
14	MAXIMUM UTILIZATION LIMIT OF FSI (BUILDING POTENTIAL) PERMISSIBLE AS PER ROAD WIDTH (AS PER REGULATION NO. 3.5 OR 6.2 OR (AS PER APPLICABLE) X 1.6 OR 1.8)	---	SQM
15	Total Built-up Area in proposal (excluding area at Sr.No.17b) (BUILDING POTENTIAL) PERMISSIBLE AS PER ROAD WIDTH		SQM
a)	Existing Built-up Area/As per old rule	---	
i)	Completed	---	
ii)	Residential	---	
c)	Commercial	---	
b)	Proposed Built-up Area (as per "P-Line")		
i)	Residential	2093.87	SQM
ii)	Commercial	---	
c)	Total (a+b)	2093.87	SQM
16	FSI CONSUMED (15/13) (FSI / NOT BE MORE THAN SERIAL NO. 14 ABOVE)		
17	AREA FOR INCLUSIVE HOUSING - IF ANY (REQUIRED : 20% OF SR.NO. 5)	---	SQM
d)	PROPOSED	---	SQM

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.

MANIK BUCHADE ARCHITECT
KIMAYA HOUSE
Near 19 Grand West Society,
Birla Hospital Road,
Dange chowk, Thergaon, Pune-411033
Web.site : www.kimayagroup.com
E.mail:info@manicharchitects.co.in
Ph.9552502704, 8087518777



Signature 

Ar.Manik Buchade
Lic.No.EA/03/32518

Owner's Declaration -
I/We undersigned hereby confirm that I/We would abide by plans approved by Authority I/Collector. I/We would execute the structure as per approved plans. Also I/We executive 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 :-	Signature
M/s SRI KALPATRU REALTY PVT.LTD:-	

Architect / Licensed Engineer / Supervisor name and signature

Date	North	Scale	Drawn by	Checked by	Registration No. of Architect/License no. of Licensed Engineer / Supervisor
13.6.2023	N 	1:100	SMITA	Ar. PRIYA	Lic.No.CA/03/32518