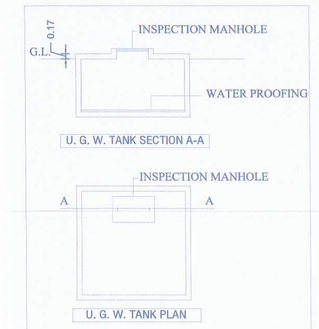
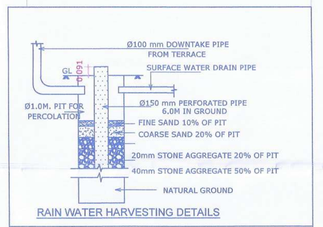
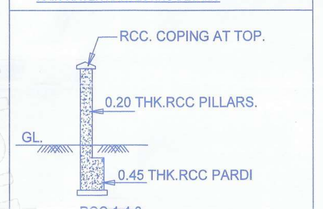
1st Sanctioned_BP/EC/Wakad /01/2024 Dated 07.03.2024

LAYOUT
(scale 1:300)





RAIN WATER HARVESTING DETAILS



SECTION THRO.COMPOUND WALL.

FSI +NON FSI AREA STATEMENT

1	PLOT AREA		8550.00
2	DEDUCTION FOR		
	a. Road Acquisition Area (U/S 205)	0.00	
	b. Proposed Road (D.P. Road / Road Widening)	0.00	
	c. Any Reservation (Green Bell)	0.00	
	d. Nala	0.00	
	TOTAL (a+b+c+d)		0.00
3	NET GROSS AREA OF THE PLOT (1-2)		8550.00
4	DEDUCTIONS FOR		
	a. Recreation Ground As Per Rule No 11.3.1 (10%Open Space)	769.40	
	b. Internal Road	0.00	
	c. Amenity Space	855.00	
	d. M.S.E.B. Transformer	0.00	
	TOTAL (a+b+c+d)		855.00
5	NET AREA OF PLOT (3-4)		7695.00
6	ADDITION FOR F.A.R.		
	a. Road Acquisition Area (U/S 205)		
	b. Proposed Road (D.P. Road / Road Widening)		
	c. Amenity Space	0.00	
	d. Recreation Ground As Per Rule No 11.3.1 (10%Open Space)		
	e. M.S.E.B. Transformer		
	f. T.D.R.		
	g. Internal Road	0.00	
	TOTAL (a+b+c+d)		0.00
7	TOTAL AREA (5+6)		7695.00
8	F.A.R. PERMISSIBLE		
	a. FSI (1.1)	8464.50	
	b. PAID FSI (0.5)	4275.00	
	c. Information Technology (2)	0.00	
	TOTAL F.A.R. PERMISSIBLE		12739.50
9	T.D.R.		5557.50
10	SPECIAL CASE F.S.I.		0.00
11	ROAD(s) SET-BACK AREA		0.00
12	PROPOSED DP ROAD		0.00
13	TOTAL PERMISSIBLE B/UP AREA (8+9+10+11+12)		18297.00
14	ANCILLARY FSI 60% or 80% WITH PAYMENT OF CHARGES		10978.20
15	TOTAL PERMISSIBLE B/UP AREA		29275.20
16	F.A.R. PROPOSED		
	a. Residential	29275.01	
	b. Commercial	0.00	
	c. Information Technology	0.00	
	TOTAL PROPOSED FSI		29275.01
17	NON F.S.I. AREA		
	a. PROPOSED PARKING SLAB AREA	12652.78	
	b. PROPOSED MHADA AREA	0.00	
	c. PROPOSED REFUGE AREA	363.23	
	d. PROPOSED LIFT MACHINE ROOM AREA	47.99	
	e. PROPOSED U.G.+ OVER TANK AREA	200.00	
	f. PROPOSED S.T.P. AREA	70.00	
	g. PROPOSED OWC AREA	30.00	
	h. PROPOSED TRANSFORMER & GAS BANK AREA	110.00	
	i. PROPOSED SECURITY CABIN AREA	5.00	
	j. PROPOSED CLUB HOUSE	52.00	
	k. PROPOSED SWIMMING POOL	42.75	
	TOTAL NON FSI AREA		13573.75
18	TOTAL FSI + NON FSI AREA		42848.76

Stamp Approval Layout (IOD) 01/01

Sanctioned No. B.P/EC/Wakad/10/2024
Subject to conditions mentioned in the Office Order No. aven dated 13/07/2024
Pimpri
Date :18/07/2024

O. C. Signed by City Engineer

For City Engineer
Building Permission Dept.
P.C.M.C., Pimpri, Pune-18.

Area Statement

		SQ.M.
1	Area Of The Plot (Minimum area of a,b,c to be considered)	8550.00
	(a) As per Ownership Document(7/12 ,CTS Extract)	8550.00
	(b) As per Measurement Sheet	8561.03
	(c) As per Site	8566.18
2	Deduction For	
	(a) Proposed D.P./D.P.Road Widening Area/ Service Road/Highway Widening/Shifted Plot Boundary	0.00
	(b) Any D.P.Reservation Area	0.00
	Total (a+b)	0.00
3	Balance Area Of Plot (1-2)	8550.00
4	Amenity Space (if applicable)	
	(a) Required	855.00
	(b) Adjustment of 2(b),if any	0.00
	(c) Balance Proposed	855.02
5	Net Plot Area [3-4(c)]	7695.00
6	Recreation Open Space (if applicable)	
	(a) Required Area	769.50
	(b) Proposed Area	839.58
7	Internal Road Area	0.00
8	Plotable Area (if applicable)	0.00
9	Built Up Area With reference to Basic F.S.I . as per front road width (Sr.No.5 x 1.10)	8464.50
10	Additional of FSI on payment of premium	
	(a) Maximum permissible premium FSI -based on road width /TOD Zone (Sr.No.3 x 0.50)	4275.00
	(b) Proposed FSI on payment of premium	4275.00
11	In -situ FSI /TDR loading	
	(a)In -situ area against D.P. Road [2 x Sr. No. 2(a)], If any	0.0000
	(b) In -situ area against Amenity Space if handed over [2 or 1.85xSr. No. 4 (b)And /or (c)]	0.00
	(c) TDR Area (12.00 m Road)	5557.50
	(d) Total In-Situ TDR Loading Proposed [Sr.no. 11(a)+(b)+(c)]	5557.50
12	Additional FSI Area under chapter no 7	
13	Total entitlement of FSI in the Proposal	
	(a) [9+10(b)+11(d)] or 12 whichever is applicable	18297.00
	(b) Ancillary FSI 60% or 80% with payment of charges	10978.20
	(c) Total entitlement (a+b)	29275.20
14	Maximum utilization limit of F.S.I. (building potential) Permissible as per road width [(as per regulation No. 6.1 or 6.3 as applicable) x 1.6 or 1.8]	
15	Total Built up Area in Proposal (Excluding Area at Sr. No. 17b)	
	(a) Existing Built up Area (old sanctioned built up area)	
	(b) Proposed Built Up Area (as per 'P line')	
	(i) Proposed Residential Built Up Area (as per 'P line')	29275.01
	(ii) Proposed Commercial Built Up Area (as per 'P line')	0.00
	(c) Total (a+b)	29275.01
16	F.S.I. Consumed (15/13)(Should not be more than Sr. No. 14 above)	
17	Area of Inclusive Housing . If any (MHADA)	
	(a)Required Area [20% of Basic FSI 1.1]	
	(a)Proposed Area	

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 ARE 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.

SIGN OF ARCHITECT

OWNER'S DECLARATION -
I/WE UNDERSIGNED HERBY 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.

OWNER'S NAME	OWNER'S SIGN
Atlas Royal Living through Partner Mr. Santosh Govind Hande and Mr. Sanjay Ramchandani	

PROJECT NAME :

SURVEY NO : 113/3B/3A PLOT NO :

CTS NO :

DESCRIPTION : REGULAR TRACK, VILLAGE - WAKAD

ARCHITECT	ARCHITECT'S SIGN
Mehul Vasant Shah CA/2004/34594	
NORTH	DRAWN BY: GSS / CHECKED BY: VDT
	SCALE : 1:100 / SHEET NO.: 01/01
	DATE : 24.06.2024
	INWARD NO. : -

mehul shah architects
www.architectmsa.com
305-B, Kalpvriksha building, opp. Ayodhya veg, near Nachiket apartment, DP road, Karve Nagar, Pune-411052 email: info@architectmsa.com
www.architectmsa.com

STATEMENT 2 [Sr. No. 9(a)] Proposed Building

FSI STATEMENT OF (A BUILDING) As Per UDCPR 2020

FLOORS	FSI AREA COMMERCIAL	FSI AREA RESIDENTIAL	LIFT PAID	TENEMENTS	TOTAL FSI AREA
BASEMENT PARKING FLOOR	0.00	0.00	0.00	0	0.000
GROUND PARKING FLOOR	0.00	26.05	0.00	0	26.050
FIRST FLOOR	0.00	754.24	23.46	08	754.240
SECOND FLOOR	0.00	754.24	0.00	08	754.240
THIRD FLOOR	0.00	754.24	0.00	08	754.240
FOURTH FLOOR	0.00	754.24	0.00	08	754.240
FIFTH FLOOR	0.00	754.24	0.00	08	754.240
SIXTH FLOOR	0.00	754.24	0.00	08	754.240
SEVENTH FLOOR	0.00	754.24	0.00	08	754.240
EIGHTH FLOOR	0.00	677.22	0.00	07	677.220
NINTH FLOOR	0.00	754.24	0.00	08	754.240
TENTH FLOOR	0.00	754.24	0.00	08	754.240
ELEVENTH FLOOR	0.00	754.24	0.00	08	754.240
TWELFTH FLOOR	0.00	754.24	0.00	08	754.240
THIRTEEN FLOOR	0.00	677.22	0.00	07	677.220
FOURTEEN FLOOR	0.00	754.24	0.00	08	754.240
TOTAL	0.00	10431.37	23.46	110.00	10431.37

FSI STATEMENT OF (B BUILDING) As Per UDCPR 2020

FLOORS	FSI AREA COMMERCIAL	FSI AREA RESIDENTIAL	LIFT PAID	TENEMENTS	TOTAL FSI AREA
BASEMENT PARKING FLOOR	0.00	0.00	0.00	0	0.000
GROUND PARKING FLOOR	0.00	26.05	0.00	0	26.050
FIRST FLOOR	0.00	507.93	11.77	04	507.930
SECOND FLOOR	0.00	507.93	0.00	04	507.930
THIRD FLOOR	0.00	507.93	0.00	04	507.930
FOURTH FLOOR	0.00	507.93	0.00	04	507.930
FIFTH FLOOR	0.00	507.93	0.00	04	507.930
SIXTH FLOOR	0.00	507.93	0.00	04	507.930
SEVENTH FLOOR	0.00	507.93	0.00	04	507.930
EIGHTH FLOOR	0.00	473.79	0.00	04	473.790
NINTH FLOOR	0.00	507.93	0.00	04	507.930
TENTH FLOOR	0.00	507.93	0.00	04	507.930
ELEVENTH FLOOR	0.00	507.93	0.00	04	507.930
TWELFTH FLOOR	0.00	507.93	0.00	04	507.930
THIRTEEN FLOOR	0.00	473.79	0.00	04	473.790
FOURTEEN FLOOR	0.00	507.93	0.00	04	507.930
TOTAL	0.00	7068.79	11.77	56.00	7068.79

FSI STATEMENT OF (C BUILDING) As Per UDCPR 2020

FLOORS	FSI AREA COMMERCIAL	FSI AREA RESIDENTIAL	LIFT PAID	TENEMENTS	TOTAL FSI AREA
BASEMENT PARKING FLOOR	0.00	0.00	0.00	0	0.000
GROUND PARKING FLOOR	0.00	26.05	0.00	0	26.050
FIRST FLOOR	0.00	587.44	12.76	04	587.440
SECOND FLOOR	0.00	587.44	0.00	04	587.440
THIRD FLOOR	0.00	587.44	0.00	04	587.440
FOURTH FLOOR	0.00	587.44	0.00	04	587.440
FIFTH FLOOR	0.00	587.44	0.00	04	587.440
SIXTH FLOOR	0.00	587.44	0.00	04	587.440
SEVENTH FLOOR	0.00	587.44	0.00	04	587.440
EIGHTH FLOOR	0.00	587.44	0.00	04	587.440
NINTH FLOOR	0.00	587.44	0.00	04	587.440
TENTH FLOOR	0.00	587.44	0.00	04	587.440
ELEVENTH FLOOR	0.00	587.44	0.00	04	587.440
TWELFTH FLOOR	0.00	587.44	0.00	04	587.440
THIRTEEN FLOOR	0.00	587.44	0.00	04	587.440
FOURTEEN FLOOR	0.00	587.44	0.00	04	587.440
FIFTEEN FLOOR	0.00	587.44	0.00	04	587.440
SIXTEEN FLOOR	0.00	587.44	0.00	04	587.440
SEVENTEEN FLOOR	0.00	587.44	0.00	04	587.440
EIGHTEEN FLOOR	0.00	587.44	0.00	04	587.440
NINETEEN FLOOR	0.00	587.44	0.00	04	587.440
TWENTY FLOOR	0.00	587.44	0.00	04	587.440
TOTAL	0.00	11774.85	12.76	80.00	11774.85

WATER STORAGE CAPACITY (A BUILDING)

FOR RESIDENTIAL
AMOUNT OF WATER REQUIRED PER PERSON = 135 lts
WATER REQUIRED PER FLAT = 675 lts
(5 person per flat)
NO. OF FLATS = 110 NOS.
WATER REQUIRED FOR FLAT = 74250 lts
WATER REQUIRED FOR FIRE FIGHTING = 25000 lts
TOTAL WATER REQUIRED = 99250 lts
PROVIDED CAPACITY OF OVERHEAD TANK = 100000 lts
U.G.WATER TANK REQUIRED 74250 X2.00 = 148500 lts
WATER REQUIRED FOR FIRE FIGHTING = 75000 lts
TOTAL WATER REQUIRED = 223500 lts
PROVIDED CAPACITY OF U.G.WATER TANK = 225000 lts

WATER STORAGE CAPACITY (B BUILDING)

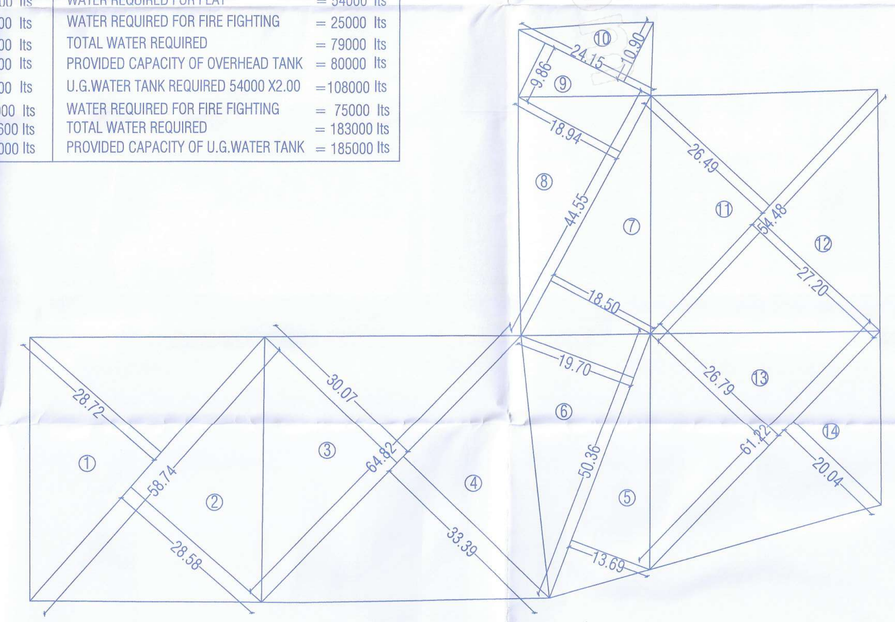
FOR RESIDENTIAL
AMOUNT OF WATER REQUIRED PER PERSON = 135 lts
WATER REQUIRED PER FLAT = 675 lts
(5 person per flat)
NO. OF FLATS = 56 NOS.
WATER REQUIRED FOR FLAT = 37800 lts
WATER REQUIRED FOR FIRE FIGHTING = 25000 lts
TOTAL WATER REQUIRED = 62800 lts
PROVIDED CAPACITY OF OVERHEAD TANK = 63000 lts
U.G.WATER TANK REQUIRED 37800 X2.00 = 75600 lts
WATER REQUIRED FOR FIRE FIGHTING = 75000 lts
TOTAL WATER REQUIRED = 150600 lts
PROVIDED CAPACITY OF U.G.WATER TANK = 151000 lts

WATER STORAGE CAPACITY (C BUILDING)

FOR RESIDENTIAL
AMOUNT OF WATER REQUIRED PER PERSON = 135 lts
WATER REQUIRED PER FLAT = 675 lts
(5 person per flat)
NO. OF FLATS = 80 NOS.
WATER REQUIRED FOR FLAT = 54000 lts
WATER REQUIRED FOR FIRE FIGHTING = 25000 lts
TOTAL WATER REQUIRED = 79000 lts
PROVIDED CAPACITY OF OVERHEAD TANK = 80000 lts
U.G.WATER TANK REQUIRED 54000 X2.00 = 108000 lts
WATER REQUIRED FOR FIRE FIGHTING = 75000 lts
TOTAL WATER REQUIRED = 183000 lts
PROVIDED CAPACITY OF U.G.WATER TANK = 185000 lts

PARKING STATEMENT

Area of Statement	Prop. No of Tenements	Parking required For Every: By Rule		Total Req.	Required Parking: Car	Required Parking: Scooter	Provided Parking: Car	Provided Parking: Scooter
40-80	110	2		110/2 =55	55	110	80	110
		1	2					
80-150	136	1		136	136	136	200	136
		1	1					
Commercial	0	100			0	0	0	0
		2	6					
Total					191	246	280	246
Visitors Parking 5%					10	12	14	12
Total Parking Required					201	258	294	258
Required Area Per car /Scooter					12.50	2	12.50	2
					2506.88	516.60	3675.00	516.60
Required Area					3023.48			
Proposed Area					4191.60			



PLOT TRIANGULATION
(scale 1:500)

REFUGE AREA STATEMENT		
BUILDING NAME	REQUIRED	PROPOSED
A BUILDING	54.30	56.20
B BUILDING	36.57	39.15
C BUILDING	42.29	57.51

FSI STATEMENT OF BUILDING As Per UDCPR 2020

FLOORS	FSI AREA COMMERCIAL	FSI AREA RESIDENTIAL	LIFT PAID	TENEMENTS	TOTAL FSI AREA
A BUILDING	0.00	10431.37	23.46	110	10431.37
B BUILDING	0.00	7068.79	11.77	56	7068.79
C BUILDING	0.00	11774.85	12.76	80	11774.85
TOTAL	0.000	29275.01	47.990	246.000	29275.010

A Building Refuge Area Calculation
1 Floor = 754.24 sqm
1 Floor = 754.24 sqm
1 Floor = 754.24 sqm
3 Floors = 2262.72 sqm
Refuge Area = 2262.72 / 12.5
Refuge Area = 181.02 x 0.30 sqm
Refuge Area = 54.30 sqm /per floor

B Building Refuge Area Calculation
1 Floor = 507.93 sqm
1 Floor = 507.93 sqm
1 Floor = 507.93 sqm
3 Floors = 1523.79 sqm
Refuge Area = 1523.79/ 12.5
Refuge Area = 121.90 x 0.30 sqm
Refuge Area = 36.57 sqm /per floor

C Building Refuge Area Calculation
1 Floor = 587.44 sqm
1 Floor = 587.44 sqm
1 Floor = 587.44 sqm
3 Floors = 1762.32 sqm
Refuge Area = 1762.32 / 12.5
Refuge Area = 140.98 x 0.30 sqm
Refuge Area = 42.29 sqm /per floor

AREA CALCULATION BY TRIANGULATION METHOD OF PLOT

1	58.74	X	28.72	X	0.50	=	843.51
2	58.74	X	28.58	X	0.50	=	839.39
3	64.82	X	30.07	X	0.50	=	974.57
4	64.82	X	33.39	X	0.50	=	1082.17
5	50.36	X	13.69	X	0.50	=	344.71
6	50.36	X	19.70	X	0.50	=	496.05
7	44.55	X	18.50	X	0.50	=	412.09
8	44.55	X	18.94	X	0.50	=	421.89
9	24.15	X	9.86	X	0.50	=	119.06
10	24.15	X	10.90	X	0.50	=	131.62
11	54.48	X	26.49	X	0.50	=	721.59
12	54.48	X	27.20	X	0.50	=	740.93
13	61.22	X	26.79	X	0.50	=	820.04
14	61.22	X	20.04	X	0.50	=	613.42
	TOTAL						8561.03

Proposed plot

LOCATION MAP