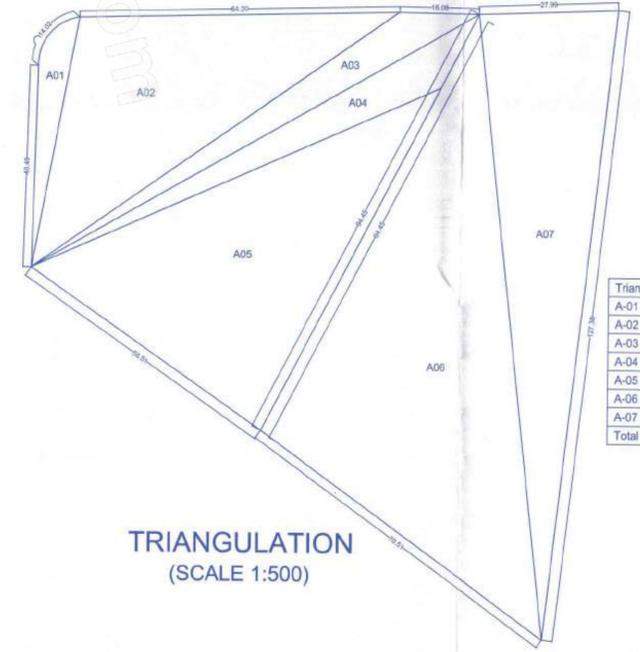


LOCATION MAP

LAYOUT PLAN (SCALE 1:200)



TRIANGULATION (SCALE 1:500)

(Statement no.1) [Sr.No. 8 (a) (ii)] Existing Building to be retained

Existing	Floor No.	Plinth Area	Total Floor Area of Existing Building	Use / Occupancy of Floors.
(1)	(2)	(3)	(4)	(5)

(Statement no.2) Proposed Building [Sr.No. 9 (g)]

BUILDING NAME	COMM. AREA	RESI. AREA	MHADA AREA	TENEMENTS
(WING A)	985.01 SQ.M.	11763.06 SQ.M.	—	112
(WING B)	—	3983.35 SQ.M.	2174.33 SQ.M.	40
TOTAL	985.01 SQ.M.	15746.41 SQ.M.	2174.33 SQ.M.	152 + 20 = 172

(RESIDENTIAL A WING) FLOOR WISE FSI STATEMENT

FLOORS	COMMERCIAL	RESIDENTIAL	TENEMENTS
BASEMENT	—	—	—
GROUND FLOOR	985.01 Sqm.	158.32 Sqm.	—
FIRST FLOOR	—	1057.82 Sqm.	16
SECOND FLOOR	—	1057.82 Sqm.	16
THIRD FLOOR	—	1057.82 Sqm.	16
FOURTH FLOOR	—	1057.82 Sqm.	16
FIFTH FLOOR	—	1057.82 Sqm.	16
SIXTH FLOOR	—	1057.82 Sqm.	16
SEVENTH FLOOR	—	1057.82 Sqm.	16
TOTAL	985.01 Sqm.	11763.06 Sqm.	112

(RESIDENTIAL B WING) FLOOR WISE FSI STATEMENT

FLOORS	WING B	TENEMENTS	MHADA	MHADA TENEMENTS
LOWER BASEMENT	—	—	—	—
UPPER BASEMENT	—	—	—	—
GROUND FLOOR	796.67 Sqm.	08	447.81 Sqm.	04
FIRST FLOOR	796.67 Sqm.	08	431.63 Sqm.	04
SECOND FLOOR	796.67 Sqm.	08	431.63 Sqm.	04
THIRD FLOOR	796.67 Sqm.	08	431.63 Sqm.	04
FOURTH FLOOR	796.67 Sqm.	08	431.63 Sqm.	04
FIFTH FLOOR	796.67 Sqm.	08	431.63 Sqm.	04
TOTAL	3983.35 Sqm.	40	2174.33 Sqm.	20

**WING-A WATER TANK CAPACITY CALC.**  
 COMM. = 985.01 SQ.M. / 3 x 45 Ltr. / PERSON  
 = 14774.85 Ltr.  
 5 PERSON PER TENEMENTS  
 RESI. 112 TENEMENT = 560.00 PERSON  
 135 Ltr. / PERSON  
 = 75600.00 + 14774.85 = 90374.85 Ltr.  
 FIRE FIGHTING = 25000.00 Ltr.  
 TOTAL O.H. CAPACITY = 115374.85 Ltr.  
 [SAY = 115500.00 Ltr.]  
 U.G. WATER TANK = 2.00 X 90374.85  
 = 180749.70 Ltr.  
 FIRE FIGHTING = 75000.00 Ltr.  
 [SAY = 2,55,750.00 Ltr.]

**WING-B & (MHADA) WATER TANK CAPACITY CALC.**  
 5 PERSON PER TENEMENTS  
 RESI. 60 TENEMENT = 300.00 PERSON  
 135 Ltr. / PERSON  
 = 40500.00 Ltr.  
 FIRE FIGHTING = 25000.00 Ltr.  
 TOTAL O.H. CAPACITY = 65500.00 Ltr.  
 [SAY = 66000.00 Ltr.]  
 U.G. WATER TANK = 2.00 X 40500.00  
 = 81000 Ltr.  
 FIRE FIGHTING = 75000.00 Ltr.  
 [SAY = 1,56,000.00 Ltr.]

FLOOR NO. SHOP WING -A WING -B

TOTAL	21	112	40
TOTAL TENEMENTS	21	112+40 = 152+21 (MHADA)=172	

SANITATION STATEMENT (UDCPR)

BUILDING USE	Rule Name	Per rule	Reqd	Provided
COMMERCIAL (GROUND)	No. of persons	(985.01 / 3) = 328 male + 219 Female = 547		
	Water Closet	4 per 100-150	8 per 75-100	8
	Urinal	4 per 75-100	8	8
	WashBasin	—	—	—

PARKING CALCULATION (WING A)

TYPE	CARPET AREA / FSI (M2)	TNMTS.(NOS)	CAR.(NOS)	SCOOTER.(NOS)
Residential	40 - 80	2	63	1
Residential	80 - 150	1	49	1
Residential	> 150	1	0	2
Commercial	985.01	100	10	2
TOTAL REQD.(NOS.)			101	172
TOTAL PROP.AREA			1262.50	344
ADD 5% VISITORS PARKING			1606.50 + 80.32 = 1686.82	

PARKING CALCULATION (WING B)

TYPE	CARPET AREA / FSI (M2)	TNMTS.(NOS)	CAR.(NOS)	SCOOTER.(NOS)
Residential	40 - 80	2	20	1
Residential	80 - 150	1	40	1
Residential	> 150	1	0	2
TOTAL REQD.(NOS.)			50	60
TOTAL PROP.AREA			625.00	120
ADD 5% VISITORS PARKING			745.00	

SCHEDULE OF OPENINGS

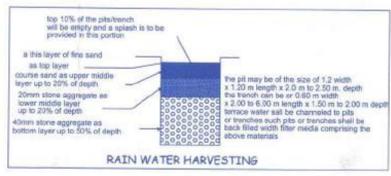
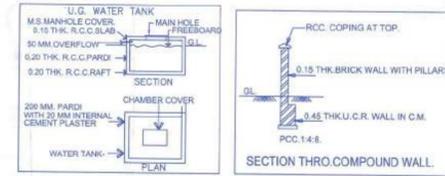
DOORS	WINDOW
D 1.00 X 2.40	W1 1.50x1.80
D1 0.90 X 2.40	W2 1.20x1.50
D2 0.75 X 2.40	V 0.80x0.90
SD 2.10 X 2.40	
FD 1.50 X 2.40	
RS 2.4 X 2.40	

PARKING STATEMENT

REQUIRED PARKING	PROPOSED PARKING
CAR 151 + 08 = 159	173
SCOOTER 232 + 09 = 241	266

Triangle Area

A-01	182.56
A-02	1601.86
A-03	427.84
A-04	468.84
A-05	2177.99
A-06	3289.64
A-07	1763.25
Total	9911.98



STAMP OF APPROVAL

Sanctioned No. B.P./Chikhali/35/2024  
 Subject to conditions mentioned in the Office Order No. 2103/2024  
 Pimpri  
 Date: 22/03/2024

O. C. Signed by City Engineer

PROFORMA - I AREA STATEMENT

PROPOSED RESIDENTIAL COMPLEX GAT NO. - 78,79(P) OF VILLAGE-CHIKHALI	DRAWING SHEET
1 AREA OF PLOT	
2 DEDUCTIONS FOR	
3 BALANCE AREA OF PLOT (1-2)	9862.29 SQM
4 AMENITY SPACE (IF APPLICABLE)	
5 NET PLOT AREA (3-4 c)	9862.29 SQM
6 RECREATIONAL OPEN SPACE (IF APPLICABLE)	
7 INTERNAL ROAD AREA	961.72 SQM
8 PLOTABLE AREA (IF APPLICABLE)	1115.51 SQM
9 BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (SR.NO. 5X BASIC FSI) (1.1%)	9617.29
10 ADDITION OF FSI ON PAYMENT OF PREMIUM	
11 IN SITU FSI / TDR LOADING	
12 ADDITIONAL FSI AREA UNDER CHAPTER NO. 7	
13 TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	10579.01 SQM
14 MAXIMUM UTILIZATION LIMIT OF FSI (BUILDING POTENTIAL) PERMISSIBLE AS PER ROAD WIDTH (AS PER REGULATION NO. 6.1 OR 6.2 OR 6.4 AS APPLICABLE) X 1.6 OR 1.8)	16731.48 SQM
15 TOTAL BUILT UP AREA IN PROPOSAL (EXCLUDING AREA AT SR.NO. 15 b)	
16 FSI CONSUMED (15 / 13) (SHOULD NOT BE MORE THAN SERIAL NO. 14 ABOVE)	
17 AREA FOR INCLUSIVE HOUSING, IF ANY	
Certificate of Area:	
Owner's Declaration:	
Architect / Licensed Engineer / Supervisor name and signature	
Date	19.01.2024
North	
Scale	1:100
Drawn by	SMITA VRUSHALI
Check by	Ar.GANESH
Registration No. of Architect/Licensed Engineer / Supervisor	Lic.No.CA/03/32518