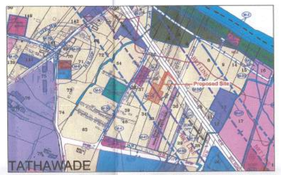
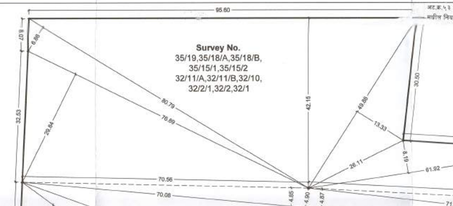
Site Layout Scale- 1:200

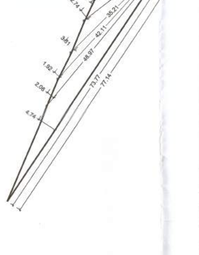


LOCATION MAP



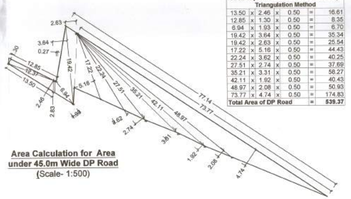
Plot Area Calculations After Amalgamation
(Scale- 1:500)

Area of Plot by Triangulation Method After Amalgamation Survey No.35/19,35/18/A, 35/18/B,35/15/1,35/15/2, 32/11/A,32/11/B,32/10, 32/2/1,32/2,32/1					
76.89	x	29.84	x	0.50	= 1147.20
80.79	x	8.88	x	0.50	= 277.92
95.60	x	42.15	x	0.50	= 2014.77
49.88	x	13.33	x	0.50	= 332.45
61.92	x	8.19	x	0.50	= 253.56
98.60	x	12.59	x	0.50	= 620.69
43.20	x	11.84	x	0.50	= 255.14
31.87	x	4.37	x	0.50	= 69.54
38.06	x	14.00	x	0.50	= 266.42
72.39	x	10.92	x	0.50	= 395.25
72.39	x	17.97	x	0.50	= 650.42
70.55	x	4.85	x	0.50	= 171.08
71.97	x	4.87	x	0.60	= 175.26
98.60	x	4.40	x	0.50	= 216.92
27.49	x	4.33	x	0.50	= 59.52
14.00	x	3.10	x	0.50	= 21.68
14.15	x	4.49	x	0.50	= 31.77
17.22	x	5.16	x	0.50	= 44.43
22.24	x	3.62	x	0.50	= 40.25
27.51	x	2.74	x	0.50	= 37.69
35.21	x	3.31	x	0.50	= 58.27
42.11	x	1.92	x	0.50	= 40.43
48.97	x	2.08	x	0.50	= 50.93
73.77	x	4.74	x	0.60	= 174.83
Total Area of Plot					= 7407.12



Open Space Calculations
(Scale 1:500)

Area of Open Space						
33.29	x	5.91	x	0.50	=	98.37
36.13	x	18.96	x	0.50	=	342.51
36.13	x	5.00	x	0.50	=	90.33
34.27	x	5.90	x	0.50	=	101.10
33.25	x	3.01	x	0.50	=	50.04
2.87			x	1.00	=	2.87
2.63			x	1.00	=	2.63
					=	687.85



Area Calculation for Area under 45.0m Wide DP Road
(Scale- 1:500)

Area of plot under 45.0 m DP Road by Triangulation Method						
13.50	x	2.65	x	0.50	=	16.61
12.85	x	1.30	x	0.50	=	8.35
6.94	x	1.93	x	0.50	=	6.70
19.42	x	3.64	x	0.50	=	35.34
19.42	x	2.63	x	0.50	=	25.54
17.22	x	5.16	x	0.50	=	44.43
22.24	x	3.62	x	0.50	=	40.25
27.51	x	2.74	x	0.50	=	37.69
35.21	x	3.31	x	0.50	=	58.27
42.11	x	1.92	x	0.50	=	40.43
48.97	x	2.08	x	0.50	=	50.93
73.77	x	4.74	x	0.50	=	174.83
Total Area of DP Road					=	539.37

	Floor	Total No. of car	Total No. of scooter	Total
	Total Parking Provided	440	20	
	EV Points Required (20%)	88	4	92
	EV Points Provided (20%)	88	4	92

PARKING STATEMENT AS PER UDPCR, PAGE 143, TABLE 8B

TYPE	RESI.TEN. & COMM CARPET	RESI.TEN & COMM CARPET	CAR (NOS) BY RULE	CAR (NOS) REQ.	SCOOTER (NOS) BY RULE	SCOOTER (NOS) REQ.
RESIDENTIAL	40 - 80	2	216.00	1	108	2 216
VISITORS	5%	2	0	1	5	5 10
SHOP	0.00	100	0.00	3	0	6 0
TOTAL RESIDENTIAL PARKING REQUIRED (NOS.)				113		226
TOTAL REQUIRED PARKING AREA					1854.50	
TOTAL RESIDENTIAL PARKING PROVIDED (NOS.)				370		20
COMPOSITE PARKINGS (1CAR=65COOTERS)			70			420
TOTAL PARKING PROVIDED (NOS.)				370		440
TOTAL PROPOSED PARKING AREA					5505.00	

Floorwise Parking Statement

Floor	Total No. of car	Total No. of scooter
Ground / Parking	155	20
Basement 1	141	0
Basement 2	144	0
Composite Parking	70	420
Total Provided	370	440

Water Requirement Calculations (Wing A & B)

I	For Residential use -					
1	Number of Tenaments				=	216 Nos
2	Total Number of Person	216	x	5	=	1,080 Nos
3	Water Capacity Required	1080	x	135	=	1,45,800 Litres
II	Water Capacity of OHWT					
1	Water Capacity Required (1-3)				=	1,45,800 Litres
2	Fire Fighting Requirement (25,000 per Building)				=	50,000 Litres
3	Total Required Capacity (1 + 2)				=	1,95,800 Litres
4	Total OHWT Water Capacity Provided				=	1,66,750 Litres
III	Water Capacity of UGWT					
1	Water Capacity Required (II-1 x 1.50)				=	2,18,700 Litres
2	Fire Fighting Requirement				=	2,00,000 Litres
3	Total Required Capacity (1 + 2)				=	4,18,700 Litres
4	Total UGWT Water Capacity Provided				=	5,20,863 Litres

Area Statement as per Clause No. 9.31
Total No. of Proposed Tenements: 413.00

Clause No.	Description	Area (Sqm.) Required	Area (Sqm.) Provided	Location
i)	Letter Box	40.00	20.02	Wing A-Ground Floor
	Fitness Centre, Creche, Society Office		38.09	Wing B-First Floor
ii)	Sanitary	9.00	9.00	Wing B-First Floor
iii)	Drivers Room	22.00	22.00	Wing B-First Floor
iv)	Entrance Lobby	9.00	51.58	Wing B-First Floor
			40.71	Wing B-Ground Floor
	Total Area	80.00	181.40	

STATEMENT 2
WING A (MHADA)

BUILDING NAME	FLOOR NO.	TOTAL BUILT - UP AREA OF FLOOR,AS PER OUTER CONSTRUCTION LINE COMMERCIAL	RESIDENTIAL	NO.OF TENEMENTS RESIDENTIAL	CONSTRUCTION AREA
WING A (MHADA)	1ST	-	554.62	8.00	554.62
	2ND	-	554.62	8.00	554.62
	3RD	-	263.37	4.00	263.37
	LIFT	-	3.63		3.63
	TOTAL	0.00	1376.23	20.00	1376.23
	GRAND TOTAL		1376.23		

BUILDING WISE SUMMARY

BUILDING NAME	TOTAL BUILT - UP AREA OF FLOOR AS PER OUTER CONSTRUCTION LINE (PLINE) COMMERCIAL	RESIDENTIAL (MHADA)	RESIDENTIAL	NO. OF TENEMENTS RESIDENTIAL (MHADA)	RESIDENTIAL
WING A	0.00	16730.08	16730.08	20.00	188.00
WING B	0.00	0.00	11959.52	0.00	121.00
TOTAL	0.00	1376.23	28689.60	20.00	309.00
GRAND TOTAL		30065.83			329.00

STATEMENT 2
WING A

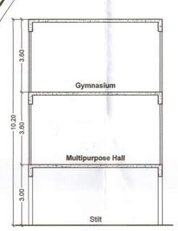
BUILDING NAME	FLOOR NO.	TOTAL BUILT - UP AREA OF FLOOR,AS PER OUTER CONSTRUCTION LINE COMMERCIAL	RESIDENTIAL	NO.OF TENEMENTS RESIDENTIAL	CONSTRUCTION AREA
WING A	BASEMENT 2	-	-	-	2124.94
	BASEMENT 1	-	-	-	2148.07
	GROUND	-	71.60	-	2148.07
	3RD	-	362.10	4.00	362.10
	4TH	-	703.70	8.00	703.70
	5TH	-	703.70	8.00	703.70
	6TH	-	703.70	8.00	703.70
	7TH (REFUGE)	-	703.70	8.00	703.70
	8TH	-	703.70	8.00	703.70
	9TH	-	703.70	8.00	703.70
	10TH	-	703.70	8.00	703.70
	11TH	-	703.70	8.00	703.70
	12TH (REFUGE)	-	703.70	8.00	703.70
	13TH	-	703.70	8.00	703.70
	14TH	-	703.70	8.00	703.70
	15TH	-	703.70	8.00	703.70
	16TH	-	703.70	8.00	703.70
	17TH (REFUGE)	-	703.70	8.00	703.70
	18TH	-	703.70	8.00	703.70
	19TH	-	703.70	8.00	703.70
	20TH	-	703.70	8.00	703.70
	21ST	-	718.89	8.00	718.89
	22ND (REFUGE)	-	718.89	8.00	718.89
	23RD	-	718.89	8.00	718.89
	24TH	-	718.89	8.00	718.89
	25TH	-	718.89	8.00	718.89
	26TH	-	718.89	8.00	718.89
	LIFT	-	20.20	-	20.20
	REFUGE AREA	-	-	-	165.10
	TOTAL	0.00	16730.08	188.00	21119.72
	GRAND TOTAL		16730.08		
	GRAND TOTAL		16730.08		

STATEMENT 2
WING B

BUILDING NAME	FLOOR NO.	TOTAL BUILT - UP AREA OF FLOOR,AS PER OUTER CONSTRUCTION LINE COMMERCIAL	RESIDENTIAL	NO.OF TENEMENTS RESIDENTIAL	CONSTRUCTION AREA
WING B	BASEMENT 2	-	-	-	2124.94
	BASEMENT 1	-	-	-	2124.54
	GROUND	-	46.44	-	
	1ST	-	591.43	5.00	591.43
	2ND	-	778.94	8.00	778.94
	3RD	-	778.94	8.00	778.94
	4TH	-	778.94	8.00	778.94
	5TH	-	778.94	8.00	778.94
	6TH	-	778.94	8.00	778.94
	7TH (REFUGE)	-	757.32	8.00	757.32
	8TH	-	778.94	8.00	778.94
	9TH	-	778.94	8.00	778.94
	10TH	-	778.94	8.00	778.94
	11TH	-	778.94	8.00	778.94
	12TH (REFUGE)	-	757.32	8.00	757.32
	13TH	-	778.94	8.00	778.94
	14TH	-	778.94	8.00	778.94
	15TH	-	778.94	8.00	778.94
	16TH	-	778.94	8.00	778.94
	LIFT	-	439.26	4.00	439.26
	REFUGE AREA	-	20.46	-	20.46
	TOTAL	0.00	11959.52	121.00	16329.58
	GRAND TOTAL		11959.52		

STATEMENT 1
EXISTING BUILDING TO BE RETAINED

EXISTING BUILDING NAME	FLOOR NO.	PLINTH AREA	TOTAL BUILT - UP AREA OF EXISTING BUILDING	USE / OCCUPANCY OF FLOOR
NA	NA	NA	NA	NA



Schematic Section

Area Calculations Club House in Open Space

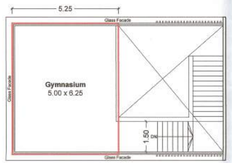
Area of Open Space	=	687.85	
Permissible Area on Stilt Floor (10%)	=	68.76	
Proposed Area on Stilt Floor	=	68.25	
Permissible Area on First Floor (5%)	=	34.39	
Proposed Area on First Floor	=	34.13	
Total Permissible Area	=	103.18	
Total Proposed Area	=	102.38	

Area Calculations for Ground Floor Club House

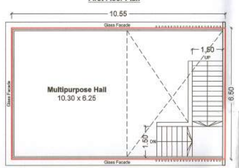
10.50	x	6.50	x	1.00	=	68.25
				Net Area	=	68.25

Area Calculations for First Floor Club House

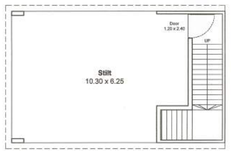
5.25	x	6.50	x	1.00	=	34.13
				Total Area	=	34.13



First Floor Plan



Stilt Floor Plan



Ground Floor Plan

SITE PLAN

STAMP OF APPROVAL 01 / 09

Sanctioned No. B.P / Tathawade/04/2023
Subject to conditions mentioned in the Office Order No.
avan dated : 13/07/2023
Pimpri
Date : 12/07/2023

O. C. Signed by City Engineer

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

SR. NO.	AREA STATEMENT	SQ.M.
1	Area of plot (Minimum area of a, b, c to be considered)	7,400.00
	(a) As per ownership document (7/12, CTS extract)	7,400.00
	(b) as per measurement sheet	7,400.00
	(c) as per site	7,400.00
2	Deductions for	
	(a) Proposed D.P / D.P. Road widening Area/Service Road / Highway widening	526.00
	(b) Area under Existing 6.0M wide Road	0.00
	(c) Total a+b)	526.00
3	Balance Area of Plot (1-2)	6,874.00
4	Amenity Space (if applicable)	
	(a) Required - (Sr No.3 x 5%)	0.00
	(b) Adjustment of 2(b), if any -	0.00
	(c) Balance Proposed -	0.00
5	Net Plot Area (3 - 4(c))	6,874.00
6	Recreational Open space (if applicable)	
	(a) Required (Sr. No.3 x 10%)	687.40
	(b) Proposed -	749.50
7	Internal Road area	540.00
8	Plotable area (if applicable)	
9	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5 x1.00)	6,874.00
10	Addition of FSI on payment of premium	
	(a) Premissible FSI on payment of premium (Sr.No.1 x 50%)	3,700.00
	(b) Proposed FSI on payment of premium.	2,380.00
11	In-situ FSI / TDR loading	
	(a) Total Permissible TDR area (Sr.No.1 x 175%)	12,950.00
	(b) In-situ area against D.P. road [2.05 x Sr. No. 2(a)],if any (2 x 0.00) (As applicable)	1,078.30
	(c)In-situ area against Amenity Space if handed over [2.00 or 1.65 x Sr. No. 4(b)]and/or (c)],	0.00
	(d) TDR area (Sr.No.11(a) -(11b) - (11c)	7,255.67
	Slum TDR (Min.30% of Sr.No. 11(d))	3,359.03
	Amenity TDR (Max 70% of Sr.No. 11(d))	3,896.64
	(e) Total in-situ / TDR loading proposed (11 (b)+(c)+(d))	8,333.97
12	Additional FSI Green Building FSI (Sr.No.5 x 5%)	343.70
13	Total entitlement of FSI in the proposal	
	(a) (9 + 10b)+11(e) or 12 whichever is applicable.	17,931.67
	(a1) Deduction - Built up Area/FSI/Utilised area/FSI to be Retained as per Old DC Rule	0.00
	(a2) Balance Enentitlement for Ancillary Area (13a - 13a1)	17,931.67
	(b) Ancillary Area FSI upto 60% or 80% with Payment of Charges. (Sr.No.13(a2) x 60%)	10,759.00
	(c) Total entitlement (a + b)	28,690.67
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) (Sr.No.5 x 3.25 x 1.6)	3.25
15	Total Built-up Area in Proposal (Excluding area of Sr.No.17(b))	
	(a) Proposed Commercial Built-up Area (as per UDCPR)	0.00
	(b) Proposed Residential Built-up Area (as per UDCPR)	28,689.60
	(c) Total (a+b)	28,689.60
16	F.S.I. Consumed (13a/5) (should not be more than serial No.14 above.)	1.00
17	Area for Inclusive Housing, if any	
	(a) Required (20% of Sr.No.5)	1,374.80
	(b) Proposed	1,376.23

LEGEND

PLOT BOUNDARY SHOWN BLACK
PROPOSED WORK SHOWN RED
DRAINAGE LINE SHOWN RED DOTTED
WATERLINE SHOWN BLACK DOTTED
ROAD WIDENING LINE
OPEN SPACE

OWNER'S NAME: OWNER'S SIGN
M/S HARIVISHVA DELEVELOPERS THROUGH
MR. HARISH NAVALE & MR. PRASHANT GAIKWAD

PROJECT:
SURVEY NO : 35/19,35/18A,35/18B,35/15/1,35/15/2, HISSA NO :
PLOT NO : 32/11A,32/11B,32/10,32/2/1,32/2,32/1 CTS NO :
DESCRIPTION : REGULAR TRACK, VILLAGE, TATHAWADE

ARCHITECT:
AR. GAUTAM ATTARDE
M/S GNA ARCHITECTS
82/6, KULDEEP, BHANDARKAR ROAD, SHIVAJINAGAR, PUNE - 04
CA/2011/61343
ARCHITECT'S SIGN

JOB NO.	DRG.NO.	SCALE	DRAWN BY	CHECKED BY
		1:200		
INWARD NO.	PCMC/TP/BP/2023/2047 Dt 30/05/2023	DATE	30/05/2023	
KEY NO.		SHEET NO.	1 / 9	

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