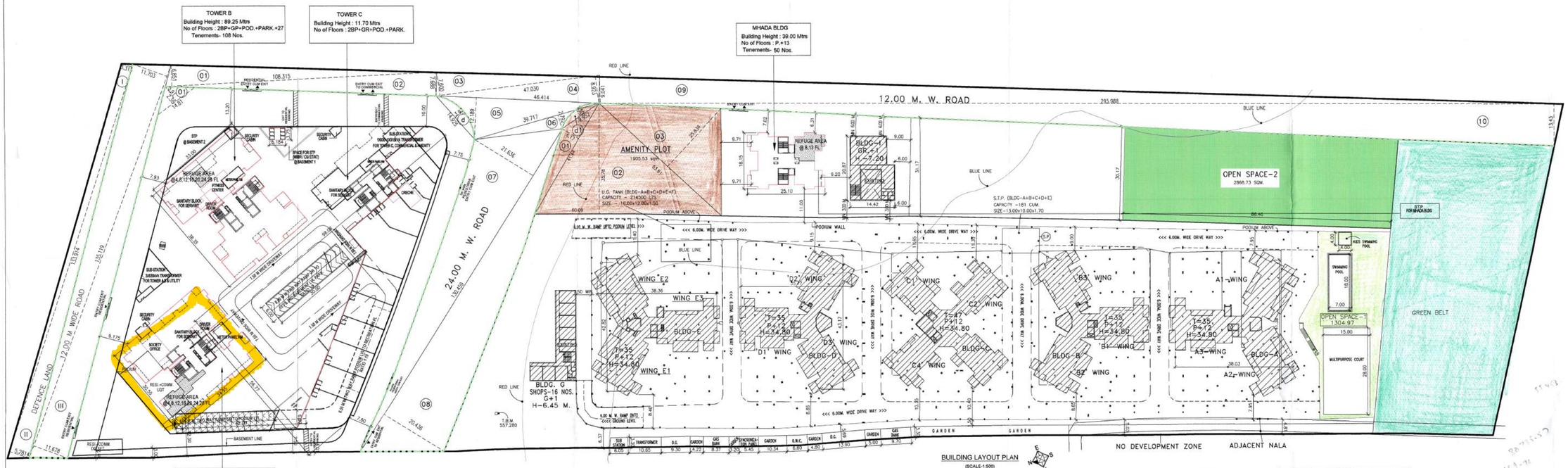


BUILDING LAYOUT PLAN
(SCALE-1:500)

Form Of Statement 2 [Sr. No. 9(a)]

AREA STATEMENT AS PER UDCPR

TOWER No.	FLOORS	PLINE AREA IN SQM.		
		COMM	RESI	MHADA
A	2BP+GP+POD.+PARK.+30	-	22905.52	-
B	2BP+GP+POD.+PARK.+27	-	24417.71	-
C	2BP+GP+POD.+PARK.	1525.53	424.52	-
MHADA	P+13	-	-	4311.58
Total		1525.53	47747.75	4311.58
Total		49273.28		

TOWER No.	TENEMENTS NO.		LIFT AREA	L.M.R. AREA
	RESI	MHADA		
A	113		30.64	-
B	108		28.76	-
C	-		30.07	-
MHADA	-	50	8.36	-
Total	221	50	97.83	-
Total	271			

F.S.I. STATEMENT (EXISTING) (OLD RULE)

FLOOR	TENAMENT	G. FLOOR	1st. FLOOR	TOTAL AREA	
		COMM.	COMM.	COMMERCIAL	RESIDENTIAL
BLDG. I		235.22	170.54	405.76	
TOTAL				405.76	

PARKING STATEMENT AS PER UDCPR
AS PER TABLE NO 8B

	CAR	SCOOTER
RESIDENTIAL		
2 FLATS AREA 40 TO 80 SQM. (NOS. OF FLAT) (1:5)	-	-
1 FLAT AREA 80 TO 150 SQM. (NOS. OF FLAT 221) (1:1)	221	221
MHADA		
2 FLATS AREA 40 TO 80 SQM. (NOS. OF FLAT 50) (1:2)	25	50
TOTAL	246	271
ADDITIONAL PARKING FOR VISITORS(5%)	12	14
TOTAL REQUIREMENT PARKING FOR RESIDENTIAL	258	285
COMMERCIAL		
SHOP & OFFICE (Carpet Area 1451.88 SQM.) (2:6)	29	87
TOTAL REQUIREMENT PARKING (COMMERCIAL+ RESIDENTIAL)	287	372
PODIUM PARKING	127	196
GROUND/ PARKING	158	12
BASEMENT 1 PARKING	166	139
BASEMENT 2 PARKING	166	135
TOTAL PROPOSED PARKING	617	482

LOADING / UNLOADING	REQ.	PROP.
(Carpet Area 1451.88 SQM.)	01	01

ADDITIONAL REQUIREMENTS FOR HOUSING SCHEMES STATEMENT
(TOTAL TENEMENTS- 283)

FITNESS CENTRE	FOR 100 TENEMENTS - 20 SQM. FOR ADDITIONAL 300 TENEMENTS - 20 SQM. REQUIRED - 40 SQM.	
CRECHE	FOR 100 TENEMENTS - 20 SQM. FOR ADDITIONAL 300 TENEMENTS - 20 SQM. REQUIRED - 40 SQM.	
SOCIETY OFFICE	FOR 100 TENEMENTS - 20 SQM. FOR ADDITIONAL 300 TENEMENTS - 20 SQM. REQUIRED - 40 SQM.	
SANITARY BLOCK	FOR 100 TENEMENTS - 3 SQM. FOR ADDITIONAL 200 TENEMENTS - 3 SQM. REQUIRED - 6 SQM.	
DRIVERS ROOM	FOR 100 TENEMENTS - 12 SQM. FOR ADDITIONAL 300 TENEMENTS - 12 SQM. REQUIRED - 24 SQM.	
	TOTAL REQUIRED - 150 SQM.	

AREA STATEMENT
additional requirements for housing scheme

	SQ.M.
FITNESS CENTER (TOWER-B)	40.90
CRECHE (TOWER-C)	41.17
SOCIETY OFFICE (TOWER -A)	49.93
SANITARY BLOCK FOR SERVANTS 3.00 (TOWER-A) + 9.11 (TOWER-B)	12.11
DRIVERS ROOM 16.96 (TOWER-A) + 26.12 (TOWER-B)	43.08
TOTAL	187.19

REFUGE AREA STATEMENT

TYPE OF TOWER	FLOORS	REQUIRED	PROPOSED
A	4TH,8TH,12TH,16TH,20TH,24TH,28TH	18.40	82.83
B	4TH,8TH,12TH,16TH,20TH,24TH	18.40	22.63
MHADA	8TH,13TH	18.63	69.59

WATER TANK CAPACITY CALCULATION

O.H. WATER TANK:- COMMERCIAL
1525.53 / 3 = 508.61
- / 6 = -
= 508.61
509 x 45 = 22905

RESIDENTIAL
= 271 TENEMENTS x 135 LTS. x 5 PERSONS
= 182925 LTRS.
= 182925 + 22905
= 205830 + 100000 (FIRE FIGHTING)
REQUIRED = 305830 LTS.
PROPOSED = 315000 LTS.
BLDG A = 25000 BLDG C = 25000 BLDG B = 25000 MHADA = 25000 TOTAL = 100000

U.G. WATER TANK :- 205830 x 1.50
= 308745 + 350000 (FIRE FIGHTING)
REQUIRED = 658745 LTS.
PROPOSED = 675000 LTS.
BLDG A = 100000 BLDG C = 100000 BLDG B = 100000 MHADA = 350000 TOTAL = 650000

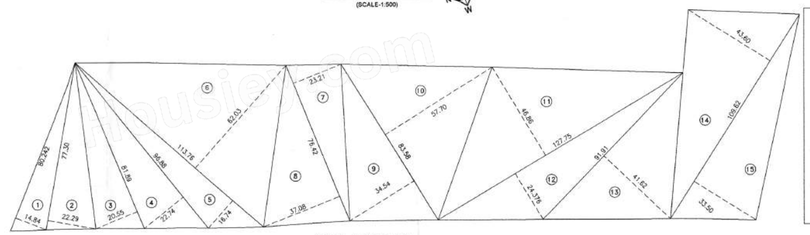
S.T.P CALCULATION

NO OF TENEMENTS RESIDENTIAL = 271
NO OF PERSON = 271 x 5 = 1355 PERSONS
FOR COMMERCIAL AREA =1525.53 / 3 = 508.61 PERSONS
- / 6 = - PERSONS
= 508.61 PERSONS

REQUIREMENT OF S.T.P
FOR RESIDENTIAL& COMMERCIAL BLDG.
1355 PERSONS x 135 LTS = 182925 LTS
509 PERSONS x 45 LTS = 22905 LTS
COMM. + RESIDENTIAL = TOTAL S.T.P.PROVIDED
22905 + 182925 = 205830 LTS
205830 LTS x 85% LTS = 174956 LTS
174956 LTS / 1000 = 174.96 CUM
SAY = 175 CUM
TOTAL S.T.P PROVIDED = 175 CUM

SANITATION REQUIREMENT STATEMENT		AS PER TABLE NO12-D
NO OF PERSONS -3M² PERSON	(GR. FL.) : 1525.53 / 3 = 508.61	PERSONS
NO OF PERSONS -6M / PERSON	(UPPER FL.) : - / 6 = -	PERSONS
TOTAL NO OF PERSONS	= 508.61 PERSONS SAY = 509	PERSONS
TOTAL NO OF SHOPS = 11		
TOILET REQUIREMENTS OF SHOP OWNERS	= 11/8 = 1 NOS.	
COMMON TOILET REQUIREMENTS	= 509 - 1 = 508	
TOTAL NO OF PERSONS	= 508 PERSONS CONSIDERING 50% GA50%L. NO. OF PERSONS = 254 GENTS & 254 LADIES	
TOILETS REQUIRED FOR GENTS (COMMON)	= 11	
URINALS REQUIRED FOR GENTS (COMMON)	= 11	
TOILETS REQUIRED FOR LADIES (COMMON)	= 16	

	REQUIRED TOILETS	PROPOSED TOILETS	REQUIRED URINALS	PROPOSED URINALS
SHOP OWNERS, COMMON GENTS & LADIES	28	28		
COMMON URINALS	-	-	11	11



AREA KEY PLAN
(SCALE-1:1000)
(LAND AREA EARMARKED FOR EXISTING STRUCTURE)

EXISTING PLOT AREA CALCULATION

1) 80.242 x 14.84 x 0.50 = 595.40 SQM
2) 77.30 x 22.29 x 0.50 = 861.51 SQM
3) 81.89 x 20.55 x 0.50 = 841.42 SQM
4) 96.88 x 22.74 x 0.50 = 1101.53 SQM
5) 113.76 x 16.74 x 0.50 = 952.17 SQM
6) 113.76 x 62.03 x 0.50 = 3528.27 SQM
7) 76.42 x 23.21 x 0.50 = 886.85 SQM
8) 76.42 x 37.08 x 0.50 = 1416.83 SQM
9) 83.58 x 34.54 x 0.50 = 1443.43 SQM
10) 83.58 x 57.70 x 0.50 = 2411.28 SQM
11) 127.75 x 46.86 x 0.50 = 2993.18 SQM
12) 127.75 x 24.378 x 0.50 = 1557.05 SQM
13) 91.91 x 41.62 x 0.50 = 1912.65 SQM
14) 109.62 x 43.60 x 0.50 = 2389.72 SQM
15) 109.62 x 33.50 x 0.50 = 1836.14 SQM
TOTAL = 24727.43 SQM

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	Use / Occupancy of Floors
I	GR.+1	235.22	405.76	GR.+1

TOWER A,B,C & MAHAD BLDG

	NON FSI IN SQ.M.
A) PROPOSED PARKING AREA	29145.88
B) PROPOSED TERRACE AREA	2291.31
C) PROPOSED O.H.W.T. AREA	221.61
D) PROPOSED LIFT AREA	97.83
E) PROPOSED LIFT MACHINE ROOM AREA	-
F) PROPOSED U.G.W.T. AREA + PUMP ROOM AREA	255.06
G) PROPOSED STP AREA + PUMP ROOM AREA	138.76
H) PROPOSED O.W.C. AREA	97.85
I) PROPOSED TRANSFORMER + D.G. SET	232.75
J) PROPOSED SECURITY CABIN AREA	32.81
K) PROPOSED REFUGE AREA	854.77
L) RAMP AREA	973.12
TOTAL AREA	34341.95

BLDG- I

	NON FSI IN SQ.M.
A) EXISTING TERRACE AREA	253.79
B) EXISTING STAIRCASE AREA	29.76
C) EXISTING PASSAGE AREA	54.77
D) EXISTING O.H.W.T. AREA	3.46
TOTAL AREA	341.78

DEFENCE LAND
AREA CALCULATION

1) 133.914 x 3.315 x 0.50 = 221.96 SQM
2) 133.914 x 5.2814 x 0.50 = 353.63 SQM
0.50 = 575.59 SQM

AMENITY AREA CALCULATION

d1= 4/3x1.50x√(1/4x9.952x9.952+2/5x1.50x1.50)
d1= 2.00x√(27.76+0.90)
d1= 2.00x 5.07 = 10.14 SQM

1) 41.44 x 6.17 x 0.50 = 127.84 SQM
2) 60.09 x 35.78 x 0.50 = 1075.01SQM
3) 53.61 x 25.836 x 0.50 = 692.54 SQM
TOTAL= 1905.53 SQM

12.00 M. W. ROAD
AREA CALCULATION

1) 108.315 x 6.851 x 0.50 = 371.03 SQM.
2) 108.315 x 7.688 x 0.50 = 416.36 SQM.
3) 47.030 x 7.600 x 0.50 = 178.71 SQM.
4) 47.030 x 8.923 x 0.50 = 209.82 SQM.
9) 295.988 x 9.041 x 0.50 = 1338.01 SQM.
10) 295.988 x 13.430 x 0.50 = 1987.56 SQM.
TOTAL = 4501.49 SQM.

12.00 M. W. ROAD
AREA CALCULATION

i) 14.81 x 5.91 x 0.50 = 43.76 SQM.
ii) 135.119 x 11.703 x 0.50 = 790.65 SQM.
iii) 135.119 x 11.678 x 0.50 = 788.96 SQM.
TOTAL= 1623.37 SQM.

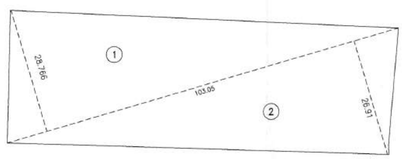
d = 4/3x2.36x√(1/4x14.81x14.81+2/5x2.36x2.36)
d = 3.15x√(54.83+2.23)
d = 3.15x 7.55 = 23.78 SQM.
NET ROAD AREA = 1623.37 – 23.78
= 1599.59 SQM.

24.00 M. W. ROAD
AREA CALCULATION

5) 46.414 x 12.189 x 0.50 = 282.87 SQM.
6) 39.717 x 2.792 x 0.50 = 55.44 SQM.
7) 130.459 x 21.636 x 0.50 = 1411.31 SQM.
8) 130.459 x 20.436 x 0.50 = 1333.03 SQM.
TOTAL = 3082.65 SQM.

d = 4/3x3.97x√(1/4x14.925x14.925+2/5x3.97x3.97)
d = 5.29x√(55.69+6.30)
d = 5.29x 7.87 = 41.63 SQM.
d1= 4/3x1.50x√(1/4x9.952x9.952+2/5x1.50x1.50)
d1= 2.00x√(27.76+0.90)
d1= 2.00x 5.07 = 10.14 SQM.
NET ROAD AREA = 3082.65 – (d+d1)
= 3082.65 – (41.63+10.14)
= 3082.65 – 51.77
= 3030.88 SQM.

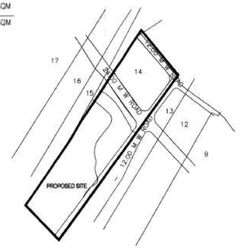
TOTAL ROAD AREA = 1599.59 + 4501.49 + 3030.88
(12.00 M.W. + 12.00 M.W. + 24.00 M.W.)
= 9131.96 SQM



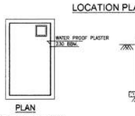
OPEN SPACE-2
AREA CALCULATION

1) 103.05 x 28.766 x 0.50 = 1482.18 SQM
2) 103.05 x 26.91 x 0.50 = 1386.55 SQM
TOTAL = 2868.73 SQM

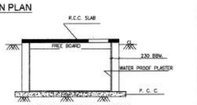
AREA KEYPLAN
(OPEN SPACE-2, SCALE-1:500)



LOCATION PLAN



PLAN
U.G. WATER TANK



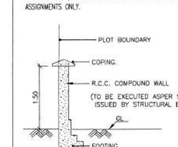
SECTION U.G.WATER TANK

BRIEF SPECIFICATIONS

* FOUNDATION UP TO HARD STRATA. * R.C.C. FRAME STRUCTURE.
* EXTERNAL 0.15 AND INTERNAL WALL 0.10 THK.
* EXTERNAL SAND FACED PLASTER, & INTERNAL NEERU FINISHED CEMENT PLASTER. * T. W. DOORS & M. S. GLAZED WINDOWS.
* M. M. TILE FLOORING IN ALL ROOMS.

NOTES

* DRAWINGS ARE PREPARED ON BASIS OF DOCUMENTS PRODUCED/SUBMITTED BY OWNER/ P.A.H. THE PROCUREMENT AND GENUINITY OF DOCUMENTS PRODUCED IS SOLE RESPONSIBILITY OF THE OWNER/P.A.H. THE LIABILITY OF ARCHITECT IS RESTRICTED TO PURELY ARCHITECTURAL ASSIGNMENTS ONLY.



COMPOUND WALL SECTION

STAMP OF APPROVAL 01 24

LAYOUT
Sanctioned No. B.P | Pimple Nilakh | 24 | 2023
Subject to conditions mentioned in the Office Order No. _____
even dated 31/3/2023
Pimpri
Date 31/3/2023

Building Permission and Unauthorised Building Construction Cell of Department
Pimpri Chinchwad Municipal Corporation
Pimpri-411 018

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

AREA STATEMENT FOR PURPOSE OF NEW DEVELOPMENT

1. Plot area as per previous sanction	55463.00	SQM.
a) Deduction against land area earmarked for existing structure	24727.43	SQM.
b) Balance area for remaining development 55463.00 – 24727.43 = 30735.57	30735.57	SQM.
2. Deductions for		
a) Proposed D.P./D.P. Road widening Area/ Service Road/Highway widening(as PER PREVIOUS SANCTION)	9131.96	SQM.
b) Green Belt Area (50%)	-	SQM.
c) Defence Land (AS PER PREVIOUS SANCTION)	575.59	SQM.
(Total: a+b+c)	9707.55	SQM.
3. Balance area of plot (1-2)	21028.02	SQM.
4. Amenity space (if applicable)		
a) Required	1905.53	SQM.
b) Adjustment of 20(b) if any		
c) Balance proposed (AS PER PREVIOUS SANCTION)	1905.53	SQM.
5. Net plot area (3-4[c])	19122.49	SQM.
6. Recreational Open space (if applicable)		
a) Required OPEN SPACE-2 2868.73	2868.73	SQM.
b) Proposed	2868.73	SQM.
7. Internal Road area		
8. Plotable area (if applicable)	19122.49	
9. Built up area with reference to Basic F.S.I. as per front road width 19122.49 x 1.10 (Sr. No. 5 x basic FSI)	21034.74	SQM.
10. Addition of FSI on payment of premium		
a) Maximum permissible premium FSI-based on road width/100 Zone		
b) Proposed FSI on payment of premium (30735.57+575.59= Defence + 1905.53 Amenity + 3481.12 = 36254.48 x 0.50= 14127.23)	3249.26	SQM.
11. In-situ FSI/TDR loading		
a) In-situ area against D.P. road [2.0 x Sr.No.2(c)], if any	7388.11	SQM.
b) In-situ area against Amenity space if handed over [2.00 or 1.80 x Sr.No.4(b)] and/or (c)		
c) TDR area (36254.48 x 1.15 = 32482.82)	-	SQM.
d) Total in-situ/TDR loading proposed [11(a)+(b)+(c)]	7388.11	SQM.
12. Additional FSI area under Chapter No.7		
13. Total entitlement of FSI in the proposal [9+10+11(d)] or 12 whichever is applicable	31672.11	SQM.
b) Ancillary Area FSI upto 60% or NOC with payment of charges 31672.11 - 405.76 = 31266.35 EXISTING 1525.53 / 1.60 = 947.51 x 0.60 = 678.01 SQM. 30410.84 x 0.60 = 18251.30 SQM. = 18929.31	18929.31	SQM.
c) Total entitlement (a+b)	50601.42	SQM.
14. Maximum utilization limit of FSI (building potential) Permissible as per road width [(as per Regulation No.5.1 or 5.2 or 5.3 or 5.4 as applicable) x 1.6 or 1.8]		
15. Total Built-up Area in proposal (including area at Sr. No.17b)		
a) Existing Built-up Area	405.76	SQM.
b) Proposed Built-up Area	49273.28	SQM.
c) Total (a+b)	49679.04	SQM.
16. FSI consumed (15/13) (should not be more than Sr. No.14 above)		
17. Area for Inclusive Housing, if any		
a) Required (30% of Sr. No.5) BASIC FSI - 19122.49 x 1.10 = 21034.74 21034.74 x 20% = 4206.95	4206.95	SQM.
b) Proposed area	4311.58	SQM.

Certificate of Area
certified that the plot under reference was surveyed by me on _____ and the dimensions of sides etc. of plot stated on plan are as measured on site and the area as worked out tallies with the area stated in document of Ownership/T.P. Scheme Records/Land Records Department/City Survey Records.

Signature
(Name of Architect/Licenced Engineer/Supervisor.)

PROJECT
PROPOSED BUILDING ON S.NO.14/4/1, 14/3/1/1+2+3+4, 14/2/1, 14/1/1/1/2,14/1/1/1,14/1/2+1/3/1, 14/5/1, 14/5/1/2+3+4 CTS NO. 753(P) TO 759(P), 805(P) TO 810(P)AT PIMPLE NILAKH, PUNE.

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 of the work site.

OWNER'S NAME & SIGN
FOR,
1) M/S HARSHVARDHAN CO .OPERATIVE HSC, SOCIETY LTD.
2) Kolte Patil Developers Ltd.

ARCHITECT'S NAME & SIGN.
SHASHANK PRAKASH PHADKE

Scale	1:500	Date	15-03-2023
Drg. No.	M-1	Job. No.	P-259
Draft	Ajinkyabag/ Sheeps	Checked	
Issued No.	SVKP/CC/PCMC/2021/716	Key No.	
Sheet No.	01/24	Rev No.	

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