

COMPOUND SECTION
1:100

FIRST FLOOR FSI AREA(Club house)				
Name	Length	Width	Nos	Area
Block	3.18	7.00	1	22.23
DEDUCTIONS				
-	-	-	-	-
TOTAL DEDUCTIONS				0.00
FSI AREA				22.23

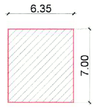


CLUB HOUSE/
SOCIETY OFFICE
FIRST FLOOR
KEY PLAN
1:100



CLUB HOUSE/
SOCIETY OFFICE
FIRST FLOOR PLAN
1:100

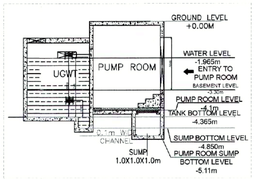
GROUND FLOOR FSI AREA(Club house)				
Name	Length	Width	Nos	Area
Block	6.35	7.00	1	44.45
DEDUCTIONS				
-	-	-	-	-
TOTAL DEDUCTIONS				0.00
FSI AREA				44.45



CLUB HOUSE/
SOCIETY OFFICE
GROUND FLOOR
KEY PLAN
1:100



CLUB HOUSE/
SOCIETY OFFICE
GROUND FLOOR PLAN
1:100



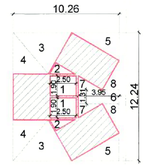
UGWT SECTION
1:100

WATER REQUIREMENT (A BLG - Commercial)			
TANK	USE	REQUIRED CAPACITY(L)	PROPOSED CAPACITY(L)
OHWT	Residential	0	0
	Commercial	8934	8934
	Fire	10000	10000
	Total	18934	18934
UGWT	Residential	0	0
	Commercial	17867	17867
	Fire	0	0
	Total	17867	17867
Total No. of Residential Tenements			0
Commercial Carpet Area			595.58

WATER REQUIREMENT (C BLG)			
TANK	USE	REQUIRED CAPACITY(L)	PROPOSED CAPACITY(L)
OHWT	Residential	40500	40500
	Commercial	0	0
	Fire	25000	25000
	Total	65500	65500
UGWT	Residential	81000	81000
	Commercial	0	0
	Fire	100000	100000
	Total	181000	181000
Total No. of Residential Tenements			60
Commercial Carpet Area			0.00

WATER REQUIREMENT (B BLG)			
TANK	USE	REQUIRED CAPACITY(L)	PROPOSED CAPACITY(L)
OHWT	Residential	14175	14175
	Commercial	0	0
	Fire	25000	25000
	Total	39175	39175
UGWT	Residential	28350	28350
	Commercial	0	0
	Fire	100000	100000
	Total	128350	128350
Total No. of Residential Tenements			21
Commercial Carpet Area			0.00

GROUND FLOOR FSI AREA (A,B,C Building)				
Name	Length	Width	Nos	Area
Block	10.26	12.24	1	125.62
DEDUCTIONS				
1	2.50	1.90	2	9.50
2	1.25		2	2.51
3	11.12		2	22.24
4	6.69		2	13.37
5	6.08		2	12.16
6	3.95	1.31	1	5.17
7	1.56		2	3.13
8	2.29		2	4.57
TOTAL DEDUCTIONS				72.65
FSI AREA				52.96



A, B,C TOWER
GROUND FLOOR
KEY PLAN 1:100

PARKING CALCULATION(Proposed Building)							
OCCUPANCY	SIZE OF TENEMENT Sq.M.	TENEMENT NO. Unit	NO. OF TENEMENTS Proposed	4 WHEELER (NO.) By Rule	4 WHEELER (NO.) Requied	2 WHEELER (NO.) By Rule	2 WHEELER (NO.) Required
Residential	<30	2	0	0	0	2	0
	30-40	2	0	1	0	2	0
	40-80	2	1	1	0	2	0
	80-150	1	38	1	38	1	38
	>150	1	43	2	86	1	43
Shops	598.79	-	-	2	12	6	36
Offices	0.00	-	-	3	0	11	0
5% Additional					4		2
Total Required					140		119
PROPOSED			140				119
Total No. of Residential Tenements							81
Commercial Carpet Area							598.79

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	Occupancy
1)	2)	3)	4)	5)
-	-	-	0	-

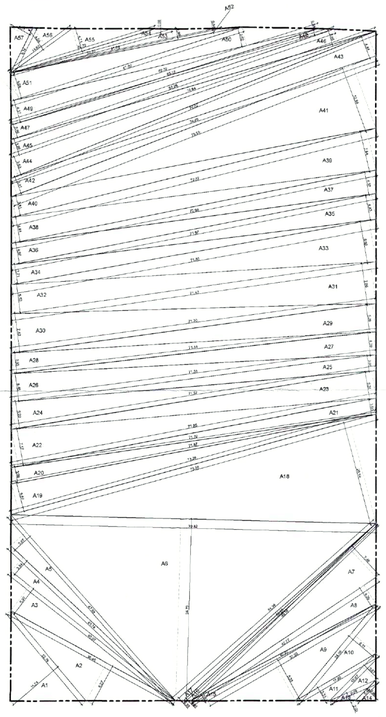
FORM OF STATEMENT 2 [Sr. No. 9 (a)]						
PROPOSED BUILDING						
Sr. No.	Buiding No.	Built-up Area			No. of Tenements	
		Residential	Commercial	Total	Residential	Commercial
1	A	52.96	598.79	651.76	0	8
2	B	3302.20	-	3302.20	21	-
3	C	10132.73	-	10132.73	60	-
4	Club House	66.68	-	66.68	-	-
TOTAL		13554.57	598.79	14153.37	81	8

FORM OF STATEMENT 2 [Sr. No. 9 (a)]						
PROPOSED BUILDING						
Building No.	Floor No.	Built-up Area			No. of Tenements	
		Residential	Commercial	Total	Residential	Commercial
A Building	BASEMENT	0.00	0.00	0.00	-	-
	GROUND	52.96	598.79	651.76	-	8
TOTAL		52.96	598.79	651.76	0	8

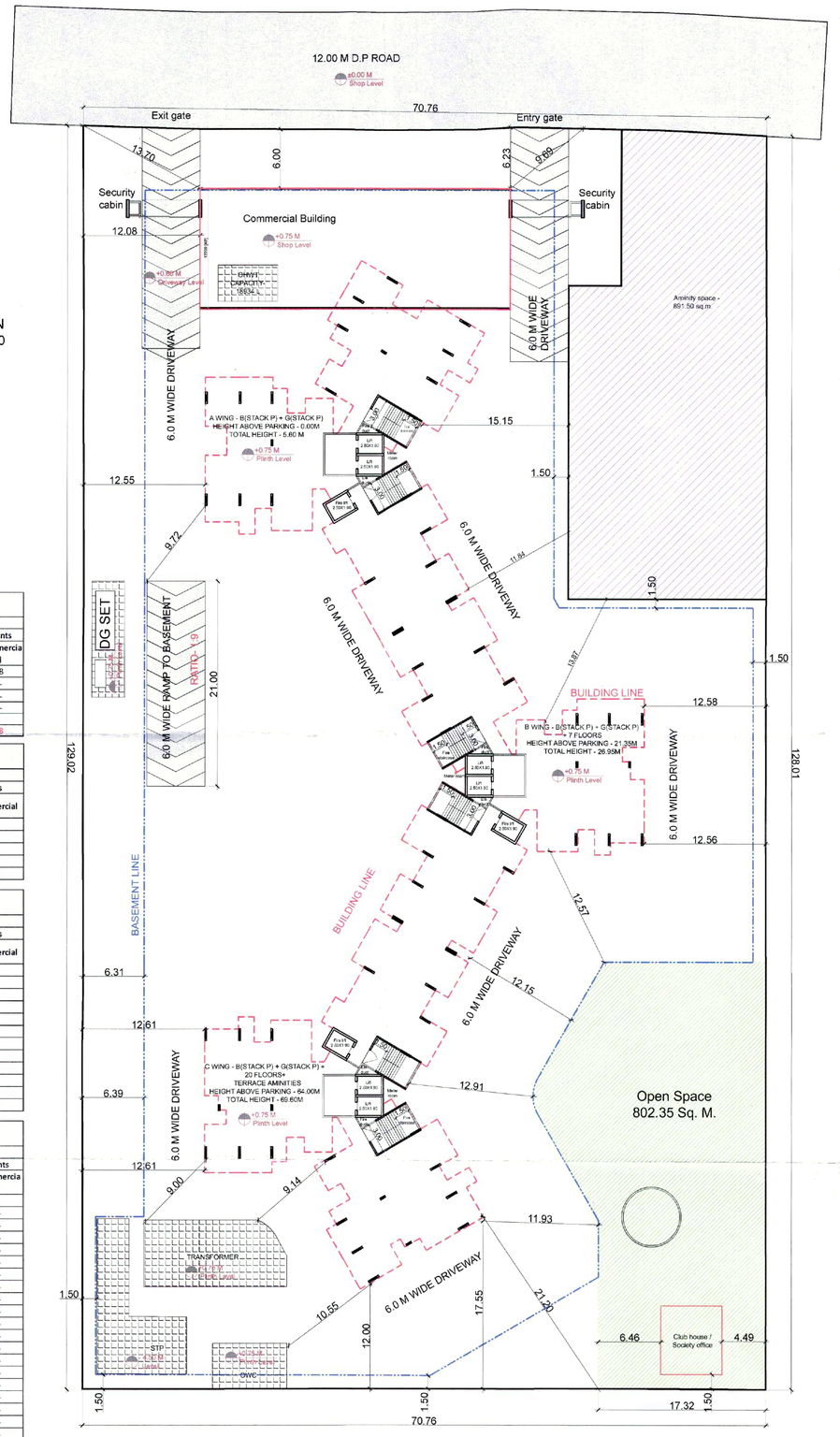
FORM OF STATEMENT 2 [Sr. No. 9 (a)]						
PROPOSED BUILDING						
Building No.	Floor No.	Built-up Area			No. of Tenements	
		Residential	Commercial	Total	Residential	Commercial
B Building	BASEMENT	0.00	-	0.00	-	-
	GROUND	52.96	-	52.96	-	-
	1ST FLOOR	468.89	-	468.89	3	-
	2nd FLOOR	468.89	-	468.89	3	-
	3rd FLOOR	468.89	-	468.89	3	-
	4th FLOOR	468.89	-	468.89	3	-
	5th FLOOR	468.89	-	468.89	3	-
	6th FLOOR	468.89	-	468.89	3	-
	7th FLOOR	435.93	-	435.93	3	-
TOTAL		3302.20	0.00	3302.20	21	0

FORM OF STATEMENT 2 [Sr. No. 9 (a)]						
PROPOSED BUILDING						
Building No	Floor No.	Built-up Area			No. of Tenements	
		Residential	Commercial	Total	Residential	Commercial
C Building	BASEMENT	0.00	-	0.00	-	-
	GROUND	52.96	-	52.96	-	-
	1ST FLOOR	509.01	-	509.01	3	-
	2nd FLOOR	509.01	-	509.01	3	-
	3rd FLOOR	509.01	-	509.01	3	-
	4th FLOOR	509.01	-	509.01	3	-
	5th FLOOR	509.01	-	509.01	3	-
	6th FLOOR	509.01	-	509.01	3	-
	7th FLOOR	475.51	-	475.51	3	-
	8th FLOOR	509.01	-	509.01	3	-
	9th FLOOR	509.01	-	509.01	3	-
	10th FLOOR	509.01	-	509.01	3	-
	11th FLOOR	509.01	-	509.01	3	-
	12th FLOOR	475.51	-	475.51	3	-
	13th FLOOR	509.01	-	509.01	3	-
	14th FLOOR	509.01	-	509.01	3	-
	15th FLOOR	509.01	-	509.01	3	-
	16th FLOOR	509.01	-	509.01	3	-
	17th FLOOR	475.51	-	475.51	3	-
	18th FLOOR	509.01	-	509.01	3	-
	19th FLOOR	509.01	-	509.01	3	-
	20th FLOOR	509.01	-	509.01	3	-
TOTAL		10132.73	0.00	10132.73	60	0

PLOT TRIANGULATION AREA			
Triangle	Base	Height	Area
A-01	22.78	11.24	127.98
A-02	36.46	8.27	150.77
A-03	40.57	5.97	121.19
A-04	43.74	3.54	77.44
A-05	47.99	3.97	95.18
A-06	70.82	34.79	1232.05
A-07	49.16	7.46	183.40
A-08	42.77	4.20	89.91
A-09	37.33	8.38	156.34
A-10	24.05	6.11	73.48
A-11	17.89	3.31	29.61
A-12	12.67	3.57	22.60
A-13	9.69	2.03	9.85
A-14	5.49	2.80	7.68
A-15	40.20	1.53	30.66
A-16	50.25	0.98	24.74
A-17	51.36	0.98	25.29
A-18	73.26	20.19	739.46
A-19	73.26	5.67	207.62
A-20	71.87	3.09	111.08
A-21	71.85	3.00	107.73
A-22	71.85	7.17	257.73
A-23	71.57	5.31	189.91
A-24	71.57	5.20	186.04
A-25	71.31	3.05	108.76
A-26	71.31	5.45	194.46
A-27	71.14	4.39	156.09
A-28	71.14	3.93	139.62
A-29	71.30	5.35	190.81
A-30	71.30	7.43	264.80
A-31	71.43	7.86	280.73
A-32	71.43	5.53	197.42
A-33	71.80	8.02	287.98
A-34	71.80	3.71	133.28
A-35	71.97	4.83	173.90
A-36	71.97	4.07	146.56
A-37	72.05	4.37	157.45
A-38	72.05	4.81	173.13
A-39	72.67	7.84	284.73
A-40	72.67	3.81	138.35
A-41	75.55	12.84	485.13
A-42	75.55	3.31	124.98
A-43	76.02	4.44	168.70
A-44	76.02	3.63	138.17
A-45	74.64	3.29	122.61
A-46	73.57	2.68	98.55
A-47	65.99	2.66	87.71
A-48	65.16	0.94	30.60
A-49	62.39	4.37	136.18
A-50	61.23	3.62	110.75
A-51	47.00	5.08	119.45
A-52	45.73	0.54	12.32
A-53	41.69	1.88	39.17
A-54	32.23	0.85	13.72
A-55	29.32	4.71	68.99
A-56	14.62	4.54	33.18
A-57	9.74	4.01	19.55
TOTAL			9095.56



Plot triangulation
1:200



LAYOUT PLAN 1:100

LAYOUT PLAN 01/09

STAMP OF APPROVAL

Sanctioned No. B.P. (Chinchwad) 141/2024
Subject to conditions mentioned in the Office Order No.
given dated 02/02/2024
Pimpri
Date 02/02/2024

Executive Engineer
Building Permission and Unauthorised Buiding Construction Control Department
Pimpri Chinchwad Municipal Corporation
Pimpri-411 018.

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

PERMISSIBLE FSI STATEMENT			
Sr. No.	Description	Area Sq. M.	
1	**Total Plot Area**	**8915.00**	
a.	As per ownership document (7/12, CTS extract)	8915.00	
b.	As per measurement sheet	9095.56	
c.	As per site	9095.56	
2	**Deductions for**		
a.	Proposed D.P./ D.P. Road widening Area	0.00	
b.	Any D.P. Reservation area	0.00	
3	**Balance Plot Area(1-2)**	**8915.00**	
4	**Amenity Space (if applicable)**	**891.50**	
a.	Required	891.50	
b.	Adjustment of 2(b), if any	0.00	
c.	Balance Proposed	891.50	
5	**Net Plot Area (3-4 (c))**	**8023.50**	
6	**Recreational Open space (if applicable)**	**802.35**	
a.	Required	802.35	
b.	Proposed	802.35	
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. 5xbasic FSI)**	**8825.85**	
10	**Addition of FSI on payment of premium**		
a.	Maximum permissible premium FSI	4457.50	
b.	Proposed FSI on payment of premium	**0.00**	
11	**In-situ FSI / TDR loading**		
a.	In-situ area against D.P. road [2.0 x Sr. No. 2 (a)],if any	0.00	
b.	In-situ area against Amenity Space if handed over [2.00 or 1.85 x Sr. No. 4 (b)and /or(c)]	0.00	
c.	TDR area(0.9)	0.00	
d.	Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	**0.00**	
12	**Green FSI (5% of Sr.No. 9)**	**0.00**	
13	**Total entitlement of FSI in the proposal**		
a.	[9 + 10(b)+11(d)] or 12 whichever is applicable	8825.85	
b.	Ancillary Area FSI upto 60% or 80%with payment of charges.		
i.	60% on Residential Area	5189.60	
ii.	80% on Commercial Area (598.79/ 1.8 = 332.64* 80%)	141.21	
c.	**Total entitlement (a+b)**	**14156.66**	
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}**	**1.56**	
15	**Total Built-up Area in proposal.(excluding area at Sr.No.17 b)**		
a.	Existing Built-up Area	0.00	
b.	Proposed Built-up Area (as per 'P-line')	14153.37	
c.	Total (a+b)	**14153.37**	
16	**F.S.I. Consumed (15/13) (should not be more than serial No.14**	**1.00**	
17	**Area for Inclusive Housing, if any**		
a.	Required (20% of Sr.No.5)	0.00	
b.	Proposed	0.00	

CERTIFICATE OF AREA:
Certificate that the plot under reference was surveyed by me on 29/01/2022 and the dimension of sides etc. plot stated on plans are measured on side and the area so worked out tallies with the area stated in document of ownership/TP Scheme land record Depatment/City Survey records.

PROPOSED RESIDENTIAL AND COMMERCIAL BUILDING AT
SR.NO. 192 (PART), C.T.S. NO. 3876 CHINCHWAD, PUNE - 411019 Signature

OWNER'S DECLARATION -
I/We undersigned 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 techincal person so as to ensure the quality and safety at the work site.

Saheel landmakers private limited through its director Sachin Basantlal Garg
Signature

Architect name and signature

Ar.Yash Jain
CA/2019/105086
Signature

NORTH	DRAWING NO.	SCALE	DRAWN BY	CHECKED BY	Registration No. of Architect	Sheet no
N	SD-NOC-141	1:275	DS	AA	CA/2019/105086	01