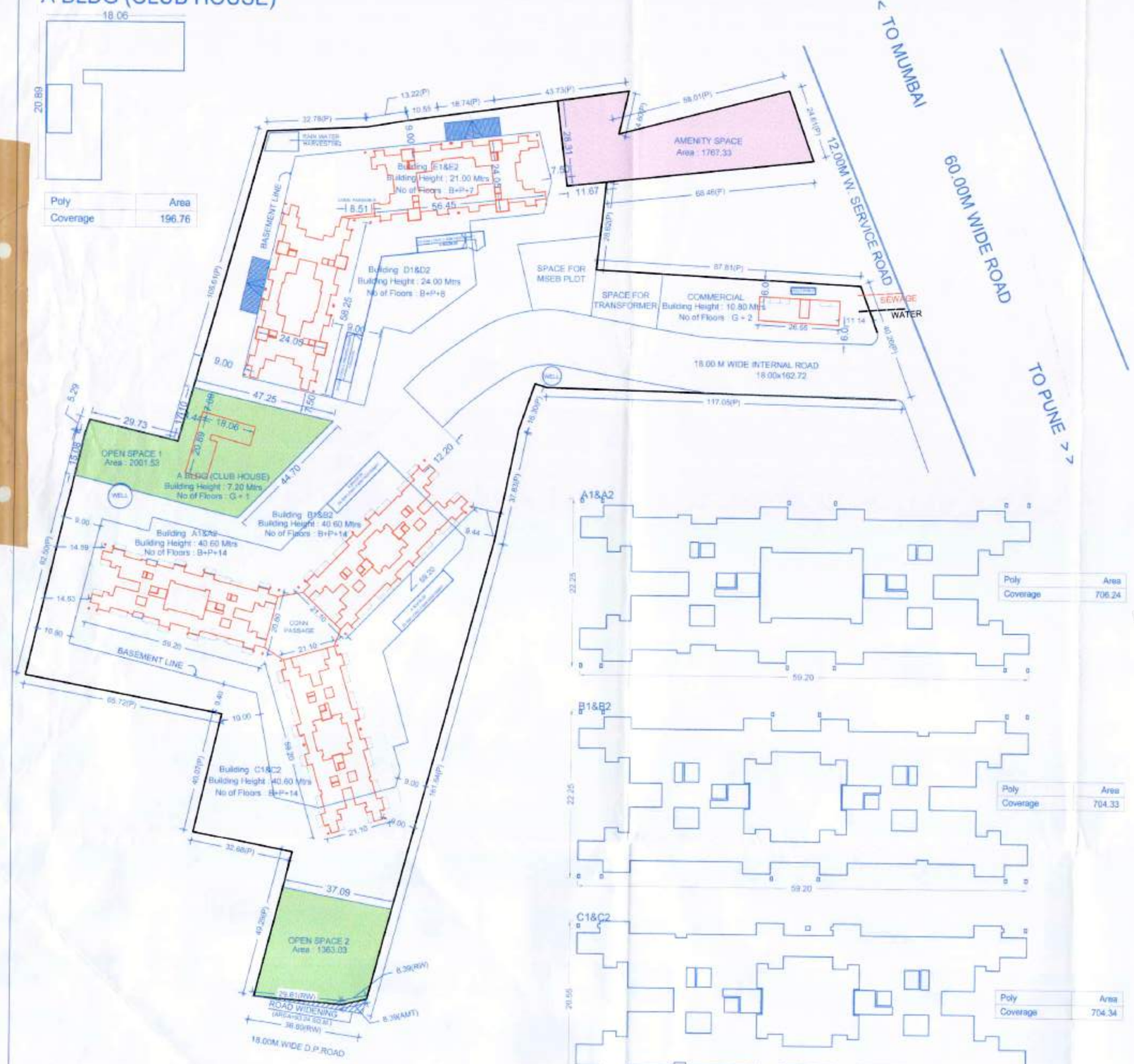
A BLDG (CLUB HOUSE)



Poly	Area
Coverage	196.76

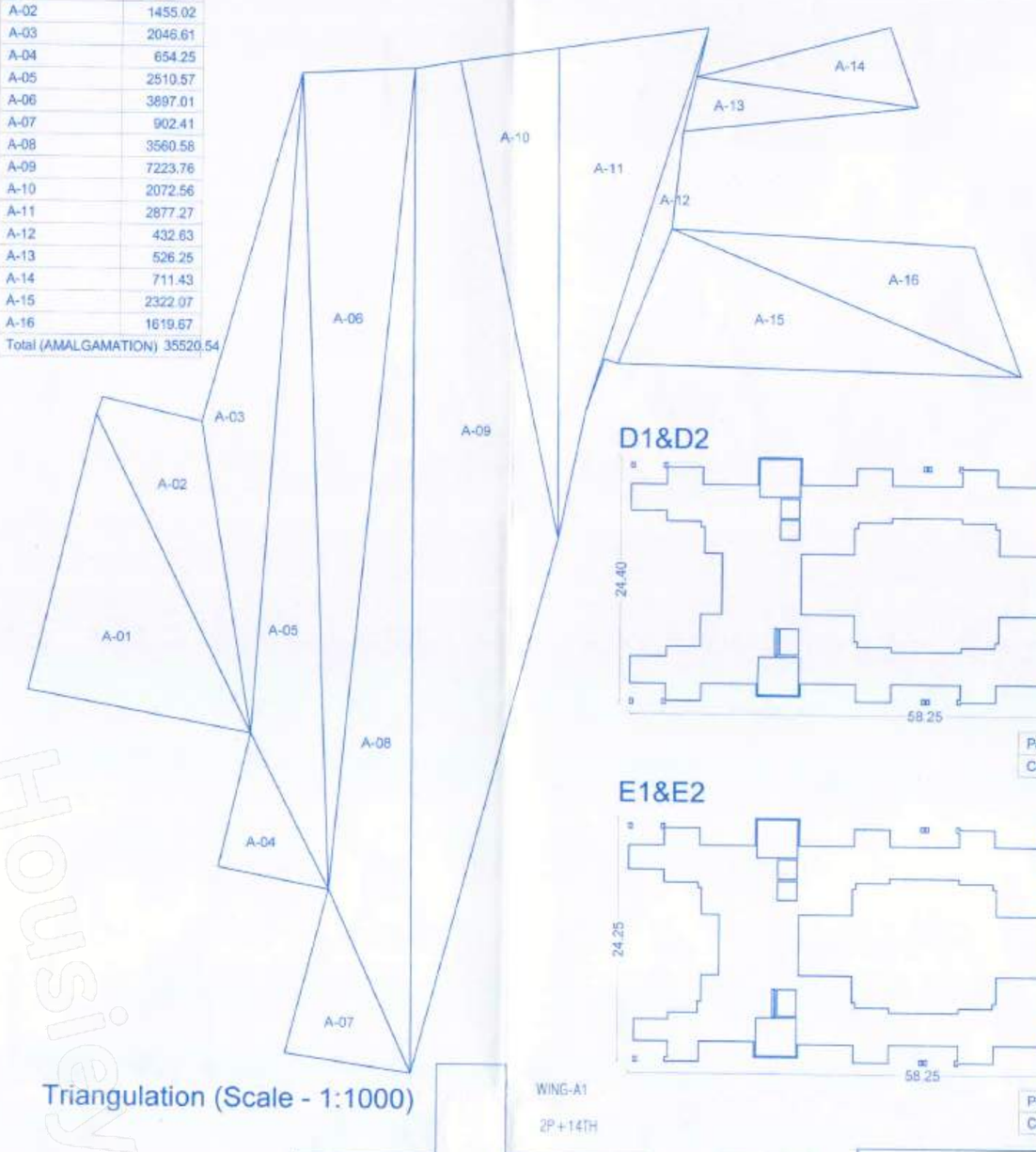
LAYOUT PLAN (Scale - 1:1000)

Poly	Area
Coverage	706.24

Poly	Area
Coverage	704.33

Poly	Area
Coverage	704.34

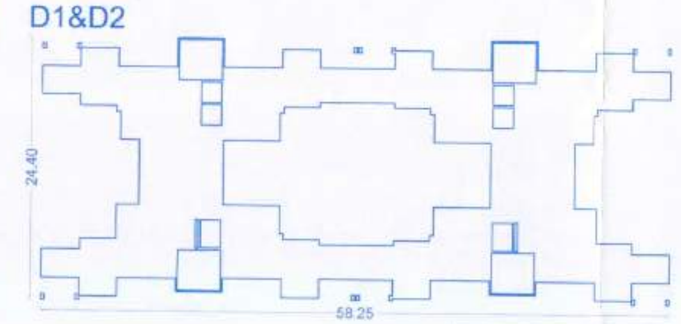
Triangle	Area
A-01	2708.45
A-02	1455.02
A-03	2046.61
A-04	654.25
A-05	2510.57
A-06	3897.01
A-07	902.41
A-08	3560.58
A-09	7223.76
A-10	2072.56
A-11	2877.27
A-12	432.63
A-13	526.25
A-14	711.43
A-15	2322.07
A-16	1619.67
Total (AMALGAMATION)	35520.54



Triangulation (Scale - 1:1000)

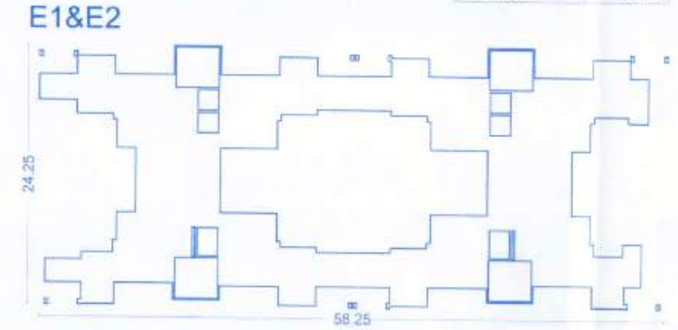
अट क्र. ३१ :- सदरची बांधकाम परवानगी / सुधारीत बांधकाम परवानगी ही संबंधित विकसकाने रियल इस्टेट रेग्युलेशन ॲण्ड डेव्हलपमेंट ॲक्ट २०१६ (RERA) अंतर्गत विहित मुदतीत नोंदणी करणे बंधनकारक राहील.

D1&D2



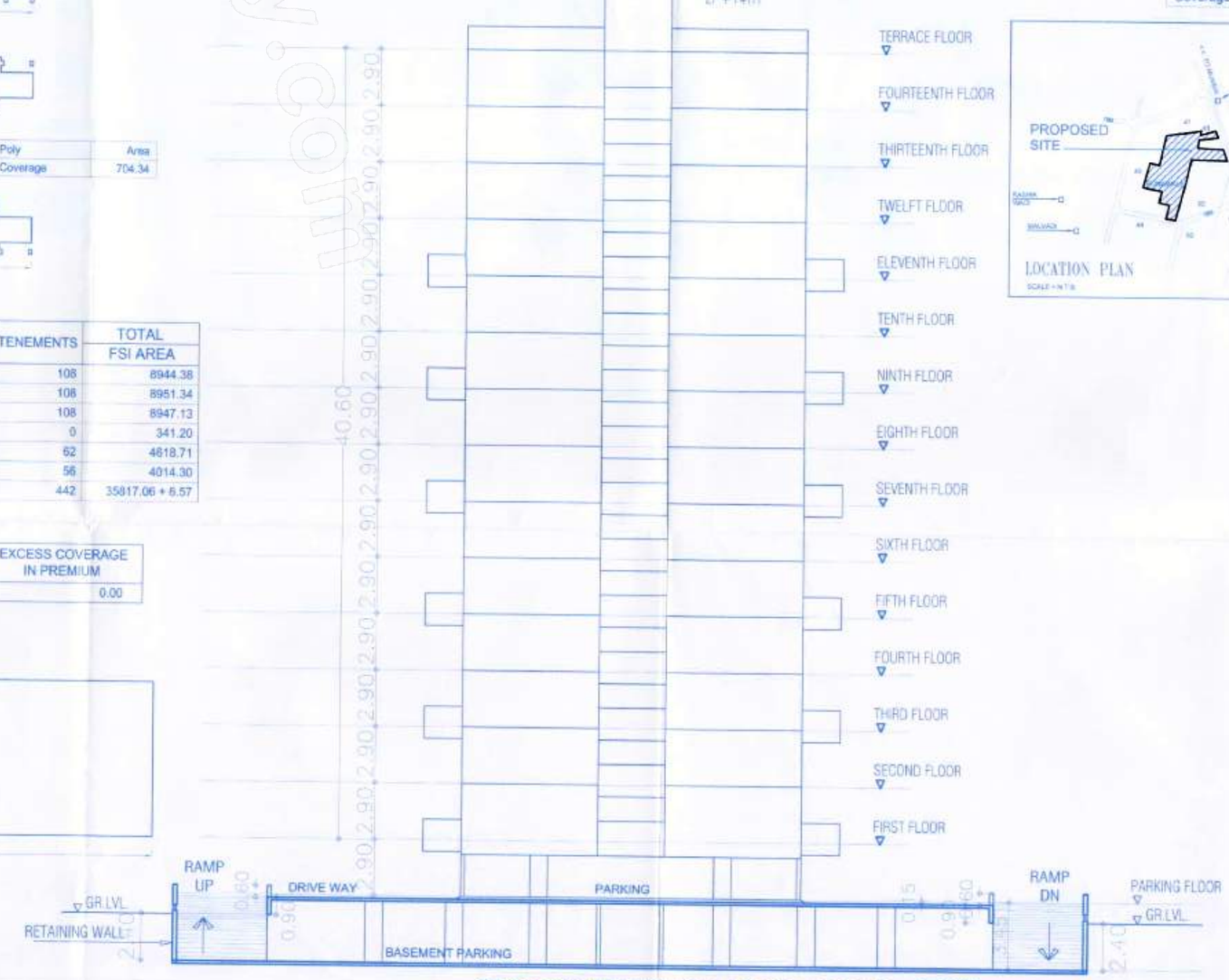
Poly	Area
Coverage	687.49

E1&E2

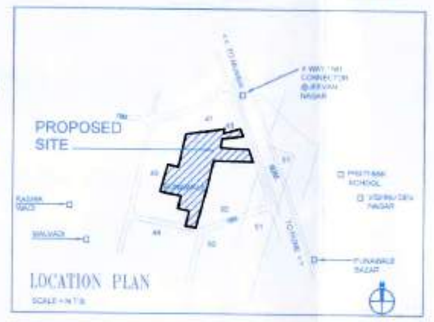


Poly	Area
Coverage	667.05

WING-A1
2P+14TH



SECTION THROUGH AT XX (SCALE = 1:200)



STAMP OF APPROVAL

1/28

Sanctioned No. B.P. / Pimpri/0416/23/2017
Subject to conditions mentioned in the
Office Order No.
even dated 13/06/2017

Pimpri
Date 13/06/2017

O/c Signed by Commissioner

for Commissioner
Pimpri-Chinchwad Municipal Corporation
Pimpri - 411 018.

Pimpri-Chinchwad Municipal Corporation 11/10/82

A) AREA STATEMENT

		SQ.M.
1. AREA OF PLOT		33787.34
2. DEDUCTIONS FOR		
(a) ROAD SET-BACK (R/W)		53.24
(b) PROPOSED ROAD (DP)		0.00
(c) ANY RESERVATION		0.00
(d) NOZ AREA		0.00
(e) ENCROACHMENT AREA		0.00
(f) OTHER (WELL)		106.75
TOTAL (a+b+c+d+e+f)		159.99
3. BALANCE AREA OF PLOT (1-2)		33627.35
4. DEDUCTIONS FOR		
(a) AMENITY SPACE		1767.33
(b) OPEN SPACE		3364.56
PHYSICAL OS PROVIDED = 3364.56		
(c) INTERNAL ROAD AREA		2928.33
5. NET AREA OF THE PLOT (3-4)		25567.13
6. ADDITION FOR F. S. I.		
(a) OPEN SPACE (NOTIONAL)		0.00
(b) INTERNAL ROAD		2928.33
(c) ADDITIONAL INT ROAD BENEFIT		0.00
(d) OTHER		0.00
TOTAL (a+b+c+d)		2928.33
7. TOTAL AREA (5+6)		28495.46
8. FLOOR SPACE INDEX PERMISSIBLE		1.0000
PERM. FLOOR AREA (7 x 8)		28495.46
9. TDR AREA		7354.23
10. SPECIAL CASES FSI		0.00
11. ROAD(s) SET-BACK AREA		0
12 PROPOSED ROAD (DP)		0.00
13. TOTAL PERM. BUILT UP AREA (8+9+10+11+12)		35849.89
14. PROPOSED AREAS		
(a) PROPOSED RESIDENTIAL AREA		35475.86
(b) PROPOSED COMMERCIAL AREA		341.20
(c) PROPOSED INDUSTRIAL AREA		0.00
(d) PROPOSED SPECIAL USE AREA		0.00
TOTAL PROPOSED AREA (a+b+c+d)		35817.06
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.		6.57
18. EXISTING BUILT UP AREA		0.00
19. SURRENDERED AREA		0.00
20. TOTAL BUILT UP AREA PROPOSED (14+15+16+17+18-19)		35823.64
21. TOTAL BUILT UP AREA PROPOSED WITH MHADA		0.00
22. CONSUMED FSI WITHOUT MHADA		1.2572
23. CONSUMED FSI WITH MHADA		0.0000

B) BALCONY STATEMENT

(i) PERMISSIBLE BALCONY AREA		5372.56
(ii) PROPOSED BALCONY AREA		5379.14
(iii) EXCESS BALCONY AREA (TOTAL)		6.57

C) TENEMENT STATEMENT

(i) PROPOSED AREA (12)		35817.06
(ii) LESS NON RESIDENTIAL AREA		341.20
(iii) AREA AVAILABLE FOR TENEMENTS (i - ii)		35475.86
(iv) TENEMENTS PERMISSIBLE	250.00/Hec	888
(v) TENEMENTS PROPOSED		442
(vi) TENEMENTS EXISTING		0
(vii) TOTAL TENEMENTS ON THE PLOT (v+vi)		442

D) PARKING STATEMENT

	CAR	SCOOTER	CYCLE
(i) PARKING REQUIRED BY RULE	268	908	892
(ii) REQUIRED PARKING AREA	3350.00	2724.00	1248.80
(iii) TOTAL PARKING PROPOSED		8246.51	

E) TRANSPORT VEHICLES PARKING

(a) TOTAL NO. OF TRANSPORT VEHICLES PARKING PROVIDED	0
(b) TOTAL NO. OF LOADING / UNLOADING PARKING PROVIDED	0
CONSTRUCTION AREA	60112.47
CONSTRUCTION AREA FOR EC	60600.51

SPECIFICATIONS

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 AREA AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / T.P.SCHEME 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
DEMOLISH ON SHOWN HATCHED YELLOW

OWNER'S NAME: M/S. Pethkar Projects — OWNER'S SIGN.

PROJECT:
SURVEY NO : 47,47/6/2,48/5/P1,48/5/1 & 48/5/2,48/5/4, 48/6,48/7,48/8,48/9,48/10,50/1/1,50/1/6 — HISSA NO : -
PLOT NO : — CTS NO : :
DESCRIPTION : REGULAR TRACK, VILLAGE - PUNAVALE

ARCHITECT: — ARCHITECT'S SIGN.
Vishwas Kulkarni : CA/84/8405
Hrishikesh Kulkarni : CA/00/22635
73/2 Bhakti Marg,Off Law College Road,Pune 411 004
t +91 20 66268888,f +91 20 66268801, e:mail@vkarch.com wwww.vkarch.com
VK:a architecture
Regd: M/s Vishwas Kulkarni
Reg no: MPA 48264

JOB NO.	DRG.NO.	SCALE	DRAWN BY	CHECKED BY
1096	201	1:100	AMIT.B.	P.G.
INWARD NO.	INWD/PVL/0003/13	DATE	24-03-2017	
KEY NO.		SHEET NO.	1 / 28	

BUILDING WISE FSI STATEMENT

BUILDING	FSI AREA				BALCONY					TERRACE	STAIR		PASSAGE	LIFT	LIFT M/C	TENEMENTS	TOTAL
	COMM.	RESI.	IND.	SPEC.	PERM.	PROP.	EXCESS	ENCLOSE	OPEN	AREAS	PAID	FIRE	PAID	PAID	ROOM		FSI AREA
A1&A2	0.00	8944.38	0.00	0.00	-	1364.34	-	1364.34	0.00	948.30	270.18	364.12	561.20	16.72	72.26	108	8944.38
B1&B2	0.00	8951.34	0.00	0.00	-	1340.52	-	1340.52	0.00	1091.99	270.20	334.08	553.45	16.66	69.52	108	8951.34
C1&C2	0.00	8947.13	0.00	0.00	-	1340.52	-	1340.52	0.00	1092.01	270.20	334.08	553.45	16.72	69.51	108	8947.13
COMMERCIAL	341.20	0.00	0.00	0.00	-	59.31	-	59.31	0.00	0.00	56.70	0.00	128.21	0.00	0.00	0	341.20
D1&D2	0.00	4618.71	0.00	0.00	-	669.75	-	669.75	0.00	590.79	270.00	300.00	731.79	24.32	97.39	62	4618.71
E1&E2	0.00	4014.30	0.00	0.00	-	604.70	-	604.70	0.00	539.26	240.00	270.00	640.32	24.32	97.39	56	4014.30
Total	341.20	35475.86	0.00	0.00	5372.56	5379.14	6.57	5379.14	0.00	4262.35	1377.27	1602.28	3168.42	98.74	406.07	442	35817.06 + 6.57

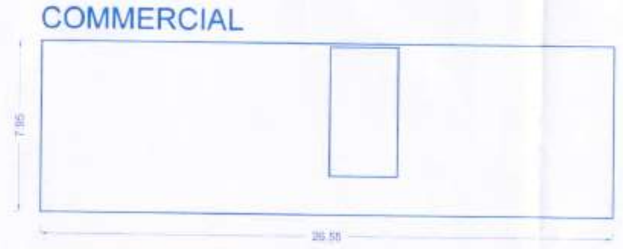
PARKING CALCULATION

TYPE	CARPET AREA / FSI (M2)	TENEMENT(NOS)		CAR (NOS)		SCOOTER (NOS.)		CYCLE (NOS.)	
		UNIT	PROP.	BY RULE	REQD.	BY RULE	REQD.	BY RULE	REQD.
Residential	0 - 80	2	364	1	182	4	728	4	728
Residential	80 - 150	1	78	1	78	2	156	2	156
Residential	> 150	1	0	2	0	2	0	2	0
Commercial	341.20	100	4	2	8	6	24	2	8
TOTAL REQD.(NOS.)					268		908		892
TOTAL REQD. AREA					3350.00		2724.00		1248.80
TOTAL PROP. AREA							8246.51		

COVERAGE DETAILS

PERM.COVERAGE		PERM.COVERAGE WITH PREMIUM	PROPOSED COVERAGE	EXCESS COVERAGE IN PREMIUM
20.00	%	-	3661.61	0.00
5113.43				

COMMERCIAL



Poly	Area
Coverage	192.17

WATER REQUIREMENT

TANK		REQUIRED CAPACITY (LIT)	PROPOSED CAPACITY (LIT)
OHWT	Resi+Comm	301995.00	
	FIRE REQUIREMENT	100000.00	
	TOTAL	401995.00	402000.00
UGWT		452992.50	
	FIRE REQUIREMENT	250000.00	
	TOTAL	702992.50	703000.00

REFUGE AREA STATEMENT

BUILDING NAME	REQUIRED REFUGE AREA	PROPOSED REFUGE AREA
A1&A2	353.12	362.19
B1&B2	353.12	361.54
C1&C2	353.12	361.54
D1&D2	0.00	168.85