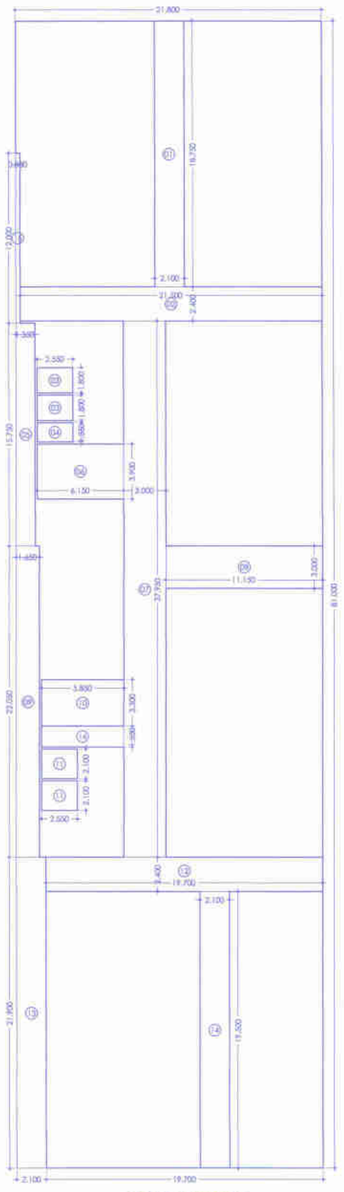




AREA CALCULATION (GROUND FLOOR PLAN)

BLOCK AREA "A"=21.80x81.00
=1765.80 Sqm.

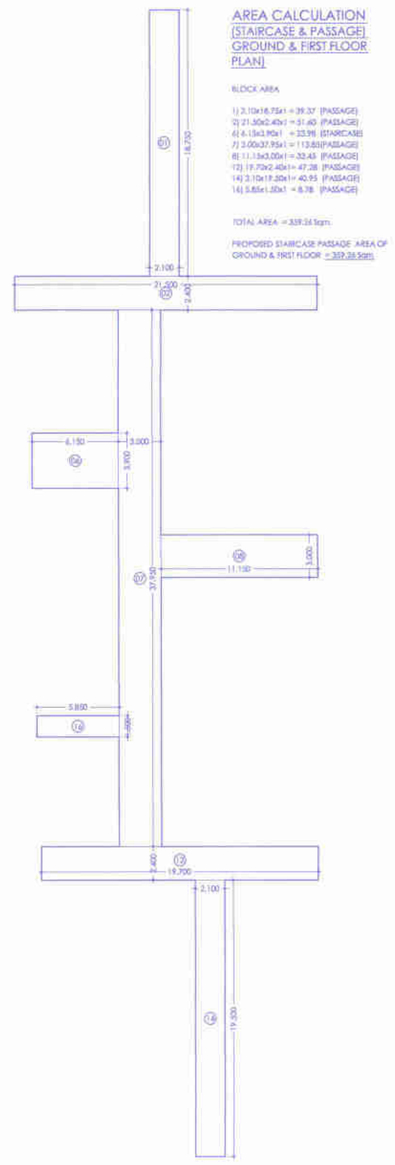
DEDUCTIONS

1) 2.10x18.75x1 = 39.37 (PASSAGE)
2) 21.50x2.40x1 = 51.60 (PASSAGE)
3) 2.55x1.80x2 = 09.18
4) 2.55x1.35x1 = 03.44
5) 1.35x15.75x1 = 21.26
6) 6.15x3.90x1 = 23.98 (STAIRCASE)
7) 3.00x37.95x1 = 113.85(PASSAGE)
8) 11.15x3.00x1 = 33.45 (PASSAGE)
9) 1.65x22.05x1 = 36.38
10) 5.85x3.30x1 = 19.30 (FIRE STAIRCASE)
11) 2.55x2.10x2 = 10.71
12) 19.70x2.40x1= 47.28 (PASSAGE)
13) 2.10x21.90x1= 45.99
14) 2.10x19.50x1= 40.95 (PASSAGE)
15) 0.30x12.00x1= 3.60
16) 5.85x1.50x1 = 8.78 (PASSAGE)

TOTAL DEDUCTION = 509.12

BUILT UP AREA = 1765.80 - 509.12
= 1256.68 Sqm.

PROPOSED BUILT UP AREA OF GROUND FLOOR = 1256.68 Sqm.



AREA CALCULATION (STAIRCASE & PASSAGE) GROUND & FIRST FLOOR PLAN)

BLOCK AREA

1) 2.10x18.75x1 = 39.37 (PASSAGE)
2) 21.50x2.40x1 = 51.60 (PASSAGE)
6) 6.15x3.90x1 = 23.98 (STAIRCASE)
7) 3.00x37.95x1 = 113.85(PASSAGE)
8) 11.15x3.00x1 = 33.45 (PASSAGE)
12) 19.70x2.40x1= 47.28 (PASSAGE)
14) 2.10x19.50x1= 40.95 (PASSAGE)
16) 5.85x1.50x1 = 8.78 (PASSAGE)

TOTAL AREA = 359.26 Sqm.

PROPOSED STAIRCASE PASSAGE AREA OF GROUND & FIRST FLOOR = 359.26 Sqm.

SEAL OF APPROVAL

SHEET NO. 2/5

Approved as amanded In.....
Subject to conditions mentioned
In the office letter No. DA/26/C.D.C/26A+46A/304
dated... 26 FEB 2019

CHIEF EXECUTIVE OFFICER
PIMPRI CHINCHWAD NEW TOWN DEVELOPMENT AUTHORITY, NEW ADMINISTRATIVE BUILDING, AKURDI, PUNE - 44

PCNTDA ESTD. 1972 PUNE

BRIEF SPECIFICATIONS :

FOUNDATION UP TO HARD STRATA.
RCC FRAMED STRUCTURE.
EXTERNAL WALL 0.15m THK Cement concrete block.
EXTERNALLY SAND FACED PLASTER.
INTERNAL WALL 0.15 THK Cement concrete block.
INTERNALLY NEERU FINISHED PLASTER.
M.M.TILES FLOORING.
TEAK WOOD DOOR AND WINDOWS.
GLAZED TILEED DADOING W.C.& TOILET.
ALL DIMENSIONS ARE IN METER.

LEGENDS:

PLOT BOUNDARY SHOWN IN BLACK :-
PROPOSED WORK SHOWN IN RED :-
DRAINAGE LINE SHOWN IN DOTTED RED :-
WATER LINE SHOWN IN DOTTED BLACK :-
PREMIUM PAID SHOWN IN RED :-

OWNER :

ELLORA ASIAN REALTY PRIVATE LIMITED
Through it's Director's

Mr. BHIMJI SHIVJI BHANUSHALI

Mr. PRAVIN KANJI TANNA

PROJECT :

APPROVAL FOR RESIDENTIAL CUM COMMERCIAL BUILDING ON SECTOR NO.-C.D.C., PLOT NO.-26A+46A, P.C.N.T., CHIKHALI, PUNE

JOB NO.	1329	DRN BY	RAHUL
SHEET NO.	2/5	CHKD BY	SSK
SCALE	AS SHOWN	DATE	02.11.2018
RIVISION	00	LICENSE NO.	S/142/2018

SHEKHAR KOKANE
"SWARAJYA" FLAT NO. 01,
PLOT NO. 314, SECTOR NO.27,
P.C.N.T.D.A. NIGADI PUNE_44
PH. NO. 9822018979.

SIGNATURE

GROUND FLOOR PLAN
SCALE-1:100



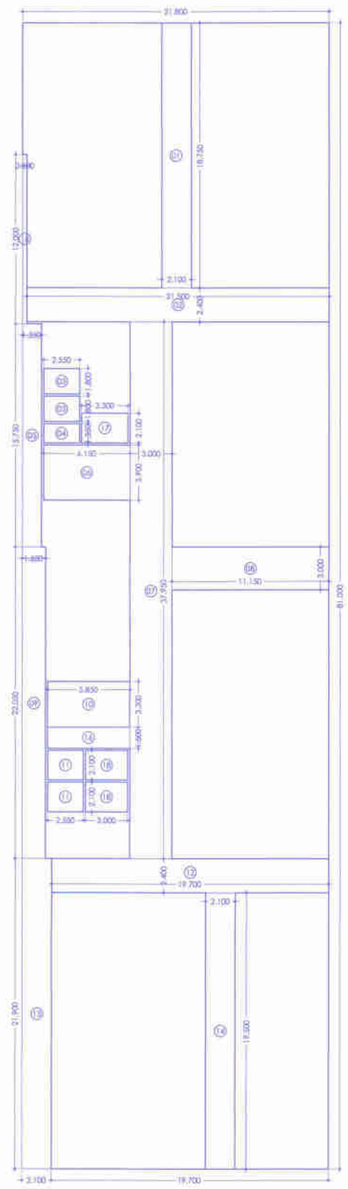
MEZZANINE FLOOR PLAN OF GROUND & FIRST FLOOR

SCALE-1:100



FIRST FLOOR PLAN

SCALE-1:100



AREA KEY PLAN OF FIRST FLOOR PLAN

SCALE-1:200

AREA CALCULATION (FIRST FLOOR PLAN)

BLOCK AREA 'A'=21.80x81.00
=1765.80 Sqm.

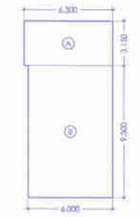
DEDUCTIONS

1) 2.10x18.73x1 = 39.37 (PASSAGE)
2) 21.50x2.40x1 = 51.60 (PASSAGE)
3) 2.55x1.80x2 = 09.18
4) 2.55x1.35x1 = 03.44
5) 1.35x18.75x1 = 21.26
6) 6.15x3.90x1 = 23.98 (STAIRCASE)
7) 3.00x37.95x1 = 113.85(PASSAGE)
8) 11.15x3.00x1 = 33.45 (PASSAGE)
9) 1.65x22.05x1 = 36.38
10) 5.85x3.30x1 = 19.30 (FIRE STAIRCASE)
11) 2.55x2.10x2 = 10.71
12) 19.70x2.40x1 = 47.28 (PASSAGE)
13) 2.10x21.90x1 = 45.99
14) 2.10x19.50x1 = 40.95 (PASSAGE)
15) 0.30x12.00x1= 3.60
16) 5.85x1.35x1 = 8.78 (PASSAGE)
17) 3.30x2.10x1 = 6.93 (LIFT)
18) 3.00x2.10x2 = 12.60 (LIFT)

TOTAL DEDUCTION = 528.65

BUILT UP AREA = 1765.80 - 528.65
= 1237.15 Sqm.

PROPOSED BUILT UP AREA OF FIRST FLOOR = 1237.15 Sqm.



AREA KEY PLAN OF TOILET BLOCK ON MEZZANINE FLOOR

SCALE-1:200

AREA CALCULATION (TOILET BLOCK AREA ON MEZZANINE FLOOR OF GROUND, FIRST & SECOND FLOOR)

BLOCK AREA

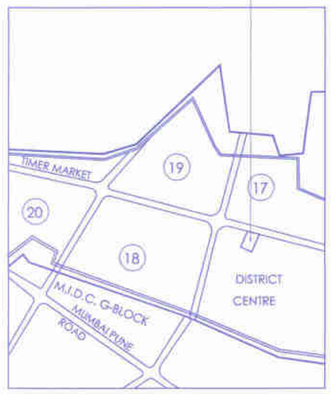
A = 6.30x3.15 = 19.85
B = 6.00x9.30 = 55.80

TOTAL BLOCK AREA = 75.65 Sqm.

PROPOSED TOILET BLOCK AREA ON MEZZANINE FLOOR = 75.65 Sqm. EACH

TOTAL TOILET BLOCK AREA = 75.65 x3
= 226.95 Sqm.

NORTH



LOCATION PLAN

SCALE- N.T.S.

SEAL OF APPROVAL

SHEET NO. 3/5

Approved as amanded In.....
Subject to conditions mentioned
In the office letter No. DA/26/C.O.C/26A+46A/304
dated 26 FEB 2019

Pimpri Chinchwad New Town Development Authority PCNTDA ESTD. 1972 PUNE

CHIEF EXECUTIVE OFFICER
PIMPRI CHINCHWAD NEW TOWN DEVELOPMENT AUTHORITY
ADMINISTRATIVE BUILDING, ... Rd.
PUNE - 44

BRIEF SPECIFICATIONS :

FOUNDATION UP TO HARD STRATA.
RCC FRAMED STRUCTURE.
EXTERNAL WALL 0.15m THK Cement concrete block.
EXTERNALLY SAND FACED PLASTER.
INTERNAL WALL 0.15 THK Cement concrete block.
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ALL DIMENSIONS ARE IN METER.

LEGENDS:

PLOT BOUNDARY SHOWN IN BLACK :-
PROPOSED WORK SHOWN IN RED :-
DRAINAGE LINE SHOWN IN DOTTED RED :-
WATER LINE SHOWN IN DOTTED BLACK :-
PREMIUM PAID SHOWN IN RED :-

OWNER :

ELLORA ASIAN REALTY PRIVATE LIMITED
Through it's Director's

Mr. BHIMJI SHIVJI BHANUSHALI

Mr. PRAVIN KANJI TANNA

PROJECT :

APPROVAL FOR RESIDENTIAL CUM COMMERCIAL BUILDING ON SECTOR NO.-C.D.C., PLOT NO.-26A+46A, P.C.N.T., CHIKHALI, PUNE

JOB NO.	1329	DRN BY	RAHUL
SHEET NO.	3/5	CHKD BY	SSK
SCALE	AS SHOWN	DATE	02.11.2018
RIVISION	00	LICENSE NO.	S/142/2018

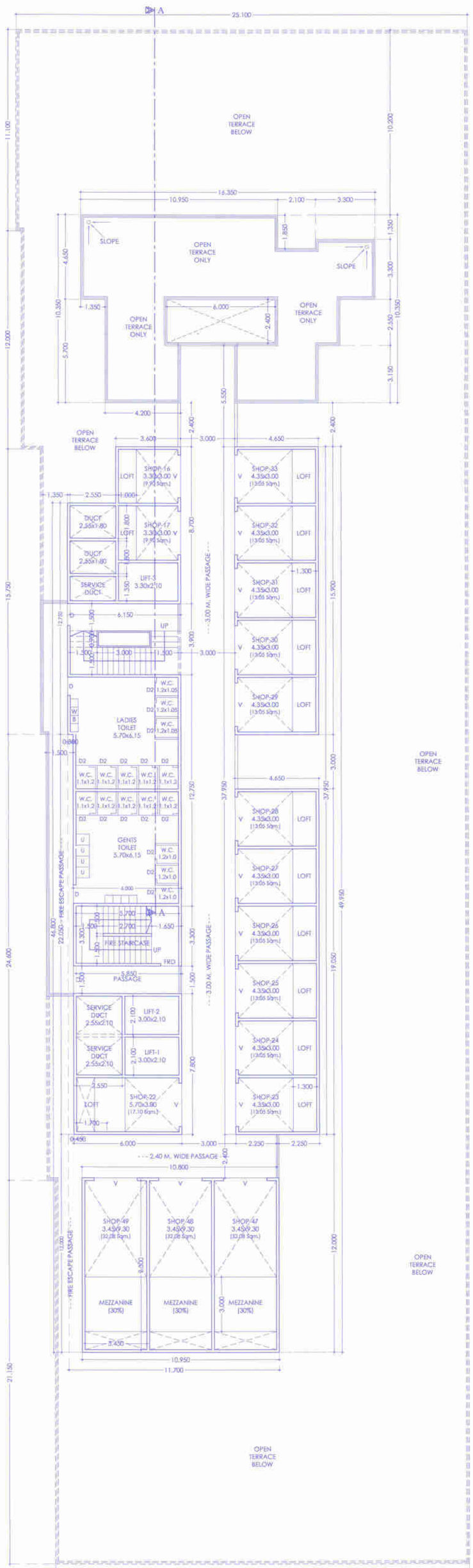
SHEKHAR KOKANE
"SWARAJYA" FLAT NO. 01,
PLOT NO. 314, SECTOR NO.27,
P.C.N.T.D.A. NIGADI PUNE-44
PH. NO. 9822018979.

SIGNATURE



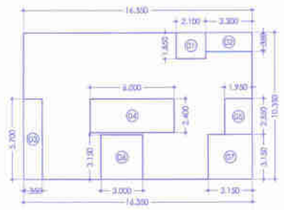
SECOND FLOOR PLAN

SCALE-1:100



MEZZANINE FLOOR PLAN OF SECOND FLOOR

SCALE-1:100



AREA CALCULATION
[SECOND FLOOR PLAN]
(RESIDENTIAL)

BLOCK AREA 'A'=16.35x10.35
= 169.22 Sqm.

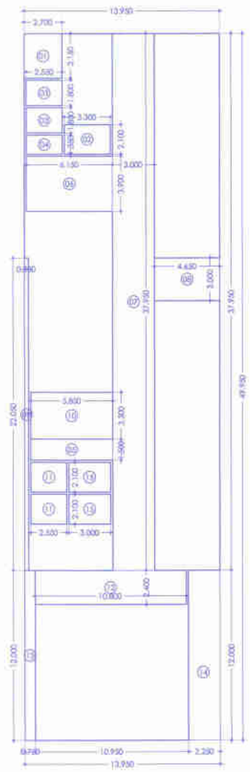
DEDUCTIONS

1) 2.10x1.85x1 = 3.88
2) 3.30x1.35x1 = 4.46
3) 1.95x5.70x1 = 11.70
4) 6.00x2.40x1 = 14.40
5) 1.95x2.55x1 = 4.97
6) 3.00x3.15x1 = 9.45
7) 3.15x3.15x1 = 9.92

TOTAL DEDUCTION = 54.78

BUILT UP AREA = 169.22 - 54.78
= 114.44 Sqm.

PROPOSED BUILT UP AREA OF SECOND FLOOR = 114.44 Sqm.



AREA CALCULATION
[SECOND FLOOR PLAN]

BLOCK AREA 'A'=13.95x49.95
= 696.80 Sqm.

DEDUCTIONS

1) 2.70x3.15x1 = 8.50
2) 3.30x2.10x1 = 6.93 (LIFT)
3) 2.55x1.80x2 = 9.18
4) 2.55x1.35x1 = 3.44
5) 5.85x1.30x1 = 8.78 (PASSAGE)
6) 6.15x3.90x1 = 23.98 (STAIRCASE)
7) 3.00x37.95x1 = 113.85(PASSAGE)
8) 4.65x3.00x1 = 13.95
9) 0.30x22.05x1 = 6.62
10) 5.65x3.30x1 = 19.30 (FIRE STAIRCASE)
11) 2.55x2.10x2 = 10.71
12) 10.80x2.40x1= 25.92 (PASSAGE)
13) 0.75x12.00x1=9.00
14) 2.25x12.00x1= 27.00
15) 3.00x2.10x2 = 12.60 (LIFT)

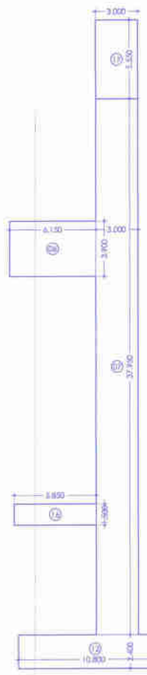
TOTAL DEDUCTION = 299.76

BUILT UP AREA = 696.80 - 299.76
= 397.04 Sqm.

PROPOSED BUILT UP AREA OF SECOND FLOOR = 397.04 Sqm.

AREA KEY PLAN OF SECOND FLOOR PLAN

SCALE-1:200



AREA CALCULATION
(STAIRCASE & PASSAGE)
(SECOND FLOOR PLAN)

BLOCK AREA

4) 6.15x3.90x1 = 23.98 (STAIRCASE)
7) 3.00x37.95x1 = 113.85 (PASSAGE)
12) 10.80x2.40x1= 25.92 (PASSAGE)
16) 5.85x1.30x1 = 8.78 (PASSAGE)
17) 3.00x5.55x1 = 16.65 (PASSAGE)

TOTAL BLOCK AREA = 189.18

PROPOSED STAIRCASE AREA OF SECOND FLOOR = 23.98 Sqm.

PROPOSED STAIRCASE & PASSAGE AREA OF SECOND FLOOR = 165.20 Sqm.

AREA KEY PLAN OF STAIRCASE & PASSAGE ON SECOND FLOOR

SCALE-1:200

SEAL OF APPROVAL

SHEET NO. 4/5

Approved as amended in.....
Subject to conditions mentioned
In the office letter No. DA/26/CDC/26A+46A/304
dated 26 FEB 2019

PCNTDA ESTD. 1972 PUNE

CHIEF EXECUTIVE OFFICER
PIMPRI CHINCHWAD NEW TOWN DEVELOPMENT AUTHORITY, NEW ADMINISTRATIVE BUILDING, AKURDI, PUNE - 44

BRIEF SPECIFICATIONS :

FOUNDATION UP TO HARD STRATA.
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ALL DIMENSIONS ARE IN METER.

LEGENDS:

PLOT BOUNDARY SHOWN IN BLACK >
PROPOSED WORK SHOWN IN RED >
DRAINAGE LINE SHOWN IN DOTTED RED >
WATER LINE SHOWN IN DOTTED BLACK >
PREMIUM PAID SHOWN IN RED >

OWNER :

ELLORA ASIAN REALTY PRIVATE LIMITED
Through it's Director's

Mr. BHIMJI SHIVJI BHANUSHALI

Mr. PRAVIN KANJI TANNA

PROJECT :

APPROVAL FOR RESIDENTIAL CUM COMMERCIAL BUILDING ON SECTOR NO.-C.D.C., PLOT NO.-26A+46A, P.C.N.T., CHIKHALI, PUNE

JOB NO.	1329	DRN BY	RAHUL
SHEET NO.	4/5	CHKD BY	SSK
SCALE	AS SHOWN	DATE	02.11.2018
RIVISION	00	LICENSE NO.	SJT/42/2018

SHEKHAR KOLANE
"SWARAJYA" FLAT NO. 01,
PLOT NO. 314, SECTOR NO.27,
P.C.N.T.D.A., NIGADI PUNE, 44
PH. NO. 9822018979.

SIGNATURE