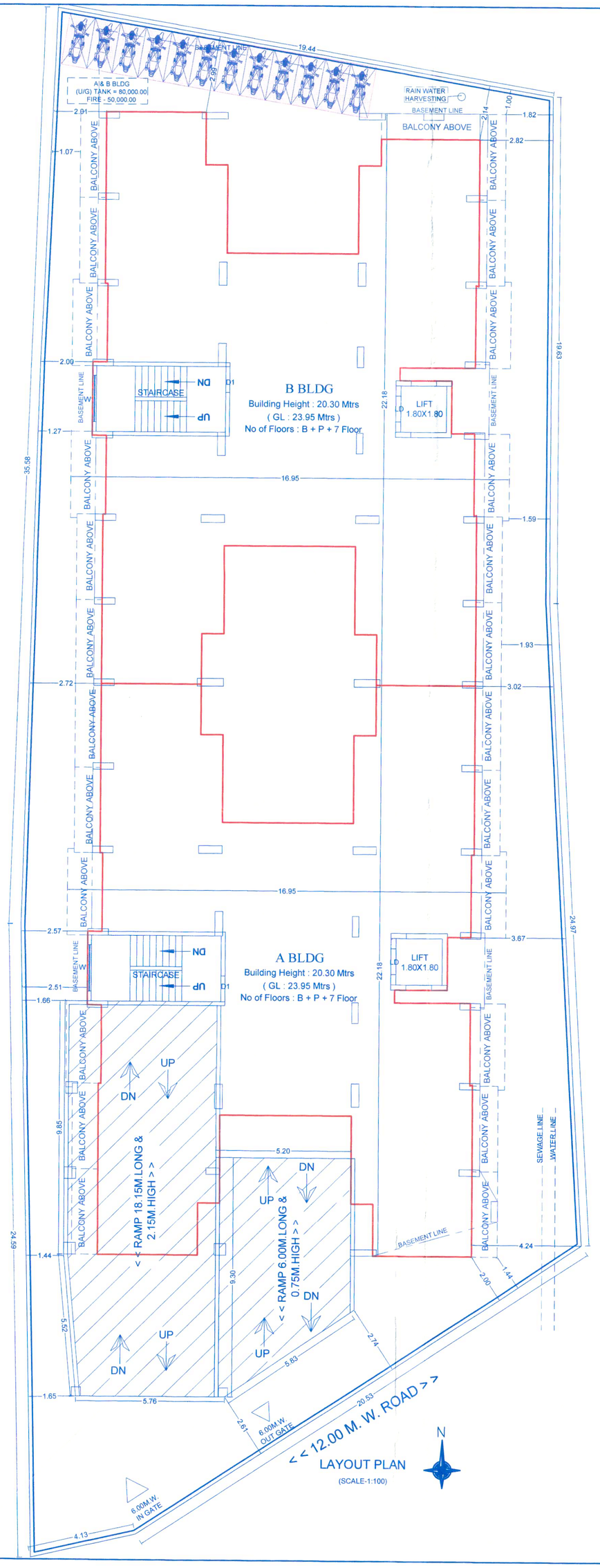
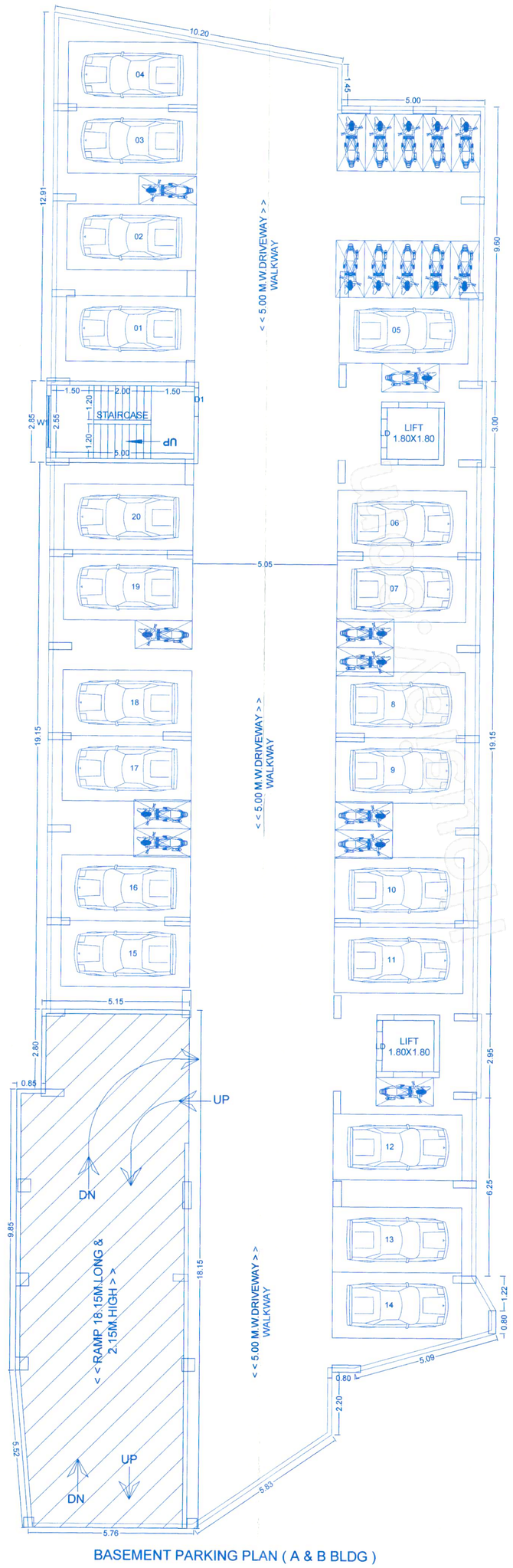
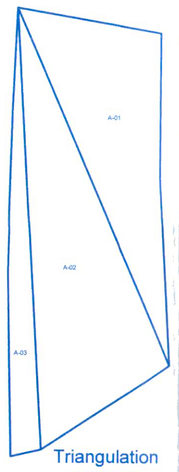


LAYOUT PLAN
(SCALE-1:100)



BASEMENT PARKING PLAN (A & B BLDG)



Triangulation
(SCALE-1:500)

Triangle	Area
A-01	411.02
A-02	527.33
A-03	146.99
Total (PLOT)	1085.34

Form of Statement 2 [Sr. No. 9 (a)] Proposed Building		
Building No.	Total Built- up Area of floor, as per outer construction line.	Apartment/ Flat
(1)	(3)	(4)
A Bldg	2103.84	28
B Bldg	2039.66	28
TOTAL =	4143.50	56

PARKING CALCULATION

TYPE	CARPET AREA / FSI (M2)	TNMTS.(Nos.)		CAR.(Nos.)		SCOOTER.(Nos.)	
		UNIT	PROP.	BY Rule	Reqd.	BY Rule	Reqd.
Residential	0 - 30	---	---	---	---	---	---
Residential	30 - 40	---	---	---	---	---	---
Residential	40 - 80	2	56	1	28	2	56
Residential	80 - 150	---	---	---	---	---	---
Commercial		---	---	---	---	---	---
Total Reqd.(Nos.)					28		56
Total Reqd.Area.					350.00		112.00
Total Prop.Area.			462.00 + 23.10 (5%visitor parking) = 485.10				

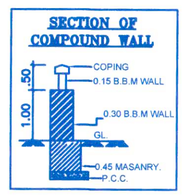
Total Parking Statement						
	Parking		Visitor Parking		Total Parking	
	Required	Proposed	Required	Proposed	Required	Proposed
CAR	28	29	0	0	28	29
SCOOTER	56	56	12	12	68	68

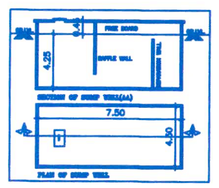
25% EV Parking Statement		
	Required	Proposed
CAR	7	7
SCOOTER	14	14

WATER REQUIREMENT

TANK		REQUIRED CAPACITY (LIT)	PROPOSED CAPACITY (LIT)
OHWT	RESIDENTIAL	37800.00	40000.00
	FIRE REQUIREMENT	20000.00	20000.00
	TOTAL	57800.00	60000.00
UGWT	RESIDENTIAL	75600.00	80000.00
	FIRE REQUIREMENT	50000.00	50000.00
	TOTAL	125600.00	130000.00

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





SCHEDULE OF OPENING : DOOR

NAME	LENGTH	HEIGHT
D3	0.75	2.10
D2	0.90	2.10
D1	1.20	2.10

SCHEDULE OF OPENING : WINDOW

NAME	LENGTH	HEIGHT
W1	1.80	1.20
W2	1.50	1.20
V	0.75	0.90

STAMP OF APPROVAL

Sanctioned No. B.P. Charholi/1444/2024
Subject to conditions mentioned in the Office Order No.
aven dated 08/10/2024
Pimpri
Date 08/10/2024

Pimpri Chinchwad Municipal Corporation ESTD. 11/10/82 PCMC 411 033

For Ward Officer
E. Ward
PCMC., Chinchwad, Pune-411 033.

O. C. Signed by
E. Ward Officer

A) AREA STATEMENT	
1. AREA OF PLOT (Minimum area of a, b, c to be considered)	1045.00
(a) As per ownership document (7/12, CTS extract)	1045.00
(b) as per measurement sheet	1085.34
(c) as per site	1085.34
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
TOTAL (a+b+c)	0.00
3. BALANCE AREA OF PLOT (1-2)	1045.00
4. Amenity Space (if applicable)	0.00
(a) Required -	0.00
(b) Adjustment of 2(b), if any -	0.00
(c) Balance Proposed -	0.00
5. NET AREA OF THE PLOT (3-4(c))	1045.00
6. Recreational Open space (if applicable)	
(a) Required -	0.00
(b) Proposed -	0.00
7. Internal Road area	0.00
8. Plotable area (if applicable)	1045.00
9. Built up area with reference to Basic F.S.I. (1045.00X2.00) as per front road width (Sr. No. 5xbasic FSI)	2090.00
10. Addition of FSI on payment of premium	
(a)Maximum permissible premium FSI-based on road width/TOD Zone.	313.50
(b)Proposed FSI on payment of premium.	240.00
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 Space if handed over [2.00 or1.85 x Sr. No. 4 (b)and /or(c)],	0.00
(c) TDR area	261.00
(d) Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	0.00
12. Additional FSI area under Chapter No. 7	0.00
13. Total entitlement of FSI In the proposal	2591.00
(a) [9 + 10(b)+11(d)] or 12 whichever is applicable.	2591.00
(a1) Deduction: built up area /FSI/utilized area/ FSI to be retained as per old dc rule.	0.00
(a2)balance entitlement Ancillary Area (a1-a2)	2591.00
(b)Ancillary Area FSI upto 60% or 80% with payment of charges. on a2 whichever applicable	1552.60
(c) Total entitlement (a+b)	4143.60
14.(a) 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}	2.60
15.Total Built-up Area in proposal(excluding area at Sr.No.17b)	
(a) Existing Built-up Area./as per old rule	
i) completed	
ii) residential	0.00
iii) commercial	0.00
(b) Proposed Built-up Area (as per 'P-line')	
ii) residential	4143.50
iii) commercial	0.00
(c) Total (a+b)	4143.50
16. F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	1.00
17. Area for Inclusive Housing, If any	
(a) Required (20% of Sr.No.5)	0.00
(b) Proposed	0.00

This Drawing is Prepare by instruction given by P.C.M.C. Sanction Authority 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.

SIGN OF LIC.ENGINEER

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.

Owner (s) name and signature

LEGEND
PLOT BOUNDARY SHOWN BLACK
PROPOSED WORK SHOWN RED
DRAINAGELINE SHOWN RED DOTTED
WATERLINE SHOWN BLACK DOTTED
EXISTING TO BE RETAINED HATCHED
DEMOLISHION SHOWN HATCHED YELLOW

PROJECT-

PROPOSED BUILDING AT-
CTS NO.3
VILLAGE - CHARHOLI BK., PUNE.

PAH/OWNER - | SIGN -

M/s.Laxminand Buildcon
Through Partner
Mr. Sandeep B. Tapkir &
Mr.Vishal H. Tapkir

SHREE-SPACES
(LIC.ENGINEER)

Roseicon, Commercial Building,
Office No.309,S.no.143/5,Above Vijaya Bank,
Pimple Saudagar,Pune - 27.

SHANKAR NIMBALKAR
(LIC.ENGINEER)

SCALE	DRAWN BY	INWARD NO.	PCMC/CHA/0041/2024 ZONE C/CHARHOLI/PBR	DATE	02.09.2024
1:100	BASHA	KEY NO.		SHEET NO.	1/3