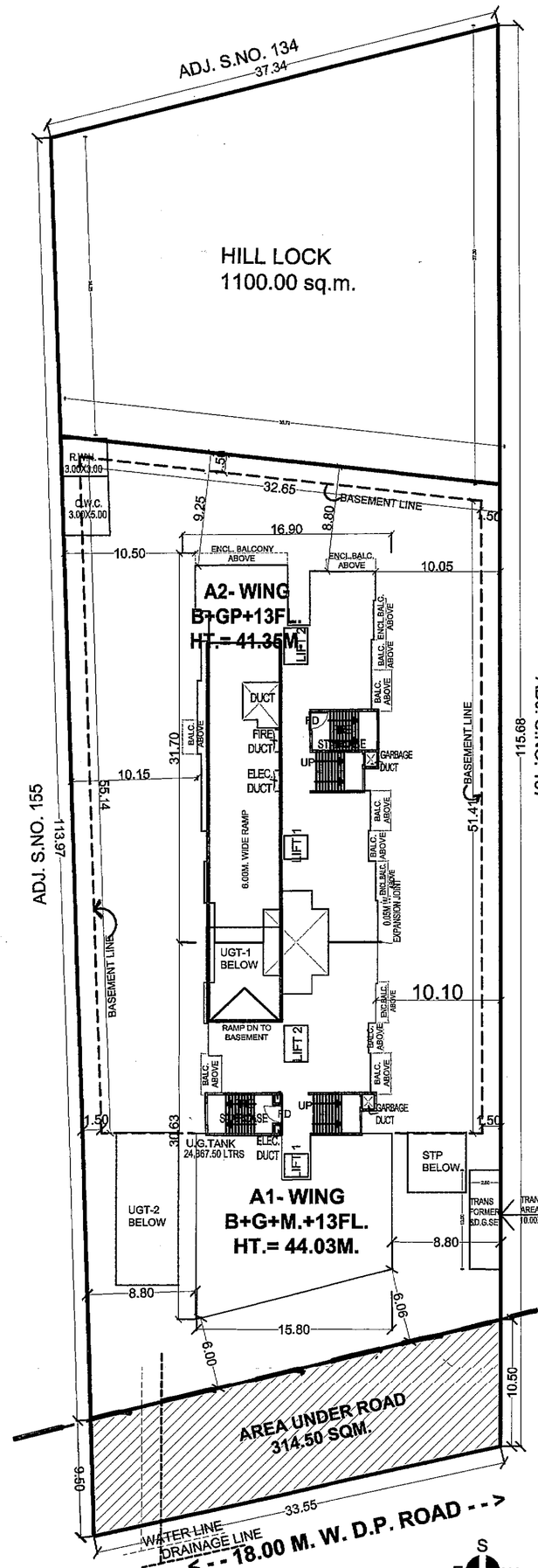


LAYOUT PLAN
scale=1:300

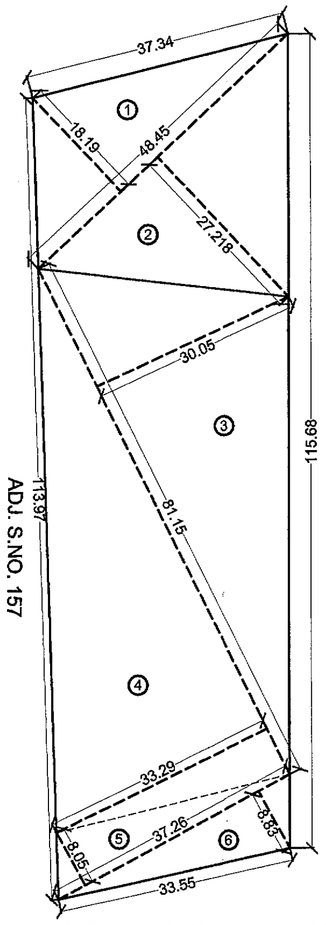
WING WISE F.S.I. AREA STATEMENT (IN SQ. MT.)			
WING NAME	B/UP COMM. AREA	B/UP RESI. AREA	TENEMENT
A1 WING (RESI.+ COMM.)	304.91	4660.36	52
A2 WING (RESI.)	0.00	5347.89	63
	304.91	10008.25	115
TOTAL	10313.16		

WING-A1 F.S.I. AREA STATEMENT (IN SQ. MT.)			
FLOORS	B/UP COMM. AREA	B/UP RESI. AREA	TENEMENT
BASEMENT PARKING	0.00	0.00	00
GROUND/PARKING	193.85	87.27	00
MEZZANINE	111.06	0.00	00
FIRST	0.00	399.77	04
SECOND	0.00	352.77	04
THIRD	0.00	352.77	04
FOURTH	0.00	352.77	04
FIFTH		352.77	04
SIXTH		352.77	04
SEVENTH		337.29	04
EIGHTH		352.77	04
NINTH		352.77	04
TENTH		352.77	04
ELEVENTH		352.77	04
TWELFTH		337.29	04
THIRTEENTH		323.81	04
L.M.R.		0.00	04
TOTAL	304.91	4660.36	52
TOTAL	4965.27		

WING-A2 F.S.I. AREA STATEMENT (IN SQ. MT.)		
FLOORS	B/UP RESI. AREA	TENEMENT
BASEMENT PARKING	0.00	00
GROUND/PARKING	85.28	00
FIRST	409.97	05
SECOND	409.97	05
THIRD	409.97	05
FOURTH	409.97	05
FIFTH	409.97	05
SIXTH	409.97	05
SEVENTH	376.47	04
EIGHTH	409.97	05
NINTH	409.97	05
TENTH	409.97	05
ELEVENTH	409.97	05
TWELFTH	376.47	04
THIRTEENTH	409.97	05
L.M.R.	0.00	05
TOTAL	5347.89	63

PARKING STATEMENT (A1 & A2 WING)			
DESCRIPTION	AREA/TENT.	CARS	SCOOTERS
FOR COMMERCIAL for Carpet area 100 sq.m.(1:3) 2 - Car, 6 - Scooters	270.51 CARPET	06	18
FOR RESIDENTIAL for 2 tent. carpet area 40 to 80 sq.m. (1:2) 1-Car, 2-Scooters	102	51	102
FOR RESIDENTIAL for 2 tent. carpet area 30 to 40 sq.m.(1:2) 1-Car, 2-Scooters	13	07	14
TOTAL	---	64	134
VISITOR PARKING 5%		4	07
TOTAL PARKING		68	141
TOTAL PARKING AREA REQUIRED			
CAR AREA	68 NOS X 12.50 =		850.00 SQ.M.
SCOOTERS AREA	141 NOS X 2.00 =		282.00 SQ.M.
TOTAL PARKING AREA REQUIRED			1132.00 SQ.M.

Form of Statement 1 [Sr. No. 6 (a)(iii)] Existing Building to be retained				
Existing Building No.	Floor No.	Plinth area	Total Floor Area of Existing Building	Use/Occupancy of Floors.
(1)	(2)	(3)	(4)	(5)
–	–	–	–	–
NOT APPLICABLE				



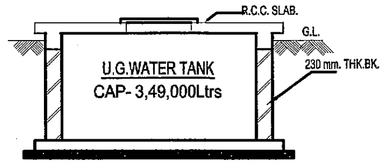
PLOT AREA KEY PLAN sacle=1:200
(AS PER DEMARCATION)

FORM OF STATEMENT-3
PROPOSED CARPET AREA DETAILS OF APARTMENT/ SHOPS, OFFICES AND FLATS

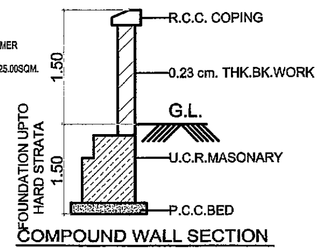
WING/ BLDG. NO.	FLOOR NO	APARTMENT NO/SHOP NO/OFFICE NO	CARPET AREA OF APARTMENT	MEZZANINE CARPET AREA	TOTAL CARPET OF APARTMENT
			SQ.MT.	SQ.MT.	SQ.MT.
WING -A1 B+G+ME+13 FL.	GROUND	001	64.66	39.54	104.20
		002	103.01	60.73	163.74

PLOT AREA CALCULATION								
1	48.45	X	18.19	X	0.50	=	440.65	SQ.M.
2	48.45	X	27.218	X	0.50		659.36	SQ.M.
3	81.15	X	30.05	X	0.50	=	1219.28	SQ.M.
4	81.15	X	33.29	X	0.50	=	1350.74	SQ.M.
5	37.26	X	8.491	X	0.50	=	158.19	SQ.M.
6	37.26	X	9.224	X	0.50	=	171.84	SQ.M.
TOTAL						=	4000.06	SQ.M.

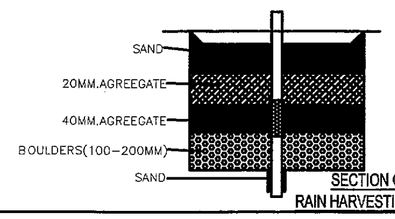
ROAD WIENDING AREA CALCULATION								
5	37.26	X	8.05	X	0.50	=	149.97	SQ.M.
6	37.26	X	8.83	X	0.50	=	164.50	SQ.M.
TOTAL						=	314.47	SQ.M.
SAY = 314.50SQM.								



SECTION THROUGH
U.G.WATER TANK



COMPOUND WALL SECTION



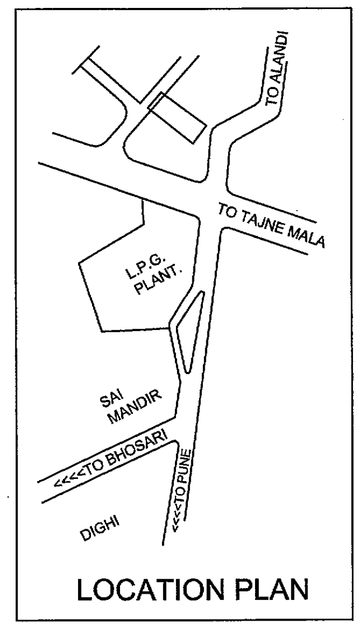
SECTION OF
RAIN HARVESTING PIT.

FORM OF STATEMENT-3
PROPOSED CARPET AREA DETAILS OF APARTMENT/ SHOPS, OFFICES AND FLATS

WING/ BLDG	FLOOR NO	FLAT NO.	RERA CARPET AREA	DRY BALCONY AREA	OPEN BALCONY AREA	SITOUT AREA	CARPET TOTAL AREA
			SQ.MT.	SQ.MT.	SQ.MT.	SQ.MT.	SQ.MT.
A1 B+G+S TILT+4 FL.		101	62.08	0.000	0.000	20.720	82.80
		102	62.45	0.000	0.000	37.940	100.39
		103	59.23	2.570	4.570	0.000	66.37
		104	59.23	2.570	4.570	0.000	66.37
WING/ BLDG	FLOOR NO	FLAT NO.	RERA CARPET AREA	DRY BALCONY AREA	OPEN BALCONY AREA	CARPET TOTAL AREA	
			SQ.MT.	SQ.MT.	SQ.MT.	SQ.MT.	
A1 B+G+S TILT+4 FL.		201, 301, 401, 501, 601, 801, 901, 1001, 1101	62.08	3.200	4.570	69.85	
		202, 302, 402, 502, 602, 802, 902, 1002, 1102	62.45	3.200	4.570	70.22	
		203, 303, 403, 503, 603, 803, 903, 1003, 1103	59.23	2.570	4.570	66.37	
		204, 304, 404, 504, 604, 804, 904, 1004, 1104	59.23	2.570	4.570	66.37	
			SQ.MT.	SQ.MT.	SQ.MT.	SQ.MT.	
A1 B+G+S TILT+4 FL.		701, 1201	62.08	3.200	4.570	69.85	
		702, 1202	45.00	2.610	3.200	50.81	
		703, 1203	59.23	2.570	4.570	66.37	
		704, 1204	59.23	2.570	4.570	66.37	
			SQ.MT.	SQ.MT.	SQ.MT.	SQ.MT.	
A1 B+G+S TILT+4 FL.		1301	62.08	3.200	4.570	69.85	
		1302	34.51	3.200	4.570	42.28	
		1303	59.23	2.570	4.570	66.37	
		1304	59.23	2.570	4.570	66.37	

FORM OF STATEMENT-3
PROPOSED CARPET AREA DETAILS OF APARTMENT/ SHOPS, OFFICES AND FLATS

WING/ BLDG	FLOOR	FLAT NO.	RERA CARPET AREA	DRY BALCONY AREA	OPEN BALCONY AREA	CARPET TOTAL AREA
			SQ.MT.	SQ.MT.	SQ.MT.	SQ.MT.
A2	B+G+13 FL.	101, 201, 301, 401, 501, 601, 801, 901, 1001, 1101, 1301	59.23	2.570	4.570	66.37
		102, 202, 302, 402, 502, 602, 802, 902, 1002, 1102,1302	59.23	2.570	4.570	66.37
		103, 203, 303, 403, 503, 603, 803, 903, 1003, 1103, 1303	38.05	2.570	3.660	44.28
		104, 204, 304, 404, 504, 604, 804, 904, 1004, 1104, 1304	58.24	2.200	4.570	65.01
		105, 205, 305, 405, 505, 605, 805, 905, 1005, 1105, 1305	59.69	2.570	4.570	66.83
	7 & 12TH FL	701, 1201	59.23	2.570	4.570	66.37
		702, 1202	59.23	2.570	4.570	66.37
		703, 1203 (REFUGE AREA)	0.00	0.000	0.000	0.00
		704, 1204	71.33	2.200	4.570	78.10
		705, 1205	59.69	2.570	4.570	66.83



LOCATION PLAN

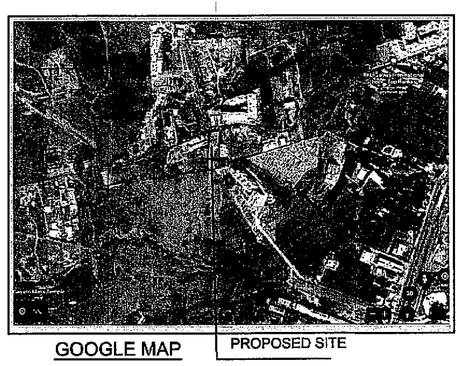
WATER REQUIREMENT (A1 WING)

FOR COMMERCIAL
269.37 SQM CARPET - 269.37/3 = 89.79 PERSONS
90 X 45 PER. = 4050 LTRS.
O.H.T. CAP.= 4050 LTRS.

FOR RESIDENTIAL
5 PERSON X TENT. 135 LTRS./PERSON
52 FLATS X 5 PER. X 135 LTRS.= 35100 LTRS.
O.H.T. CAP.= 35100 + 4050 = 39,150.00 LTRS.
O.H.T. CAP.= 39,150.00+25000FIRE = 64,150.00 LTRS.
SAY. = 64,500.00 LTRS.
U.G.T. CAP. = 64,500.00 X 1.50 = 96,750.00 LTRS.
U.G.T. CAP.= 96,750.00+75000FIRE = 1,71,750.00 LTRS.
SAY = 1,72,000.00 LTRS.

WATER REQUIREMENT (A2 WING)

FOR RESIDENTIAL
5 PERSON X TENT. 135 LTRS./PERSON
63 FLATS X 5 PER. X 135 LTRS.= 42525.00 LTRS.
O.H.T. CAP.= 42525.00+25000FIRE = 67,525.00 LTRS.
SAY. = 68,000.00 LTRS.
U.G.T. CAP. = 68,000 X 1.50 = 1,02,000.00 LTRS.
U.G.T. CAP.= 1,02,000.00+75000 = 1,77,000.00 LTRS.
U.G.T. CAP. = 1,77,000.00 LTRS. LTRS.



GOOGLE MAP PROPOSED SITE

STAMP OF APPROVAL 01/08

REVISION 2
Sanctioned No. B.P./wadmukhawadi/35/2022
Subject to conditions mentioned in the Office Order No.
even dated 17/5/2022

Pimpri Chinchwad Municipal Corporation ESTD. 11/10/1982

Pimpri
Date : 17/05/2022

Executive Engineer
Building Permission and Unauthorised Building Construction Control Department
Pimpri Chinchwad Municipal Corporation
Pimpri-411 018.

A)	AREA STATEMENT	IN SQ.M.
1)	AREA OF PLOT	
	(a) As per document (PRC,7/12 extract)	3999.20
	(b) as per demarcation	4000.06
	(c) Minimum area be considered (as per site)	3999.20
2)	DEDUCTIONS FOR	
	(a) Proposed D.P./ D.P. Road widening Area/ Service Road / Highway widening	314.50
	(b) Any D.P. Reservation area HILL LOCK	1100.00
	(Total a+b)	1430.03
3)	BALANCE AREA OF PLOT (1-2)	2584.70
4)	AMENITY SPACE	-----
	(a) Required -	0.00
	(b) Adjustment of 2(b), if any -	-----
	(c) Balance Proposed -	0.00
5)	NET PLOT AREA (3-4C)	2584.70
6)	RECREATIONAL OPEN SPACE	-----
	(a) Required - 10%	0.00
	(b) Proposed	0.00
7)	INTERNAL ROAD AREA	-----
8)	PLOTABLE AREA	2584.70
9)	PERMI. BASIC F.S.I. AS PER FRONT ROAD WIDTH (Sr. No. 5 X basic FSI)= 2584.70 X 1.10	2843.17
10)	ADDITION OF F.S.I. ON PAYMENT OF PREMIUM(18.0M.W.ROAD) A)PER.PREMIUM F.S.I. = 2584.70 X 0.5	1292.35
11)	F.S.I./ T.D.R. LOADING	
	(a) Area against Road widening handed over to Pcmc [2.00 or 1.85 x Sr. No. 4 (b)and /or(c)],	644.72
	(b) T. D. R. Area (2584.70 X 0.90)=2326.23-644.72	1681.51
12)	TOTAL PER. F.S.I. = (9+10+11a)	6461.75
13)	Permi.Ancillary Area FSI upto 60% or 80% with payment of charges. (6461.75X 60%)	3877.05
14)	Total F.S.I. permi. (12+13)	10338.80
15)	Maxi. utilization limit of F.S.I. (build. potential) Permi. as per Road width {(as per Regu.No. 6.1 or 6.2 or 6.3 6.4 as applicable) =	-----
17)	TOTAL F.S.I. AREA IN PROPOSAL	
	(a) Proposed Commercial f.s.i. area (as per 'P-line')	304.91
	(b) Proposed Residential f.s.i. area (as per 'P-line')	10011.88
	(c) Prop.resi.+ Comm. area exc.mahada	-----
	(d) Total (a+b+c)	10313.16
18)	F.S.I. CONSUMED (17/14) (should not be more than serial No. above.)	0.99
19)	AREA FOR INCLUSIVE HOUSING, IF ANY	
	(a) Required (20% of Sr.No.5)	—
	(b) Proposed	—

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 quility and saftely at the work site.

SIGN OF OWNER

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

OWNER : -
M/S. AKSHAY BUILDERS THR'
1) MR .RAJENDRA R. LUNKAD
2) MR .PARIKSHIT P. NAHAR P P Nahar
SIGN

ARCHITECT:-

Rajendra Khire CA/90/13574	Milind Bhide CA/92/14605
SIGN	SIGN

PROJECT :-
PROPOSED RESIDENTIAL CUM COMMERCIAL SCHEME ,ON S.NO.155/2/1/2
AT- WADMUKHAWADI, TAL - HAVELI, DIST - PUNE.

JOB NO.	DRG.NO.	SCALE	DRAWN BY	CHECK BY
		1:300	Rajashree	MR. KHIRE
INWARD NO.			DATE	28.03.2022
KEY NO.		—	SHEET NO.	

KHIRE-BHIDE & ASSOCIATES
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