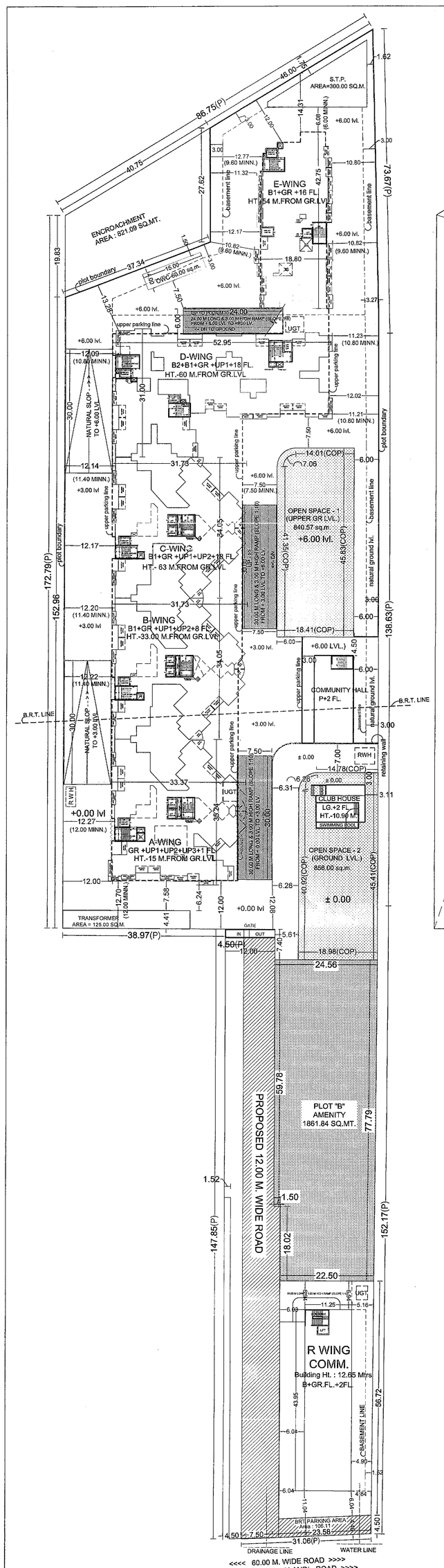
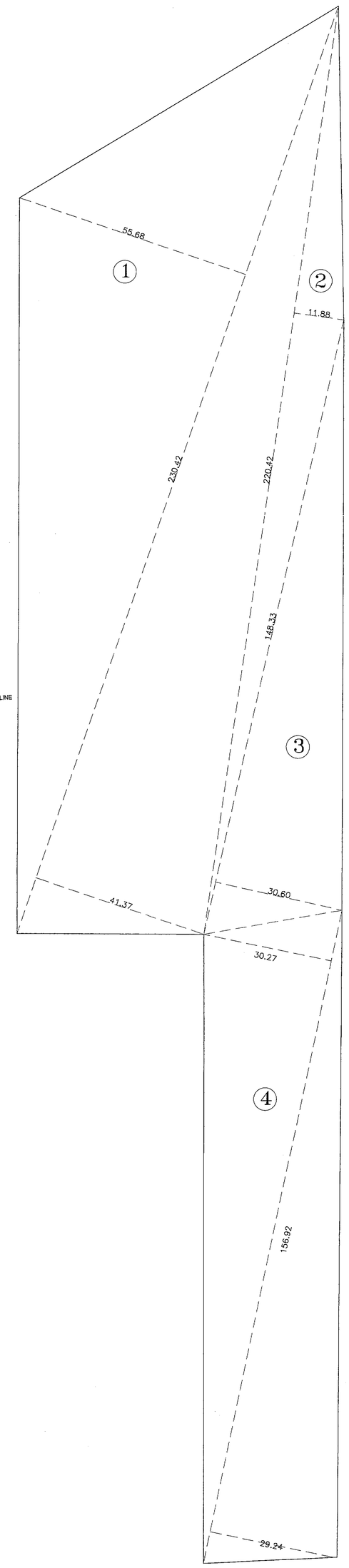


LAYOUT (SCALE:1:500)



PLOT AREA CALCULATIONS
(SCALE:1:500)

FORM OF STATEMENT - 2 (Sr. No 9 (a)) PROPOSED BUILDING						
BUILDING NO.	FLOOR NO.	TOTAL COMM. BUILT-UP AREA	TOTAL RESI. BUILT-UP AREA	TENEMENT RESIDENTIAL	BUILDING FLOOR HEIGHT (IN M.)	BUILDING HEIGHT FROM GL. (IN M.)
A (WING)	GR.+UP1+UP2+UP3+1 FL	0.00	803.16	8	3.00	15.00
B (WING)	B+GR.+UP1+UP2+8FL	0.00	3924.08	55	30.00	36.00
C (WING)	B+GR.+UP1+UP2+18 FL	0.00	8564.85	123	57.00	63.00
D (WING)	B2+B1+GR.+UP1+18 FL	0.00	18183.30	213	54.00	60.00
E (WING)	B+GR.+UP1+16 FL	0.00	9760.46	142	48.00	54.00
R(WING COMM.)	B+GR.+2FL.	1308.54	0.00		11.75	12.65
COMMUNITY HALL	LP+2FL		401.62		9.00	6.00
CLUB HOUSE	LG.+2 FL.		64.44		10.90 M.	6.40
TOTAL		1308.54	41701.91	541	-	-
TOTAL (COMM. & RESI.)		43010.45				

FORM OF RULE - [4.8.1] (20% FSI PROPOSED FOR 50.00 SQ.M.B/UP AREA TENEMENTS		
TOTAL AREA PROPOSED	REQUIRED AREA (20%)	TENEMENTS REQUIRED
BASIC FSI (17655.19 SQ.M.)	3,531.00	71 NOS.
PROPOSED AREA	PROP.TENT. UP TO 50 SQ.M.	PROPOSED TENAMENTS.
A WING	0	178
B WING	0	
C WING	0	
D WING	34	
E WING	144	
TOTAL	178	

WATER REQUIREMENT			
TANK		REQUIRED CAPACITY (LIT)	PROPOSED CAPACITY (LIT)
OHWT	Resi+Comm	290000	
	FIRE REQUIREMENT	85000	
	TOTAL	375000	4'00'000
UGWT	Resi+Comm	435000	
	FIRE REQUIREMENT	375000.00	
	TOTAL	1381425.00	14,00,000.00

REFUGE AREA CONSIDER FOR EACH FLOOR

REFUGE AREA STATEMENT		
BUILDING NAME	REQ.	PROP.
COMMERCIAL	0.00	0.00
BUILDING-A	0.00	0.00
BUILDING-B	33.50	35.50
BUILDING-C	35.50	36.50
BUILDING-D	59.00	60.00
BUILDING-E	44.50	48.00

PARKING CALCULATION (AS PER UDCPR)								
TYPE	CARPET AREA / FSI (M2)	TNMTS.(NOS) UNIT	PROP.	CAR (NOS) BY RULE	REQD.	SCOOTER (NOS.) BY RULE	REQD.
RESIDENTIAL	0 - 80	2	541	1	271	4	1082
RESIDENTIAL	0 - 150	1	0	1	0	3	0
RESIDENTIAL	> 150	0	0	0	0	0	0
COMM. (SHOWROOM)	1308.54	100	13	2	26	6	78
					297		1,160
VISITOR (5%)					15		58
TOTAL REQD.(NOS.)					312		1,218
TOTAL REQD. AREA					3,900.00		3,654.00
TOTAL PROP. AREA					7,554.00		

PROPOSED PARKING STATEMENT :- RESIDENTIAL		
FLOORS	CAR	SCOOTER
PARKING @ 0.00 lvl.	75	295
PARKING @ +3.00 lvl.	92	336
PARKING @ +6.00 lvl.	93	255
PARKING @ +9.00 lvl.	60	354
TOTAL	320(96 ev +224)	1240

PROPOSED PARKING STATEMENT :- COMMERTIAL		
FLOORS	CAR	SCOOTER
BASEMENT PARKING	26	30
GROUND LVL.	-	52
TOTAL	26	82

A NON BRT PLOT AREA CALCULATIONS BY △ METHOD

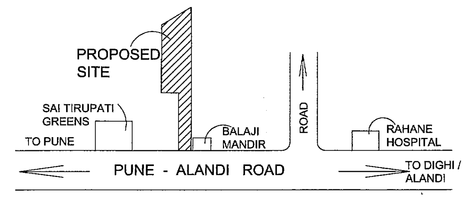
1) 0.5 X (49.53) X 183.45 = 4543.14 SQ.M.
2) 0.5 X (31.04) X 80.58 = 1250.60 SQ.M.
3) 0.5 X (32.50 + 72.68) X 96.60 = 5080.04 SQ.M.

TOTAL. = 10873.78 SQ.M.
DEDUCTION FOR ENCROACHMENT AREA – 821.09 SQ.M.
Basic FSI Consider = 10052.69 SQ.M.

PLOT AREA CALCULATIONS BY △ METHOD

1) 0.5 X (55.68 + 41.37) X 230.42 = 11181.13 SQ.M.
2) 0.5 X (11.93) X 220.46 = 1315.04 SQ.M.
3) 0.5 X (148.41) X 30.64 = 2273.64 SQ.M.
4) 0.5 X (30.27 + 29.24) X 156.92 = 4669.15 SQ.M.

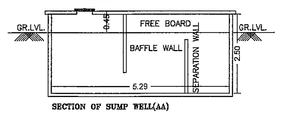
TOTAL. = 19438.96 SQ.M.



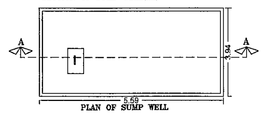
LOCATION PLAN (N.T.S.)

OCCUPATION CALCULATION				
BUILDING NO.		TOTAL CARPET	OCCUPANT LOAD PER SQ.M.	NO OF PERSONS
GROUND	SHOPS	488.68	3	163 pers.
FIRST FLOOR		331.18	3	110 pers.
SECOND FLOOR	OFFICES	488.68	6	82 pers.
TOTAL		1055.45		355 pers.

SANITATION REQUIREMENTS						
	FIXTURES	PERSONS	SHOP OWNERS		PUBLIC TOILET	
		NOS.	MALE	FEMALE	MALE	FEMALE
GROUND FLOOR SHOPS	WATER CLOSETS					
	REQUIRED	163 pers.	1 / 8 pers.		1 / 50 pers.	1 / 50 pers.
	PROPOSED		21 NOS.		4 NOS.	4 NOS.
	URINALS					
	REQUIRED	163 pers.			1 / 50 pers.	
	PROPOSED				4 NOS.	
1ST FLOOR SHOPS	WATER CLOSETS					
	REQUIRED	110 pers.	1 / 8 pers.		1 / 50 pers.	1 / 50 pers.
	PROPOSED		14 NOS.		3 NOS.	3 NOS.
	URINALS					
	REQUIRED	110 pers.			1 / 50 pers.	
	PROPOSED				3 NOS.	
	FIXTURES	PERSONS	PUBLIC TOILET		STAFF TOILET	
		NOS.	MALE	FEMALE	MALE	FEMALE
2 ND FLOOR OFFICES	WATER CLOSETS					
	REQUIRED	82 pers.	1 / 25 pers.	1 / 15 pers.	1 / 25 pers.	1 / 15 pers.
	PROPOSED		4 NOS.	6 NOS.	4 NOS.	6 NOS.
	URINALS					
	REQUIRED	82 pers.	4 UP TO 100 pers.		4 UP TO 100pers.	
	PROPOSED		21 NOS.		21 NOS.	

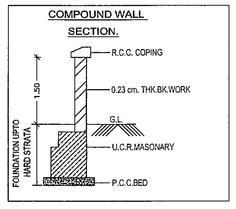


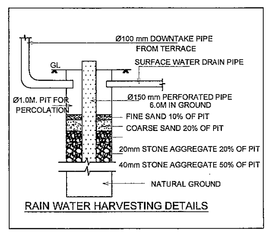
SECTION OF SUMP WELL(AA)



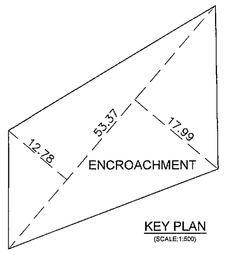
PLAN OF SUMP WELL

COMPOUND WALL SECTION.





RAIN WATER HARVESTING DETAILS



KEY PLAN
(SCALE:1:500)

ENCROACHMENT AREA CALCULATIONS BY △ METHOD

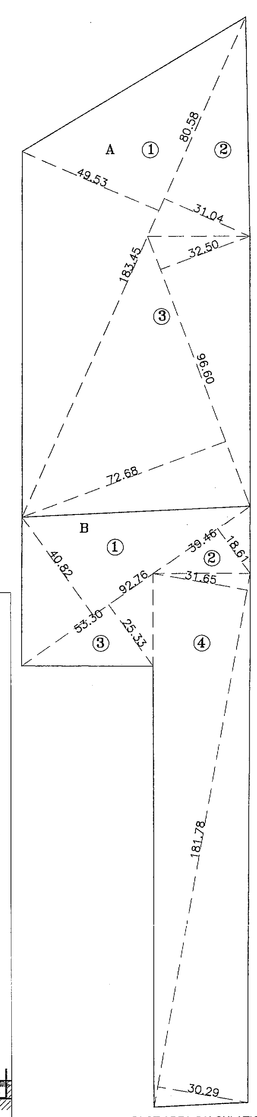
1) 0.5 X (12.78 + 17.99) X 53.37 = 821.09 SQ.M.

TOTAL ENCROACHMENT AREA. = 821.09 SQ.M.

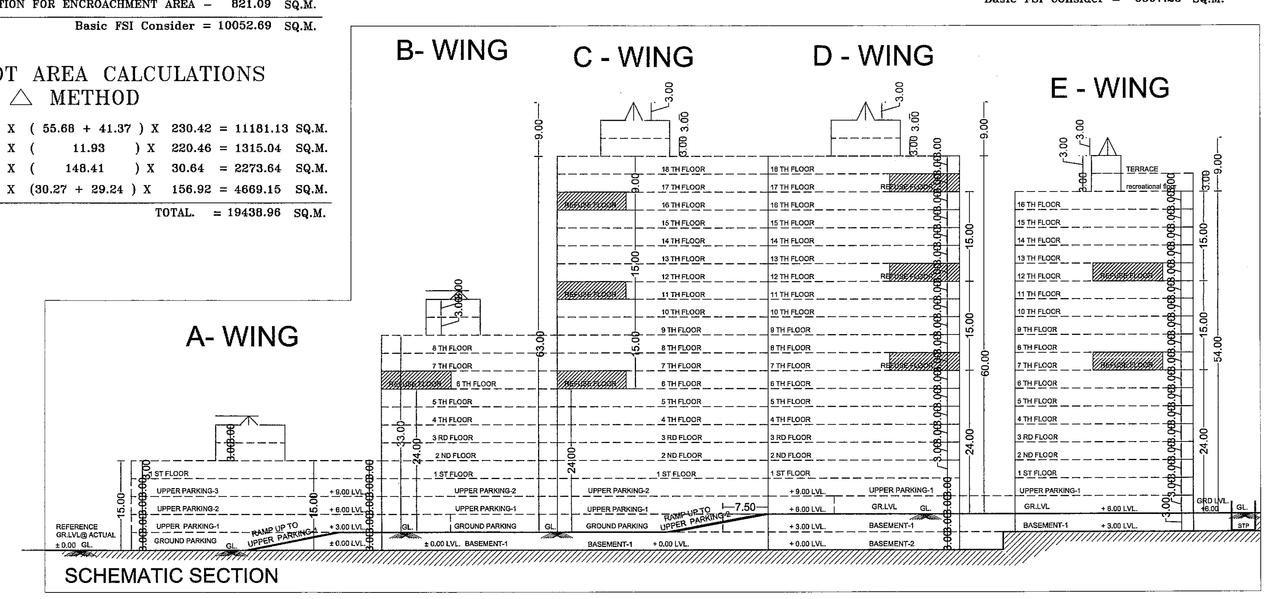
A BRT PLOT AREA CALCULATIONS BY △ METHOD

1) 0.5 X (40.82) X 92.76 = 1893.23 SQ.M.
2) 0.5 X (18.61) X 39.46 = 367.18 SQ.M.
3) 0.5 X (25.33) X 53.30 = 675.04 SQ.M.
4) 0.5 X (31.65 + 30.29) X 181.78 = 5629.73 SQ.M.

TOTAL. = 8565.18 SQ.M.
DEDUCTION FOR AMENITY SPACE AREA – 1861.84 SQ.M.
DEDUCTION FOR BRT PARKING AREA – 106.11 SQ.M.
Basic FSI Consider = 6597.23 SQ.M.



PLOT AREA CALCULATIONS
(SCALE:1:1000)



LAYOUT

STAMP OF APPROVAL

Sanctioned No. B.P/Wadhumukhwadi/53/2023
Subject to conditions mentioned in the
Office Order No.
aven dated 03/08/2023
Pimpri
Date :03/08/2023

O. C. Signed by
City Engineer

for City Engineer
Building Permission Dept.
PCMC., Pimpri, Pune-18.

As per Sanction			
A)	AREA STATEMENTS		SQ.M.
1	AREA OF PLOT (Minimum area of a,b,c to be considered)		
	(a)	As per ownership documents (7/12, CTS extract)	19700.00
	(b)	As per Demarcation	19438.96
	(c)	As per site	19438.96
2	DEDUCTION FOR:		
	(a)	Proposed D.P./D.P. Road widening Area/ Service Road/ Highway winding	0.00
	(b)	Any D.P. Reservation Area (NON CONFIRMING RESERVATION & BRT AREA)	106.11
	(c)	Reservation Area of ENCROACHMENT	821.09
	Total (a + b + c)		927.20
3	GROSS AREA OF THE PLOT (01 - 02)		18511.76
4	AMENITY SPACE (If Applicable)		0.00
	(a)	Required Amenity 10%	1861.79
	(b)	Adjustment of 2(b), if any	0.00
	(c)	Proposed Amenity	1861.84
5	NET PLOT AREA (3-4(c))		16649.92
6	RECREATION OPEN SPACE (If Applicable)		0.00
	(a)	Required	1675.60
	(b)	Proposed	1698.57
7	Internal Road Area		0.00
8	Plotable Area (if Applicable)		14951.35
9	Built up area with reference to Basic F.S.I. as per front road [Sr.No.05x1.10 FSI] (Non BRT Plot =(10052.69x1.1)+BRT Plot -6597.23)		17655.19
10	Addition of FSI on payment of premium		
	(a)	Maximum permissible premium FSI -based on road width / TOD zone.(Sr.05x50%)	8324.96
	(b)	Proposed FSI on payment of premium	2809.68
11	In-situ FSI / TDR loading		
	(a)	In-situ area against D.P. road [2.0 x Sr.No. 2(a)] if any	0.00
	(b)	In-situ area against Amenity Space if handed over [2.00 or 1.85 x Sr.No. 4(b) and / or (c)]	3816.77
	(c)	TDR area permissible (Sr.no.5) x 1.40%)	23309.89
	(d)	TDR area	4050.76
	(e)	Total in-situ / TDR loading proposed (11(a)+(b)+(d))	7867.53
12	Additional FSI area under Chapter No.7		0.00
13	Total entitlement of FSI in the proposal		28332.40
	(a)	[9 + 10(b)+11(d)] or 12 whichever is applicable	28332.40
		a1) Deduction : Built-up area/utilized Area/FSI to be retained as per old DC Rule	0.00
		a2) Balance entitlement for Ancillary Area (a-a1)	28332.40
	(b)	Permissible Ancillary Area FSI upto 60% or 80% with payment of charges.(on a2) whichever applicable)	16999.44
	(c)	Proposed Ancillary area FSI	16999.44
	(d)	Total entitlement (a+c)	45331.84
14	Maximum utilization limit of FSI (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]		84970.90
15	Total Built up area in proposal (excluding area at Sr.No. 17b)		
	(a)	Existing Built up area Previously Sanctioned	
		i) Completed	0.00
		ii) Residential	0.00
		iii) Commercial	0.00
	(b)	Proposed Built up area (As per "P-line")	
		i) Residential	41701.91
		ii) Commercial	1308.54
	(c)	Total Built up area(a+b)	43010.45
16	FSI Consumed (15(c)/13(d)) (should not be more than Sr. no. 14 above)		0.949
17	Area for inclusive Housing, if any		
	(a)	Required [20% of Sr.no.9]	0.00
	(b)	Proposed	0.00
18	SPECIFICATIONS		
	LEGEND		
	a	PLOT BOUNDARY SHOWN BLACK	
	b	PROPOSED WORK SHOWN RED	
	c	DRAINAGE LINE SHOWN RED DOTTED	
	d	WATER LINE SHOWN BLACK DOTTED	
	e	EXISTING TO BE RETAINED HATCHED	
	f	DEMOLISHION SHOWN HATCHED YELLOW	

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON _____AND THE DIMENSION OF SIDES, ETC. OF PLOT STATED ON PLAN AREA AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / T.P.SCHEME RECORD/ LAND RECORD DEPT. / CITY SURVEYED RECORDS. — SIGN OF ARCHITECT

OWNER'S DECLARATION

I / WE UNDERSINGNED HEREBY CONFIRM THAT I / WE WOULD ABIDE BY PLANS APPROVED AUTHORITY / COLLECTOR. I / WE WOULD EXECUTE THE STRUCTURE AS PER APPROOVED PLANS ALSO I / WE WOULD EXECUTE THE WORK UDER SUPERVISION OF PROPER TECHNICAL PERSON SO AS TO ENSURE THE QUIALITY AND SAFETY AT THE WORK SITE. — SIGN OF OWNER'S

OWNER'S NAME: M/S AKSHAY SKY SCRAPERS LLP — OWNER'S SIGN:

PROJECT:
SURVEY NO : 131/1/2 (P), 131/1/1A/1/3 HISSA NO :
PLOT NO : CTS NO :
DESCRIPTION : REGULAR TRACK, VILLAGE - WADMUKHWADI , PUNE.

ARCHITECT: Kirti Lunkad — ARCH.SIGN:

JOB NO.	DRG.NO.	SCALE	DRAWN BY	CHECKED BY
		1:100	ajit p	
INWARD NO.			DATE	25 MARCH 2023
KEY NO.			SHEET NO.	1/16