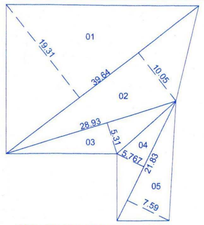
TOTAL F.S.I. STATEMENT (SQ.M.)					
BLDG. NAME	BLDG. FLOORS	BLDG. HT. FROM GROUND	COMMERCIAL BUILT UP AREA	RESIDENTIAL BUILT UP AREA	TENE.
COMMERCIAL	G +1	7.20	231.03		
BLDG. -A	B2+B1+STILT P+12	38.70		8457.91	95
BLDG. -B	B2+B1+STILT P+16	50.30		11214.68	126
BLDG. -C	B2+B1+STILT P+14	44.50		8126.47	136
BLDG. -D	B2+B1+STILT P+14	44.50		8175.28	108
TOTAL AREA		=	231.03	35974.34	465
TOTAL (RESI.+COMM.)		=	36205.37		
CLUB HOUSE AREA TAKEN FSI - 181.68 (36205.37+181.68 = 36387.05 sq.m)					



OPEN SPACE-2 AREA CALCULATION
(SCALE 1:500)

TOTAL PARKING AREA STATEMENT					
TYPE OF FLAT	NO OF FLAT	REQUIRED PARKING		PROPOSED PARKING	
		CAR	SCOOTER	CAR	SCOOTER
FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 40 SQ.M. BUT MORE THAN 30 SQ.M. 1-2	244	122	244	22	66
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	221	110	552		
FOR EVERY 100 SQ.M. CARPET AREA OR FRACTION THERE OF. (CARPET AREA-231.03/100 =2.31) SAY =2 (CAR-2 ,SCOOTER- 06)	2.31	442	1326		
TOTAL	465	232	796		
VISITOR PARKING AREA FOR 5%		22	66		
TOTAL	244	674	2122		
CHARGING POINT CAR PARKING = 249 * 20% = 50 Nos.					
CHARGING POINT TWO WHEELER PARKING = 851 * 20% = 170 NOS.					

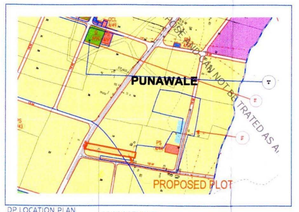
PROPOSED PARKING STATEMENT				
BLDG.NAME	COVERED CAR PARKING		COVERED SCOOTER PARKING	OPEN SCOOTER PARKING
	CARS	CARS WITH CHARGING POINT		
BUILDING -A&B	95	25	307	454
BUILDING -C&D	106	25	323	
TOTAL	201	50	630	454
	251		1084	

TOTAL PARKING AREA STATEMENT				
VEHICLE	SIZE	VEHICLE AREA REQUIRED	VEHICLE NO	AREA PROVIDED
CARS	2.5X5.00	12.50	251	3137.50
SCOOTERS	1.00X2.00	2.00	1084	2168.00
TOTAL				5305.50

OCCUPANCY LOAD CALCULATIONS :		
COMMERCIAL BUILDING		
NET B/UP AREA GROUND FLR.	148.59	Sq.m.
3 SQ.M./PERSON GROUND FLOOR	3	person/sq.m.
TOTAL PERSON	####	persons
NET B/UP AREA ABOVE GROUND FLR.	82.44	
6 SQ.M./PERSON ABOVE GROUND FLOOR	6	
TOTAL PERSON	####	persons
TOTAL PERSON	64	persons

SANITATION REQUIREMENT- SHOP						
MERCANTILE BUILDINGS, COMMERCIAL COMPLEXES, SHOPPING MALLS, FRUIT& VEGETABLE MARKETS						
TOTAL NO. OF PERSONS (50+14 = 64 nos.)						64
MALE - 32		FEMALE - 32	REQUIRED		PROPOSED	
	MALE	FEMALE	MALE	FEMALE	MALE	FEMALE
WC	1 per 50 (Minimum 2)	1 per 50 (Minimum 2)	1	1	3	3
URINAL	1 per 50	-	1		6	

WATER AREA CALCULATION			
FOR COMMERCIAL			
TOTAL NO. PERSON	=	64	NOS.
AMOUNT OF WATER REQUIRED PER PERSON	=	45	lts/day
TOTAL WATER REQUIRED	=	2880.00	lts/day
FOR RESIDENTIAL			
AMOUNT OF WATER REQUIRED PER PERSON	=	135	lts/day
WATER REQUIRED PER FLAT(5 PERSONS/FLAT)	=	675	lts/day
NO OF FLATS IN BLDG.	=	465	NOS.
REQUIRED CAPACITY OF OVERHEAD WATER TANK	=	316755.00	lts/day
WATER REQUIRED FOR FIRE FIGHTING	=	80000.00	lts/day
TOTAL WATER REQUIRED FOR OHWT	=	396755.00	lts/day
PROVIDE CAPACITY TO OVER HEAD WATER TANK	=	396755.00	lts/day
REQUIRED CAPACITY TO UNDER GROUND WATER TANK (316755X1.50)	=	475132.50	lts/day



DP LOCATION PLAN
(NTS)

PROPOSED SITE

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.
1	2	3	4	5
-	-	-	-	-

GOOGLE LOCATION PLAN
(NTS)

PROPOSED SITE

T.D.R. STATEMENT
NET PLOT AREA = 10700.00 sqm.
TDR PERMISSIBLE (1.40%) = 14980.00 sqm.
1) T.D.R. ORGINATED FROM (Amenity) 1890.52 SQM. FROM D.R.C.NO 9 4399.97 SQM. FROM D.R.C.NO 1999
TOTAL = 6290.49 sqm.

DATE & STAMP OF APPROVAL

LAYOUT

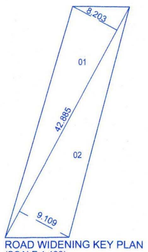
Revision to B.P / Punawale / 65 / 2018 DATE : 20/10/2018
Revision to B.P / Punawale / 39 / 2019 DATE : 22/07/2019

Sanctioned No. B.P/ Punawale/02/2024
Subject to conditions mentioned in the Office Order No.
Given dated 12/01/2024
Pimpri
Date 12/01/2024

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

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

OPEN SPACE AREA CALCULATION												
1	0.5	X	39.64	X	19.31	X	1	=	382.72	sq.m
2	0.5	X	39.64	X	10.05	X	1	=	199.19	sq.m
3	0.5	X	28.93	X	5.31	X	1	=	76.81	sq.m
4	0.5	X	21.83	X	5.767	X	1	=	62.95	sq.m
5	0.5	X	21.83	X	7.59	X	1	=	82.84	sq.m
TOTAL DEDUCTION								=	804.52	sq.m



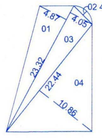
ROAD WIDENING KEY PLAN
(SCALE 1:400)

ROAD WIDENING AREA CALCULATION										
1	0.5	X	42.885	X	8.203	X	1	=	175.89	sq.m
2	0.5	X	42.885	X	9.109	X	1	=	195.32	sq.m
TOTAL DEDUCTION								=	371.21	sq.m

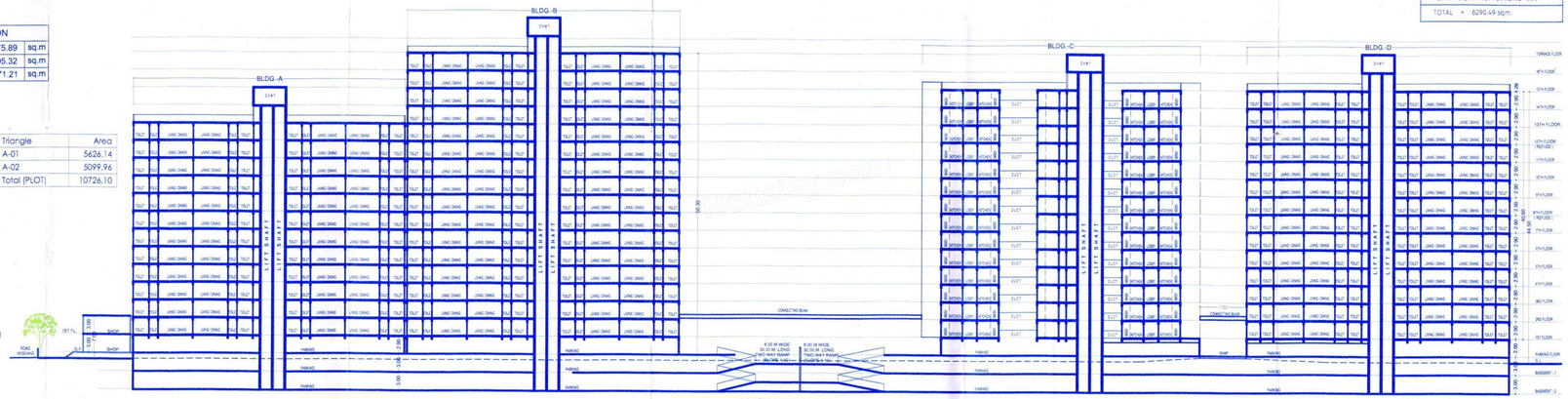
PLOT AREA TRIANGULATION
(SCALE - 1:2000)

Triangle	Area
A-01	5626.14
A-02	5099.96
Total (PLOT)	10726.10

OPEN SPACE AREA CALCULATION												
1	0.5	X	23.32	X	4.87	X	1	=	56.78	sq.m
2	0.67	X	4.24	X	0.88	X	1	=	2.50	sq.m
3	0.5	X	23.32	X	4.05	X	1	=	47.22	sq.m
4	0.5	X	22.44	X	10.86	X	1	=	121.85	sq.m
TOTAL DEDUCTION								=	228.36	sq.m

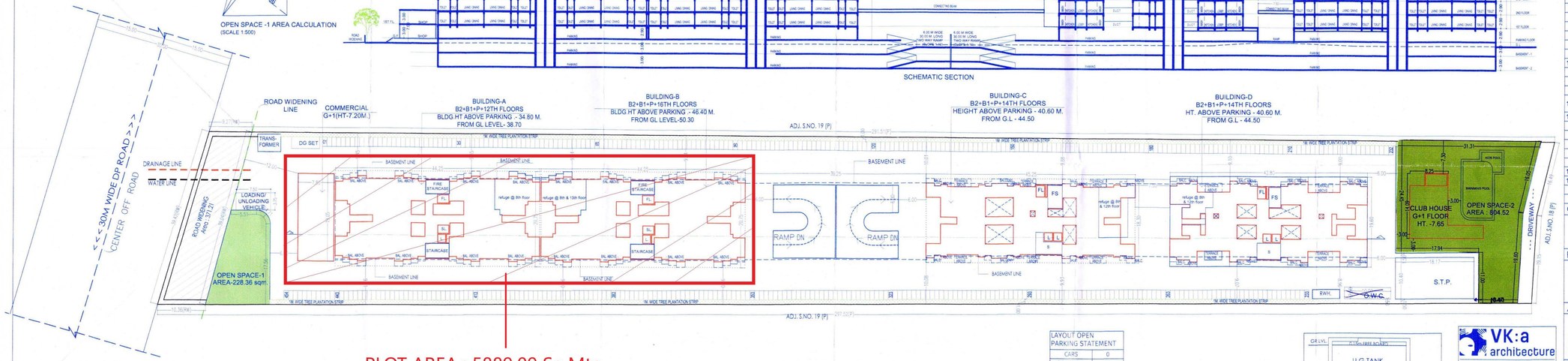


OPEN SPACE -1 AREA CALCULATION
(SCALE 1:500)



SCHEMATIC SECTION

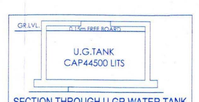
A	AREA STATEMENT	SQM
1	Area of plot (minimum area of a, b, c to be considered)	10700.00
	(a) as per ownership document (7/12, cts extract)	10700.00
	(b) as per measurement sheet	10726.00
	(c) as per site	-
2	Deductions for	
	(a) Proposed d. p. road widening	371.21
	(b) Any d.p.reservation area	0.00
	total (a+b)	371.21
3	Gross area of plot (1-2)	10328.79
4	Amenity space (if applicable)	
	(a) Required -	0
	(b) proposed	0.00
5	Recreational open space (if applicable)	
	(a) required -	1032.88
	(b) proposed -	1032.88
6	Net plot area [3-5 (b)]	9295.91
7	Addition for f.s.i.	
8	Recreational open space	1032.88
9	Total area (6+8)	10328.79
10	Built up area with reference to basic f.s.i. as per front road width (sr.no.9x1.10)	11361.67
11	Addition of fsi on payment of premium	-
	(a) maximum permissible premium fsi - based on road width/tod zone. (sr.no.1x0.50)	5350.00
	(b) Proposed premium fsi (proposnet - 56.28%)	3010.98
12	in-situ FSI / TDR loading	
	(a) TDR Permissible (1D x 1.40) (10700x1.4)=14980.00	14980.00
	(b) area against d.p.road [2.0xsr.no.2 (a)],if any	779.99
	(c) tdr area already use ,	1398.21
	(d) required TDR	6290.49
	1) slum tdr 30%	1890.52
	2) regular tdr 70%	4399.97
	(e) Total in-situ / TDR loading proposed{12b+c+(d1+2)}	8468.69
13	Total entitlement of fsi in the proposal (10+11b+12e)	*22841.34
	(a) [9 + 10(b)+11(d)] or 12 whichever is applicable.	
	(b) Ancillary area fsi upto 60% with payment of charges for residential	*13704.80
	(c) Total entitlement (a+b)	*36546.14
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)x1.6 or 1.8	
15	Total built-up area in proposal. (excluding area at sr.no.19b)	
	(a) Existing built-up area (as per previous sanction)	-
	(b) proposed built-up area (as per 'p-line') Commercial	231.03
	(c) proposed built-up area (as per 'p-line') Residential	35974.34
	(d) club house excess area taken in fsi	181.68
	(e) Total area	36387.05
16	F.S.I. Consumed (15d/13c)	1.00
17	Area for inclusive housing (if any)	0.00
	(a) Required (20% of sr. no. 9)	0.00
	(b) Proposed	0.00



LAYOUT PLAN
(Scale-1:400)

PLOT AREA : 5889.09 Sq.Mtr
BUILT-UP AREA : 19,903.62 Sq.Mtr

LAYOUT OPEN PARKING STATEMENT	
CARS	0
SCOOTERS	454



SECTION THROUGH U.GR.WATER TANK

VK:a architecture
5th Floor,Nextgen Avenue,Sr.No.103(p), C.T.S No.2850,S.B.Road,Near ICC Trade Tower,Bahiratwadi, Pune-411016
P +91 20 6626 8888
E mail@vkarch.com
W www.vkarch.com

OWNER'S NAME: OWNER'S SIGN:
FARHEEZ ERUCH AGA THROUGH BENCHMARRK REALTY LLP THROUGH PARTNER MR. ANIL JAYRAM PHARANDE (PAH)

PROJECT:
SURVEY NO : 19/3/1, 19/3/2
HISSA NO :
PLOT NO :
CTS NO :
DESCRIPTION : REGULAR TRACK, VILLAGE - PUNAVALE

ARCHITECT: ARCHITECT'S SIGN:
5th floor, Next Gen Avenue, S No. 103 Part, C.T.S No. 2850, Bahiratwadi ,Senapati Bapat Road,Near ICC Trade Tower, Pune - 411004. t +91 20 66268888, f +91 20 66268801

JOB NO.	DRG.NO.	SCALE	DRAWN BY	CHECKED BY
1872	221	1.200	Vikas C.	Azhar I.
INWARD NO.	INWD/WDB/PVU/PR8822/0034/18		DATE	29/05/23
KEY NO.			SHEET NO.	1 / 16