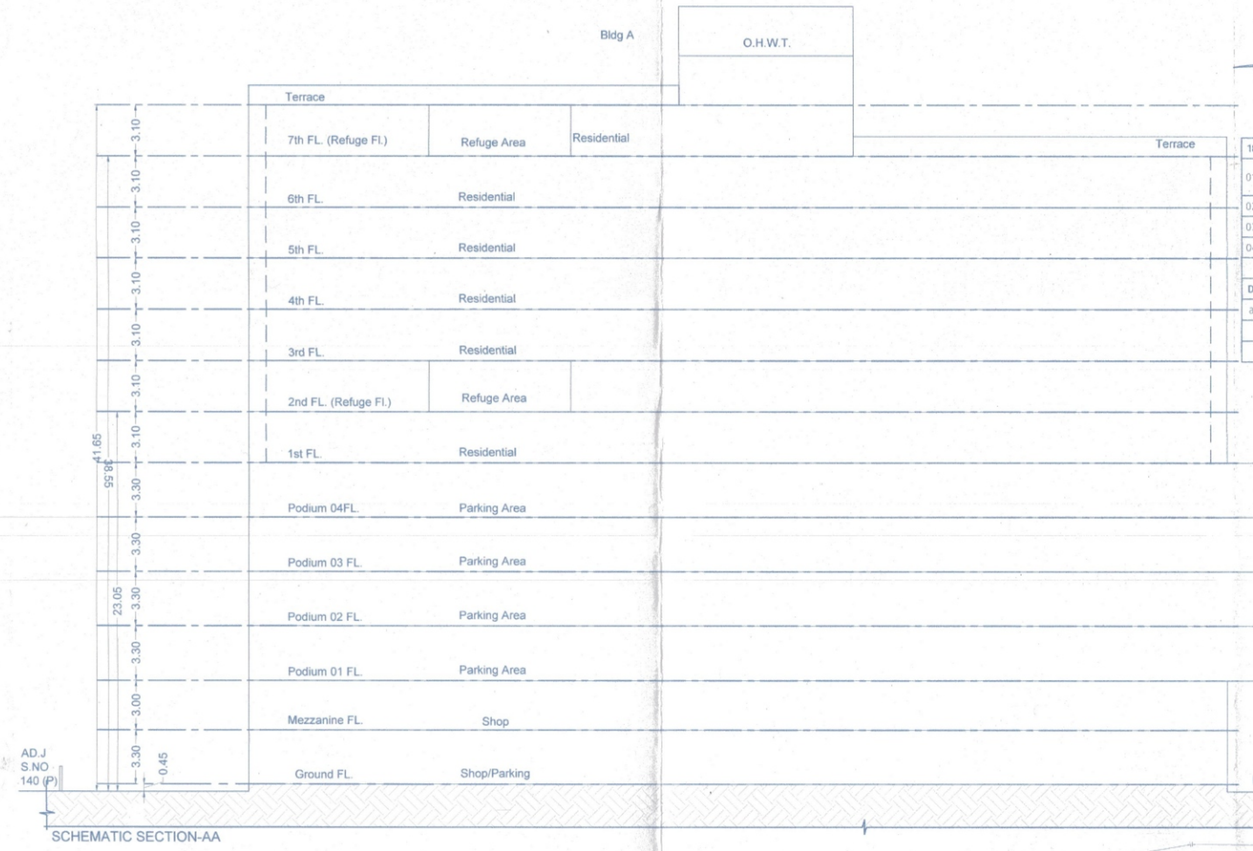
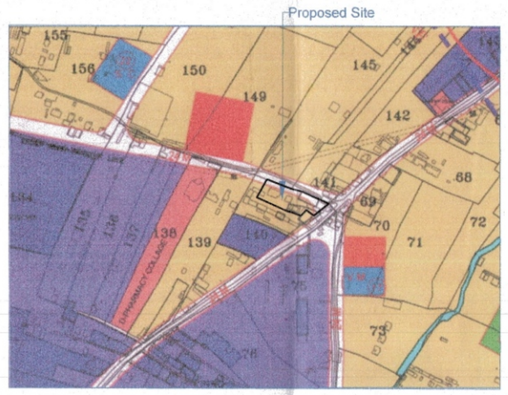


SCHEMATIC SECTION-AA

PROPOSED 18.00M WIDE ROAD WIDENING AREA KEY PLAN (Scale - 1:200)

18.00M WIDE R.W AREA CALCULATION							
01	19.45	X	11.00	X	0.50	=	106.9750
02	60.42	X	3.88	X	0.50	=	117.2148
03	60.42	X	2.10	X	0.50	=	63.4410
04	19.36	X	0.71	X	0.50	=	6.8728
TOTAL						=	294.50
DEDUCTION							
a	14.87	X	1.43	X	0.67	=	14.2469
TOTAL 24.00M WIDE R.W. AREA							
294.50	-		14.25			=	280.26



LOCATION PLAN

DATE & STAMP OF APPROVAL 01/06

LAYOUT PLAN

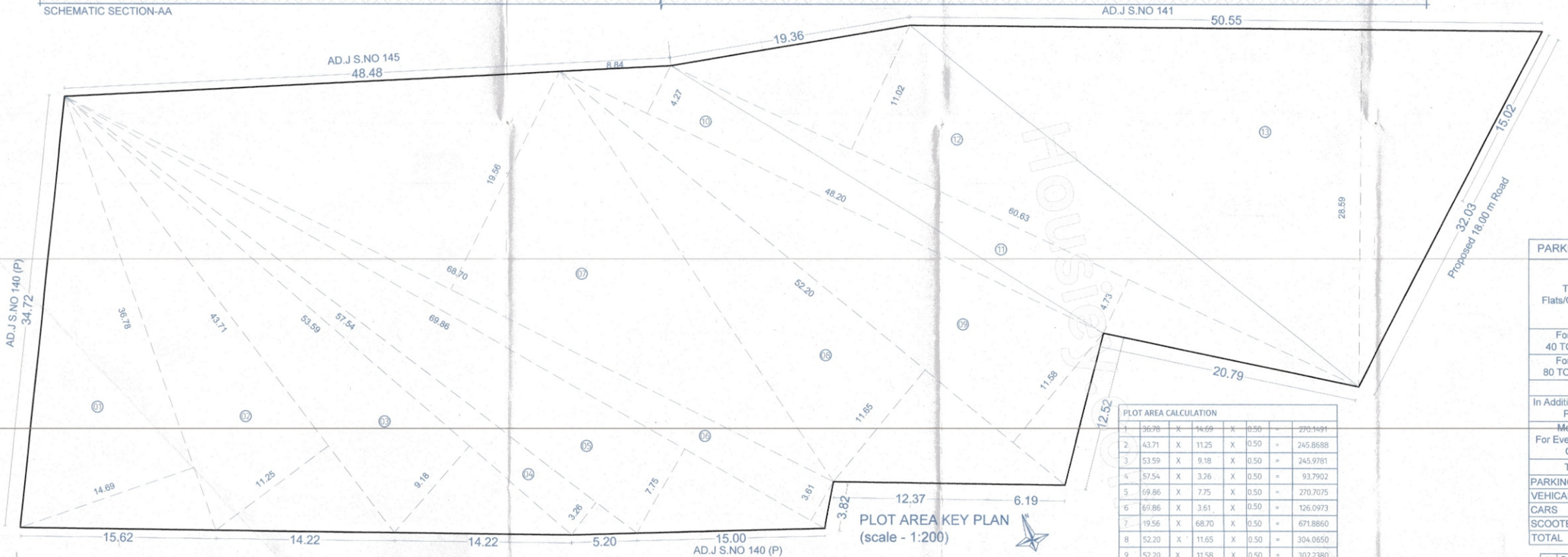
Sanctioned No. B.P. Tathawade/06/2025
Subject to conditions mentioned in the Office Order No.
even dated 03/02/2025

Pimpri
Date : 19/02/2025

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

F.S.I. Statement For BUILDING-A					
Form of Statement 2 [Sr. No. 9 (a)]					
FL. NO.	P-Line AREA Commercial	P-Line AREA Residential	Total Proposed P-Line Area Comm.+ Resi.	SHOP	TENEMENT
Basement-01	---	---	---	---	---
Ground	454.76	158.68	613.44	15	---
Mezzanine	230.26	---	230.26	---	---
Podium 01	---	---	---	---	---
Podium 02	---	---	---	---	---
Podium 03	---	---	---	---	---
AMENITY FL	---	0.0000	0.00	---	---
1ST	---	859.36	859.36	---	9
2ND (Refuge Fl.)	---	779.82	779.82	---	8
3RD	---	859.36	859.36	---	9
4TH	---	859.36	859.36	---	9
5TH	---	859.36	859.36	---	9
6TH	---	859.36	859.36	---	9
7TH (Refuge Fl.)	---	404.28	404.28	---	4
TOTAL	685.02	5639.58	6324.60	15	57

WATER AREA CALCULATION FOR BUILDING A			
RESIDENTIAL			
No. Of Flats In The Scheme	=	57	NOS.
Water Required Per Flat (5 person per flat)	=	675	lt/day
Required Capacity Of Overhead Water Tank Residential	=	38475	
Commercial			
Amount Of Water Required Per Person	=	45	lt/day
No Of Persons In Bldg.	=	208	NOS.
Required Capacity Of Overhead Water Tank	=	9360	lt/day
Total Residential+ Commercial	=	47835	lt/day
Water Required For Fire Fighting (OHWT)	=	25000	lt/day
Total Water Required For OHWT	=	72835	lt/day
Provide Capacity To Over Head Water Tank	=	72835	lt/day
Required Capacity To Under Water Tank	=	71752	lt/day
Water Required For Fire Fighting (UGWT)	=	200000	lt/day
Total Water Required For UGWT	=	271752	lt/day
Provide Capacity To Under Water Tank	=	271752	lt/day



PLOT AREA KEY PLAN (scale - 1:200)

PLOT AREA CALCULATION							
1	36.78	X	14.69	X	0.50	=	270.1491
2	43.71	X	11.25	X	0.50	=	245.8688
3	53.59	X	9.18	X	0.50	=	245.9781
4	57.54	X	3.26	X	0.50	=	93.7902
5	69.86	X	7.75	X	0.50	=	270.7075
6	69.86	X	3.61	X	0.50	=	126.0973
7	19.56	X	68.70	X	0.50	=	671.8860
8	52.20	X	11.65	X	0.50	=	304.0650
9	52.20	X	11.58	X	0.50	=	302.2380
10	48.20	X	4.27	X	0.50	=	102.9070
11	60.63	X	4.73	X	0.50	=	143.3900
12	60.63	X	11.02	X	0.50	=	334.0713
13	50.55	X	28.59	X	0.50	=	722.6122
PLOT AREA						=	3833.7604

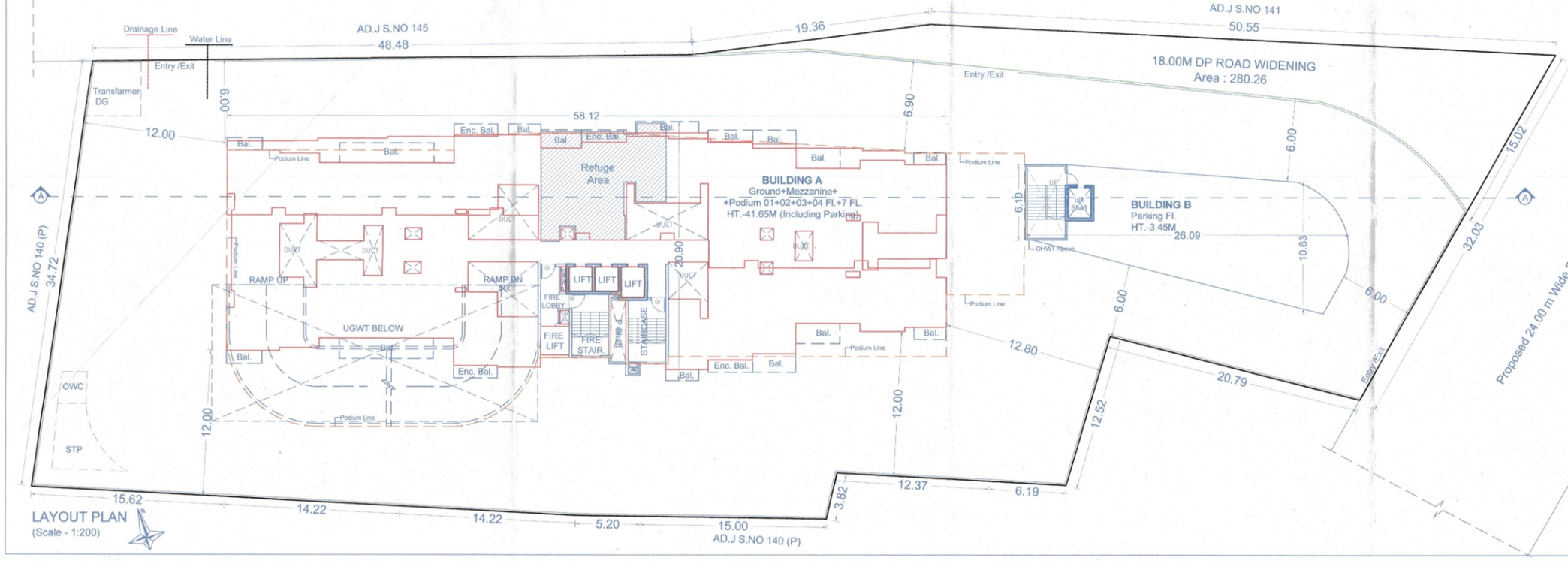
PARKING STATEMENT (BUILDING A)								
Type Of Flats/Commercial	No. Of Flats/Shops	Perm. Parking		Req. Parking		Prov. Parking		
		Cars	Scooters	Cars	Scooters	Cars	Scooters	
For 2-Tena 40 TO 80 Sq.m.	57	1	2	28	57	28	57	
For 1-Tena 80 TO 150 Sq.m.	0	1	1	0	0	0	0	
Total	57			28	57	28	57	
In Addition 5% Visitor Parking				1	3	1	3	
~~Mercantile~~ For Every 100 Sq.m. Carpet	639.95	2	6	13	38	13	38	
TOTAL	57			43	98	43	98	
PARKING AREA CALCULATION								
VEHICAL	NOS.	AREA REQUIRED		AREA REQUIRED				
CARS	43	12.50	SQ.M.	537.50				
SCOOTERS	99	2.00	SQ.M.	198.00				
TOTAL				735.50				

(b)	Residential Balance entitlement for Ancillary Area (13(a)-13(c))		3,527.44
(c)	Commercial Balance entitlement for Ancillary Area (15(bii)/1.80)		380.57
(d)	Residential Ancillary Area FSI upto 60% With Payment of charges. (On b Whichever applicable) (5,643.9/1.50=3527.44X60% =2,116.46 Perm. Ancillary)		2114.84
(e)	Commercial Ancillary Area FSI upto 80% With Payment of charges. (On c Whichever applicable) (685.02/1.60=380.57X80% = 304.45 Perm. Ancillary)		304.45

Sanitary Requirement For Shop & Office				
W.C.	1/25 Male		1/15 Female	
URINALS	1/25 Male		0/0 Female	
W.B.	1/25 Male		1/15 Female	
Persons(208)	107 Male		107 Female	
Nos	For Male (Required)	For Male (Proposed)	For Female (Required)	For Female (Proposed)
W.C.	4	5	7	10
URINALS	4	5		
W.H.B.	4	5	7	10

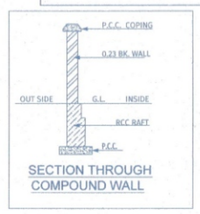
SANITARY REQUIREMENTS : OCCUPANT LOAD : BUIDLING A (Commercial Shop)
B-UP OF GR.,Mezzanine,1st FLOOR - 426.63 + 213.315 =639.945
Carpet Area 639.945 sq.m./3 = 213.315
Total =214
No. Of Gents : 107
No. Of Ladies : 107
By Rule : For Every 15 Women 1 Wc & 1 Whb
For Every 25 Men 1 Wc & 1 Whb

A	AREA STATEMENTS		SQ.M
01	Area of Plot (Minimum area of a, b, c to be considered)		3833.00
	(a)	As per ownership document (7/12, CTS extract)	3833.00
	(b)	As per measurement sheet	3833.76
	(c)	As per site	3833.76
02	Deductions for:		--
	(a)	Proposed 18.00MD.P. Road widening Area	280.26
	(b)	Any Reservation	0.00
		Total (a + b)	280.26
03	GROSS Area of the plot (01 - 02)		3552.74
04	Amenity Space (if applicable)		
	(a)	Required 5%	0.00
	(b)	Adjustment of 2(b), if any	0.00
	(c)	Balance Proposed	0.00
05	Net Plot Area (3-4(c))		3552.74
06	Recreation Open Space (if applicable)		--
	(a)	Required	0.00
	(b)	Proposed	0.00
07	Internal Road area		0.00
08	Plotable area (if applicable)		3552.74
09	Built up area with reference to Basic F.S.I as per front road width (Sr. No. 5xbasic FSI) (1.10 FSI)		3908.01
10	Addition of 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 (Perm.3833.00X50%=1916.50)	0.00
11	In-situ FSI / TDR loading (Permissible TDR)		
	(a)	In-situ area against 24.00M Wide Road [2.0 x Sr. No. 2 (a)]	0.00
	(b)	In-situ area against Amenity Space [2.0 x Sr. No. 2 (a)]	0.00
	(c)	TDR area (3833.00X1.15=4407.95) (4407.95-721.56 = 3686.39)	0.00
	(d)	Total in-situ / Road+ Amenity+TDR loading proposed (11 (a)+(b)+(c))	0.00
12	Additional FSI area under Chapter No. 7		0.00
13	Total entitlement of FSI in the proposal		
	(a)	[9 + 10(b)+11(d)] or 12 whichever is applicable	3908.01
	(b)	Residential & Commercial Ancillary Area FSI upto 60% & 80% With Payment of charges.	2,416.59
	(c)	Total entitlement (a+b)	6,324.60
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}		6,324.60
15	Total Built-up Area in proposal. (excluding area at Sr.No.17b)		
	(a)	Existing Built-up Area / as per Old rule	0.00
		i) Completed	0.00
		ii) Residential	0.00
		iii) Commercial (13a1-15ai)	0.00
	(b)	Proposed Built-up Area (as per 'P' Line)	
		i) Residential	5639.58
		ii) Commercial	685.02
	(c)	Total (a+b)	6324.60
16	F.S.I. Consumed (15/13) (should not be more than serial no.14 above.)		0.99
17	Area for Inclusive Housing, if any		
	(a)	Required (20% of Sr.no.5)	0.00
	(b)	Proposed	0.00



LAYOUT PLAN (Scale - 1:200)

SECTION THROUGH U.GR.WATER TANK



SECTION THROUGH COMPOUND WALL

B CERTIFICATE OF AREA

Certified that the Plot under reference was surveyed by me on and the dimensions of sides etc. of the 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 Record Dept. / City Survey records.

Sign of the Architect

C OWNER'S DECLARATION

I/We undersigned hereby confirm that I/We would abide by plans sanctioned by PCMC I/We would execute the structure as per sanctioned 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.

Sign of the Owner

D LEGEND

Plot Boundary : Black	Water line : Black Dotted
Proposed Work : Red	Existing to be retained: Hatched
Drainage Line: Red Dotted	Demolitions: Yellow hatched

E PROJECT TEAM

01	Concept Designers	Vka architecture
02	Environment Consultant	Vk environmental
03	Structural Consultant	--
04	Plumbing Consultant	--
05	Electrical Consultant	--
06	Fire Consultant	--
07	HVAC Consultant	--

F JOB TITLE / SITE ADDRESS

PROPOSED RESIDENTIAL & COMMERCIAL BUILDING AT S. NO. 140/1/1 & 140/1/2 OF VILLAGE MAUJE TATHAWADE, TEL.-MULSHI,PCMC PUNE.

G OWNER NAME AND SIGNATURE

Owner(s) Name: M/s. Nirman Meadows LLP. Through its Partner Mr. Bhushan Agarwal & others

Owner(s) sign: Bhushan

H ARCHITECT

Architects' Name: Hrishikesh Kulkarni : CA/2002/29235
Dwaipayan Chakravarty : CA/2005/35900

Architects' sign:

NORTH

VK:a architecture
5th Floor,Nelagiri Avenue,Sr.No.103(p), C.T.S No.2850,S.B.Road,Near ICC Trade Tower,Bahirataw(d), Pune-411016.
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W www.vkarch.com

Drawing Title: LAYOUT PLAN		Scale: 1:100 at 910X780
Drawn by: Prashant	Checked by: Trupta	Date: 25/11/2024
Job no.: 2481	Drawing no.: 203	Revision: A
Status: FOR PCMC SANCTION		