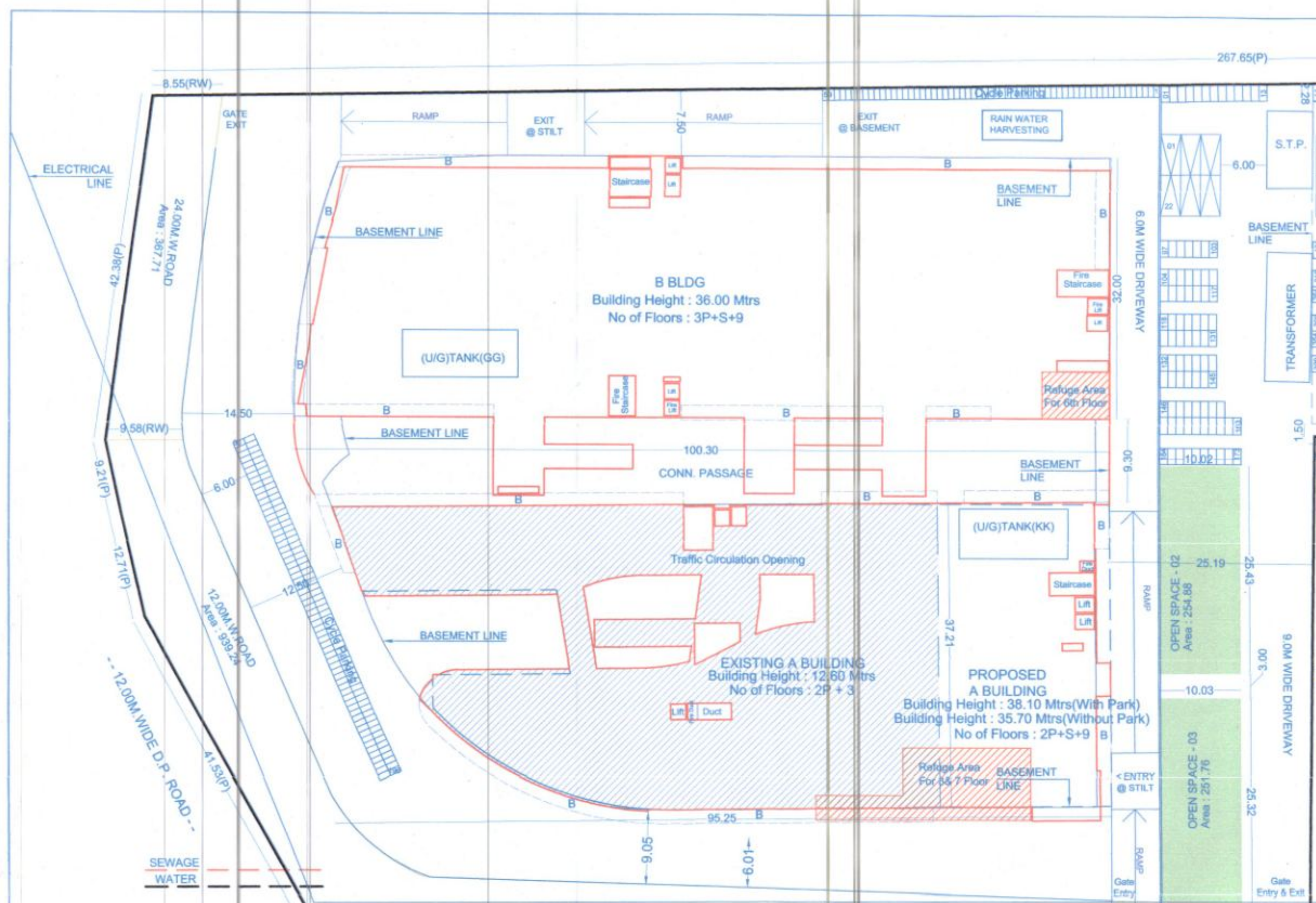


Land Area : 5894 Sq Mtr.



WATER STORAGE CAPACITY Building A,B&C

FOR RESIDENTIAL
AMOUNT OF WATER REQUIRED PER PERSON = 135 lts/day
WATER REQUIRED PER FLAT (5 person per flat) = 675 lts/day
NO. OF FLATS IN THE SCHEME = 109 NOS.
WATER REQUIRED FOR FLAT = 73,575.00 Ltr.
FOR FIRE FIGHTING (20000X1) = 25000 Ltr
REQUIRED CAPACITY OF OVERHEAD TANK FOR COMMERCIAL = 98,575.00 lts/day
Total NO. OF PERSONS = 2483 NOS.
WATER REQUIRED (2483 X 45) = 1,11,735.00 Ltr.
FOR FIRE FIGHTING (25000X2) = 50,000 Ltr.
REQUIRED CAPACITY OF OVERHEAD TANK Commercial + Residential = 2,60,310.00 lts/day
PROVIDED CAPACITY OF OVERHEAD TANK = 2,61,000.00 lts/day
REQUIRED CAPACITY OF U.G.T. = 2,10,310X1.5 = 3,15,465.00 lts/day
FOR FIRE FIGHTING (75000X3) = 1,50,000 Ltr
PROVIDED CAPACITY OF U.G.W.T. TANK = 4,65,465.00 lts/day

SANITARY REQUIREMENTS :

OCCUPANT LOAD : Commercial Building A & B
Existing Shop Carpet Area Upper Fl. = 6,230.81/6 = 1038.47
Proposed Shop Carpet Area Upper Fl. = 4,807.29/6 = 801.21
Proposed Office Carpet Area Upper Floor As per UDCPR = 6201.86/234.15/10=643.60
Total Carpet Area = 1038.47+801.21+643.60 = 2,483.28
TOTAL NO. OF OCCUPANTS : 2484 PERSONS
NO. OF GENTS : 1242
NO. OF LADIES : 1242
BY RULE : FOR EVERY 15 WOMEN 1 WC & 1 WHB FOR FOR
FOR EVERY 25 MEN 1 WC & 1 WHB, Urinal EVERY 7110100
Person 4 & Added For 2.5% Above 200Persons

SANITATION REQUIREMENT FOR A & B BUILDING

PARKING REQUIRED BY RULE	MALE	FEMALE	MALE	FEMALE
TOTAL NO OF PERSONS	1242	1242	1242	1242
NO OF PERSONS	1242	1242	1242	1242
WC	50	83	50	83
URINALS	50	0	50	0
WHB	50	83	50	83

Triangulation (Scale - 1:1000)

Triangle	Area
A-01	162.26
A-02	656.07
A-03	6714.88
A-04	5792.65
A-05	3542.51
A-06	3033.55
Total (PLOT A)	19901.92

SANITARY REQUIREMENT - Building A & B Table No 12C, Page 226				
W.C.	1/25 MALE		1/15 FEMALE	
URINALS	71 To 100 MALE =4 No +Add For 2.5% Above 200 Persons		0/0 FEMALE	
W.B.	1/25 MALE		1/15 FEMALE	
PERSONS(2484)	1242 MALE		1242 FEMALE	
NOS	FOR MALE (REQUIRED)	FOR MALE (PROPOSED)	FOR FEMALE (REQUIRED)	FOR FEMALE (PROPOSED)
W.C.	50	98	83	115
URINALS	50	96	0	0
W.H.B.	50	78	50	96

PARKING AREA STATEMENT										
TYPE	B/LP AREA (FSI/M2)	TENAMENT		CAR (NOS)		SCOOTERS		SCOOTERS		REQD.
		UNIT /Area	PROPO SED	BY RULE	REQD.	BY RULE	REQD.	BY RULE	REQD.	
Previous Sanction Parking										
RESIDENTIAL	00-80	2	81	1	41	5	203	0	0	
RESIDENTIAL	80-150	1	28	1	28	3	84	0	0	
Total Residential		0	109	0	69	0	287	0	0	
Visitor Parking	5%	0	109	0	3	0	14	0	0	
Previous Sanction Parking Old PCMC Rule										
Commercial	100	6230.81	62.31	2	125	6	374	2	125	
Proposed Sanction Parking UDCPR 2020										
Commercial	100	4807.29	48.07	2	96	6	288	0	0	
Office	200	6436.01	32.18	3	97	11	354	0	0	
Total Parking		0	0	0	389	0	1317	0	125	
TOTAL REQD.	-	-	-	-	389	-	1317	0	125	
TOTAL PROPOSED AREA	-	-	-	-	770	-	1317	0	196	
					12.50		2.00		1.40	
TOTAL AREA Sq.M					9625.00		2634.00		274.40	

F.S.I. STATEMENT FOR EXISTING AREA & PREVIOUS SANCTION AREA BUILDING A , B

FLOORS NAME	Existing Area	Previous Sanction Comm. Area	Total Existing +Previous Sanction Area Comm.	PERM.	PROP.	EXCESS	ENCL.	OPEN	TERR. AREA	PAID	FIRE	PASSAGE AREA	LIFT AREA	TENAMENT	Total FSI Area
BUILDING A	4883.24	38.70	4921.94	0.00	542.10	0.00	416.10	126.00	0.00	85.37	106.78	0.00	24.36	0	4921.94
BUILDING B	2758.84	127.71	2886.55	0.00	295.21	0.00	295.21	0.00	0.00	0.00	34.47	0.00	8.36	0	2886.55
TOTAL	7642.08	166.41	7808.49	0.00	837.31	0.00	711.31	126.00	0.00	85.37	141.25	0.00	32.72	0	7808.49

F.S.I. STATEMENT FOR EXISTING AREA & PREVIOUS SANCTION AREA BUILDING A														
FLOORS NAME	Existing Area	Previous Sanction Comm. Area	Total Previous Sanction +Existing Area Comm.	Balcony					STAIRCASE		LIFT AREA	Total FSI Area		
				PERM.	PROP.	EXCESS	ENCL.	OPEN	PAID	FIRE				
LOWER PARKING	0.00	19.35	19.35	0.00	0.00	0.00	0.00	0.00	0.00	0.00	34.49	24.36	19.35	
UPPER PARKING	0.00	19.35	19.35	0.00	0.00	0.00	0.00	0.00	0.00	0.00	34.49		19.35	
STILT FLOOR	1430.47	0.00	1430.47	0.00	105.18	0.00	105.18	0.00	18.90	0.00	0.00		1430.47	
FIRST FLOOR	1710.02	0.00	1710.02	0.00	223.88	0.00	160.88	63.00	34.48	18.90	0.00		1710.02	
SECOND FLOOR	1742.75	0.00	1742.75	0.00	213.04	0.00	150.04	63.00	31.99	18.90	0.00		1742.75	
TOTAL	4883.24	38.70	4921.94	0.00	542.10	0.00	416.10	126.00	85.37	106.78	24.36	4921.94		

F.S.I. STATEMENT FOR EXISTING AREA & PREVIOUS SANCTION AREA BUILDING B

FLOORS NAME	Existing Area	Previous Sanction Comm. Area	Total Existing +Previous Sanction Area Comm.	PERM.	PROP.	EXCESS	ENCL.	OPEN	TERR. AREA	PAID	FIRE	PASSAGE AREA	LIFT AREA	Total FSI Area
LOWER PARKING	0.00	42.57	42.57	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	42.57
UPPER PARKING	0.00	42.57	42.57	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	42.57
PARKING PARKING	0.00	42.57	42.57	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	42.57
STILT FLOOR	2758.84	0.00	2758.84	0.00	295.21	0.00	295.21	0.00	0.00	0.00	34.47	0.00	8.36	2758.84
TOTAL	2758.84	127.71	2886.55	0.00	295.21	0.00	295.21	0.00	0.00	0.00	34.47	0.00	8.36	2886.55

Form of Statement 1 [Sr. No. 8 (a) (iii)]

Existing Building To Be Retained

Existing Building no.	Floor No.	Plinth Area	Total Floor Area of Existing Building
A BUILDING	2P+3+3	2681.64	4883.24
B BUILDING	3P+3+1	3138.18	2758.84
		5819.82	7642.08

PROPOSED PARKING FOR LAYOUT

OPEN PARKING	CAR	SCOOTER	CYCLE
	42	445	196

TOTAL PROPOSED PARKING

Bldg Name	CAR	SCOOTER	CYCLE
Open Parking	42	445	196
Bldg A Parking	146	488	0
Bldg B Parking	375	362	0
Bldg C Parking	184	22	0
Total Parking	747	1317	196

Ancillary Area

Residential Ancillary	4025.14
Commercial Ancillary	7490.89
Total Ancillary	11516.03

OPEN SPACE-1 AREA CALCULATION

Sl. No.	Area	Formula	Value
1	45.40 X 10.66 X 0.50		242.46
2	45.40 X 11.55 X 0.50		262.70
3	CHAMFER AREA BY FORMULA		11.03
4	43.94 X 16.49 X 0.50		362.29
5	43.94 X 21.64 X 0.50		475.43
TOTAL DEDUCTION			1353.91
TOTAL OPEN SPACE PROVIDED			1860.55 SQ.M.

OPEN SPACE-1 AREA KEY PLAN



LOCATION PLAN - Proposed Site

STAMP OF APPROVAL
Layout Plan
01/22

1) 1st SANCTION - B.P.TATHAWADE/9/2012 Dtd:15/09/2012
2) 2nd SANCTION - B.P.TATHAWADE/8/2013 Dtd:24/06/2013
3) 3rd SANCTION - B.P.TATHAWADE/09/2014 Dtd:30/04/2014
4) 4th SANCTION - B.P.TATHAWADE/06/2018 Dtd:31/03/2018
5) 5th SANCTION - B.P.TATHAWADE/16/2018 Dtd:31/03/2018
6) 6th SANCTION - B.P.TATHAWADE/16/2018 Dtd:31/03/2018
7) 7th SANCTION - B.P.TATHAWADE/7/2019 Dtd:17/09/2019
8) 8th SANCTION - B.P.TATHAWADE/19/2020 Dtd:06/02/2020

Sanctioned No. B.P. /Tathawade/10/2020
Subject to conditions mentioned in the
Office Order No.
aven dated 21/12/2020
Pimpri
Date: 21/11/2022

ESTD 11/10/32
City Engineer
Building Permission Dept.
PCMC, Pimpri, Pune-18.

O. C. Signed by
City Engineer

A AREA STATEMENTS

Sl. No.	Area of Plot (Minimum area of a, b, c to be considered)	SQ.M.
01	Area of Plot (Minimum area of a, b, c to be considered)	19901.92
(a)	As per ownership document (7112, CTS extract)	19901.92
(b)	As per measurement sheet	19901.92
(c)	As per title	19901.92
02	Deductions for:	
(a)	Proposed D.P./D.P. Road widening Area/Service Road/Highway widening	1306.96
(b)	Any Reservation	0.00
Total (a + b)		1306.96
03	GROSS Area of the plot (01 - 02)	18594.96
04	Amenity Space (if applicable)	0.00
(a)	Required 20%	0.00
(b)	Adjustment of 20%, if any	0.00
(c)	Balance Proposed	0.00
05	Net Plot Area (3-4(c))	18594.96
06	Recreation Open Space (if applicable)	0.00
(a)	Required	1860.55
(b)	Proposed	1860.55
07	Internal Road area	1860.55
(a)	Required (if applicable)	0.00
(b)	Proposed	0.00
08	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. Subarea FSI) (1.10 FSI)	20454.45
09	Addition of FSI on payment of premium	0.00
(a)	Maximum permissible premium FSI - based on road width / TOD Zone.	0.00
(b)	Proposed FSI on payment of premium (Premium 18594.96/50%=9297.48)	0.00
10	In-situ area against DP Road (1.0 x Sr. No. 2 (a)) if any	1543.16
(a)	In-situ area against DP Road (1.0 x Sr. No. 2 (a)) if any	0.00
(b)	In-situ area against Amenity Space if handed over (1.00 x Sr. No. 4 (b) and / or (c)) Already Handover	0.00
(c)	TDR area	2807.59
(d)	Total in-situ / TDR loading proposed (11(a)+(c))	4350.75
12	Additional FSI area under Chapter No. 7	0.00
13	Total entitlement of FSI in the proposal	0.00
(a)	[B = 100]/[1+10%] or 12 whichever is applicable	24805.20
(b)	[Deduction: Built-Up Area/Utilized Area FSI to be Retained as Per Old DC Rule]	7808.49
(c)	Balance entitlement for Ancillary Area (a-b)	16996.71
(d)	Residential Ancillary Area FSI upto 80% With Payment of charges. (On b) Whichever applicable (6,708.57/80%= 8485.14 Perm. Ancillary)	4025.14
(e)	Commercial Ancillary Area FSI upto 80% With Payment of charges. (On c) Whichever applicable (10,288.14/80%= 12860.18 Perm. Ancillary)	7490.89
(f)	Total entitlement (a+b+c)	36321.23
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) 1.6 or 1.8	5.40
15	Total Built-up Area in proposal (excluding area at Sr.No.17b)	0.00
(a)	Existing Built-up Area / as per Old rule	0.00
(b)	Completed	7642.08
(c)	Residential	0.00
(d)	Commercial (13a1-15a)	166.41
(e)	Proposed Built-up Area (as per Yr Line)	0.00
(f)	Residential	10733.71
(g)	Commercial	17779.03
(h)	Total (a+b+c)	36321.23
16	F.S.I. Consumed (15/13) (should not be more than serial no.14 above.)	1.000
17	Area for Inclusive Housing, if any	0.00
(a)	Required (20% of Sr.No.5)	0.00
(b)	Proposed	0.00

CERTIFICATE OF AREA

Certified that the Plot under reference was surveyed by me on the dimensions of sides etc. of the plot stated on Plan are as measured on site and the area is 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

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 of the work site.

Sign of the Owner

OWNER'S NAME:
S.S. VENTURES, VISION VENTURES,
S.S. GROUP THROUGH MR. RAJESHKUMAR N. SANKLA

PROJECT:
SURVEY NO: 56/316(P) & 56/4(P) HISSA NO: 4 (P)
PLOT NO: CTS NO:
DESCRIPTION: REGULAR TRACK, Tathawade, Taluka-Mulshi, Dist-Pune

ARCHITECT'S SIGN:
vishwas kulkarni
CA / 84 / 8465
Hrshikesh Kulkarni
CA / 2002 / 29235

ARCHITECT:
VK:a
architecture
5th Floor, Nandgaon Avenue, Sr. No. 103(p),
C.T. No. 285/2, B. Road, Near ICC Trade
Tower, Sahakarwadi, Pune-411016.
P: +91 20 6628 8888
E: mail@vkarch.com
W: www.vkarch.com

JOB NO. 1037
DRG. NO. 1271
SCALE 1:100
DRAWN BY Shafig
CHECKED BY Trupta

INWARD NO. INWD/TAT/0001112
DATE 05-09-2022
KEY NO. 4
SHEET NO. 01 / 22