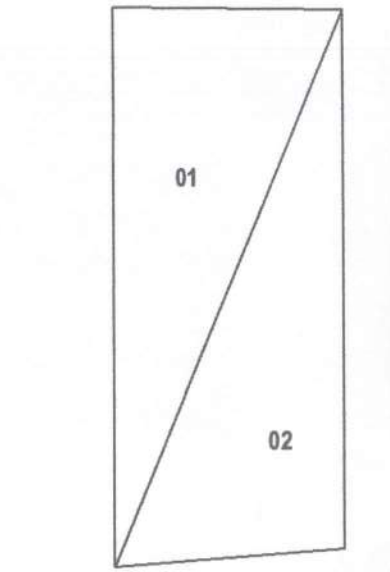


PROPOSED BUILDING

BUILDING NO.	FLOOR NO.	RESIDENTIAL AREA	TENEMENTS
(1)	(2)	(3)	(4)
	BASEMENT FLOOR	0.00 SQ.MT	--
	GROUND FLOOR	65.35 SQ.MT	--
	1ST FLOOR	782.87 SQ.MT	8
	2ND FLOOR	808.45 SQ.MT	8
	3RD FLOOR	808.45 SQ.MT	8
	4TH FLOOR	808.45 SQ.MT	8
	5TH FLOOR	808.45 SQ.MT	8
	6TH FLOOR	808.45 SQ.MT	8
	7TH FLOOR	808.45 SQ.MT	8
	8TH FLOOR	738.89 SQ.MT	7
	9TH FLOOR	808.45 SQ.MT	8
	10TH FLOOR	808.45 SQ.MT	8
	11TH FLOOR	808.45 SQ.MT	8
	12TH FLOOR	808.45 SQ.MT	8
TOTAL		9671.61 SQ.MT	95



PLOT AREA DIGRAM
SCALE 1:500

Triangle	Area
A-01	1120.44
A-02	1079.61
Total (PLOT)	2200.05

अट नं. - भूख प्रविष्टिक उपयोजना नियमावलीनुसार करणे विकसकास बंधनकारक आहे.
अट नं. - प्रकल्पाचे /कार्यीचे प्रवेश दाराजवळ रस्त्याचे बाजूने उल्लेखी ५.० मी. अंतरावर एक मी.मी.टी.सी. यात्रेसाठी वसतिगृह विकसकास बंधनकारक राहील.
अट नं. - नगरपालिका दस्तऐवज Visitor बाह्यजळ विकसकास विकता येणार नाही.
अट नं. - इमारतीच्या दस्तऐवज तयारपान निवडणुकासाठी High Reflective Material बसवली जाणार असल्याने याचा वापर करणे गरजेचे आहे.
अट नं. - सर्व समवेतक आणि एकाधिक विकास निवडणुका प्रकल्पातून निवडणुकी २०२० (UDCPR) बसवली जाणार असल्याने याचा वापर करणे गरजेचे आहे.
अट नं. - सर्व समवेतक आणि एकाधिक विकास निवडणुका प्रकल्पातून निवडणुकी २०२० (UDCPR) बसवली जाणार असल्याने याचा वापर करणे गरजेचे आहे.

WATER REQUIREMENT

TANK	REQUIRED CAPACITY (LIT)	PROPOSED CAPACITY (LIT)
Real+Comm	64125	65000
OHWT	FIRE REQUIREMENT 25000	25000
	TOTAL 89125	90000
UGWT	RESIDENTIAL 128250	130000
	FIRE REQUIREMENT 50000	90000
	TOTAL 178250	180000

PARKING AREA STATEMENT AS PER UDCPR

AREA OF STATEMENT	PROP. NO. OF TENEMENT	PARKING REQ. FOR EVERY BY RULE	TOTAL REQ.	REQUIRED PARKING CAR	SCOOTER
30 - 40	00	1/2	00/2=00	00	00
40 - 80	95	1/2	95/2=48	48	95
80 - 150	00	1/2	00/1=00	00	00
COMM.	00	1/2	00/100=00.00	00	00
		TOTAL		48	95
		VISITORS PARKING (5%)		02	05
		TOTAL REQUIRED PARKING		50	100
		REQUIRED AREA		625.00	200.00

PROPOSED PARKING

	CAR	SCOOTER
GROUND FLOOR	20	23
BASEMENT FLOOR	20	77
TOTAL	55	100

AREA KEY PLAN
DRIVERS ROOM
AREA CALCULATIONS
A) 3.71 X 3.25 X 1 = 12.06 SQ.M.
DEDUCTIONS
TOTAL = 0.00 SQ.M.
NET AREA 12.06-0.00 = 12.06 SQ.M.

AREA KEY PLAN
FIRE STAIRCASE
AREA CALCULATIONS
A) 5.13 X 3.25 X 1 = 16.67 SQ.M.
DEDUCTIONS
TOTAL = 0.00 SQ.M.
NET AREA 16.67-0.00 = 16.67 SQ.M.

AREA KEY PLAN
SERVANT TOILET
AREA CALCULATIONS
A) 1.90 X 1.63 X 1 = 3.10 SQ.M.
DEDUCTIONS
TOTAL = 0.00 SQ.M.
NET AREA 3.10-0.00 = 3.10 SQ.M.

AREA KEY PLAN ON STAIRCASE
SCALE - 1:100

AREA KEY PLAN
STAIRCASE
AREA CALCULATIONS
A) 3.78 X 3.25 X 1 = 12.29 SQ.M.
DEDUCTIONS
TOTAL = 0.00 SQ.M.
NET AREA 12.29-0.00 = 12.29 SQ.M.

AREA KEY PLAN ON SERVANT TOILET
SCALE - 1:100

AREA KEY PLAN ON DRIVERS ROOM
SCALE - 1:100

AREA KEY PLAN ON SOCIETY OFFICE
SCALE - 1:200

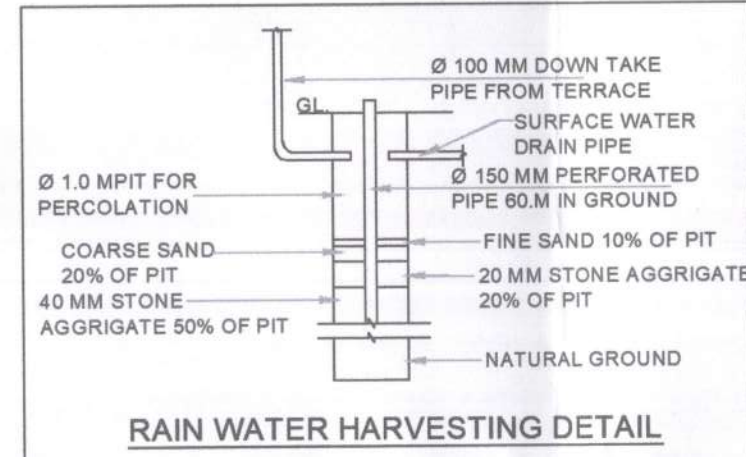
AREA KEY PLAN
STAIRCASE
AREA CALCULATIONS
A) 3.78 X 3.25 X 1 = 12.29 SQ.M.
DEDUCTIONS
TOTAL = 0.00 SQ.M.
NET AREA 12.29-0.00 = 12.29 SQ.M.



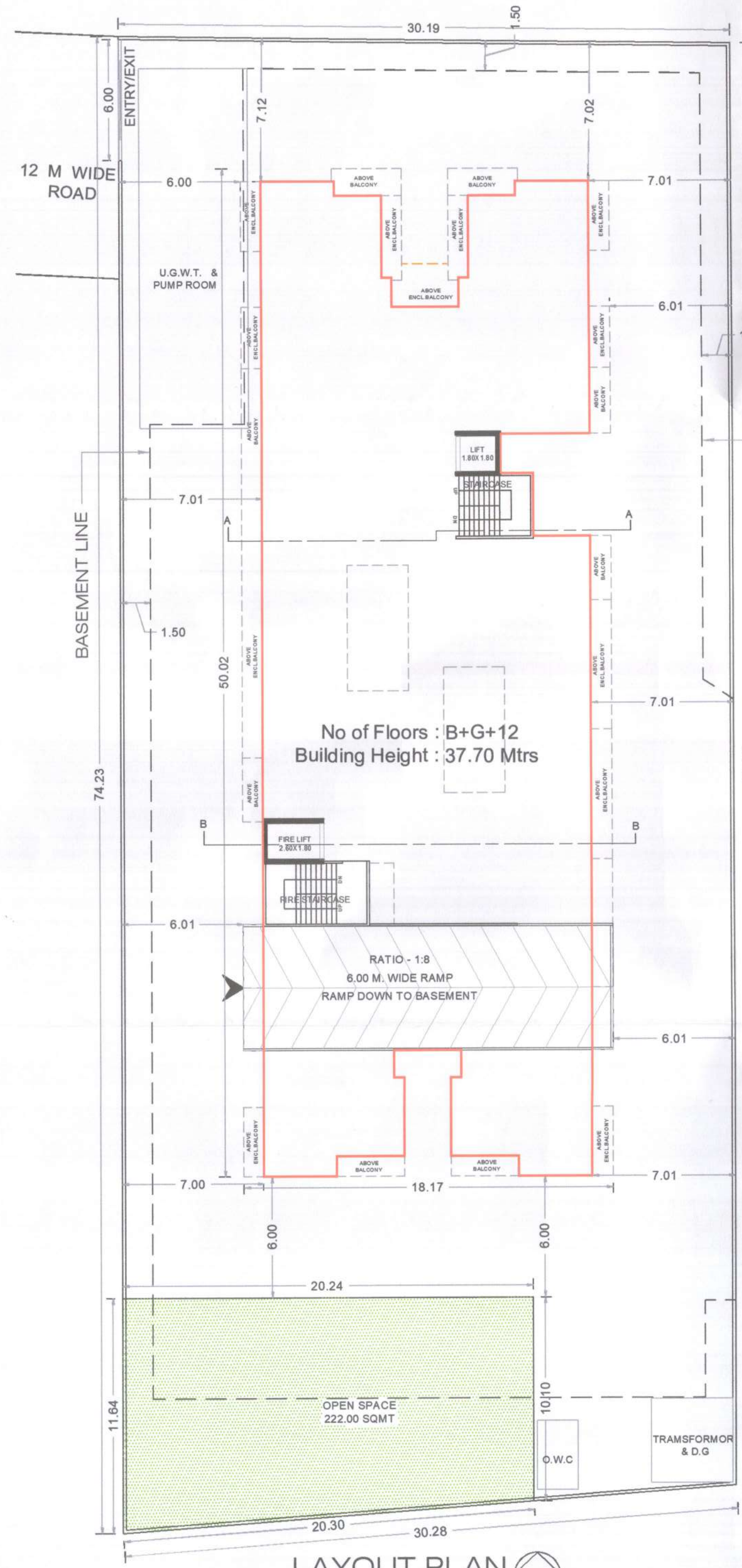
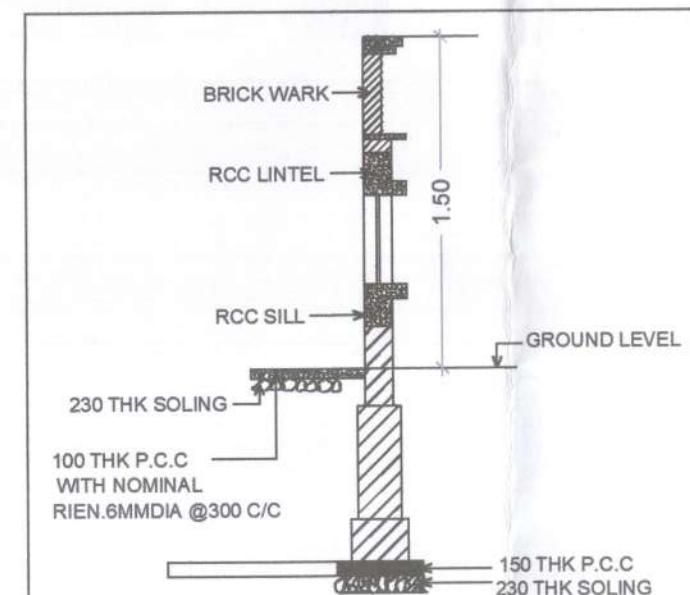
PROPOSED SITE

GOOGLE IMAGE
N.T.S

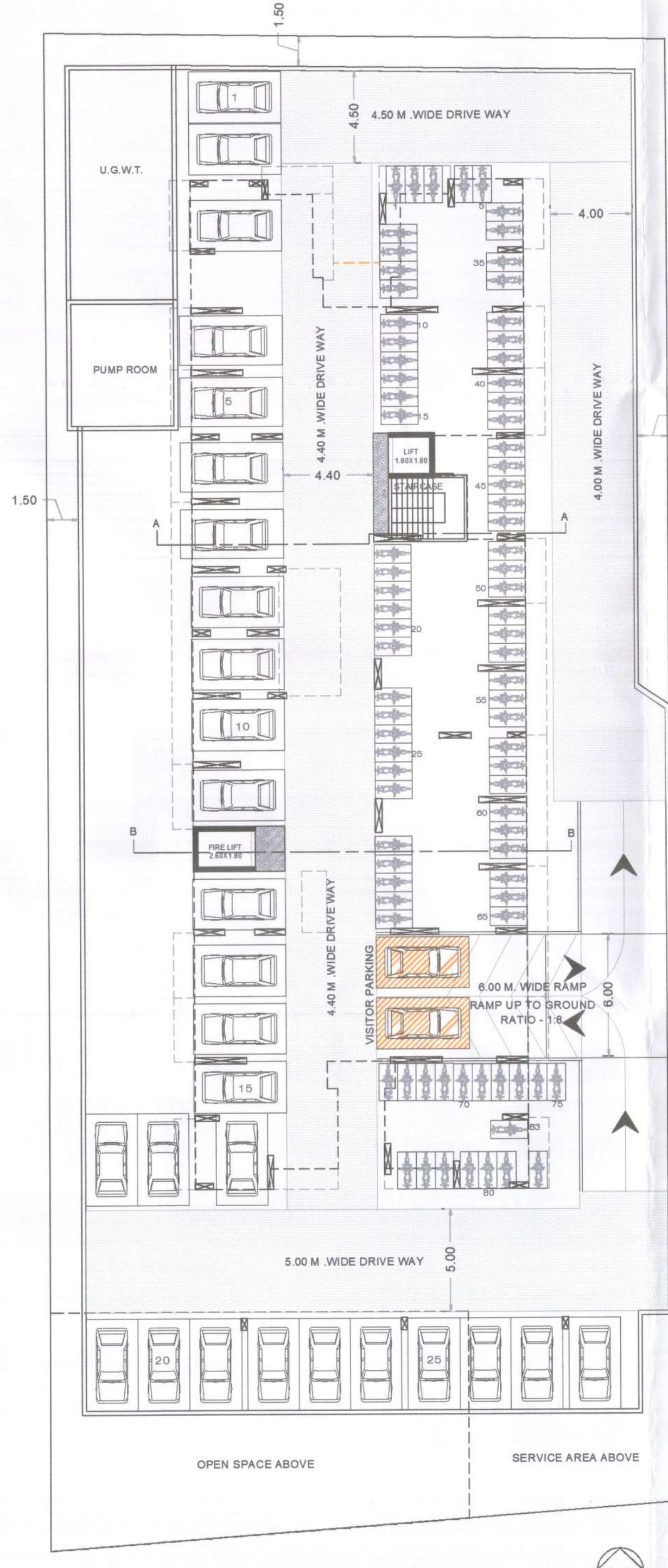
GROUND FLOOR AREA	
FIRE STAIRCASE	16.67 SQ.MT
STAIRCASE	12.29 SQ.MT
DRIVERS ROOM	12.06 SQ.MT
SERVANT TOILET	03.10 SQ.MT
SOCIETY OFFICE	21.23 SQ.MT
TOTAL AREA	65.35



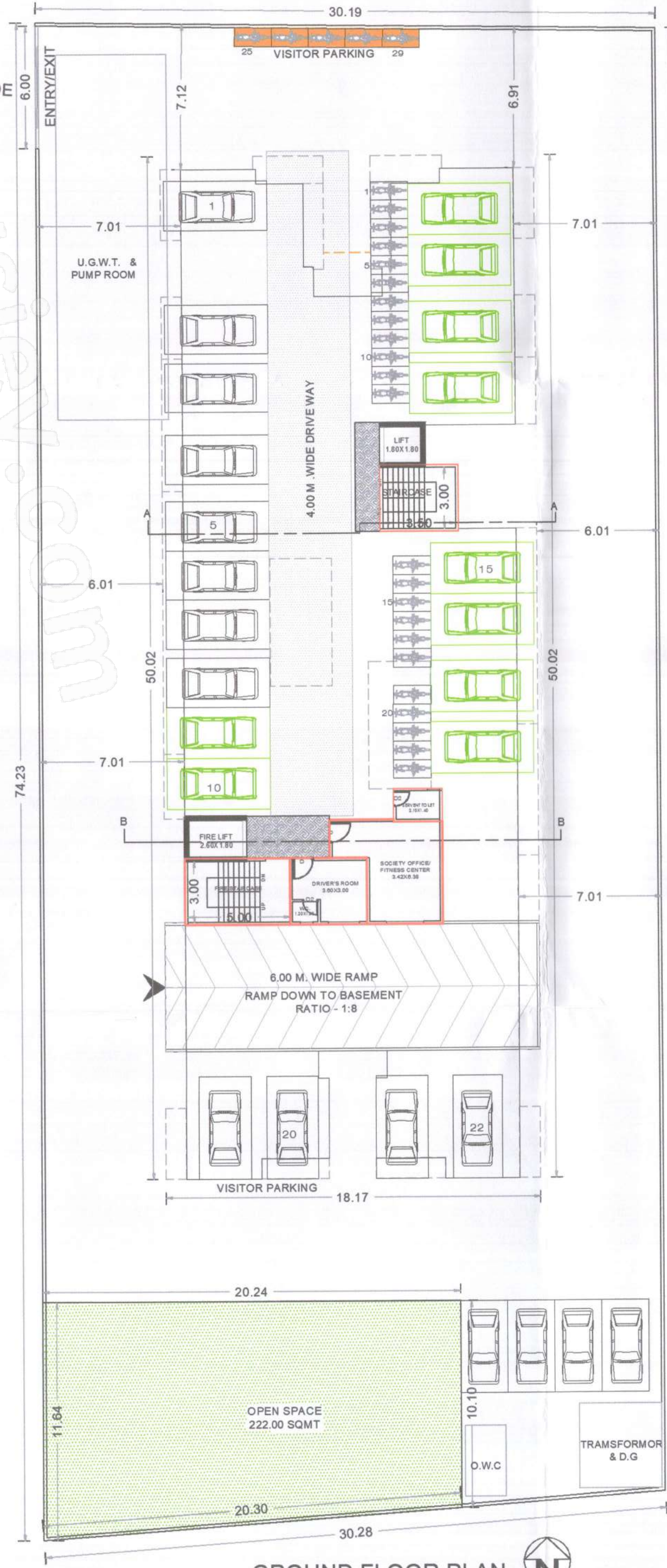
COMPOUND WALL SECTION



LAYOUT PLAN
SCALE 1:200



BASEMENT FLOOR PLAN
SCALE 1:200



GROUND FLOOR PLAN
SCALE 1:200

STAMP OF APPROVAL LAYOUT

Sanctioned No. G.P./Chovisawadi/74/2024
Subject to conditions mentioned in the
Office Order No.
even dated 07/08/2024

Pimpri
Date: 07/08/2024

Executive Engineer
Building Construction and Unauthorised Building
Construction Control Department
Pimpri Chinchwad Municipal Corporation
Pimpri-411 019.

AREA STATEMENT	SQ.-MT.
1 AREA OF PLOT (Minimum area of a, b, c, to be considered)	
(a) AS PER OWNERSHIP DOCUMENT (712,CTS EXTRACT)	2200.00
(b) AS PER MEASUREMENT SHEET	2200.00
(c) AS PER SITE	2200.00
(d) MINIMUM PLOT AREA	2200.00
(e) ROAD WIDENING AREA	0.00
(f) BALANCE PLOT AREA	2200.00
2 (a) CONSIDERING MINIMUM AREA OF PLOT	2200.00
DEDUCTIONS FOR	
(a) PROPOSED D.P. ROAD WIDENING	
(b) ANY D.P. RESERVATION AREA (B.R.T. AREA)	0.00
(TOTAL a+b)	0.00
BALANCE AREA OF PLOT (1-2)	2200.00
4 AMENITY SPACE (IF APPLICABLE)	
(A) REQUIRED -	0.00
(B) ADJUSTMENT OF 2(B), IF ANY -	0.00
(C) BALANCE PROPOSED	0.00
5 NET PLOT AREA (3-4)	2200.00
6 RECREATIONAL OPEN SPACE (IF APPLICABLE)	
(A) REQUIRED	220.00
(B) PROPOSED	222.00
7 INTERNAL ROAD AREA	0.00
8 PLOT AREA (IF APPLICABLE)	---
9 BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (sr.no.5 basic fee) - 2200.00X1.1	2420.00
10 ADDITION OF FSI ON PAYMENT OF PREMIUM	
(A) MAXIMUM PERMISSIBLE PREMIUM FSI - BASED ON ROAD WIDTH/OD ZONE (2200.00 X 0.50= 1100.00 SQ.MT.)	1100.00
(B) PROPOSED FSI ON PAYMENT OF PREMIUM	1098.00
11 IN-SITU FSI / TDR LOADING	
(A) IN-SITU AREA AGAINST D.P. ROAD [2.0 X SR.NO.2(A)] IF ANY	0.00
(B) IN-SITU AREA AGAINST AMENITY HANDED OVER TO PCMC	0.00
(C) TDR AREA (2200 X 1.15 = 2530.00 SQ.MT.)	2530.00
(D) TOTAL IN-SITU / TDR LOADING PROPOSED (11 (A)+(B)+(C))	2529.94
12 ADDITIONAL FSI AREA UNDER CHAPTER NO. 7	
13 TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	
(A) [B+10(B)+11(D)] OR 12 WHICHEVER IS APPLICABLE.	8045.94
(A1) DEDUCTION - BUILT UP AREA/FSI/UTILIZED AREA/FSI TO BE RETAINED AS PER OLD DC RULE	0.00
(A2) BALANCE ENTITLEMENT FOR ANCILLARY (A1-A2)	0.00
(B) ANCILLARY AREA FSI UPTO 80% OR 80% WITH PAYMENT OF CHARGES (ON A2 WHICHEVER APPLICABLE) -	3627.50
(C) TOTAL ENTITLEMENT (A+B1+B2)	9673.50
14 MAXIMUM UTILIZATION LIMIT OF FSI (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 1.8 or 1.8)	---
15 TOTAL BUILT-UP AREA IN PROPOSAL (excluding area at sr.no. 17B)	---
(A) EXISTING BUILT-UP AREA/AS PER OLD RULE	0.00
(B) PROPOSED BUILT-UP AREA (AS PER P-LINE)	
(I) RESIDENTIAL	9671.61
(II) COMMERCIAL	0.00
(C) TOTAL (A+B)	9671.61
F.S.I. CONSUMED (15/13) (should not be more than sr. no. 14 above)	0.999
16 AREA FOR INCLUSIVE HOUSING, IF ANY MHADA	---
(A) REQUIRED	
(B) PROPOSED	

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 are as measured on site and the area worked out tallies with the area stated in document of ownership / t.p.scheme record / land record dept. / city surveyed records.

Signature of Architect

Owner's Declaration -

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.

Signature of Owner

PROJECT :
PROPOSED RESIDENTIAL BUILDING ON
SR. NO. - 42/8(P), AT-CHOVISAWADI, TAL-HAVELI, PUNE.
OWNER / P.A.H. NAME :
MR. SHREE UMIYA BUILDCON
THROUGH ITS PARTNER
MR. MANISHKUMAR S. PATEL
ARCHITECT :
AR. NITIN R. PATEL
LIC. NO. - CA/2007/39428

PRECISION
ARCHITECTS & PLANNER
OFFICE NO. 1228/123, G.WING, FIRST FLOOR,
JAY GANESH SAMARAJYA, SPINER ROAD NEAR
NASHIK PUNE HIGHWAY, BHOSARI, PUNE - 411039.
E-mail : precisionap_pune@rediffmail.com

DRG NO. :
INWARD NO. :
KEY NO. :
SCALE :
DATE :
SHEET NO. :
01 / 05