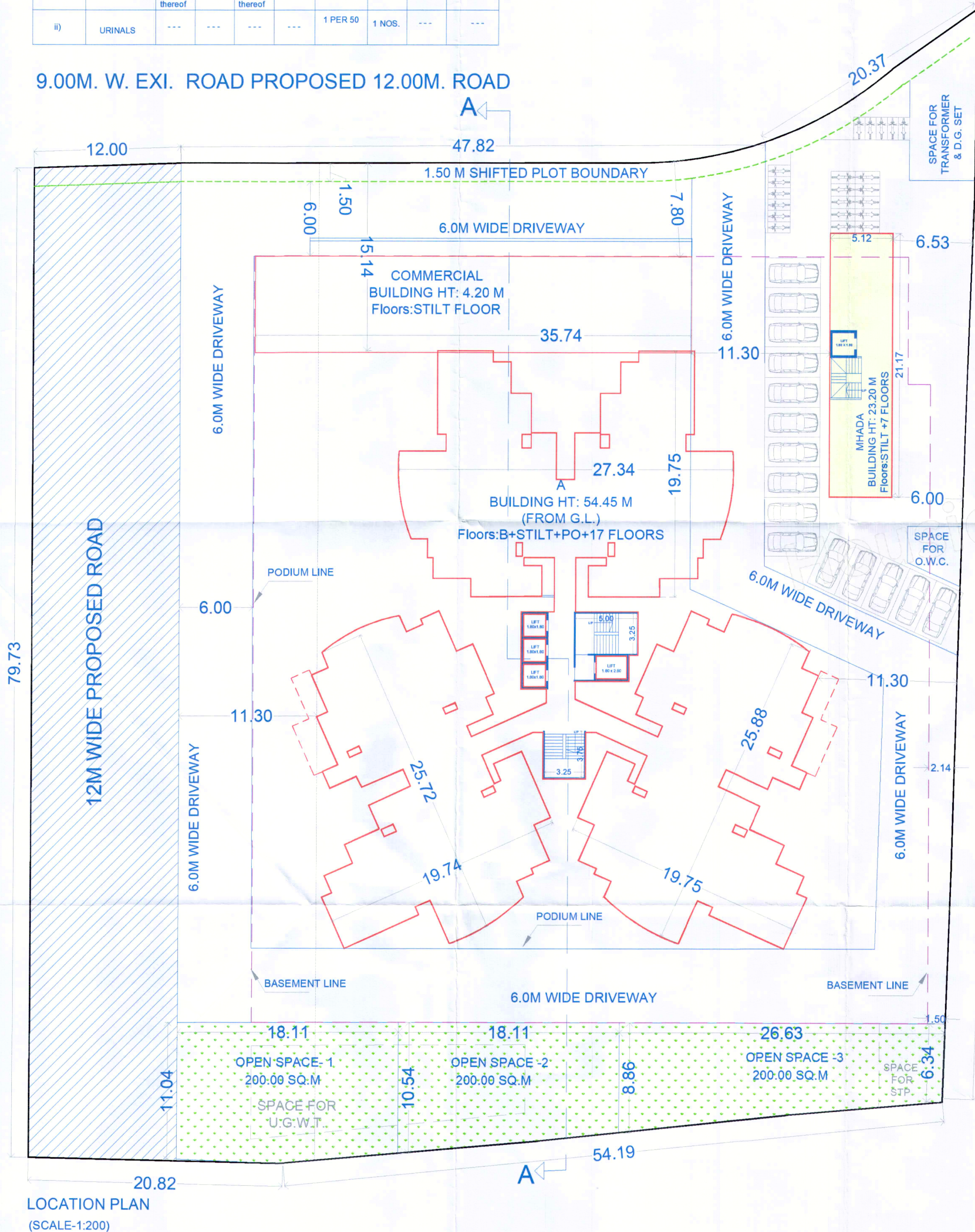


SANITATION REQUIREMENT AS PER TABLE NO-12 'O'

NO. OF PERSONS - 3 SQ.M./PERSONS (GROUND FLOOR) : 276.99 / 3 = 92.33 PERSONS.							
TOTAL NO. OF PERSONS - 92.33 PERSONS SAY 94 PERSONS							
TOTAL NO. OF PERSONS - 94 PERSONS CONSIDERING 50% GENTS & 50% LADIES.							
NO. OF PERSONS - 47 GENTS & 47 LADIES							
SR.NO	FIXTURES	SHOP OWNERS		PUBLIC TOILET FOR FLOTING POPULATION			
		MALE	FEMALE	MALE	FEMALE		
(1)	(2)	(3)	(4)	(5)	(6)		
		REQ.	PROP.	REQ.	PROP.	REQ.	PROP.
i)	W.C.	1 per 8 persons /part thereof	6 NOS.	1 per 8 persons /part thereof	6 NOS.	1 PER 50 (MINI. 2)	2 NOS.
ii)	URINALS	---	---	---	---	1 PER 50	1 NOS.

9.00M. W. EXI. ROAD PROPOSED 12.00M. ROAD



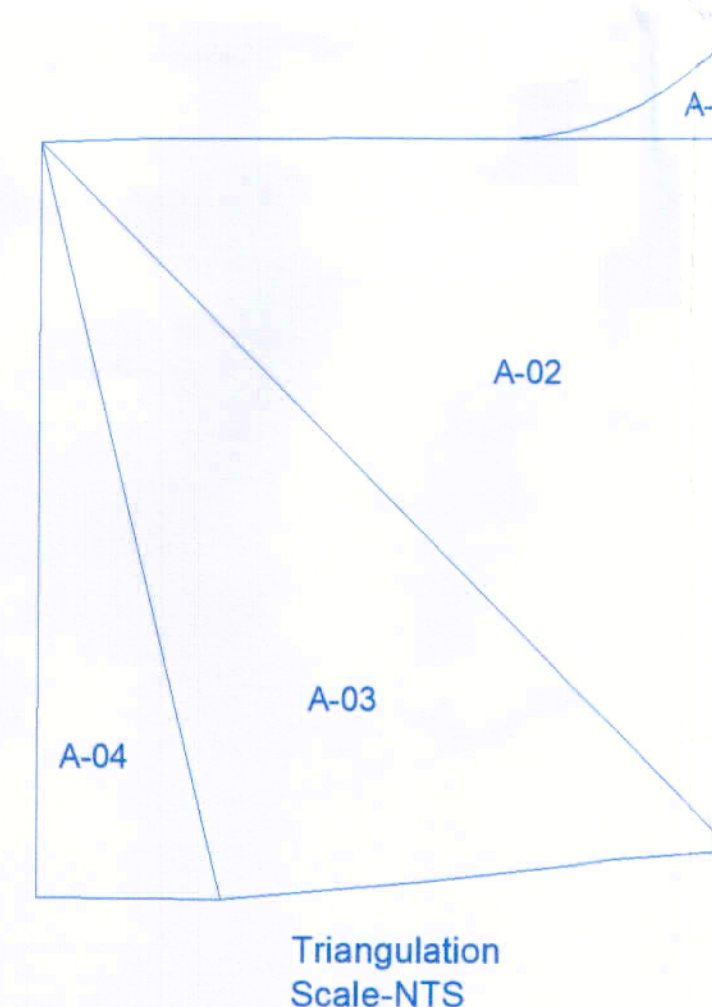
LOCATION PLAN
(SCALE:1:200)

BUILDING WISE F.S.I. STATEMENT					
WING NO.	FLOOR NO.	F.S.I. AREA (M)		MHADA (SQ.M.)	TNMTS.
(1)	(2)	(4)	(5)	(6)	(7)
		COMM.	RESI.	RESI.	MHADA
A	B+STILT+PO+18 FLOORS	276.99	18923.02	0.00	188
MHADA	STILT+7 FLOORS	0.00	0.00	1321.46	0
	TOTAL	276.99	18923.02	1321.46	188
	TOTAL BUILT UP	19200.01	1321.46	216	

Form of Statement 2 [Sr.No.9(a)] Proposed Building- A				
Bldg no.	Floor No.	Total Built-up Area of floor, as per outer const. line (SQ.M.)		TNMTS.
(1)	(2)	(3)	(4)	(5)
		COMM.	RESI.	RESI.
	BASEMENT	0	0	0
	STILT FLOOR	276.99	0.00	0
	1ST FLOOR (PODIUM)	0.00	928.55	8
	2ND FLOOR	0.00	1174.01	12
	3RD FLOOR	0.00	1174.01	12
	4TH FLOOR	0.00	1174.01	12
	5TH FLOOR	0.00	1174.01	12
	6TH FLOOR	0.00	1174.01	12
	7TH FLOOR	0.00	1174.01	12
	8TH FLOOR (REFUGE)	0.00	1137.09	11
	9TH FLOOR	0.00	1174.01	12
	10TH FLOOR	0.00	1190.33	12
	11TH FLOOR	0.00	1190.33	12
	12TH FLOOR (REFUGE)	0.00	1153.15	11
	13TH FLOOR	0.00	1190.33	12
	14TH FLOOR	0.00	1190.33	12
	15TH FLOOR	0.00	1190.33	12
	16TH FLOOR (REFUGE)	0.00	1153.15	11
	17TH FLOOR	0.00	381.36	3
	TOTAL AREA=	276.99	18923.02	188
		19200.01		

Form of statement 3 [Sr. No. 9(g)] Area details of Apartment					
Bldg No.	Floor No.	Apartment No.	Carpet Area of Apartment	Area of Balcony/ Sitout Attached to Apartment	Area of Double height terrace attached to flat.
MHADA	Typical - 2ND TO 7TH FLOOR	401, 501, 601, 701	31.94	2.68	0.00
		202, 302, 402, 502, 602, 702	31.94	2.68	0.00
		203, 303, 403, 503, 603, 703	31.94	2.68	0.00
		404, 504, 604, 704	31.94	2.68	0.00

Form of statement 3 [Sr. No. 9(g)] Area details of Apartment					
Bldg No.	Floor No.	Apartment No.	Carpet Area of Apartment	Area of Balcony/ Sitout Attached to Apartment	Area of Double height terrace attached to flat.
MHADA (25% SERVICE QUARTER)	Typical - STILT & 1ST FLOOR	001, 101	37.70	0.00	0.00
		002, 102	37.70	0.00	0.00
	Typical - 2ND & 3TH FLOOR	201, 301	31.94	2.68	0.00
		204, 304	31.94	2.68	0.00



Triangle	Area
A-01	118.59
A-02	2914.64
A-03	2249.37
A-04	783.20
Total (PLOT)	6065.80

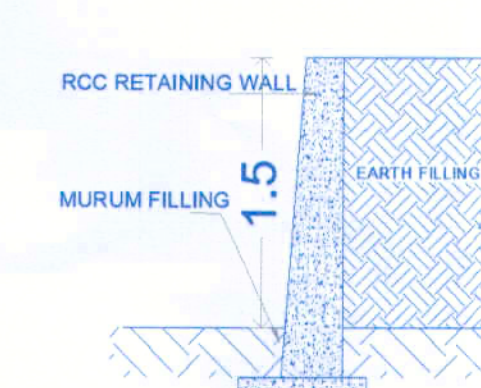


Form of Statement 2 [Sr.No.9(a)] Proposed Building- MHADA				
Bldg no.	Floor No.	Total Built-up Area of floor, as per outer const. line (SQ.M.)		TNMTS.
(1)	(2)	(3)	(4)	(5)
		COMM.	RESI.	RESI.
	STILT FLOOR	105.19	0.00	2
	1ST FLOOR	105.19	0.00	2
	2ND FLOOR	185.18	0.00	4
	3RD FLOOR	185.18	0.00	4
	4TH FLOOR	185.18	0.00	4
	5TH FLOOR	185.18	0.00	4
	6TH FLOOR	185.18	0.00	4
	7TH FLOOR	185.18	0.00	4
	TOTAL AREA=	1321.46	0.00	28

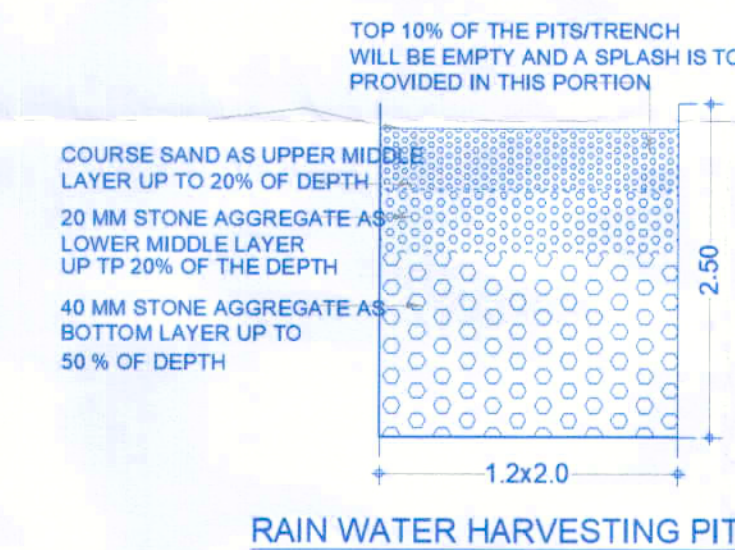
PARKING CALCULATION: BUILDING-A					
TYPE	CARPET AREA / FSI (M2)	TNMTS (NOS) UNIT	PROPOSED BY RULE	REQUIRED BY RULE	SCOOTER (NOS) REQD.
Residential	40 - 80	2	121	1	61
	80-150	1	67	1	67
Commercial	276.99	100	2	06	6
			134	2	18
Total Required (Nos)			188		207
Area Required			1675.00		414.00
In Addition 5% Visitors Parking			2089.00 x 5% = 104.45		
Total Area Required			2089.00+104.45 = 2193.45		
Total Area Proposed			2200.00		

PARKING CALCULATION: MHADA					
TYPE	CARPET AREA / FSI (M2)	TNMTS (NOS) UNIT	PROPOSED BY RULE	REQUIRED BY RULE	SCOOTER (NOS) REQD.
Residential	40 - 80	2	28	1	14
	80-150	1	14	1	14
Total Required (Nos)			28		56
Area Required			231.00 x 5% = 11.55		
In Addition 5% Visitors Parking			231.00+11.55 = 242.55		
Total Area Required			242.55		
Total Area Proposed			414.52		

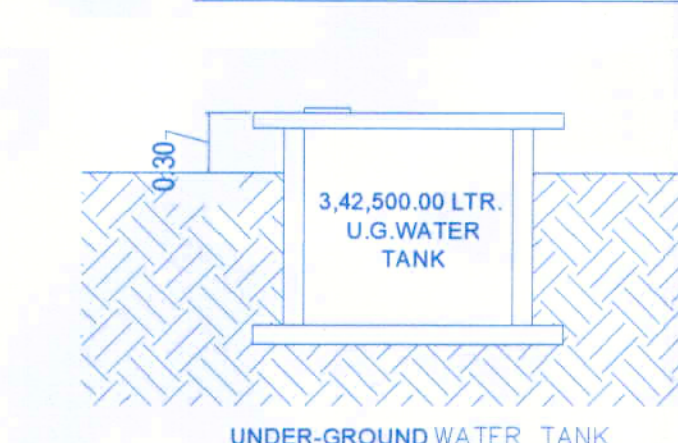
WATER REQUIREMENT:			
TANK	REQUIRED CAPACITY (LIT.)	PROPOSED CAPACITY (LIT.)	
RESIDENTIAL	126900	130000.00	
COMMERCIAL	4154.85	4200.00	
OHWT	35000	35000	
FIRE REQUIREMENT	166054.85	169200.00	
TOTAL	253800	260000	
UGWT	75000.000000	75000.000000	
FIRE REQUIREMENT	328800	335000	
TOTAL	328800	335000	



COMPOUND WALL SECTION



RAIN WATER HARVESTING PIT



UNDER-GROUND WATER TANK

*WATER REQUIRED UNDER GROUND = 3,28,800.00 ltr.
*WATER PROVIDED UNDER GROUND = 3,35,000.00 ltr.

STAMP OF APPROVAL

Sanctioned No. B.P./Wakad/151/2024
Subject to conditions mentioned in the Office Order No.
aven dated - 18/12/2024
Pimpri
Date : 18/12/2024



O. C. Signed by
City Engineer

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

AREA STATEMENT

1. AREA OF PLOT (Minimum area of a,b,c to be considered)	6000.00 SQ.M.
(a) As per ownership documents (7/12, CTS extract)	6000.00 SQ.M.
(b) As per measurement sheet	6065.08 SQ.M.
(c) As per site	6065.08 SQ.M.
(a) As per ownership documents (7/12, CTS extract)	
(a) Proposed D.P./Road Widening Area/ Service Road/Highway widening	0.00 SQ.M.
b) Any D.P. Reservation area	0.00 SQ.M.
(Total a+b)	0.00 SQ.M.
3. Balance area of plot (1-2)	6000.00 SQ.M.
4. Amenity Space (if applicable)	
(a) Required -	0.00 SQ.M.
(b) Adjustment of 2(b), if any -	0.00 SQ.M.
(c) Balance Proposed -	0.00 SQ.M.
5. Net Plot Area (3 - 4 (c))	6000.00 SQ.M.
6. Recreational Open space (if applicable)	
(a) Required -	600.00 SQ.M.
(b) Proposed -	600.00 SQ.M.
7. Internal Road Area	0.00 SQ.M.
8. Plotable area (if required)	0.00 SQ.M.
9. Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5 x Basic FSI) (1.10)	6600.00 SQ.M.
10. Addition of FSI on payment of premium	
a) Maximum perm. premium FSI- Based on road / TOD Zone	0.00 SQ.M.
b) Proposed FSI on payment of premium. (0.50)	2998.75 SQ.M.
11. In-situ FSI/TDR loading	
a) In-situ area against D.P. road [2.0 x Sr. No. 2(a)] if any.	0.00 SQ.M.
b) In-situ area against Amenity Space if handed over [2.00 or 1.85 x Sr. No. 4 (b) and/or (c)]	0.00 SQ.M.
(c) TDR area (0.40 OF sr.no. 1)	2399.00 SQ.M.
(d) Total in-situ / TDR loading prop.(11 (a)+(b)+(c))	2399.00 SQ.M.
12. Additional FSI area under Chapter No.7 (Internal Road F.S.I.)	0.00 SQ.M.
13. Total entitlement of FSI in the proposal	0.00 SQ.M.
(a) [9+10(b)+11(d)] or 12 whichever is applicable.	11997.75 SQ.M.
(b) Ancillary Area FSI upto 60% or 80%with (11997.75 - (276.99/1.8) = 11843.87 sq.m. (Resi.- 60% of 11843.87)=7106.32 SQ.M.	7106.32 SQ.M.
(c) Proposed Comm.=276.99/1.8 = 153.88 sq.m (Comm.- 80% of 153.88 sq.m) = 123.10 SQ.M.	123.10 SQ.M.
(c) Total entitlement (a+b)	19227.17 SQ.M.
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)	3.20
15. Total B'up Area in proposal.(excluding area at Sr.No.17 b)	
(a) Existing built-up area.	0.00 SQ.M.
(b) Proposed Built-up Area (as per 'P-line')	19200.01 SQ.M.
(c) Total (a+b)	19200.01 SQ.M.
16. F.S.I. Consumed (15/5) (should not be more than serial No.14 above.)	3.200
17. Area for Inclusive Housing, if any	
(a) Required (6600.00X 20%)	1320.00 SQ.M.
(b) Proposed	1321.46 SQ.M.

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON SURVEY NO. 173/11A, WAKAD, PUNE 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.

SIGN OF ARCHITECT

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.
OWNERS NAME :-

MR. SHARAD SUBRAO KOKATE

PROJECT :-

SURVEY NO. :- 173/11A

DESCRIPTION : REGULAR TRACK, WAKAD, PUNE.

PATIL & BUGADE ASSOCIATES ARCHITECT - INTERIOR DESIGNER Plot No. 14/15, D'S Block, Keshavnagar, Near to St. Andrews School, MIDC, Chinchwad, Pune-411 019 archip2008@gmail.com 982 350 4190 / 982 870 2749	SHEET NO. :- 01/10	DATE :-
	DRAWN BY :- IFIT-JA	06 JUN 2024
	KEY NO. :-	
ARCHITECT SIGN :-	MR. AMOL BUGADE	
SCALE :- 1:100		