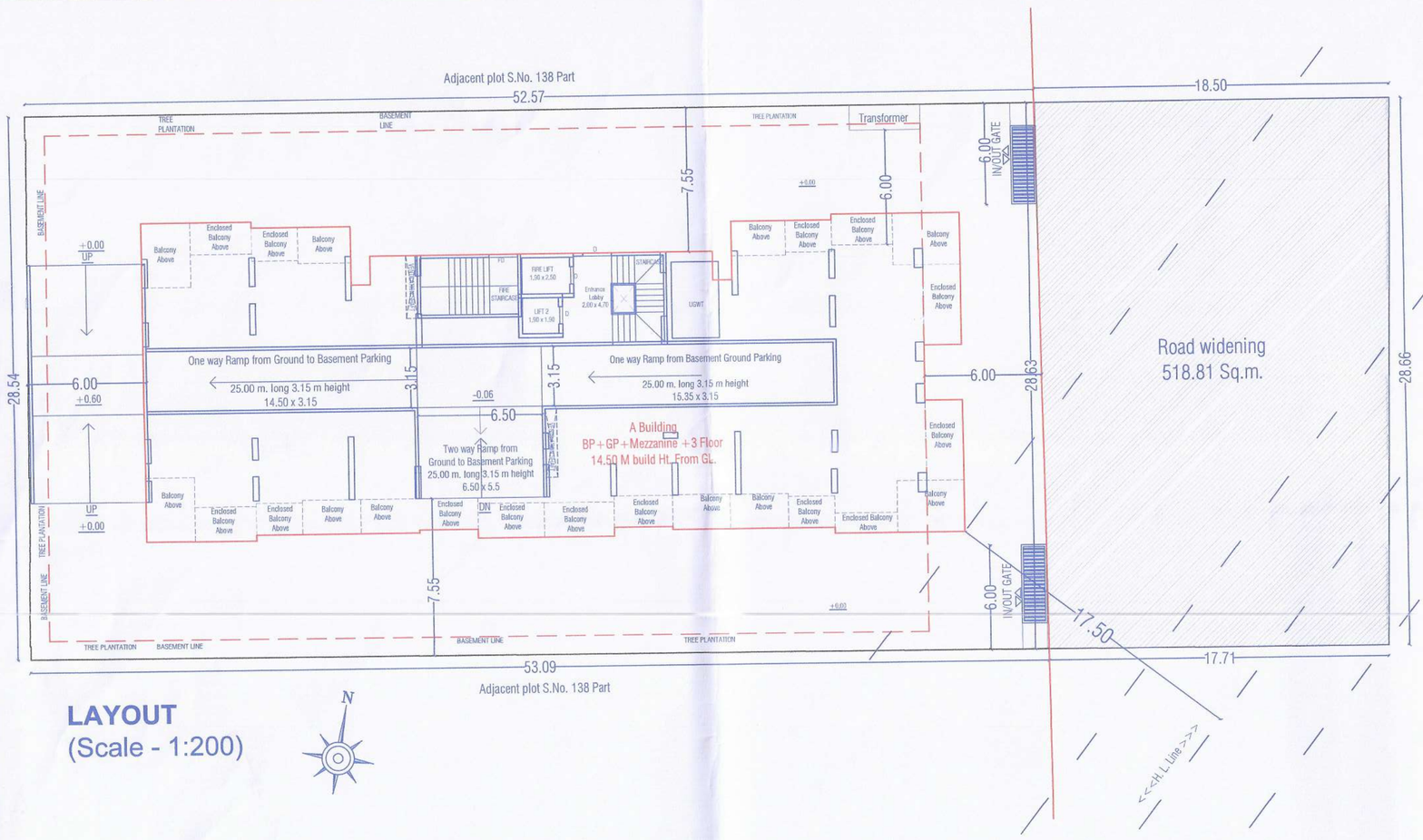

LAYOUT
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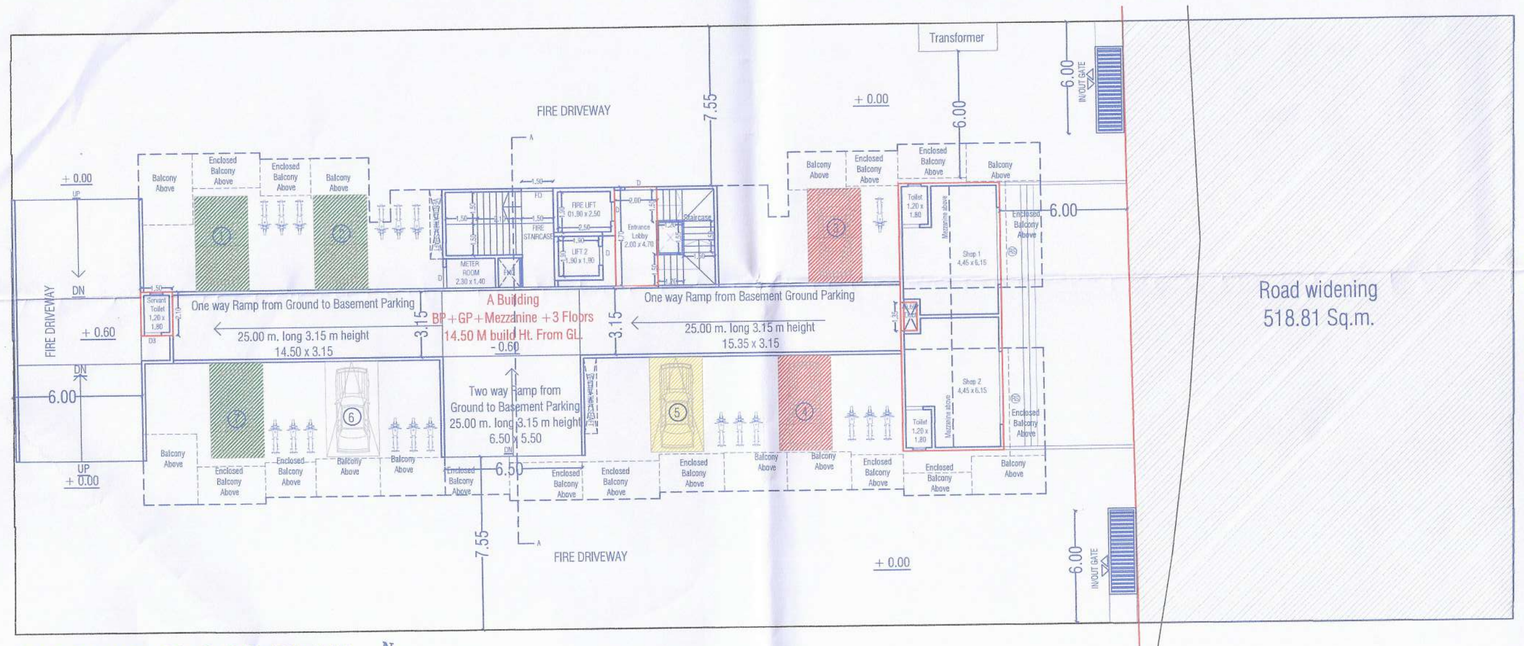

GROUND FLOOR PLAN
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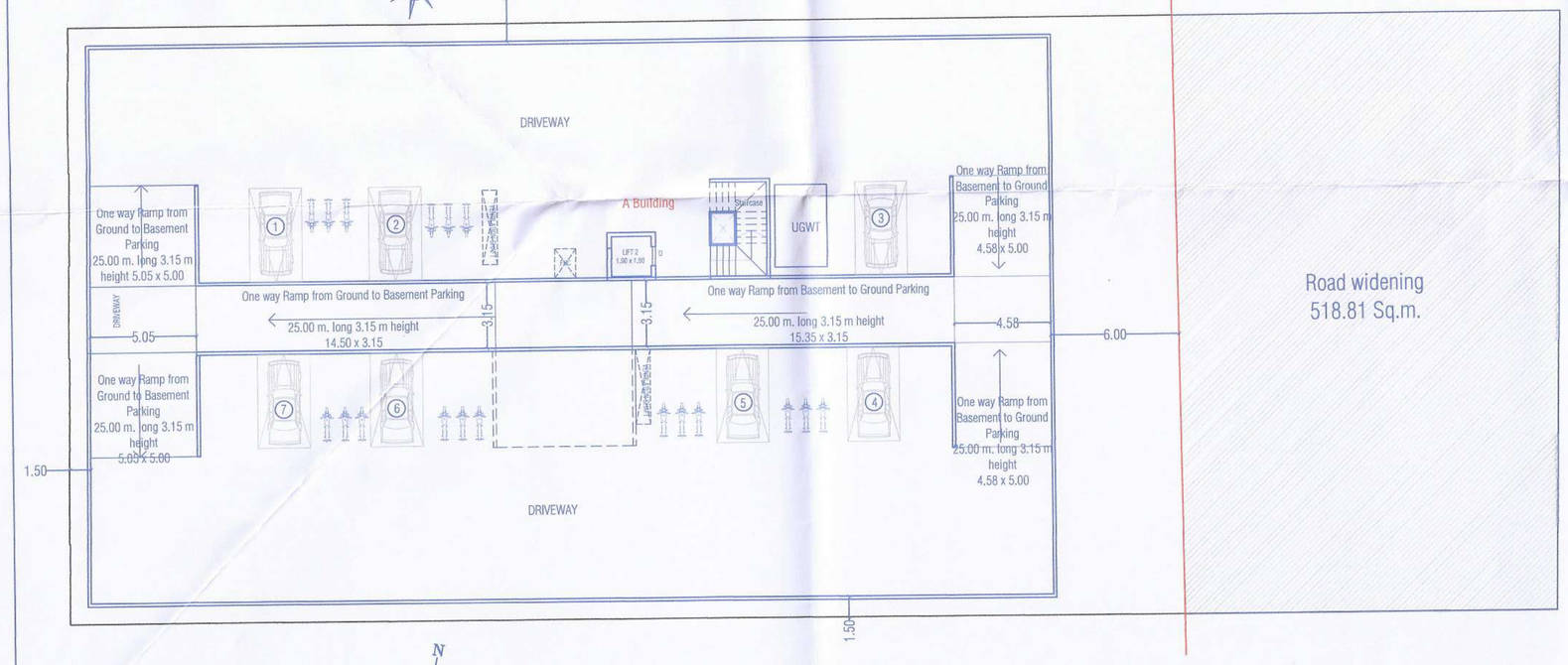


BASEMENT PLAN
(Scale - 1:200)

WATER STORAGE CAPACITY A BUILDING

FOR RESIDENTIAL

AMOUNT OF WATER REQUIRED PER PERSON	= 135 lts
WATER REQUIRED PER FLAT (5 person per flat)	= 675 lts
NO. OF TENEMENTS	= 18 NOS.
WATER REQUIRED FOR FLAT	= 12150 lts
WATER REQUIRED FOR FIRE FIGHTING (OHWT)	= 25000 lts
TOTAL WATER REQUIRED	=34150 lts
PROVIDED CAPACITY OF OVERHEAD TANK	= 37500 lts
U.G.WATER TANK REQUIRED 34150 X2.00	= 24300 lts
TOTAL WATER REQUIRED	= 24300 lts
PROVIDED CAPACITY OF U.G.WATER TANK	= 24500 lts

WATER STORAGE CAPACITY

FOR COMMERCIAL

TOTAL AREA FOR COMMERCIAL = 91.829 sqm

NO. OF PERSON = 91.829/3 = 30 PERSONS

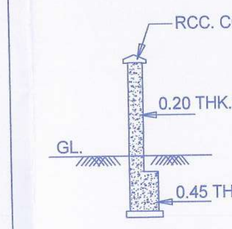
WATER CONSUMPTION PER PERSON = 30 x 45 =1350 LTS.

TOTAL WATER REQUIRED = 1350 lts

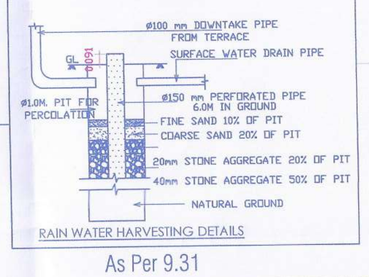
PROVIDED CAPACITY OF OVERHEAD TANK = 1500 lts

U.G.WATER TANK REQUIRED 1350 X 2 = 2700 lts

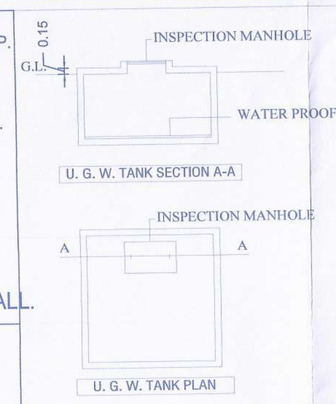
PROVIDED CAPACITY OF U.G.WATER TANK = 3000 lts



SECTION THRO.COMPOUND WALL.



RAIN WATER HARVESTING DETAILS



STAMP OF APPROVAL	SHEET NO.
Layout, Ground and Basement Floor Plan	01/03

Sanctioned No. B.P./Wakad/1118/24
Subject to conditions mentioned in the Office Order No. aven dated 25/09/24
Pimpri
Date 25/09/2024

Pimpri Chinchwad Municipal Corporation ESTD. 11/10/82 Pin - 411 018.

O. C. Signed by Ward Officer

For Ward Officer 'D': Ward PCMC., Chinchwad, Pune-411 033.

As Per 9.31

BUILDING WISE PARKING FLOOR FSI STATEMENT

BUILDING NAME	PARKING FLOOR	ENTRANCE LOBBY	SECURITY TOILET	TOTAL
A BUILDING	GROUND PARKING	9.400	3.150	12.550

STATEMENT 2 [Sr. No. 9(a)] Proposed Building

FSI STATEMENT OF (A BUILDING) As Per UDCPR 2020

FLOORS	FSI AREA		TENEMENTS	TOTAL
	COMMERCIAL	RESIDENTIAL		FSI AREA
GROUND PARKING FLOOR	59.752	12.550	0	72.302
MEZZANINE FLOOR	32.077	121.247	0	153.324
FIRST FLOOR	0.00	607.830	06	607.830
SECOND FLOOR	0.00	607.830	06	607.830
THIRD FLOOR	0.00	607.830	06	607.830
TOTAL	91.829	1957.287	18.000	2049.116

FSI STATEMENT OF BUILDING As Per UDCPR 2020

FLOORS	FSI AREA		TENEMENTS	TOTAL
	COMMERCIAL	RESIDENTIAL		FSI AREA
A BUILDING	91.829	1957.287	18	2049.12
TOTAL	91.829	1957.287	18.000	2049.116

RESIDENTIAL RERA CARPET AREA DETAILS

Building No.	FLOOR NO	TENEMENT No.	RERA CARPET AREA PER TENEMENT	RERA AREA OF OPEN BALCONY PER TENEMENT	RERA AREA OF ENCLOSED BALCONY PER TENEMENT
(1)	(2)	(3)	(4)	(5)	(6)
A Building	TYPICAL FLOOR	101,201,301	74.503	9.435	10.988
	TYPICAL FLOOR	102,202,302	58.775	9.435	10.988
	TYPICAL FLOOR	103,203,303	59.000	4.800	6.505
	TYPICAL FLOOR	104,204,304	59.000	4.800	6.505
	TYPICAL FLOOR	105,205,305	59.710	9.622	6.840
	TYPICAL FLOOR	106,206,306	75.768	9.622	6.840

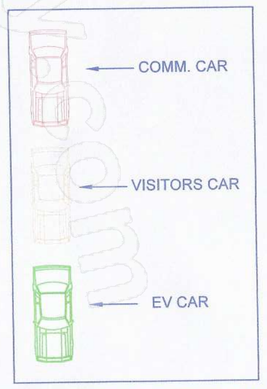
COMMERCIAL RERA CARPET AREA DETAILS

Building No.	FLOOR NO	TENEMENT No.	RERA CARPET AREA PER TENEMENT	RERA AREA OF OPEN BALCONY PER TENEMENT	RERA AREA OF ENCLOSED BALCONY PER TENEMENT
(1)	(2)	(3)	(4)	(5)	(6)
A Building	GROUND FLOOR	Shop 1&2	26.804	0.00	0.00
	MEZZANINE FLOOR	Shop 1&2	12.96	0.00	0.00

STATEMENT 1 [Sr. No. 8(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)
N.A.	N.A.	N.A.	N.A.	N.A.



TOTAL NOS OF PARKING

TYPE	CAR	SCOOTER
TOTAL REQUIRED NOS.	12	25
TOTAL PROPOSED PARKING NOS.	14	36
TOTAL EV PARKING NOS. (14 x 20% =03)	03	
TOTAL EV PARKING NOS. (36 x 20% =08)		08

PARKING STATEMENT

Area of Statement	Prop. No of Tenements	Parking required For Every			Required Parking		Provided parking		
		By Rule		Total Req.	Car	Scooter	Floor	Car	Scooter
40-80	18	2		8	9	18	Ground	7	18
		1	2	18					
Commertial	90.599 sq.m.	100 sq.m.		2	2	6	Basement	7	18
		2	6						
Total					11	24			
Visitors Parking 5%					1	1			
Total Parking Required					12	25	Total Proposed parking	14	36
Required Area Per car /Scooter					12.50	2	Proposed Area	12.50	2
					144.38	50.40		175.00	72.00
Required Area					194.78				

STATEMENT 3 [Sr. No. 9(g)]

RESIDENTIAL CARPET AREA DETAILS OF A BUILDING

Building No.	FLOOR NO	TENEMENT No.	CARPET AREA PER TENEMENT	AREA OF OPEN BALCONY PER TENEMENT	AREA OF ENCLOSED BALCONY PER TENEMENT
(1)	(2)	(3)	(4)	(5)	(6)
A Building	TYPICAL 1ST TO 3RD	101 TO 301	71.27	9.43	10.75
	TYPICAL 1ST TO 3RD	102 TO 302	56.17	9.43	10.75
	TYPICAL 1ST TO 3RD	103 TO 303 104 TO 304	56.46	4.79	6.36
	TYPICAL 1ST TO 3RD	105 TO 305	57.51	9.62	6.61
	TYPICAL 1ST TO 3RD	106 TO 306	73.19	9.62	6.61

STATEMENT 3 [Sr. No. 9(g)]

COMMERCIAL CARPET AREA DETAILS OF A BUILDING

Building No.	FLOOR NO	TENEMENT No.	CARPET AREA PER TENEMENT	AREA OF OPEN BALCONY PER TENEMENT	AREA OF ENCLOSED BALCONY PER TENEMENT
(1)	(2)	(3)	(4)	(5)	(6)
A Building	GROUND FLOOR	Shop 1&2	26.45	0.00	0.00
	MEZZANINE	Shop 1&2	12.96	0.00	0.00

Area Statement		SQ.M.
1	Area Of The Plot (Minimum area of a,b,c to be considered)	2000.00
	(a) As per Ownership Document(7/12 ,CTS Extract)	2000.00
	(b) As per Measurement Sheet	2028.56
	(c) As per Site	2029.45
2	Deduction For	
	(a) Proposed D.P./D.P.Road Widening Area/ Service Road/Highway Widening/Shifted Plot Boundary	518.81
	(b) Any D.P.Reservation Area	0.00
	Total (a+b)	518.81
3	Balance Area Of Plot (1-2)	1481.19
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(c)]	1481.19
6	Recreation Open Space (if applicable)	
	(a) Required Area	0.00
	(b) Proposed Area	0.00
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.5 x 1.10)	1629.31
10	Additional of FSI on payment of premium	
	(a) Maximum permissible premium FSI -based on road width /TOD Zone (Sr.No.1 x 0.50)	0.00
	(b) Proposed FSI on payment of premium	
11	In -situ FSI /TDR loading	
	(a) TDR Area Permissible (Sr.No. 1 x 1.15)As per 24.00m road	0.00
	(b) TDR Area Proposed	
12	Additional FSI Area under chapter no 7	
13	Total entitlement of FSI in the Proposal	
	(a) [9+10(b)+11(d)] or 12 whichever is applicable	1629.31
	(b) Ancillary FSI 60% or 80% with payment of charges	977.59
	(c) Total entitlement (a+b)	2606.89
14	Maximum utilization limit of F.S.I. (building potential) Permissible as per road width [(as per regulation No. 6.1 or 6.3 as applicable) x 1.6 or 1.8]	
15	Total Built up Area in Proposal (Excluding Area at Sr. No. 17b)	
	(a) Existing Built up Area (old sanctioned built up area)	
	(b) Proposed Built Up Area (as per 'P line')	
	(i) Proposed Residential Built Up Area (as per 'P line')	1957.287
	(ii) Proposed Commercial Built Up Area (as per 'P line')	91.829
	(c) Total (a+b)	2049.116
16	F.S.I. Consumed (15/13)(Should not be more than Sr. No. 14 above)	0.786
17	Area of Inclusive Housing . If any (MHADA)	
	(a)Required Area [20% of Basic FSI 1.1]	0.00
	(a)Proposed Area	0.00

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 SO MOWNED BUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / 7/12/SCHEME RECORD / LAND RECORD DEPT. / CITY SURVEYED RECORD

SIGN OF ARCHITECT

OWNERS DECLARATION -

I/WE UNDERSIGNED HERBY CONFIRM THAT I/WE WOULD ABIDE BY PLANS APPROVED BY THE 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	OWNER'S SIGN
Mr. Nandu Aabaji Bhumkar through POA holder m/s A. R. Living Through Partner Mr. Santosh Govind Hande	

PROJECT NAME :

SURVEY NO : 138/A/7 PLOT NO :

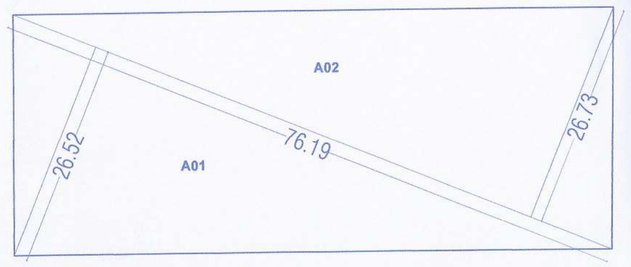
CTS NO :

DESCRIPTION : Bhumkar vasti, VILLAGE - Wakad

ARCHITECT	ARCHITECT'S SIGN
Mehul Vasant Shah CA/2004/34594	

NORTH	DRAWN BY: GSS	CHECKED BY: VDT
	SCALE : 1:100	SHEET NO.: 01/03
	DATE : 12.09.2024	PAGE NO.:
	INWARD NO. : -	

305-B, Kalpavriksha building, opp. Ayodhya veg, near Nachiket apartment, DP road, Karve Nagar, Pune-411052 email: info@architectms.com www.architectms.com



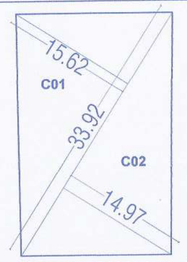
PLOT TRIANGULATION
(Scale - 1:500)

Area Calculations for Plot Triangulation

A-01	0.50	X	76.19	X	26.52	=	1010.279
A-02	0.50	X	76.19	X	26.73	=	1018.279
TOTAL						=	2028.56

Area Calculations for Road Widening Triangulation

C-01	0.50	X	33.92	X	15.62	=	264.915
C-02	0.50	X	33.92	X	14.97	=	253.891
TOTAL						=	518.81



ROAD WIDENING TRIANGULATION
(Scale - 1:500)

LOCATION MAP

PROPOSED SITE