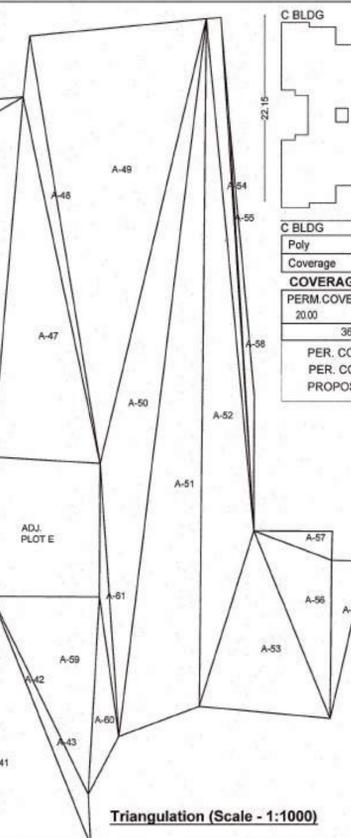
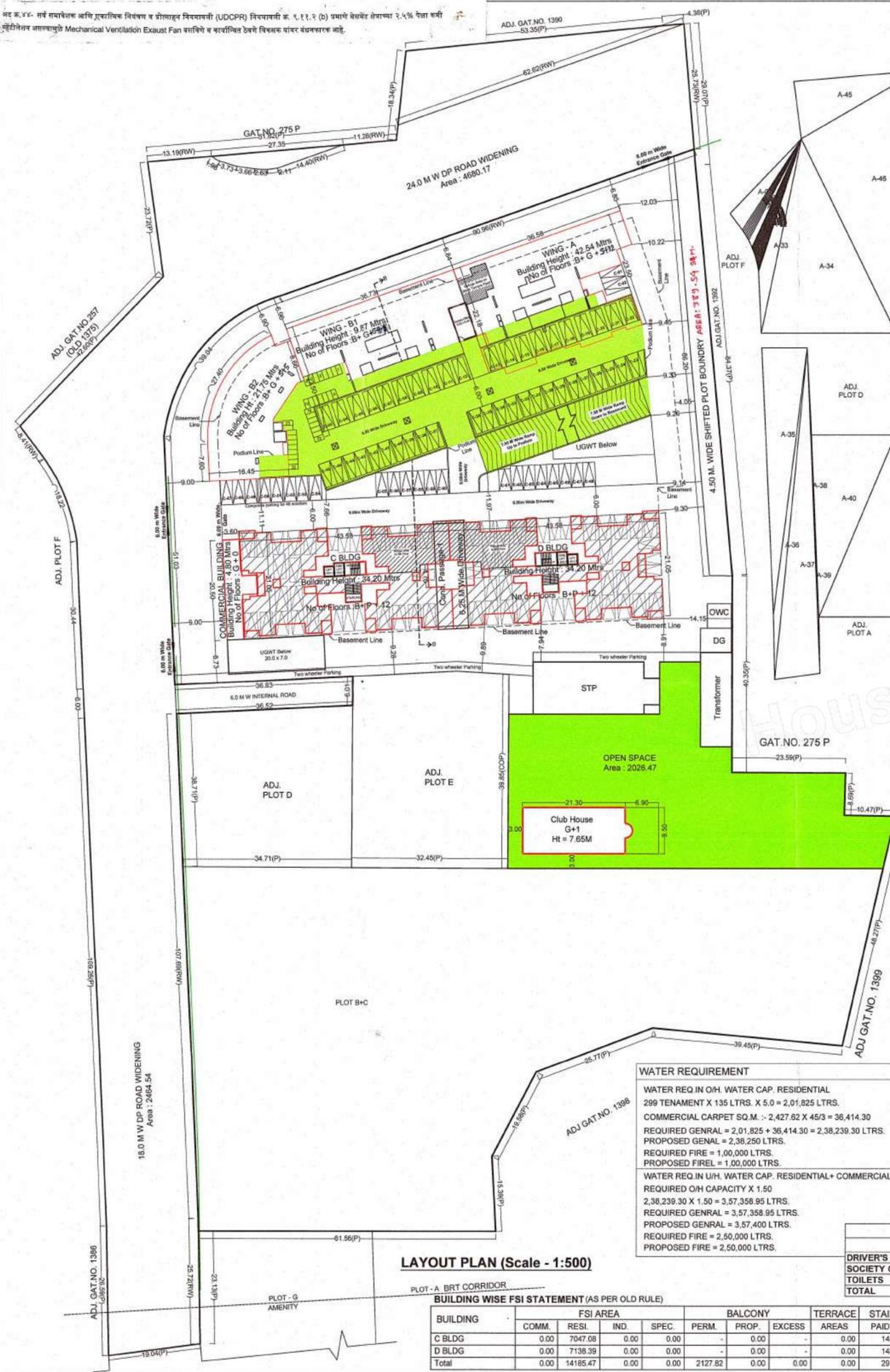


श्री. व. व. सर्व सार्वजनिक आणि एकात्मिक विकास व प्रोत्साहन निव्व्यायी (UDCPR) निव्व्यायी अ. १.१.१.१ (b) प्रमाणे वेगवेगळे क्षेत्राच्या २.५% रेटा वरील सुविधात्मक जागांसाठी Mechanical Ventilation Exhaust Fan बांधणी व कार्यान्वयन हेतूने निव्व्याय वॉटर चॅम्बरकड आहे.

**LAYOUT PLAN**  
**STAMP OF APPROVAL** 01 19  
 PREVIOUS SANCTION NO: B/P/MOSHI-BORHADEWADI/ 23/2014 DATE : 26/04/2014  
 Sanctioned No. B.P./BORHADEWADI/37/2022  
 Subject to conditions mentioned in the Office Order No. even dated 15/06/2022  
 Pimpri Date: 15/06/2022  
 Executive Engineer  
 Building Permits and Unauthorised Building Construction Control Department  
 Pimpri (Maharashtra) Municipal Corporation  
 Phone-411 016.  
 Joint City Engineer  
 Building Permissior Deptt.  
 PCMC, Pimpri-18.



**Coverage Details**

Floor	Total No. of car	Total No. of scooter
Basement	68	238
Ground Floor	71	32
Podium	48	0
Composite Parking	-61	366
<b>Total Provided</b>	<b>126</b>	<b>636</b>

Note - 366 no. of 2 wheeler Composite Parking instead of 61 cars

**PERM COVERAGE WITH PREMIUM**

PERM COVERAGE	PROPOSED COVERAGE	EXCESS COVERAGE
20.00 %	1446.34	0.00

PER. COVERAGE WITH PREMIUM (35%) = 18236.17 X35%  
 PER. COVERAGE WITH PREMIUM (35%) = 6382.66 SQ.MT.  
 PROPOSED COVERAGE BASEMENT = 3527.05 SQ.M.

**Location Plan**

**PARKING CALCULATION**

TYPE	CARPET AREA / FSI (M2)	TENEMENT (NOS) UNIT PROP.	CAR (NOS) BY RULE REQD.	SCOOTER (NOS.) BY RULE REQD.	CYCLE (NOS.) BY RULE REQD.
Residential	0-80	2 188	1 94	4 376	4 376
Residential	80-150	1 0	1 0	2 0	2 0
Residential	> 150	1 0	2 0	2 0	2 0
<b>TOTAL REQD (NOS.)</b>			<b>94</b>	<b>376</b>	<b>376</b>
<b>TOTAL REQD. AREA</b>			<b>1175.00</b>	<b>1128.00</b>	<b>526.40</b>
<b>TOTAL PROP. AREA</b>				<b>2820.40</b>	

**Parking Requirement Calculations**

Parking Required for -	Carpet Area (Sqm.)	Units	Car	Scooter
		By Rule	By Rule	By Rule
Residential	0-30	2 35	0 0	4 70
Residential	40-80	2 103	1 52	5 258
Visitors Parking	-	-	5% 3	5% 17
Commercial	100	100 1475	2 30	6 89
<b>Total Parking Required (Nos.)</b>			<b>84</b>	<b>433</b>
<b>Total Parking Area Required (Sqm.)</b>			<b>1916.00</b>	
<b>Total Parking Provided (Nos.)</b>			<b>126</b>	<b>636</b>
<b>Total Parking Area Provided (Sqm.)</b>			<b>2847.00</b>	

**REFUGE AREA STATEMENT**

BUILDING NAME	REQUIRED REFUGE AREA	PROPOSED REFUGE AREA
WING - A	36.00	37.27
C BLDG	119.26	119.26
D BLDG	119.26	119.26

**STATEMENT 2**

BUILDING NAME	FLOOR NO.	TOTAL BUILT - UP AREA OF FLOOR AS PER OUTER CONSTRUCTION LINE
CLUB HOUSE	GROUND	205.88
	1ST	103.10
<b>TOTAL</b>		<b>308.98</b>

**Triangulation (Scale - 1:1000)**

Triangle	Area
A-01	176.94
A-02	16.99
A-03	16.91
A-04	16.83
A-05	16.75
A-06	16.66
A-07	16.56
A-08	60.28
A-09	7.60
A-10	7.53
A-11	7.45
A-12	7.38
A-13	7.30
A-14	7.22
A-15	7.14
A-16	7.06
A-17	6.98
A-18	6.89
A-19	6.81
A-20	6.72
A-21	6.63
A-22	6.54
A-23	6.44
A-24	6.35
A-25	6.25
A-26	6.15
A-27	6.06
A-28	5.95
A-29	5.85
A-30	5.75
A-31	5.64
A-32	5.54
A-33	256.96
A-34	2225.38
A-35	1033.13
A-36	214.40
A-37	1264.68
A-38	13.58
A-39	21.77
A-40	1241.08
A-41	2200.74
A-42	46.15
A-43	201.28
A-44	247.19
A-45	613.82
A-46	2474.68
A-47	1753.21
A-48	320.36
A-49	3445.15
A-50	1674.57
A-51	2470.18
A-52	1626.60
A-53	1058.82
A-54	336.34
A-55	35.25
A-56	553.23
A-57	102.46
A-58	157.43
A-59	957.93
A-60	241.59
A-61	122.03
<b>Total (PLOT B+C)</b>	<b>27407.35</b>

**Sanitary Requirements as per Table 12-O & 12-C (Wing A)**

Occupant	Occupant Load	WC (Shop Owners)	WC (Public)	WB (Public)	Urinal (Public)
Male	96.00	12.00	2.00	2.00	2.00
Female	48.00	6.00	1.00	2.00	2.00
<b>Total</b>	<b>144.00</b>	<b>18.00</b>	<b>3.00</b>	<b>4.00</b>	<b>2.00</b>

**Sanitary Requirements as per Table 12-O & 12-C (Wing B1)**

Occupant	Occupant Load	WC (Shop Owners)	WC (Public)	WB (Public)	Urinal (Public)
Male	96.00	12.00	2.00	2.00	2.00
Female	48.00	6.00	1.00	2.00	2.00
<b>Total</b>	<b>144.00</b>	<b>18.00</b>	<b>3.00</b>	<b>4.00</b>	<b>2.00</b>

**Sanitary Requirements as per Table 12-O & 12-C (Wing B2)**

Occupant	Occupant Load	WC (Shop Owners)	WC (Public)	WB (Public)	Urinal (Public)
Male	81.00	11.00	2.00	2.00	2.00
Female	41.00	6.00	1.00	2.00	2.00
<b>Total</b>	<b>122.00</b>	<b>17.00</b>	<b>3.00</b>	<b>4.00</b>	<b>2.00</b>

**Sanitary Requirements as per Table 12-O & 12-C (Comm)**

Occupant	Occupant Load	WC (Shop Owners)	WC (Public)	WB (Public)	Urinal (Public)
Male	23.00	3.00	1.00	1.00	1.00
Female	12.00	2.00	1.00	1.00	1.00
<b>Total</b>	<b>35.00</b>	<b>5.00</b>	<b>2.00</b>	<b>2.00</b>	<b>1.00</b>

**AREA STATEMENT**

Sr. No.	AREA STATEMENT	SQM.
1	Area of Plot (Minimum area of a, b, c to be considered)	27,407.35
(a)	As per Ownership Document (7/12, CTS extract)	27,407.35
(b)	As per Measurement Sheet	27,407.35
(c)	As per Site	27,407.35
2	Deductions for	
(a)	Proposed D.P./D.P. Road widening Area/Service Road / Highway widening	7,144.71
(b)	Any D.P. Reservation area	0.00
(c)	Total (a + b)	7,144.71
3	Balance Area of Plot (Sr.No.1 - Sr.No.2)	20,262.64
4	Amenity Space (if applicable)	
(a)	Required -	0.00
(b)	Adjustment of 2(b), if any -	0.00
(c)	Proposed	0.00
5	Net Plot Area (Sr. No.3 - Sr.No.4(c))	20,262.64
6	Recreational Open Space (if applicable)	
(a)	Required (Sr.No.3 x 10%)	2,026.26
(b)	Proposed -	2,071.34
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.5 x 1.10)	22,288.90
10	Addition of FSI on Payment of Premium	
(a)	Maximum Permissible Premium FSI - Based on Road Width / TOD Zone (Sr.No.1 x NA)	0.00
(b)	Permissible FSI on Payment of Premium (Sr.No.1 x 0.50)	13,703.68
(c)	Proposed FSI on Payment of Premium	0.00
(d)	Total (10a+10c)	0.00
11	In-situ FSI / FDR loading	
(a)	In-situ Area against D.P. Road [2.0 x Sr.No.2(a)], if any (2 x 0.00) (As applicable)	0.00
(b)	In-situ Area against Amenity Space If Handover Over (2.00 or 1.86 x Sr.No.4(b) and / or (c))	0.00
(c)	FDR Area (Sr.No.5 x 1.15%)	0.00
(d)	Total in-situ / FDR Loading Proposed (Sr.No.11(a)+(b)+(c))	0.00
12	Additional FSI Area under Chapter No. 7	
(a)	[B + 10(d) + 11(d)] or 12 whichever is applicable	22,288.90
(b)	Deduction - Built up Area/FSI/Utilised Area/FSI to be Retained as per Old DC Rule	14,185.47
(a2)	Balance entitlement for ancillary Area (a - a1)	8,103.43
(b)	Ancillary Area FSI upto 60% or 80% with Payment of Charges. (Sr.No.13(a2) x 60%)	4,862.06
(c)	Proposed Ancillary Area FSI	2,510.00
(d)	Total Entitlement (a + c)	24,798.90
(e)	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 1.0 or 1.1	2.76
15	Total Built-up Area in Proposal (Excluding Area at Sr.No.17(b))	
(a)	Existing Built-up Area/As per Old Rule	9,225.95
(b)	Proposed Residential Built-up Area/As per Old Rule	4,959.52
(c)	Proposed Commercial Built-up Area/As per Old Rule	0.00
(d)	Proposed Residential Built-up Area (As per UDCPR)	7,772.17
(e)	Proposed Commercial Built-up Area (As per UDCPR)	2,145.25
(f)	Proposed additional Built-up Area as per clause no. 9.31	78.62
(g)	Total (a+b+c+d+e+f)	24,181.32
16	F.S.I. Consumed (13a5) (Should not be more than Sr.No.14)	1.10
17	Area for Inclusive Housing, if any	
(a)	Balance Potential (Sr.No.9 - Sr.No.13(a1))	8,103.43
(b)	Required (20% of Sr.No.17(a))	1,620.69
(c)	Proposed	1,629.19

**STATEMENT 1**

Existing Building No.	Floor No.	Plinth Area	Total Floor Area of Existing Building	User/Occupancy of Floors.
	PARKING	11.03	0	
	FIRST	558.21	8	
	SECOND	602.45	8	
	THIRD	598.72	8	
	FOURTH	602.45	8	
	FIFTH	598.72	8	
	SIXTH	602.45	8	
	EVENTH	598.72	8	
	EIGHT	401.87	5	
	TOTAL	4574.62	61	

**STATEMENT 1**

Existing Building No.	Floor No.	Plinth Area	Total Floor Area of Existing Building	User/Occupancy of Floors.
	PARKING	11.03	0	
	FIRST	567.74	8	
	SECOND	610.04	8	
	THIRD	606.30	8	
	FOURTH	610.04	8	
	FIFTH	606.30	8	
	SIXTH	610.04	8	
	EVENTH	606.30	8	
	EIGHT	423.54	5	
	TOTAL	4851.33	61	

**WATER REQUIREMENT**

WATER REQ. IN OH. WATER CAP. RESIDENTIAL  
 289 TENAMENT X 135 LTRS. X 5.0 = 2,01,825 LTRS.  
 COMMERCIAL CARPET SQ.M. :- 2,427.82 X 45/3 = 36,414.30  
 REQUIRED GENERAL = 2,01,825 + 36,414.30 = 2,38,239.30 LTRS.  
 PROPOSED GENERAL = 2,38,250 LTRS.  
 REQUIRED FIRE = 1,00,000 LTRS.  
 PROPOSED FIRE = 1,00,000 LTRS.

WATER REQ. IN UIH. WATER CAP. RESIDENTIAL+ COMMERCIAL  
 REQUIRED OH CAPACITY X 1.50  
 2,38,239.30 X 1.50 = 3,57,358.95 LTRS.  
 REQUIRED GENERAL = 3,57,358.95 LTRS.  
 PROPOSED GENERAL = 3,57,400 LTRS.  
 REQUIRED FIRE = 2,50,000 LTRS.  
 PROPOSED FIRE = 2,50,000 LTRS.

**AMENITY BUILT-UP AREA (AS PER UDPCR)**

	REQUIRED	PROPOSED
DRIVER'S ROOM	20.00	23.50
SOCIETY OFFICE	40.00	49.00
TOILETS	6.00	6.12
<b>TOTAL</b>	<b>66.00</b>	<b>78.62</b>

**BUILDING WISE SUMMARY (AS PER UDPCR)**

BUILDING NAME	COMMERCIAL	RESIDENTIAL	MHADA	COMMERCIAL	RESIDENTIAL	MHADA
WING A	720.36	7036.48	-	20	95	-
WING B1	722.55	664.88	-	20	8	-
WING B2	616.02	70.81	1629.19	16	-	35
COMMERCIAL	86.11	-	-	3	-	-
<b>TOTAL</b>	<b>2145.05</b>	<b>7772.17</b>	<b>1629.19</b>	<b>59</b>	<b>103</b>	<b>35</b>
<b>AMENITY AREA</b>		<b>78.62</b>				
<b>GRAND TOTAL</b>		<b>9995.85</b>				

**LAYOUT PLAN (Scale - 1:500)**

**BUILDING WISE FSI STATEMENT (AS PER OLD RULE)**

BUILDING	COMM	RESI.	IND.	SPEC.	PERM.	PROP.	EXCESS	TERRACE AREAS	STAIR PAID	PASSAGE PAID	LIFT PAID	LIFT M/C ROOM	TENEMENTS	TOTAL FSI AREA
C BLDG	0.00	7047.08	0.00	0.00	-	0.00	-	0.00	145.98	0.00	4.75	0.00	94	7047.08
D BLDG	0.00	7138.39	0.00	0.00	-	0.00	-	0.00	145.98	0.00	4.75	0.00	94	7138.39
<b>Total</b>	<b>0.00</b>	<b>14185.47</b>	<b>0.00</b>	<b>0.00</b>	<b>2127.82</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>291.92</b>	<b>0.00</b>	<b>9.50</b>	<b>0.00</b>	<b>188</b>	<b>14323.43</b>

**OWNER'S NAME:** M/S ANSHUL BHOSALE REALTIES THROUGH Jhosah D. Vasa  
**PROJECT:** MR. VIKRAM BHOSALE  
 SURVEY NO.: NEW 275 (P) & OLD 1300 (P) HISNA NO.:  
 PLOT NO.: CTS NO.:  
 DESCRIPTION: REGULAR TRACK, VILLAGE - BORHAWADI - MOSHI  
**ARCHITECT:** AR. GAUTAM ATTARDE ARCHITECTS  
 60/16, KULDEEP, BHANDARKAR ROAD, SHIVAJINAGAR, PUNE - 04  
 GA201151843  
 JOB NO. DRG NO. SCALE DRAWN BY CHECKED BY  
 INWARD NO. INWDMOS001311 DATE 24/03/2022  
 KEY NO. SHEET NO. 01/19

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