PREVIOUS SANCTIONED
CC.NO.BP/EVN/THERGAON/01/2015 DATED-29/07/2015
CC.NO.BP/EVN/THERGAON/01/2021 DATED-25/08/2021

DATE & STAMP OF APPROVAL

01/01

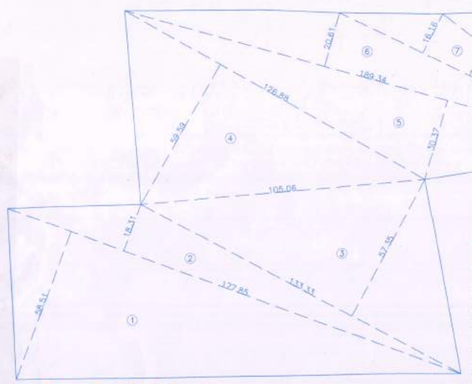
LAYOUT PLAN FOR ENVIRONMENT CLEARANCE ONLY

Sanctioned No. B.P/EC/Thergaon/01/2022
Subject to conditions mentioned in the Office Order No.
aven dated 14/01/2022
Pimpri
Date : 14/01/2022

O. C. Signed by
Joint City Engineer

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

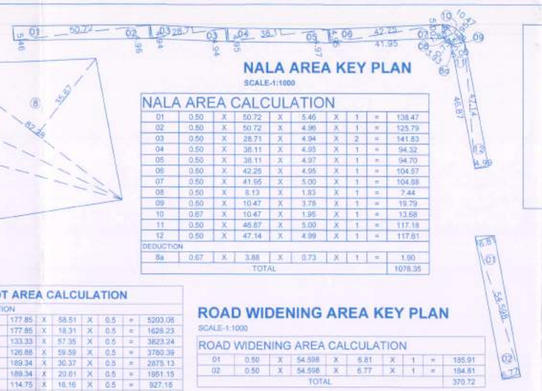
Revised IOD Layout



PLOT AREA KEY PLAN
SCALE-1:1000

PLOT AREA CALCULATION

ADDITION									
1	177.85	X	58.51	X	0.5	=	5203.06
2	177.85	X	18.31	X	0.5	=	1628.23
3	133.33	X	57.35	X	0.5	=	3623.24
4	126.88	X	59.59	X	0.5	=	3780.39
5	189.34	X	30.37	X	0.5	=	2875.13
6	189.34	X	20.61	X	0.5	=	1951.15
7	114.75	X	16.16	X	0.5	=	927.15
8	82.28	X	35.87	X	0.5	=	1475.69
TOTAL AREA							21664.06
AREA AS PER 7/12							21664.00



NALA AREA KEY PLAN
SCALE-1:1000

NALA AREA CALCULATION

01	0.50	X	50.72	X	5.46	X	1	=	138.47
02	0.50	X	50.72	X	4.96	X	1	=	125.79
03	0.50	X	28.71	X	4.94	X	2	=	141.83
04	0.50	X	38.11	X	4.95	X	1	=	94.32
05	0.50	X	38.11	X	4.97	X	1	=	94.70
06	0.50	X	42.25	X	4.95	X	1	=	104.57
07	0.50	X	41.95	X	5.00	X	1	=	104.88
08	0.50	X	8.13	X	1.83	X	1	=	7.44
09	0.50	X	10.47	X	3.78	X	1	=	19.79
10	0.67	X	10.47	X	1.95	X	1	=	13.68
11	0.50	X	46.87	X	5.00	X	1	=	117.18
12	0.50	X	47.14	X	4.99	X	1	=	117.61
DEDUCTION									
8a	0.67	X	3.88	X	0.73	X	1	=	1.90
TOTAL									1078.35

LOCATION PLAN
SCALE-NTS

ROAD WIDENING AREA KEY PLAN
SCALE-1:1000

ROAD WIDENING AREA CALCULATION

01	0.50	X	54.598	X	6.81	X	1	=	185.91
02	0.50	X	54.598	X	6.77	X	1	=	184.81
TOTAL									370.72

PROPOSED FSI + NON FSI STATEMENT FOR BUILDING A,B,C,D,E,F,G,H,I,J & SPORTS CLUB

BUILDING	FLOOR	BUILDING HEIGHT (MTR.)	P.LINE BUILT UP AREA		LIFT	FIRE LIFT	REFUGE AREA	TOP TERRACE AREA	O.H.WATER TANK	GROUND COVERAGE	SHOP	TENT.	NON FSI AREA	TOTAL AREA FSI+NON FSI
			COMMERCIAL	Residential										
BUILDING-A	G+PO1+PO2+L,PO+20 FLOOR	69.95	318.93	8106.16	3.96	4.63	56.16	402.09	93.24	402.09	5	80	560.10	8985.19
BUILDING- B	G+PO1+PO2+L,PO+20 FLOOR	69.95	-	7040.38	3.61	4.63	54.24	351.15	89.34	351.15	-	80	502.91	7543.33
BUILDING-C	G+PO1+PO2+L,PO+20 FLOOR	69.95	-	7052.27	3.61	4.60	54.34	351.15	89.28	351.15	-	80	502.91	7555.18
BUILDING-D	G+PO1+PO2+L,PO+20 FLOOR	69.95	-	8100.55	3.96	4.61	56.16	402.09	93.48	402.09	-	80	560.34	8660.89
BUILDING-E	G+PO1+PO2+L,PO+20 FLOOR	69.95	-	7525.27	3.61	4.63	56.16	375.36	86.32	375.39	-	80	526.08	8051.35
BUILDING-F	G+PO1+PO2+L,PO+20 FLOOR	69.95	-	7541.42	3.61	4.61	56.16	375.21	86.32	375.86	-	78	525.93	8067.35
BUILDING-G	G+PO1+PO2+L,PO+20 FLOOR	69.95	-	7361.77	10.28	5.13	46.23	367.68	131.78	367.68	-	40	561.08	7922.85
BUILDING-H	G+PO1+PO2+L,PO+20 FLOOR	69.95	-	7566.77	3.61	4.63	56.16	375.39	86.32	375.39	-	80	526.11	8092.88
BUILDING-I	G+PO1+PO2+L,PO+20 FLOOR	69.95	-	7045.61	3.61	4.60	54.24	351.15	89.34	351.15	-	80	502.91	7548.38
BUILDING-J	G+PO1+PO2+L,PO+20 FLOOR	69.95	-	8078.78	3.96	4.61	85.32	402.09	93.48	402.09	-	80	589.50	8668.28
SPORTS CLUB	GR+2 FLOOR	16.45	943.83	-	5.36	5.36	-	313.05	147.10	313.05	-	-	470.87	1414.50
TOTAL			1262.56	75418.76	49.22	52.16	575.07	4066.61	1086.00	4067.09	5	788	5828.86	82510.19
			PODIUM PARKING & LANDSCAPE PODIUM AREA										29303.23	
			30063.78											
STP, OWC, TRANSFORMER, ELEVATION PROJECTIONS, SECURITY CABIN, OHWT, UGWT, LMR, TERRACE, LIFT													1358.55	
			TOTAL AREA										36490.64	113171.96

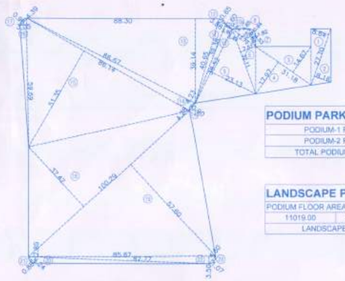
SANITARY STATEMENT (COMMERCIAL)

OCCUPANT					
	(A) STREET FLOOR AND SALES BASEMENT	633.47	3 SQ.M./PERS	211	316
	(B) UPPER SALE FLOORS	629.09	6 SQ.M./PERS	105	
NO.OF PERSON	MALE	158	FEMALE	158	
	REQUIED	PROVIDED	REQUIRED	PROVIDED	
W.C.	4 for 66-100	6	6 for 78-100	11	11
URINALS	4 for 71-100	6	6	-	-

REGULATION NO.37.1(a-ii) IN THE EQUIVALENT 20% NET PLOT AREA , FOR CONSIDERING EWS/LIG TENEMENTS OF SIZE RANGING BETWEEN 30 TO 50 SQ.MT.

PROPOSED FSI + NON FSI STATEMENT FOR INCLUSIVE HOUSING BUILDING

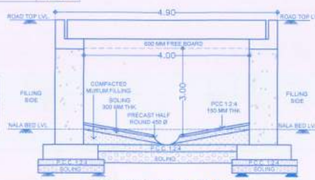
BUILDING	FLOOR	BUILDING HEIGHT (MTR.)	NET BUILT UP AREA		PROPOSED BALCONY		LIFT	FIRE LIFT	REFUGE AREA	TOP TERRACE AREA	O.H.WATER TANK	GROUND COVERAGE	SHOP	TENT.	NON FSI AREA	TOTAL AREA FSI+NON FSI
			COMMERCIAL	Residential	OPEN	ENCL.										
MHADA	P+12 FLOOR	38.40	0.00	4736.94	0.00	0.00	3.61	4.61	23.84	390.34	134.50	388.30	0	72	566.90	5303.84
TOTAL			0.00	4736.94	0.00	0.00	3.61	4.61	23.84	390.34	134.50	388.30	0	72	566.90	5303.84
													TOTAL AREA		566.90	5303.84



WELL AREA KEY PLAN
SCALE-1:1000

WELL AREA CALCULATION

01	π	X	(3.50)²	X	1		
	3.1416	X	12.25	X	1	=	38.48
TOTAL							38.48



TYPICAL SECTION OF NALA
SCALE-NTS

WATER AREA CALCULATION

FOR COMMERCIAL			
NO. OF PERSON	=	316	NOS.
WATER REQUIRED PER PERSONS	=	45	lts/day
REQUIRED WATER FOR COMMERCIAL	=	14220	lts/day
FOR RESIDENTIAL			
AMOUNT OF WATER REQUIRED PER PERSON	=	135	lts/day
WATER REQUIRED PER FLAT(5 PERSONS/FLAT)	=	675	lts/day
NO OF FLATS IN BLDG.	=	758	NOS.
REQUIRED CAPACITY OF OVERHEAD WATER TANK	=	511650	lts/day
WATER REQUIRED FOR FIRE FIGHTING (25000X10)	=	250000	lts/day
TOTAL WATER REQUIRED FOR OHWT	=	775870	lts/day
TOTAL WATER PROVIDED FOR OHWT	=	776000	lts/day
REQUIRED CAPACITY TO UNDER GROUND WATER TANK	=	388805	lts/day
WATER REQUIRED FOR FIRE FIGHTING FOR UGWT	=	500000	lts/day
REQUIRED CAPACITY TO UNDER GROUND WATER TANK	=	1288805	lts/day
PROVIDED CAPACITY TO UNDER GROUND WATER TANK	=	1289000	lts/day

WATER AREA CALCULATION (MHADA)

FOR RESIDENTIAL			
AMOUNT OF WATER REQUIRED PER PERSON	=	135	lts/day
WATER REQUIRED PER FLAT(5 PERSONS/FLAT)	=	675	lts/day
NO OF FLATS IN BLDG.	=	72	NOS.
REQUIRED CAPACITY OF OVERHEAD WATER TANK	=	48600	lts/day
WATER REQUIRED FOR FIRE FIGHTING	=	25000	lts/day
TOTAL WATER REQUIRED FOR OHWT	=	73600	lts/day
TOTAL WATER PROVIDED FOR OHWT	=	74000	lts/day
REQUIRED CAPACITY TO UNDER GROUND WATER TANK	=	110400	lts/day
PROVIDED CAPACITY TO UNDER GROUND WATER TANK	=	111000	lts/day

TOTAL FSI + NON FSI STATEMENT FOR PROPOSED BUILDING

BUILDING	FSI AREA		NON FSI AREA	TOTAL AREA FSI+NON FSI
	COMMERCIAL	Residential		
BUILDING A,B,C,D,E,F,G,H,I,J & SPORTS CLUB	1262.56	75418.76	36490.64	113171.96
MHADA (INCL. HOUSE.1 (20%))	-	-	5303.84	5303.84
TOTAL AREA	1262.56	75418.76	41794.48	118475.80
	76681.32			

INCLUSIVE HOUSING REQUIRED AREA STATEMENT

PLOT	(A) PLOT AREA	(B) ROAD WIDENING	(C) AREA UNDER WELL	(D) NET PLOT AREA (A-B-C)	(E) BASIC FSI (D X 1.1)	(F) FACTOR	(G) REQUIRED AREA (E X F)
S.NO.27/1, 27/2A	21664.00	370.72	38.48	21254.80	23380.28	20%	4676.06
TOTAL AREA							4676.06

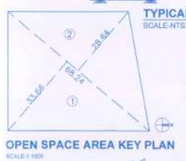
PODIUM AREA KEY PLAN
SCALE-1:1000

PODIUM PARKING AREA CALC.

PODIUM-1 PARKING AREA	=	11019.00
PODIUM-2 PARKING AREA	=	11019.00
TOTAL PODIUM PARKING AREA	=	22038.00

LANDSCAPE PODIUM AREA CALC.

PODIUM FLOOR AREA - BUILDING FLOOR AREA			
11019.00	-	3753.77	= 7265.23
LANDSCAPE PODIUM AREA			= 7265.23



OPEN SPACE AREA KEY PLAN
SCALE-1:1000

OPEN SPACE AREA CALCULATION

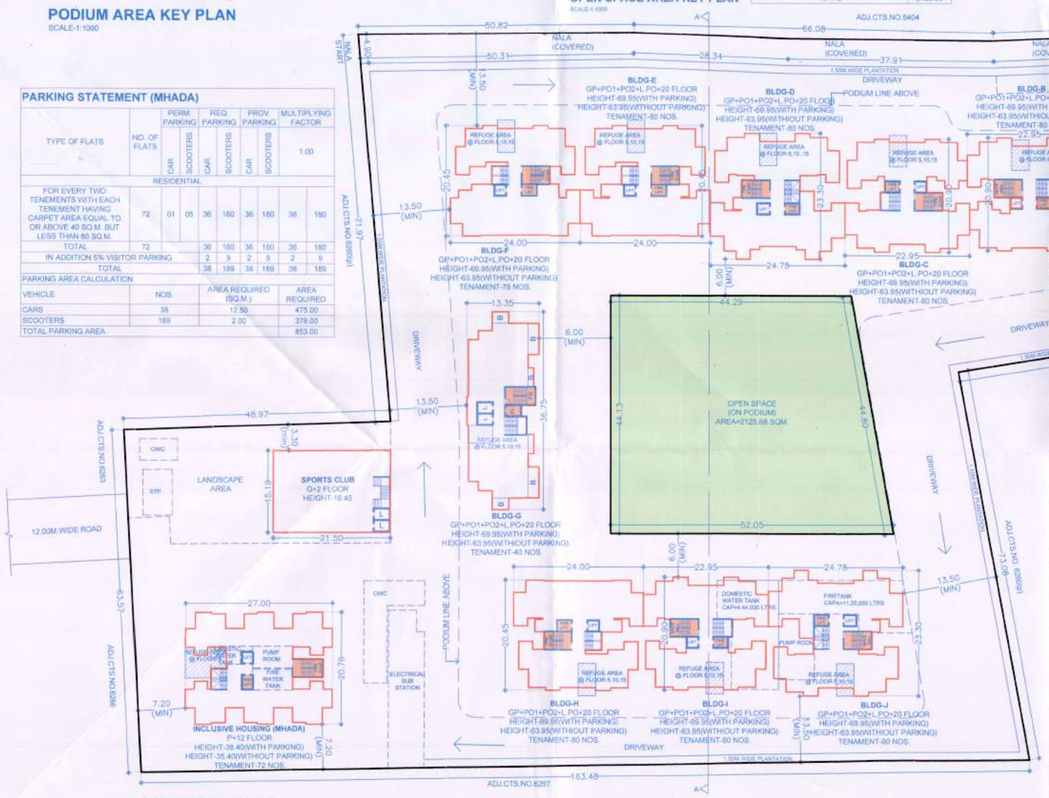
ADDITION								
1	68.24	X	33.06	X	0.50	=	1148.48
2	68.24	X	28.64	X	0.50	=	977.20
TOTAL							2125.68

SITE KEY SECTION 'AA'

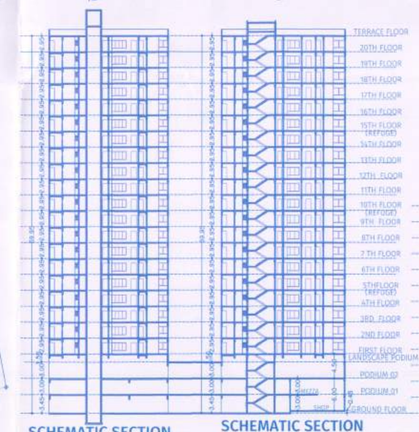
PARKING STATEMENT (MHADA)

TYPE OF FLATS	NO. OF FLATS	PERM PARKING		REQ. PARKING		PROV. PARKING		MULTIPLYING FACTOR
		CAR	SCOOTERS	CAR	SCOOTERS	CAR	SCOOTERS	1.00
RESIDENTIAL								
FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.M. BUT LESS THAN 80 SQ.M.	72	01	05	36	180	36	180	36 180
TOTAL	72			36	180	36	180	36 180
IN ADDITION 5% VISITOR PARKING				2	9	2	9	2 9
TOTAL				38	189	38	189	38 189

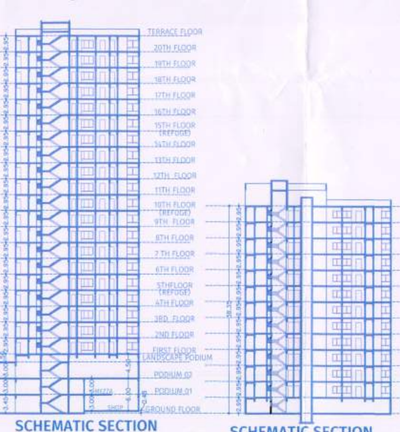
PARKING AREA CALCULATION			
VEHICLE	NOS.	AREA REQUIRED (SQ.M.)	AREA REQUIRED
CARS	38	12.50	475.00
SCOOTERS	189	2.00	378.00
TOTAL PARKING AREA			853.00



LAYOUT PLAN
SCALE-1:500



SCHEMATIC SECTION THROUGH BLDG-B,C,D,E,F,G,H,I & J



SCHEMATIC SECTION THROUGH BLDG-A

SCHEMATIC SECTION THROUGH BLDG-MHADA

PARKING STATEMENT (BUILDING- A TO J & SPORTS CLUB)

TYPE OF FLATS	NO. OF FLATS	PERM PARKING		REQ. PARKING		PROV. PARKING		MULTIPLYING FACTOR
		CAR	SCOOTERS	CAR	SCOOTERS	CAR	SCOOTERS	1.00
COMMERCIAL								
FOR EVERY 100 SQ.M. CARPET AREA OR FRACTION THEREOF	1091.20	02	06	22	65	22	65	22 65
RESIDENTIAL								
FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.M. BUT LESS THAN 80 SQ.M.	598	01	05	299	1495	299	1495	299 1495
FOR EVERY TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 80 SQ.M. BUT LESS THAN 150 SQ.M.	160	01	03	160	480	160	480	160 480
TOTAL	758			459	1975	459	1975	459 1975
IN ADDITION 5% VISITOR PARKING				23	99	23	99	23 99
TOTAL				504	2139	504	2139	504 2139

PARKING AREA CALCULATION			
VEHICLE	NOS.	AREA REQUIRED (SQ.M.)	AREA REQUIRED
CARS	504	12.50	6300.00
SCOOTERS	2139	2.00	4278.00
TOTAL PARKING AREA			10578.00

SECTION THROUGH U.G.R.WATER TANK

COMPOUND WALL SECTION

A STATEMENTS

			Proposed Sanction SQ.M.
01		Area of Plot (Minimum area of a, b, c to be considered)	21664.00
	a	As per ownership document (7/12, CTS extract)	21664.00
	b	As per measurement sheet	21664.06
	c	As per site	21664.06
02		Deductions for:	
	a	Proposed 12.00M. Wide Road widening Area	370.72
	b	Well Area	38.48
	c	Any Other Reservation area	-
		Total (a + b + c)	409.20
03		Balance area of plot (1-2)	21254.80
04		Amenity Space (if applicable)	
	a	Required	-
	b	Adjustment of 2(b), if any	-
	c	Balance proposed	-
05		Net Plot Area (3-4c)	21254.80
06		Recreational Open space (if applicable)	
	a	Required	2125.48
	b	Proposed	2125.68
07		Internal Road area	-
08		Plotable area (if applicable)	-
09		Built up area with reference to Basic F.S.I. as per front road width (sr.no.5X1.10)	23380.28
10		Addition of FSI on payment of premium	
	a	Maximum permissible premium FSI-based on road width/TOD Zone (0.5)	10812.76
	b	Proposed FSI on payment of premium	10812.76
11		In-situ FSI / TDR loading	
	a	In-situ area against D.P. road [2.0 x Sr. No. 2 (a)], if any	747.44
	b	In-situ area against Amenity Space if handed over [2.00 or1.85 x Sr. No. 4 (b)and /or(c)],	-
	c	TDR area [Permissible=(Sr.No.1X0.65)-14056.59]	13315.15
	d	Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	14056.59
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	48249.63
	b	Ancillary Area FSI upto 60% (Residential) [(Sr.No.13a-(15c/1.80)x0.60]	28529.92
	c	Ancillary Area FSI upto 80% (Commercial) (Sr.No.15c/1.8x0.80)	561.14
	d	Total entitlement (a+b+c)	77339.69
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]	2.25
15		Total Built-up Area in proposal.(excluding area at Sr.No.17 b)	-
	a	Existing Built-up Area.	-
	b	Proposed Residential Built-up Area (as per 'P-line')	75418.76
	c	Proposed Commercial Built-up Area (as per 'P-line')	1262.56
	d	Total (a+b)	76681.32
16		F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	2.23
17		Area for Inclusive Housing, if any	
	a	Required (20% of Sr.No.5)	4676.06
	b	Proposed	4736.94

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 / C.T. / 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 of 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

01	Concept Designers	Vka: Architecture
02	Environment Consultant	Vka: Environment
03	Structural Consultant	RAVINDRA A KARNAVAT
04	Plumbing Consultant	Vka: MEP
05	Electrical Consultant	Vka: MEP
06	Fire Consultant	Sumeet Fire PS
07	HVAC Consultant	Vka: MEP

F JOB TITLE / SITE ADDRESS

PROPOSED & REVISED BUILDING ON 27/1, 27/2A, CTS.NO.6260(P) TO 6266(P) AT THERGAON, TAL.-MULSHI, DIST.- PUNE

G OWNER NAME AND SIGNATURE

Owner's Name: SUKHWANI CHAWLA CONSTRUCTION
Owner's sign

H ARCHITECT

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

VK:a architecture
5th Floor,Nextgen Avenue,Sr.No.103(p), C.T.S No.2800,S.B.Road,Next ICC Trade Tower,Ballaleshwar, Pune-411016.
P +91 20 6626 6888
E mail@vkarch.com
W www.vkarch.com

Drawing Title: Layout Plan		Scale: 1:500 at A1-600X950
Drawn by: Shyam	Checked by: Raksha	Date: 02/12/2021
Job no.: 2072	Drawing no.: 268	Revision: -
Status: FOR IOD-PCMC-UDCPR20		