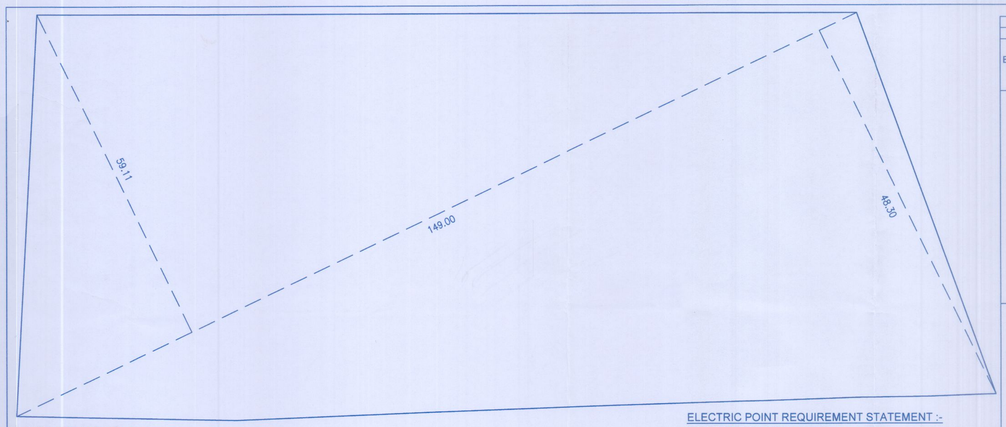
अट क्र.- इलेक्ट्रीक वाहन चार्जिंगसाठी अतिरिक्त इलेक्ट्रिक लोड विद्युत महामंडळाकडून मान्य करून घेणेत-यावा.
अट क्र.- प्रकल्पाचे / इमारतीचे प्रवेश द्वारजवळ रस्त्याचे बाजूने प्रत्येकी ५० मी. अंतरावर एक सी.सी.टी.व्ही.याप्रमाणे बसविणे विकासकास बंधनकारक राहील.
अट क्र.- विकसनाच्या ठिकाणी शुळ प्रतिबंधक उपाययोजना मनपाने वेळोवेळी दिलेल्या निर्देशाप्रमाणे करणे विकसकावर बंधनकारक आहे.

mahada




PLOT AREA KEY PLAN
SCALE – 1:400

## PLOT AREA CALCULATION :-

1) 0.50 x(59.11+48.30)x149.00 = 8002.04
TOTAL = 8002.04 SQM.
AREA AS PER 7/12 EXTRACT = 8000.00 SQM
WHICHEVER IS MINIMUM IS TO BE CONSIDERED.

## SANITATION REQUIREMENT STATEMENT :-

TOTAL NO OF PERSON = 550 PERSON CONSIDER 50% GENTS & 50% LADIES
NO OF PERSON = 275 GENTS & 275 LADIES

| PUBLIC & STAFF TOILET | FITMENTS | REQUIRED | | PROPOSED | |
|---|---|---|---|---|---|
| | | GENTS | LADIES | GENTS | LADIES |
| 1W.C./25PERSONS GENTS 1W.C./15PERSONS LADIES | W.C. | 11 | 18 | 12 | 19 |
| 4 URINALS FOR 71–100 PERSONS (GENTS) | URINALS | 4 | | 4 | |
| 2.5% OVER 200 | | 4 | | 4 | |

## ELECTRIC POINT REQUIREMENT STATEMENT :- AS PER UDCPR 2020 -

| DESCRIPTION |
|---|
| (FOR RESIDENTIAL PARKING ) |
| TOTAL PROPOSED CAR PARKING = 299 NOS |
| REQUIREMENT ELECTRIC POINT - 20% ON 299 NOS |
| 299 X 20% = 60 POINT |
| PROPOSED ELECTRIC POINT - 60 POINT |
| REQUIREMENT ELECTRIC POINT FOR COMMON PARKING |
| REQUIREMENT COMMON ELECTRIC POINT – 30% ON |
| PROPOSED ELECTRIC POINT – 60 X 30% = 18 POINTS |
| PROPOSED ELECTRIC POINT FOR COMMON PARKING = 20 |
| TOTAL PROPOSED ELECTRIC POINT = 60 + 18 = 78 |

FROM OF STATEMENT 3 (SR. NO. 9(g))
AREA DETAILS OF APARTMENT

| BUILDING NAME | FLOOR NO | SHOP/ OFFICE/ FLAT NO | CARPET AREA (SQ.M) | AREA OF ENC. BALCONY (SQ.M) | AREA OF OPEN BALCONY (SQ.M) | AREA OF ATTACHED TERRACE |
|---|---|---|---|---|---|---|
| A BLDG. | GROUND & PODIUM FL | SHOP 01, 101 | 40.88 | – | – | – |
| | | SHOP 02, 102 | 40.97 | – | – | – |
| | | SHOP 03, 103 | 54.44 | – | – | – |
| | | SHOP 04, 104 | 38.93 | – | – | – |
| | | SHOP 05, 105 | 24.43 | – | – | – |
| | | SHOP 06, 106 | 45.61 | – | – | – |
| | | SHOP 07, 107 | 39.48 | – | – | – |
| | | SHOP 08, 108 | 46.73 | – | – | – |
| | | SHOP 09, 109 | 43.66 | – | – | – |
| | 1ST TO 4TH FL | OFFICE 01,02,03,04,05, 06,07,08,09,10,11,12, 13,14,15,16,17,18,19,20 | 100.33 | – | – | – |
| | 5,6,8,9,10, 11,13,14, 15,16 FL | 501,601,801,901, 1001,1101,1301, 1401,1501,1601 502,602,702,802,902, 1002,1102,1202,1302, 1402,1502,1602 | 46.26 | – | – | – |
| | 7&12 FL. | 701,1201 | 32.80 | – | – | – |
| B BLDG. | | 101,104,105,108 201,204,205,208 301,304,305,308 401,404,405,408 501,504,505,508 601,604,605,608 701,705,708 801,804,805,808 901,904,905,908 1001,1004,1005,1008 1101,1104,1105,1108 1201 | 66.98 | 10.40 | – | 27.50 |
| | | 102,103 | 90.86 | 10.87 | – | 62.24 |
| | | 106,107 | 90.86 | 10.87 | | 35.30 |
| | | 202,203,206,207 302,303,306,307 402,403,406,407 502,503,506,507 602,603,606,607 702,703,706,707 802,803,806,807 902,903,906,907 1002,1003,1006,1007 1102,1103,1106,1107 1202,1203 | 90.86 | 10.87 | – | – |
| | | 704,1204 | 63.17 | 10.40 | – | – |

FORM OF STATEMENT - 2
[SR. NO. 9 (a)]
PROPOSED BUILDING

| BLDG | B.UP AREA COMM. | B.UP AREA RESI. | | TENAMENT SHOP/OFF. | |
|---|---|---|---|---|---|
| | | WITH–OUT MHADA | WITH MHADA | | MHADA |
| A BLDG | 3586.61 | 49.30 | 1792.88 | 1 FLAT 18 SHOP 20 OFFICE | 23 |
| B BLDG | | 10723.65 | | 92 | |
| C BLDG | | 116.63 (SERVICES) | | – | |
| TOTAL | 3586.61 | 10889.58 | 1792.88 | 93 FLAT 18 SHOP 20 OFFICE | 23 |

GRAND TOTAL
(3586.61 + 10889.58) = 14476.19 SQ.M
16269.07 -116.63 = 16152.44 Sq.Mts (Including BUA (1792.88 sqm) of MHADA & excluding BUA (116.63 sqm) of additional services,

## PARKING CALCULATION

| TYPE | CARPET AREA / FSI (M2) | TNMTS.(NOS) | | CAR (NOS) | | SCOOTER (NOS.) | | CYCLE (NOS.) | |
|---|---|---|---|---|---|---|---|---|---|
| | | UNIT | PROP. | BY RULE | REQD. | BY RULE | REQD. | BY RULE | REQD. |
| Residential | 40 - 80 | 2 | 70 | 1 | 35 | 2 | 70 | 0 | 0 |
| Residential | 80 - 150 | 1 | 46 | 1 | 46 | 1 | 46 | 0 | 0 |
| Commercial shops | 930.00 | 100 | 9 | 2 | 18 | 6 | 56 | 0 | 0 |
| Commercial offices | 2000.00 | 200 | 10 | 3 | 30 | 11 | 110 | 0 | 0 |
| REQ. VISITORS PARK. | | | | | 06 | | 14 | - | - |
| REQ. TOTAL PARKING | | | | | 135 | | 296 | | |
| REQ. AREA | | | | 12.50 SQ.M | 1687.50 | 2.00 SQ.M | 592.00 | | |
| REQ.TOTAL PARK. AREA | 2279.50 SQ.M | | | | | | | | |
| TOTAL PROPOSED AREA | 4858.50 SQ.M | | | | | | | | |

| PROPOSED PARKING | | |
|---|---|---|
| FLOOR | CAR | SCOOTER |
| BASEMENT | 100 | 573 |
| GROUND | 118 | – |
| PODIUM | 81 | – |
| TOTAL | 299 | 573 |

GOOGLE LOCATION

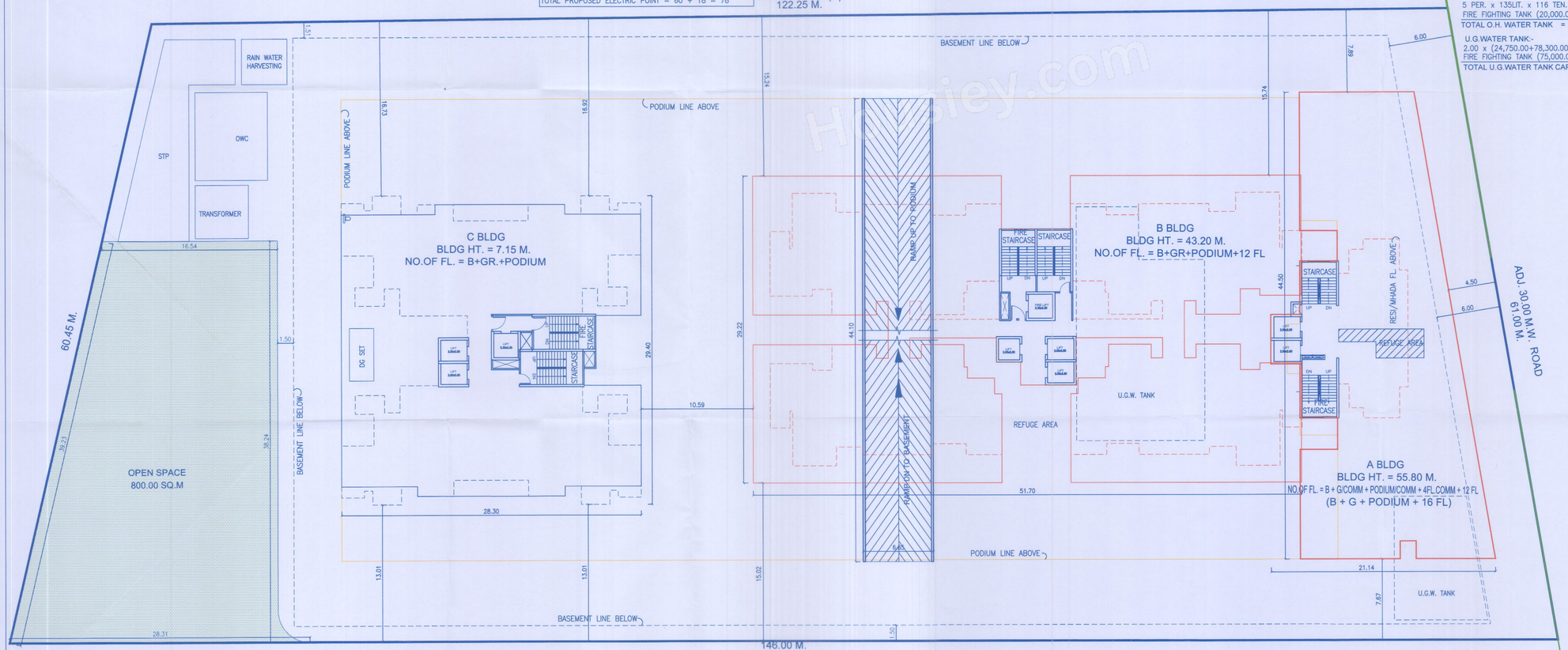
PROP. PLOT

## WATER REQUIREMENT STATEMENT :-

(FOR COMMERCIAL)
O.H.WATER TANK:-
628.09 / 3 = 209 PERSON
546.03 / 6 = 91 PERSON
2498.90 / 10 = 250 PERSON
550 PER x 45 LIT = 24,750.00 LIT.
TOTAL O.H.WATER TANK CAPACITY = 24,750.00 LIT.

(FOR RESIDENTIAL)
O.H. WATER TANK :-
5 PER. x 135LIT. x 116 TEN. = 78,300.00 LIT.
FIRE FIGHTING TANK (20,000.00x3 BLDG) = 60,000.00 LIT.
TOTAL O.H. WATER TANK = 1,63,050.00 LIT. (INCL. COMM.)

U.G.WATER TANK:-
2.00 x (24,750.00+78,300.00) LIT. = 2,06,100.00 LIT.
FIRE FIGHTING TANK (75,000.00x3 BLDG) = 2,25,000.00 LIT.
TOTAL U.G.WATER TANK CAPACITY= 4,31,100.00 LIT.




LAYOUT PLAN
SCALE :–1:200

## STAMP OF APPROVAL

1/13

Sanctioned No. B.P (Charholi) 81/2024
Subject to conditions mentioned in the
Office Order No.
aven dated 09/05/2024
Pimpri
Date 09/05/2024

O. C. Signed by
City Engineer

For City Engineer
Building Permission Dept.
PCMC., Pimpri, Pune-18.

| AREA STATEMENT | SQ.MT |
|---|---|
| 1. AREA OF PLOT (minimum area of a,b,c to be considered) | 8000.00 |
| (a) As per ownership document (7/12, CTS extract) | 8000.00 |
| (b) As per measurement sheet | 8002.04 |
| (c) As per site | 8002.04 |
| 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) | 0.00 |
| 3. Balance area of plot (1-2) | 8000.00 |
| 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. Recreational Open space (if applicable) | 0.00 |
| (a) Required - | 800.00 |
| (b) Proposed - | 800.00 |
| 6. Net Plot Area [3-(4+5)] | 8000.00 |
| 7. Internal Road area | 0.00 |
| 8. Plotable area (if applicable) | 0.00 |
| 9. Built up area with reference to basic F.S.I. as per front road width (Sr.No.6xbasic FSI) (8000.00X1.10 = 8800.00) | 8800.00 |
| 10. Addition of FSI on payment of premium | |
| (a)Maximum permissible premium FSI -based on road width / TOD Zone. | 4000.00 |
| (b) proposed FSI on payment of premium. | 0.00 |
| (c) proposed FSI on payment of premium. (Table No.6Gi) | 0.00 |
| 11. In-situ FSI / TDR loading | 0.00 |
| (a)In- situ against D.P road, if any | 0.00 |
| (b)In- situ against Amenity Space if handed over [2.00 or 1.85 x Sr.No.4 (b) and /or (c)]. | 0.00 |
| (c) TDR area 1.40 11200.00 | 0.00 |
| (d) 5% GREEN F.S.I. (8800.00 x 0.05) 440.00 | 0.00 |
| (e) Total in-situ/ TDR loading proposed (11)a)+(b)+(c)+(d)) | 0.00 |
| 12. Additional FSI area under Chapter No.7 | 0.00 |
| 13. Total entitlement of FSI in the proposal | - |
| (a) [9+10(b)(c)+11(d)] or 12 whichever is applicable | 8800.00 |
| (a1) Deduction :- Built-up area / FSI/utilizes Area/FSI to be retained as per old DC Rules | 0.00 |
| (a2) Balance entitlement for Ancillary Area (a - a1) | 8800.00 |
| (b) Ancillary Area FSI upto 80% with payment of charges (on a2 whichever applicable 3586.61 (COMM. AREA)1.8=1992.56 1992.56x0.8 = 1594.05 | 1594.05 |
| (b) Ancillary Area FSI upto 60% with payment of charges (on a2 whichever applicable 8800.00 - 1992.56 = 6807.44 6807.44 x 0.6 = 4084.46 | 4084.46 |
| (c) Total entitlement (a + b) | 14478.51 |
| 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} (9+10(a)+11-13(a1) | 4.40 |
| 15. Total Built-up Area in proposal(excluding area at Sr.No.17b) | |
| (a) Earlier Sanction Area | 0.00 |
| (b) Proposed Built-up Area (as per 'P-Line') | |
| i) Residential+Comm. (WITH MHADA) | 16269.07 |
| ii) Residential+Comm. (WITH-OUT MHADA) | 14476.19 |
| 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 | N.A |
| (a) Required (20%of Sr.no.9) | 1760.00 |
| (b) Proposed | 1792.88 |

## CERTIFICATE OF AREA

CERTIFIED THAT THE AREA UNDER REFERENCE WAS SURVEYED BY ME AND THE DIM. OF SIDES ETC. OF THE PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP, T.P. SCHEME RECORDS, LAND RECORD DEPARTMENT, CITY SURVEY RECORDS.

CA/2004/34707 AR.SIDDARTH HARISCHANDRAKAR

## 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 SIGN

## BRIEF SPECIFICATIONS

FOUNDATION UPTO HARD STRATA
R.C.C. FRAMED STRUCTURE IN M–20
EXTERNAL WALLS IN 0.15THK,INTERNAL WALLS 0.10THK
EXTERNAL SAND FACED PLASTER,INTERNAL NEERU FINISHED
MARBLE MOZIAC FLOORING
T.W. DOORS AND M.S. WINDOWS

## LEGEND

PLOT LINE SHOWN – BLACK
PROPOSED WORK SHOWN – RED
DRAINAGE LINE SHOWN – RED DOTTED
WATER LINE SHOWN – BLACK DOTTED
EXISTING TO BE RETAINED – HATCHED BLUE
EXISTING TO BE DEMOLISHED – HATCHED YELLOW

NORTH

OWNER'S NAME, SIGNATURE :-
M/S WINSOME SK BUILDERS THROUGH PARTNER
MR. SANJEEV KUMAR

PROJECT :-
**PROPOSED RESIDENTIAL BUILDING**
S.NO 299, PLOT NO 4 AT CHARHOLI PUNE

ARCHITECT :-


AR.SIDDARTH HARISCHANDRAKAR
CA/2004/34707
Aditri, Office no. 301/401,Plot no. 4/22, S.no.88, near Sahakar Udyan, Erandwane, Pune, 411004
020 - 29952054 / 29952055,
adesignstudio1@gmail.com


| DATE | DEALT BY | REVISED BY | CHECKED BY | SCALE |
|---|---|---|---|---|
| 17/02/2024 | PRAJAKTA | | SIDDARTH | 1:100 |

P:\SERVER DATA DRIVE\WT04–WINSOME S\C01–CHARHOLI\20\CC DWG\CC DWG 2024.01.17.dwg