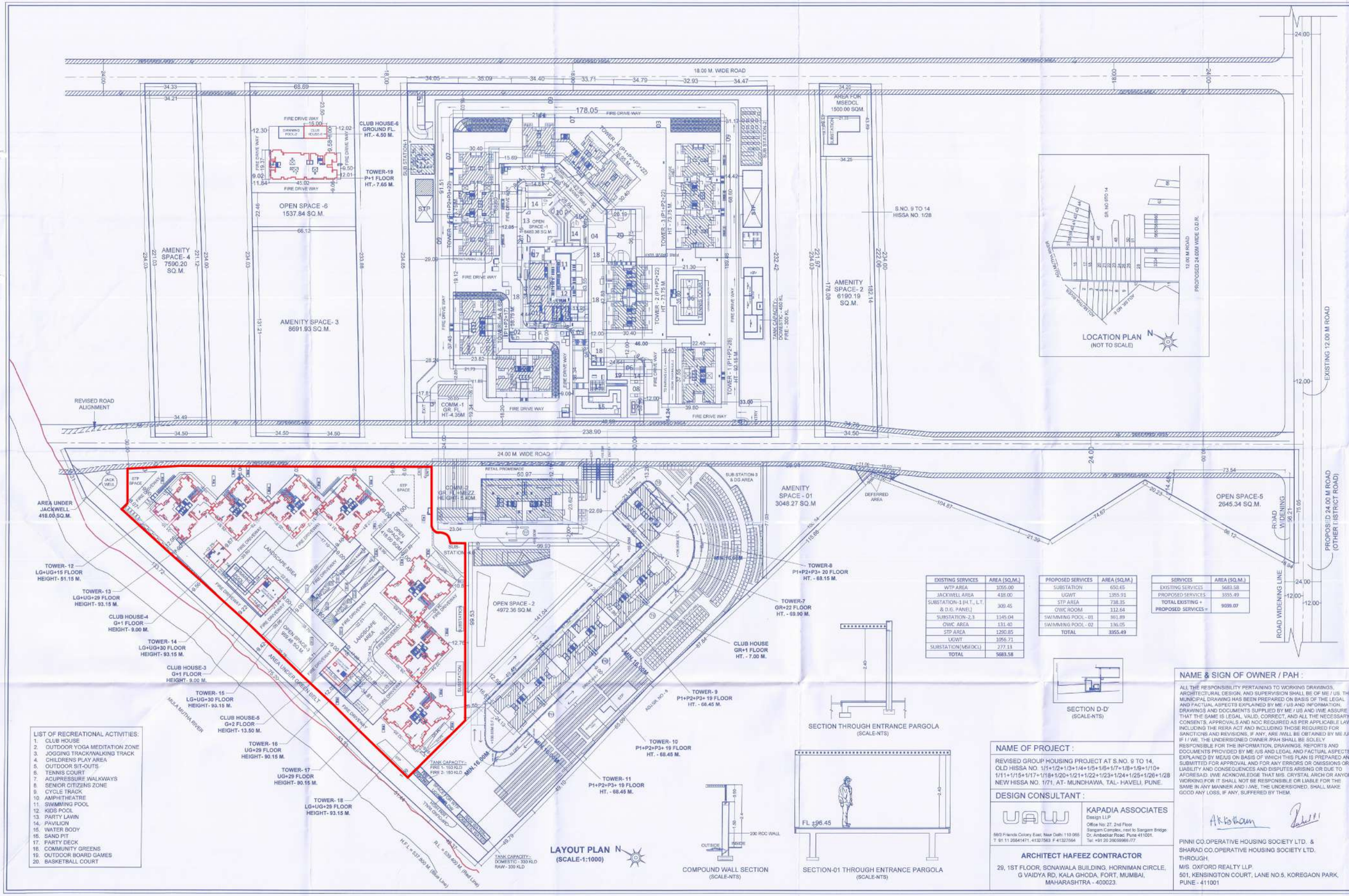

EXISTING SERVICES	AREA (SQ.M.)
WTP AREA	1055.00
JACKWELL AREA	418.00
SUBSTATION-1 (H.T., L.T. & D.G. PANEL)	309.45
SUBSTATION-2,3	1345.04
OWC AREA	131.40
STP AREA	1290.85
UGWT	1056.71
SUBSTATION(MSEDCL)	277.13
TOTAL	5883.58

PROPOSED SERVICES	AREA (SQ.M.)
SUBSTATION	650.65
UGWT	1355.91
STP AREA	738.35
OWC ROOM	112.64
SWIMMING POOL - 01	861.89
SWIMMING POOL - 02	136.05
TOTAL	3855.49

SERVICES	AREA (SQ.M.)
EXISTING SERVICES	5883.58
PROPOSED SERVICES	3355.49
TOTAL EXISTING + PROPOSED SERVICES =	9239.07

LIST OF RECREATIONAL ACTIVITIES:

1. CLUB HOUSE
2. OUTDOOR YOGA MEDITATION ZONE
3. JOGGING TRACK/WALKING TRACK
4. CHILDRENS PLAY AREA
5. OUTDOOR SIT-OUTS
6. TENNIS COURT
7. ACUPRESSURE WALKWAYS
8. SENIOR CITIZENS ZONE
9. CYCLE TRACK
10. AMPHITHEATRE
11. SWIMMING POOL
12. KIDS POOL
13. PARTY LAWN
14. PAVILION
15. WATER BODY
16. SAND PIT
17. PARTY DECK
18. COMMUNITY GREENS
19. OUTDOOR BOARD GAMES
20. BASKETBALL COURT

NAME & SIGN OF OWNER / PAH :

ALL THE RESPONSIBILITY PERTAINING TO WORKING DRAWINGS, ARCHITECTURAL DESIGN, AND SUPERVISION SHALL BE OF ME / US. THIS MUNICIPAL DRAWING HAS BEEN PREPARED ON BASIS OF THE LEGAL AND FACTUAL ASPECTS EXPLAINED BY ME / US AND INFORMATION, DRAWINGS AND DOCUMENTS SUPPLIED BY ME / US AND I/WE ASSURE THAT THE SAME IS LEGAL, VALID, CORRECT, AND ALL THE NECESSARY CONSENTS, APPROVALS AND NOC REQUIRED AS PER APPLICABLE LAWS INCLUDING THE RERA ACT AND INCLUDING THOSE REQUIRED FOR SANCTIONS AND REVISIONS, IF ANY, ARE WILL BE OBTAINED BY ME /US. IF I / WE, THE UNDERSIGNED OWNER /PAH SHALL BE SOLELY RESPONSIBLE FOR THE INFORMATION, DRAWINGS, REPORTS AND DOCUMENTS PROVIDED BY ME /US AND LEGAL AND FACTUAL ASPECTS EXPLAINED BY ME/US ON BASIS OF WHICH THIS PLAN IS PREPARED AND SUBMITTED FOR APPROVAL AND FOR ANY ERRORS OR OMISSIONS OR LIABILITY AND CONSEQUENCES AND DISPUTES ARISING OR DUE TO AFORESAID, I/WE ACKNOWLEDGE THAT M/S. CRYSTAL ARCH OR ANYONE WORKING FOR IT SHALL NOT BE RESPONSIBLE OR LIABLE FOR THE SAME IN ANY MANNER AND I /WE, THE UNDERSIGNED, SHALL MAKE GOOD ANY LOSS, IF ANY, SUFFERED BY THEM.

PINNI CO.OPERATIVE HOUSING SOCIETY LTD. &
SHARAD CO.OPERATIVE HOUSING SOCIETY LTD.
THROUGH,
M/S. OXFORD REALTY LLP.
501, KENSINGTON COURT, LANE NO.5, KOREGAON PARK,
PUNE - 411001

NAME OF PROJECT :

REVISED GROUP HOUSING PROJECT AT S.NO. 9 TO 14, OLD HISSA NO. 1/1+1/2+1/3+1/4+1/5+1/6+1/7+1/8+1/9+1/10+ 1/11+1/15+1/17+1/18+1/20+1/21+1/22+1/23+1/24+1/25+1/26+1/28 NEW HISSA NO. 1/71, AT- MUNDHAWA, TAL- HAVELI, PUNE.

DESIGN CONSULTANT :

UAW
593 Friends Colony East, New Delhi 110 065
T 91 11 26841471, 41327563 F 41327564

KAPADIA ASSOCIATES
Design LLP
Office No: 27, 2nd Floor
Sangam Complex, next to Sangam Bridge
Dr. Ambedkar Road, Pune 411001.
Tel: +91 20 26059968 /77

ARCHITECT HAFEEZ CONTRACTOR
29, 1ST FLOOR, SONAWALA BUILDING, HORNIMAN CIRCLE, G VAIDYA RD, KALA GHODA, FORT, MUMBAI, MAHARASHTRA - 400023.

BP LAYOUT PLAN

01 / 46

STAMP OF APPROVAL

Revised Date - 16/07/2025
APPROVED SUBJECT TO CONDITION
APPROVED SUBJECT TO COMMITMENT
CC/1445/25
Building Inspector Pune Municipal Corporation

A	AREA STATEMENT :	SQ.M.
1	AREA OF PLOT (a) AS PER OWNERSHIP DOCUMENT (7/12, CTS EXTRACT)	173800.00
	(b) AS PER MEASUREMENT SHEET	176909.75
	(c) AS PER SITE	- - - -
	(MINIMUM AREA OF a, b, c TO BE CONSIDERED)	173800.00
2	DEDUCTIONS FOR:	
	(a) AREA UNDER 24.00 M WIDE ROAD	406.00
	(b) AREA UNDER GREEN BELT	3250.45
	TOTAL (a+b)	3656.45
3	BALANCE AREA OF PLOT (SR.NO.1- SR.NO.2)	170133.55
4	AMENITY SPACE	
	(a) REQUIRED - (AS PER PREVIOUS SANCTIONED)	25520.59
	(b) ADJUSTMENT OF SR.NO.2(b), IF ANY-	- - - -
	(c) BALANCE PROPOSED	25520.59
5	NET PLOT AREA (SR.NO.3 - SR.NO.4(c))	144612.96
6	RECREATIONAL OPEN SPACE	
	(a) REQUIRED - (10% OF SR.NO.3)	17013.36
	(b) PROPOSED -	17013.36
7	INTERNAL ROAD AREA	- - - -
8	PLOTABLE AREA (IF APPLICABLE)	- - - -
9	BUILT UP AREA WITH REFFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (SR. NO. 5X 1.10)	159074.26
10	ADDITION OF FSI ON PAYMENT OF PREMIUM	
	(a) MAXIMUM PERMISSIBLE PREMIMUM FSI - BASED ON ROAD WIDTH OF SR.NO.1 X 0.50	86900.00
	(b) PREVIOUSLY PAID F.S.I.	25949.22
	(c) PROPOSED FSI ON PAYMENT OF PREMIUM.	0.00
	(d) TOTAL PROPOSED PREMIUM F.S.I. (b+c)	25949.22
11	MAXIMUM PERMISSIBLE TDR [SR.NO.1 X 1.15]	199870.00
	(a) IN-SITU AREA AGAINST 24 M ROAD [2 X SR.NO.2(a)]	812.00
	(b) IN-SITU AREA AGAINST AMENITY SPACE IF HANDED OVER [2.00 X SR.NO.4(b)AND/ OR(c)].	44944.54
	(c) AREA AGAINST GREEN BELT AREA [SR.NO.2b X 1]	3250.45
	(d) TDR AREA [SR.11- (11a+11b+11c)]	- - - -
	(D1) PROPOSED TDR	- - - -
	(i) REGULAR (70%)	- - - -
	(ii) SLUM (30%)	- - - -
	(e) TOTAL IN-SITU / TDR LOADING PROPOSED (SR.NO.11.(a)+(b)+(c)+(d))	49017.09
12	ADDITIONAL FSI AREA UNDER CHAPTER NO. 7 (FOR SILVER RATING 3% OF SR.NO.9)	4772.23
13	TOTAL ENTITLEMENT OF FSI IN THE PROPOSED	
	(a) [SR.NO.9 + SR.NO.10(d) + SR.NO.11(e)] + SR.NO.12	238812.79
	(b) EXISTING FSI AS PER PREVIOUS DCPR	150138.42
	(c) BALANCE AREA (SR.NO.13(a)-SR.NO.13(b))	88674.37
	(i) COMMERCIAL	3969.85
	(ii) RESIDENTIAL	84704.52
	(d) ANCILLARY AREA FSI ON PAYMENT OF CHARGES	53998.54
	(i) COMMERCIAL (80% OF SR.NO. 14(C-ii))	3175.71
	(ii) RESIDENTIAL (80% OF SR.NO. 14(C-ii))	50822.83
	(e) TOTAL ENTITLEMENT (b+c+d)	**292811.33**
14	MAXIMUM PERMISSIBLE FSI [(SR.NO.09 + SR.NO.10(a) + SR.NO.11+ SR.NO.12 - SR.NO.13(b)) X 1.80/1.80] + SR.NO.13(b)	631697.25
15	TOTAL BUILT UP AREA IN PROPOSAL	
	(a) EXISTING FSI AS PER PREVIOUS DCPR	150138.42
	(b) EXISTING FSI AS PER UDCPR	8199.44
	(c) PROPOSED BUILT UP AREA	134408.24
	(d) TOTAL BUILT UP AREA (a+b+c)	292746.10
16	F.S.I. CONSUMED (SR.NO.15(c)/05)	2.02
17	AREA FOR INCLUSIVE HOUSING	
	(a) REQUIRED (20% OF SR. NO.5)	NA
	(b) PROPOSED	NA

ARCHITECT :

SCALE	DATE	DRAWN BY	CHECKED BY
1 : 1000	10/07/2025	SURAJ	SUCHITA

CA/98/23233

AR ABHIJIT KONDE
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