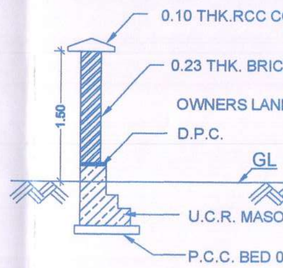
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

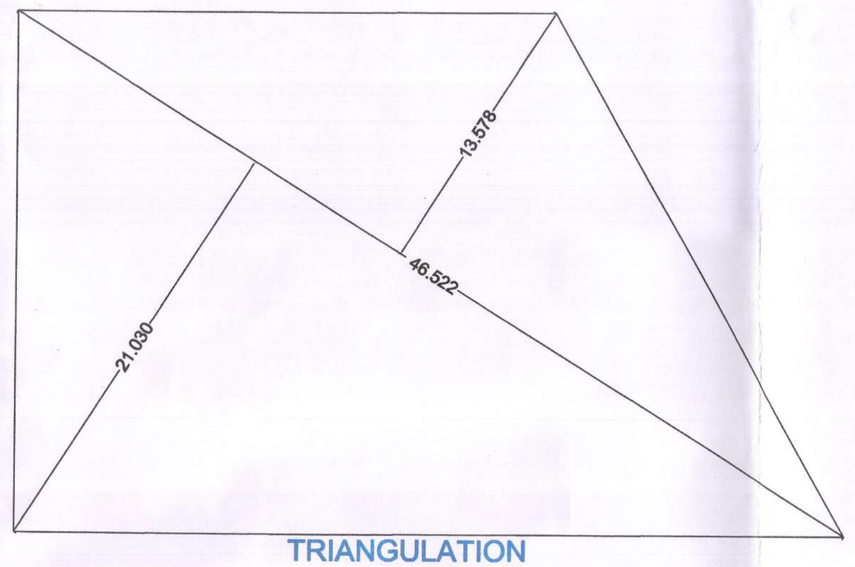
PARKING CALCULATION PARKING								
SR NO.	OCCUPANCY	CARPET AREA /FSI (M2)	TENAMENT(NOS) UNIT	TENAMENT(NOS) PROP.	CAR (NOS) BY RULE	CAR (NOS) REQD.	SCOOTER (NOS) BY RULE	SCOOTER (NOS) REQD.
1.	RESIDENTIAL 0 - 30 SQ.M.	0	0	0	0	0	0	0
	30 - 40 SQ.M.	1	1	1	1	1	1	1
	40 - 80 SQ.M.	6	18	1	9	2	18	
	80 - 150 SQ.M.	0	0	0	0	0	0	0
	> 150 SQ.M.	0	0	0	0	0	0	0
	COMMERCIAL SHOP OFFICE	184.12 SQ.M.	0	0	2	3	6	10
		0.00 SQ.M.	0	0	0	0	0	0
	TOTAL REQD (NOS)					13		29
	TOTAL REQ. AREA					162.50		58.00
	ADD 5 % VISTERS					11.02		
	TOTAL PROP. AREA					470.00		



COMPOUND WALL SECTION

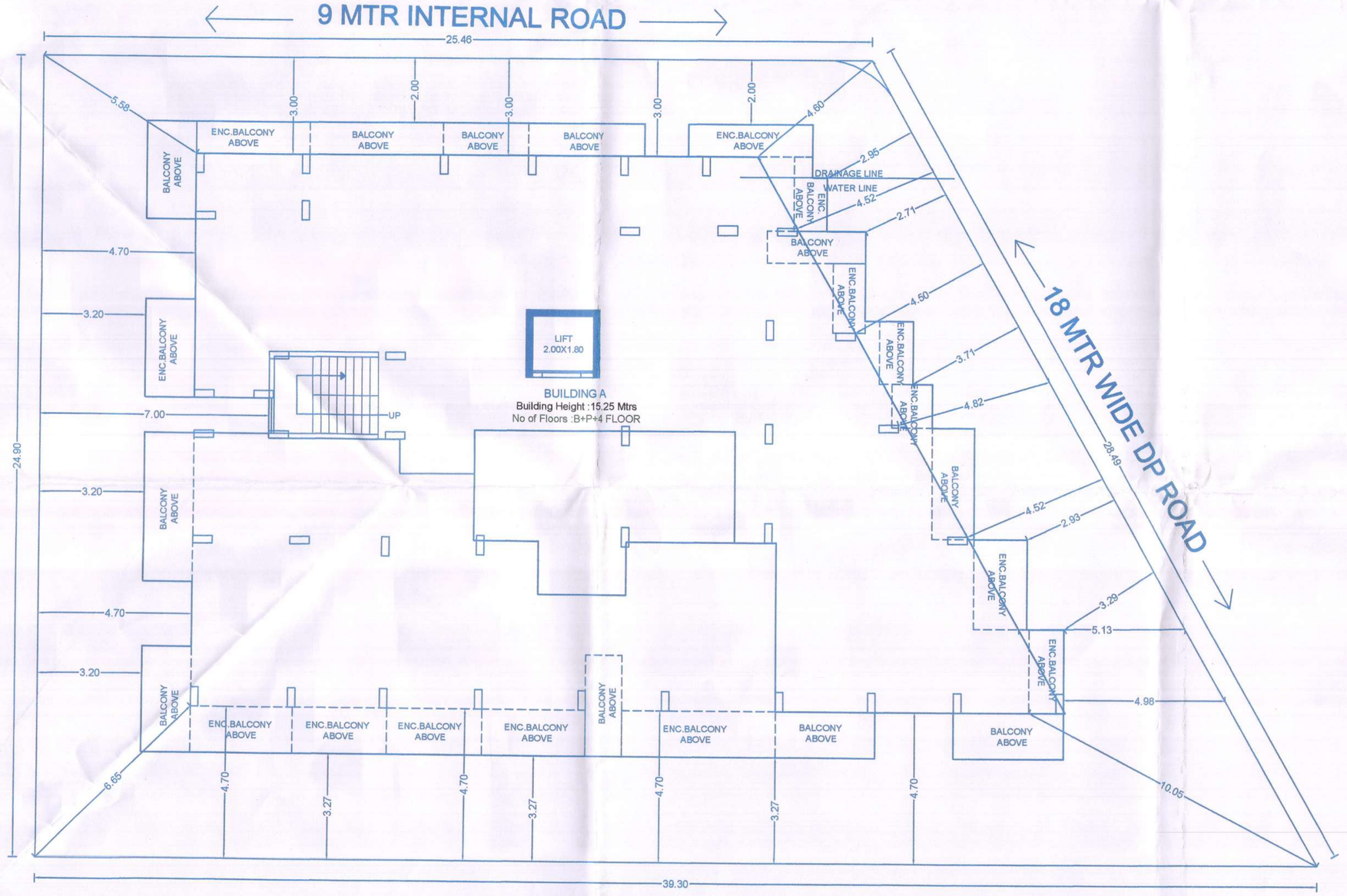
FORM OF STATEMENT 2				
PROPOSED BUILDING - A				
BUILDING NO.	FLOOR NO.	TOTAL BUILT UP AREA OF FLOOR ,AS PER OUTER CONSTRUCTION LINE.(RESI.)	TOTAL BUILT UP AREA OF FLOOR ,AS PER OUTER CONSTRUCTION LINE.(COMM.)	TENEMENTS RESIDENTIL (RESI.)
BUILDING A	PARKING/GROUND FLOOR	32.34	229.76	-
	FIRST FLOOR	452.23	-	6
	SECOND FLOOR	452.23	-	6
	THIRD FLOOR	452.23	-	6
	FOUTH FLOOR	123.54	-	1
TOTAL =		1512.57	229.76	19
TOTAL(RES.+COMM) =		1742.33		

FORM OF STATEMENT 3						
BUILDING NO.	FLOOR NO.	FLAT NO.	CARPET AREA OF APARTMENT	AREA OF BALCONY ATTACHED TO APARTMENT		AREA OF DOUBLE HEIGHT TERRACES ATTACHED TO FLAT.
				OPEN BALCONY	ENCL. BALCONY	TERRACE
BUILDING A	GROUND FLOOR	SHOP NO.01	22.28	0.00	0.00	0.00
		SHOP NO.02	25.05	0.00	0.00	0.00
		SHOP NO.03	14.19	0.00	0.00	0.00
		SHOP NO.04	17.01	0.00	0.00	0.00
		SHOP NO.05	23.27	0.00	0.00	0.00
		SHOP NO.06	25.38	0.00	0.00	0.00
		SHOP NO.07	20.17	0.00	0.00	0.00
		SHOP NO.08	38.77	0.00	0.00	0.00
	FIRST FLOOR	101	55.55	11.44	6.18	0.00
		102	48.25	7.66	6.58	0.00
		103	46.38	6.95	9.34	0.00
		104	57.91	5.46	5.69	0.00
		105	31.94	3.50	7.58	0.00
		106	55.57	9.68	7.58	0.00
	SECOND FLOOR	201	55.55	11.44	6.18	0.00
		202	48.25	7.66	6.58	0.00
		203	46.38	6.95	9.34	0.00
		204	47.86	5.46	5.69	0.00
		205	48.99	4.89	7.58	0.00
		206	47.98	9.68	7.58	0.00
	THIRD FLOOR	301	55.55	11.44	6.18	0.00
		302	48.25	7.66	6.58	0.00
		303	46.38	6.95	9.34	0.00
		304	47.86	5.46	5.69	0.00
		305	48.99	4.89	7.58	0.00
		306	47.98	9.68	7.58	0.00
	FOURTH FLOOR	401	55.55	11.44	6.18	0.00
TOTAL			1124.89	148.29	135.03	0.00

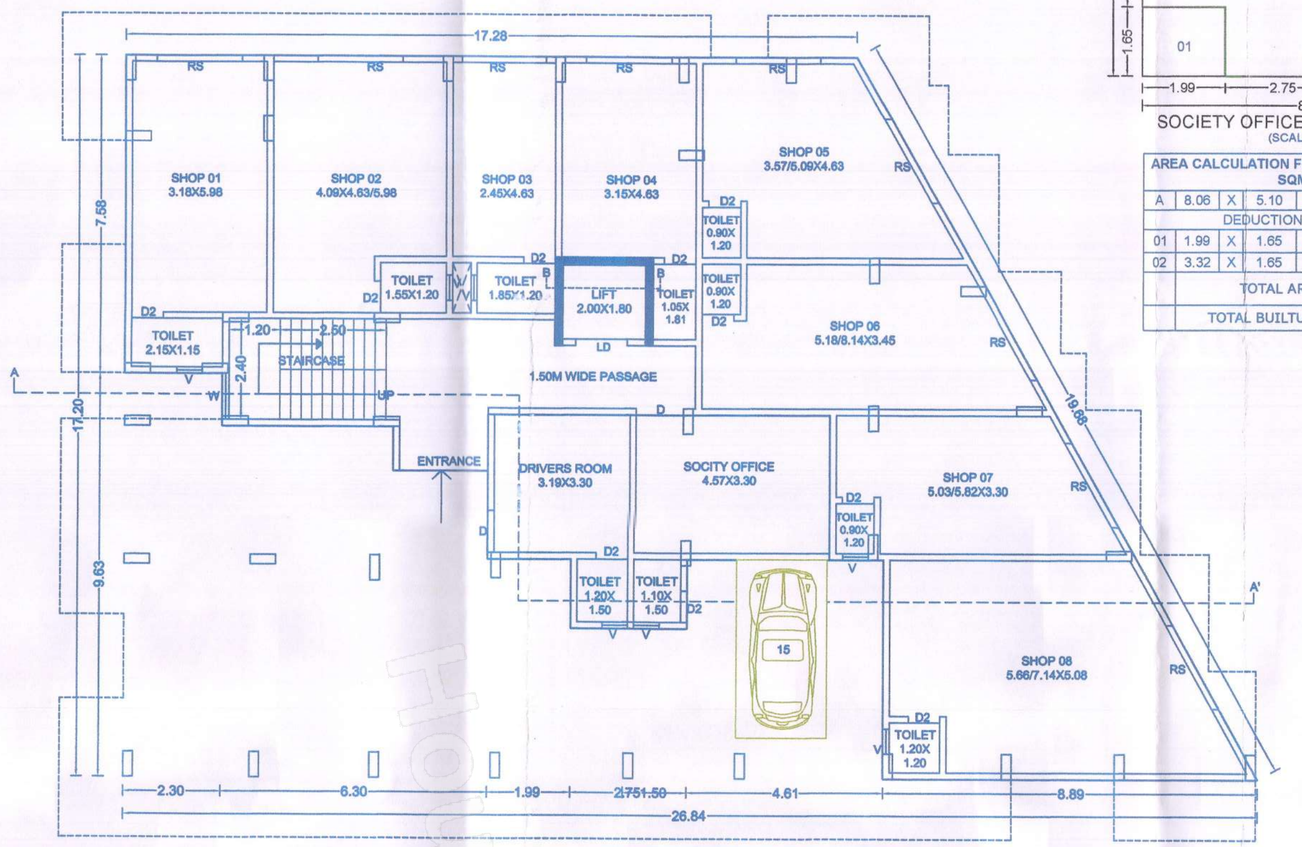


TRIANGULATION
(SCALE 1:200)

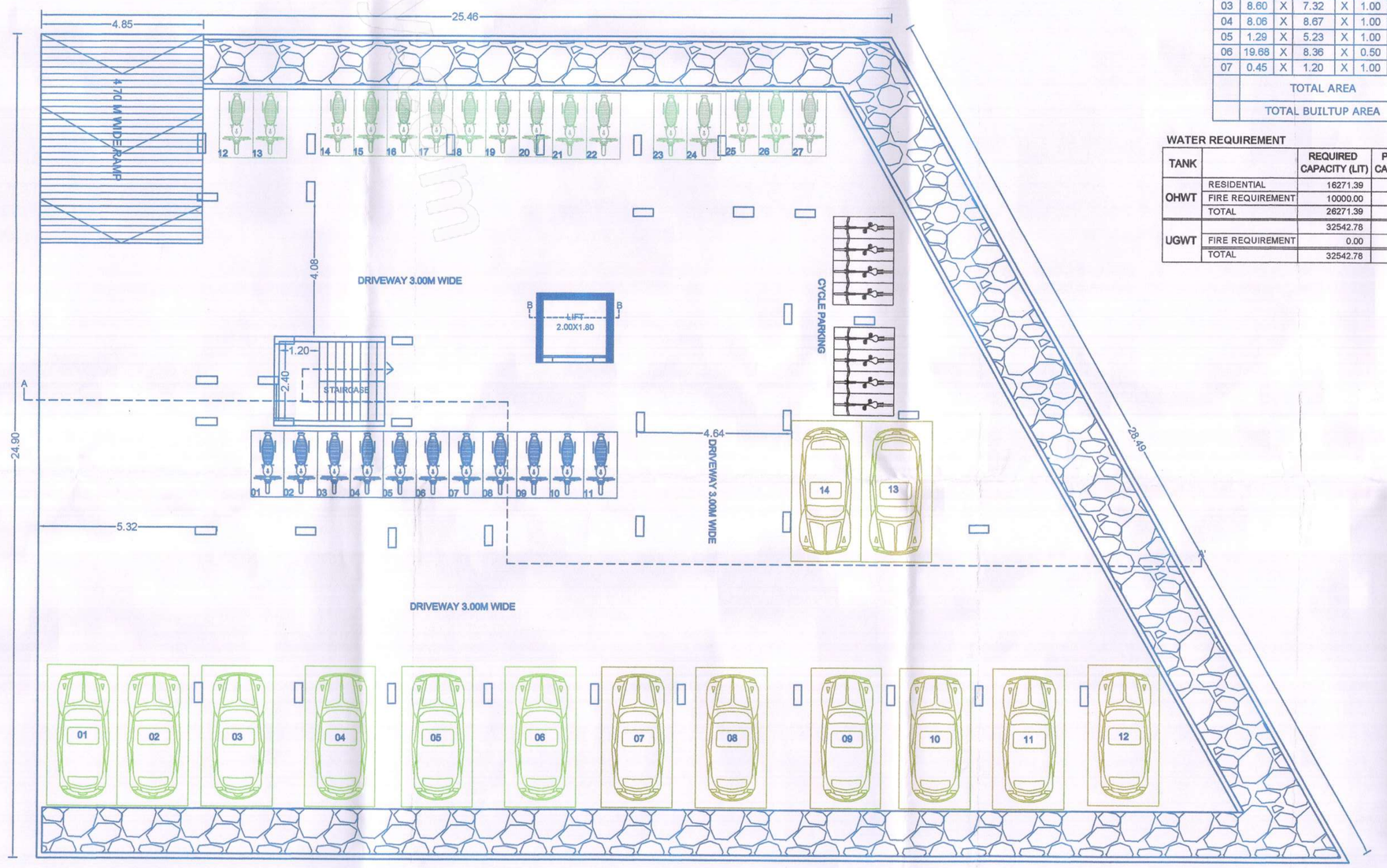
01	46.522	X	13.578	X	0.50	=	315.84
02	46.522	X	21.030	X	0.50	=	489.18
TOTAL AREA							805.02



LAYOUT PLAN
(SCALE 1:100)

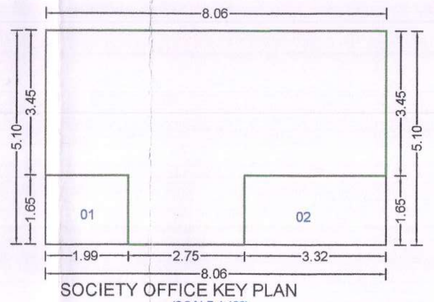


GROUND FLOOR PLAN
AREA AS PER P-LINE(SCALE 1:100)



BASEMENT FLOOR PLAN
AREA AS PER P-LINE(SCALE 1:100)

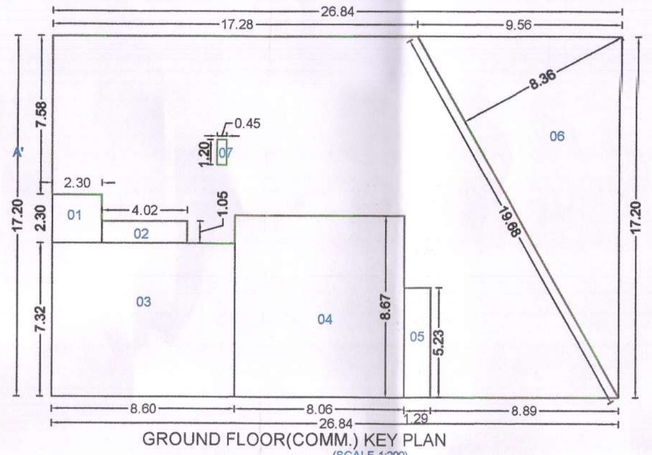
TABLE NO. 12-O-SANITATION REQUIREMENTS - COMMERCIAL COMPLEX			
Sr. No.	FIXTURES	SHOP OWNERS (330 GSF/30-33 PERSON, 1 MALE, 0 FEMALE) MALE BY RULE	FEMALE BY RULE
1	WATER-CLOSETS	1 PER 6 PERSONS	
2	URINALS	-	



SOCIETY OFFICE KEY PLAN
(SCALE 1:100)

AREA CALCULATION FOR FLOOR PLAN IN SQM							
A	8.06	X	5.10	X	1.00	=	41.11
DEDUCTION IN AREA							
01	1.99	X	1.65	X	1.00	=	3.28
02	3.32	X	1.65	X	1.00	=	5.48
TOTAL AREA							8.76
TOTAL BUILTUP AREA							32.34

LOCATION PLAN

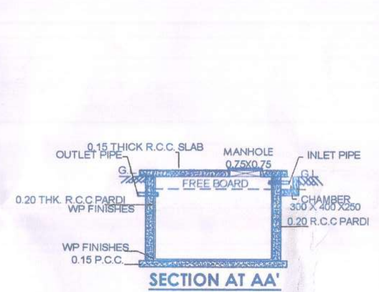


GROUND FLOOR(COMM.) KEY PLAN
(SCALE 1:200)

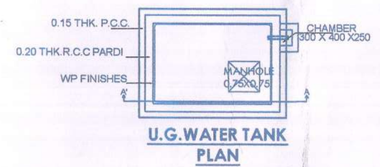
AREA CALCULATION FOR FLOOR PLAN IN SQM							
A	26.84	X	17.20	X	1.00	=	461.65
DEDUCTION IN AREA							
01	2.30	X	2.30	X	1.00	=	5.29
02	4.02	X	1.05	X	1.00	=	4.22
03	8.60	X	7.32	X	1.00	=	62.95
04	8.06	X	8.67	X	1.00	=	69.88
05	1.29	X	5.23	X	1.00	=	6.75
06	19.68	X	8.36	X	0.50	=	82.26
07	0.45	X	1.20	X	1.00	=	0.54
TOTAL AREA							231.89
TOTAL BUILTUP AREA							229.76

WATER REQUIREMENT

TANK		REQUIRED CAPACITY (LIT)	PROPOSED CAPACITY (LIT)
OHWT	RESIDENTIAL	18271.39	
	FIRE REQUIREMENT	10000.00	
	TOTAL	28271.39	30000.00
UGWT		32542.78	
	FIRE REQUIREMENT	0.00	
	TOTAL	32542.78	50000.00



SECTION AT AA'



U.G.WATER TANK PLAN

BUILDING: BUILDING A

STAMP OF APPROVAL

Sanctioned No. B.P.(Chovisawadi/99/2024
Subject to conditions mentioned in the Office Order No.
aven dated 28/08/2024
Pimpri
Date 28/08/2024

Pimpri Chinchwad Municipal Corporation ESTD 1110/82

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

O. C. Signed by
E Ward Officer

AREA STATEMENT

1.	AREA OF PLOT (MINIMUM AREA OF ﻠﻠﻠ TO BE CONSIDERD	805.02 SQ.M.
	(a) AS PER OWNERSHIP DOCUMENT (7/12,CTS EXTRACT)	1013.00 SQ.M.
	(b) AS PER MEASUREMENT SHEET	805.02 SQ.M.
	(c) AS PER SITE	805.02 SQ.M.
2.	DEDUCTIONS FOR	
	(a) PROPOSED D.P./D.P./ROAD WIDENING AREA /SERVICE ROAD/ HIGHWAY WIDENING / SHIFTED PLOT BOUNDRY	0.00 SQ.M.
	(b) ANY D.P. RESERVATION AREA	0.00 SQ.M.
(TOTAL a+b)		0.00 SQ.M.
3.	BALANCE AREA OF PLOT (1-2)	805.02 SQ.M.
4.	AMENITY SPACE (IF APPLICABLE)	0.00 SQ.M.
	(a) REQUIRED -	0.00 SQ.M.
	(b) ADJUSTMENT OF 2(b), IF ANY -	0.00 SQ.M.
	(c) BALANCE PROPOSED -	0.00 SQ.M.
5.	NET PLOT AREA(3-4(c))	805.02 SQ.M.
6.	RECERATIONAL OPEN SPACE (IF APPLICABLE)	-
	(a) REQUIRED -	0.00 SQ.M.
	(b) PROPOSED -	0.00 SQ.M.
7.	INTERNAL ROAD AREA	0.00 SQ.M.
8.	PLOTABLE AREA (IF APPLICABLE)	0.00 SQ.M.
9.	BUILT UP AREA WITH REFRENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (805.02X1.10 BASIC FSI)	885.52 SQ.M.
10.	ADDITION OF FSI ON PAYMENT OF PREMIUM	
	(a) MAXIMUM PERMISSIBLE PREMIUM FSI - BASED ON ROAD WIDTH /TOD ZONE	0.00 SQ.M.
	(b) PROPOSED FSI ON PAYMENT OF PREMIUM.	0.00 SQ.M.
11.	IN - SITU FSI ON /TDR LOADING	-
	(a) IN-SITU AREA AGAINST D.P./ROAD [2.0x Br No.2 (a)]IF ANY	-
	(b) IN-SITU AREA AGAINST AMENITY SPACE IF HANDED OVER [2.00 OR 1.85 x Br No. 4(b)] AND/or (c)],	-
	(c) TDR AREA	0.00 SQ.M
	(d) TOTAL IN-SITU / TDR LOADING PROPOSED (11(a)+(b)+(c))	-
12.	ADDITIONAL FSI AREA UNDER CHAPTER NO. 7 PRO-RATA=208.64	208.64 SQ.M
13.	TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	1094.16 SQ.M.
	(a) [9 + 10(b)+11(d)] or 12 WACHEVER IS APPLICABLE	
	(b) ANCILLARY AREA FSI UPTO 60% or 80% WITH PAYMENT OF CHARGES RESI.(1094.16X60%= 656.49 SQM)	648.17 SQ.M.
	(c) TOTAL ENTITTLEMENT(a+b)	1742.33 SQ.M.
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)	1.78
15.	TOTAL BUILT-UP AREA IN PROPOSAL.(EXCLUDING AREA AT Sr. No. 17 b)	-
	(a) EXISTING BUILT-UP AREA -	-
	(b) PROPOSED BUILT-UP AREA (AS PER 'P-LINE')	1742.33 SQ.M.
	(c) TOTAL (a+b)	1742.33 SQ.M.
16.	F.S.I. CONSUMED (15/13) (SHOULD NOT BE MORE THAN SERIAL NO.14 ABOVE.)	1.59
17.	AREA FOR INCLUSIVE HOUSING (IF ANY	0.00 SQ.M.
	(a) REQUIRED (20% OF Sr. No. 8)	0.00 SQ.M.
	(b) PROPOSED	0.00 SQ.M.

LEGEND

PLOT BOUNDARY SHOWN BLACK
PROPOSED WORK SHOWN RED
DRAINAGE LINE SHOWN RED DOTTED
WATERLINE SHOWN BLACK DOTTED
EXISTING TO BE RETAINED HATCHED
DEMOLISHEDN SHOWN HATCHED YELLOW

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY MIE 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 RECORDS / LAND RECORDS DEPT. / CITY SURVEY RECORDS.

SIGN OF APPROVED LICENSE ENGINEERS

OWNERS 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 SHOULD EXECUTE THE UNDER SUPERVISION OF PROPER TECHNICAL PERSON SO AS TO THE ENSURE THE QUALITY AND SAFTEY AT THE WORK SITE .

OWNER'S SIGN:

OWNER'S NAME:	OWNER'S SIGN:
MR.BHAGWAT LAXMAN PAKHARE AND OTHERS THROUGH PAH M/S.SIDDHIVINAYAK ASSAIRSTRUCTURES THROUGH MRS.AMRUTA AKSHAY SASTE	
PROJECT AT-S. NO.96/1B(P), PLOT NO.J-0 02 AT- CHOVISAWADI,PUNE	
ARCHITECT:	ARCHITECT'S SIGN:
INTEGRITY ARCH AND ASSOCIATES OFFICE NO. 117,C-WING, WORLD OF MOTHER AKURDI PUNE 35 RANJEET S. SHINDE SUPRIYA Y. BANE PATIL	

SCALE	DRAWN BY	CHECKED BY	DATE	SHEET NO
1:100	ADITyA	RaNJEeT	18/12/2023	1 / 1

INWARD NO-

INTEGRITY ARCH AND ASSOCIATES

ARCHITECTURAL | LANDSCAPE | INTERIOR DESIGNERS

Address : Office no. 117,C-Wing, World Of Mother, Behind Jai Ganesh Vision Akurdi, Pune-35
Email Id : integrity.arch05@gmail.com

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