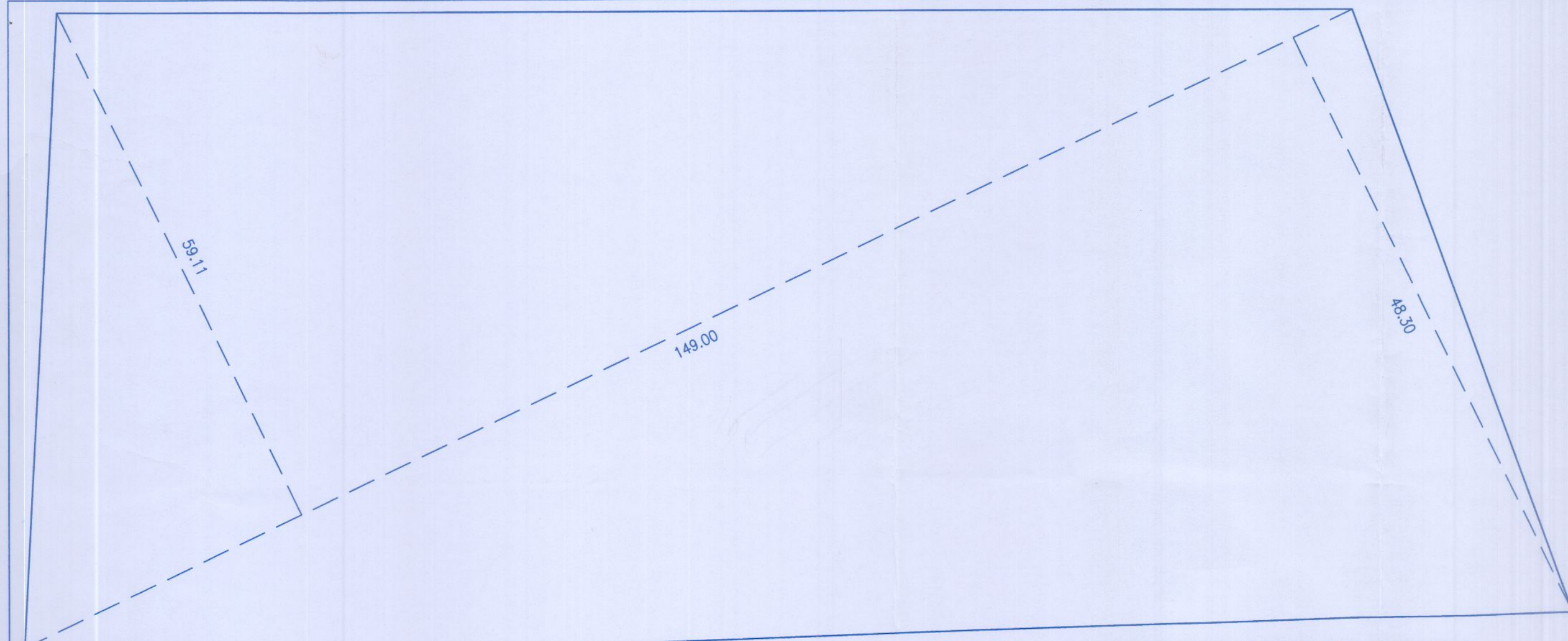


अट.क. - इलेक्ट्रिक वाहन चार्जिंगसाठी अतिरिक्त इलेक्ट्रिक लोड विद्युत महासंयोजकद्वारे मान्य करून घेणेचं यात्रा.
अट.क. - प्रकल्पाचे / इमारतीचे प्रवेश द्वारजवळ रस्त्याचे बाजूने प्रत्येकी ५.० मी. अंतरावर एक मी.मी.सी.व्ही.प्रामाणे बसविणे विकसकास बंधनकारक राहील.
अट.क. - विकसकाच्या ठिकाणी शुद्ध प्रतिबंधक उपाययोजना मनपाचे वेळोवेळी दिलेल्या निर्देशाप्रमाणे करणे विकसकावर बंधनकारक आहे.



PLOT AREA KEY PLAN
SCALE - 1:400

PLOT AREA CALCULATION :-
1) $0.50 \times (59.11 + 48.30) \times 149.00 = 8002.04$
TOTAL = 8002.04 SQ.M.
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) 2.5% OVER 200	URINALS	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	

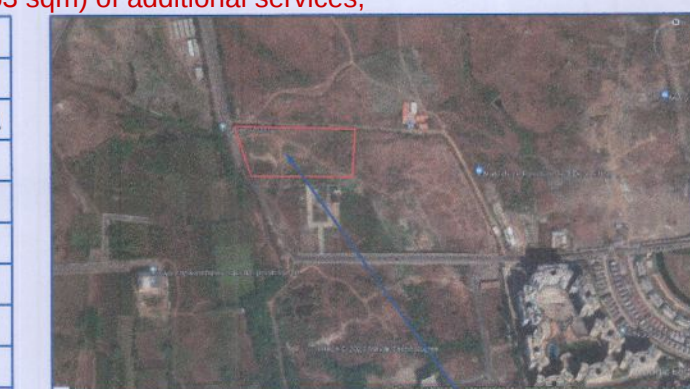
ADJ. S.NO 299 (P)
122.25 M.

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)
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	45.81	-	-
		SHOP 07, 107	39.48	-	-
		SHOP 08, 108	46.73	-	-
		SHOP 09, 109	43.66	-	-
		OFFICE 01,02,03,04,05,06,07,08,09,10,11,12,13,14,15,16,17,18,19,20	100.33	-	-
B BLDG.	5,6,8,9,10,11,13,14,15,16 FL.	501,801,801,901,1001,1101,1301,1401,1501,1601	46.26	-	-
		502,802,702,802,902,1002,1102,1202,1302,1402,1502,1602		-	-
		701,705,708		-	-
		801,804,805,808,901,904,905,908		-	-
		1001,1004,1005,1008,1101,1104,1105,1108		-	-
		1201		-	-
		102,103	90.86	10.87	62.24
		106,107	90.86	10.87	35.30
		202,203,206,207		-	-
		302,303,306,307		-	-
B BLDG.	7&12 FL.	101,104,105,108	32.80	-	-
		201,204,205,208	66.98	10.40	27.50
		301,304,305,308		-	-
		401,404,405,408		-	-
		501,504,505,508		-	-
		601,604,605,608		-	-
		701,705,708	66.98	10.40	-
		801,804,805,808		-	-
		901,904,905,908		-	-
		1001,1004,1005,1008,1101,1104,1105,1108		-	-

FORM OF STATEMENT - 2 [SR. NO. 9 (o)] PROPOSED BUILDING					
BLDG	B.UP AREA COMM.	B.UP AREA RESI.		TENAMENT SHOP/OFF.	
		WITH-OUT MHADA	WITH MHADA	1 FLAT 18 SHOP 20 OFFICE	MHADA
A BLDG	3586.61	49.30	1792.88		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) UNIT	CAR (NOS) BY RULE REQD.	SCOOTER (NOS.) BY RULE REQD.	BY RULE REQD.	BY RULE REQD.	BY RULE REQD.
Residential	40 - 80	2	70	1	35	2	70
Residential	80 - 150	1	46	1	46	1	46
Commercial shops	930.00	100	9	2	18	6	56
Commercial offices	2000.00	200	10	3	30	11	110
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		

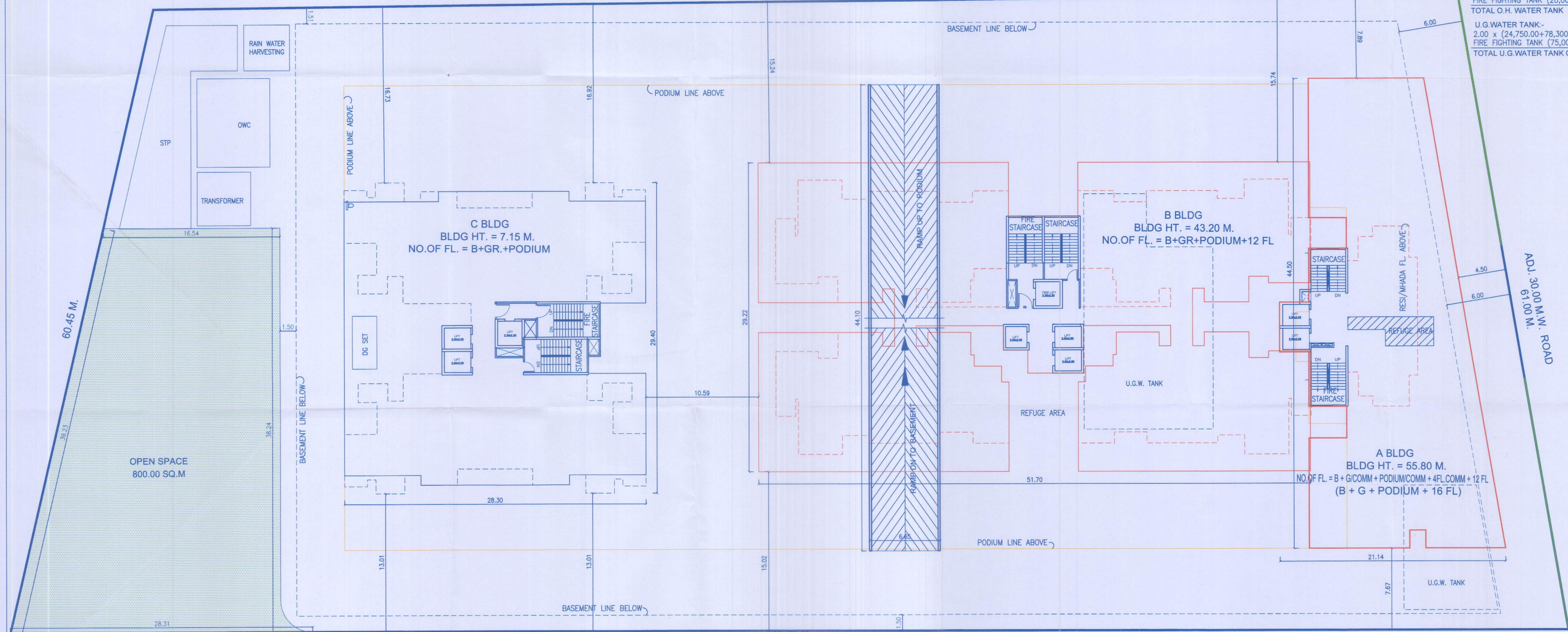
PROPOSED PARKING		
FLOOR	CAR	SCOOTER
BASEMENT	100	573
GROUND	118	-
PODIUM	81	-
TOTAL	299	573



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.



ADJ. S.NO 300
LAYOUT PLAN
SCALE - 1:200

STAMP OF APPROVAL

Sanctioned No. B.P. / Charholi / 81 / 2024
Subject to conditions mentioned in the Office Order No. 09/05/2024
Pimpri
Date 09/05/2024
O. C. Signed by City Engineer
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. Plottable area (if applicable)	0.00
9. Built up area with reference to basic F.S.I. as per front road width (Sr.No.basice FSI)	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.6G)	0.00
11. In-situ FSI / TOD 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 for (c)]	0.00
(c) TOD area 1:40	11200.00
(d) 5% GREEN F.S.I. (8800.00 x 0.05)	440.00
(e) Total in-situ TOD loading proposed (11a)+(b)+(c)+(d)	0.00
12. Additional FSI area under Chapter No.7	0.00
13. Total entitlement of FSI in the proposal	8800.00
(a) 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)	1594.05
(b) Ancillary Area FSI upto 60% with payment of charges (on a2 whichever applicable)	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 (a+10a)+1-13(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)	14478.19
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	1762.88

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
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.

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

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
DATE 17/02/2024
DEALT BY PRAKTA
REVISED BY
CHECKED BY SIDDARTH
SCALE 1:100
Aditi, Office no. 301/401, Plot no. 422, S.no.88, near Sahakar Udyan, Erandwane, Pune, 411004
020-29952054 / 29952055
adesignstudio@gmail.com
P:\SPK\DATA_BROCK\W104-WINSOME S\201-CHARHOLI\STD.DWG\EC.DWG 2024.01.17.amg