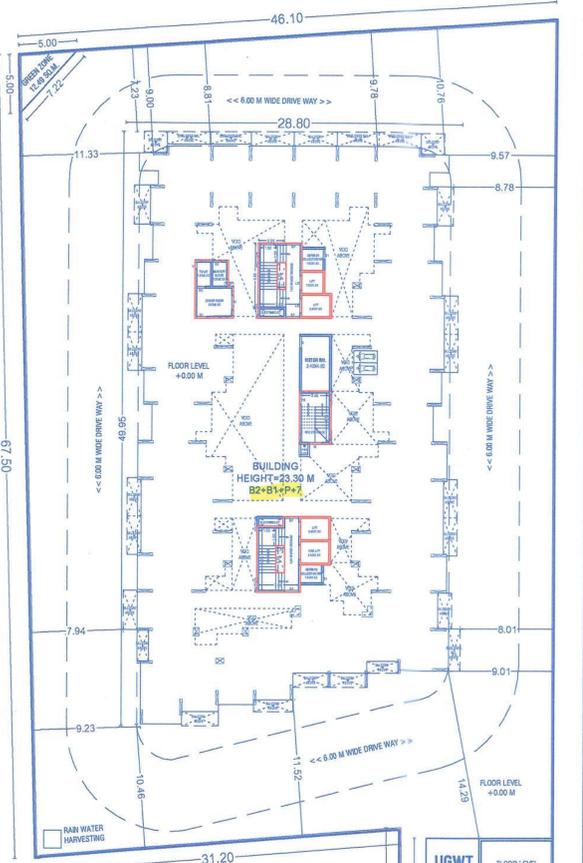
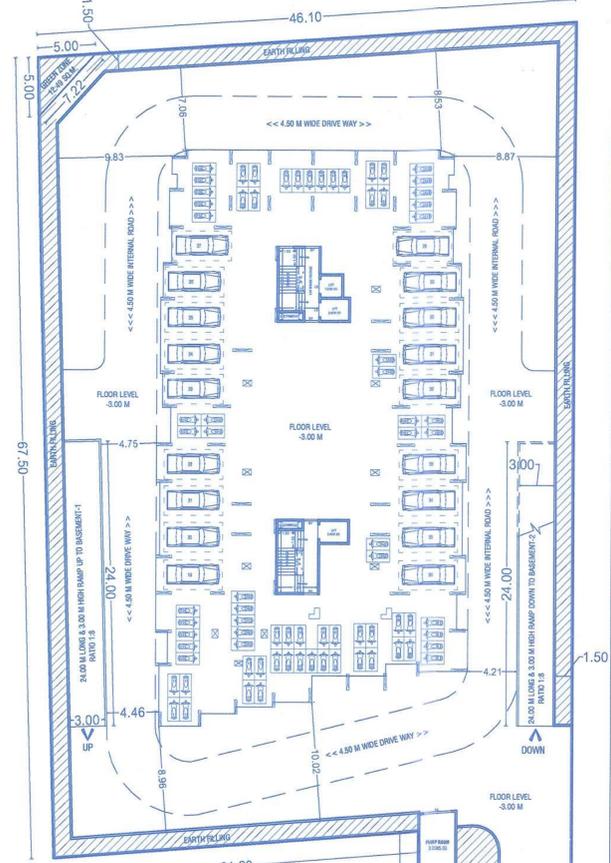


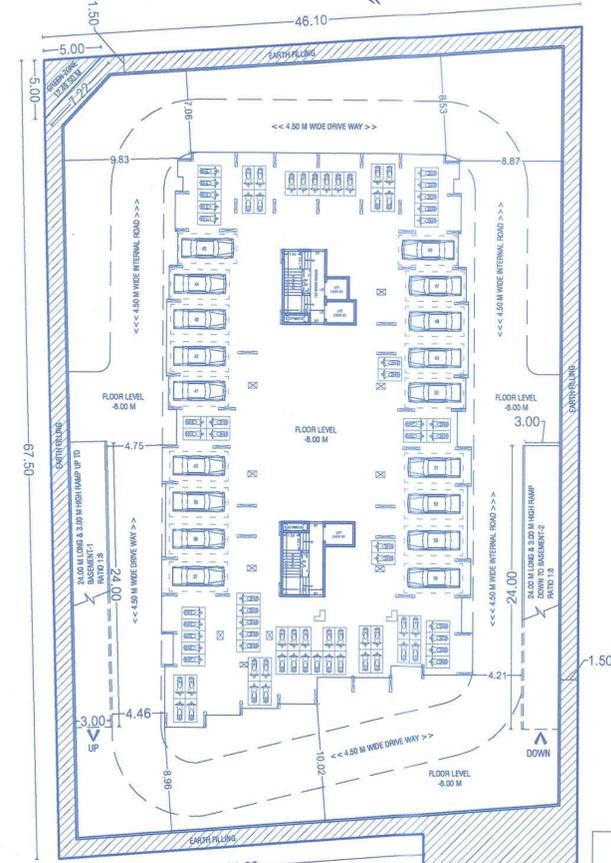
अट क्र - सर्व समावेशक आणि एकात्मिक नियंत्रण व पोसाहून नियमावली (UDCPR) नियमावली क्र. १,११.२ (ब) प्रमाणे बेरामेट क्षेत्राच्या २.५% पोसाहून क्षेत्रात असल्यामुळे Mechanical Ventilation Exhaust Fan बसविणे व कार्यान्वित करणे आवश्यक आहे.



LAYOUT/ GROUND FLOOR PLAN (SCALE 1:400)



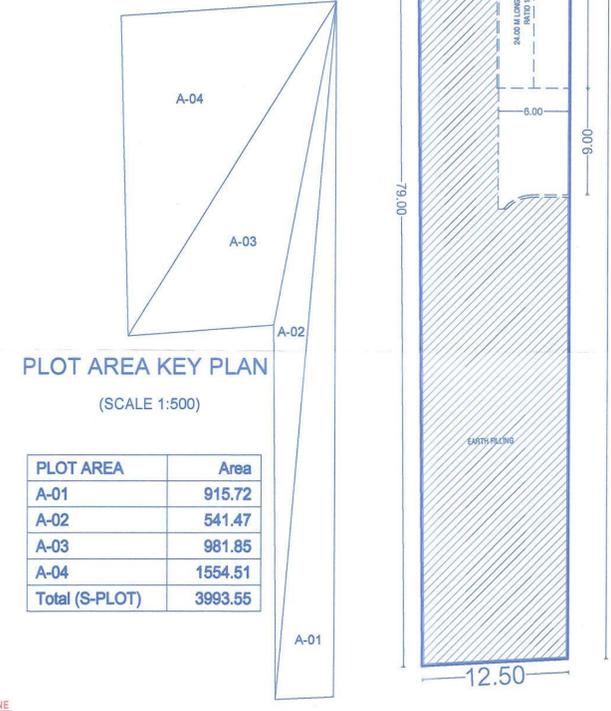
BASEMENT-01 FLOOR PLAN (SCALE 1:400)



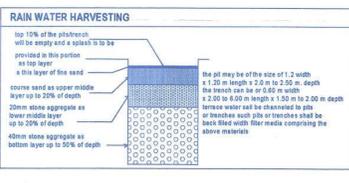
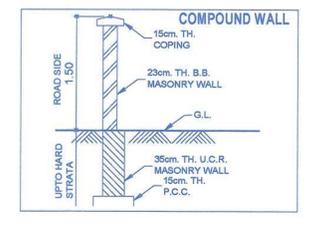
BASEMENT-02 FLOOR PLAN (SCALE 1:400)



PLOT AREA	Area
A-01	12.49
Total (S-PLOT)	12.49

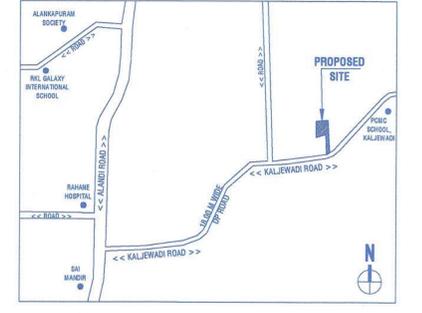


PLOT AREA	Area
A-01	915.72
A-02	541.47
A-03	981.85
A-04	1554.51
Total (S-PLOT)	3993.55



FLOOR-WISE PARKING STATEMENT				
BUILDING NO.	FLOOR	CARS (NOS.)	SCOOTER (NOS.)	
(1)	(2)	(3)	(4)	
	GR. FLOOR	18 Nos.	88 Nos.	
	BASEMENT-01	18 Nos.	77 Nos.	
	BASEMENT-02	18 Nos.	77 Nos.	
	TOTAL	54 Nos.	242 Nos.	

FLOOR-WISE PARKING STATEMENT (INCLUDING EV CAR)					
BUILDING NO.	FLOOR	CARS (NOS.)	SCOOTER (NOS.)	20% EV CARG OF (3) NOS. REQUIRE	20% EV CARG OF (3) NOS. PROVIDE
(1)	(2)	(3)	(4)	(5)	(6)
	GR. FLOOR	18 Nos.	88 Nos.	04 Nos.	04 Nos.
	BASEMENT-01	18 Nos.	77 Nos.	04 Nos.	04 Nos.
	BASEMENT-02	18 Nos.	77 Nos.	04 Nos.	04 Nos.
	TOTAL	54 Nos.	242 Nos.	12 Nos.	12 Nos.



LOCATION MAP (SCALE- N.T.S.)

FORM OF STATEMENT 1 [SR. NO. 8 (a)(iii)] PROPOSED BUILDING				
EXISTING BUILDING NO.	FLOOR NO.	PLINTH AREA	TOTAL FLOOR AREA OF EXISTING BUILDING	USE/ OCCUPANCY OF FLOORS
(1)	(2)	(3)	(4)	(5)
	NA	NA	NA	NA

WATER REQUIREMENT			
TANK		REQUIRED CAPACITY (LIT)	PROPOSED CAPACITY (LIT)
OHWT	Residential	60075.00	
	FIRE REQUIREMENT	10000.00	70500.00
	TOTAL	70075.00	70500.00
UGWT	FIRE REQUIREMENT	15000.00	
	TOTAL	105112.50	106000.00

FORM OF STATEMENT 2 [SR. NO. 9 (a)] PROPOSED BUILDING			
BUILDING NO.	FLOOR NO.	TOTAL BUILT UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE	TENEMENT NO.
(1)	(2)	(3)	(4)
	GR. FLOOR	68.64 SQ.M.	00 Nos.
	1ST FLOOR	973.90 SQ.M.	11 Nos.
	2ND FLOOR	973.90 SQ.M.	13 Nos.
	3RD FLOOR	973.90 SQ.M.	13 Nos.
	4TH FLOOR	973.90 SQ.M.	13 Nos.
	5TH FLOOR	973.90 SQ.M.	13 Nos.
	6TH FLOOR	973.90 SQ.M.	13 Nos.
	7TH FLOOR	973.90 SQ.M.	13 Nos.
	TOTAL	6885.94 SQ.M.	89 Nos.

PARKING CALCULATION						
TYPE	CARPET AREA / FSI (M2)	TNMTS.(NOS.) UNIT	CAR (NOS.) Including EV Car	SCOOTER (NOS.) BY RULE	5% VISITORS	
Residential	40 - 80	02	89	01	45	5
Residential	80 - 150	0	0	0	0	0
Residential	> 150	0	0	0	0	0
TOTAL REQD.(NOS.)			45	225		
TOTAL REQD. AREA			562.50	450.00		50.62
TOTAL PROP. AREA						1063.12

**STAMP OF APPROVAL**  
 Sanctioned No. B.P. / Charholi / 123/2022  
 Subject to conditions mentioned in the Office Order No.  
 even dated 23/12/2022  
 Date: 23/12/2022

Executive Engineer  
 Building Permission and Unauthorised Building Construction Control Department  
 Pimpri Chinchwad Municipal Corporation  
 Pimpri-411 004

AREA STATEMENT	SQ.M.
1. AREA OF PLOT (Minimum area of a, b, c to be considered)	3993.55
(a) As per ownership document (7/12, CTS extract)	4000.00
(b) As per measurement sheet	4058.60
(c) As per site	3993.55
2. DEDUCTIONS FOR	
(a) Proposed D.P./ D.P. road widening area/Service road / Highway widening	0.00
(b) Any D.P. Reservation area	0.00
(c) Green Zone area	12.49
Total (a+b+c)	12.49
03. BALANCE AREA OF PLOT (1-2)	3981.06
04. Amenity Space (if applicable)	
(a) Required -	0.00
(b) Adjustment of 2(b), if any -	0.00
(c) Balance Proposed -	0.00
05. NET PLOT AREA OF PLOT (3-4 (a))	3981.06
06. Recreational Open Space (if applicable)	
(a) Required -	0.00
(b) Proposed -	0.00
07. Internal Road Area	0.00
08. Plottable Area (if applicable)	0.00
09. Built up area with reference to Basic F.S.I. as per front road width [(Sr. No. 5 x Basic F.S.I.) (1.10)]	4379.16
10. Addition of F.S.I. on payment of premium	
(a) Maximum permissible premium F.S.I. - based on road width/ T.O.D. Zone	0.00
(b) Proposed F.S.I. on payment of premium	0.00
11. In-Situ F.S.I./ TDR loading	
(a) In-Situ area against DP road [2.0 x Sr.No.-2(a)], if any	0.00
(b) In-Situ area against Amenity Space if handed over [2.0 or 1.85 x Sr.No.-4(b) and / or (c)]	0.00
(c) TDR area	0.00
(d) Total In-Situ/ TDR loading proposed [(11(a)+(b)+(c))]	0.00
12. Additional F.S.I. area under Chapter No.-07	0.00
13. Total entitlement of F.S.I. in the proposal	
(a) [09+10(b)+11(d)] or 12 whichever is applicable	4379.16
(b) Ancillary area F.S.I. upto 60% or 80% with payment of charges (Permissible 2627.49)	2506.78
(c) Total entitlement (a+b)	6885.94
14. Maximum utilization limit of F.S.I. (Building potential) Permissible as per road width [(as per regulation no.-6.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.6 or 1.8]	1.76
15. Total Built-up Area in proposal (excluding area at Sr. no.-17b)	
(a) Existing Built-up Area	0.00
(b) Proposed Built-up Area (As per P-Line)	6885.94
(c) Total (a+b)	6885.94
16. F.S.I. Consumed (15/05) (should not be more than Sr. No.-14 above)	1.72
17. Area for Inclusive Housing, if any	
(a) Required (20% of Sr. no.-5)	0.00
(b) Proposed -	0.00

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 Survey Records.

ANUP A. JUMALE  
 Sign of Architect

OWNER'S DECLARATION  
 If We undersigned hereby confirmed that I/ We would abide by plans approved by Authority/ Collector. If 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.

Ms. Malhar Promoters & Land Developers (LP) Through Partner, Mr. Vraj Vishwanath Lande & Others (P.O.A.)

LEGEND			
Plot Boundary Shown In Black			
Proposed P-Line Shown In Red			
Drainage Line Shown Red Dotted			
Water Line Shown Black Dotted			
Existing To Be Retained Hatched			
Deviations Shown In Red Hatched			

PROJECT : Survey No. : 435/2 C.T.S. No. :  
 Description : Regular track, Village - Charholi (Bk.)  
 ARCHITECT : ANUP A. JUMALE ARCHITECT SIGN  
 Reg. No. - CA/2007/1981

JOB NO.	DRG. NO.	SCALE	DRAWN BY	CHECKED BY
		1:100		
INWARD NO.	DATE	KEY NO.	SHEET NO.	
P/MC/CH/03/2022/ZONE 02/CHARHOLI/198-7	09 Aug. 2022 04:02 PM		1/3	