FORM OF STATEMENT 2 [Sr. No. 11 (a)] Proposed Building Layout

Building no.	Floor No.	HEIGHT OF BUILDING WITHOUT PARKING	HEIGHT OF BUILDING WITH PARKING	Total Built-up Area of floor.	Tenements Nos.
WING - A	B2+B1+GR.P+3 FL.	9.00 M.	12.95 M.	1006.47	12
WING - B	B2+B1+GR.P+3 FL.	9.00 M.	12.95 M.	1472.16	21
WING - C	B2+B1+GR.P+3 FL.	9.00 M.	12.95 M.	1006.47	12
TOTAL				**3485.10**	**45**

OVER HEAD WATER REQUIREMENT

WING - A	8100.00	LTRS.
WING - B	14175.00	LTRS.
WING - C	8100.00	LTRS.
TOTAL OHWT CAPACITY	**30375.00**	**LTRS.**

UNDER GROUND WATER TANK CAPACITY

WING - A	12150.00	LTRS.
WING - B	21262.50	LTRS.
WING - C	12150.00	LTRS.
TOTAL UGT CAPACITY	**45562.50**	**LTRS.**

Form of Statement 2 (to be printed on plan)
[Sr. No. 9 (a)] Proposed Wing-A

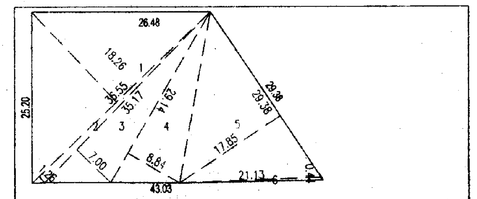
Building No.	Floor No.	Total Built-up Area of floor, as per outer construction line.	Tenement
	FIRST	335.49	4
	SECOND	335.49	4
	THIRD	335.49	4
TOTAL		1006.47	12

Form of Statement 2 (to be printed on plan)
[Sr. No. 9 (a)] Proposed Wing-C

Building No.	Floor No.	Total Built-up Area of floor, as per outer construction line.	Tenement
	FIRST	335.49	4
	SECOND	335.49	4
	THIRD	335.49	4
TOTAL		1006.47	12

Form of Statement 2 (to be printed on plan)
[Sr. No. 9 (a)] Proposed Wing-B

Building No.	Floor No.	Total Built-up Area of floor, as per outer construction line.	Tenement
	FIRST	490.72	7
	SECOND	490.72	7
	THIRD	490.72	7
TOTAL		1472.16	21

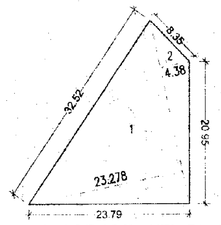


20% BUILT UP FOR OFFICES /COMMERCIAL PURPOSE AS PER / I TO R. CLAUSE 16:6:V AREA KEY PLAN

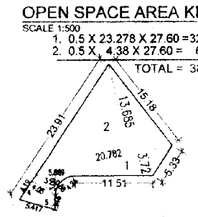
SCALE 1:500

AS PER PREVIOUS SANCTION UNDER CC NO. 0912/18 DATED :-03.07.2018

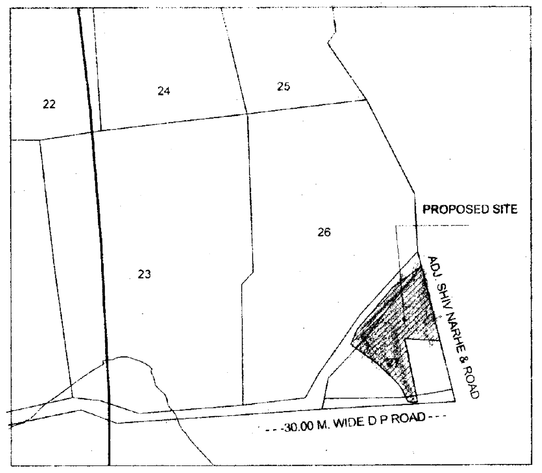
PLOT AREA CALCULATION
1. 0.5 X 36.55 X 18.26 = 333.70 SQ.M
2. 0.5 X 36.55 X 1.26 = 23.03 SQ.M
3. 0.5 X 35.17 X 7.00 = 123.10 SQ.M
4. 0.5 X 29.14 X 8.84 = 128.80 SQ.M
5. 0.5 X 29.38 X 17.85 = 262.22 SQ.M
6. 0.5 X 21.13 X 0.44 = 4.65 SQ.M
TOTAL = 875.50 SQ.M
TOTAL SAY = 875.00 SQ.M



OPEN SPACE AREA KEY PLAN
SCALE 1:500
1. 0.5 X 23.278 X 27.60 = 321.23 SQ.M
2. 0.5 X 4.38 X 27.60 = 60.44 SQ.M
TOTAL = 381.67 SQ.M



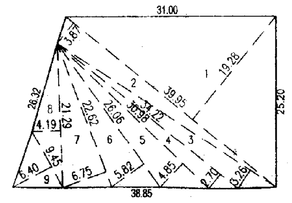
OPEN SPACE AREA KEY PLAN
SCALE 1:500
1. 0.5 X 20.78 X 3.72 = 38.65 SQ.M
2. 0.5 X 20.782 X 13.685 = 142.20 SQ.M
3. 0.5 X 5.869 X 3.00 = 8.80 SQ.M
4. 0.5 X 4.061 X 4.185 = 8.46 SQ.M
5. 0.5 X 5.417 X 1.946 = 5.27 SQ.M
TOTAL = 203.38 SQ.M
DEDUCTION
5. 0.67 X 0.88 X 4.24 = 2.50 SQ.M
TOTAL = 200.88 SQ.M
TOTAL OPEN SPACE (381.67 + 200.88) = 582.55 SQ.M
TOTAL OPEN SPACE Say = 582.47 SQ.M



LOCATION PLAN
SCALE- NTS.

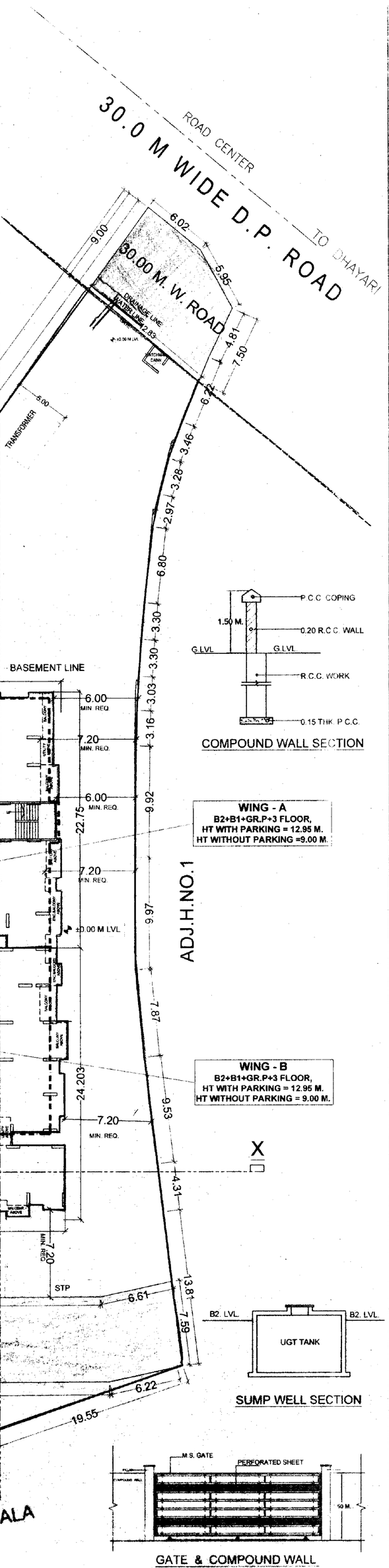
ROAD WIDENING AREA KEY PLAN
SCALE 1:500

ROAD WIDENING AREA CALCULATION
1. 0.5 X 12.83 X 2.26 = 14.50 SQ.M
2. 0.5 X 12.96 X 4.55 = 29.56 SQ.M
3. 0.5 X 12.96 X 4.79 = 31.11 SQ.M
4. 0.5 X 10.60 X 5.12 = 27.14 SQ.M
TOTAL = 102.31 SQ.M



AMENITY SPACE AREA KEY PLAN
SCALE 1:500

AMENITY SPACE 15 % AREA CALCULATION
1. 0.5 X 39.95 X 19.28 = 385.03 SQ.M
2. 0.5 X 39.95 X 3.87 = 77.30 SQ.M
3. 0.5 X 38.67 X 3.26 = 63.03 SQ.M
4. 0.5 X 34.22 X 2.70 = 46.20 SQ.M
5. 0.5 X 30.98 X 4.85 = 75.13 SQ.M
6. 0.5 X 26.06 X 5.82 = 75.83 SQ.M
7. 0.5 X 22.62 X 6.75 = 76.34 SQ.M
8. 0.5 X 21.29 X 4.19 = 44.60 SQ.M
9. 0.5 X 9.45 X 6.40 = 30.24 SQ.M
TOTAL = 873.70 SQ.M



LAYOUT PLAN
SCALE- 1:200

COMPOUND WALL SECTION

SUMP WELL SECTION

GATE & COMPOUND WALL

STAMP OF APPROVAL

01/09

1) PREVIOUS SANCTION UNDER CC No. 0912/18 DATED 03.07.2018

Revised D.t - 21/5/2021
APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT CERTIFICATE NO. CC/0320/21

Building Inspector (Jr.Engg./Sect. Engg.) Deputy Engineer
BUILDING PERMISSION DEPT.
ZONE-2, P.M.C.

PUNE MUNICIPAL CORPORATION BUILDING CONTROL DEPARTMENT APPROVED PUNE

AREA STATEMENT	SQ.M.
1 Area of plot (minimum area of a,b,c to be considered)	7400.00
(a) As per ownership document (7/12, CTS extract)	7400.00
(b) as per measurement sheet	7451.06
(c) as per site	7451.06
2 Deductions for (a) Proposed 30.00 m. D.P. Road widening Area/Service Road / Highway widening	102.31
(b) Any D.P. Reservation area (NALA GARDEN)	913.00
(c) Any D.P. Reservation area (NALA)	560.00
(Total a+b+c)	1575.31
3 Balance area of plot (1-2)	5824.69
4 Amenity Space (if applicable) (a)Required - Previous sanction under cc no 0912/18 dated :- 03.07.2018 (I to R)	873.70
(b) Adjustment of 2(b), if any -	0.00
(c) Balance Proposed -	873.70
*20% plot for offices /commercial purpose Previous sanction under cc no. 0912/18 dated - 03.07.2018 (I to R)	875.00
5 Net Plot Area (3-4 (c))	4075.99
6 Recreational Open space (if applicable) (a) Required -	0.00
(b) Proposed -	0.00
7 Internal Road area	0.00
8 Plotable area (if applicable)	0.00
9 Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5xbasic FSI)	4483.59
10 Addition of FSI on payment of premium (a)Maximum permissible premium FSI	0.00
(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)],ifany	0.00
(b)Additional 0.10 % FSI. Rehab area	0.00
(c) In-situ area against Amenity Space if handed over [2.00 or 1.85xSr.No.4(b)and/or(c)],	0.00
(d)TDR area 7400 x 1.40	0.00
(e) Total in-situ / TDR loading proposed (11 (a)+(b)+(c)+(d)	0.00
12 Additional FSI area under Chapter No. 7	0.00
13 Total entitlement of FSI in the proposal (a) [9 + 10(b)+11(d)] or 12 whichever is applicable.	4483.59
(b)Ancillary Area FSI upto 60% with payment of charges=(13a x 0.60 % = 2690.15)	0.00
(c) Total entitlement (a+b)	4483.59
14 Maximum utilization limit of F.S.I. (building potential) Permissible as per Road width as per Regulation No. 6.1or 6.2 or 6.3 or 6.4 as applicable) (5 x 2.00 x 0.60 %)	10305.96
15 Total Built-up Area in proposal.(excluding area at Sr.No.17 b)	
(a) Existing Built-up Area.	0.00
(b) previously sanctioned Built-up Area	0.00
(c) Proposed Built-up Area (as per 'P-line')	3485.10
(d) Total (a+b+c)	3485.10
16 F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	0.78
17 Area for Inclusive Housing, if any (a) Required (20% ofsr.No.5)	0.00
(b) Proposed	0.00

Project :-

PROPOSED BUILDING LAYOUT PLAN ON S.No.27/2/1,27/2/2,27/3/1+2A/1,27/3/1+2+2,27/4/1, At-Dhayari,Pune.

Sign, Address Of The Owner / P.O.A. Holder :-

THE MUNICIPAL DRAWBUILDING IS PREPARED FROM THE INSTRUCTION, INFORMATION, SPECIFICATION PAPERS AND LEGAL DOCUMENTS ETC. GIVEN BY ME AND THE AUTHENTICITY OF THE SAME IS MY RESPONSIBILITY. I THE OWNER / P.O.A. HOLDER HAVE READ & STUDIED THIS AND ALL THE DRAWBUILDINGS ALONG WITH DOCUMENTS FOR SUBMISSION AND THEY ARE AS PER MY INSTRUCTIONS & INFORMATIONS GIVEN TO THE ARCHITECT.

Ms. EPS Worldwide Pvt Ltd.

1) Mr.Atul Trimbak Limaye (Director) Alimaye

Ms. New Front EPS Ventures

1) Mr.Sunil Ganesh Jog. (Partner)
230,Rajendra Society,Sahkar Nagar Pune 30

ARCHITECT:
AVINASH NAWATHE
ARCHITECTS
ANA.7th Floor,Mantri Sterling, Behind Manikchand Galleria, Off SB Road CTS no.997 Shivajinagar, Pune -16
Tele : 020 25656542 / 3442

DATE	REVISION	SUBMITTED DATE	DEALT	DESIGN AR.
19.11.2019	R-2	12-02-2021	C. B. Bhavsar Kailashchandra/Rajesh	Ar.Anuja

DWG. NO	NORTH
Bp plan/R2	
JOB NO.	SCALE
3276	1 : 100

:SERVER/Current Data\Current Data>D\Deshpande Mukund\3276 S.No.27 Dhayari\Liason\BP Layout Plan