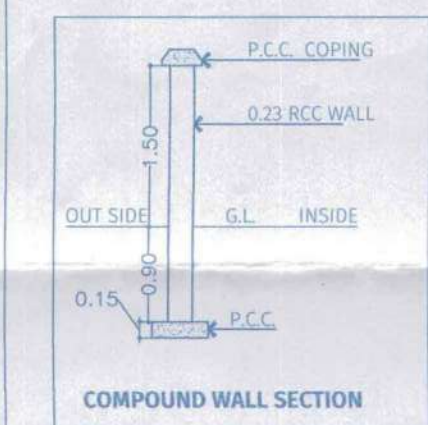


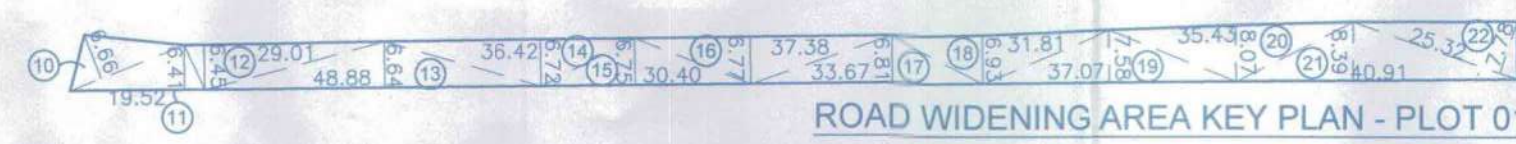


ROAD WIDENING AREA CALCULATION - PLOT NO 1					
10	0.50	X	17.79	X	8.66 = 59.29
11	0.50	X	19.52	X	6.41 = 62.56
12	0.50	X	29.01	X	6.45 = 93.56
13	0.50	X	48.88	X	6.64 = 165.28
14	0.50	X	36.42	X	6.72 = 123.37
15	0.50	X	30.40	X	6.75 = 102.60
16	0.50	X	37.38	X	6.77 = 126.53
17	0.50	X	33.67	X	6.81 = 114.65
18	0.50	X	31.81	X	6.93 = 110.22
19	0.50	X	37.07	X	7.58 = 140.50
20	0.50	X	35.43	X	8.07 = 142.96
21	0.50	X	40.91	X	8.39 = 171.62
22	0.50	X	25.32	X	7.78 = 98.49
TOTAL					= 1507.54

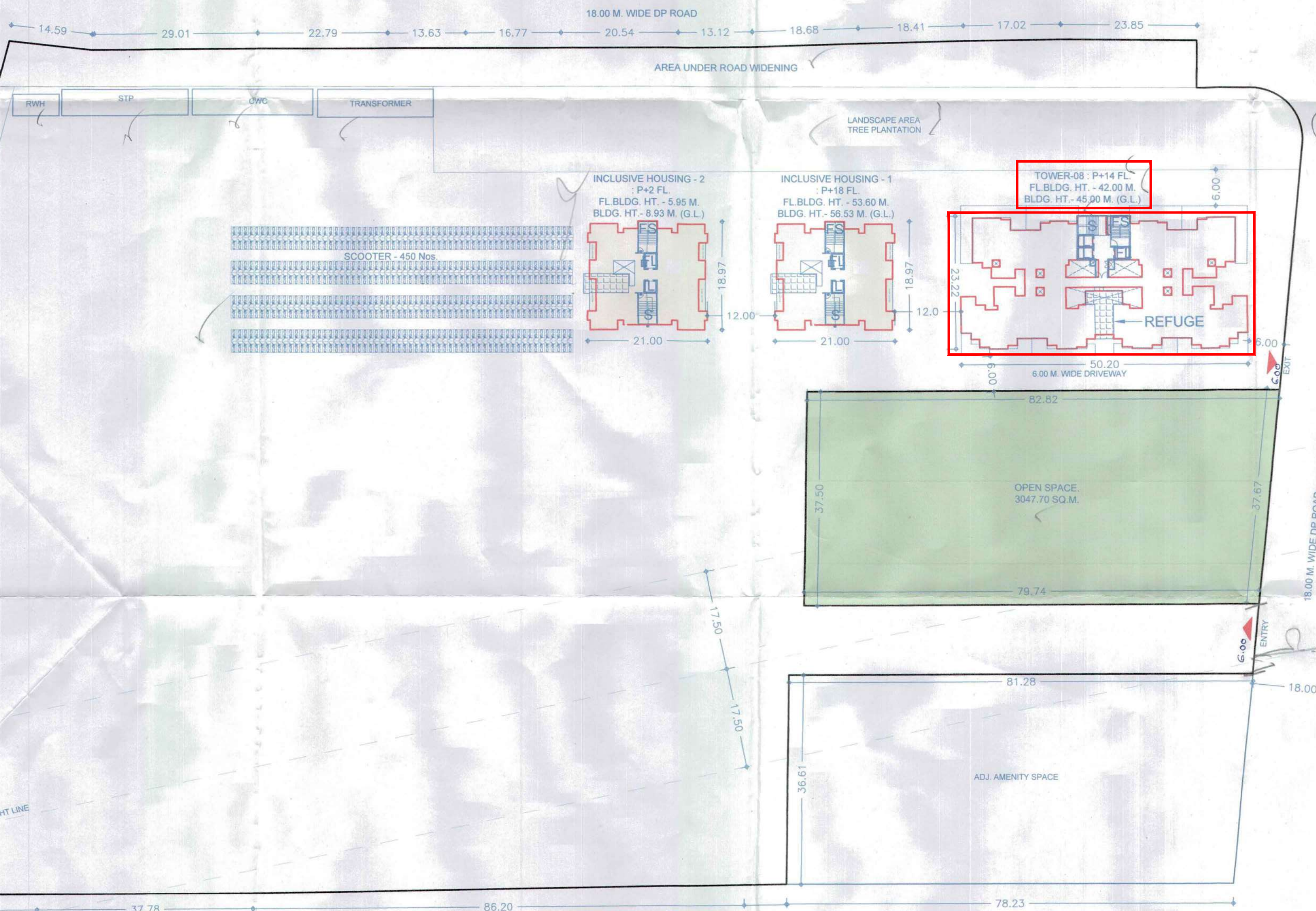
LOCATION PLAN
(Scale - NTS)

INCLUSIVE HOUSING 1	Parking Floor	96.05	1.00	96.05
	Typical - 1st to 7th, 9th to 12th, 14th to 17th Floor	337.05	15	5055.75
	Typical - 8th, 13th, 18th Floor	304.41	3.00	913.23
	Total Area		=	6065.03
INCLUSIVE HOUSING 2	Parking Floor	64.43	1.00	64.43
	Typical - 1st to 2nd floor	337.05	2.00	674.10
	Total Area		=	738.53
GRAND TOTAL			=	18878.73

TOTAL PARKING AREA STATEMENT			
TYPE OF FLAT	NO OF FLAT	REQUIRED PARKING	
VISITOR		CAR	SCOOTER
For every tenement having carpet area equal to or above 80 sq.m. but less than 150 sq.m. (1-3)	52	52.00	156.00
For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m. (1-5)	60	30.00	150.00
FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 40 SQ.M. BUT MORE THAN 30 SQ.M	117	58.50	117.00
TOTAL	112	140.50	423.00
5% VISITOR PARKING		7.03	21.150
TOTAL PARKING		148	444.150
PARKING AREA		1844.06	888.30
CHARGING POINT = 20%		30.00	



ROAD WIDENING AREA KEY PLAN - PLOT 01
(SCALE - 1:1000)



MASTER LAYOUT PLAN : PLOT - 1
(SCALE - 1:500)

अ.अ.५.२:- मारर धोवणचिपक अन्वयणी मोदीम १८ मी. मी.मी. रज्जु मुवणचिपक जावेवर सत्तायेवयली कुठय्याली ब्रकायेर जावेवर बांधकाम करपा थोवता नाहीं.

अ.अ.५.३:- मारर धोवणसत्ताम परसलित मुवणचिपक विक्तास जोग्या कडेवयली तिलेवा परसलित नाहीं. ब्रकायेर विक्ताकारक अडवणकर रद्दीत.

अ.अ.५.४:- विक्ताकारणी दिक्तापी अडवणचिपक उपयोजनाचो माररर कडेवयली तिलेवा दिक्तायेवयल ब्रकायेर विक्ताकारक अडवणकर रद्दीत.

अ.अ.५.५:- माररर धोवणचिपक अन्वयणी थोवत ब्रकायेर, रज्जयेक जोग्या ०.५० मी. अडवण मी.मी. हो. शरामय ब्रकायेर विक्ताकारक अडवणकर रद्दीत.

अ.अ.५.६:- मुनशाली बांधकामायेर (जो Construction Area) FS नो FS होवत २.०० मी. मी. पेरा सत्ताम होत अडवणचिपक विक्ताकारणा ना दरेवत सत्ताम माररर कडेवयलिय बांधकामय मुवणचिपक मुवणचिपक नाहीं.

अ.अ.५.७:- H.T.Linc नो माररर धोवणचिपक अन्वयणी बांधकाम करपा थोवता नाहीं.

WATER AREA CALCULATION			
FOR RESIDENTIAL:			
AMOUNT OF WATER REQUIRED PER PERSON	=	135.00	lts/day
WATER REQUIRED PER FLAT(5 PERSONS/FLAT)	=	675.00	lts/day
NO OF FLATS IN BLDG.	=	229	NOS
REQUIRED CAPACITY OF OVERHEAD WATER TANK	=	154575.00	lts/day
WATER REQUIRED FOR FIRE FIGHTING	=	20000	lts/day
TOTAL OVERHEAD WATER TANK REQUIRED	=	174575.00	lts/day
REQUIRED CAPACITY TO UNDER GROUND WATER TANK WATER REQ X 1.50	=	231862.50	lts/day
WATER REQUIRED FOR FIRE FIGHTING	=	20000	lts/day
TOTAL UNDER GROUND WATER REQUIRED	=	431862.50	lts/day

DATE & STAMP OF APPROVAL	01 07
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Master Layout

Sanctioned No. **B.P. Pimpri**
 Subject to conditions **mentioned in the**
 Office Order No.
 even dated **25/10/2024**
Pimpri
 Date **25/10/2024**
[Signature]
Executive Engineer
 Building Permission and Unauthorised Bidding
 Construction Control Department
 Pimpri Chinchwad Municipal Corporation
44/1018

[Circular Stamp: Pimpri Chinchwad Municipal Corporation, ESTD. 11/10/82, Pimpri - 411018]
[Signature]
City Engineer
 Building Permission Dept.
PCHMC, Pimpri, Pune-18

A AREA STATEMENTS		SQ.M
01	Area of Plot (Minimum area of a, b, c to be considered)	31961.11
	(a) As per ownership document (7/12, CTS extract)	31961.11
	(b) As per measurement sheet	31961.11
	(c) As per sub division	31961.11
02	Deductions for:	-
	(a) Proposed D.P / D.P. Road widening Area	1507.61
	(b) any D.P. Reservation	0.00
	Total (a + b)	1507.61
03	Balance Area of the plot (01-02)	30453.50
04	Amenity space	
	(a) Required- as per Sanction Subdivision	0.00
	(b) Adjustment of 2(b), if any-	0.00
	(c) Balance Proposed - as per Sanction Subdivision	0.00
05	Net Plot Area	30453.50
06	Recreational Open Space (if applicable)	
	(a) Required	3045.35
	(b) Proposed	3047.70
07	Internal Road area	0.00
08	Plottable area (if applicable)	30453.50
09	Built up area with reference to Basic F.S.I. as per front road width (Sr.No.5 x basic F.S.I.) (30453.50 x 1.10)	33496.85
10	Addition of FSI on Payment of Premium	
	(a) Maximum permissible premium FSI - based on road width / TOD Zone	0.00
	(b) Proposed FSI on Payment of Premium (Sr.No.1 x 0.50)	0.00
11	In-situ FSI/TDR loading	
	(a) In-situ area against D.P. Road [2.00x sr. no. 2 (a)], if any (2 x 1507.61)	0.00
	(b) In-situ area against Amenity Space [2.00 or 1.85 x Sr.No.4(b) and/or (c)]	0.00
	(c) TDR area (Sr.No.1 x 0.90) (34983.75x0.90=31985.37-30125.22=28380.15)	0.00
	(d) Total in-situ / TDR loading proposed [11 (a)+(b)+(c)]	0.00
12	Additional FSI area under Chapter No. 7	-
13	Total entitlement of FSI in the proposal	-
	(a) [9+10(b)+11(d)] or 12 whichever is applicable	0.00
	(b) Ancillary Area FSI upto 60% or 80% with payment of charges.	0.00
	(c) Total entitlement (a+b)	0.00
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 6.4 as applicable) x 1.6 or 1.80)	33496.85
15	Total Built-up Area in Proposal. (excluding area at Sr.No.17.b)	
	(a) Existing Built-up Area	0.00
	(b) Proposed Built-up Area (as per 'P-Line')	12075.17
	(c) Total (a+b)	12075.17
16	F.S.I. Consumed (15/13) (should not be more than Serial No. 14 above)	0.37
17	Area for Inclusive Housing, if any	
	(a) Required (20% of Basic FSI)	6699.77
	(b) Proposed	6803.56

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
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01	Concept Designer	...xx line 1
02	Environment Consultant	...xx line 1
03	Structural Consultant	...xx line 1
04	Plumbing Consultant	...xx line 1
05	Electrical Consultant	...xx line 1
06	Fire Consultant	...xx line 1
07	HVAC Consultant	...xx line 1

F	JOB TITLE / SITE ADDRESS
---	--------------------------

PROPOSED RESIDENTIAL PROJECT AT S. NO. 31, 32(P),
PLOT NO. 1, PUNAWALE, TAL - MULSHI, PUNE.

G	OWNER NAME AND SIGNATURE
---	--------------------------

Owner(s)/ Name Moonstone Real Infra Pvt. Ltd. through Mr. Vineet K. Goyal.	Owner(s)/ sign: 
--	--

H ARCHITECT

Architect's Name	Architect's sign	
Vishwas Kulkarni : CA/1984/8465		
Hrishikesh Kulkarni : CA/2002/29235		



VK:a
architecture

5th Floor, Nextgen Avenue, Sr.No.103(p), C.T.S.No.2850, S.B.Road, Near ICC Trade Tower, Bahiratwadi, Pune 411016.	Drawn by AKSHAY	Checked by Anurag M.	Date 23/01/2024
	Issued on	Examination on	Revision

P	+01 20 6626 8888	Country no	2260	Country no	212	Personnel	
E	mail@vkarch.com	Status	FOR D.C.M.C. SANCTION				