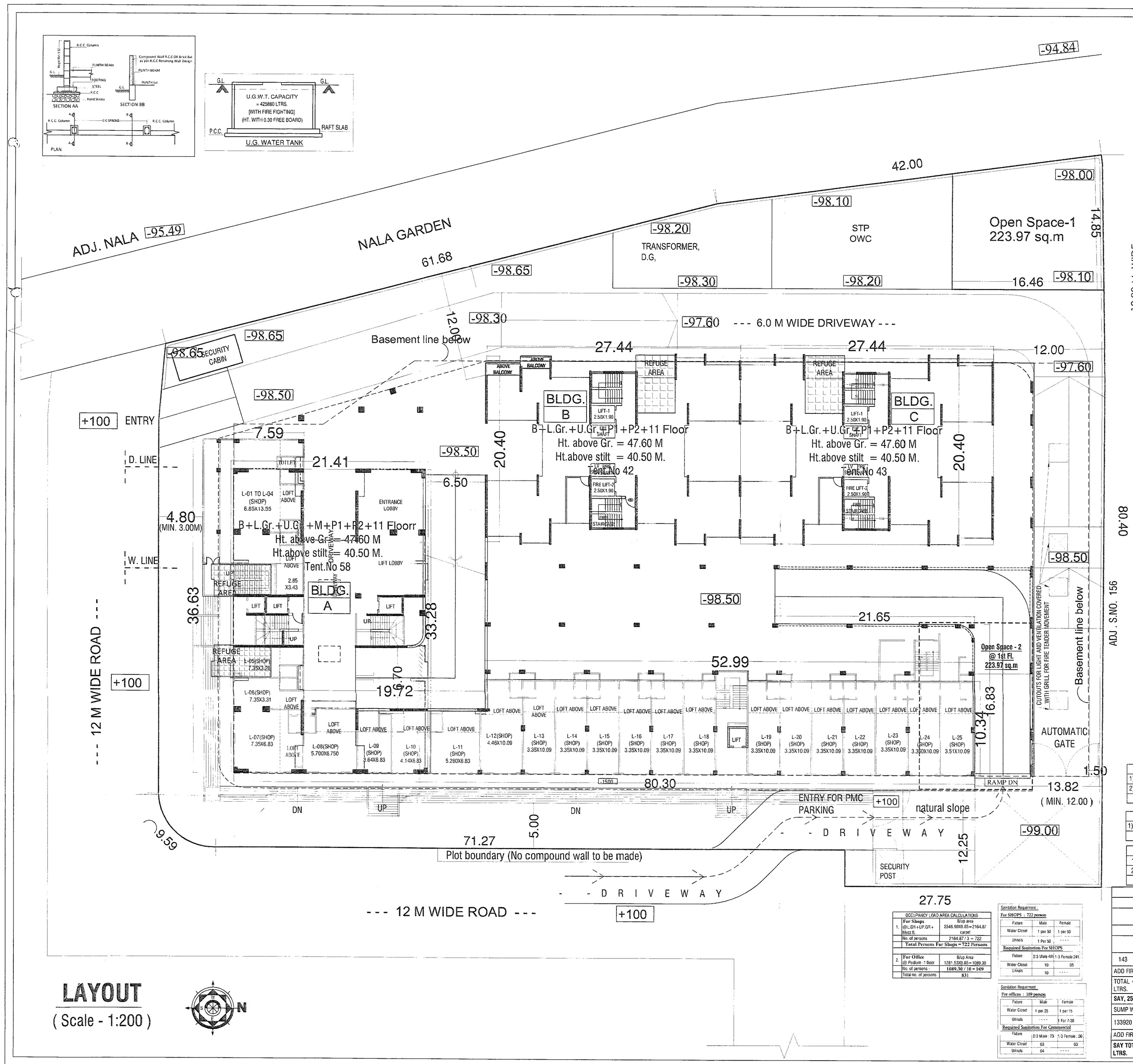

LAYOUT
(Scale - 1:200)

PLOT - A AREA CALCULATION BY TRIANGULATION METHOD

TOTAL PLOT - A + PARKING RESERVATION AREA CALCULATIONS								
A	93.12	X	35.33	X	0.50	=	1644.96	SQM
B	96.65	X	3.03	X	0.50	=	146.42	SQM
C	96.65	X	36.68	X	0.50	=	1772.56	SQM
D	67.22	X	16.43	X	0.50	=	552.21	SQM
E	55.31	X	0.60	X	1.50	=	49.78	SQM
F	AD ROAD P LINE AREA					=	68.21	SQM
G	84.91	X	26.40	X	0.50	=	1120.81	SQM
H	84.91	X	33.72	X	0.50	=	1431.38	SQM
I	76.12	X	6.97	X	0.50	=	265.26	SQM
J	AREA GENERATED BY COMPUTER					=	54.68	SQM
	TOTAL					=	4234.15	SQM
	DEDUCTION OF							
	CHAMFER B	X	1	=	63.46			SQM
	CHAMFER A	X	1.0	=	7.74			SQM
	TOTAL DEDUCTION			=	71.20			SQM
	NET GROSS AREA OF PLOT A (4234.15 - 71.20)			=	4162.95			SQM
					0.00			
	TOTAL PLOT AREA = 2975.08 + 68.21 + 2872.35			=	5915.64			SQM
	TOTAL PLOT AREA = 2975.08 +923.86+1406.24+ 2872.35			=	8177.53			SQM

NALA GARDEN AREA CALCULATIONS									
3	62.88	X	8.45	X	0.50	=	265.67	SQM	A 923.86
4	62.88	X	8.83	X	0.50	=	277.62	SQM	
5	10.42	X	4.05	X	0.50	=	21.10	SQM	
6	10.42	X	5.87	X	0.50	=	29.80	SQM	
7	38.38	X	8.47	X	0.50	=	162.54	SQM	
8	38.38	X	8.75	X	0.50	=	167.91	SQM	
	TOTAL						923.86	SQM	

ROAD RESERVATION AREA CALCULATIONS									
1	16.23	X	11.82	X	0.50	=	107.74	SQM	
2	18.23	X	9.36	X	0.50	=	85.32	SQM	
3	48.44	X	11.73	X	0.50	=	284.59	SQM	
4	48.44	X	11.63	X	0.50	=	281.48	SQM	
5	AREA GENERATED BY COMPUTER					=	602.15	SQM	
6	1.30	X	16.88	X	1.00	=	21.55	SQM	
7	CHAMFER A		X	3.0	=		23.22	SQM	
NET AREA						=	1406.24	SQM	

OPEN SPACE -01 AREA STATEMENT.								
1)	0.50	X	21.92	X	9.35	X	1	= 102.48
2)	0.50	X	21.92	X	11.085	X	1	= 121.49
	TOTAL							= 223.97

OPEN SPACE -02 AREA STATEMENT.							
1)	12.25	X	18.283	X	1	=	223.97
	TOTAL					=	223.97

TOTAL OPEN SPACE AREA			
1	OPEN SPACE -1	=	223.97
2	OPEN SPACE -2	=	223.97
	TOTAL	=	447.94

TOTAL WATER CALCULATION						
For Commercial						
WATER REQUIRED AS PER RULE NO. OF PERSON X 45						
	831	X	45	=	37395	
WATER REQUIRED AS PER RULE NO. OF PERSON X 135						
143	X	5	X	135	=	96525
ADD FIRE FITTING = 25000 X 3 = 75,000.00 LTRS.						
TOTAL = 37395+ 96525 + 75000 = 208920.00 LTRS.						
SAY, 257520.00 LTRS.						
SUMP WELL CAPACITY,						
133920	X	1.5			=	200880.00
ADD FIRE FITTING = 75000 X 3 = 2,25,000.00						
SAY TOTAL = 280898.00 + 2,25000.00 = 425880.00 LTRS.						

TOTAL PARKING AREA STATEMENT FOR			
PARKING REQUIRED BY RULE (SNRS)	NO. OF TENEMENT	CAR	SCOOTER
FOR EVERY 100 SQ.M. CARPET AREA & PART THERE OF	100.00	2	6
REQUIRED PARKING FOR CARPET 2164.87 (OFFICE)	2164.87	43	130
FOR EVERY 200 SQ.M. CARPET AREA & PART THERE OF	200.00	3	11
REQUIRED PARKING FOR CARPET 1089.30	1089.30	16	60
For every two tenements with each tenement having carpet area less than 30 Sq.m.	2	0	2
REQUIRED PARKING FOR 16 TENEMENTS	16	0	32
2 TENEMENTS HAVING CARPET AREA 40.70 80 SQ.M.	2	1	5
REQUIRED PARKING FOR 85 TENEMENTS	85	43	213
1 TENEMENTS HAVING CARPET AREA 80-150 SQ.M.	1	1	3
REQUIRED PARKING FOR 42 TENEMENTS	42	42	126
TOTAL	143	144	561
5% ADDITION PARKING		4	17
TOTAL		148	578
TOTAL REQ. PARKING		148 X 12.50	578 X 2.00
TOTAL AREA		1850.00	1156
TOTAL PARKING AREA			3006.00

MHADA AREA STATEMENT				SQ.M.
1	Net Plot Area		=	3043.29
2	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5 X basic F.S.I.) (2975.08 + 68.21 X 1.10)		=	3347.62
18	Area for inclusive Housing, if any		=	
	a) Required (20% of Sr. No. 2)		=	669.52
	b) Proposed		=	679.76

A	AREA STATEMENT AS PER NEW UDCPR - 2020		SQ.M.
1	Area of Plot		
	Minimum area of a,b,c,to be considered)Sanction layout	=	8177.53
	a) As per ownership document (7/12, CTS extract)	=	8177.53
	b) as per measurement sheet	=	8177.53
	c) as per site	=	8177.53
2	Deductions for	=	0.00
	a) Proposed D.P / D.P. Road widening Area	=	1406.24
	b) Nala Garden Reservation	=	923.86
	c) Any Reservation Area	=	0.00
	Total (a+b)	=	2330.10
3	Balance Area of Plot (1-2)	=	5847.43
4	Amenity Space (if applicable)		
	a) Required	=	0.00
	b) Adjustment of 2(b), if any -		
	c) Balance Proposed	=	
5	Net Plot Area (3-4(a))	=	5847.43
6	Recreational Open Space (If applicable)	=	
	a) Required	=	447.66
	b) Proposed	=	449.13
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. 5 X basic F.S.I.) (5847.43 X 1.10)	=	6432.17
10	Addition of F.S.I. on Payment of Premium (8177.53x0.50)	=	4088.77
0	Proposed Addition of F.S.I. on Payment of Premium		1759.32
11	In - Situ FSI / TDR loading	=	
0	(a) In-Situ are against D.P. road (2.0 x Sr. No. 2(a), If any	=	2812.48
	(b) Nala Garden Reservation (923.86 x 1)	=	0.00
	(b) In-Situ are against Amenity Space If handed over (2.0 or) .85 x Sr. No. 4(b) and / or (c)], (0.00 X 2)	=	0.00
	(c) TDR area (0.65) (8177.53 x 0.65)=5,315.39	=	0.00
	(d)Total in situ / TDR loading proposed (11 (a)+(b)+(c))	=	2812.48
12	Additional FSI area under Chapter No. 7	=	0.00
13	GRIHA Three Star/IGBC Platinum or equivalent rating 7% Incentive)	=	0.00
14	Total entitlement of FSI in the Proposal	=	
	(a) [9 + 10(b) + 11(d)] or 12 whichever is applicable	=	11003.97
	(b) Ancillary Resi.Area FSI upto 60% with payment of charges	=	5326.23
	(c) Ancillary Comm.Area FSI upto 80% with payment of charges		1701.52
	d)Total Ancillary FSI Resi. + Comm. (b + c)		7027.75
	(c) Total entitlement (a+b)	=	18031.72
15	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 1.6 or 1.8)	=	0
16	Total Built-up Area in proposal	=	18031.72
	a) Existing Built up Area	=	0.00
	b) Proposed Commercial Built up Area (as per ' Pline')	=	3828.43
	c) Proposed Residential Built up Area (as per ' Pline')		14203.29
	d) Total (a+b)	=	18031.72
17	F.S.I. Cosumed (15/13) (should not be more than serial No. 14 above)	=	

BUILDING WISE FSI STATEMENT								
S.NO.	BLDG.	FLOOR	BLDG. HEIGHT	COMM. B/UP AREA	RESI. B/UP AREA	INCLUSIVE HOUSING B/UP AREA	LIFT AREA	TEN. NO.
1.	BLDG. - A	B+L.Gr. +U.Gr. +M+ Podi 1+2+11 Fl.	47.60 M.	3828.43	5792.05	679.76	15.21	58
2.	BLDG. - B	B+L.Gr. +U.Gr. + Podi 1+2+ 11 Fl.	47.60 M.	0.00	4205.62	0.00	9.50	42
3.	BLDG. - C	B+L.Gr. +U.Gr. + Podi 1+2+ 11 Fl.	47.60 M.	0.00	4205.62	0.00	9.50	43
TOTAL				3828.43	14203.29	679.76	34.21	143
TOTAL B/UP AREA =				18031.72				

F.S.I. STATEMENT IN SQ.M. (BLDG. A)								
FLOOR	NET B/UP AREA		LIFT AREA	BUILDING HEIGHT	TENE. NO.	TENE. NO.	SHOPS NO./ OFFICE NO.
	Comm.	Resi. Inclusive Housing		from Gr. lvl.	80 to 150	UP to 30	
LOWER GR. FL.	1007.05	0.00	0.00	from Gr. Fl. 47.60 M	0	25	
UPPER GR. FL.	1006.32	0.00	0.00		0	25	
MEZZANINE FL.	533.53	0.00	0.00		0	0	
PODIUM -1	1281.53	0.00	0.00		0	4	
PODIUM - 2	0.00	0.00	679.76		0	16	
1st FL.	0.00	455.09	0.00	above Stilt Fl. 40.50 M	2		
2nd FL.	0.00	542.01	0.00		4		
3rd FL.	0.00	542.01	0.00		4		
4th FL.	0.00	542.01	0.00		4		
5th FL.	0.00	500.44	0.00		4		
6th FL.	0.00	542.01	0.00		4		
7th FL.	0.00	542.01	0.00		4		
8th FL.	0.00	542.01	0.00		4		
9th FL.	0.00	542.01	0.00		4		
10th FL.	0.00	500.44	0.00		4		
11th FL.	0.00	542.01	0.00		4		
TOTAL	3828.43	5792.05	679.76	15.21	42	16.00	54.00

F.S.I. STATEMENT IN SQ.M. (BLDG. C)					
FLOOR	NET B/UP AREA	LIFT AREA	BUILDING HEIGHT	TENE. NO.	
	Resi.		from Gr. lvl.	40 to 80	
LOWER GR. FL.	Parking	9.50	from Gr. Fl. 47.60 M	0	
UPPER GR. FL.	Parking			0	
PODIUM FL.-1	Parking			0	
PODIUM FL.-2	Parking			0	
1ST FL.	283.48			3	
2ND FL.	395.40			4	
3RD FL.	395.40			4	
4TH FL.	395.40			4	
5TH FL.	379.47			4	
6TH FL.	395.40			4	
7TH FL.	395.40		above Stilt Fl. 40.50 M	4	
8TH FL.	395.40			4	
9TH FL.	395.40			4	
10TH FL.	379.47			4	
11TH FL.	395.40			4	
TOTAL	4205.62	9.50		43	

F.S.I. STATEMENT IN SQ.M. (BLDG. B)					
FLOOR	NET B/UP AREA	LIFT AREA	BUILDING HEIGHT	TENE. NO.	
	Resi.		from Gr. lvl.	40 to 80	
LOWER GR. FL.	Parking	9.50	from Gr. Fl. 47.60 M	0	
UPPER GR. FL.	Parking			0	
PODIUM FL.-1	Parking			0	
PODIUM FL.-2	Parking			0	
1ST FL.	283.48			2	
2ND FL.	395.40			4	
3RD FL.	395.40			4	
4TH FL.	395.40			4	
5TH FL.	379.47			4	
6TH FL.	395.40			4	
7TH FL.	395.40		above Stilt Fl. 40.50 M	4	
8TH FL.	395.40			4	
9TH FL.	395.40			4	
10TH FL.	379.47			4	
11TH FL.	395.40			4	
TOTAL	4205.62	9.50		42	

PROPOSED PARKING		
FLOOR	CAR	SCOOTER
BASEMENT 1	0	109
LOWER GR.	31	181
UPPER GR.	117	49
PODIUM1	68	39
PODIUM 2	60	151
	276	529.00

ANCILLARY AREA CALCULATION					
		P LINE AREA	BASIC AREA	Permi. Ancillary Area (60%)	Permi. Ancillary Area (80%)
01	B/UP AREA (COMM)	3828.43	2126.91	-	1701.52
02	B/UP AREA (RESI)	14203.29	8877.06	5326.23	-
Total Permi. Ancillary Area		18031.72	11003.96	5326.23	1701.52
Total Permi. Ancillary Area (Resi + Comm)				7027.76	

DCC (PRIVACY / DAY) AREA CALCULATIONS		
1	For Shops (dr. 01 + Lift Gf + Mezz)	B/up area 2546.98X0.85=2164.87 carpet
	No. of persons	2164.87 / 3 = 722
	Total Persons For Shops = 722 Persons	
2	For Office (@ Podium -1 floor	B/up Area 1281.53X0.85=1089.30
	No. of persons =	1089.30 / 10 = 109
	Total no. of persons	831

Sanitation Requirement For SHOPS - 722 persons		
Fixture	Male	Female
Water Closet	1 per 30	1 per 50
Urinals	1 Per 50	- - - -
Required Sanitation For SHOPS		
Fixture	2/3 Male 481	1/3 Female 241
Water Closet	16	05
Urinals	10	- - - -

Sanitation Requirement For offices - 109 persons		
Fixture	Male	Female
Water Closet	1 per 25	1 per 15
Urinals	- - - -	1 Per 7-00
Required Sanitation For Commercial		
Fixture	2/3 Male 73	1/3 Female 36
Water Closet	03	03
Urinals	04	- - - -

LEGEND	
1. EXISTG BUILDING SHOWN	THICK BLACK
2. PROPOSED WORK SHOWN	THICK RED
3. OPEN SPACE SHOWN	THICK GREEN
4. ARRIVETS SHOWN	THICK PINK
5. DRAINAGE LINE SHOWN	RED DOTTED
6. BUILDING LINE SHOWN	BLACK DOTTED
7. CONSULT SHOWN	HATCHED YELLOW

STAMP OF APPROVAL 01 / 16

BP LAYOUT PLAN

APPROVED UNDER CONDITION
APPROVED UNDER COMMENCEMENT CERTIFICATE NO. 2019/127 / 6123/22

Building Inspector (B.P./D.P. Zone-1) P.M.C. | Deputy Engineer P.M.C.

PUNE MUNICIPAL CORPORATION BUILDING CONTROL DEPARTMENT APPROVED

PROJECT :-
PROPOSED COMM. + RESI. BUILDING ON S.NO. 156/1/2 & 1A/2A (C.T.S. NO 1659 PART)
AT - HADAPSAR , PUNE

CERTIFICATE OF ARCHITECT

Certified that the plot under reference was surveyed by me on _____ and the dimensions of sides etc. of plot stated on plan are as measured on site and the area as worked out tallies with the area stated in document of Ownership / T.P. Schems Records/ Land Records Department/City Survey records.

SIGN OF ARCHITECT

OWNER SIGN.

OLD PRIM ASSOCIATES , NEW P.R ASSOCIATES
THRO PARTNER
MR. HIREN J. PARMAR
MR. SANJAY RASKAR

ARCHITECTS

SANDEEP HARDIKAR & ASSOCIATES
ARCHITECTS - INTERIOR DESIGNER

ARCHITECTS SIGN.

502, SADHANA APPT, SHIVAJINAGAR,
PUNE-05. TEL - 9371236397/ 9371236398
Email- syhardikar@gmail.com.
AR. SANDEEP HARDIKAR
(CA /90/12777)

DATE	SCALE	DRN BY	REV. DATE	REV. NO.
21.10.2022	1 : 200	NITIN		