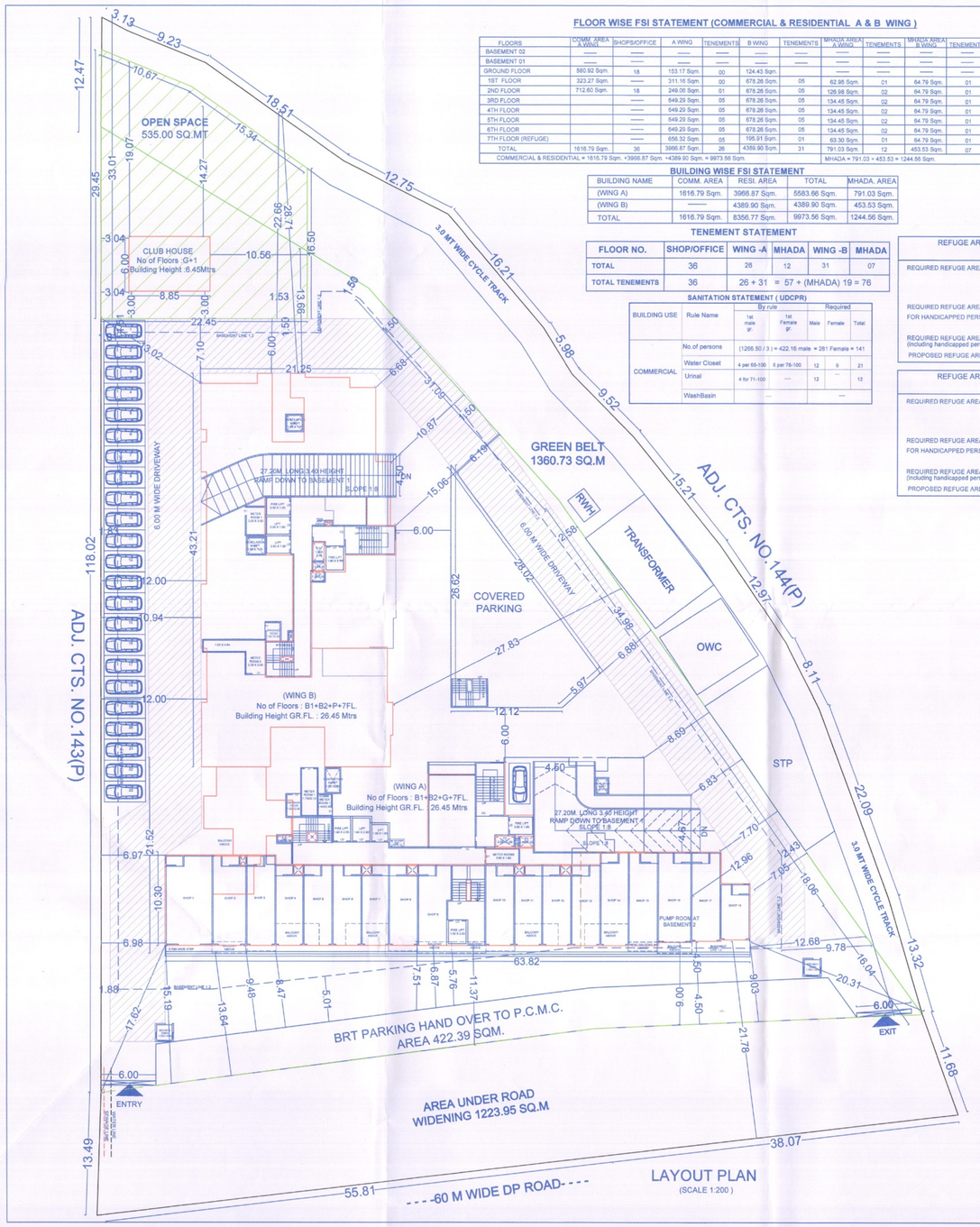


LAYOUT PLAN
(SCALE 1:200)

FLOOR WISE FSI STATEMENT (COMMERCIAL & RESIDENTIAL A & B WING)

FLOORS	COMM. AREA A WING	SHOPS/OFFICE	A WING	TENEMENTS	B WING	TENEMENTS	MHADA AREA A WING	TENEMENTS	MHADA AREA B WING	TENEMENTS
BASEMENT 02	——	——	——	——	——	——	——	——	——	——
BASEMENT 01	——	——	——	——	——	——	——	——	——	——
GROUND FLOOR	580.92 Sqm.	18	153.17 Sqm.	00	124.43 Sqm.	——	——	——	——	——
1ST FLOOR	323.27 Sqm.	——	311.16 Sqm.	00	678.26 Sqm.	05	62.95 Sqm.	01	64.79 Sqm.	01
2ND FLOOR	712.60 Sqm.	18	249.06 Sqm.	01	678.26 Sqm.	05	128.98 Sqm.	02	64.79 Sqm.	01
3RD FLOOR		——	649.29 Sqm.	05	678.26 Sqm.	05	134.45 Sqm.	02	64.79 Sqm.	01
4TH FLOOR		——	649.29 Sqm.	05	678.26 Sqm.	05	134.45 Sqm.	02	64.79 Sqm.	01
5TH FLOOR		——	649.29 Sqm.	05	678.26 Sqm.	05	134.45 Sqm.	02	64.79 Sqm.	01
6TH FLOOR		——	649.29 Sqm.	05	678.26 Sqm.	05	134.45 Sqm.	02	64.79 Sqm.	01
7TH FLOOR (REFUGE)		——	656.32 Sqm.	05	195.91 Sqm.	01	63.30 Sqm.	01	64.79 Sqm.	01
TOTAL	1616.79 Sqm.	36	3966.87 Sqm.	26	4389.90 Sqm.	31	791.03 Sqm.	12	453.53 Sqm.	07

COMMERCIAL & RESIDENTIAL = 1616.79 Sqm. +3966.87 Sqm. =4389.90 Sqm. = 9973.56 Sqm. MHADA = 791.03 + 453.53 = 1244.56 Sqm.

BUILDING WISE FSI STATEMENT

BUILDING NAME	COMM. AREA	RESI. AREA	TOTAL	MHADA. AREA
(WING A)	1616.79 Sqm.	3966.87 Sqm.	5583.66 Sqm.	791.03 Sqm.
(WING B)	——	4389.90 Sqm.	4389.90 Sqm.	453.53 Sqm.
TOTAL	1616.79 Sqm.	8356.77 Sqm.	9973.56 Sqm.	1244.56 Sqm.

TENEMENT STATEMENT

FLOOR NO.	SHOP/OFFICE	WING -A	MHADA	WING -B	MHADA
TOTAL	36	26	12	31	07
TOTAL TENEMENTS	36	26 + 31 = 57 + (MHADA) 19 = 76			

SANITATION STATEMENT (UDCPR)

BUILDING USE	Rule Name	By rule 1st male gr.	By rule 1st Female gr.	Required Male	Required Female	Required Total
COMMERCIAL	No.of persons	(1266.50 / 3) = 422.16 male = 281 Female = 141				
	Water Closet	4 per 66-100	6 per 76-100	12	9	21
	Urinal	4 for 71-100	——	12	——	12
	WashBasin	—		—		—

PARKING CALCULATION (WING A)

TYPE	CARPET AREA / FSI (M2)	TNMTS.(NOS) UNIT	TNMTS.(NOS) PROP	CAR.(NOS) BY RULE	CAR.(NOS) REQD	SCOOTER.(NOS) BY RULE	SCOOTER.(NOS) REQD
Residential	40 - 80	2	12	1	06	2	12
Residential	80 - 150	1	26	1	26	1	26
Residential	> 150	1	9	2	0	1	00
Commercial	1277.26	100	13	2	26	6	78
TOTAL REQD.(NOS.)					58		116
TOTAL REQD.AREA					725		232
TOTAL PROP.AREA					957.00		
Add 5% visitors parking					957.00 × 47.85 = 1004.85		

	REQUIRED PARKING COMMERCIAL	PROPOSED PARKING COMMERCIAL	REQUIRED PARKING E.V.	PROPOSED PARKING E.V.	REQUIRED PARKING MHADA	PROPOSED PARKING MHADA
CAR	26	26	19	19	10	10
SCOOTER	78	78	31	31	19	19

PARKING CALCULATION (WING B)

TYPE	CARPET AREA / FSI (M2)	TNMTS.(NOS) UNIT	TNMTS.(NOS) PROP	CAR.(NOS) BY RULE	CAR.(NOS) REQD	SCOOTER.(NOS) BY RULE	SCOOTER.(NOS) REQD
Residential	40 - 80	2	07	1	04	2	07
Residential	80 - 150	1	31	1	31	1	31
Residential	> 150	1	0	2	0	1	00
Commercial		100	0	2	0	6	00
TOTAL REQD.(NOS.)					35		38
TOTAL REQD.AREA					437.50		76
TOTAL PROP.AREA					513.50		
Add 5% visitors parking					513.50 +25.67 = 539.17		

PARKING STATEMENT

	REQUIRED PARKING	PROPOSED PARKING
CAR	93 + 04 = 97	140
SCOOTER	154 +12 = 166	221

PROPOSED PARKING STATEMENT

	CAR	SCOOTERS
GROUND FLOOR	50	71
BASEMENT 1	52	54
BASEMENT 2	38	96
TOTAL	140	221

REFUGE AREA STATEMENT WING-A
7TH FLOOR

REQUIRED REFUGE AREA = 3 FLOOR BUILT UP/ 12.50
= 773.87 X3 =2321.61 /12.50
= 185.72 = 186 PERSONS
= 186 X 0.30 SQ.M.
(area equivalent to 0.30 sq.m. / person)

REQUIRED REFUGE AREA = 55.80 sq.m.

FOR HANDICAPPED PERSONS =1.00 SQ.M. for 200 person
=21019.70 /200 /12.50
= 8.41 = 8.41/5=1.68

REQUIRED REFUGE AREA (including handicapped persons) =55.80+1.68 = 57.48 sq.m.

PROPOSED REFUGE AREA =64.12 sq.m.

REFUGE AREA STATEMENT WING-B
7TH FLOOR

REQUIRED REFUGE AREA = 3 FLOOR BUILT UP/ 12.50
= 729.31 X3 =2187.93 /12.50
= 175.03 = 175 PERSONS
= 175 X 0.30 SQ.M.
(area equivalent to 0.30 sq.m. / person)

REQUIRED REFUGE AREA = 52.50 sq.m.

FOR HANDICAPPED PERSONS =1.00 SQ.M. for 200 person
=18434.20 /200 /12.50
= 7.37 = 7.37/4=1.84

REQUIRED REFUGE AREA (including handicapped persons) =52.50+1.84 = 54.34 sq.m.

PROPOSED REFUGE AREA =55.11 sq.m.

WING-A
WATER TANK CAPACITY CALC.

COMM. = 1616.79 SQ.M. / 3 x 45 ltr. / PERSON
538.93 SQ.M. X 45 Ltr.
= 24251.85 Ltr.

5 PERSON PER TENEMENTS
RESI. 26 TENEMENT = 130 PERSON
135 Ltr. / PERSON
17550.00 +24251.85 =41801.85 Ltr.

FIRE FIGHTING =25000.00 Ltr.

TOTAL O.H. CAPACITY =66801.85 Ltr.

SAY = 66801.85 Ltr.

U.G.WATER TANK = 2.00 X 41801.85
=83603.70 Ltr.

FIRE FIGHTING =75000.00 Ltr.

SAY = 1,58,603.70 Ltr.

WING-B
WATER TANK CAPACITY CALC.

5 PERSON PER TENEMENTS
RESI. 31 TENEMENT = 155 PERSON
135 Ltr. / PERSON
=20925.00 Ltr.

FIRE FIGHTING =25000.00 Ltr.

TOTAL O.H. CAPACITY =45925.00 Ltr.

SAY = 46000.00 Ltr.

U.G.WATER TANK = 2.00 X 20925.00
=41850.00 Ltr.

FIRE FIGHTING =75000.00 Ltr.

SAY = 1,16,850.00 Ltr.

CLUB HOUSE

FLOOR	BUP AREA
GROUND	53.19
FIRST	26.58
TOTAL	79.68

(Statement no.1)
[Sr.No. 8 (a) (iii)]
Existing Building to be retained

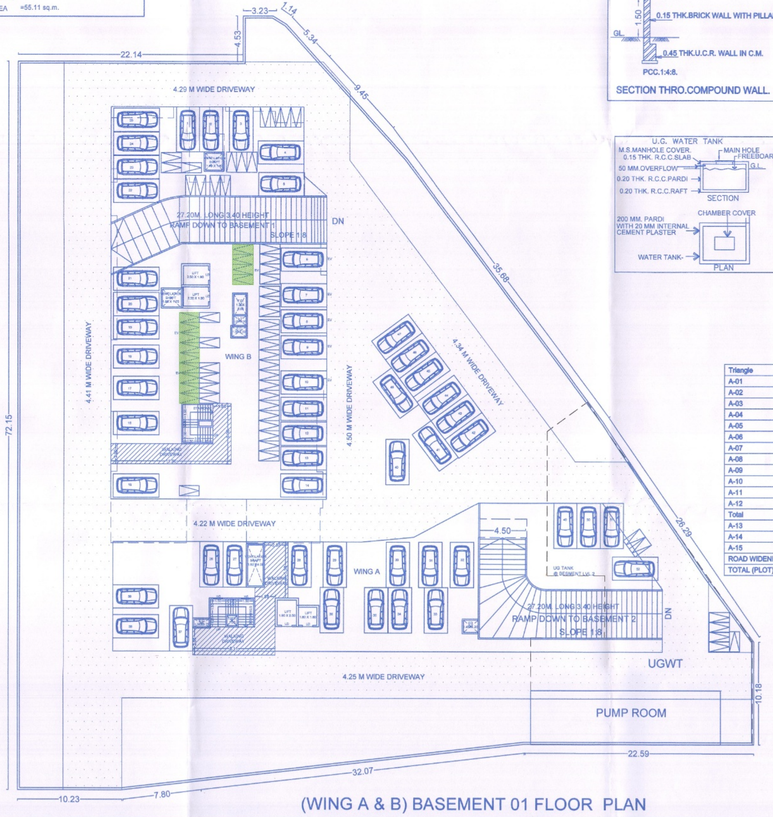
Existing	Floor No.	Plinth Area	Total Floor Area of Existing Building	Use / Occupancy of Floors.
(1)	(2)	(3)	(4)	(5)
——	——	——	——	——

(Statement no.2)
Proposed Building
[Sr.No. 9 (g)]
BUILDING WISE FSI STATEMENT

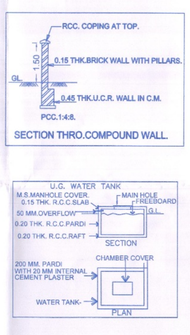
BUILDING NAME	COMM. AREA	RESI. AREA	MHADA AREA	TENEMENTS	TENEMENTS MHADA
(WING A)	1616.79 Sqm.	3966.87 Sqm.	——	26	——
(WING B)	——	4389.90 Sqm.	1244.56 SQ.M.	31	19
TOTAL	1616.79 Sqm.	8356.77 SQ.M.	1244.56 SQ.M.	57	19
TOTAL	9973.56 SQ.M.			76	

[Sr.No. 9 (e)]
Area detail of Apartment

Building No.	Floor No.	Flat No.	Carpet Area of Apartment	Area of SIT-OUT attached to Apartment	Area of Balcony attached to Apartment
(1)	(2)	(3)	(4)	(5)	(6)
WING A &B	GROUND TO 7TH		7440.50 sqm.	712.47 sqm.	438.22 sqm.



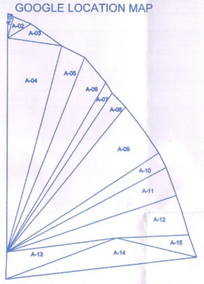
(WING A & B) BASEMENT 01 FLOOR PLAN



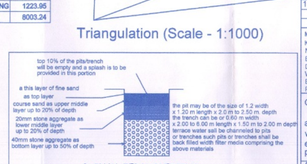
SECTION THRO.COMPOUND WALL.

GOOGLE LOCATION MAP

Triangle	Area
A-01	16.68
A-02	50.00
A-03	114.41
A-04	1402.34
A-05	657.61
A-06	736.86
A-07	254.72
A-08	437.09
A-09	1268.51
A-10	360.87
A-11	649.94
A-12	830.53
Total	6779.29
A-13	361.81
A-14	662.42
A-15	199.72
ROAD WIDENING	1223.95
TOTAL (PLOT)	8003.24



Triangulation (Scale - 1:1000)



RAIN WATER HARVESTING

STAMP OF APPROVAL

Sanctioned No. B.P/Wadmukhwadi/ 76/2024
Subject to conditions mentioned in the Office Order No.
aven dated 29/11/2024
Pimpri
Date 29/11/2024

Pimpri Chinchwad Municipal Corporation ESTD. 11/10/92 Pimpri-411 018

O. C. Signed by City Engineer

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

PROFORMA - I AREA STATEMENT

PROPOSED COMMERCIAL & RESIDENTIAL COMPLEX S.NO. 143/1(P), 144/4/1(P) OF VILLAGE WADMUKHWADI

	DRAWING SHEET
STAMPS OF APPROVAL OF PLANS	
AREA STATEMENT	
1 AREA OF PLOT	
(MINIMUM AREA OF a, b, c TO BE CONSIDERED)	7826.00 SQM
a) AS PER OWNERSHIP DOCUMENT	7826.00 SQM
b) AS PER MEASUREMENT SHEET	7826.00 SQM
c) AS PER SITE	7826.00 SQM
2 DEDUCTIONS FOR	
a) PROPOSED D.P. /D.P. ROAD WIDENING AREA SERVICEROAD / HIGHWAY WIDENING	1223.95 SQM
b) ANY D.P. RESERVATION AREA (BRT PARKING)	422.39 SQM
c) GREEN BELT AREA	1360.73 SQM
(TOTAL a +b)	3007.07 SQM
3 BALANCE AREA OF PLOT (1-2)	4818.93 SQM
4 AMENITY SPACE (IF APPLICABLE)	
a) REQUIRED -	0.00 SQM
b) ADJUSTMENT OF 2(b), IF ANY -	
c) BALANCE PROPOSED -	
5 NET PLOT AREA (3 - 4 c)	4818.93 SQM
6 RECREATIONAL OPEN SPACE(IF APPLICABLE)	
a) REQUIRED -	481.89 SQM
b) PROPOSED -	535.00 SQM
7 ADDING 100% GREEN BELT AREA - (1360.73 X 100%)	1360.73 SQM
8 NET PLOT AREA - (4818.93 +1360.73)	6179.66 SQM
9 BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (SR.NO. 5X BASIC FSI) (1.0)	6179.66 SQM
10 ADDITION OF FSI ON PAYMENT OF PREMIUM	
a) MAXIMUM PERMISSIBLE PAYMENT FSI - - BASED ON ROAD WIDTH / TOZ ZONE	3913.00 SQM
b) PROPOSED FSI ON PAYMENT OF PREMIUM	0.00 SQM
11 IN SITU FSI / TDR LOADING	
a) IN SITU AREA AGAINST D.P. ROAD (2.0 X SR. NO. 2a) IF ANY	
b) IN SITU AREA AGAINST AMENITY SPACE IF HANDED OVER	
c) TDR AREA (1.75%) 13695.50-2447.90=422.39	10825.21 SQM
d) TOTAL IN SITU / TDR LOADING PROPOSED (11a + b +c)	0.00 SQM
12 ADDITIONAL FSI AREA UNDER CHAPTER NO. 7	
13 TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	6179.66 SQM
a) (9+10b +11d) OR 12 WHICHEVER IS APPLICABLE	
b) ANCILLARY AREA FSI UPTO 60% OR 80% WITH PAYMENT OF CHARGES (6179.66 X 60% = 7419.59 ; 6179.66 X 80% = 9903.72)	3793.90 SQM
c) TOTAL ENTITLEMENT (a+b)	9973.56 SQM
14 MAXIMUM UTILIZATION LIMIT OF FSI (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 1.8)	
15 TOTAL BUILT UP AREA IN PROPOSAL (EXCLUDING AREA AT SR.NO. 17 b)	
a) Existing Built-up Area /As per old rule	——
b) Proposed Built-up Area (as per 'P-Line')	
i) Residential	8356.77 SQM
ii) Commercial	1616.79 SQM
c) TOTAL (a+b)	9973.56 SQM
16 FSI CONSUMED (15 / 13) (SHOULD NOT BE MORE THAN SERIAL NO. 14 ABOVE)	
17 AREA FOR INCLUSIVE HOUSING , IF ANY	
a) REQUIRED (20% OF SR.NO. 5)	1235.93 SQ.M
b) PROPOSED	1244.56 SQ.M

MANIK BUCHADE ARCHITECT
KIMAYA HOUSE
Near 19 Grand West Society,
Birla Hospital Road,
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Web.site : www kimayagroup.com
E.mail.info@mbarchitects.co.in
Ph.9552502704 , 8087518777

Ar.Manik Buchade
Lic.No.CA/03/32518

Signature

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 executive the work under supervision of proper technical person so as to ensure the quality and safety at the work site.

Owner (s) name and signature :- Signature

M/s Sankalp Properties Through Mr.Nilesh Kanbhai Patel & Mr.Pravin Ratilal Patel.

Architect / Licensed Engineer / Supervisor name and signature

Date	North	Scale	Drawn by	Check by	Registration No.of Architect/License no.of Licensed Engineer / Supervisor
14.08.2024		1:100	SMITA	Ar.SHRADDHA	Lic.No.CA/03/32518