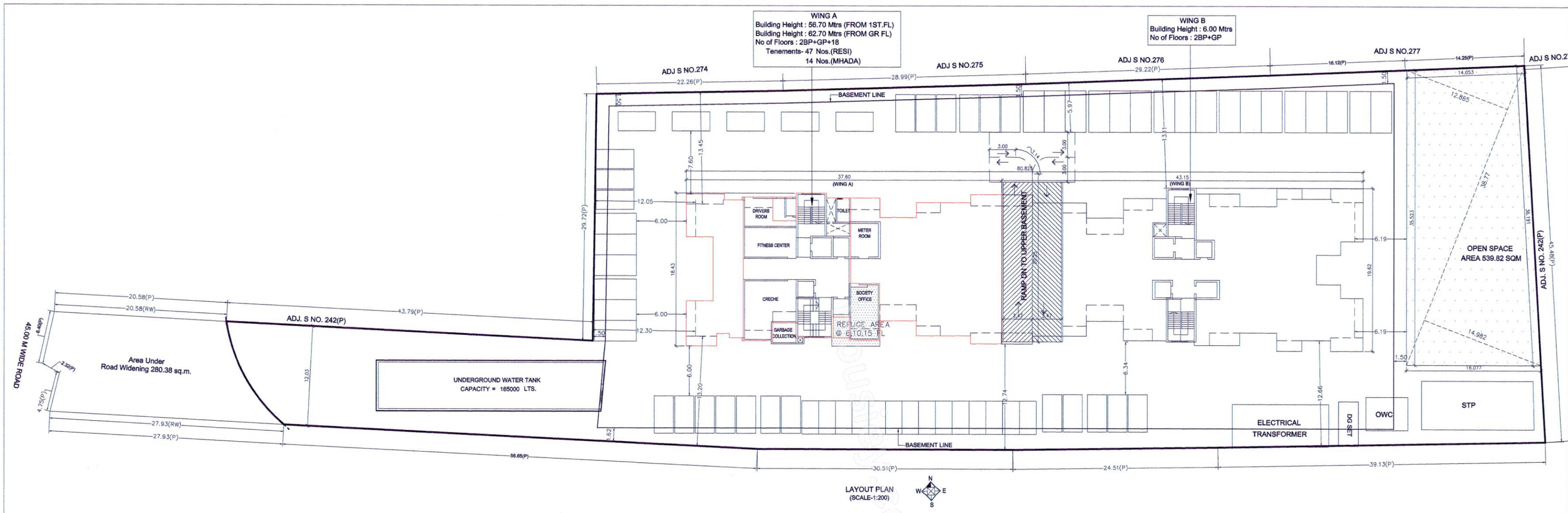


LAYOUT PLAN
(SCALE-1:200)

STAMP OF APPROVAL	01 / 07
LAYOUT	

Sanctioned No. B.P (wakad) 159/2023
Subject to conditions mentioned in the
Office Order No.
aven dated 12/10/2023
Pimpri
Date : 12/10/2023

Pimpri Chinchwad Municipal Corporation ESTD. 11/10/82

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

O. C. Signed by

AREA STATEMENT

1. Area of plot (Minimum area of a, b, c to be considered)	5678.58	SQM.
a) As per ownership document (7/12, CTS extract)		SQM.
b) As per measurement sheet	5722.84	SQM.
c) As per site		SQM.
2. Deductions for		
a) Proposed D.P./D.P. Road widening Area/ Service Road/Highway widening	280.38	SQM.
b) Any D.P. Reservation Area	-	SQM.
(Total a+b+c)	280.38	SQM.
3. Balance area of plot (1-2)	5398.20	SQM.
4. Amenity space (if applicable)		
a) Required		SQM.
b) Adjusment of 2(b) if any	-	SQM.
c) Balance proposed	-	SQM.
5. Net plot area (3-4[c])	5398.20	SQM.
6. Recreational Open space (if applicable)		
a) Required		SQM.
b) Proposed	539.82	SQM.
7. Internal Road area		SQM.
8. Plotable area (if applicable)		SQM.
9. Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 3 x basic FSI) (5398.20 x1.00) BRT	5398.20	SQM.
10. Addition of FSI on payment of premium		
a) Maximum permissible premium FSI based on road width/TOD Zone		
b) Proposed FSI on payment of premium 5678.58 x 0.50 = 2839.29	-	SQM.
11. In-situ FSI/TDR loading		
a) In-situ area against D.P. road [2.0 x Sr.No.2(a)], if any	-	SQM.
b) In-situ area against Amenity space if handed over [2.00 or 1.80 x Sr.No.4(b)] and/or [c].		
c) TDR area 5678.58 x 1.75 = 9937.52	-	SQM.
d) Total In-situ/TDR loading proposed [11(a)+(b)+(c)]	5398.20	SQM.
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	5398.20	SQM.
b) Ancillary Area FSI upto 60% or 80% with payment of charges 5398.20 x 0.60 = 3238.92 SQM.	3046.00	SQM.
c) Total entitlement (a+b)	8444.20	SQM.
14. Maximum utilization limit of FSI (building potential) Permissible as per road width [(as per Regulation No.6.1 or 6.2 or 6.3 or 6.4 as applicable)x 1.6 or 1.8]		
15. Total Built-up Area in proposal (excluding area at Sr. No.13b)		
a) Existing Built-up Area	-	SQM.
b) Proposed Built-up Area	8443.74	SQM.
c) Total (a+b)	8443.74	SQM.
16. FSI consumed (15/13) (should not be more than Sr. No.14 above)	0.999	
17. Area for Inclusive Housing, if any		
a) Required (20% of Sr. No.5)		
BASIC FSI - 5398.20 x 1.00 = 5398.20 5398.20 x 20% = 1079.64	1079.64	SQM.
b) Proposed area	1082.76	SQM.

Certificate of Area
certified that the plot under reference was surveyed by me on _____ and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of Ownership/T.P. Scheme Records/Land Records Department/City Survey Records.

Signature
(Name of Architect/Licenced Engineer/Supervisor.)

PROJECT
PROPOSED BUILDING ON S.NO.242/1(P), AT WAKAD, PUNE.
'SHUBH SWAROVSKI'

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 & SIGN.
M/S. SHUBH DEVELOPERS

ARCHITECT'S NAME & SIGN.
SHASHANK PRAKASH PHADKE

Scale	1:200	Date	03-05-2023
Drg. No.	M - 1	Job. No.	P-418
Draft	JUNIPER&ANJU	Checked	
Inward No.	NWD/WDD/WKD/PRERA/2026/11	Key No.	
Sheet No.	01/07	Rev. No.	

solespace
liaisoning & consulting architects.
(a division of solespace)
1st floor, IDNT, near says hotel, Pimpri, Pune-411 018.
tel./fax.:-(020) 27456605/06, 65101456

Form Of Statement 2 [Sr. No. 9(a)]
AREA STATEMENT AS PER UDCPR

WING No.	FLOORS	PLINE AREA IN SQM.		
		COMM	RESI	MHADA
A		-	8443.74	1082.76
B		-	-	-
	Total	-	8443.74	1082.76

TENEMENTS NO.STATEMENT

	RESI	MHADA
A	47	14
B	-	-
Total	47	14
Total	61	

WING No.	REFUGE AREA	LIFT AREA	L.M.R. AREA
A	95.79	17.26	-
B		17.26	-
TOTAL	95.79	34.52	-

REFUGE AREA STATEMENT

TYPE OF UNIT/BLDG		REQUIRED REFUGE AREA (IN SQM.)	PROPOSED REFUGE AREA (IN SQM.)
WING -A	6TH FL	18.68	31.93
	10, 15 FL	14.18	31.93

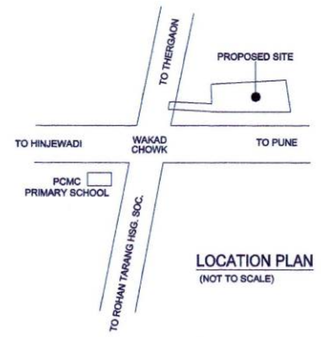
PARKING STATEMENT AS PER UDCPR
AS PER TABLE NO 8B

	CAR	SCOOTER
RESIDENTIAL		
2 FLATS AREA 40 TO 80 SQM. (NOS. OF FLAT) (1:5)	-	-
1 FLAT AREA 80 TO 150 SQM. (NOS. OF FLAT 47) (1:1)	47	47
MHADA		
2 FLATS AREA 40 TO 80 SQM. (NOS. OF FLAT 14) (1:2)	7	14
TOTAL	54	61
ADDITIONAL PARKING FOR VISITORS(5%)	3	3
TOTAL REQUIREMENT PARKING FOR RESIDENTIAL	57	64
GROUND PARKING	80	70
UPPER BASEMENT PARKING	80	100
LOWER BASEMENT PARKING	80	100
TOTAL PROPOSED PARKING	240	270

OPEN SPACE AREA CALCULATION

1) 38.77 x 12.865 x 0.50 = 249.39 SQM.
2) 38.77 x 14.982 x 0.50 = 290.43 SQM.
TOTAL AREA = 539.82 SQM.

		NON FSI IN SQ.M.
2. A) PROPOSED PARKING AREA	(COVERED PARKING)	7382.14
B) PROPOSED TERRACE AREA		1174.11
C) PROPOSED CLUB HOUSE AREA	(BUP + TERR.)	-
D) PROPOSED O.H.W.T. AREA		57.43
E) PROPOSED LIFT AREA		34.52
F) PROPOSED LIFT MACHINE ROOM AREA		-
G) PROPOSED U.G.W.T. AREA + PUMP ROOM AREA		164.74
H) PROPOSED STP AREA + PUMP ROOM AREA		78.39
I) PROPOSED O.W.C. AREA		40.00
J) PROPOSED TRANSFORMER + D.G. SET		72.09
K) PROPOSED SECURITY CABIN AREA		3.00
L) PROPOSED REFUGE AREA		95.79
M) RAMP AREA		526.65
N) METER ROOM AREA		15.80
TOTAL AREA		9644.66



LOCATION PLAN
(NOT TO SCALE)

ADDITIONAL REQUIREMENTS FOR HOUSING SCHEMES STATEMENT
(TOTAL TENEMENTS- 61)

FITNESS CENTRE	FOR 100 TENEMENTS - 20 SQM. FOR ADDITIONAL 300 TENEMENTS - 20 SQM.	
	REQUIRED - 20 SQM.	
CRECHE	FOR 100 TENEMENTS - 20 SQM. FOR ADDITIONAL 300 TENEMENTS - 20 SQM.	
	REQUIRED - 20 SQM.	
SOCIETY OFFICE	FOR 100 TENEMENTS - 20 SQM. FOR ADDITIONAL 300 TENEMENTS - 20 SQM.	
	REQUIRED - 20 SQM.	
SANITARY BLOCK	FOR 100 TENEMENTS - 3 SQM. FOR ADDITIONAL 200 TENEMENTS - 3 SQM.	
	REQUIRED - 3 SQM.	
DRIVERS ROOM	FOR 100 TENEMENTS - 12 SQM. FOR ADDITIONAL 300 TENEMENTS - 12 SQM.	
	REQUIRED - 12 SQM.	
	TOTAL REQUIRED - 75 SQM.	

AREA STATEMENT
additional requirements for housing scheme

		SQ.M.
FITNESS CENTER	(WING A)	23.97
CRECHE	(WING A)	40.47
SOCIETY OFFICE	(WING A)	24.30
SANITARY BLOCK FOR SERVANTS	(WING A)	5.49
DRIVERS ROOM	(WING A)	22.52
TOTAL		116.75

Form of 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
NA	NA	NA	NA	NA

WATER TANK CAPACITY CALCULATION

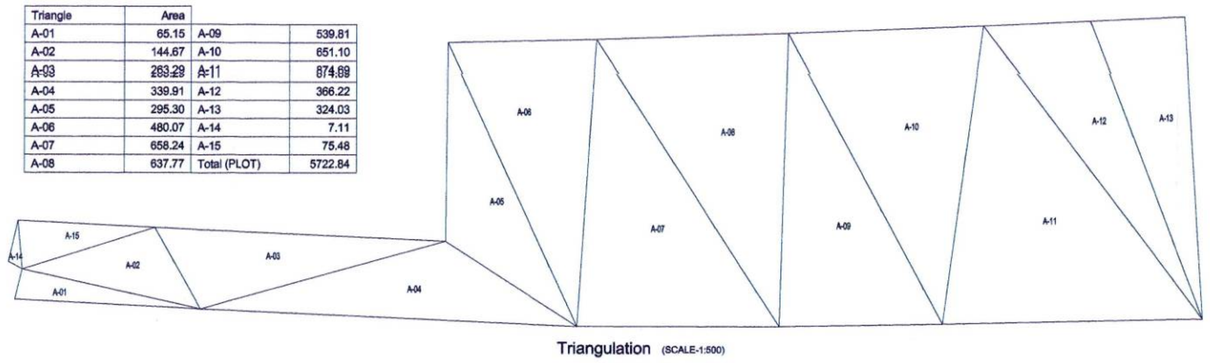
O.H. WATER TANK:- RESIDENTIAL
= 61 TENEMENTS x 135 LTS. x 5 PERSONS
= 41175 LTRS.
= 41175 + 25000 (FIRE FIGHTING)
REQUIRED = 66175 LTS.
PROPOSED = 67000 LTS.
WING A = 25000
WING B = -
TOTAL = 25000
U.G. WATER TANK :- 41175 x 1.50
= 61763 + 100000 (FIRE FIGHTING)
REQUIRED = 161763 LTS.
PROPOSED = 165000 LTS.
WING A = 100000
WING B = -
TOTAL = 100000

S.T.P CALCULATION

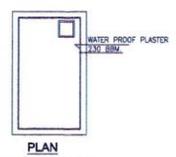
NO OF TENEMENTS RESIDENTIAL = 61
NO OF PERSON = 61 x 5 = 305 PERSONS
FOR COMMERCIAL AREA = - / 3 = - PERSONS
- / 6 = - PERSONS
= - PERSONS

REQUIREMENT OF S.T.P
FOR RESIDENTIAL& COMMERTIAL BLDG.
305 PERSONS x 135 LTS = 41175 LTS
- PERSONS x 45 LTS = - LTS
COMM. + RESIDENTAL = TOTAL S.T.P.PROVIDED
- + 41175 = 41175 LTS
41175 LTS x 85% LTS = 34999 LTS
34999 LTS / 1000 = 34.99 CUM
SAY = 35 CUM
TOTAL S.T.P PROVIDED = 35 CUM

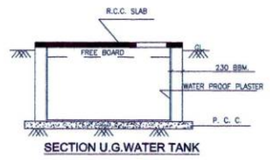
Triangle	Area		
A-01	65.15	A-09	539.81
A-02	144.87	A-10	651.10
A-03	263.29	A-11	874.69
A-04	339.91	A-12	366.22
A-05	295.30	A-13	324.03
A-06	480.07	A-14	7.11
A-07	658.24	A-15	75.48
A-08	637.77	Total (PLOT)	5722.84



Triangulation (SCALE-1:500)



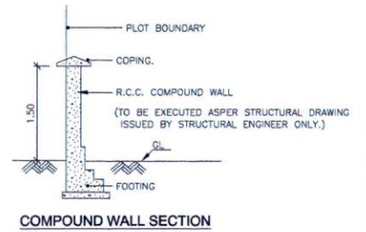
PLAN
U.G. WATER TANK



SECTION U.G.WATER TANK

BRIEF SPECIFICATIONS
* FOUNDATION UP TO HARD STRATA. * R.C.C. FRAME STRUCTURE.
* EXTERNAL 0.15 AND INTERNAL WALL 0.10 THK.
* EXTERNAL SAND FACED PLASTER, & INTERNAL NEERU FINISHED CEMENT PLASTER. * T. W. DOORS & M. S. GLAZED WINDOWS.
* M. M. TILE FLOORING IN ALL ROOMS.

NOTES
* DRAWINGS ARE PREPARED ON BASIS OF DOCUMENTS PRODUCED/SUBMITTED BY OWNER/ P.A.H. THE PROCUREMENT AND GENUINITY OF DOCUMENTS PRODUCED IS SOLE RESPONSIBILITY OF THE OWNER/P.A.H. THE LIABILITY OF ARCHITECT IS RESTRICTED TO PURELY ARCHITECTURAL ASSIGNMENTS ONLY.



COMPOUND WALL SECTION