अट क्र. ४७ प्रस्तावित जलतरण तलावासाठी आवश्यक जीवरक्षक ठेवणे संबंधित विकसकावर बंधनकारक राहील.

अट क्र. पुळ प्रतिबंधक उपाययोजना नियमानुसार करणे बंधनकारक आहे.

अट क्र. प्रकल्पाचे / इमारतीचे प्रवेश द्वाराजवळ रस्त्याचे बाजुने प्रत्येकी ५.० मी. अंतरावर एक सी.सी.टी.व्ही. याप्रमाणे बसविणे विकसकास बंधनकारक राहील.

Form of Statement 1 (Sr.No.8(a) (iii) EXISTING TO BE RETAINED (IN SQ.M.)

BUILDING NO	HEIGHT OF BUILDING FROM G.L.	FLOOR	TOTAL EXISTING FLOOR AREA OF BUILDING	TENEMENT EXISTING
A	47.85	G.P +Podium+ 14	8636.30	133
B	47.85	G.P +Podium+ 14	6890.66	107
C	47.85	G.P +Podium+ 14	7046.22	109
H	44.77	G+14 FL.	63.10	0
TOTAL			22636.28	349

Form of Statement 2 [Sr.No.9 (a)] PROPOSED BUILDING AS PER UDCPR (IN SQ.M.)

BUILDING/ TOWER NO	HEIGHT OF BUILDING (in M)	FLOOR	TOTAL COMM. AREA	TOTAL RESI. AREA	TOTAL COMM+RESI AREA	TENEMENT
D	51.93-6.00=45.93	G.P +Podium+15 FL	0.00	13182.17	13182.17	120
E	51.93-6.00=45.93	G.P +Podium+15FL	0.00	6543.01	6543.01	60
F	51.93-6.00=45.93	G.P +Podium+15 FL	0.00	12983.00	12983.00	118
G	51.93-6.00=45.93	G.P +Podium+15 FL	0.00	12634.84	12634.84	118
I	18.10-6.00=12.10	G.P +Podium+3 FL	1042.76	0.00	1042.76	0
H	44.77	G.P +14 FL	150.39	0.00	150.39	0
TOTAL	--	--	1193.15	45343.02	46536.17	416

Form of Statement 1 (Sr.No.8(a) (ii) EXISTING F.S.I. STATEMENT (IN SQ.M.)

BUILDING NO	FLOOR	HEIGHT OF BUILDING FROM G.L.	GROUND FLOOR (COMM)	GROUND FLOOR (RESI)	FIRST RESI.	SECOND RESI.	THIRD	FOURTH	FIFTH	SIXTH	SEVENTH	EIGHTH	NINTH	TENTH	ELEVENTH	TWELFTH	13TH	14TH	TOTAL	EXISTING BALCONY	TENEMENT EXISTING
A (EXIST)	G.P +Podium+ 14	47.85	0.00	0.00	352.20	572.70	572.70	572.70	572.70	572.70	572.70	463.06	572.70	572.70	572.70	837.38	912.41	916.95	8636.30	901.32	133
B(EXIST)	G.P +Podium+ 14	47.85	0.00	0.00	348.32	458.48	458.48	458.48	458.48	458.48	458.48	346.55	458.48	458.48	458.48	642.74	710.44	716.29	6890.66	721.97	107
C(EXIST)	G.P +Podium+ 14	47.85	0.00	0.00	458.38	459.38	459.38	459.38	459.38	459.38	459.38	346.16	459.38	459.38	459.38	653.26	725.29	725.71	7046.22	742.15	109
H(EXIST)	G+14 FL	44.77	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	31.55	31.55	63.10	0.00	0
TOTAL			0.00	0.00	1159.90	1490.56	1490.56	1490.56	1490.56	1490.56	1490.56	1157.77	1490.56	1490.56	1490.56	2133.38	2379.69	2390.50	22636.28	2365.44	349

H BUILDING - MAHADA STATEMENT (IN SQ.M.)

BUILDING NO.	HEIGHT OF BUILDING	FLOOR	AS PER OLD D.C. RULE															AS PER UDCPR P-LINE AREA			
			GROUND	PODIUM	GROUND	1ST	2ND	3RD	4TH	5TH	6TH	7TH	8TH	9TH	10TH	11TH	TENEMENT	12TH	13TH	14TH	TENEMENT
H	44.77	G+14 FL	0.00	0.00	16.70	388.57	395.33	395.33	395.33	395.33	395.33	395.33	298.61	395.33	395.33	395.33	64	343.90	343.90	343.90	15
TOTAL			4271.85														64	1031.70			15
TOTAL MHADA AREA			5303.55															TOTAL MHADA TENEMENT			79

AREA STATEMENT FOR MHADA BUILDING

1	REQUIRED 20% MHADA AREA = 26363.26 X 20%	5272.65
2	PROPOSED MHADA AREA	5303.55

WATER CALCULATIONS

BLDG	TENEMENT	O.H.W.T CAPACITY (IN LTRS.) REQUIRED DOMESTIC	REQUIRED FIRE FIGHTING	REQUIRED TOTAL	PROVIDED	U.G.W.T CAPACITY (IN LTRS.) REQUIRED DOMESTIC	REQUIRED FIRE FIGHTING	REQUIRED TOTAL	PROVIDED
A	133	89775	25000	114775	114775	134663	75000	209663	1461842
B	107	72225	25000	97225	97225	108338	75000	183338	
C	109	73575	25000	98575	98575	110363	75000	185363	
D	120	81000	25000	106000	106000	121500	75000	196500	
E	60	40500	25000	65500	65500	60750	75000	135750	
F	118	79650	25000	104650	105000	119475	75000	194475	
G	118	79650	25000	104650	104650	119475	75000	194475	
H	79	53325	25000	78325	78325	79988	75000	154988	
I	0	4860	10000	14860	16000	7290	0	7290	
TOTAL		574560	210000	784560	786050	861842	600000	1461842	1461842

NOTE:- However for group (Cluster) of maximum 5 buildings, fire Water tank if single, its capacity should be calculated on the basis of 2280 L pm for minimum 2 hours of fire fighting or minimum 50% of the total water requirement for all buildings, whichever is higher.Total Required = 6,00,000 Ltrs. 50% = 3,00,000 Ltrs.
U.G.WATER TANK = 2280 lpm X 120 minutes=2,73,600 ltrs. Provided = 3,50,000 ltrs

REFUGE AREA (SQ.M)

BLDG / WING	REQUIRED 7TH/8TH	REQUIRED 12TH	REQUIRED TOTAL	PROVIDED 7TH/8TH	PROVIDED 12TH	PROVIDED TOTAL
A	170.59	48.50	219.09	188.59	79.83	268.42
B	133.42	39.00	172.42	153.32	73.71	227.03
C	147.26	39.00	186.26	149.33	74.10	223.43
D	39.00	39.00	78.00	40.49	40.49	80.98
E	19.50	19.50	39.00	21.32	21.32	42.64
F	39.00	39.00	78.00	76.97	76.97	153.94
G	39.00	39.00	78.00	76.14	76.14	152.28
TOTAL	587.77	224.00	811.77	706.16	442.56	1148.72

PARKING STATEMENT

	CATEGORY OF TENE.	TENEMENT	PARKING REQUIRED CARS	SCOOTERS		PARKING PROVIDED FLOOR	CARS	SCOOTERS	CYCLES
OLD RULE (Previously Sanctioned) A,B,C & H BLDG.	@ 1,4,4 For Every 2 Tenements of Carpet Area up to 80.00 sq.mt.	338	169	676	676	GROUND	538	386	428
OLD RULE (Previously Sanctioned) H BLDG.COMM.	@ 2, 6, 2 For Every 100 sq.m. or part there of B/UP Area (150.39X0.01)=1.51	1.51	3	9	3	PODIUM	293	159	257
TOTAL(a)			172	685	679	TOTAL	831	545	685
AS PER UDCPR (Now Proposed)	@ 1,2 For Every 2 Tenements having Carpet Area Between 30 to 40 sq.m. (H BLDG.MHADA FLAT)	2	1	2	0	COMPOSITE PARKING 1 CAR=6 SCOOTER	-214	214 X 6=1284	
	@ 1,5 For Every 2 Tenements having Carpet Area Between 40to80sq.m. (A,B,C,H,D,E,F,G) Previous sanctioned	363	182	908	0	TOTAL PROPOSED PARKING	617	1829	685
	@ 1,2 For Every 2 Tenements having Carpet Area Between 40 to 80 sq.m.(E,F,G) Revised	141	71	141	0				
Cultural Halls and Banquet Hall	@ 1, 5 For every 100 sq.m. carpet area / lawn area of; fraction there of (791.45 X 0.01=UNIT) (I BLDG.)	7.91	8	40	0				
Visitors parking	Visitors parking 5% (Only For Residential)		13	53	0				
TOTAL (b)			275	1144	0				
TOTAL (a+b)			447	1829	679		617	1829	685
			X	X	X	TOTAL	X	X	X
AREA REQU. PER NOS			12.50	2.00	1.40		12.50	2.00	1.40
TOTAL PARKING AREA PROPOSED			5587.50	3658.00	950.60		7712.50	3658.00	959.00
			10196.10				12329.50		

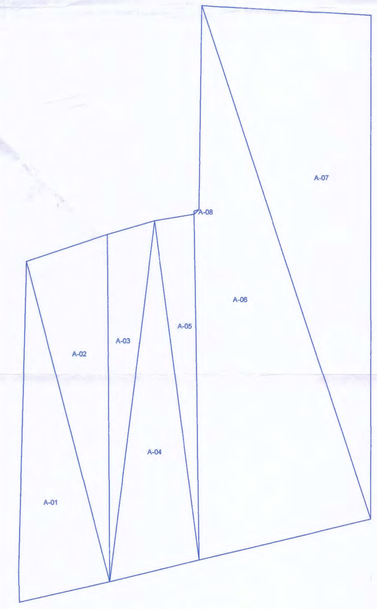
OCCUPANT LOAD FOR COMMERCIAL (I BLDG.)

	AREA		RATIO		NO OF PERSONS
Offices,Banks,I.T Building,Industrial building etc.Floor area / 6 = no of Persons	1076.40	÷	6	=	179
TOTAL				=	179
				SAY	180
TOTAL NO OF GENTS	180	÷	2	=	90
TOTAL NO OF LADIES	180	÷	2	=	90

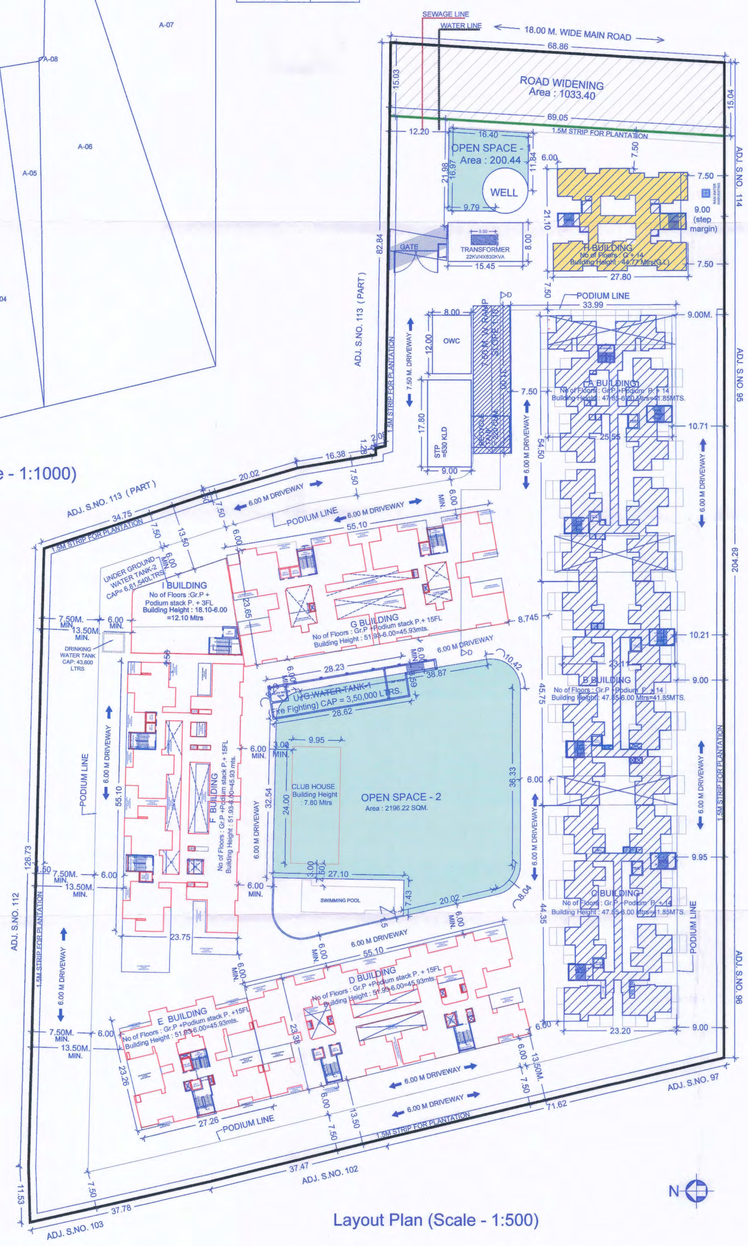
OCCUPANT LOAD FOR COMMERCIAL(H BLDG.)

	AREA		RATIO		NO OF PERSONS
B) Shops, Stores, Market on Upper Floor Ground Floor area / 3 = no of Persons	150.39	÷	3	=	50
TOTAL				=	50
				SAY	50
TOTAL NO OF GENTS	50	÷	2	=	25
TOTAL NO OF LADIES	50	÷	2	=	25

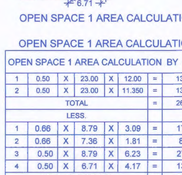
Triangle	Area
A-01	2568.85
A-02	2322.36
A-03	1354.16
A-04	2579.33
A-05	1133.53
A-06	8034.47
A-07	7009.29
A-08	1.29
Total (PLOT)	25003.28



Triangulation (Scale - 1:1000)



Layout Plan (Scale - 1:500)

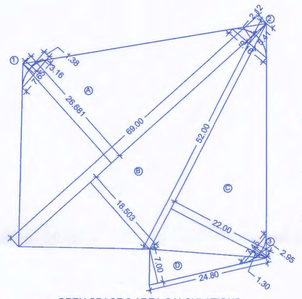


OPEN SPACE 1 AREA CALCULATIONS

OPEN SPACE 1 AREA CALCULATIONS

OPEN SPACE 1 AREA CALCULATION BY Δ METHOD							
1	0.50	X	23.00	X	12.00	=	138.00 SQ.M
2	0.50	X	23.00	X	11.350	=	130.53 SQ.M
TOTAL						=	268.53 SQM.
LESS:							
1	0.66	X	8.79	X	3.09	=	17.93 SQM.
2	0.66	X	7.36	X	1.81	=	8.79 SQM.
3	0.50	X	8.79	X	6.23	=	27.38 SQM.
4	0.50	X	6.71	X	4.17	=	13.99 SQM.
TOTAL DEDUCTIONS						=	68.09 SQM.
TOTAL						=	200.44 SQ.M

TOTAL OPEN SPACE AREA
OPEN SPACE 1 = 200.44 SQM.
OPEN SPACE 2 = 2196.22 SQM.
TOTAL = 2396.66 SQM.



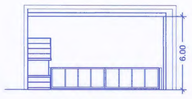
OPEN SPACE 2 AREA CALCULATIONS

OPEN SPACE 2 AREA CALCULATION BY Δ METHOD							
1	0.50	X	69.00	X	26.68	=	920.49 SQ.M
2	0.50	X	69.00	X	18.503	=	638.35 SQ.M
3	0.50	X	52.00	X	22.000	=	572.00 SQ.M
4	0.50	X	24.80	X	7.000	=	86.80 SQ.M
LESS. CHAMPHER 1,2,3						=	21.42
TOTAL						=	2196.22 SQ.M

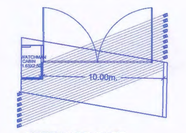
CHAMPHER AREA 1
= 1/2 X 7.65 X 3.16 = 12.09 SQM.
LESS. = 2/3 X 7.65 X 1.38 = 7.04SQM.
CHAMPHER AREA = 5.05 SQM.

CHAMPHER AREA 2
= 1/2 X 9.16 X 5.41 = 24.78 SQM.
LESS. = 2/3 X 9.16 X 2.12 = 12.95 SQM.
CHAMPHER AREA = 11.83 SQM.

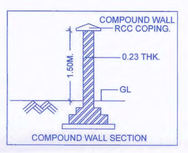
CHAMPHER AREA 3
= 1/2 X 7.45 X 2.95 = 10.99 SQM.
LESS. = 2/3 X 7.45 X 1.30 = 6.45 SQM.
CHAMPHER AREA = 4.54 SQM.



ROAD SIDE ELEVATION



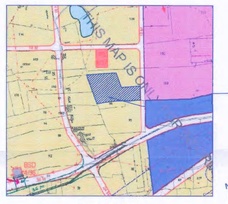
ENTRANCE GATE & WATCHMAN'S CABIN PLAN



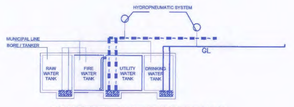
COMPOUND WALL SECTION

TOTAL OPEN SPACE AREA = 2396.66 SQM.
10% PERMISSIBLE ON GROUND FLOOR = 239.66 SQM.
5% PERMISSIBLE ON FIRST FLOOR = 119.83 SQM.
TOTAL PERMISSIBLE AREA = 359.49 SQM.

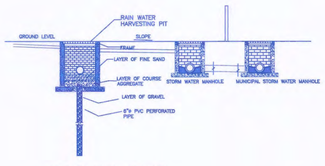
PROPOSED CLUB HOUSE AREA
GROUND FLOOR = 238.80 SQM.
FIRST FLOOR = 119.18 SQM.
TOTAL = 357.98 SQM.



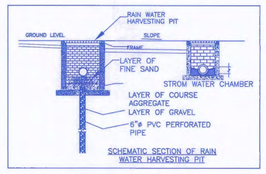
LOCATION PLAN (NTS)



CONCEPTUAL SECTION OF UGR



SCHEMATIC SECTION OF UNDER GROUND WATER TANK



SCHEMATIC SECTION OF RAIN WATER HARVESTING PIT

OWNER'S NAME:	OWNER'S SIGN:
M/S. SUKHWANI CHAWLA DEVELOPERS THOU ITS PARTNER MR. GURUMUKH J. SUKHWANI & SUNIL N. CHAWLA	.

PROJECT:
SURVEY NO : 113/1/2, 113/2/1(Part) & 113/2/2(Part)
HISSA NO :
PLOT NO :
CTS NO :
DESCRIPTION : , VILLAGE - WAKAD

ARCHITECT: MILIND RAMCHANDRA PATIL — ARCHITECT'S SIGN:

JOB NO.	DRG.NO.	SCALE	DRAWN BY	CHECKED BY
1495	M-2,3	1:100		
INWARD NO.	INWD/EC/WKD/0015/14		DATE	
KEY NO.	-²»°Ø§»		SHEET NO.	1 / 36

B.P .LAYOUT

1 / 23

STAMP OF APPROVAL

Previously Sanctioned No. B.P./Layout/ Wakad/58/2019 Dated: 30/03/2019
Previously Sanctioned No. B.P./Layout/ Wakad/22/2020 Dated: 06/02/2020
Previously Sanctioned No. B.P./Wakad/99/2021 Dated: 19/07/2021
Previously Sanctioned No. B.P./Wakad/10/2022 Dated: 18/01/2022
Previously Sanctioned No. B.P./Wakad/96/2022 Dated: 27/06/2022
Previously Sanctioned No. B.P./Wakad/47/2023 Dated: 27/03/2023
Previously Sanctioned No. B.P./Wakad/17/2024 Dated: 12/02/2024

Sanctioned No. B.P /wakad/31/2024
Subject to conditions mentioned in the Office Order No.
aven dated 01/03/2024
Pimpri
Date :01/03/2024

Pimpri Chinchwad Municipal Corporation ESTD. 11/10/82

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

O. C. Signed by City Engineer

Proforma-1 AREA STATEMENT

		Particulars	Sq. M.
1		Area of Plot	
	a	As per ownership document (7/12 C.T.S. extract)	25000.00
	b	As per measurement sheet	25003.28
	c	As per site	0.00
		Minimum area of plot	25000.00
2		Deductions for,	
	a	Proposed D.P / D.P. Road widening Area	1033.40
	b	Any D.P. Reservation area	0
		Total (a+b)	1033.40
3		Balance area of plot (1-2)	23966.60
4		Amenity space (Deemed reservation in DP)	
	a	Required (not required as per UDCPR 3.5.1(VI))	0.00
	b	Adjustment of (2b)	0.00
	c	Balance proposed	0.00
5		Net Plot Area (3-4c)	23966.60
6		Open space	
	a	Required	2396.66
	b	Proposed	2396.66
7		Internal Road Area	0.00
8		Plot able area	NA
9		Basic FSI (5x1.1) 23966.60 X 1.10	26363.26
10		Additional of FSI on payment of Premium	
	a	Permissible - Based on road width (5x0.5)	12500.00
	b	Proposed FSI on payment of premium.	12500.00
11		In-situ FSI / TDR loading	
	a	In-situ FSI against DP road (2x1 times)	1033.40
	b	In-situ FSI against Amenity space if handed over (4bx2 times) + (4cx2 times)	0.00
	c	TDR (1X0.90-11a)(25000.00X90%= 22500) (As per UDCPR 6.3 Note-xiv) on entire plot . 3662.82+2246.25+660.00+1814.98+776.63 = 9160.68	9160.68
	d	Total (11 a+b+c)	10194.08
12		Additional area under chapter 7	
13		Total entitlement of FSI	
	a	Basic FSI + Premium FSI + In-situ + TDR (9+10b+11d) 26363.26 +12500.00+10194.08	49057.34
	b	AS PER OLD DC RULE (Previously Sanctioned Area)	15732.71
	c	COMMERCIAL AREA (150.39+1042.76=1193.15/1.8=662.86)	662.86
	d	RESIDENTIAL AREA	32661.77
	e	Ancillary FSI (60% of RESI.+ 80% OF COMM.) (662.86x0.80=530.29)+(32661.77 x0.60=19597.06) (PERMISSIBLE)	20127.35
	f	Total (a+c+e) (49057.34+20127.35)	69184.69
14		Maximum FSI permissible	69184.69
15		TOTAL PROPOSED FSI	
	a	EXISTING RESIDENTIAL FSI	22636.28
	b	COMMERCIAL FSI	1193.15
	c	PROPOSED RESIDENTIAL FSI As per P-LINE	45343.02
	d	Total (a+b+c)	69172.45
16		FSI consumed (15/13) should not be more than (14)	0.99
17		Inclusive housing	
	a	Required - 20% of (9)	5272.65
	b	Existing	5303.55

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* For structural details refer I.I.c. consultant's drawing.
* Dimensions are in mtrs. if not mentioned in figures.
* Architect/site in charge has to be informed at all site during construction shall be informed to the architect in advance.
* Do not scale drawing. Work strictly according to figured dimensions.
* The Clients/ Owner/ P.M.C., the representative, contractors and others necessary permissions such as N.A. permission, permission to excavate, permission to dispose off the excavated material, etc. from appropriate authorities before commencement of work.
* Proper arrangement shall be done during construction for the Clients/ Owner/ P.M.C. to ensure the safety of all structures, adjoining buildings, advance shoring & retaining building, advance shoring & underpinning, barricading erected at site.
* Architect shall not be responsible for accidents occurring due to omissions in structures, safety, shuttering, barricading erected at site.
* Architect shall not be responsible for accidents occurring due to omissions in structures, safety, scaffolding, shuttering, barricading erected at site.
* The Contractor shall be responsible for accidents occurring due to omissions in structures, safety, scaffolding, shuttering, barricading erected at site.
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* Architect shall not be responsible for accidents occurring due to omissions in structures, safety, scaffolding, shuttering, barricading erected at site.
* The Contractor shall be responsible for accidents occurring due to omissions in structures, safety, scaffolding, shuttering, barricading erected at site.
* Architect shall not be responsible for accidents occurring due to omissions in structures, safety, scaffolding, shuttering, barricading erected at site.
* Proper arrangement shall be done during construction for the Clients/ Owner/ P.M.C. to ensure the safety of all structures, adjoining buildings, advance shoring & retaining building, advance shoring & underpinning, barricading erected at site.
* Architect shall not be responsible for accidents occurring due to omissions in structures, safety, scaffolding, shuttering, barricading erected at site.
* The Contractor shall be responsible for accidents occurring due to omissions in structures, safety, scaffolding, shuttering, barricading erected at site.
* Architect shall not be responsible for accidents occurring due to omissions in structures, safety, scaffolding, shuttering, barricading erected at site.
* The plans and section of the concept and draft / tentative mark are indicative only. For actual dimensions on site, structural drawings prepared as per actual conditions on site, by the structural consultant shall be valid and applicable.
* The dimensions shown, site inflow, drainage etc. shall be conducted on the site responsibility and liability of the owner / developer and not of the architect. Architect/site in charge has to be informed at all site during construction shall be informed to the architect in advance.

LAND OWNER (AS PER 7/12 OR P.R.C.)

M/S SUKHWANI CHAWLA DEVELOPERS THROUGH ITS PARTNERS
1. MR. GURUMUKH J. SUKHWANI
2. MR. SUNIL N. CHAWLA

POWER OF ATTORNEY HOLDER

CLIENT/FIRM'S NAME

M/S SUKHWANI CHAWLA DEVELOPERS THROUGH ITS PARTNERS
1. MR. GURUMUKH J. SUKHWANI
2. MR. SUNIL N. CHAWLA

CONTENTS

Fsi statement, Area calculation, Water calculation, Parking statement, Location Plan , Compound wall section

PROJECT (REVISED PROPOSAL)

PROPOSED LAYOUT OF BUILDINGS AT S.NO 113/2 /1(PT.) + S.NO 113/2 /2 (PT.) & S.NO. 113/1 /2 (PT.) , WAKAD ,PUNE

REVISION	DEALT	DATE
R1 LAYOUT FOR 20000 SQM. BUP AREA.	OnKaR	04.04.2017
R4 BUILDING A,B,H CONSIDER FOR 1 FSI	OnKaR	18.09.2017
R4V3 BLDG A, B & H CONSIDER FOR 1 FSI + ROAD FSI	OnKaR	07.01.2019
R3 V1 ADD 3150.00 SQ.M.TDR , D BLDG. 12 FLOORS	SHARMILA	07.12.2020
R3 V2 CHANGE IN BUILDINGS:	DEEPIKA	08.05.2021
R3 V3 CHANGE IN BUILDINGS	DEEPIKA	08.05.2021
R4 V1 Change in Design	Laxman sutar	11.09.2021
R5V0 Change in Design(BLDG.D,E,F,G)	Laxman sutar	17.05.2022
R7V0 Change in Design(BLDG.D,E,F,G)	Laxman sutar	07.02.2023
R16 add to 3662.82 sq.m.	SHARMILA	13.03.2023
R16V1 PLAN AS PER WORKING DRAWING.	Laxman sutar	10.10.2023
R16V2 TDR ADD. 2906.25 SQM.	Laxman sutar	06.12.2023
R17V0 TDR ADD. 2591.61 SQM.	Laxman sutar	19.02.2024

Certificate of Area

Certified that the plot under ref. 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 Dept. /City Survey Records.

SIGNATURE OF LICENSED ARCHITECT/ ENGINEER/STRUCTURAL ENGINEER. LIC.NO/CAJNO.

SIGN., ADDRESS OF THE OWNER-S/POWER OF ATTORNEY HOLDER/S

This municipal drawing is prepared from the instructions, information, specifications, papers and legal documents etc. given by me/us and the authenticity and validity of the same is my/our responsibility. I/we the undersigned, the owner-s and/or power of attorney holder-s have read & studied all the documents, forms and all the drawings along with documents for submission and they are as per my/our instructions & information given to the Licensed Ar.
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 at the work site.

Name/s: MR. GURUMUKH J. SUKHWANI Sign
M/S. SUKHWANI CHAWLA DEVELOPERS
Address: 'SUKHWANI HOUSE' 208 / 2A, OPP. DR.SWAMINATHAN CLINIC, STATION ROAD, PIMPRI, PUNE-411018

Name/s: MR. SUNIL N. CHAWLA Sign
M/S. SUKHWANI CHAWLA DEVELOPERS
Address: 'SUKHWANI HOUSE' 208 / 2A, OPP. DR.SWAMINATHAN CLINIC, STATION ROAD, PIMPRI, PUNE-411018

Consultants

LAXMAN THITE AOP
1st FLOOR SITA PARK,16, SHIVAJINAGAR, PUNE-411005 TEL.. 25506714/25381936

ARCHITECT
MILIND PATIL
CA/91/1226
SHOP NO.3,SITA PARK,16, SHIVAJINAGAR,PUNE-411 005 TEL..02025381674 / 25535100

Job no.	1495
Drg. no.	M-2,3
Scale	1:500
Rev. no.	R-0
Date	26.08.14
Dealt	onKaR
Checked	M.R.P

This is a system generated drawing as per the soft copy submitted by the Architect/ License Engineer

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