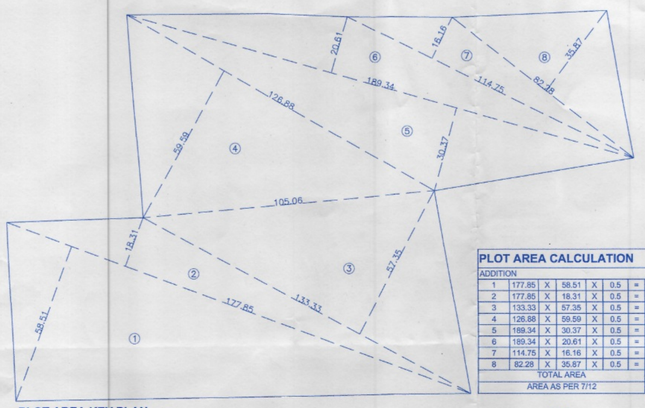
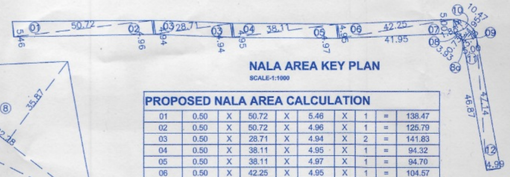


PLOT AREA KEY PLAN
SCALE-1:1000

EXISTING NALA AS PER VILLAGE MAP AREA KEY PLAN
SCALE-1:1000



NALA AREA KEY PLAN
SCALE-1:1000

PROPOSED NALA AREA CALCULATION

01	0.50	X	50.72	X	5.46	X	1	=	138.47
02	0.50	X	50.72	X	4.96	X	1	=	125.79
03	0.50	X	28.71	X	4.94	X	2	=	141.83
04	0.50	X	38.11	X	4.95	X	1	=	94.32
05	0.50	X	38.11	X	4.97	X	1	=	94.70
06	0.50	X	42.25	X	4.95	X	1	=	104.57
07	0.50	X	41.95	X	5.00	X	1	=	104.88
08	0.50	X	6.13	X	1.83	X	1	=	7.44
09	0.50	X	10.47	X	3.78	X	1	=	19.79
10	0.67	X	10.47	X	1.95	X	1	=	13.68
11	0.50	X	46.87	X	5.00	X	1	=	117.17
12	0.50	X	47.14	X	4.99	X	1	=	117.61
DEDUCTION									
8a	0.67	X	3.88	X	0.73	X	1	=	1.90
TOTAL									1078.35

PROPOSED F.S.I. STATEMENT

BLDG	FLOOR	BLDG HEIGHT (M.)	PLINE BUILT UP AREA COMM.	PLINE BUILT UP AREA RESI.	LIFT	FIRE LIFT	GROUND COVERAGE AREA	SHOP	TENT.
BLDG-A	GR+MEZZA+PO2+LPO+20	69.95	314.34	8076.89	3.98	4.72	403.16	5	80
BLDG-B	GP+PO1+PO2+LPO+20	69.95	-	7238.60	3.61	4.72	362.00	-	79
BLDG-C	GP+PO1+PO2+LPO+20	69.95	-	7248.29	3.61	4.63	361.30	-	80
BLDG-D	GP+PO1+PO2+LPO+20	69.95	-	8185.94	3.98	4.63	407.16	-	80
BLDG-E	GP+PO1+PO2+LPO+20	69.95	-	7606.03	3.61	4.63	379.98	-	80
BLDG-F	GP+PO1+PO2+LPO+20	69.95	-	7593.03	3.61	4.63	379.33	-	78
BLDG-G	GP+PO1+PO2+LPO+20	69.95	-	7398.56	10.26	5.13	367.68	-	40
BLDG-H	GP+PO1+PO2+LPO+01	14.85	-	442.56	3.61	4.63	366.39	-	04
BLDG-I	GP+PO1+PO2+LPO+01	14.85	-	274.97	3.61	4.63	344.38	-	02
BLDG-J	GP+PO1+PO2+LPO+0	11.95	-	61.41	3.98	4.63	74.92	-	-
SPORTS CLUB	G+2	16.45	812.37	-	5.36	5.36	812.37	-	-
TOTAL			1126.71	54126.28	49.22	52.34	4258.67	5	523

TOTAL PROPOSED COMMERCIAL AREA = 1126.71
PROPOSED COMMERCIAL BUILT UP AREA = 1126.71/1.80 = 625.95
PERMISSIBLE COMMERCIAL ANCILLARY AREA = 625.95 X 0.80 = 500.76
PROPOSED COMMERCIAL ANCILLARY AREA = 500.76 SQM.

PERMISSIBLE RESIDENTIAL ANCILLARY AREA = 34472.00 - 625.95 = 33846.05
33846.05 X 0.60 = 20307.63 SQM.

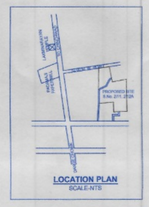
TOTAL PERMISSIBLE COMM + RESI ANCILLARY AREA = 500.76 +20307.63 = 20808.39 SQM.
TOTAL PROPOSED ANCILLARY AREA = 20798.91 SQM.

DIFFERENCE STATEMENT FOR PREMIUM AREA

	PLINE B/UP AREA COMM.	PLINE B/UP AREA RESI.	ANCILLARY AREA COMM.	ANCILLARY AREA RESI.	ANCILLARY AREA TOTAL
PROPOSED AREA	1126.71	54126.28	500.76	20297.35	20798.11
PREVIOUS SANCTIONED	1126.71	47774.86	500.76	17862.78	18363.54
DIFFERENCE AREA	0.00	6351.42			2434.57

PROPOSED F.S.I. STATEMENT FOR INCLUSIVE HOUSING (MHADA)

BLDG	FLOOR	BLDG HEIGHT (M.)	BUILT UP AREA COMM.	BUILT UP AREA RESI.	LIFT	FIRE LIFT	TEN.
PROPOSED BUILDING	P+12	38.40	0	4682.51	3.61	4.63	72
PREVIOUS SANCTIONED	P+12	38.40	0	4687.88	3.61	4.63	72
DIFFERENCE AREA			0	-5.37	0.00	0.00	0.00



LOCATION PLAN
SCALE-NTS

PLOT AREA CALCULATION

ADDITION							
1	177.85	X	58.51	X	0.5	=	5203.06
2	177.85	X	18.31	X	0.5	=	1628.23
3	133.33	X	57.35	X	0.5	=	3823.24
4	126.88	X	59.59	X	0.5	=	3780.39
5	189.34	X	30.37	X	0.5	=	2875.13
6	189.34	X	20.61	X	0.5	=	1951.15
7	114.75	X	16.16	X	0.5	=	927.18
8	82.28	X	35.67	X	0.5	=	1475.69
TOTAL AREA							21664.06
AREA AS PER 7/12							21664.00

PARKING STATEMENT

BUILDING	NO.OF FLATS /Area	REQUIRED PARKING CAR	REQUIRED PARKING SCOOTER	PROPOSED PARKING CAR	PROPOSED PARKING SCOOTER	20% for EV Parking CAR	20% for EV Parking SCOOTER
BLDG-A	80	69	101	69	101	530 X 20% = 106	926 X 20% = 185
BLDG-B	79	41	83	41	83		
BLDG-C	80	42	84	42	84		
BLDG-D	80	63	84	63	84		
BLDG-E	80	42	84	42	84		
BLDG-F	78	41	82	41	82		
BLDG-G	40	42	42	42	42		
BLDG-H	4	2	4	2	4		
BLDG-I	2	1	2	1	2		
BLDG-J	-	0	0	0	0		
SPORTS CLUB	-	15	44	15	44		
INCL.HOU.	72	38	76	38	76		
TOTAL	595	396	686	396	686		
Additional Parking				134	240		
Total Proposed Parking				530	926		

PARKING AREA				
VEHICLE	NOS.	AREA REQUIRED		AREA PROVIDED
CARS	530	12.50	Sq.m.	6625.00
SCOOTERS	926	2.00	Sq.m.	1852.00
TOTAL AREA				8477.00

SANITARY STATEMENT

BLDG-A	(A) STREET FLOOR AND SALES BASEMENT	314.34	3 SQ.M./PERS	105	271
	(B) UPPER SALE FLOORS	0	6 SQ.M./PERS	0	
SPORTS CLUB	(A) STREET FLOOR AND SALES BASEMENT	186.27	3 SQ.M./PERS	62	
	(B) UPPER SALE FLOORS	626.10	6 SQ.M./PERS	104	
NO.OF PERSON	MALE	136	FEMALE	136	
	REQUIED	PROVIDED	REQUIRED	PROVIDED	
W.C.	4 for 66-100 5	5	6 for 78-100 9	9	
URINALS	4 for 71-100 5	5	- -	-	

TOTAL WATER AREA CALCULATION

FOR RESIDENTIAL			
AMOUNT OF WATER REQUIRED PER PERSON	=	135	lts/day
WATER REQUIRED PER FLAT (5 PERSONS/FLAT)	=	675	lts/day
NO.OF FLATS IN BLDG. (523+72)	=	595	NOS.
REQUIRED CAPACITY OF OHWT	=	401625	lts/day
REQUIRED FOR FIRE FIGHTING OHWT (25000X12)	=	300000	lts/day
FOR COMMERCIAL			
NO. OF PERSON	=	271	NOS.
WATER REQUIRED PER PERSONS	=	45	lts/day
REQUIRED WATER CAPACITY FOR OHWT	=	12195	lts/day
REQUIRED FOR FIRE FIGHTING OHWT	=	10000	lts/day
FOR RESIDENTIAL + COMMERCIAL			
REQUIRED WATER CAPACITY FOR OHWT	=	413820	lts/day
REQUIRED WATER CAPACITY FOR FIRE FIGHTING	=	310000	lts/day
TOTAL REQUIRED WATER CAPACITY FOR OHWT	=	723820	lts/day
PROVIDE WATER CAPACITY FOR OHWT	=	725000	lts/day
REQUIRED WATER CAPACITY FOR UGWT	=	620730	lts/day
REQUIRED FOR FIRE FIGHTING FOR UGWT	=	500000	lts/day
TOTAL WATER REQUIRED FOR UGWT	=	1120730	lts/day
PROVIDE CAPACITY TO UGWT	=	1125000	lts/day

WATER STATEMENT PER BLDG.

BUILDING	O.H.W.T. CAPACITY (REGULAR)	U.G.W.T. CAPACITY (REGULAR)	UNITS
BLDG-A	58725	88088	LTRS.
BLDG-B	53325	79988	LTRS.
BLDG-C	54000	81000	LTRS.
BLDG-D	54000	81000	LTRS.
BLDG-E	54000	81000	LTRS.
BLDG-F	52650	78975	LTRS.
BLDG-G	27000	40500	LTRS.
BLDG-H	2700	4050	LTRS.
BLDG-I	1350	2025	LTRS.
BLDG-J	0	0	LTRS.
SPORTS CLUB	7470	11205	LTRS.
INCL.HOU.	48600	72900	LTRS.
TOTAL	413820	620730	LTRS.

PARKING STATEMENT PER BLDG.

BUILDING	TYPE OF TENA	NO. OF TENA./AREA	CARS	SCOOTERS
Bldg-A	For every 100 sq.m. carpet area or fraction thereof (2:6)	283.26	6	17
	For every tenement having carpet area equal to or above 80 sq.m. but less than 150 sq.m. (1:1)	40	40	40
	For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m.(1:2)	40	20	40
Bldg-B	For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m.(1:2)	79	40	79
Bldg-C	For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m.(1:2)	80	40	80
Bldg-D	For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 150 sq.m.(1:1)	40	40	40
	For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m.(1:2)	40	20	40
Bldg-E	For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m.(1:2)	80	40	80
Bldg-F	For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m.(1:2)	78	39	78
Bldg-G	For every tenement having carpet area equal to or above 80 sq.m. but less than 150 sq.m.(1:1)	40	40	40
Bldg-H	For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m.(1:2)	4	2	4
Bldg-I	For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m.(1:2)	2	1	2
Bldg-J	For every tenement having carpet area equal to or above 80 sq.m. but less than 150 sq.m.(1:1)	0	0	0
	For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m. (1:2)	0	0	0
SPORTS CLUB	For every 100 sq.m. carpet area or fraction thereof	732.04	15	44
Inclusive Housing	For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m. (2:6)	72	36	72
TOTAL			378	656
In addition 5% visitor parking			18	30
TOTAL PARKING			396	686

MHADA AREA STATEMENT

BASIC F.S.I. (1.10)	=	23130.10	SQ.M.
20% OF BASIC F.S.I.	=	4626.02	SQ.M.
PERMISSIBLE AREA	=	4626.02	SQ.M.
PROPOSED AREA	=	4682.51	SQ.M.
PROPOSED TENEMENTS	=	72	NOS.

12.00M.WIDE ROAD WIDENING AREA KEY PLAN

SCALE-1:1000

ROAD WIDENING AREA CALCULATION

01	0.50	X	54.506	X	6.81	X	1	=	185.91
02	0.50	X	54.506	X	6.77	X	1	=	184.81
TOTAL									370.72

WELL AREA KEY PLAN

SCALE-1:1000

WELL AREA CALCULATION

01	π	X	(3.50)²	X	1		
	3.1416	X	12.25	X	1	=	38.48
TOTAL							38.48

OPEN SPACE AREA KEY PLAN

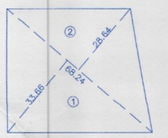
SCALE-1:1000

OPEN SPACE AREA CALCULATION

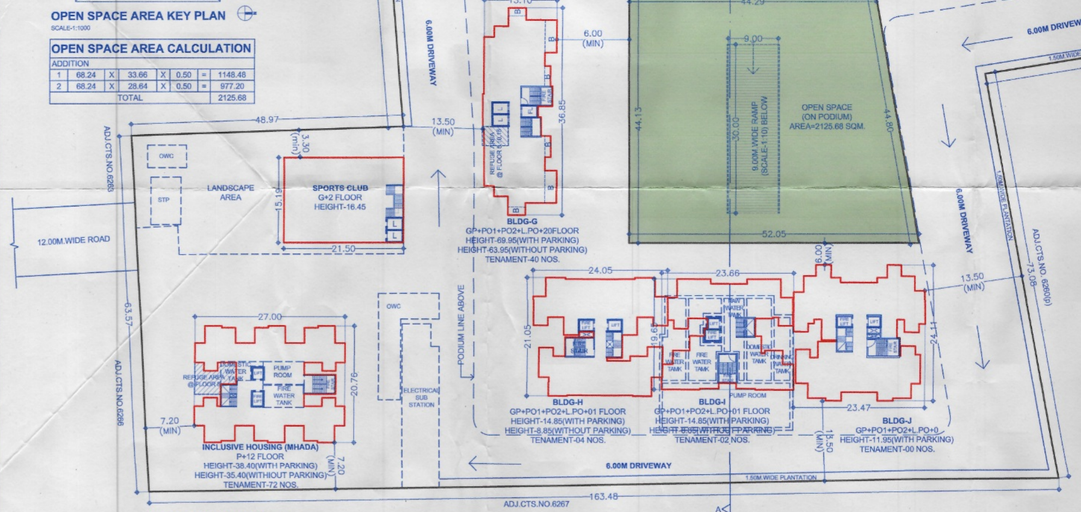
ADDITION							
1	68.24	X	33.66	X	0.50	=	1148.48
2	68.24	X	28.64	X	0.50	=	977.20
TOTAL							2125.68

EXISTING NALA AS PER VILLAGE MAP AREA CAL.

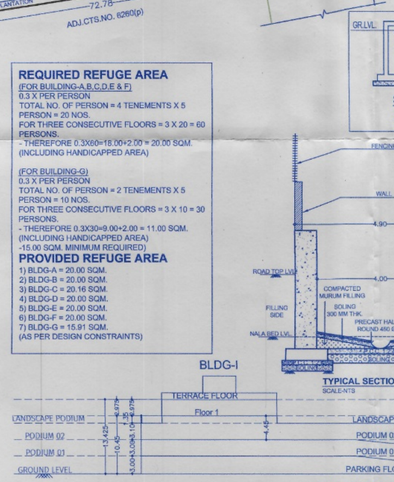
1	0.50	X	19.28	X	2.00	X	1	=	19.28
2	0.50	X	19.28	X	1.97	X	1	=	18.99
3	0.50	X	16.95	X	1.96	X	1	=	16.61
4	0.50	X	16.95	X	1.98	X	1	=	16.78
5	0.50	X	13.24	X	1.98	X	1	=	13.11
6	0.50	X	13.24	X	1.93	X	1	=	12.78
7	0.50	X	32.75	X	1.97	X	1	=	32.26
8	0.50	X	32.75	X	1.99	X	1	=	32.59
9	0.50	X	6.81	X	1.99	X	1	=	6.78
10	0.67	X	6.81	X	1.81	X	1	=	8.26
11	0.50	X	19.16	X	1.95	X	1	=	18.68
12	0.50	X	19.16	X	1.95	X	1	=	18.68
13	0.50	X	10.46	X	1.89	X	1	=	9.88
14	0.50	X	10.46	X	0.53	X	1	=	2.77
TOTAL AREA									227.44



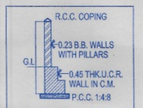
OPEN SPACE AREA KEY PLAN
SCALE-1:1000



LAYOUT PLAN
SCALE-1:500



SITE KEY SECTION 'AA'



COMPOUND WALL SECTION

SECTION THROUGH U.GR.WATER TANK

TYPICAL SECTION OF NALA
SCALE-NTS

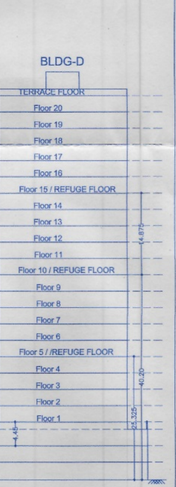
REQUIRED REFUGE AREA

(FOR BUILDING-A,B,C,D,E & F)
0.3 X PER PERSON
TOTAL NO. OF PERSON = 4 TENEMENTS X 5 PERSON = 20 NOS.
FOR THREE CONSECUTIVE FLOORS = 3 X 20 = 60 PERSONS.
- THEREFORE 0.3X60=18.00+2.00 = 20.00 SQM.
(INCLUDING HANDICAPPED AREA)

(FOR BUILDING-G)
0.3 X PER PERSON
TOTAL NO. OF PERSON = 2 TENEMENTS X 5 PERSON = 10 NOS.
FOR THREE CONSECUTIVE FLOORS = 3 X 10 = 30 PERSONS.
- THEREFORE 0.3X30=9.00+2.00 = 11.00 SQM.
(INCLUDING HANDICAPPED AREA)
-15.00 SQM. MINIMUM REQUIRED)

PROVIDED REFUGE AREA

1) BLDG-A = 20.00 SQM.
2) BLDG-B = 20.00 SQM.
3) BLDG-C = 20.16 SQM.
4) BLDG-D = 20.00 SQM.
5) BLDG-E = 20.00 SQM.
6) BLDG-F = 20.00 SQM.
7) BLDG-G = 15.91 SQM.
(AS PER DESIGN CONSTRAINTS)



SITE KEY SECTION 'AA'

DATE & STAMP OF APPROVAL

01/29

LAYOUT PLAN

PREVIOUS SANCTIONED NO.-
1) BP/THERGAON/57/2016 DATED-30/09/2016, 2) BP/THERGAON/25/2022, DATED-30/03/2022,
3) BP/THERGAON/42/2022 DATED-23/08/2022, 4) BP/THERGAON/48/2023 DATED-27/12/2023,
5) BP/THERGAON/25/2024 DATED-13/08/2024,

Sanctioned No. B.P Thergaon/51/24
Subject to conditions mentioned in the Office Order No.
aven dated 30/12/24
Pimpri
Date 30/12/2024

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

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

O. C. Signed by
City Engineer

A AREA STATEMENTS

			Proposed Sanction SQ.M.
01	Area of Plot (Minimum area of a, b, c to be considered)		21664.00
	a	As per ownership document (7/12, CTS extract)	21664.00
	b	As per measurement sheet	21664.06
	c	As per site	21664.06
02	Deductions for:		
	a	Proposed 12.00M. Wide Road widening Area	370.72
	b	Well Area	38.48
	c	EXISTING NALA AS PER VILLAGE MAP	227.44
	Total (a + b + c)		636.64
03	Balance area of plot (1-2)		21027.36
04	Amenity Space (if applicable)		
	a	Required	-
	b	Adjustment of 2(b), if any	-
	c	Balance proposed	-
05	Net Plot Area (3-4c)		21027.36
06	Recreational Open space (if applicable)		
	a	Required	2102.74
	b	Proposed	2125.68
07	Internal Road area		-
08	Plotable area (if applicable)		-
09	Built up area with reference to Basic F.S.I. as per front road width (sr.no.5X1.10)		23130.10
10	Addition of FSI on payment of premium		
	a	Maximum permissible premium FSI-based on road width/TOD Zone (0.5)	10513.68
	b	Proposed FSI on payment of premium (3220.84+1710.42)	4931.26
11	In-situ FSI / TDR loading		
	a	In-situ area against D.P. road [2.0 x Sr. No. 2 (a)], if any (Perm.=741.44 sqm.)	-
	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 [(Sr.No.10(0.65)-(Road) DR)] (Perm.= 13297.06 sqm.) (Pro.=4187.09+2223.55)	6410.64
	d	Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	6410.64
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	34472.00
	b	Ancillary Area FSI upto 60% (Residential) [(Sr.No.16b/1.60)x0.60] (Perm.=20297.35)	20297.35
	c	Ancillary Area FSI upto 80% (Commercial) [(Sr.No.15c/1.80)x0.80](Perm.=500.76)	500.76
	d	Total entitlement (a+b+c)	55270.11
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)		2.25
15	Total Built-up Area in proposal.(excluding area at Sr.No.17 b)		
	a	Existing Built-up Area.	-
	b	Proposed Residential Built-up Area (as per 'P-line')	54126.28
	c	Proposed Commercial Built-up Area (as per 'P line')	1126.71
	d	Total (a+b+c)	55252.99
16	F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)		1.00
17	Area for Inclusive Housing, if any		
	a	Required (20% of Sr.No.9)	4626.02
	b	Proposed	4682.51

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 P.M.R.D.A. 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	AB Architect
02	Environment Consultant	VKa Environment
03	Structural Consultant	-
04	Plumbing Consultant	VKa MEP
05	Electrical Consultant	VKa MEP
06	Fire Consultant	-
07	HVAC Consultant	-

F JOB TITLE / SITE ADDRESS

PROPOSED & REVISED BUILDING ON 27/1, 27/2A, CTS.NO.6260(P) TO 6266(P) AT THERGAON, TAL.-MULSHI, DIST.- PUNE

G OWNER NAME AND SIGNATURE

Owner(s) Name: SUKHWANI CHAWLA CONSTRUCTION
Owner(s) sign

H ARCHITECT

Architect(s) Name: Hrishikesh Kulkarni : CA/2002/29235
Raksha Bisen : CA/2005/36014
Architect(s) sign

NORTH

VK:a architecture
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