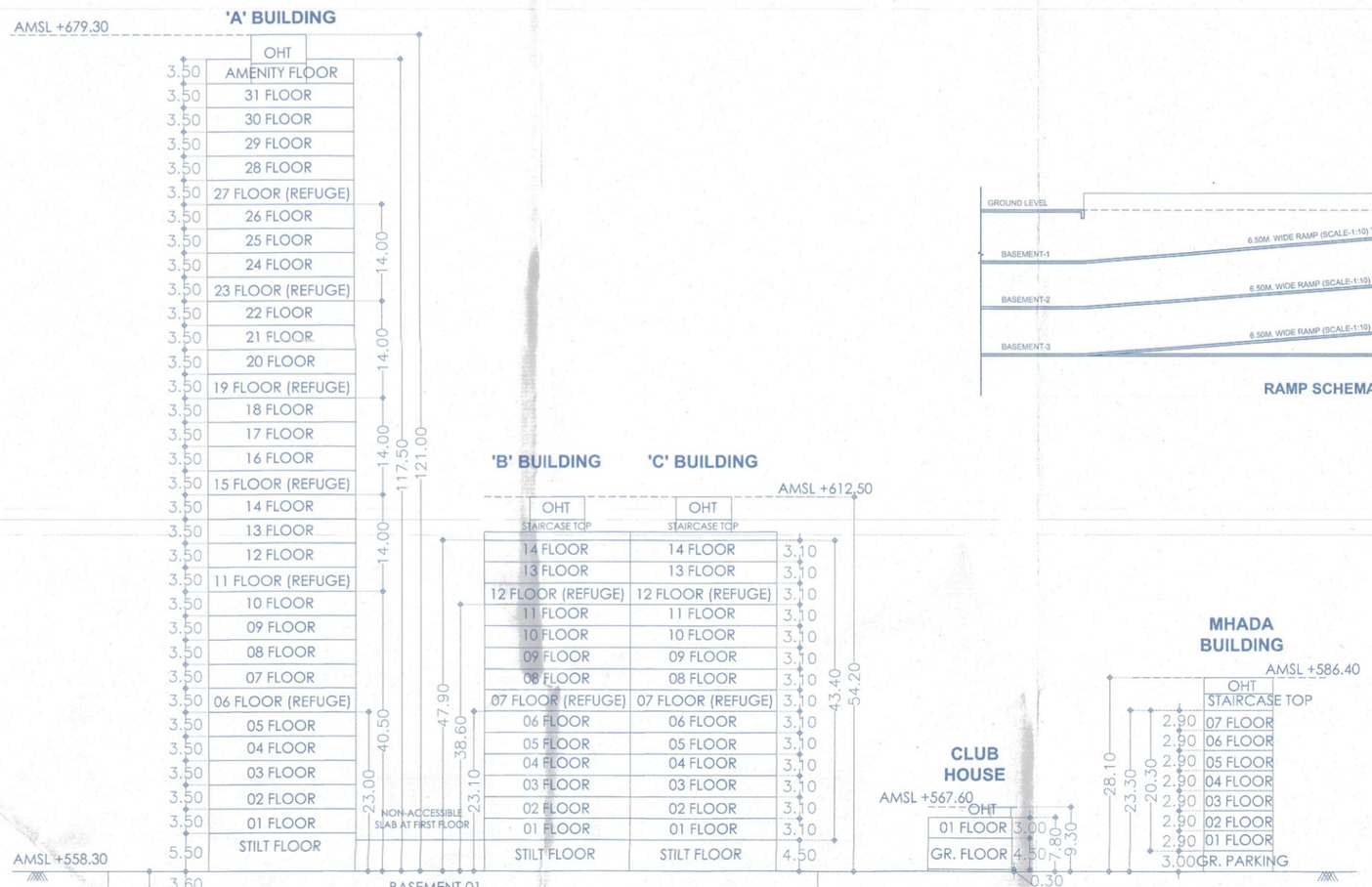
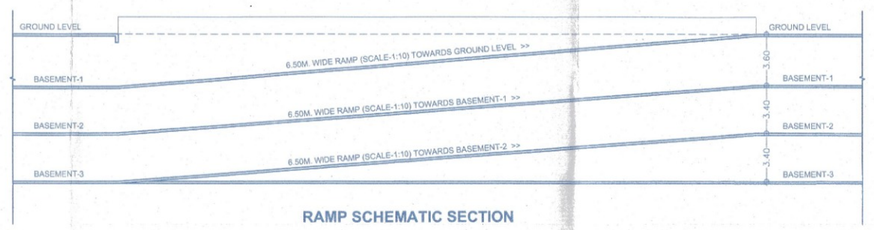
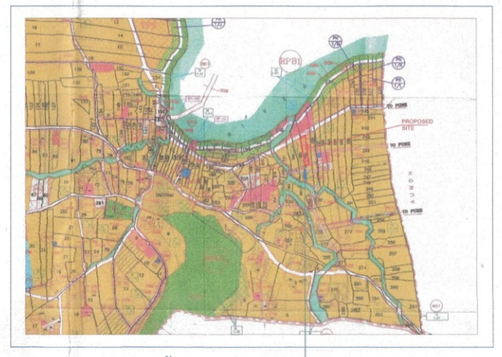


SCHEMATIC SECTION

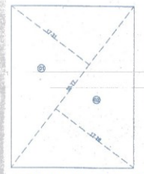


RAMP SCHEMATIC SECTION



LOCATION PLAN

SCALE=N.T.S.



OPEN SPACE KEY PLAN

SCALE=1:500

OPEN SPACE AREA CALCULATIONS									
01	0.50	X	35.77	X	17.31	X	1	=	309.59
02	0.50	X	35.77	X	17.28	X	1	=	309.05
TOTAL AREA OF PLOT									618.64

DRC AREA STATEMENT						
DRC NO.	YEAR	DRC R.N.	PLOT R.N.	INDEXING (%)	AREA	PERMISSIBLE AREA
004638	2021-22	37060.00	24320.00	1.549	1556.00	2452.92
005541	2019-20	20000.00	23160.00	0.8635	1854.41	5779.46
005542					1627.50	
005543					3010.00	
004618	2023-24	'C' Zone TDR			387.04	387.04
Total Permissible TDR Area						8568.00

WATER AREA CALCULATION			
FOR RESIDENTIAL			
AMOUNT OF WATER REQUIRED FOR PERSON	=	135	lts/day
WATER REQUIRED PER FLAT (5 PERSONS/FLAT)	=	675	lts/day
NO OF FLATS IN BLDG(31+31)	=	138	NOS.
REQUIRED CAPACITY OF DWHT	=	93150	lts/day
REQUIRED FOR FIRE FIGHTING OHWT	=	70000	lts/day
FOR COMMERCIAL			
NO. OF PERSON	=	27	NOS
WATER REQUIRED PER PERSON	=	45	lts/day
REQUIRED WATER CAPACITY FOR OHWT	=	1215	lts/day
FOR RESIDENTIAL + COMMERCIAL			
REQUIRED WATER CAPACITY FOR OHWT	=	94365	lts/day
REQUIRED WATER CAPACITY FOR FIRE FIGHTING	=	70000	lts/day
TOTAL REQUIRED WATER CAPACITY FOR OHWT	=	164365	lts/day
PROVIDE WATER CAPACITY FOR OHWT	=	167000	lts/day
REQUIRED WATER CAPACITY FOR UGWT	=	107548	lts/day
REQUIRED FOR FIRE FIGHTING NO. FOR UGWT	=	170000	lts/day
TOTAL WATER REQUIRED FOR UGWT	=	318548	lts/day
PROVIDE CAPACITY TO UGWT	=	320000	lts/day

WATER STATEMENT PER BLDG.			
BUILDING	O.H.W.TANK CAPACITY (Regular+Fire)	U.G.W.TANK CAPACITY (Regular+Fire)	UNITS
BLDG-A	62000	136000	lts./day
BLDG-B	39000	79000	lts./day
BLDG-C	39000	79000	lts./day
MHADA	29000	22000	lts./day
CLUB HOUSE	2000	2000	lts./day
TOTAL	167000	320000	lts./day

PROPOSED F.S.I. STATEMENT FOR BLDG- A, B & C										
BLDG	FLOOR	BLDG HEIGHT (M.)	P.LINE BUILT UP AREA		LIFT	FIRE LIFT	GROUND COVERAGE	SHOP	TENT.
			COMM.	RESI.					
BLDG-A	3B+STILT+31+ AMENITY FLOOR	117.50	0	20030.09	9.75	5.63	637.67	0	61
BLDG-B	3B+STILT+14	47.90	-	4779.28	4.78	4.78	337.04	-	28
BLDG-C	3B+STILT+14	47.90	-	4822.38	4.78	4.78	337.04	-	28
TOTAL			0.00	29631.72	19.31	15.19	1311.75	0	117

PROPOSED F.S.I. STATEMENT FOR MHADA BUILDING							
BLDG	FLOOR	BLDG HEIGHT (M.)	P.LINE BUILT UP AREA		LIFT AREA	GROUND COVERAGE	SHOP	TENT.
			COMM.	RESI.				
MHADA	GP+7	23.30	0.00	1414.28	4.78	202.04	0	21
TOTAL			0.00	1414.28	4.78	202.04	0	21

F.S.I. STATEMENT FOR CLUB HOUSE							
FLOOR	P.LINE AREA		LIFT AREA	FIRE LIFT	GROUND COVERAGE	SHOP	TENT.
	Commercial	Residential					
GROUND FLOOR	61.78	0	0.00	0.00	61.78	0	0
FLOOR 1	45.03	0				-	-
TOTAL	106.81	0.00	0.00	0.00	61.78	0	0

MHADA REQUIRED AREA STATEMENT			
BASIC F.S.I. (1.10)	=	6732.00	SQ.M.
20% OF BASIC F.S.I.	=	1346.40	SQ.M.
PERMISSIBLE AREA	=	1346.40	SQ.M.
PROPOSED AREA	=	1414.28	SQ.M.
PROPOSED TENEMENTS	=	21	NOS.

PARKING STATEMENT PER BLDG.				
BUILDING	TYPE OF TENA	NO. OF TENA	CARS	SCOOTERS
		AREA		
Bldg-A	for every tenement having carpet area of 150sq.m. and above. (2:3)	61	122	183
Bldg-B	For every tenement having carpet area equal to or above 60 sq.m. but less than 150 sq.m.(1:3)	28	28	84
Bldg-C	For every tenement having carpet area equal to or above 60 sq.m. but less than 150 sq.m.(1:3)	28	28	84
Club House	For every 200 sq.m. carpet area	98.45	1	2
MHADA	For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 60 sq.m.(1:5)	21	10	52
TOTAL			190	406
In addition 9% visitor parking			9	20
TOTAL PARKING			199	426

TOTAL PARKING STATEMENT					
BUILDING	NO.OF FLATS /Area	REQ. PARKING		PROP. PARKING	
		CARS	SCOOTERS	CARS	SCOOTERS
BLDG-A	61	128	192	128	192
BLDG-B	28	29	88	29	88
BLDG-C	28	29	88	29	88
CLUB HOUSE	98.45	1	2	1	2
MHADA	21	12	55	12	55
TOTAL		199	425	199	425

REQUIRED PARKING AREA			
VEHICLE	NOS.	AREA REQUIRED	AREA PROVIDED
CARS	199	12,50 Sq.m.	2487.50
SCOOTERS	425	2.00 Sq.m.	850.00
TOTAL AREA			3337.50

PROVIDED PARKING STATEMENT			
FLOORS/LEVEL	CARS	SCOOTERS	COMPOSITE PARKING (6 SCOOTER = 1 CAR)
BASEMENT-3	81	0	13
BASEMENT-2	81	0	13
BASEMENT-1	82	0	14
STILT PARKING	23	118	-
MHADA PARKING	12	55	-
COMPOSITE PARKING (6 SCOOTER = 1 CAR)	42	252	-
TOTAL (B7+B6+B2+23+12)	285	426	-
AREA OF VEHICLE	12.50	2.00	-
TOTAL PARKING AREA	3562.50	852.00	-

PARKING AREA STATEMENT	
FLOORS/LEVEL	AREA
STILT PARKING	1313.79
BASEMENT-1	4194.76
BASEMENT-2	4194.76
BASEMENT-3	4194.76
TOTAL	14098.87

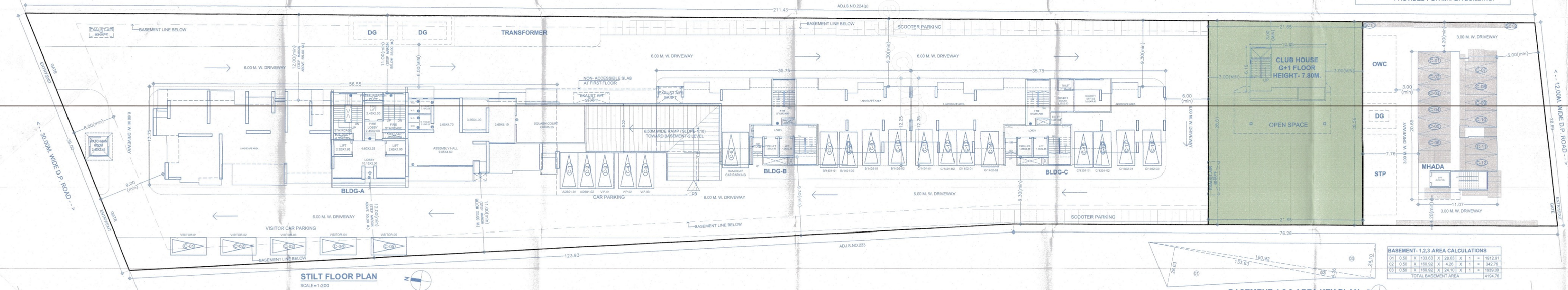
PLOT AREA CALCULATIONS									
01	0.50	X	141.80	X	32.30	X	1	=	2288.22
02	0.50	X	216.71	X	10.20	X	1	=	1105.22
03	0.50	X	216.71	X	27.80	X	1	=	3012.27
TOTAL AREA OF PLOT									6402.72

PLOT AREA KEY PLAN

SCALE=1:600

NOTE :-

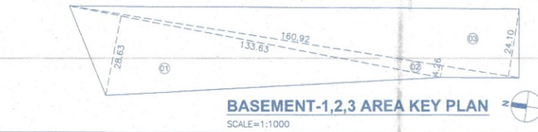
- HATCHED THUS INDICATES PARKING PROVIDED FOR MHADA BUILDING.



STILT FLOOR PLAN

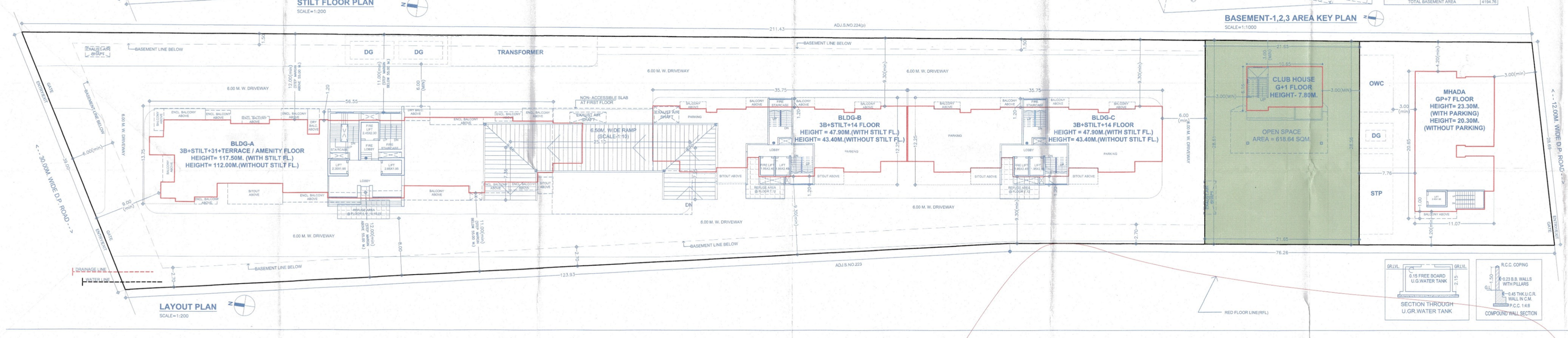
SCALE=1:200

BASEMENT- 1,2,3 AREA CALCULATIONS									
01	0.50	X	133.63	X	28.53	X	1	=	1912.91
02	0.50	X	160.92	X	4.26	X	1	=	342.76
03	0.50	X	160.92	X	24.10	X	1	=	1939.09
TOTAL BASEMENT AREA									4194.76



BASEMENT-1,2,3 AREA KEY PLAN

SCALE=1:1000



LAYOUT PLAN

SCALE=1:200

RED FLOOR LINE(RFL)

DATE & STAMP OF APPROVAL

01/12

LAYOUT PLAN

PUNE MUNICIPAL CORPORATION BUILDING DEVELOPMENT DEPARTMENT APPROVED PUNE

APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT CERTIFICATE NO.:CC/3615/23
DATE:-01/07/2024

Junior Engineer — Deputy Engineer
Building Development Department
Zone No. 3 P.M.C.

A AREA STATEMENTS

			AREA IN SQ.M.
01		Area of Plot (Minimum area of a, b, c to be considered)	6120.00
	a	As per ownership document (7/12, CTS extract)	6120.00
	b	As per measurement sheet	6402.72
	c	As per site	6403.72
02		Deductions for:	
	a	Proposed D.P./ D.P. Road widening Area/Service Road / Highway widening	-
	b	Any Other Reservation area	-
		Total (a + b)	-
03		Balance area of plot (1-2)	6120.00
04		Amenity Space (if applicable)	
	a	Required	-
	b	Adjustment of (03), if any	-
	c	Balance proposed	-
05		Net Plot Area (3+4c)	6120.00
06		Recreational Open space (if applicable)	
	a	Required	612.00
	b	Proposed	618.64
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.3H.10)	6732.00
10		Addition of FSI on payment of premium	
	a	Maximum permissible premium FSI based on road width(TOD Zone (0.50)	3060.00
	b	Proposed FSI on payment of premium	3060.00
11		In-situ FSI / TDR loading	
	a	In-situ area against D.P. road (2.0 x Sr. No. 2 (a)), if any	-
	b	In-situ area against Amenity Space if handed over	-
	c	TDR area Permissible (Sr.no.9H.4)=8568.00 SQM.	8568.00
	d	Total in-situ / TDR loading proposed (11 (a)+(b)+(c)) (Previous Area(8087.32)+Proposed Area(380.70)=8568.02)	8568.00
12		Additional FSI area under Chapter No. 7	-
13		Total entitlement of FSI in the proposal	
	a	(9 + 10(b)+11(b)) or 12 whichever is applicable	18360.00
	b	Ancillary Area FSI upto 60% (Residential) (Perm.=11016.00)	11016.00
	c	Ancillary Area FSI upto 80% (Commercial)	-
	d	IGBC Permissible FSI (5% of Sr.No.9)	336.60
	e	Total entitlement (a+b+c+d)	29712.60
14		Maximum utilization limit of F.S.I. (building potential) Permissible as per Road width (Eis per Regulation No. 6.1 or 6.2 or 6.3 or 6.4x as applicable) x 1.6 (or 1.8)	3.055
15		Total Built-up Area in proposal.(excluding area at Sr.No.7f b)	
	a	Existing Built-up Area	-
	b	Proposed Residential Built-up Area (as per 'P-line')	29631.72
	c	Proposed Commercial Built-up Area (as per 'P-line')	-
	d	Total (a+b+c)	29631.72
16		F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	3.048
17		Area for Inclusive Housing, if any	
	a	Required (20% of Sr.No.9)	1346.40
	b	Proposed	1414.28

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 BUILDING ON S.NO.- 224/1, VILLAGE- BANER, TAL.-HAVELI, DIST.- PUNE

G OWNER NAME AND SIGNATURE

Owner Name: NIRMAN SKYLINE LLP THROUGH DESIGNATED PARTNER
1) PRATIK AGARWAL

Signature / Date

H ARCHITECT

Architect Name: Hrishikesh Kulkarni : CA/2002/29235
Rakshe Bisen : CA/2005/36014

Signature / Date

NORTH

VK:a architecture
5th Floor,Nextgen Avenue,Sr.No.103(p), C.T.S No.2893,S.B.Road,Near ICC Trade Tower,Bahirwadi, Pune-411016.
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Drawing Title: Layout Plan & Calculation		Scale: 1:200 at A1-841x1300	
Drawn by: Anand	Checked by: Renuka	Date: 14/05/2024	
Job No.: 2074	Drawing no.: 2B4	Revision: E	
Status: FOR BUILDING PERMISSION - PMC-UDCPR20			