FORM OF STATEMENT 2 [SR. NO. 9(A)] - TOTAL BUILT UP AREA OF FLOOR AS PER OUTER CONSTRUCTION LINE

WING	FLOORS	BLDG. HT.	TENTS.	TOTAL FSI	LIFT AREA	FIRE LIFT AREA	REFUGE AREA
A WING	BASE.PARK.+G.PARK.+22 FL.	69.98 M.	154	19169.04	11.40	3.90	131.46
B WING	BASE.PARK.+G.PARK.+14 FL.	44.65 M.	70	7653.66	4.75	4.75	45.82
C WING	BASE.PARK.+G.PARK.+14 FL.	44.65 M.	70	7604.38	4.75	4.75	45.80
D WING	BASE.PARK.+G.PARK.+14 FL.	44.65 M.	112	11952.36	4.75	4.75	72.72
TOTAL			406	**46379.44**	25.65	18.15	295.80
M1 WING	BASE.PARK.+G.PARK.)+8 FL. (MHADA)	26.75 M.	86	5758.23	4.75	4.75	45.61
M2 WING	BASE.PARK.+G.PARK.)+9 FL. (MHADA)	29.70 M.	90	6448.70	4.75	4.75	45.61
TOTAL			176	12206.93	9.50	9.50	91.22

TENEMENTS STATEMENT (WING-A,B,C&D)

NOS.	WING	COMM. AREA SQ.M.	BELOW 40.00 SQ.M.	40.00 TO 80.00 SQ.M.	80.00 TO 150.00 SQ.M.	ABOVE 150.00 SQ.M.
1	A WING	0.00	0.00	66	88	0.00
2	B WING	0.00	0.00	70	0.00	0.00
3	C WING	0.00	0.00	70	0.00	0.00
4	D WING	0.00	0.00	112	0.00	0.00
TOTAL		0.00	0.00	318.00	88.00	0.00

PARKING AREA STATEMENT : (FOR TOTAL 406 TENTS.)

	B/UP AREA IN SQ.M.	CAR	SCOOTER
REQD. PARKING BY RULE			
REQD. PARKING BY RULE FOR 1 TENEMENTS	80 TO 150	1	1
REQD. PARKING BY RULE FOR 2 TENEMENTS	40 TO 80	1	2
REQD. PARKING FOR BLDG. A,B,C,D			
REQD. PARKING FOR 88 TENEMENTS	80 TO 150	88	88
REQD. PARKING FOR 318 TENEMENTS	40 TO 80	159	318
ADD:- 5% VISITOR PARKING	- -	13	20
TOTAL PARK REQUIRED		260	426
50% Additional parking as per UDCPR CLAUSE 8.1.1 (V)		130	213
Composite parking (1 car against 6 scooters) as per UDCPR CLAUSE 8.1.1 (V)		--	--
TOTAL PARK PROVIDED		390	639
TOTAL REQUIRED/PROPOSED PARKING AREA		AREA REQUIRED	AREA PROPOSED
CAR		390X12.50	4875.00 sqm
SCOOTER		639X2.00	1278.00 sqm
TOTAL			6153.00 sqm

TENEMENTS STATEMENT (MHADA)

NOS.	WING	COMM. AREA SQ.M.	BELOW 40.00 SQ.M.	40.00 TO 80.00 SQ.M.	80.00 TO 150.00 SQ.M.
1	M1 WING	0.00	04	82	0.00
2	M2 WING	0.00	04	86	0.00
TOTAL		0.00	8.00	168.00	0.00

PARKING AREA STATEMENT

	AREA REQUIRED	AREA PROPOSED
CAR	93 NOS. X 12.50 SQ.M	1162.50 SQ.M.
SCOOTER	185 NOS. X 2.00 SQ.M	370.00 SQ.M.
TOTAL		1532.50 SQ.M.

PARKING STATEMENT (MHADA)

PARKING REQUIRED	CAR	SCOOTER
30.00 TO 40.00 SQ.M. (2 TENA.)	01	02
40.00 TO 80.00 SQ.M (2 TENA.)	01	02

PARKING REQUIRED	CAR	SCOOTER
30.00 TO 40.00 SQ.M. 08 TENA.	04	08
40.00TO 80.00 SQ.M. 168 TENA.	84	168
TOTAL 176 TENTS.	88	176
5% VISITOR PARKING	04	9
TOTAL 176 TENTS.	92	185

WATER STORAGE TANK CAP.

NOS.	WING	O/H. WATER TANK	FIRE FIGHTING	U/G. WATER TANK	FIRE FIGHTING
1	A WING	104000.00	25000.00	208000.00	50000.00
2	B WING	47500.00	20000.00	95000.00	50000.00
3	C WING	47500.00	20000.00	95000.00	50000.00
4	D WING	76000.00	20000.00	152000.00	50000.00
TOTAL		275000.00	85000.00	550000.00	200000.00
5	M1 WING.	59000.00	20000.00	118000.00	50000.00
6	M2 WING.	61000.00	20000.00	122000.00	50000.00
TOTAL		395000.00	125000.00	790000.00	300000.00
TOTAL		520000.00		1090000.00	

LOCATION PLAN

STAMP OF APPROVAL 1/15

LAYOUT

Sanctioned No. B.P/ Ravet/ 50/24
Subject to conditions mentioned in the Office Order No.
aven dated 29/02/24
Pimpri
Date 29/02/2024

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

O. C. Signed by City Engineer

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

1)	TOTAL AREA OF PLOT	
a)	AS PER OWNERSHIP DOCUMENT (7/12, CTS EXTRACT)	74,373.01
b)	PLOT AS PER DEMARCATION	74,373.01
c)	PLOT AS PER SURVEY (MINIMUM PLOT)	71,788.00
d)	AREA UNDER LETIGATION	450.00
e)	TOTAL NET PLOT AREA FOR PROPOSAL (1c-1d)	71,338.00

AREA STATEMENT (PLOT-A)

1.	AREA OF PLOT (Net plot area for Layout) (PLOT-A)	30,995.00
	(a) As per ownership document (7/12, CTS extract)	30,995.00
	(b) As per Demarcation	30,995.00
	(c) As per Survey	30,995.00
	(d) Balance Plot As per Subdivision/Measurement sheet	30,995.00
2.	DEDUCTIONS for	- -
3.	BALANCE AREA OF PLOT (1-2)	30,995.00
4.	AMENITY SPACE (if applicable)	
	(a) Required -	-
	(b) Adjustment of 2(b), if any -	-
	(c) Balance Proposed -	-
5.	NET PLOT AREA (3-4 (c)	30,995.00
6.	RECREATIONAL OPEN SPACE (if applicable)	
	(a) Required - -	-
	(b) Proposed - 4,053.83	-
7.	Internal Road Area	-
8.	Plotable Area (if applicable)	30,995.00
9.	Built up area with reference to Basic F.S.I. as per front road width(sr.no.5 X basic f.s.i.) (1.10)	34,094.50
10.	ADDITION OF FSI ON PAYMENT OF PREMIUM	
	(a)Maximum permissible premium FSI - based on road width / TOD Zone.	-
	(b) Proposed FSI on payment of premium.	-
11.	IN-SITU FSI / TDR LOADING	
	(a)In-situ area against D.P.road [2.0 x Sr.No. 2 (a)], if any UDCPR-2020	-
	(b)In-situ area against Amenity Space if handed over [2.00 or1.85 x Sr. No. 4 (b)and /or(c)],	-
	(c)T.D.R area	-
	(d)Total in-situ/TDR loading proposed 11(a)+(b)+(c)	-
12.	ADDITIONAL F.S.I. area under chapter no. 7	-
13.	TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	
	(a) [9 + 10(b)+11(d)] or 12 whichever is applicable.	34,094.50
	(b) Ancillary Area FSI upto 60% with Payment of charges. (34,094.50X0.60)	20,456.70
	(c) Total Entitlement (a+b)	54,551.20
14.	TOTAL PERMISSIBLE BUILT UP AREA	54,551.20
15.	Total Built-Up Area (excluding area at Sr.No.17 b)	
	(a) Existing Built-up Area	- -
	(b) Proposed Built-up Area (as per 'P-line')	
	i) Residential	46,379.44
	ii) Commercial	- -
	(c) Total (a+b)	46,379.44
16.	F.S.I. Consumed (15/8) (should not be more than serial No.14 above.)	1.50
17.	Area for Inclusive Housing, if any	
	(a) Required (20% of) PLOT-A+B+B1 (34,094.50X20%)	6,818.90
	(b) Proposed (MHADA)	12,206.93

PLOT AREA-A CALCULATION

1	0.50	X	27.88	X	9.62	134.10
2	0.50	X	27.88	X	9.98	139.12
3	0.50	X	61.40	X	11.21	344.15
4	0.50	X	61.40	X	12.36	379.45
5	0.50	X	49.44	X	17.48	432.11
6	0.50	X	49.44	X	6.02	148.81
7	0.50	X	136.65	X	36.44	2489.76
8	0.50	X	136.65	X	12.57	858.85
9	0.50	X	78.70	X	37.30	1467.76
10	0.50	X	37.83	X	9.02	170.61
11	0.50	X	27.47	X	4.13	56.73
12	0.50	X	129.26	X	11.61	750.35
13	0.50	X	129.26	X	11.92	770.39
14	0.50	X	67.40	X	14.26	480.56
15	0.50	X	67.40	X	14.62	492.69
16	0.50	X	53.512	X	15.16	405.62
17	0.50	X	53.512	X	14.66	392.24
18	0.50	X	81.04	X	31.52	1277.19
19	0.50	X	81.04	X	32.17	1303.53
20	0.50	X	166.53	X	34.91	2906.78
21	0.50	X	166.53	X	27.88	2321.43
22	0.50	X	102.94	X	27.74	1427.78
23	0.50	X	156.71	X	66.79	5233.33
24	0.50	X	156.71	X	19.95	1563.18
25	0.50	X	46.51	X	20.36	473.47
26	0.50	X	116.42	X	27.61	1607.18
27	0.50	X	124.24	X	31.71	1969.83
28	0.50	X	16.83	X	5.177	43.56
29	0.50	X	21.69	X	9.63	104.44
30	0.50	X	37.95	X	17.83	338.32
31	0.50	X	37.95	X	16.57	314.42
32	0.50	X	20.57	X	4.92	50.60
33	0.50	X	18.84	X	5.82	54.82
34	0.50		18.837		9.75	91.83
TOTAL						30995.00

LEGEND

PLOT BOUNDARY	THICK BLACK
PROPOSED WORK	RED
WATER LINE	BLACK DOTTED
DRAINAGE LINE	RED DOTTED

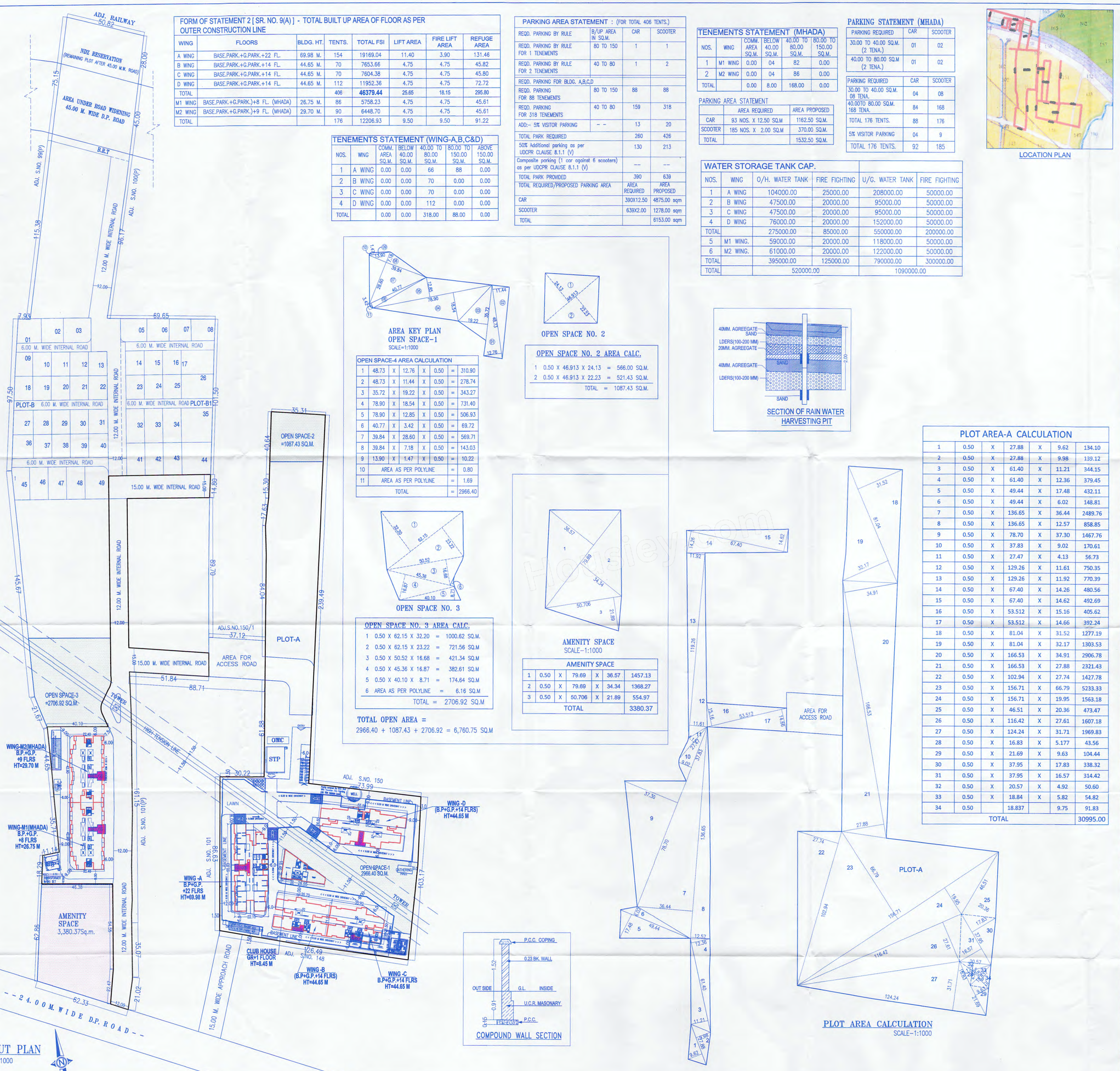
ARCHITECT	OWNER (P.A.H.)
Ar. PRAKASH KULKARNI CA/98/22909	M/S AUM DEVELOPERS THROUGH MR. SHRICHAND S. ASWANI; M/S SIDHIVINAYAK DEVELOPERS THROUGH MR. ANIL S. ASWANI (P.A.H.)

PROJECT

REVISED LAYOUT OF RESI. BUILDING S. NO. 100/1/1,100/1/2,101/1,149/1/A,150/1,150/2/1, 150/2/2A, AT-RAVET, TAL.- HAVELI, PUNE.

ARCHITECT

PRAKASH KULKARNI
ankur associates
ARCHITECTS
TEJOVALAYA, OFF. NO.- 101, 1ST FL., CTS. NO.-1187/19, GHOLE ROAD, SHIVAJINAGAR, PUNE-411 005, PHONE - 020 66042800 / 01 02
Email : prakash@ankurassociates.in

DATE	SCALE	DRN BY	
27/02/2024	1:1000	Shabbir PANO/R/T/0014/10	1005/15

D:\Shabbir\PCMC\Aswani_Ravet\SUBMISSION\09 MD PHASE-1\10 LAYOUT.dwg