LAYOUT

## STAMP OF APPROVAL

SANCTION NO. : BP/MOSHI/18/2016 DATE : 24/02/2016
SANCTION NO. : BP/MOSHI/50/2021 DATE : 01/09/2021
SANCTION NO. : BP/MOSHI/33/2023 DATE : 15/05/2023
SANCTION NO. : BP/MOSHI/56/2024 DATE : 11/09/2024

Sanctioned No. B.P/ Moshi/24/2025
Subject to conditions mentioned in the
Office Order No.
given dated 31/03/2025
Pimpri
Date : 31/03/2025

Pimpri Chinchwad Municipal Corporation ESTD. 11/10/82 Pimpri-411 018

O. C. Signed by
City Engineer

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

### PARKING TABLE

| FLOOR | SCOOTER ( NOS) | ELECTRIC VEHICLE . CAR ( NOS) | CAR ( NOS) | COMM. CAR ( NOS) | VISITORS CAR ( NOS) | TOTAL CAR ( NOS) |
|---|---|---|---|---|---|---|
| 3rd BASMENT FLOOR | 35 | 20 | 46 | 0 | 0 | 66 |
| 2nd BASMENT FLOOR | 35 | 20 | 47 | 0 | 2 | 69 |
| 1st BASMENT FLOOR | 35 | 20 | 45 | 0 | 4 | 69 |
| GROUND FLOOR | 0 | 0 | 15 | 55 | 0 | 70 |
| TOTAL | 105 | 60 | 153 | 55 | 6 | 274 |

### AREA CALCULATIONS - REG. 9.31

| | | |
|---|---|---|
| SOCIETY OFFICE | 19.84 | Sq.M. |
| SERVANT TOILET | 6.29 | Sq.M. |
| DRIVERS ROOM | 17.59 | Sq.M. |
| GYM | 32.64 | Sq.M. |
| Total | 76.36 | Sq.M. |

### For of Statement 2 [Sr. No. 9 (a) ] Proposed Building BUILDING WISE FSI STATEMENT (TYPICAL WING- A & B)

| BUILDING | COMM. FSI | RESI. FSI | TENEMENTS | TOTAL FSI AREA |
|---|---|---|---|---|
| WING:-A&B | 3272.36 | 20183.18 | 209 | 23455.54 |
| TOTAL | 3272.36 | 20183.18 | 209 | 23455.54 |

### For of Statement 2 [Sr. No. 9 (a) ] Proposed Building FLOOR WISE FSI STATEMENT (TYPICAL WING- A & B)

| FLOOR | COMM. FSI | RESI. FSI | TENEMENTS | TOTAL FSI AREA |
|---|---|---|---|---|
| BASEMENT PARKING-03 | 0.00 | 0.00 | 0 | 0.00 |
| BASEMENT PARKING-02 | 0.00 | 0.00 | 0 | 0.00 |
| BASEMENT PARKING-01 | 0.00 | 0.00 | 0 | 0.00 |
| GROUND FLOOR | 1476.56 | 0.00 | 0 | 1476.56 |
| FIRST/MEZZ. FLOOR | 127.76 | 0.00 | 0 | 127.76 |
| SECOND FLOOR | 1668.04 | 0.00 | 0 | 1668.04 |
| THIRD FLOOR | 0.00 | 1168.35 | 12 | 1168.35 |
| FOURTH FLOOR | 0.00 | 1163.27 | 12 | 1163.27 |
| FIFTH FLOOR | 0.00 | 1163.27 | 12 | 1163.27 |
| SIXTH FLOOR | 0.00 | 1163.27 | 12 | 1163.27 |
| SEVENTH FLOOR | 0.00 | 1128.01 | 12 | 1128.01 |
| EIGHTH FLOOR | 0.00 | 1163.27 | 12 | 1163.27 |
| NINTH FLOOR | 0.00 | 1163.27 | 12 | 1163.27 |
| TENTH FLOOR | 0.00 | 1163.27 | 12 | 1163.27 |
| ELEVENTH FLOOR | 0.00 | 1163.27 | 12 | 1163.27 |
| TWELFTH FLOOR | 0.00 | 1128.01 | 12 | 1128.01 |
| THIRTEENTH FLOOR | 0.00 | 1163.27 | 12 | 1163.27 |
| 14TH FLOOR | 0.00 | 1163.27 | 12 | 1163.27 |
| 15TH FLOOR | 0.00 | 1163.27 | 12 | 1163.27 |
| 16TH FLOOR | 0.00 | 1163.27 | 12 | 1163.27 |
| 17TH FLOOR | 0.00 | 1128.01 | 12 | 1128.01 |
| 18TH FLOOR | 0.00 | 1163.27 | 12 | 1163.27 |
| 19TH FLOOR | 0.00 | 1163.27 | 12 | 1163.27 |
| 20TH FLOOR | 0.00 | 508.29 | 5 | 508.29 |
| TOTAL | 3272.36 | 20183.18 | 209.00 | 23455.54 |

### TABLE NO. 8B - PARKING CALCULATION

| TYPE | CARPET AREA / FSI ( M2) | TEMTS. ( NOS) | | CAR ( NOS) | | SCOOTER ( NOS) | |
|---|---|---|---|---|---|---|---|
| | | UNIT | PROP. | BY RULE | REQD. | BY RULE | REQD. |
| RESIDENTIAL | 40-80 | 2 | 145 | 1 | 73 | 2 | 145 |
| RESIDENTIAL | 80-150 | 1 | 64 | 1 | 64 | 1 | 64 |
| COMMERCIAL | 2067.32 | 100 | 21 | 2 | 41 | 6 | 124 |
| TOTAL REQD. ( NOS) | | | | | 178 | | 333 |
| VISITORS PARKING 5% | | | | | 7 | | 10 |
| TOTAL REQD. ( NOS) | | | | | 185 | | 343 |
| TOTAL PROP. ( NOS) | | | | | 274 | | 105 |

Reg. No. 8.1 ( V) Page No. 156 COMPOSITE PARKING- 6 Scooter= 1Car

EV CHARGING PROVISION FOR 30% OF TOTAL PARKING =152 + ( 186/6 ) X 0.30 = 55 NOS.

| | |
|---|---|
| EV Charging Parking | |
| Normal Parking | |
| Visitors Parking | |
| Comm. Parking | |

### WATER CALCULATIONS

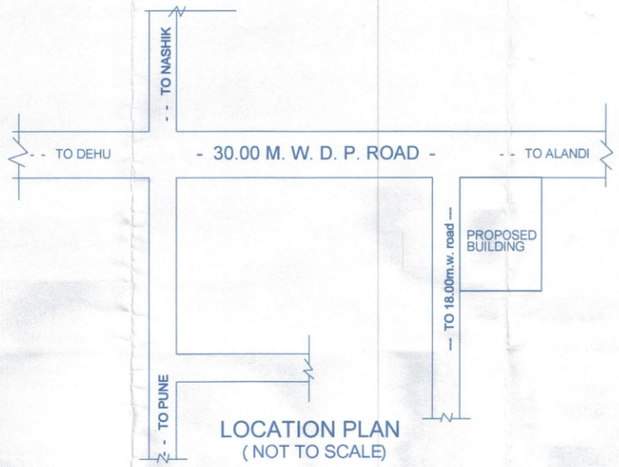
| TANK | CARPET AREA / FSI ( M2) | REQUIRED CAPACITY ( LIT) | PROPOSED CAPACITY ( LIT) |
|---|---|---|---|
| OHWT | Resi. + Comm. | 177650.10 | 177650.10 |
| | Fire Requirement | 50000.00 | 50000.00 |
| | TOTAL | 227650.10 | 227650.10 |
| UGWT | 1.5 Times OHWT | 266475.15 | 266475.15 |
| | Fire Requirement | 75000.00 | 75000.00 |
| | TOTAL | 341475.15 | 341475.15 |

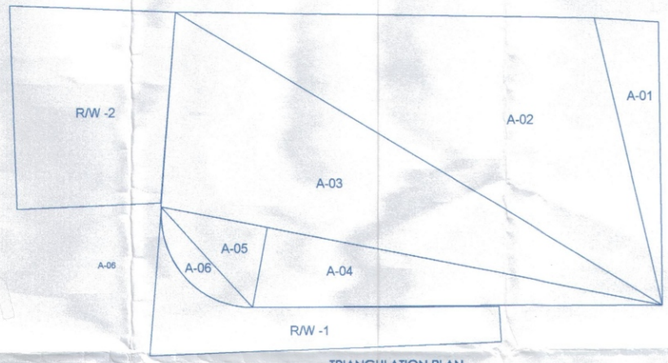
### Carpet Area Calculations ( COMM.)

| Floor | Carpet Area |
|---|---|
| Ground Floor ( Shops) | 917.89 |
| Mezzanine/First Floor | 107.65 |
| Second Floor ( Shops) | 568.87 |
| Second Floor ( Multipurpose Hall) | 580.56 |
| Total | 2174.97 |

### Table No. 12 O - Sanitation's Calculations

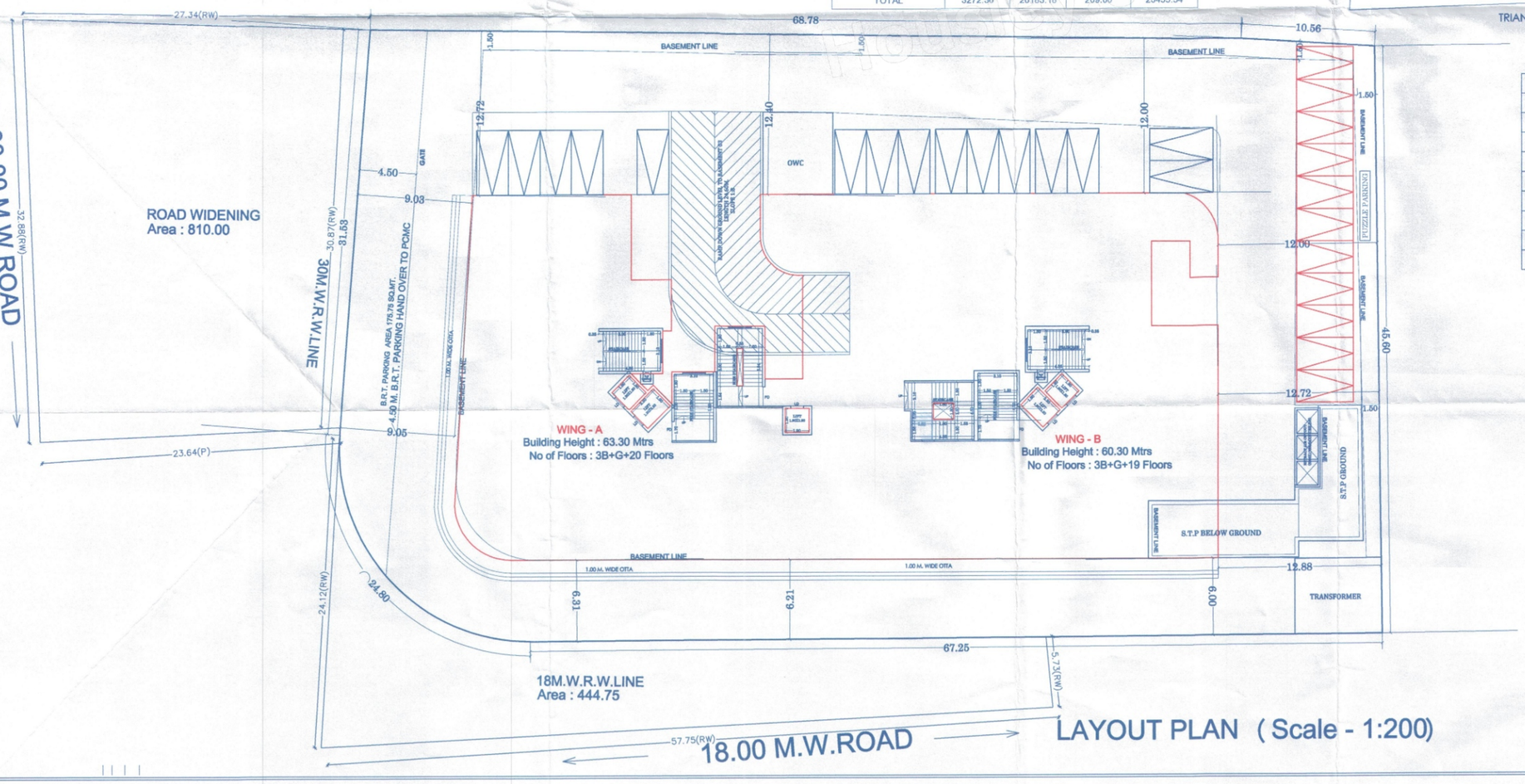
| Floor | Built-Up Area | Occupant Load Floor Area in sq.m per person | No Persons | | | Required Sanitation's | | Floating Population | | | Proposed Sanitation's | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Total | Male | Female | Male | Female | Male | Female | Urinals | Male | Female | Urinals | shops |
| | 0.00 | 0 | | | | | | | | | | | | |
| Ground Floor ( shop) | 1476.56 | 3 | 492.19 | 246 | 246 | 10 | 16 | 1 per 50 ( Minimum 2) | 1 per 50 ( Minimum 2) | 5 | 1 | 1 | 0 | 28 |
| First Floor ( shop) | 127.76 | 6 | 21.29 | 11 | 11 | 0 | 1 | | | 4 ( for 71 to 100) | 0 | 0 | 0 | 0 |
| Second Floor ( shop) | 1075.36 | 6 | 179.23 | 90 | 90 | 4 | 6 | | | 4 ( for 71 to 100) | 0 | 0 | 0 | 20 |
| Second Floor ( shop) | 592.68 | 1.5 | 395.12 | 198 | 198 | 8 | 13 | | | 4 ( for 71 to 100) | 3 | 6 | 13 | 0 |
| Total | 3272.36 | | | 544 | 544 | 22 | 36 | 2 | 2 | | 4.00 | 7.00 | 13.00 | 48.00 |




TRIANGULATION PLAN
SCALE - 1 : 500

| Triangle | Area |
|---|---|
| A-01 | 240.22 |
| A-02 | 1583.64 |
| A-03 | 1312.53 |
| A-04 | 431.20 |
| A-05 | 115.65 |
| A-06 | 73.16 |
| R/W-1 | 444.59 |
| R/W-2 | 810.16 |
| Total ( PLOT) | 5011.15 |




LAYOUT PLAN ( Scale - 1:200)

### SCHEDULE OF OPENING

| SR.NO. | TYPE | SIZE | | |
|---|---|---|---|---|
| 1 | D | 1050 | X | 2400 |
| 2 | D1 | 900 | X | 2400 |
| 3 | D2 | 800 | X | 2400 |
| 4 | FD | 1500 | X | 2400 |
| 5 | FD1 | 2000 | X | 2600 |
| 6 | SD | 2700 | X | 2400 |
| 7 | SD1 | 1800 | X | 2400 |
| | LIFT DOOR AS PER MANUFACTURER'S REQUIREMENT | | | |
| 8 | W | 2500 | X | 2600 |
| 9 | W1 | 1800 | X | 2050 |
| 10 | W2 | 1575 | X | 2050 |
| 11 | W3 | 1575 | X | 2050 |
| 12 | W4 | 1800 | X | 2050 |
| 13 | W5 | 1800 | X | 1500 |
| 14 | W6 | 1500 | X | 1500 |
| 15 | V | 600 | X | 1200 |

### Proforma- I: Area Statement
(At Right Hand Top Corner of Plans)

| PROPOSED NO. / S.NO. / GAT | COMPLEX ON C.T.S. NO./PLOT | Drawing Sheet No.: |
|---|---|---|
| Stamps of Approval of Plans: | | |
| AREA STATEMENT | | |
| 1. Area of plot (Minimum area of a, b, c to be considered) | | 5011.15 |
| (a) As per ownership document (7/12, CTS extract) | | 5125.00 |
| (b) as per measurement sheet | | 5011.13 |
| (c) as per site deducting (B.R.T PARKING) | | 175.75 |
| 2. Deductions for | | |
| (a) Proposed D.P./ D.P. Road widening Area/Service Road / | | 1254.75 |
| (b) Any D.P. Reservation area | | 0.00 |
| (Total a+b) | | 1254.75 |
| 3. Balance area of plot (1-2) | | 3580.65 |
| 4. Amenity Space (if applicable) | | |
| (a) Required - | | 0.00 |
| (b) Adjustment of 2(b), if any - | | |
| (c) Balance Proposed - | | 0.00 |
| 5. Net Plot Area (3-4 (c)) | | 3580.65 |
| 6. Recreational Open space (if applicable) | | |
| (a) Required - | | 358.07 |
| (b) Proposed - | | 0.00 |
| 7. Internal Road area | | |
| 8. Plotable area (if applicable) | | |
| 9. Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5ebasic FSI 1) | | 3580.65 |
| 10. Addition of FSI on payment of premium | | |
| (a)Maximum permissible premium FSI - based on road width / TOD Zone. | | 2505.58 |
| (b) Proposed FSI on payment of premium | | 2417.70 |
| 11. In-situ FSI / TDR loading | | |
| (a)In-situ area against D.P. road [2.0 x Sr. No. 2 (a)],if any | | 1254.75 |
| (b)In-situ area against Amenity Space if handed over [2.00 or1.85 x Sr. No. 4 (b)and /or(c)] | | |
| (c) TDR area | | 7207.19 |
| (d) Total in-situ / TDR loading proposed (11 (a)+(b)+(c)) | | |
| 12. Additional FSI area under Chapter No. 7 | | |
| 13. Total entitlement of FSI in the proposal | | |
| (a) [9 + 10(a)+11(d)] or 12 whichever is applicable | | 14460.29 |
| b1) Ancillary Area FSI upto 80%with payment of charges | | 1454.38 |
| b2) Ancillary Area FSI upto 60%with payment of charges | | 7585.30 |
| (b) Ancillary Area FSI upto 60% or 80%with payment of charges | | 9039.77 |
| Proposed Ancillary Area | | 9039.77 |
| (c) Total entitlement (a+b) | | 23500.06 |
| 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 ) | | |
| TOTAL PERMISSIBLE AREA | | 23500.06 |
| 15. Total Built-up Area in proposal (including area at Sr.No.17 b) | | |
| (a) Existing Built-up Area (As Per CLD Rule | | |
| (i) Completed | | 0.00 |
| (ii) Residential | | 0.00 |
| (iii) Commercial | | 0.00 |
| (b) Proposed Built-up Area (as per 'P-line') | | |
| (i) Residential | | 20183.18 |
| (ii) Commercial | | 3272.36 |
| (c) Total (a+b) | | 23455.54 |
| 16. F.S.I. Consumed (15/13) (should not be more than serial No.14 | | |
| 17. Area for Inclusive Housing, if any | | |
| (a) Required (20% of Sr.No.5) | | 0.00 |
| (b) Proposed | | 0.00 |

**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 so worked out tallies with the area stated in document of Ownership/ T.P. Scheme Records/ Land Records Department/City Survey records.
Signature
AR.USHA RANGARAJAN

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 at the work site.
Signature
MR. SUJIT VASANTRAO PATIL & OTHER 9 THROUGH POAH
MR. SAJID GULAB BAGWAN & OTHER.

### LEGEND

| | |
|---|---|
| PLOT BOUNDARY SHOWN BLACK | |
| PROPOSED WORK SHOWN RED | |
| DRAINAGELINE SHOWN RED DOTTED | |
| WATERLINE SHOWN BLACK DOTTED | |
| EXISTING TO BE RETAINED HATCHED | |
| DEMOLISHION SHOWN HATCHED YELLOW | |

OWNER'S NAME: OWNER'S SIGN:
MR. SUJIT VASANTRAO PATIL & OTHER 9 THROUGH POAH
MR. SAJID GULAB BAGWAN & OTHER.

PROJECT:
SURVEY NO : GAT NO. 118,120, & 121 HISSA NO :
PLOT NO : CTS NO :
DESCRIPTION : VILLAGE - MOSHI,PUNE.


ARCHITECT: ARCHITECT'S SIGN:
Usha Rangarajan
LIC.NO. - CA/90/13425
PLOT NO 32 SECTOR NO 29,ISKCON TEMPLE ROAD.
RAVET PRADHIKARAN PUNE 411001


| JOB NO. | DRG.NO. | SCALE | DRAWN BY | CHECKED BY |
|---|---|---|---|---|
| | | 1:100 | | |
| INWARD NO. | PMW/D/ZONM/06/PR/86/0027/18 | DATE | 26-03-2025 | |
| KEY NO. | -ÿ-¾ÿ¾ÿ-~ˆ¶ | SHEET NO. | 1 / 14 | |