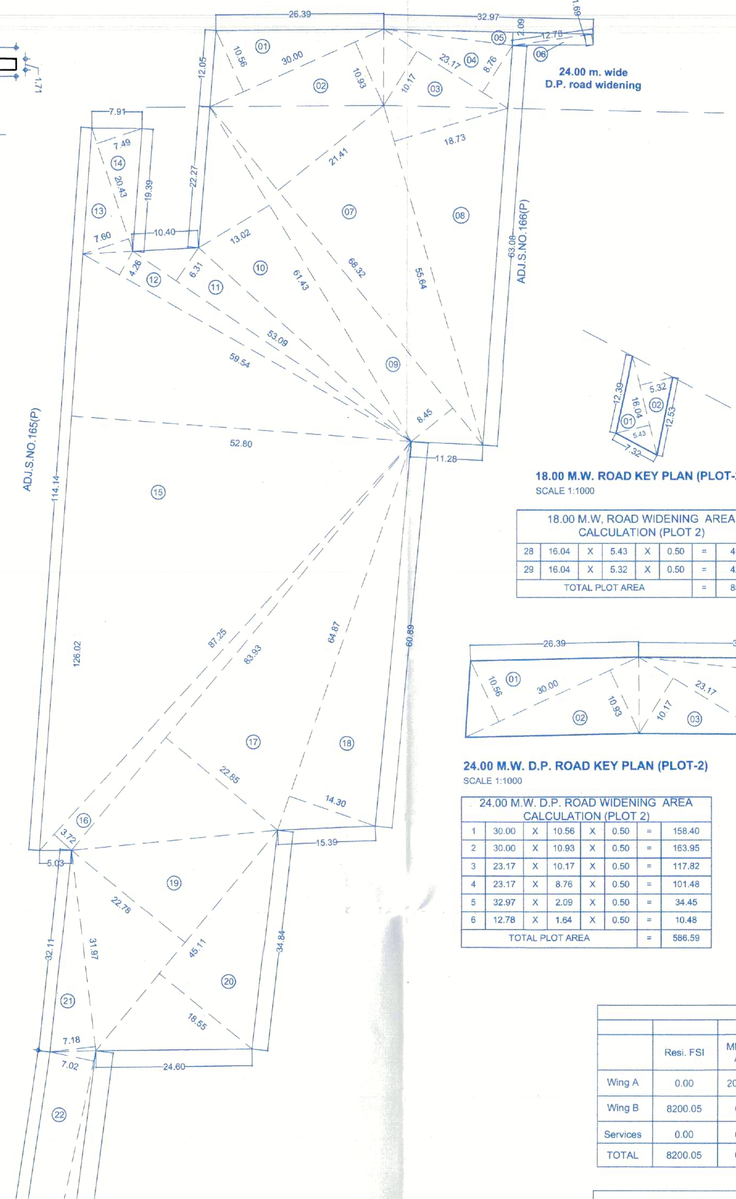
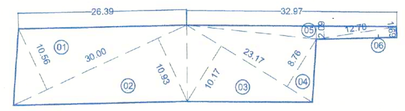
LAYOUT PLAN
(SCALE - 1:500)



PLOT 01 AREA CALCULATION BEFORE AMALGAMATION
(SCALE - 1:500)

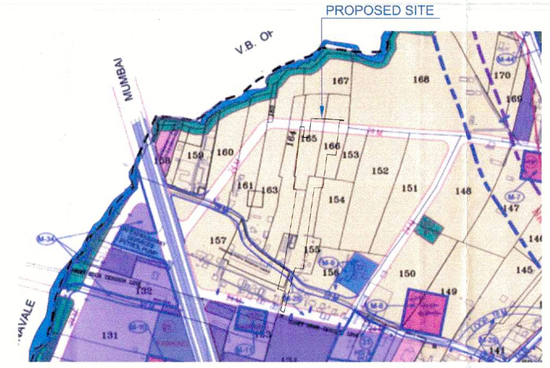
18.00 M.W. ROAD KEY PLAN (PLOT-2)
SCALE 1:1000

18.00 M.W. ROAD WIDENING AREA CALCULATION (PLOT 2)							
28	16.04	X	5.43	X	0.50	=	43.55
29	16.04	X	5.32	X	0.50	=	42.67
TOTAL PLOT AREA						=	85.94



24.00 M.W. D.P. ROAD KEY PLAN (PLOT-2)
SCALE 1:1000

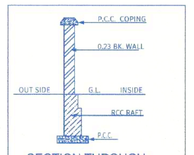
24.00 M.W. D.P. ROAD WIDENING AREA CALCULATION (PLOT 2)							
1	30.00	X	10.56	X	0.50	=	158.40
2	30.00	X	10.93	X	0.50	=	163.95
3	23.17	X	10.17	X	0.50	=	117.82
4	23.17	X	8.76	X	0.50	=	101.48
5	32.97	X	2.09	X	0.50	=	34.45
6	12.78	X	1.64	X	0.50	=	10.48
TOTAL PLOT AREA						=	586.59



F.S.I. Statement For WING A Inclusive Housing		
Form of Statement 2 [Sr. No. 9 (a)]		
NO FL.	P-Line AREA Residential	SHOP/ TENEMENT
Stilt (Parking)	47.03	0
1	332.17	6
2	332.17	6
3	332.17	6
4	332.17	6
5	332.17	6
6	332.17	6
TOTAL	2040.05	36

F.S.I. Statement For Wing B			
Form of Statement 2 [Sr. No. 9 (a)]			
NO FL.	P-Line AREA Commercial	P-Line AREA Residential	TENEMENT
Basement	0.00	0.00	0
Stilt	0.00	110.67	0
Podium 01		0.00	0
Podium 02		0.00	0
1ST		908.29	4
2ND		908.29	8
3RD		908.29	8
4TH		908.29	8
5TH (REFUGE)		823.90	7
6TH		908.29	8
7TH		908.29	8
8TH		908.29	8
9TH		908.29	8
TOTAL	0.00	8200.05	67

SECTION THROUGH
U.GR.WATER TANK

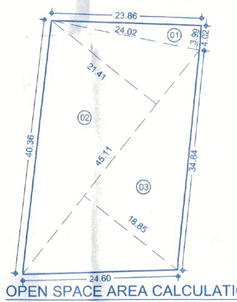


SECTION THROUGH
COMPOUND WALL

CONSTURCTION AREA (FSI+NON FSI)															
	Resi. FSI	MHADA Area	Parking Area	Lift Area	Fire Lift Area	Top Terrace Area	Formed Terrace Area	STP Area	Transformer& DG Set Area	OWC	Refuge Area	UGT Area	OHT Area	Total Area (NON FSI)	Total Area (FSI+NON FSI)
Wing A	0.00	2040.05	332.17	4.23	0.00	332.17	0.00	0.00	0.00	0.00	0.00	16.66	15.46	2740.74	2740.74
Wing B	8200.05	0.00	6093.28	17.50	5.75	908.29	1047.00	0.00	0.00	0.00	107.13	0.00	50.00	8228.95	16429.00
Services	0.00	0.00	0.00	0.00	0.00	0.00	0.00	157.39	174.20	33.34	0.00	210.00	0.00	574.93	574.93
TOTAL	8200.05	0.00	6425.45	21.73	5.75	1240.46	1047.00	157.39	174.20	33.34	107.13	150.00	50.00	11544.62	19744.67

PARKING STATEMENT									
TYPE OF FLATS/COMMERCIAL	NO. OF FLATS	PERM. PARKING		REQ. PARKING		PROV. PARKING			
		CARS	SCOOTERS	CARS	SCOOTERS	CARS	SCOOTERS		
For 2-Tena 30 TO 40 Sq.m.	36	1	2	18	36	176	221		
For 2-Tena 40 TO 80 Sq.m.	33	1	2	17	33				
For 1-Tena 80 TO 150 Sq.m.	34	1	1	34	34				
TOTAL	103			69	103				
IN ADDITION 5% VISITOR PARKING				3	5				
TOTAL				72	108				
REQUIRED PARKING AREA CALCULATION									
VEHICAL									
CARS	176	X	12.50	=	2200.00				
SCOOTERS	221	X	2.00	=	442.00				
TOTAL					2642.00				

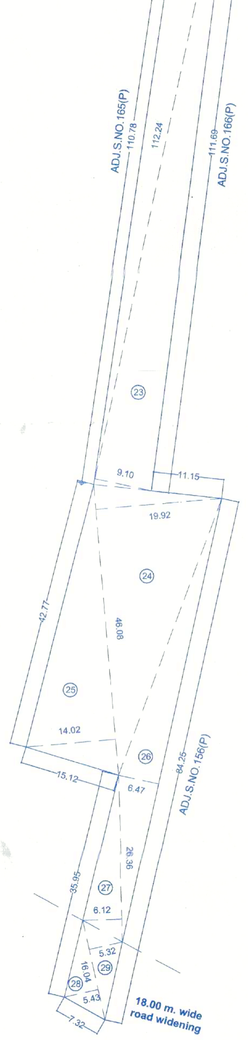
WATER AREA CALCULATION			
RESIDENTIAL			
No. Of Flats In The Scheme	=	103	NOS.
Water Required Per Flat (5 person per flat)	=	675	lts/day
Required Capacity Of Overhead Water Tank Residential	=	69525	
Water Required For Fire Fighting (OHWT)			
Total Water Required For OHWT	=	69525	lts/day
Water Required For Fire Fighting (OHT)	=	50000	lts/day
Provide Capacity To Over Head Water Tank	=	119525	lts/day
Required Capacity To Under Water Tank	=	139050	lts/day
Water Required For Fire Fighting (UGWT)	=	200000	lts/day
Total Water Required For UGWT	=	339050	lts/day
Provide Capacity To Under Water Tank	=	339050	lts/day

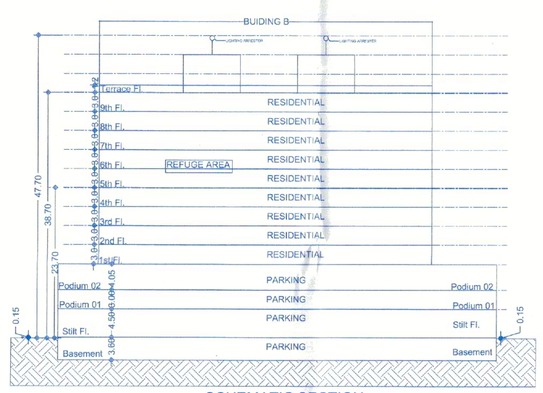


OPEN SPACE AREA CALCULATION
(SCALE - 1:500)

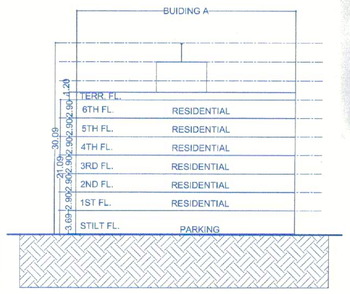
OPEN SPACE AREA CLACULATION							
1	24.02	X	3.99	X	0.50	=	47.92
2	45.11	X	21.41	X	0.50	=	482.90
3	45.11	X	18.85	X	0.50	=	425.16
TOTAL						=	955.98

PLOT AREA CALCULATION - PLOT 1							
1	30.00	X	10.56	X	0.50	=	158.40
2	30.00	X	10.93	X	0.50	=	163.95
3	23.17	X	10.17	X	0.50	=	117.82
4	23.17	X	8.76	X	0.50	=	101.48
5	32.97	X	2.09	X	0.50	=	34.45
6	12.78	X	1.64	X	0.50	=	10.48
7	68.32	X	21.41	X	0.50	=	731.37
8	55.64	X	18.73	X	0.50	=	521.07
9	68.32	X	8.45	X	0.50	=	288.65
10	61.43	X	13.02	X	0.50	=	399.91
11	53.09	X	6.31	X	0.50	=	167.50
12	59.54	X	4.26	X	0.50	=	126.82
13	20.43	X	7.60	X	0.50	=	77.63
14	20.43	X	7.52	X	0.50	=	76.82
15	94.25	X	52.80	X	0.50	=	2488.20
16	87.25	X	3.72	X	0.50	=	162.28
17	83.93	X	22.85	X	0.50	=	958.90
18	64.87	X	14.30	X	0.50	=	463.82
19	45.11	X	22.78	X	0.50	=	513.80
20	45.11	X	18.55	X	0.50	=	418.40
21	31.97	X	7.18	X	0.50	=	114.77
22	112.24	X	7.02	X	0.50	=	393.96
23	112.24	X	8.85	X	0.50	=	496.66
24	46.08	X	19.92	X	0.50	=	458.96
25	46.08	X	14.02	X	0.50	=	323.02
26	71.72	X	6.47	X	0.50	=	232.01
27	26.36	X	6.12	X	0.50	=	80.66
28	16.04	X	5.43	X	0.50	=	43.55
29	16.04	X	5.32	X	0.50	=	42.67
TOTAL PLOT AREA						=	10168.07





SCHEMATIC SECTION



SCHEMATIC SECTION

DATE & STAMP OF APPROVAL 01/11

IOD LAYOUT

Sanctioned No. B.P/Tathawade/1048/2025
Subject to conditions mentioned in the
Office Order No.
aven dated 20/02/2025
Pimpri
Date :20/02/2025

O. C. Signed by
City Engineer

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

A	AREA STATEMENTS		SQ.M
01	Area of Plot (Minimum area of a, b, c to be considered)		
	(a)	As per ownership document (7/12, CTS extract)	9945.00
	(b)	As per measurement sheet	10168.07
	(c)	As per site	9945.00
02	Deductions for:		--
	(a)	Area under 24.00M Wide Road	586.59
	(b)	Area under 18.00M Wide Road	85.94
	(c)	Road Chamfer	0.00
	(d)	Any Reservation	0.00
	Total (a + b + c+d)		672.53
03	GROSS Area of the plot (01 - 02)		9272.47
04	Amenity Space (if applicable)		
	(a)	Required 5%	0.00
	(b)	Adjustment of 2(b), if any	0.00
	(c)	Balance Proposed	0.00
05	Net Plot Area (3-4(c))		9272.47
06	Recreation Open Space (if applicable)		--
	(a)	Required	927.25
	(b)	Proposed	955.98
07	Internal Road area		0.00
08	Plotable area (if applicable)		9272.47
09	Built up area with reference to Basic F.S.I as per front road width (Sr. No.9(basic FSI) (1.10 FSI)		10199.71
10	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 (Perm. 9945.00X50%=4972.50)	0.00
11	In-situ FSI / TDR loading (Permissible TDR)		
	(a)	In-situ area against 24.00M Wide Road [2.00 x Sr. No. 2 (a)]	0.00
	(a1)	In-situ area against 18.00M Wide Road [2.00 x Sr. No. 2 (b)]	0.00
	(a2)	Area under Any Reservation [2.00 x Sr. No. 2 (d)]	0.00
	(b)	In-situ area against Amenity Space if handed over [2.00 x Sr. No. 4 (b) and / or (c)],Already Handover	0.00
	(c)	TDR area (9945.00X1.15=11,436.75)(11,436.75-(1173.18+171.88) = 10091.69	0.00
	(d)	Total in-situ / Road+ BRT+Chamfer+TDR loading proposed (11 (a)+(a1)+(a2)+(b)+(c))	0.00
12	Additional FSI area under Chapter No. 7 Green Building Incentive 5% of s.no. 09		0.00
13	Total entitlement of FSI in the proposal		
	(a)	[9 + 10(b)+11(d)] or 12 whichever is applicable	10199.71
	(b)	Residential Ancillary Area FSI upto 60% With Payment of charges. (On b Whichever applicable) (10199.71X60%= 6119.83 Perm. Ancillary)	0.00
	(f)	Total entitlement (a+b)	10199.71
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)x 1.6 or 1.8]		10199.71
15	Total Built-up Area in proposal. (excluding area at Sr.No.17b)		
	(a)	Existing Built-up Area / as per Old rule	0.00
		i) Completed	0.00
		ii) Residential	0.00
		iii) Commercial (13a1-15ai)	0.00
	(b)	Proposed Built-up Area (as per 'P' Line)	
		i) Residential	8200.05
		ii) Commercial	0.00
	(c)	Total (a+b)	8200.05
16	F.S.I. Consumed (15/13) (should not be more than serial no.14 above.)		1.00
17	Area for Inclusive Housing, if any		
	(a)	Required (20% of Sr.no.3)	2039.94
	(b)	Proposed	2040.05

B CERTIFICATE OF AREA

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 so worked out tallies with the area stated in document of Ownership/ T.P. Scheme Records/ Land Records Department /City Survey records.

Sign of the Architect _____

C 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 at the work site.

Sign of the Owner _____

F JOB TITLE / SITE ADDRESS

PROPOSED RESIDENTIAL & COMMERCIAL PROJECT AT S.NO. S.NO. 155/3, 164/11, 164/14, 165/2, 165/3, 165/4, 165/5, 165/6,166/1(P), Plot-02, TATHAWADE, TAL - MULSHI, PUNE.

G OWNER NAME AND SIGNATURE

Owner/ Name
M/s Devisia Infracon LLP Through Partner
M/s Krisalia Infracon LLP Through Partner
Mr. Aakash Agrawal

Owner sign

H ARCHITECT

Architect Name
Hrishikesh Kulkarni : CA/2002/29235
Dwaipayan Chakravarty : CA/2005/35900

Architect sign

ADMIN N

VK:a architecture
125 Floor Bhargav Avenue, Sr.No.130/2/1, C.T.S.No.2850 S.B.Road, Near ICE Trade Tower, Ballal Road, Pune-411016
P. +91 20 6625 8888
E. mail@vkaArch.com
W. www.vkaArch.com

Drawing Title: IOD LAYOUT	Scale: 1:500 at A0-750X950
Drawn by: Salim	Checked by: Pallavi
Date: 29/01/2025
Drawing No.: 2900	Revision: 204
Status: FOR P.C.M.C SANCTION	