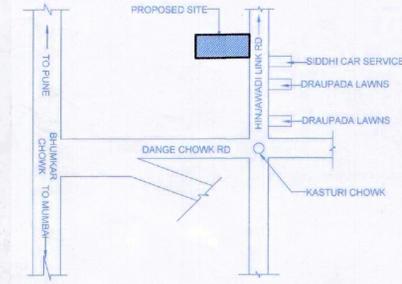
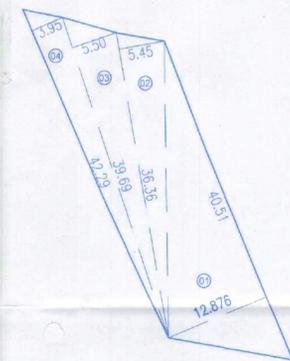




LOCATION PLAN FOR DP PLAN SCALE - NTS



LOCATION PLAN Scale - NTS

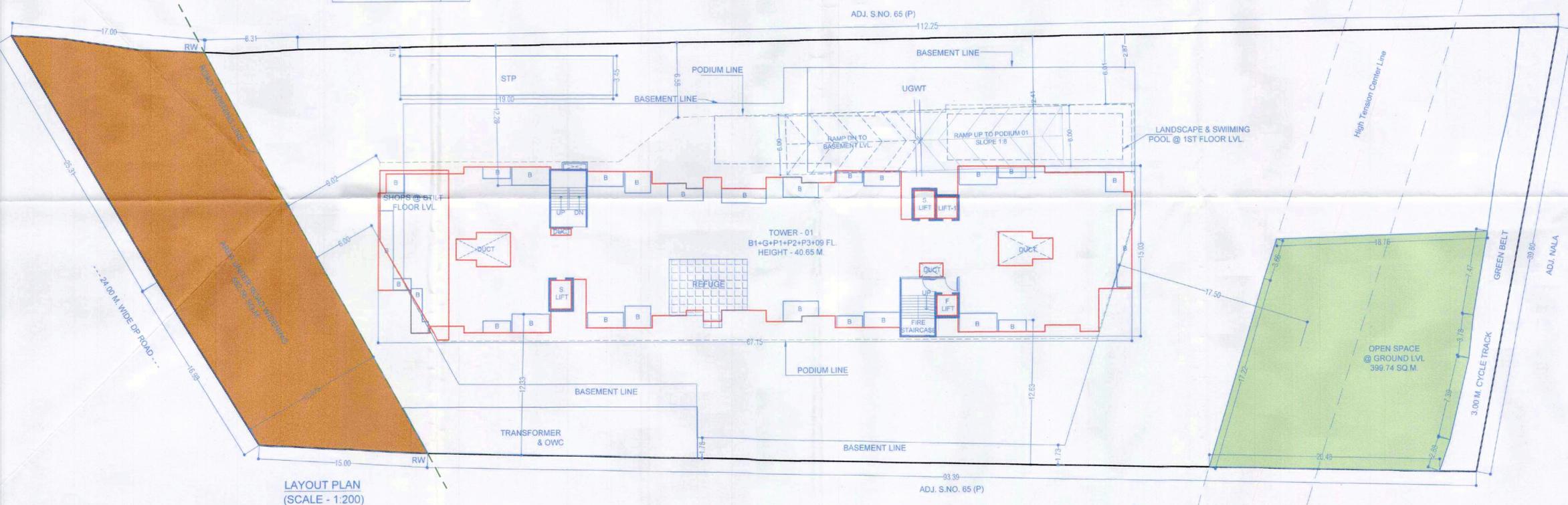


ROAD WIDENING AREA CALCULATION (SCALE - 1:400)

NO.	ROAD WIDTH	ROAD LENGTH	AREA
1	0.50	40.51	20.26
2	0.50	36.36	18.18
3	0.50	39.89	19.94
4	0.50	42.29	21.14
5	0.50	42.29	21.14
TOTAL			80.66

PLOT AREA CALCULATION (SCALE - 1:400)

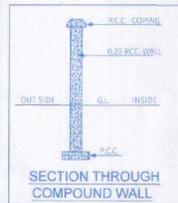
NO.	ROAD WIDTH	ROAD LENGTH	AREA
1	0.50	121.29	60.64
2	0.50	121.29	60.64
3	0.50	34.87	17.43
4	0.50	36.36	18.18
5	0.50	42.29	21.14
TOTAL			178.03



LAYOUT PLAN (SCALE - 1:200)



SECTION THROUGH U.G. WATER TANK



SECTION THROUGH COMPOUND WALL

OCCUPANCY LOAD CALCULATION

STILT FLOOR AREA	= 70.37 SQ.M
NO. OF PERSON STILT FL.	= 70.37/3 = 23.46 SAY 23
TOTAL PERSONS	= 23 PERSONS

SANITARY REQUIREMENT FOR EVERY 25 MALES - 1W.C., 1WB, 1URINAL FOR EVERY 15 FEMALES: 1W.C., 1WB.

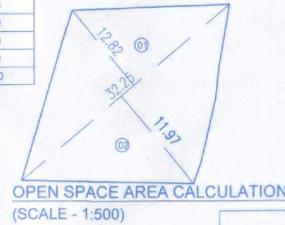
TOTAL = 23 PERSONS		
TYPE	MALE (2/3)	FEMALE (1/3)
W.C.	01	07
W.B.	01	01
U.	01	

PROPOSED PARKING STATEMENT

FLOOR	PROPOSED PARKING		
	CARS	SCOOTERS	CHARGING POINT
BASEMENT PARKING	20	0	4
GROUND PARKING	28	0	6
PODIUM-1 PARKING	0	72	0
PODIUM-2 PARKING	0	72	0
PODIUM-3 PARKING	0	36	0
TOTAL PARKING PROVIDED	48	182	10

OPEN SPACE AREA CALCULATION

1	0.50	32.35	16.17
2	0.50	32.25	16.12
TOTAL			32.29



OPEN SPACE AREA CALCULATION (SCALE - 1:500)

TOTAL PARKING AREA STATEMENT

TYPE OF FLAT	NO. OF FLAT	REQUIRED PARKING
100 sq.m Btup Area or fraction of the entire Btup Area (2-6)	64/20/100 = 0.63	01 CAR, 03 SCOOTER
For every two tenements with each tenement having carpet area equal to or above 30 sq.m. but less than 40 sq.m. (1-2)	02	01 CAR, 02 SCOOTER
For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m. (1-5)	47	24 CAR, 116 SCOOTER
For every tenements with each tenement having carpet area equal to or above 80 sq.m. but less than 150 sq.m. (1-3)	16	16 CAR, 48 SCOOTER
TOTAL	65	42 CAR, 171 SCOOTER
5% VISITOR PARKING		02 CAR, 09 SCOOTER
TOTAL PARKING		44 CAR, 180 SCOOTER
PARKING AREA		550.00 CAR, 380.00 SCOOTER

WATER STORAGE CAPACITY

AMOUNT OF WATER REQUIRED PER PERSON	= 45 lts/day
NO. OF PERSON	= 23 NOS
WATER REQUIRED	= 1035.00 lts/day
RESIDENTIAL:	
AMOUNT OF WATER REQUIRED PER PERSON	= 135 lts/day
WATER REQUIRED PER FLAT (5 person per flat)	= 675 lts/day
NO. OF FLATS IN THE BLDG.	= 65 NOS.
REQUIRED CAPACITY OF OVERHEAD TANK (Resi+Comm)	= 43875.00 + 1100.00
WATER REQUIRED FIRE FIGHTING	= 20000.00 lts/day
REQUIRED CAPACITY OF OVERHEAD TANK	= 64975.00 lts/day
U.G. WATER TANK REQUIRED	= 67482.50 lts/day
WATER REQUIRED FIRE FIGHTING	= 50000.00 lts/day
REQUIRED CAPACITY OF UNDER GROUND TANK	= 117482.50 lts/day

FORM OF STATEMENT - 2 (Sr. No. 9 (a))

BUILDING NO.	FLOOR NAME	BUILT UP AREA	TENE
TOWER - 01	GROUND FLOOR	89.42	--
	POD. 01 FLOOR	--	--
	POD. 02 FLOOR	--	--
	POD. 03 FLOOR	--	--
	1ST FLOOR	819.38	5.00
	2ND FLOOR	817.47	8.00
	3RD FLOOR	817.47	8.00
	4TH FLOOR	783.83	8.00
	5TH FLOOR	817.47	8.00
	6TH FLOOR	817.47	8.00
7TH FLOOR	817.47	8.00	
8TH FLOOR	817.47	8.00	
9TH FLOOR	424.02	4.00	
TOTAL	7021.45	65.00	

Form of Statement 1 [Sr. No. 8 (a) (iii)]

Existing Building no.	Floor NO.	Plinth Area	Total Floor Area of Existing Building	Use/Occupancy of Floors

TOD FORM OF STATEMENT 3 (SR.No.9(g))

BLDG. NO.	FLOOR NO.	APARTMENT NO.	CARPET AREA OF APARTMENT	AREA OF BALCONY ATTACHED TO APARTMENT	AREA OF ENCLOSED BALCONY ATTACHED TO APARTMENT	AREA OF DOUBLE HEIGHT TERRACES ATTACHED TO FLAT	No. Of Flat	Total No. Of Flat
Tower 1	First floor	102,107	58.79	6.00	8.28	0.00	2.00	3.00
		106	59.79	7.88	4.47	0.00	1.00	
	Typical floor	202,302,502,802,702,802,207,307,507,607,707,807	58.79	6.00	8.28	0.00	12.00	24.00
		203,303,503,603,703,803,206,306,506,606,706,806	59.79	7.88	4.47	0.00	12.00	
		402	58.79	6.00	8.28	0.00	1.00	
		403,406	59.79	7.88	4.47	0.00	2.00	
	Ninth floor	902	58.79	6.00	8.28	0.00	1.00	3.00
		903	59.79	7.88	4.47	0.00	1.00	
		907	36.71	3.84	0.00	0.00	1.00	

DATE & STAMP OF APPROVAL

Master Layout

Sanctioned No. B.P/Wakad/42/2023
Subject to conditions mentioned in the Office Order No. 21/13/2023
Sv dated 21/13/2023
Date: 21/13/2023

O. C. Signed by City Engineer

ESTD. 11/10/82
Building Permission Dept. PCMC, Pimpri, Pune-411 016

A AREA STATEMENTS

Sl. No.	Description	SQ.M
01	Area of Plot (Minimum area of a, b, c to be considered)	4550.00
(a)	As per ownership document (7/12, CTS extract)	4550.00
(b)	As per measurement sheet	4551.39
(c)	As per site	0.00
02	Deductions for:	0.00
(a)	Proposed D.P./D.P. Road widening Area	552.56
(b)	Any D.P. Reservation area	0.00
Total (a + b)		552.56
03	Balance Area of the plot (01-02)	3997.44
04	Amenity space	0.00
(a)	Required-	0.00
(b)	Adjustment of 2(b), if any-	0.00
(c)	Balance Proposed-	0.00
05	Net Plot Area [3-4(c)]	3997.44
06	Recreational Open Space (if applicable)	0.00
(a)	Required	399.74
(b)	Proposed	399.74
07	Internal Road area	0.00
08	Plotable area (if applicable)	3997.44
09	Built up area with reference to Basic F.S.I. as per front road width (Sr.No.5 x basic FSI) (1.10)	4397.18
10	Addition of FSI on Payment of Premium	0.00
(a)	Maximum permissible premium FSI - based on road width / TOD Zone (Sr.No.5 x 2.40)	0.00
(b)	Proposed FSI on Payment of Premium	0.00
11	In-situ FSI/TDR loading	0.00
(a)	In-situ area against D.P. Road [2.00 x 552.56] if any	0.00
(b)	In-situ area against Amenity Space [2.00 or 1.85 x Sr.No.4(b) and/or (c)]	0.00
(c)	TDR area	0.00
(d)	Total in-situ / TDR loading proposed [11 (a)+(b)+(c)]	0.00
12	Additional FSI area under Chapter No. 7	0.00
13	Total entitlement of FSI in the proposal	32.50
(a)	[9+10(b)+11(d)] or 12 whichever is applicable	4397.18
(b)	Ancillary Area FSI upto 60% or 80% with payment of charges. (2638.31)	2625.00
(c)	Total entitlement (a+b)	7022.18
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 6.4 as applicable) x 1.6 or 1.80	7022.18
15	Total Built-up Area in proposal. (excluding area at Sr.No.17.b)	0.00
(a)	Existing Built-up Area	0.00
(b)	Proposed Built-up Area (as per P-Line)	7021.45
(c)	Total (a+b)	7021.45
16	F.S.I. Consumed (15/13) (should not be more than Serial No.14 above)	0.99
17	Area for Inclusive Housing, if any	0.00
(a)	Required (20% of Sr.No.5)	0.00
(b)	Proposed	0.00

B CERTIFICATE OF AREA

Confirmed that the Plot under reference was surveyed by me on and the dimensions 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 document of ownership / T.P. Scheme Records / Land Record Dept. / City Survey records.

Sign of the Architect

C OWNER'S DECLARATION

I/We undersigned hereby confirm that I/We would abide by plans sanctioned by P.M.R.D.A. I/We would execute the structure as per sanctioned 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.

Sign of the Owner

D LEGEND

Plot Boundary: Black
Proposed Work: Red
Drainage Line: Red Dotted
Water line: Black Dotted
Existing to be retained: Hatched
Demolitions: Yellow hatched

F JOB TITLE / SITE ADDRESS

PROPOSED RESI + COMM. BLDG. ON S.NO. 65/5/1 OF VILLAGE - WAKAD, DIST. - PUNE.

G OWNER NAME AND SIGNATURE

Owner's Name: Dattatray Shivaji Wakadkar and others through P.A.H. Mrs. Prasantra Infracore LLP through Mr. Uttam Dnyanoba Wakadkar

Owner's Sign: [Signature]

H ARCHITECT

Architect's Name: Vishwas Kulkarni : CA/1984/8465
Hrishikesh Kulkarni : CA/2002/29235

Architect's Sign: [Signature]

Scale: 1:200
Sheet: A1-Paper Size

Drawn by: Akshay P.
Checked by: Anurag M.
Date: 13/03/23

Project No: 2290
Drawing No: 211

E-mail: vkarch.com
www.vkarch.com

FOR P.C.M.C. SANCTION