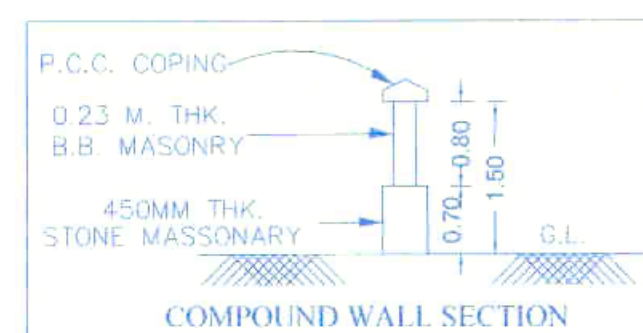


BUILDING	EXISTING B/U AREA (COMMERCIAL)	PROPOSED B/U AREA (COMMERCIAL)	EXISTING B/U AREA (RESIDENTIAL)	PROPOSED B/U AREA (RESIDENTIAL)	MHADA B/U AREA	TENT.
CON	0.00	750.57	0.00	0.00	0	0
PARKING BLDG -1	732.20		0.00	0.00		0
PARKING BLDG -2	602.75		0.00	0.00		0
PARKING BLDG -3	0.00	1112.77	0.00	0.00		0
PARKING BLDG -4	0.00	303.96	0.00	0.00		0
WING - A			0.00	19245.95		85
WING - B			9813.38	0.00		85
WING - C			0.00	11691.18		85
WING - D			6817.66	0.00		85
WING - E			6543.44	0.00		85
WING - F			6543.44	0.00		85
WING - G			0.00	8638.13		85
WING - H			0.00	9163.61		85
WING - I			0.00	13584.42		129
WING - J			0.00	11473.40		129
WING - L				13584.42		129
WING - M				13584.42		129
WING - N				11710.88		85
WING - O				11710.88		85
WING - P			0.00	9183.09		85
WING - Q				2840.31		28
WING - Y					1672.45	39
WING - Z					1672.45	39
TOTAL	1334.95	2167.30	29717.92	136410.69	3344.90	1557.00
TOTAL COMMERCIAL-RESID ENTTY			169630.86			

PROPOSED PARKING SITES						
FLOOR	SCOOTER COVERED PARKING	SCOOTER OPEN PARKING	CAR PARKING BLDG -1	CAR PARKING BLDG -2	CAR PARKING BLDG -3	CAR PARKING BLDG -4
WING - A	131	124				0
WING - B	170		85	0		0
WING - C	96	159	85	0		0
WING - D	170		28	15		
WING - E	170			43		
WING - F	170				43	
WING - G	84	131	0	0	43	
WING - H	71	144	0	0	43	
WING - I	67	256	0	0	65	
WING - J	66	259	0	0	65	
WING - L	67	256	0	0		65
WING - M	67	258	0	0		65
WING - N	96	159				85
WING - O	96	159	0	0		65
WING - P	71	144	0	0		43
WING - Q	16	0	0	0		14
TOTAL	164	2053	283	101	216	570

A		SO.M
01	Area off the Plot Phase II	24000.00
02	Deduction	--
(a)	30.00M Above Road Widening	--
(b)	Any Reservation	--
03	Total Deductions (a+b)	24000.00
04	Plot Area (1-2)	--
(a)	Deductions	--
(a)	10% Open space off 3	7400.00
(b)	5% Amenity space off 3	--
05	Total Deduction (a+b)	2400.00
06	Net Plot Area (3-4) Not Required for calculation	21600.00
06	Permissible Potential	0.00
07	1.50 Basic Plt or Gross Plot Area	12600.00
08	2.50 Premium Plt or Total Plot Area	12000.00
09	1.40 TDR of Total Plot Area	--
(a)	Used TDR	--
(a)	TDR to be Purchased	--
10	Permissible Potential (a+b+c)	38400.00
07	Ancillary FSI 60% off Permissible Potential	23040.00
08	Total Project Potential (6+7)	61440.00



Revision to B P / Punawale / 28 / 2013	Date - 12/11/2013
Revision to B P / Punawale / 30 / 2014	Date - 25/11/2014
Revision to B P / Punawale / 14 / 2015	Date - 30/07/2015
Revision to B P / Punawale / 15 / 2017	Date - 31/03/2017
Revision to B P / Punawale / 21 / 2017	Date - 15/05/2017
Revision to B P / Punawale / 24 / 2017	Date - 30/06/2017
Revision to B P / Punawale / 64 / 2018	Date - 20/10/2018
Revision to B P / Punawale / 20 / 2019	Date - 02/05/2019

LAYOUT

Sanctioned No. B.P. Punaqade-1243202
Subject to conditions mentioned in the
Office Order No.
aven dated 12/5/2024
Pimpri
Date : 12/5/2024

ESTD.
11/1082

Pune Municipal Corporation

For Joint City Engineer
O.C. Signed by
Joint City Engineer

Buiding Permission Dept
PCMC, Pimpri, Pune-18.

Davale

TYPE OF FLAT	NO. OF FLAT	PERMISSIBLE PARKING			PROPOSED PARKING		
		CARS	SCOOTERS	CYCLES	CARS	SCOOTERS	CYCLES
2 TENEMENT HAVING CARPET AREA UP TO 80 SQ MT 1+4	255	128	510	510	128	510	510
1 TENEMENT HAVING CARPET AREA BETWEEN 80 SQ MT. TO 150 SQ MT 1+2	85	85	170	170	85	170	170
		UDOPR					
Office FOR EVERY 200 SQ.MT. CARPET AREA OR FRACTION THERE OF 2:1	2751.65	42	152	00	42	152	00
FOR EVERY TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 80 SQ.MT. BUT LESS THAN 80 SQ.MT. FRACTION THERE OF 1:3	340	340	1020	00	340	1020	80
FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 80 SQ.MT. BUT LESS THAN 80 SQ.MT. FRACTION THERE OF 1:5	799	400	2000	00	400	2000	00
5% Visitor Parking		40	160	30	40	160	00
TOTAL		1035	4012	6880	1035	4012	6880

WATER REQUIREMENTS		REQUIRED CAPACITY (LIT)	PROPOSED CAPACITY (LIT)	MAHADEA AREA STATEMENT	
TANK	Resi+Comm	1174890.00		MIN. REQ. AREA	3299.18
	FIRE REQUIREMENT	380000.00		PROP. AREA	3322.46
	TOTAL	1554890.00	1948030.91	PERM. BALC. AREA	498.37
UGWT		1762200.00		1) PROP. OPEN BALC. AREA	279.60
	FIRE REQUIREMENT	1559430.00		2) PROP. ENCL. BALC. AREA	0.00
	TOTAL	3317000.00	4030500.00	TOTAL BALC. AREA (1+2)	279.60

Figure 1. A schematic diagram of the experimental setup. The subject is seated in a chair, viewing a screen displaying a target (a red dot) and a starting point (a green dot). The subject's hand is positioned at the starting point, and the target is located at a distance of 10 cm from the starting point. The subject is instructed to move the hand to the target as quickly and accurately as possible. The screen is positioned at a distance of 10 cm from the starting point. The subject's hand is positioned at the starting point, and the target is located at a distance of 10 cm from the starting point. The subject is instructed to move the hand to the target as quickly and accurately as possible. The screen is positioned at a distance of 10 cm from the starting point.

BUILDING NAME	REQUIRED REFUGE AREA	PROPOSED REFUGE AREA
WING A	16.50 +16.50+16.50 = 49.50	33.00+33.00+33.00 = 99.00
WING B	123.25+123.25+123.25=369.75	131.59+131.59+131.59=394.20
WING C , N & O	16.50 +16.50 +16.50 = 49.50	33.00+33.00+33.00 = 99.00
WING D	83.77+83.77+83.77=251.31	87.38+87.38+86.60=261.36
WING E	77.25+77.25+77.25=231.75	81.33+81.33+81.96=244.22
WING F	77.25+77.25+77.25=231.75	81.33+81.33+81.96=244.22
WING G	16.50 +16.50+16.50 = 49.50	33.00+33.00+33.00 = 99.00
WING H & P	16.50 +16.50+16.50 = 49.50	33.00+33.00+33.00 = 99.00
WING I & J	25.50 +25.50 +25.50 = 76.50	51.00+51.00+51.00=153.00
WING L M & I	25.50 +25.50+25.50 = 76.50	51.00+51.00+51.00=153.00
WING Q		
WING Y (WING Y & Z)	42.45	42.55
WING Z (WING Y & Z)	42.45	42.55

VEHICAL	NOS.	AREA REQUIRED	AREA PROVIDED
CARS	1035	12.50 SQ.M./CAR	12937.50
SCOOTERS	4012	2.00 SQ.M./SCO	8024.00
CYCLES	680	0.70 SQ.M./CYC	476.00
TOTAL			21837.50

A hand-drawn diagram of a river. A horizontal line represents the river. A dam is drawn across the river, with a small structure on top. A bridge is drawn over the river, with a small structure on top. The river is labeled 'K' at the top left and 'K' at the bottom right. The dam is labeled 'D' at the top left and 'D' at the bottom right. The bridge is labeled 'B' at the top left and 'B' at the bottom right. The river is labeled 'K' at the top left and 'K' at the bottom right. The dam is labeled 'D' at the top left and 'D' at the bottom right. The bridge is labeled 'B' at the top left and 'B' at the bottom right.

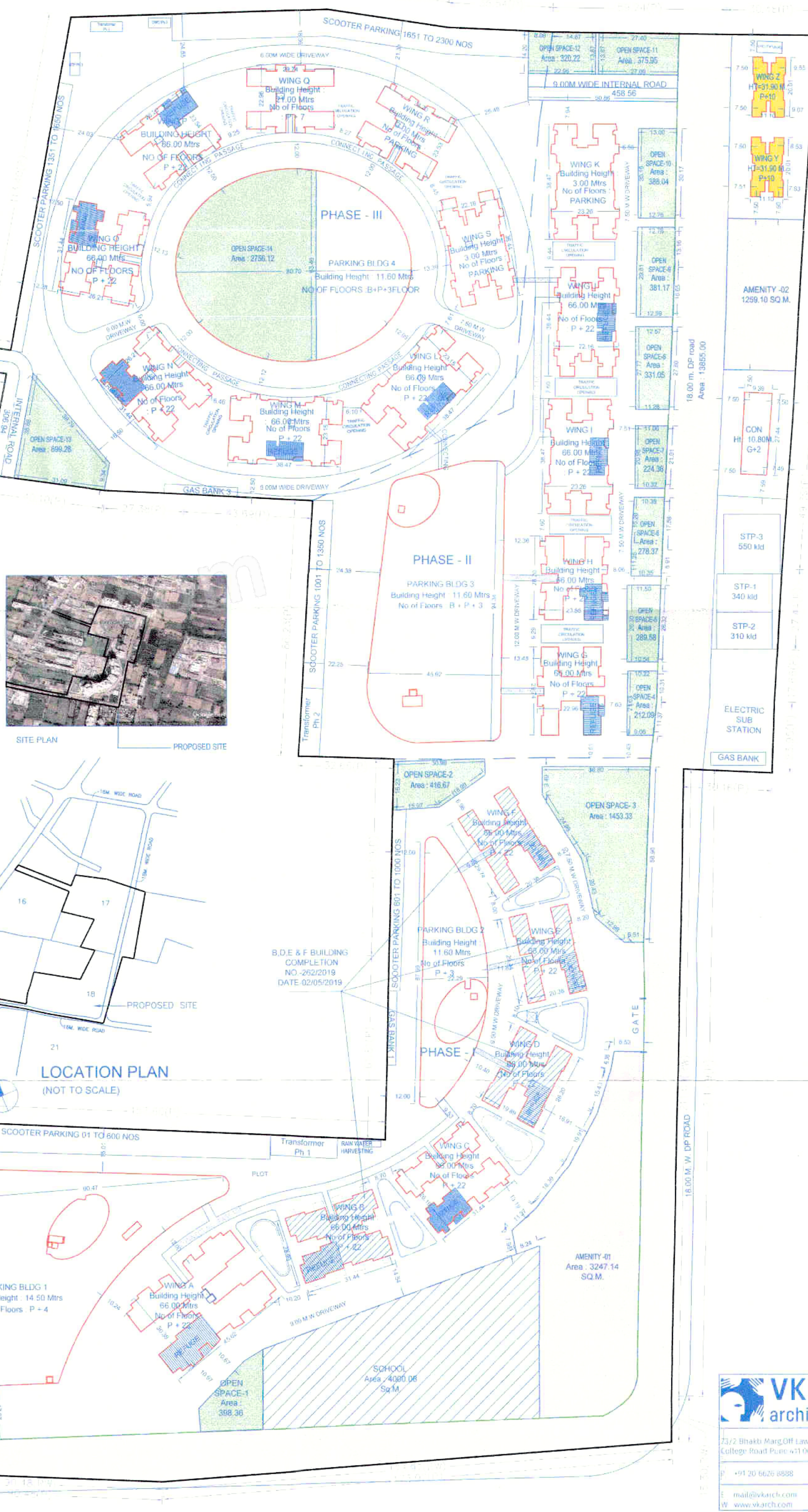
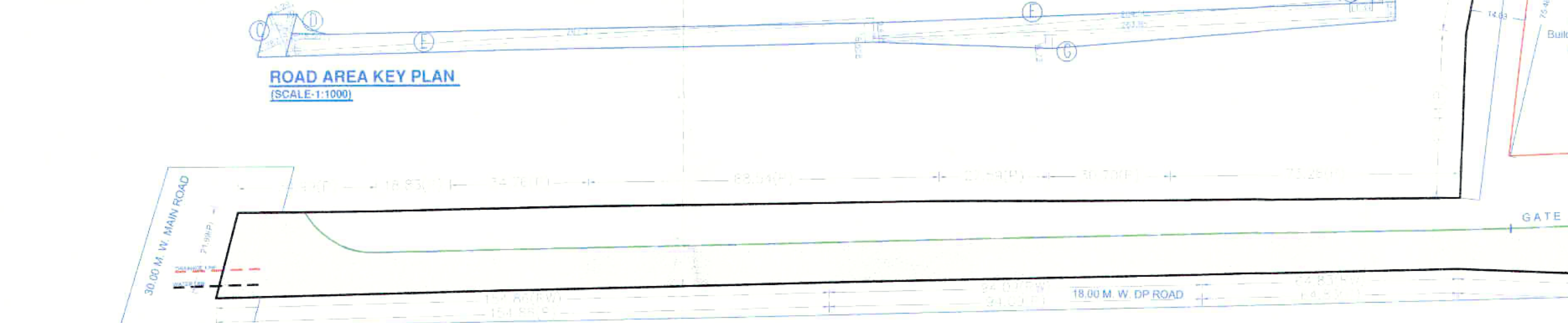
SCALE: 1:1000			
SCHOOL AREA CALCULATION IN SQ.M			
1	97.13 x 25.95 x 0.50	=	1260.26
2	97.13 x 22.76 x 0.50	=	1102.42
3	94.27 x 34.738 x 0.50	=	1637.40
TOTAL AREA =		4000.08	

AREA KEY PLAN OF AMENITY SPACE - 2

MHADA TABLE WING Y		
FLOORS	FLAT NOS.	AREA
PARKING FLOOR		11.22
FIRST FLOOR	101,102,103,104	169.78
SECOND FLOOR	201,202,203,204	169.78
THIRD FLOOR	301,302,303,304	169.78
FOURTH FLOOR	401,402,403,404	169.78
FIFTH FLOOR	501,502,503,504	169.78
SIXTH FLOOR	601,602,603,604	169.78
SEVENTH FLOOR	701,702,703,704	169.78
EIGHTH FLOOR	801,803,804	133.18
NINTH FLOOR	901,902,903,904	169.78
TENTH FLOOR	1001,1002,1003,1004	169.78
TOTAL	89	1672.45

FLOORS	FLAT NOS.	AREA
PARKING FLOOR		11.75
FIRST FLOOR	101,102,103,104	169.78
SECOND FLOOR	201,2102,203,204	169.78
THIRD FLOOR	301,302,303,304	169.78
FOURTH FLOOR	401,402,403,404	169.78
FIFTH FLOOR	501,502,503,504	169.78
SIXTH FLOOR	601,602,603,604	169.78
SEVENTH FLOOR	701,702,703,704	169.78
EIGHTH FLOOR	801,803,804	133.42
NINTH FLOOR	901,902,903,904	169.78
TENTH FLOOR	1001,1002,1003,1004	169.78
TOTAL	30	1672.95

ROAD AREA CALCULATION		# 50 M
A	D E L E T E D	
B	D E L E T E D	
C	22 X 8 (11.29+15.67) / 2	= 330.75
D	18 (15.0 + 14.15) / 3	= 87.25
E	297.37 X (11.21+8.56) / 2	= 2968.56
F	264.56 X (9.41+9.14) / 2	= 2490.56
G	263.93 X 6.72 X 0.5	= 886.94
H	11 (3.34 + 11.90) / 3	= 44.99
I	225.076 X (11.40+11.68) / 2	= 2598.50
K	229.551 X (15.30+16.29) / 2	= 3625.77
L	72.512 X (3.65+3.87) / 2	= 71.74
M	51.568 X (2.89+3.53) / 2	= 19.13
N	80.287 X (3.54+3.77) / 2	= 293.45
O	87.216 X (3.77+1.65) / 2	= 236.52
P	6.018 X (1.66+1.39) / 2	= 7.86
TOTAL ROAD AREA		= 13855.00



A	AREA STATEMENTS	\$/m
01	Area of Plot (Minimum area of A, B, & C to be considered)	107300.00
(a)	As per ownership document (7/12, 1/5, contract)	103100.00
(b)	As per measurement sheet	103100.00
(c)	As per Sub division	--
02	Deductions for	
(a)	Construction of T/O Road within Area/Green Road, Highway widening	13855.00
(b)	Any Reservation	4000.00
Total (a + b + c)		17855.00
03	GROSS Area of the plot (01 - 02)	85245.00
04	Amenity Space (if applicable)	
(a)	Required 9%	4506.24
(b)	Adjustment of 2% if any	0.00
(c)	Balance proposed	4506.24
05	Net Plot Area (1-4+5)	80738.76
06	Recreation/Open Space (if applicable)	--
(a)	Required	8524.50
(b)	Proposed	8524.50
07	Internal Road Area	0.00
08	Pilotable area (if applicable)	0.00
09	Build up area with reference to Basic FSI as per front road width (Sr. No. Basic FSI 1:16)	88812.64
10	Additional FSI on payment of premium	0.00
(a)	Maximum permissible premium FSI - based on road width / TOD Zone	0.00
(b)	Proposed FSI on payment of premium	12000.00
11	In-situ FSI / TOD loading	
(a)	In-situ area against D.O. road (2.0 x Sr. No. 2 (a)) if any	27937.78
(b)	In-situ area against Amenity Space (if funded over 2.00 or 18 x Sr. No. 4 (b) and 2 or 3 (c))	0.00
(c)	TOD Area	0.00
(d)	Total in-situ / TOD loading proposed (1) (a)+(b)+(c)	27937.78
12	Additional FSI under Chapter No. 7	0.00
13	Total entitlement of FSI in the proposal	0.00
(a)	As (15-108+161) or 12 whichever is applicable	
(b)	Residual Area FSI (108% on remaining proposal (New Proposed) (120502.42 - 27937.94 - 1344.99 - 37052.87 - 9609.55 x 60% = 50615.53)	4170.15
(c)	Maximum entitlement (a+b)	17060.57
14	Maximum utilization limit of FSI (issuing potential) permissible as per Road width (as per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable according to 3 (b))	24222.28
15	Total Build-up Area in proposal (excluding area of Sr.No 7(b))	
(a)	Entirety build up Area Previously sanctioned - (13996.82 + 3144.98) (AMAA) if New Proposed	31052.87
(b)	Proposed Build-up Area (as per Principle)	13857.99
(c)	Total (a+b)	66930.86
16	FSI Consumed (15/13) (Should not be more than service to be availed)	0.99
17	Area for Reserve Hoarding, if any	
(a)	Reserved 100% of Sr.No 51	3299.18
(b)	Proposed	3344.98

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON _____ AND
THE DIMENSION OF SIDES, ETC. OF PLOT STATED ON PLAN AREA AS MEASURED ON SITE AND
THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP /
T.P. SCHEME RECORD / LAND RECORD DEPT. / CITY SURVEYED RECORDS.

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:
M/S BENCH MARRK REALTY LLP THRO ANIL PHARANDE	

PROJECT:	
SURVEY NO : 16(P), 17(P), 18(P), 19(P)	HISSA NO : 16(2P), 17(1A), 17(B), 17(J), 17(G), 17(K), 17(SB) 17(AB), 18(2), 18(3A)
PLOT NO :	CTS NO :
DESCRIPTION: REGULAR TRACK VILLAGE, BIRMAVALE	

ARCHITECT:	ARCHITECT'S SIGN
Vishwas Kulkarni CA/84/8465 Hrishikesh Kulkarni CA/2002/29235 73/2, Bhakti Marg, Off Law College Road	

Erandwane, Pune 111004, f+91 20 66268889, f+91 20 66268801					
	JOB NO.	DRG.NO.	SCALE	DRAWN BY	CHECKED BY
	1019	201	1:100	Vikas S	AZHAR I
	INWARD NO. INWD/PVL/0001/12			DATE	05-04-21
	KEY NO. -2a-101		SHEET NO.	1 / 78	



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E mail@vkarch.com	
W www.vkarch.com	