TOTAL F.S.I. STATEMENT (IN SMT.) - PROPOSED

TYPE OF WING	HEIGHT OF WING		BUILT UP AREA		TENEMENT	UNIT
	WITH PARKING	WITHAOUT PARKING	RESI.	COMM.		
WING-A	B+G+2PO.+18 FL. HT- 62.70 M	HT- 56.70 M	9516.32	0.00	84	0
WING-B	B+G+2PO.+17 FL. HT- 59.75 M	HT- 53.75 M	12486.01	0.00	124	0
WING-C	B+G+2PO.+17 FL. HT- 59.75 M	HT- 53.75 M	15920.04	0.00	173	0
WING-D COMMERCIAL	G+8 FL. HT- 30.51 M	HT- 24.15 M	0.00	4043.39	0	8
TOTAL			37922.37	4043.39	381	8
TOTAL BUILT UP AREA			41965.76			
WING-C(P) (LIG/MHADA)	B+G+2PO.+15 FL. HT- 42.05 M	HT- 36.05 M	2766.45	0.00	45	0

OVER HEAD WATER REQUIREMENT
RESIDENTIAL-WING-A+B(MHADA(LIG)+C, WING-D (COMMERCIAL)
COMMERCIAL AREA (WING-D)

TOTAL COMMERCIAL NO. OF PERSONS = 360

PERSONS		LTRS		TOTAL	
360	360 x 45	=	16200.00	LTRS.
	TOTAL	=	16200.00	LTRS.
	SAY- (A)	=	16200.00	LTRS.

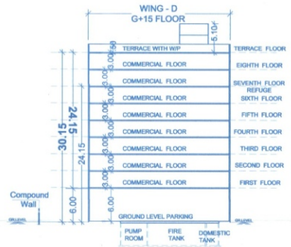
RESIDENTIAL AREA

TENEMENT	PERSONS	LTRS		TOTAL	
426	x 5 x	135	=	287550.00	LTRS.
		TOTAL	=	287550.00	LTRS.
		SAY- (B)	=	287550	LTRS.
		1) TOTAL = A + B	=	303750.00	LTRS.
		2) ADDITION FIRE PURPOSE FOR RESIDENTIAL	=	75000.00	LTRS.
		3) ADDITION FIRE PURPOSE FOR COMMERCIAL	=	25000.00	LTRS.
		TOTAL OVER HEAD WATER REQUIREMENT (1+2+3)	=	403750.00	LTRS.

UNDER GROUND WATER TANK CAPACITY

OVER HEAD WATER TANK X 1.50

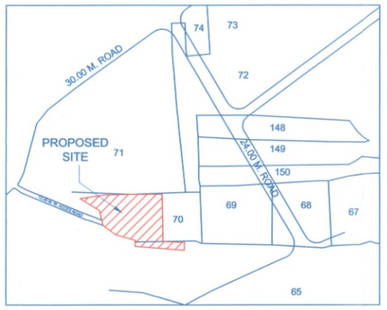
303750.00 x 1.50	=	455625.00	LTRS.
1) TOTAL	=	455625.00	LTRS.
2) ADDITION FIRE PURPOSE FOR RESIDENTIAL	=	250000.00	LTRS.
3) ADDITION FIRE PURPOSE FOR COMMERCIAL	=	50000.00	LTRS.
TOTAL UNDER GROUND WATER REQUIREMENT(1+2+3)	=	755625.00	LTRS.
UNDER GROUND WATER REQUIREMENT (SAY)	=	755625	LTRS.



SCHEMATIC SECTION Y-Y
SCALE : 1:500

PROPOSED SITE

GOOGLE LOCATION PLAN
SCALE :- N.T.S



LOCATION PLAN
SCALE :- N.T.S

Form of Statement 2 (to be printed on plan) [Sr. No. 9 (a)] Proposed Residential Wing - A

FLOOR NO.	B/UP AREA	TENEMENT
BASEMENT- 01	0.00	0
GROUND	48.62	0
PODIUM - 01	0.00	0
PODIUM - 02	0.00	0
FIRST	534.19	5
SECOND	534.34	5
THIRD	534.34	5
FOURTH	534.34	5
FIFTH	534.34	5
SIXTH (REFUGE)	509.16	5
SEVENTH	534.34	5
EIGHT	534.34	5
NINETH	534.34	5
TENTH	534.34	5
ELEVENTH (REFUGE)	509.16	5
TWELFTH	534.34	5
THIRTEENTH	534.34	5
FOURTEENTH	534.34	5
FIFTEENTH	534.34	5
SIXTEENTH (REFUGE)	483.45	3
SEVENTEENTH	509.83	3
EIGHTEENTH	509.83	3
TOTAL	**9516.32**	**84**

Form of Statement 2 (to be printed on plan)[Sr. No. 9 (a)] Proposed Residential Wing - B

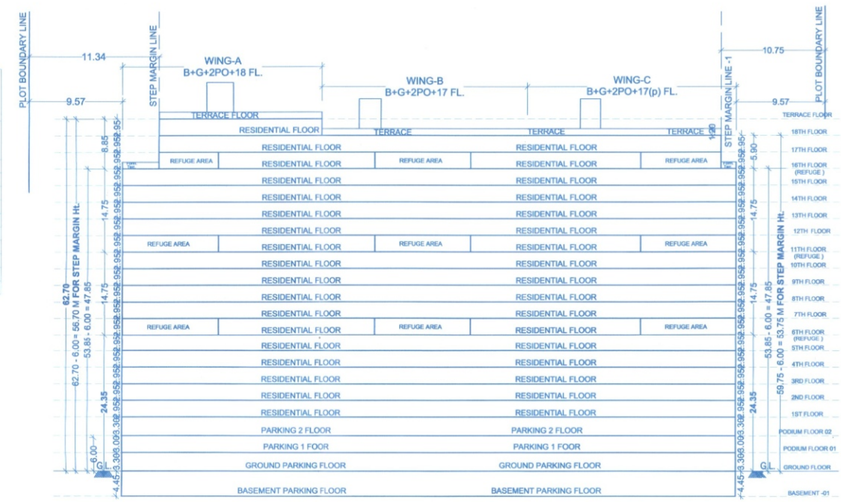
Floor No.	B/UP AREA	TENEMENT
BASEMENT- 01	0.00	0
GROUND	63.65	0
PODIUM - 01	0.00	0
PODIUM - 02	0.00	0
FIRST	968.15	5
SECOND	779.42	5
THIRD	515.80	5
FOURTH	742.20	8
FIFTH	742.20	8
SIXTH (REFUGE)	664.93	7
SEVENTH	742.20	8
EIGHT	742.20	8
NINETH	742.20	8
TENTH	742.20	8
ELEVENTH (REFUGE)	664.93	7
TWELFTH	742.20	8
THIRTEENTH	742.20	8
FOURTEENTH	742.20	8
FIFTEENTH	742.20	8
SIXTEENTH (REFUGE)	664.93	7
SEVENTEENTH	742.20	8
TOTAL	**12486.01**	**124**

Form of Statement 2 [Sr. No. 9 (a)] Proposed Residential Wing - C

FLOOR NO.	B/UP AREA		TOTAL	TENEMENT	
	RESI.	LIG (P)		RESI.	LIG
BASEMENT- 01	0.00	0.00	0.00	0	0
GROUND	30.95	0.00	30.95	0	0
PODIUM - 01	0.00	0.00	0.00	0	0
PODIUM - 02	0.00	0.00	0.00	0	0
FIRST	1112.19	0.00	1112.19	13	0
SECOND	927.82	184.43	1112.25	10	3
THIRD	927.82	184.43	1112.25	10	3
FOURTH	927.82	184.43	1112.25	10	3
FIFTH	927.82	184.43	1112.25	10	3
SIXTH (REFUGE)	847.01	184.43	1031.44	9	3
SEVENTH	927.82	184.43	1112.25	10	3
EIGHT	927.82	184.43	1112.25	10	3
NINETH	927.82	184.43	1112.25	10	3
TENTH	1112.19	0.00	1112.19	13	0
ELEVENTH (REFUGE)	847.01	184.43	1031.44	9	3
TWELFTH	927.82	184.43	1112.25	10	3
THIRTEENTH	927.82	184.43	1112.25	10	3
FOURTEENTH	927.82	184.43	1112.25	10	3
FIFTEENTH	927.82	184.43	1112.25	10	3
SIXTEENTH (REFUGE)	841.93	184.43	1026.36	9	3
SEVENTEENTH	922.74	184.43	1107.17	10	3
TOTAL	15920.04	2766.45	18686.49	**173**	**45**

Form of Statement 2 (to be printed on plan)[Sr. No. 9 (a)] Proposed Commercial_Wing - D

Floor No.	Total Built-up Area of floor, as per outer construction line.	UNIT
GROUND	41.50	0
FIRST	550.57	1
SECOND	459.12	1
THIRD	512.12	1
FOURTH	512.12	1
FIFTH	550.57	1
SIXTH	459.12	1
SEVENTH (REFUGE)	446.15	1
EIGHT	512.12	1
TOTAL	**4043.39**	8



SCHEMATIC SECTION X-X
SCALE : 1:500

PARKING STATEMENT
RESIDENTIAL-WING-A+B+C,COMMERCIAL-WING-D

	NO.OF TENEMENTS / UNITS	CARS	SCOOTERS
COMMERCIAL_WING-D (OFFICES) A) FOR EVERY 200 SQ.M. B/UP AREA 4043.39 X 0.90 = 3639.05 SQ.M CARPET AREA= 3639.05 SQ.M. 3639.05 / 200 = 18.20_SAY-18 (3 : 11)	18	54	198
RESIDENTIAL_WING-A,B,C 2) FOR EVERY TENEMENT HAVING CARPET AREA OF 150 SQ.M. AND ABOVE. (2 : 1) 3) FOR EVERY TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 80 SQ.M. BUT LESS THAN 150 SQ.M. (1 : 1)	3	6	3
4) FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.M. BUT LESS THAN 80 SQ.M. (1 : 2)	48	48	48
PARKING REQUIRED BY RULE (2+3+4)	330	165	330
5% VISITOR PARKING (ON RESIDENTIAL TENEMENT)	381	273	579
TOTAL PARKING REQUIRED		12	51
1)PARKING PROPOSED		285	630
1) COMPOSITE PARKING 1CAR = 6 SCOOTER		436	443
2)PARKING PROPOSED		32	192
PARKING AREA REQUIRED BY RULE		404	635
1) CARS 12.50 X 285	= 3562.50 SQ.M		
2) SCOOTER 2.00 X 630	= 1260.00 SQ.M		
PARKING AREA REQUIRED BY RULE	= **4822.50** SQ.M		

PARKING STATEMENT - C - WING LIG (P)

	NO.OF TENEMENTS / UNITS	CARS	SCOOTERS
RESIDENTIAL_WING-C(LIG) 1) FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.M. BUT LESS THAN 80 SQ.M. (1 : 2)	45	23	45
PARKING REQUIRED BY RULE (1)	45	23	45
5% VISITOR PARKING (ON RESIDENTIAL TENEMENT)		1	2
TOTAL PARKING REQUIRED		24	47
TOTAL PARKING PROPOSED		24	47
PARKING AREA REQUIRED BY RULE			
1) CARS 12.50 X 24	= 295.31 SQ.M		
2) SCOOTER 2.00 X 47	= 94.50 SQ.M		
PARKING AREA REQUIRED BY RULE	= **389.81** SQ.M		

PARKING TABLE (WING -A,B,C,D & LIG)

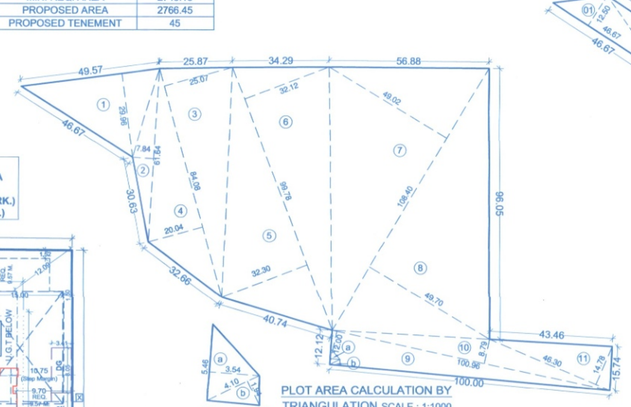
Floor No.	CAR	SCOOTER
BASEMENT FLOOR	168	121
GROUND FLOOR	103	109
PODIUM - 01 FLOOR	93	130
PODIUM - 02 FLOOR	96	130
	460	490

SANITATION REQUIREMENT

TOTAL COMMERCIAL NO. OF PERSONS = 637				SAY	=	637	
TOTAL PERSONS				637			
FOR GENTS				**FOR LADIES**			
2 / 3 OF	637	=	**425**	1 / 3 OF	637	=	**212**
25 PERSONS 1W.C. 1W.H.B. REQUIRED			1URINAL	15 PERSONS 1W.C. 1W.H.B. REQUIRED			
	W.C.	W.H.B.	URINALS		W.C.	W.H.B.	
REQUIRED	17	17	17	REQUIRED	14	14	
PROVIDED	17	17	17	PROVIDED	14	14	

LIG/MHADA AREA STATEMENT

MIN. REQ. AREA	2748.18
PROPOSED AREA	2766.45
PROPOSED TENEMENT	45

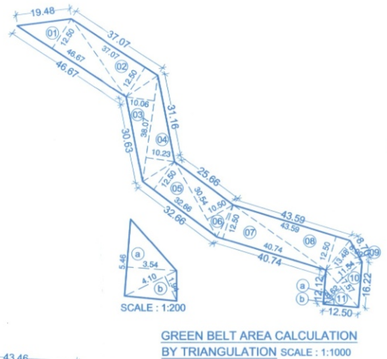


SCALE : 1:200

PLOT AREA CALCULATION BY TRIANGULATION SCALE : 1:1000

PLOT AREA CALCULATION BY TRIANGULATION

1)	49.57	x	29.96	x 0.50	=	742.56	SQ.M
2)	61.64	x	7.840	x 0.50	=	241.63	SQ.M
3)	84.08	x	25.07	x 0.50	=	1053.94	SQ.M
4)	84.08	x	20.04	x 0.50	=	842.48	SQ.M
5)	99.809	x	32.30	x 0.50	=	1611.91	SQ.M
6)	99.78	x	32.12	x 0.50	=	1602.47	SQ.M
7)	108.40	x	49.02	x 0.50	=	2656.88	SQ.M
8)	108.40	x	49.70	x 0.50	=	2693.74	SQ.M
9)	100.96	x	12.000	x 0.50	=	605.76	SQ.M
10)	100.96	x	8.79	x 0.50	=	443.72	SQ.M
11)	46.30	x	14.78	x 0.50	=	342.16	SQ.M
	TOTAL AREA				=	**12837.24**	SQ.M
	DEDUCTION IN AREA						
a)	5.46	x	3.54	x 0.50	=	9.66	SQ.M
b)	4.100	x	1.940	x 0.50	=	3.98	SQ.M
	TOTAL AREA				=	**13.64**	SQ.M
	TOTAL PLOT AREA				=	**12823.60**	SQ.M

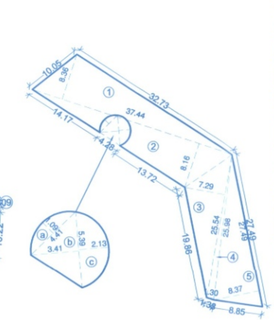


SCALE : 1:200

GREEN BELT AREA CALCULATION BY TRIANGULATION SCALE : 1:1000

GREEN BELT AREA CALCULATION BY TRIANGULATION

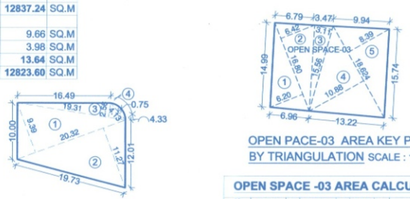
1)	46.67	x	12.50	x 0.50	=	291.69	SQ.M
2)	37.07	x	12.50	x 0.50	=	231.69	SQ.M
3)	38.07	x	10.06	x 0.50	=	191.49	SQ.M
4)	38.07	x	10.23	x 0.50	=	194.73	SQ.M
5)	32.66	x	12.50	x 0.50	=	204.13	SQ.M
6)	30.54	x	10.50	x 0.50	=	160.34	SQ.M
7)	40.74	x	12.50	x 0.50	=	254.63	SQ.M
8)	43.59	x	12.50	x 0.50	=	272.44	SQ.M
9)	13.48	x	8.09	x 0.50	=	54.53	SQ.M
10)	17.57	x	11.54	x 0.50	=	101.38	SQ.M
11)	17.57	x	8.62	x 0.50	=	75.73	SQ.M
	TOTAL AREA				=	**2032.75**	SQ.M
	DEDUCTION IN AREA						
a)	5.46	x	3.54	x 0.50	=	9.66	SQ.M
b)	4.100	x	1.940	x 0.50	=	3.98	SQ.M
	TOTAL AREA				=	**13.64**	SQ.M
	TOTAL GREEN BELT AREA				=	**2019.11**	SQ.M



OPEN PACE-01 AREA KEY PLAN BY TRIANGULATION SCALE : 1:500

OPEN SPACE -01 AREA CALCULATION

1)	37.44	x	8.36	x 0.50	=	156.50	SQ.M
2)	37.44	x	8.160	x 0.50	=	152.76	SQ.M
3)	25.54	x	7.29	x 0.50	=	93.09	SQ.M
4)	25.98	x	1.300	x 0.50	=	16.89	SQ.M
5)	27.49	x	8.37	x 0.50	=	115.05	SQ.M
	TOTAL AREA				=	**534.28**	SQ.M
	DEDUCTION IN AREA						
a)	4.41	x	1.09	x 0.67	=	3.22	SQ.M
b)	5.39	x	3.41	x 0.50	=	9.19	SQ.M
c)	5.39	x	2.13	x 0.67	=	7.69	SQ.M
	TOTAL AREA				=	**20.10**	SQ.M
	TOTAL OPEN SPACE AREA				=	**36.98**	SQ.M
	534.28	-	20.10		=	**514.18**	SQ.M



OPEN PACE-02 AREA KEY PLAN BY TRIANGULATION SCALE : 1:500

OPEN SPACE -02 AREA CALCULATION

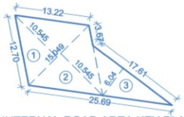
1)	20.32	x	9.39	x 0.50	=	95.40	SQ.M
2)	20.32	x	11.27	x 0.50	=	114.50	SQ.M
3)	19.31	x	2.56	x 0.50	=	24.72	SQ.M
6)	4.13	x	0.75	x 0.67	=	2.08	SQ.M
	TOTAL AREA				=	**236.70**	SQ.M

OPEN PACE-03 AREA KEY PLAN BY TRIANGULATION SCALE : 1:500

OPEN SPACE -03 AREA CALCULATION

1)	16.80	x	6.20	x 0.50	=	52.08	SQ.M
2)	16.80	x	6.42	x 0.50	=	53.93	SQ.M
3)	15.56	x	3.11	x 0.50	=	24.20	SQ.M
4)	18.624	x	10.88	x 0.50	=	101.31	SQ.M
5)	18.624	x	8.39	x 0.50	=	78.13	SQ.M
	TOTAL AREA				=	**309.65**	SQ.M

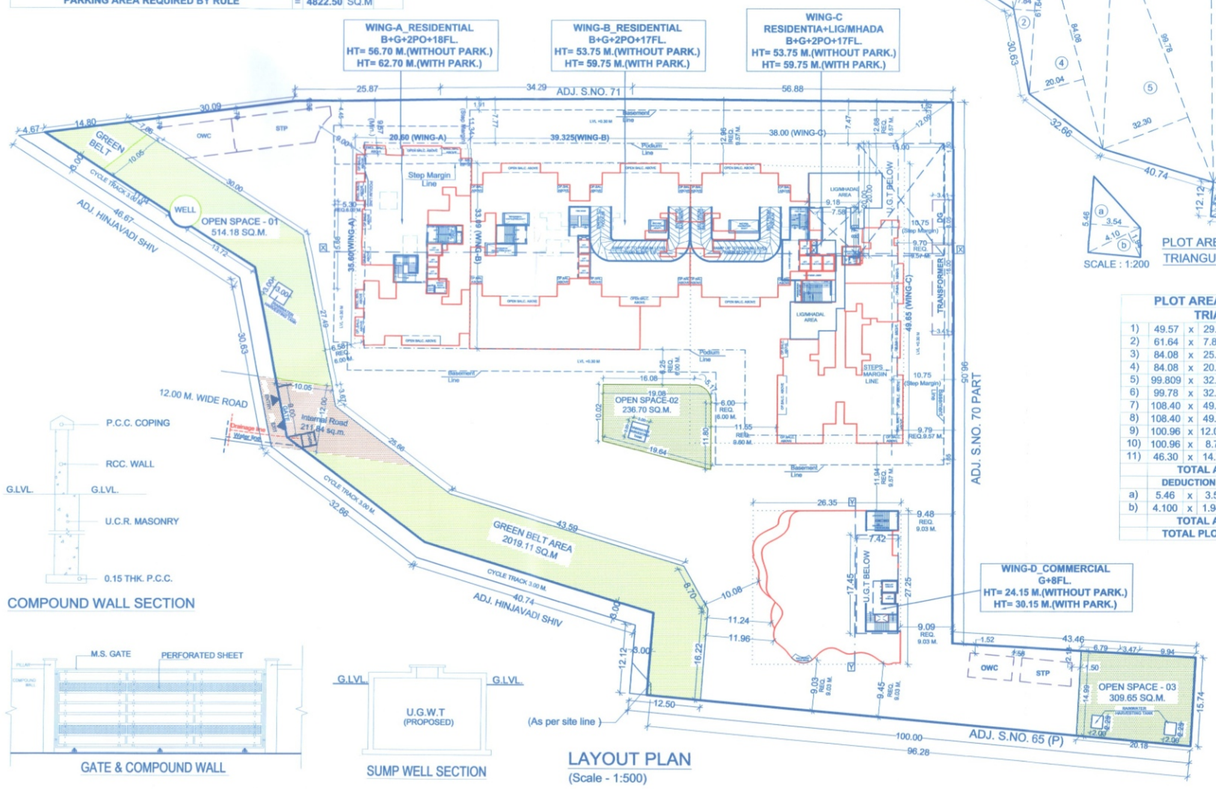
TOTAL OPEN SPACE AREA = 01 + 02 + 03						
514.18	+	236.70	+	309.65	=	1060.53 SQ.M
					=	**1060.53** SQ.M



INTERNAL ROAD AREA KEY PLAN BY TRIANGULATION SCALE : 1:500

INTERNAL ROAD AREA CALCULATION

1)	15.05	x	10.55	x 0.50	=	79.35	SQ.M
2)	15.05	x	10.55	x 0.50	=	79.35	SQ.M
3)	6.04	x	17.61	x 0.50	=	53.14	SQ.M
	TOTAL AREA				=	**211.84**	SQ.M



LAYOUT PLAN
(Scale - 1:500)

COMPOUND WALL SECTION

GATE & COMPOUND WALL

SUMP WELL SECTION

STAMP OF APPROVAL

01/27

LAYOUT & CALCULATION

01. Previous sanction under CC No. BP/WAKAD/66/2022,Dated :- 19-04-2022
02. Previous sanction under CC No. BP/WAKAD/157/2022,Dated :- 20-10-2022
03. Previous sanction under CC No. BP/WAKAD/53/2023,Dated :- 31-03-2023
04. Previous sanction under CC No. BP/WAKAD/57/2024,Dated :- 30-03-2024

Sanctioned No. B.P/wakad/132/2024
Subject to conditions mentioned in the Office Order No.
aven dated 23/10/24
Pimpri
Date :23/10/2024

O. C. Signed by
City Engineer

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

AREA STATEMENT		SQ.M.
1	Area of plot (minimum area of a,b,c to be considered)	12491.72
	(a) As per ownership document (7/12,CTS extract)	12500.00
	(b) as per measurement sheet	12823.60
	(c) as per site	
2	Deductions for	0.00
	(a) Proposed D.P./ R.P. Road widening Area	0.00
	(b) Any D.P. Reservation area Green belt	2019.11
	(c) Any D.P. Reservation area	0.00
	(d) Total (a+b+c)	2019.11
3	Balance area of plot (1-2d)	10472.61
4	Amenity space (if applicable)	
	(a) Required -	0.00
	(b) Proposed -	0.00
5	Net Plot Area	10472.61
6	Open Space (if applicable)	
	(a) Required -	1047.26
	(b) Proposed - (514.18 + 236.70 + 309.65)	1060.53
7	Internal Road area	211.84
8	Plotable area (if applicable)	0.00
9	(a) Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5 x 1.10 (basic FSI)	11519.87
	(b) Built up area with reference to Basic F.S.I. as per Green belt (Sr. No. 2b x 1.10 (basic FSI) (2019.11) x 1.10	2221.02
	(c) Total Basic F.S.I. (9a+9b)	13740.89
10	Addition of FSI on payment of premium = 5 X 0.50	0.00
	(a)Maximum permissible premium FSI = (12491.72 X 0.50)	6245.86
	(b)Proposed FSI on payment of premium.	5310.00
11	In-situ FSI / TDR loading	0.00
	(a) In-situ area against Amenity Space if handed over [2.00 or 1.85xSr.No.4(b)and/or(c)],	0.00
	(b)TDR area 12491.72 X 0.65 8119.62	
	(c)Slum T.D.R Area = (11bX 0.30) = 2435.89	2084.45
	(d)Amenity T.D.R Area = (11c -11b) = 5683.73	4818.55
	(e) Total in-situ / TDR loading proposed (11c+11d)	6903.00
12	Additional FSI area under Chapter No. 7	0.00
13	Total entitlement of FSI in the proposal	
	(a) [9c+10b+11e] or 12 whichever is applicable.	25953.89
	(b) Ancillary Area FSI for commercial upto 80% (15b / 1.80) X 0.80 = (4043.39 / 1.80) = 2,246.32 X 0.80	1797.06
	(c) Ancillary Area FSI for Residential upto 60% (13a - 13b) x 0.60 = x 0.60	14215.54
	(f) Total entitlement (13a+13b+13c)	**41966.50**
14	Maximum utilization limit of F.S.I. (building potential) Perm. as per Road width as per Regulation No. 6.1or 6.2 or 6.3 or 6.4 as applicable) (5) x 2.25 + Green belt +Comm.0.80 % Ancillary + Resi.0.60% Ancillary)	41966.50
15	Total Built-up Area in proposal.(excluding area at Sr.No.17 b)	
	(a) Previous sanctioned b/up area (existing)	0.00
	(b) Proposed Commercial Built-up Area (as per 'P-line')	4043.39
	(b) Proposed Residential Built-up Area (as per 'P-line')	37922.37
	(c) Total (a+b)	**41965.76**
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.9c)	2748.18
	(b) Proposed	2766.45

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/1 T.P. Scheme Records1 Land Records DepartmentCity Survey records.

Signature
(Name of Architectlicensed Engineer/Supervisor.)

Project :-

REVISED LAYOUT OF WINGS ON S.No.65/1/1B,70/1, AT- WAKAD,PUNE.

Sign, Address Of The Owner / P.O.A. Holder :-

THE MUNICIPAL DRABUILDING IS PREPARED FROM THE INSTRUCTION, INFORMATION, SPECIFICATION, PAPERS AND LEGAL DOCUMENTS ETC. GIVEN BY ME AND THE AUTHENTICITY OF THE SAME IS MY RESPONSIBILITY. I THE OWNER / P.O.A. HOLDER HAVE READ & STUDIED THIS AND ALL THE DRABUILDINGS ALONG WITH DOCUMENTS FOR SUBMISSION AND THEY ARE AS PER MY INSTRUCTIONS & INFORMATION'S GIVEN TO THE ARCHITECT.

M/s. AKANKSHA BUILDERS
MR.NIHAL A.SHAIKH.
214 The Pentagaon S.No.43, Parvati, Satara Road, Pune.

FOR ANA CONSORTIUM PVT. LTD.

Reg.No.CA/89/11974
7th Floor,Manhi Streling,
Behind Manikchand Galleria,
Off SB Road,CTS no.997,
Shivajinagar, Pune -16
Tele : 020 25656542 / 3442

DWG. NO.	NORTH
BP LAYOUT PLAN	N W E S
JOB NO.	SCALE
1778	1 : 100

DATE	REVISION	ISSUED DRG. DATE	DEALT	DESIGN AR.
25.01.2019	R-9	08.07.2024	Sudhir / khajappa	Ar. Abhijeet S.

\\Server\Current Data\Current Data\S\Sheikh Nihal\1778 Wakad\Liaison\BP Layout Plan

04 OCT 2024