अ.क्र.४५ सदरचे बांधकाम नकाशे हे पर्यावरण विभागाकडील Environmental Clearance प्रमाणपत्र मिळणेस अधिन राहून मंजूर करणेत आले आहेत. प्रत्यक्षात जागेवर पुर्वमंजूर आदेशातील बांधकाम क्षेत्राचेवर Environmental Clearance मिळाले शिवाय बांधकाम/विकास करता येणार नाही".

LAYOUT PLAN & CALCULATIONS

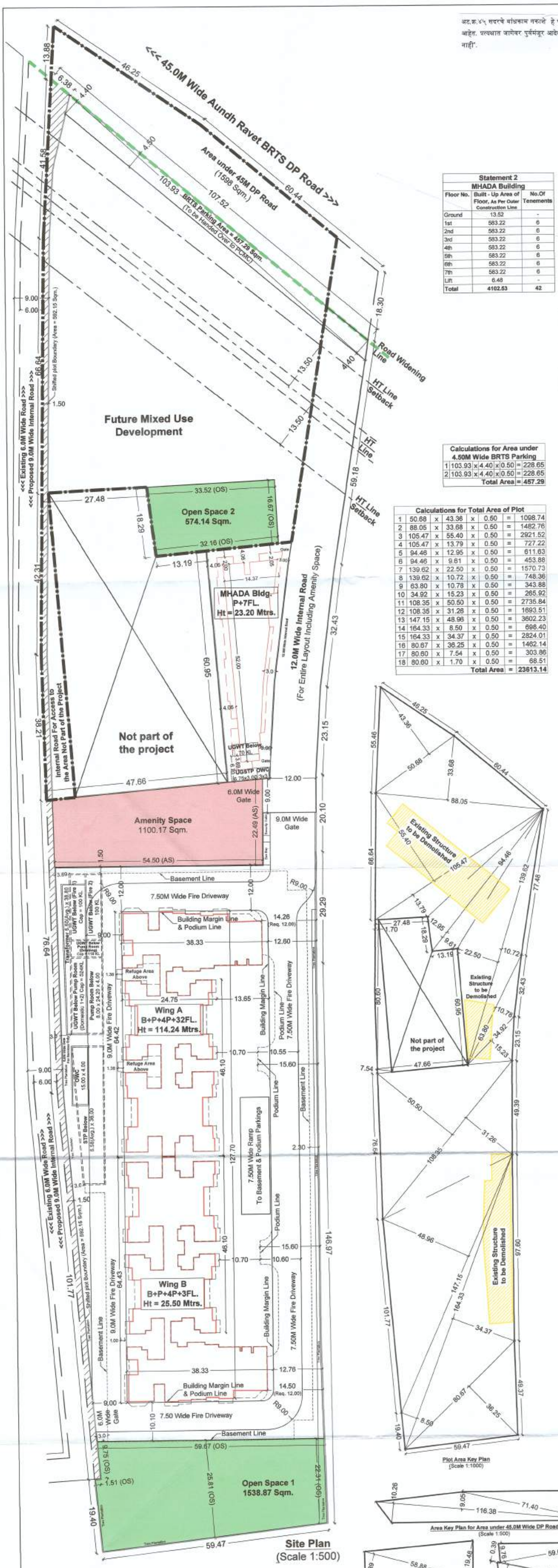
STAMP OF APPROVAL | 01 / 15

Sanctioned No. B.P | Tathawade | 17 | 2025
Subject to conditions mentioned in the Office Order No.
aven dated 24/02/2025
Pimpri
Date : 27/02/2025

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

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

O. C. Signed by
City Engineer



Site Plan
(Scale 1:500)

Statement 2 — MHADA Building		
Floor No.	Built - Up Area of Floor, As Per Outer Construction Line	No.Of Tenements
Ground	13.52	-
1st	583.22	6
2nd	583.22	6
3rd	583.22	6
4th	583.22	6
5th	583.22	6
6th	583.22	6
7th	583.22	6
Lift	6.48	-
Total	**4102.53**	**42**

Statement 2 — Wing B		
Floor No.	Built - Up Area Of Floor, As Per Outer Construction Line	No.Of Tenements
Basement 1	-	-
Ground	69.17	-
Podium 1	-	-
Podium 2	-	-
Podium 3	-	-
Podium 4		-
1st	1258.47	7
2nd	1259.98	11
3rd	1259.98	11
Lift	44.34	-
Total	**3891.94**	**29.00**

Building Wise Summary		
Building Name	Area (Sqm.)	
Wing A	38683.33	333.00
Wing B	3891.94	29.00
Total	**42575.27**	**362**
MHADA	4102.53	42
Grand Total	**46677.80**	**404**

Calculations for Area under 4.50M Wide BRTS Parking							
1	103.93	x	4.40	x	0.50	=	228.65
2	103.93	x	4.40	x	0.50	=	228.65
					Total Area	=	457.29

Calculations for Total Area of Plot							
1	50.68	x	43.36	x	0.50	=	1098.74
2	88.05	x	33.68	x	0.50	=	1482.76
3	105.47	x	55.40	x	0.50	=	2921.52
4	105.47	x	13.79	x	0.50	=	727.22
5	94.46	x	12.95	x	0.50	=	611.63
6	94.46	x	9.61	x	0.50	=	453.88
7	139.62	x	22.50	x	0.50	=	1570.73
8	139.62	x	10.72	x	0.50	=	748.36
9	63.80	x	10.78	x	0.50	=	343.88
10	34.92	x	15.23	x	0.50	=	265.92
11	108.35	x	50.50	x	0.50	=	2735.84
12	108.35	x	31.26	x	0.50	=	1693.51
13	147.15	x	48.96	x	0.50	=	3602.23
14	164.33	x	8.50	x	0.50	=	698.40
15	164.33	x	34.37	x	0.50	=	2824.01
16	80.67	x	36.25	x	0.50	=	1462.14
17	80.60	x	7.54	x	0.50	=	303.86
18	80.60	x	1.70	x	0.50	=	68.51
					Total Area	=	23613.14

Plot Area Key Plan
(Scale 1:1000)

STATEMENT 3 — CARPET AREA STATEMENT								
BUILDING	FLOOR NO.	UNIT No.	CARPET AREA	ENCLOSED BALCONY	OPEN BALCONY	TOTAL	NO. OF UNITS	TOTAL CARPET AREA
WING A	1st Floor	A3-103,104	66.31	2.89	8.53	77.73	2	155.46
		A2-107,108	61.75	2.67	8.72	73.14	2	146.28
		A1-109	94.79	5.82	13.33	113.94	1	113.94
		A1-110	86.11	5.56	11.37	103.04	1	103.04
		A1-111	108.53	-	17.02	125.55	1	125.55
	2nd,3rd,4th,5th,6th, 7th,8th,9th,10th,11th, 12th,13th,14th,15th, 16th,17th,18th,19th, 20th,21st,22nd,23rd, 24th,25th,26th,27th, 28th,29th,30th,31st, 32nd Floors	A3-201,202,203,204, A3-301,302,303,304, A3-401,402,403,404, A3-501,502,503,504, A3-601,602,603,604, A3-701,702,703,704, A3-801,802,803,804, A3-901,902,903,904, A3-1001,1002,1003,1004, A3-1101,1102,1103,1104, A3-1201,1202,1203,1204, A3-1301,1302,1303,1304, A3-1401,1402,1403,1404, A3-1501,1502,1503,1504, A3-1601,1602,1603,1604, A3-1701,1702,1703,1704, A3-1801,1802,1803,1804, A3-1901,1902,1903,1904, A3-2001,2002,2003,2004, A3-2101,2102,2103,2104, A3-2201,2202,2203,2204, A3-2301,2302,2303,2304, A3-2401,2402,2403,2404, A3-2501,2502,2503,2504, A3-2601,2602,2603,2604, A3-2701,2702,2703,2704, A3-2801,2802,2803,2804, A3-2901,2902,2903,2904, A3-3001,3002,3003,3004, A3-3101,3102,3103,3104, A3-3201,3202,3203,3204	66.31	2.89	8.53	77.73	124	9638.52
		A2-206,207,208, A2-306,307,308, A2-406,407,408, A2-506,507,508, A2-606,607,608, A2-706,707,708, A2-806,807,808, A2-906,907,908, A2-1006,1007,1008, A2-1106,1107,1108, A2-1206,1207,1208, A2-1306,1307,1308, A2-1406,1407,1408, A2-1506,1507,1508, A2-1606,1607,1608, A2-1706,1707,1708, A2-1806,1807,1808, A2-1906,1907,1908, A2-2006,2007,2008, A2-2106,2107,2108, A2-2206,2207,2208, A2-2306,2307,2308, A2-2406,2407,2408, A2-2506,2507,2508, A2-2606,2607,2608, A2-2706,2707,2708, A2-2806,2807,2808, A2-2906,2907,2908, A2-3006,3007,3008, A2-3106,3107,3108, A2-3206,3207,3208	61.75	2.67	8.72	73.14	124	9069.36
		A1-209,309,409,509,609, 709,809,909,1009,1109, 1209,1309,1409,1509, 1609,1709,1809,1909, 2009,2109,2209,2309, 2409,2509,2609,2709, 2809,2909,3009,3109, 3209.	94.79	5.82	13.33	113.94	31	3532.14
		A1-210,310,410,510,610, 710,810,910,1010,1110, 1210,1310,1410,1510, 1610,1710,1810,1910, 2010,2110,2210,2310, 2410,2510,2610,2710, 2810,2910,3010,3110, 3210.	86.11	5.56	11.37	103.04	31	3194.24
		A1-211,411,611,811,1011, 1211,1411,1611,1811, 2011,2211,2411,2611, 2811,3011.	230.29		28.46	259.75	15	3896.25
	32nd Floor	A1-3211	28.34	-	2.00	30.34	1	30.34
						SUB TOTAL	333	30005.12
WING B	1st Floor	B3-101,102	66.31	2.89	8.53	77.73	2	155.46
		B2-105,106	61.75	2.67	8.72	73.14	2	146.28
		B1-109	94.79	5.82	13.33	113.94	1	113.94
		B1-110	86.11	5.56	11.37	103.04	1	103.04
		B1-111	108.53	-	17.02	125.55	1	125.55
	2nd & 3rd Floors	B3-201,202,203,204, B3-301,302,303,304	66.31	2.89	8.53	77.73	8	621.84
		B2-205,206,207,208, B2-305,306,307,308	61.75	2.67	8.72	73.14	8	585.12
		A1-208,309	94.79	5.82	13.33	113.94	2	227.88
		A1-210,310	86.11	5.56	11.37	103.04	2	206.08
		A1-211,311	133.63		23.51	157.14	2	314.28
						SUB TOTAL	29	2599.47
MHADA	1st, 2nd, 3rd, 4th, 5th, 6th, 7th Floors	MHADA-101,201,301,401, 501,601,701	46.41	4.55	18.83	69.79	7	488.53
		MHADA-102,202,302,402, 502,602,702,103,203,303, 403,503,603,703,104,204, 304,404, 504,604,704	46.41	4.55	17.48	68.44	21	1437.24
		MHADA-105,205,305,405, 505,605,705	43.90	4.55	14.85	63.30	7	443.1
		MHADA-106,206,306,406, 506,606,706	43.97	4.29	9.99	58.25	7	407.75
						SUB TOTAL	42	2776.62
						GRAND TOTAL	404	35381.21

Statement 2 — Wing A		
Floor No.	Built - Up Area Of Floor, As Per Outer Construction Line	No.Of Tenements
Basement 1	-	-
Ground	69.17	-
Podium 1	-	-
Podium 2	-	-
Podium 3	-	-
Podium 4	-	-
1st	1259.22	7
2nd	1233.38	11
3rd	1180.68	10
4th (Refuge)	1233.38	11
5th	1180.68	10
6th	1233.38	11
7th	1180.68	10
8th	1233.38	11
9th (Refuge)	1180.68	10
10th	1233.38	11
11th	1180.68	10
12th	1233.38	11
13th	1180.68	10
14th (Refuge)	1233.38	11
15th	1180.68	10
16th	1233.38	11
17th	1180.68	10
18th	1233.38	11
19th (Refuge)	1180.68	10
20th	1233.38	11
21st	1180.68	10
22nd	1233.38	11
23rd	1180.68	10
24th (Refuge)	1233.38	11
25th	1180.68	10
26th	1233.38	11
27th	1180.68	10
28th	1233.38	11
29th (Refuge)	1180.68	10
30th	1233.38	11
31st	1180.68	10
32nd	1099.73	11
Lift	44.34	-
Total	**38683.33**	**333**

Location Map

Construction Area Calculations				
Sr. No.	Description	Area (Sqm.) Resi.-Wing A & B	MHADA	Total
A	**FSI**			
1	FSI	42575.27	4102.53	**46677.80**
B	**Non-FSI Areas**			
1	Basement Parking	7672.26		7672.26
2	Podium Parking	18591.88		18591.88
3	1st Floor OTS Common Terrace	2007.07		
4	Top Terrace	2493.35	583.22	
5	Refuge Area	534.24		534.24
6	OHWT Top & Bottom	613.52	73.10	686.62
7	UGWT & Pump Room	926.50	20.32	946.82
8	Transformer Room	240.34		240.34
9	STP	264.36	20.32	284.68
10	OWC Area	71.76	9.00	80.76
11	**Total Non-FSI Area**	**33415.28**	**705.96**	**34121.24**
12	**Total FSI + Non-FSI Area**			**80799.04**

Statement 2 — Wing B		
Floor No.	Built - Up Area Of Floor, As Per Outer Construction Line	No.Of Tenements
Basement 1	-	-
Ground	69.17	-
Podium 1	-	-
Podium 2	-	-
Podium 3	-	-
Podium 4		-
1st	1258.47	7
2nd	1259.98	11
3rd	1259.98	11
Lift	44.34	-
Total	**3891.94**	**29.00**

Parking Statement As Per UDCPR, Page 143, Table 8b - Wing A & B							
Type	Carpet	Required Resi.Ten.	Proposed Resi.Ten.	Car (Nos) By Rule	Car (Nos) Req.	Scooter (Nos) By Rule	Scooter (Nos) Req.
Residential	40 - 80	2	273	1	137	2	273
Residential	80 - 150	1	74	1	74	1	74
Residential	150 +	1	15	2	30	1	15
Visitors				5%	13	5	18
Total Parking Required			**362**	**254**		**380**	
Total Required Parking Area				3935			
Maximum Parking Area Permissible (150%)				5902.5			
Total Parking Provided (Nos.)				773		0	
Composite Parkings (1 Car = 6 Scooters)				-64		384	
Total Parking Provided (Nos.)				**709**		**384**	
Total Proposed Parking Area				9630.50			
Excess Proposed Parking Area				0			
Total 40% EV Parking Provided (Nos.)				**284**		**154**	

Parking Statement As Per UDCPR, Page 143, Table 8b - MHADA							
Type	Carpet	Required Resi.Ten.	Proposed Resi.Ten.	Car (Nos) By Rule	Car (Nos) Req.	Scooter (Nos) By Rule	Scooter (Nos) Req.
Residential	40 - 80	2	42	1	21	2	42
Visitors				5%	1	5	2
Total Residential Parking Required			**42**	**22**		**44**	
Total Required Parking Area				363			
Total Parking Provided (Nos.)				**22**		**44**	
Total Proposed Parking Area				363			
Total 40% EV Parking Provided (Nos.)				**9**		**18**	
Total Proposed Parking				**731**		**428**	

Water Requirement Calculations				
I	**Wing A**			
1	Nos. of Ten. & Total Number of Person	333	=	1,665 Nos.
2	Water Capacity Required	90	=	1,49,850 Litres
3	Flushing Tank Capacity	45	=	74,925 Litres
4	Water Capacity Required for Fire Fighting		=	25,000 Litres
5	**Total OHWT Water Capacity Required (2+3+4)**		=	**2,49,775 Litres**
6	**Total OHWT Water Capacity Provided**		=	**2,49,775 Litres**
7	**Intermediate Fire Water Tank Provided**		=	**1,00,000 Litres**
II	**Wing B**			
1	Nos. of Ten. & Total Number of Person	29	=	145 Nos.
2	Water Capacity Required	90	=	13,050 Litres
3	Flushing Tank Capacity	45	=	6,525 Litres
4	Water Capacity Required for Fire Fighting		=	25,000 Litres
5	**Total OHWT Water Capacity Required (2+3+4)**		=	**44,575 Litres**
6	**Total OHWT Water Capacity Provided**		=	**44,575 Litres**
7	**Intermediate Fire Water Tank Provided**		=	**0 Litres**
III	**UGWT Water Capacity - Wing A & B**			
1	UGWT Water Capacity Required [((I-1) + (II-1) x 2 Da		=	3,25,800 Litres
2	Water Capacity Required for Fire Fighting		=	2,00,000 Litres
3	**Total UGWT Water Capacity Required (1 + 2)**		=	**5,25,800 Litres**
4	**Total UGWT Water Capacity Provided**		=	**5,25,800 Litres**
5	UGWT Water Capacity for Drinking Water		=	90,500 Litres
Water Requirement Calculations (MHADA Building)				
1	Nos. of Ten. & Total Number of Person	42	=	210 Nos.
2	Water Capacity Required	90	=	18,900 Litres
3	Flushing Tank Capacity	45	=	9,450 Litres
4	Water Capacity Required for Fire Fighting		=	10,000 Litres
5	**Total OHWT Water Capacity Required (2+3+4)**		=	**38,350 Litres**
6	**Total OHWT Water Capacity Provided**		=	**38,350 Litres**
7	UGWT Water Capacity Required [2 x 2.00]		=	37,800 Litres
8	Water Capacity Required for Fire Fighting		=	25,000 Litres
9	**Total UGWT Water Capacity Required (7 + 8)**		=	**62,800 Litres**
10	**Total UGWT Water Capacity Provided**		=	**62,800 Litres**

Area Statement		
Sr.No.	Description	Area (Sqm.)
1	Area of Plot (Minimum Area of a, b, c to be Considered)	23,600.00
(a)	As per Ownership Document (7/12, CTS Extract)	23,600.00
(b)	As per Measurement Sheet	23,613.14
(c)	As per Site	23,613.14
2	Deductions for	
(a)	Proposed 45.0M D.P. Road Widening Area	1,598.00
(b)	Area under BRTS Parking	457.29
(c)	(Total a+b)	2,055.29
3	Balance Area of Plot (Sr.No.1 - Sr.No.2)	21,544.71
4	Amenity Space (If Applicable)	
(a)	Required - (Sr.No.3 Total x 5%)	1,077.24
(b)	Adjustment of 2, If any -	-
(c)	Balance Proposed -	1,100.17
5	Net Plot Area	20,444.54
6	Recreational Open Space (If Applicable)	
(a)	Required (Sr.No.5 x 10%)	2,044.45
(b)	Proposed -	2,113.01
7	Internal Road Area (12.0M Wide)	1,549.43
8	Plotable Area (If Applicable)	-
9	Built up Area with ref. to Basic F.S.I. as per Front Road	20,444.54
10	Addition of FSI on Payment of Premium	
(a)	Premissible FSI on Payment of Premium.(Sr.No.1 x 50%)	11,800.00
(b)	Proposed FSI on Payment of Premium.	
11	In-situ FSI / TDR loading	-
(a)	Total Permissible TDR Area (Sr.No.1 x 175%)	41,300.00
(b)	In-situ Area against D.P. Road [Max.1598 x 2.00 = 3196]	-
(c)	In-situ Area against Amenity Space If handed over [Sr.No.4 x 2.00 or 1.85]	-
(d)	Proposed TDR Area [(Sr.No.11a x 11%) - 11b - 11c]	7,900.22
(e)	Total in-situ / TDR loading proposed (Sr.No.11b+11c+11e)	7,900.22
12	Green Building FSI - Platinum Rating (Sr.No.5 x 7%)	-
13	Total entitlement of FSI in the proposal	-
(a)	(Sr.No.9 + 10b + 11g + 12) whichever is Applicable.	28,344.76
(b)	Permissible Ancillary Area FSI	17,006.85
(c)	Proposed Ancillary Area FSI (b + c)	14,250.00
(d)	Total entitlement (a + c)	42,594.76
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} (Sr.No.5 x 3.25 x 1.6)	3.25
15	Total Built-up Area in Proposal.(Excluding MHADA)	
(a)	Proposed Commercial Built-up Area (as per P-Line)	-
(b)	Proposed Residential Built-up Area (as per P-Line)	42,575.27
(c)	Total (a+b)	42,575.27
16	F.S.I. Consumed (Sr.No.15c / Sr.No.13d)	1.00
17	Area for inclusive Housing, If any	
(d)	Required Area (Sr.No.9 x 20%)	4,088.91
(b)	Proposed Area	4,102.53
18	Tenement Statement	
(a)	Proposed Tenements (Excluding MHADA)	362.00
(b)	Proposed Tenements (including MHADA)	404.00

LEGEND

- PLOT BOUNDARY SHOWN BLACK
- PROPOSED WORK SHOWN RED
- PROPOSED ROAD WIDENING LINE
- AMENITY SPACE
- OPEN SPACE
- DEMOLISHION SHOWN HATCHED YELLOW

Certifcate 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.

Ar. Gautam Attarde.

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.

Harivishva Constructions LLP through its Partner Mr. Harish Navale & Mr. Prashant Gaikwad

OWNER'S NAME: | OWNER'S SIGN:

Harivishva Constructions LLP through its Partner

1. Mr. Harish Navale

2. Mr. Prashant Gaikwad

PROJECT:
SURVEY NO : 25/1/1(P) | HISSA NO :
PLOT NO : | CTS NO :
DESCRIPTION : Village - Tathawade, Taluka - Mulshi, District - Pune.

ARCHITECT: | ARCHITECT'S SIGN:
AR. GAUTAM ATTARDE
M/S GNA ARCHITECTS
820/6, KULDEEP, BHANDARKAR ROAD, SHIVAJINAGAR, PUNE - 04
CA/2011/51343

JOB NO.	DRG.NO.	SCALE	DRAWN BY	CHECKED BY
		1:100		
INWARD NO.	PCMC/TAT0053/2024/ZONE B/TATHAWADE/PRB-THT-521/FRESH			
DATE	28/01/2025	SHEET NO.	01 / 15	

Calculations for Area under 45.0M Wide DP Road							
1	116.38	x	10.26	x	0.50	=	597.03
2	116.38	x	9.05	x	0.50	=	526.62
3	71.40	x	13.31	x	0.50	=	475.17
					Total Area	=	1598.82
					Area as per 7/12 Extract	=	1598.00
					Minimum Area	=	1598.00

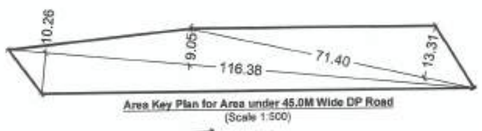
Calculations for Area under Amenity Space							
1	57.71	x	16.66	x	0.50	=	480.72
2	57.71	x	21.47	x	0.50	=	619.52
					Total Area of Plot	=	1100.17

Calculations for Area under Open Space 1							
1	62.16	x	18.55	x	0.50	=	576.53
2	62.16	x	0.39	x	0.50	=	12.12
3	59.65	x	22.10	x	0.50	=	659.13
4	59.65	x	9.76	x	0.50	=	291.09
					Total Area	=	1538.87

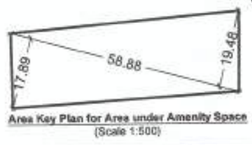
Calculations for Area under Open Space 2							
1	37.44	x	15.74	x	0.50	=	294.65
2	37.44	x	14.93	x	0.50	=	279.49
					Total Area	=	574.14
					Total Area under Open Space	=	2113.01

Calculations for Area under 9.0M Wide Internal Road					
1	367.15	x	1.50	=	550.72
			Total Area	=	550.72

Calculations for Area under 12.0M Wide Internal Road					
1	125.00	x	12.00	=	1500.00
			Total Area	=	1500.00
			Total Area under Internal Road	=	2050.72



Area Key Plan for Area under 45.0M Wide DP Road
(Scale 1:500)



Area Key Plan for Area under Amenity Space
(Scale 1:500)

Area Key Plan for Area under Open Space 2
(Scale 1:500)

Area Key Plan for Area under Open Space 2
(Scale 1:500)