BUILDING PERMISSION - LAYOUT

STAMP OF APPROVAL

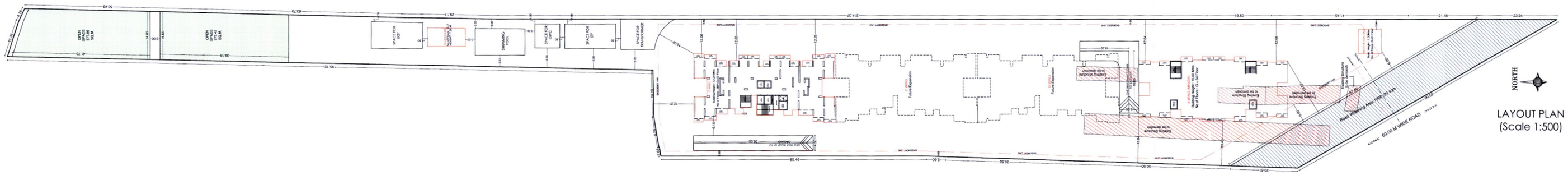
1/4

Sanctioned No. B.P. / Ravet / 7010 / 25
Subject to conditions mentioned in the Office Order No.
even dated 24/03/2025
Pimpri
Date 24/03/2025

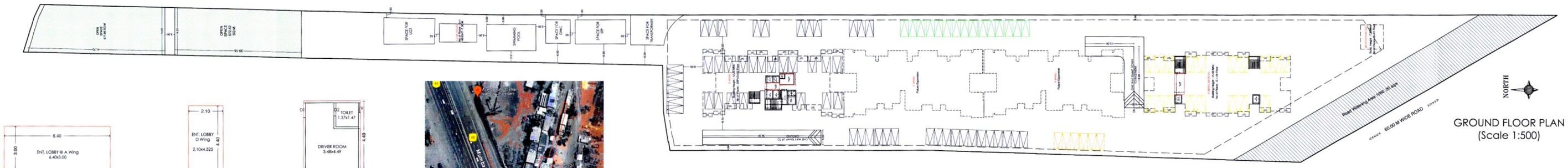
Deputy Engineer
Building Permission And Unauthorized Building Construction Control Department
Pimpri Chinchwad Municipal Corporation
Pimpri-411 018

Pimpri Chinchwad Municipal Corporation ESTD. 1982 Pimpri-411 018

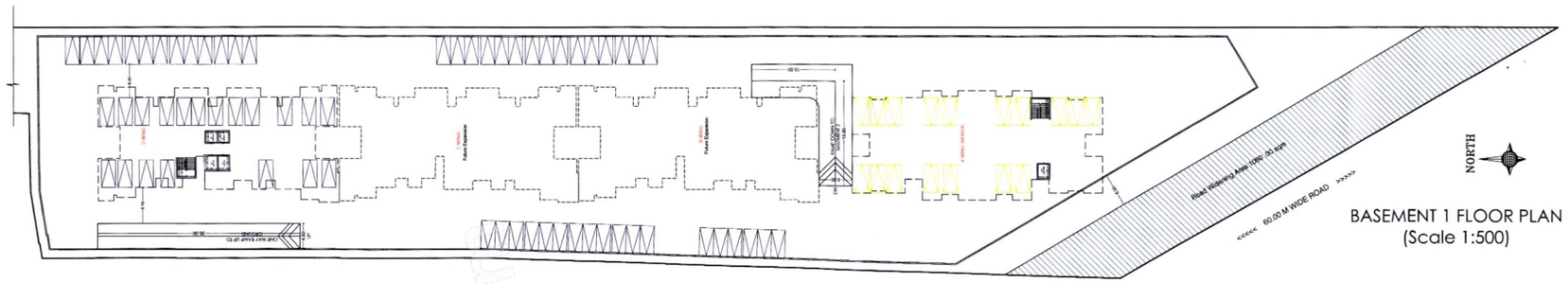
City Engineer
Building Permission Dept
PCMC, Pimpri, Pune-18



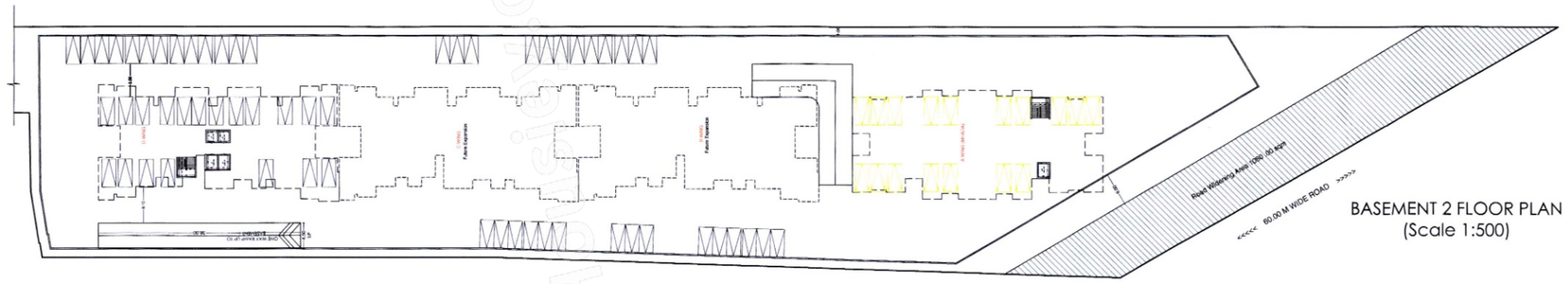
LAYOUT PLAN
(Scale 1:500)



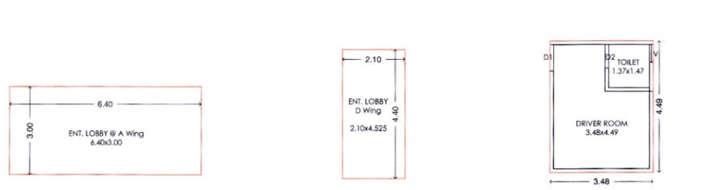
GROUND FLOOR PLAN
(Scale 1:500)



BASEMENT 1 FLOOR PLAN
(Scale 1:500)



BASEMENT 2 FLOOR PLAN
(Scale 1:500)



ENTRANCE LOBBY BUILT UP AREA CALCULATION A WING MHADA
a.Addition

Sr.No	L	X	B	=	Area	Unit
1	6.40	X	3.00	=	19.20	Sq.M.

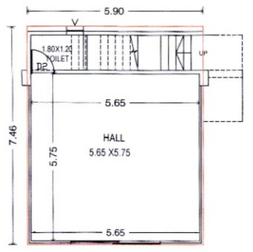
ENTRANCE LOBBY BUILT UP AREA CALCULATION D WING
a.Addition

Sr.No	L	X	B	=	Area	Unit
1	2.10	X	4.40	=	9.24	Sq.M.

DRIVER ROOM BUILT UP AREA CALCULATION D WING
a.Addition

Sr.No	L	X	B	=	Area	Unit
1	3.48	X	4.49	=	15.63	Sq.M.

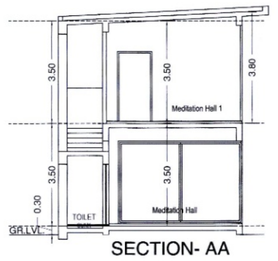
LOCATION PLAN (Scale - NTS)



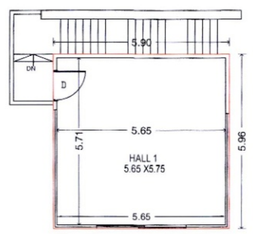
GROUND FLOOR PLAN
Meditation Hall
SCALE - 1 : 100

BUILT UP AREA CALCULATION
GROUND FLOOR (MEDITATION HALL)
a.Addition

Sr.No	L	X	B	=	Area	Unit
1	5.90	X	7.46	=	44.01	Sq.M.



SECTION- AA
MEDITATION HALL



FIRST FLOOR PLAN
Meditation Hall
SCALE - 1 : 100

BUILT UP AREA CALCULATION
FIRST FLOOR (MEDITATION HALL 1)
a.Addition

Sr.No	L	X	B	=	Area	Unit
1	5.90	X	5.96	=	35.16	Sq.M.

SIDE ELEVATION
MEDITATION HALL

MHADA STATEMENT	
PERMISSIBLE AREA	2529.12
PROPOSED AREA	2638.88
PROPOSED TENEMENTS	30

FORM OF STATEMENT - 1
(SR. NO. 8 (a)(iii))

EXISTING BUILDING NO.	FLOOR NO.	PLINTH AREA	AREA OF EXISTING BUILDING	USE / OCCUPANCY OF FLOOR
EXISTING BUILDING TO BE RETAINED				
N/A	N/A	N/A	N/A	N/A

FORM OF STATEMENT - 3
(SR. NO. 9 (g))

AREA DETAILS OF APARTMENT

BUILDING NO.	FLOOR NO.	FLAT NO.	CARPET AREA	AREA OF OPEN BALCONY	AREA OF ENCL. BALCONY
A WING MHADA	TYPICAL - 1,2,3,4 FLOOR	101,201,301,401 104,204,304,404 105,205,305,405 108,208,308,408	49.73	8.96	2.66
		102,202,302 103,203,303 106,206,306,406 107,207,307,407	49.76	9.17	2.68
D WING	TYPICAL - 1,2 FLOOR	101,201	85.81	7.50	3.00
		102,202 105,205	65.02	6.92	3.00
		103,203	56.93	4.11	5.32
		104,204	58.50	6.09	5.39
		106,206	92.32	9.72	3.00

FLOOR WISE FSI STATEMENT - A WING (COMM.+MHADA)

FLOOR	COMM. FSI	RESI. FSI	MHADA AREA	TENEMENTS	TOTAL FSI AREA
GROUND FLOOR	0.00	19.20	0.00	0	19.20
1ST FLOOR	0.00	0.00	695.77	8	0.00
2ND FLOOR	0.00	0.00	695.77	8	0.00
3RD FLOOR	0.00	0.00	695.77	8	0.00
4TH FLOOR	0.00	0.00	551.57	6	0.00
TOTAL	0.00	19.20	2638.88	30.00	19.20

FLOOR WISE FSI STATEMENT - D WING

FLOOR	RESI. FSI	TENEMENTS	TOTAL FSI AREA
BASEMENT 01 PARKING FLOOR	0.00	0	0.00
BASEMENT 02 PARKING FLOOR	0.00	0	0.00
GROUND FLOOR	24.87	0	24.87
1ST FLOOR	621.20	6	621.20
2ND FLOOR	621.20	6	621.20
TOTAL	1267.27	12.00	1267.27

WATER CALCULATIONS

TANK	CARPET AREA / FSI(M2)	REQUIRED CAPACITY(LIT)	PROPOSED CAPACITY(LIT)
OHWT	Resi. + Comm.	28350.00	30500.00
	Fire Requirement	20000	20000.00
	TOTAL	48350.00	50500.00
UGWT	2.0 Times OHWT	56700.00	61000.00
	Fire Requirement	0	0.00
	TOTAL	56700.00	61000.00

FLOOR WISE FSI STATEMENT - CLUB HOUSE

FLOOR	RESI. FSI	TOTAL FSI AREA
GROUND FLOOR	71.10	71.10
FIRST FLOOR	27.73	27.73
TOTAL	98.83	98.83

FLOOR WISE FSI STATEMENT - MEDITATION HALL

FLOOR	RESI. FSI	TOTAL FSI AREA
GROUND FLOOR	44.01	44.01
FIRST FLOOR	35.16	35.16
TOTAL	79.17	79.17

BUILDING WISE FSI STATEMENT

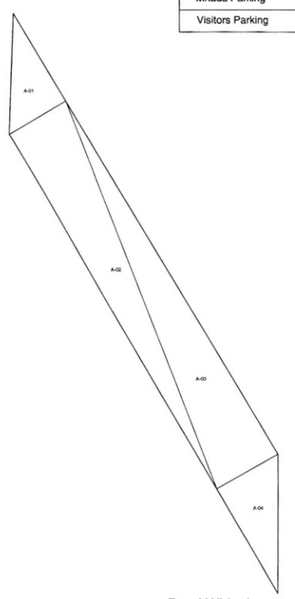
BUILDING	COMM. FSI	RESI. FSI	MHADA	TENEMENTS	TOTAL FSI AREA
A WING MHADA	0.00	19.20	2638.88	30	19.20
D WING	0.00	1267.27	0.00	12	1267.27
CLUB HOUSE	0.00	98.83	0.00	0	98.83
MEDITATION HALL	0.00	79.17	0.00	0	79.17
TOTAL	0.00	1464.47	2638.88	42.00	1464.47

PARKING CALCULATION

TYPE	CARPET AREA / FSI(M2)	TEMTS.(NOS)		CAR (NOS)		SCOOTER (NOS)	
		UNIT	PROP.	BY RULE	REQD.	BY RULE	REQD.
RESIDENTIAL	40-80	2	30	1	15	2	30
RESIDENTIAL	80-150	1	8	1	8	1	8
RESIDENTIAL	>150	1	4	1	4	1	4
COMMERCIAL	0.00	100	0.00	2	0	6	0
TOTAL REQD.(NOS)					27		42
VISITORS PARKING 5%					1		2
TOTAL REQD.(NOS)					28		44
TOTAL PROP.(NOS)					100		0

EV CHARGING PROVISION FOR 20% OF TOTAL PARKING =28 X 0.20 = 06 NOS.

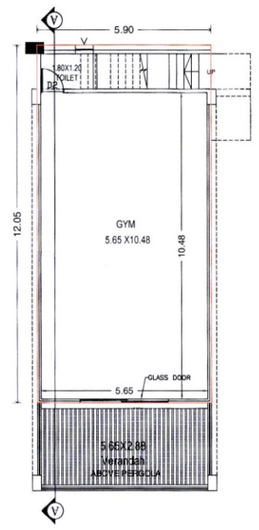
EV Charging Parking	
Normal Parking	
Mhada Parking	
Visitors Parking	



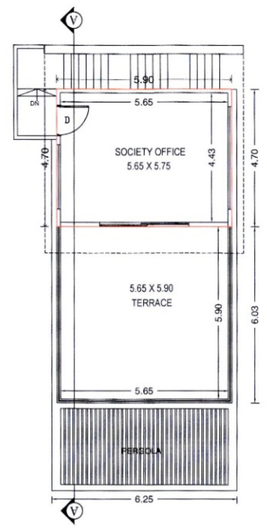
Road Widening
Triangulation (Scale - 1:500)

ROAD WIDENING
AREA TRIANGULATION

TRIANGLE	AREA
A-01	99.03
A-02	399.01
A-03	448.01
A-04	133.96
TOTAL	1080.01

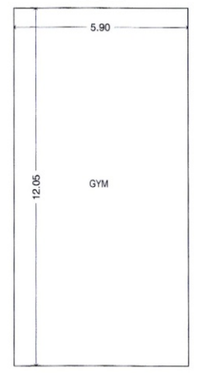


GROUND FLOOR PLAN
CLUB HOUSE
SCALE - 1 : 100

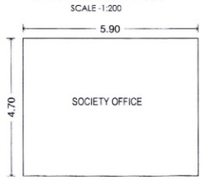


FIRST FLOOR PLAN
CLUB HOUSE
SCALE - 1 : 100

GROUND FLOOR
CLUB HOUSE KEY PLAN
SCALE - 1:200



FIRST FLOOR
CLUB HOUSE KEY PLAN
SCALE - 1:200



BUILT UP AREA CALCULATION
GROUND FLOOR (CLUB HOUSE)
a.Addition

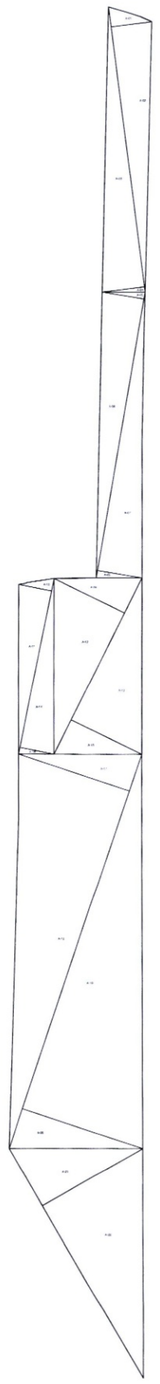
Sr.No	L	X	B	=	Area	Unit
1	5.90	X	12.05	=	71.10	Sq.M.

BUILT UP AREA CALCULATION
FIRST FLOOR (CLUB HOUSE)
a.Addition

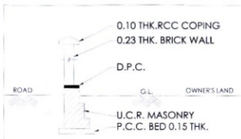
Sr.No	L	X	B	=	Area	Unit
1	5.90	X	4.70	=	27.73	Sq.M.

PLOT AREA
TRIANGULATION

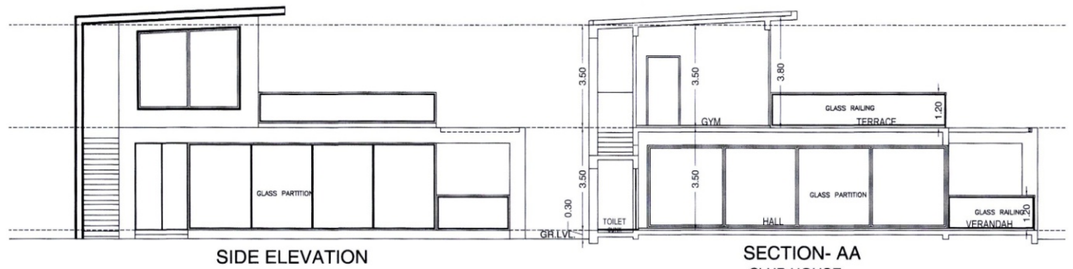
TRIANGLE	AREA
A-01	50.99
A-02	636.34
A-03	691.86
A-04	13.02
A-05	17.23
A-06	687.65
A-07	709.74
A-08	19.82
A-09	172.92
A-10	25.04
A-11	321.82
A-12	715.34
A-13	721.30
A-14	344.97
A-15	174.64
A-16	13.60
A-17	261.49
A-18	2501.09
A-19	2738.83
A-20	309.10
A-21	441.61
A-22	1333.75
TOTAL	12902.15



Plot Triangulation
(Scale - 1:1000)

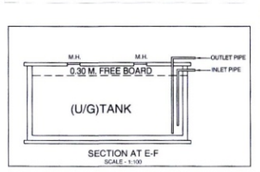


COMPOUND WALL SECTION (NTS)



SIDE ELEVATION
CLUB HOUSE

SECTION- AA
CLUB HOUSE



SECTION AT E-F
SCALE - 1:10

RAINWATER HARVESTING TANK SECTION NTS

Proforma I: Area Statement
(At Right Hand top Corner of Plans)

PROPOSED COMPLEX ON C.T.S. NO./PLOT NO. / S.NO. / GAT	Drawing Sheet No.:
Stamps of Approval of Plans:	
AREA STATEMENT	
1. Area of plot	
(Minimum area of a, b, c to be considered)	12511.00
(a) As per ownership document (7/12, CTS extract)	12511.00
(b) As per Measurment Sheet	12902.15
(c) As per Site	12902.15
2. Deductions for	
(a) Proposed D.P./ D.P. Road widening Area/Service Road /	1080.00
(b) Any D.P. Reservation area	0.00
(Total a+b)	1080.00
3. Balance area of plot (1-2)	11431.00
4. Amenity Space (if applicable)	
(a) Required -	0.00
(b) Adjustment of 2(b), if any -	
(c) Balance Proposed -	0.00
5. Net Plot Area (3-4 (c))	11431.00
6. Recreational Open space (if applicable)	
(a) Required -	1143.10
(b) Proposed -	1150.28
7. Internal Road area	0.00
8. Plotable area (if applicable)	
9. Built up area with reference to Basic F.S.I. as per front road width *(Sr. No. 5xbasic FSI 1.1)*	12574.10
9. IGBC FSI	0.00
10. Addition of FSI on payment of premium	
(a)Maximum permissible premium FSI - based on road width / TOD Zone.	6255.50
(b) Proposed FSI on payment of premium.	0.00
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
(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	0.00
(d) Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	
12. Additional FSI area under Chapter No. 7	0.00
13. Total entitlement of FSI in the proposal	
(a) [9 - 10(a) - 11(d)] or 12 whichever is applicable.	12574.10
(b) Ancillary Area FSI upto 80%with payment of charges.	0.00
(c) Ancillary Area FSI upto 60% with payment of charges.	7544.46
(d) Ancillary Area FSI upto 60% or 80 % with payment of charges.	7544.46
Proposed Ancillary Area	0.00
(e) Total entitlement (a+d)	12574.10
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 }*	2.50
TOTAL PERMISSIBLE AREA	12574.10
15. Total Built-up Area in proposal *(excluding area at Sr.No.1 " b)*	
(a) Existing Built-up Area /As Per OLD Rule	
(i) Completed	0.00
(ii) Residential	0.00
(iii) Commercial	0.00
(b) Proposed Built-up Area (as per 'P-line')	
(i) Residential	1464.47
(ii) Commercial	0.00
(c) Total (a+b)	1464.47
16. F.S.I. Consumed (15/13) *(should not be more than serial No.14*	0.1165
17. Area for Inclusive Housing, if any	
(a) Required *(20% of Sr.No.5)*	2514.82
(b) Proposed	2638.88

Certificate of Area:
Certified that the plot under reference was surveyed by me on_____and the dimensions 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 Records/ Land Records Department/City Survey records.

Signature
AR.USHA RANGARAJAN

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.

Signature
Urway Infra LLP Through Its Partner
Avinash Dighe & Rohit Aware.

LEGEND
PLOT BOUNDARY SHOWN BLACK
PROPOSED WORK SHOWN RED
DRAINAGELINE SHOWN RED DOTTED
WATERLINE SHOWN BLACK DOTTED
EXISTING TO BE RETAINED HATCHED
DEMOLISHION SHOWN HATCHED YELLOW

OWNER'S NAME:
Urway Infra LLP Through Its Partner
Avinash Dighe & Rohit Aware.

OWNER'S SIGN:

PROJECT:
SURVEY NO : 47/1/2/1(P) ,47/3/1 ,46/2/1
HISSA NO :
PLOT NO :
CTS NO :
DESCRIPTION : VILLAGE - RAVET

ARCHITECT:
Usha Rangarajan
LIC.NO. : CA/99/13423
PLOT NO 32 SECTOR NO 29 ISKCON TEMPLE ROAD, RAVET PRADHIKARAN PUNE 411001

ARCH.SIGN:

JOB NO.	DRG.NO.	SCALE	DRAWN BY	CHECKED BY
		1:100		

INWARD NO. DATE 05.03.2025
KEY NO. SHEET NO.