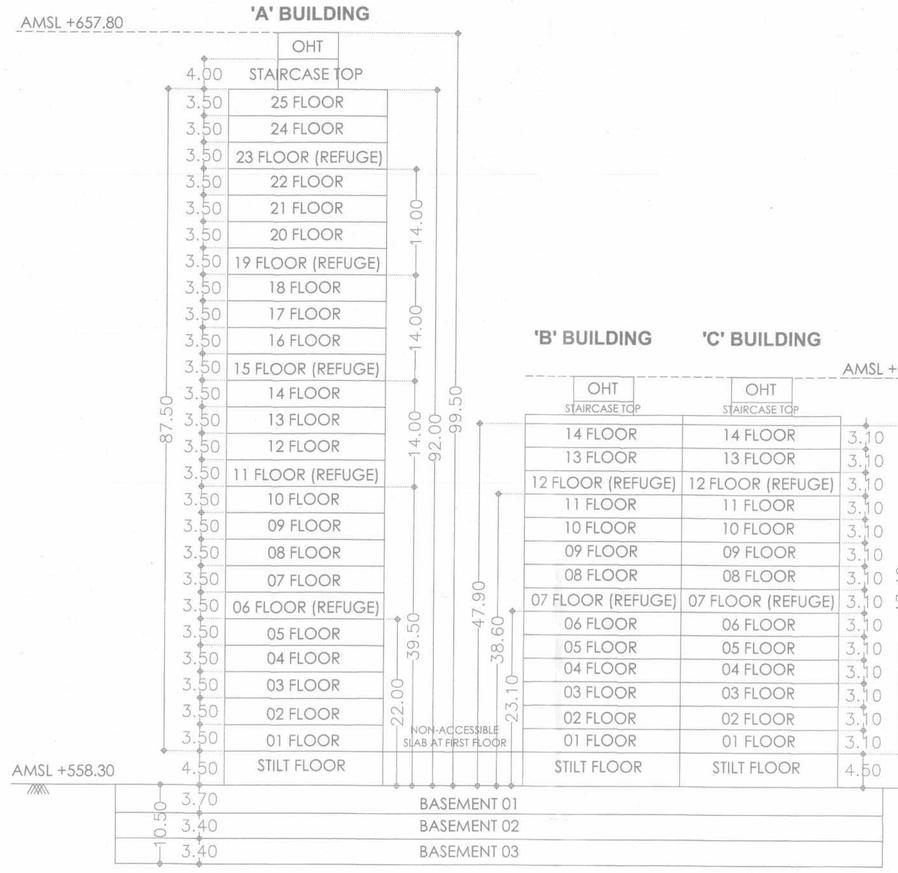
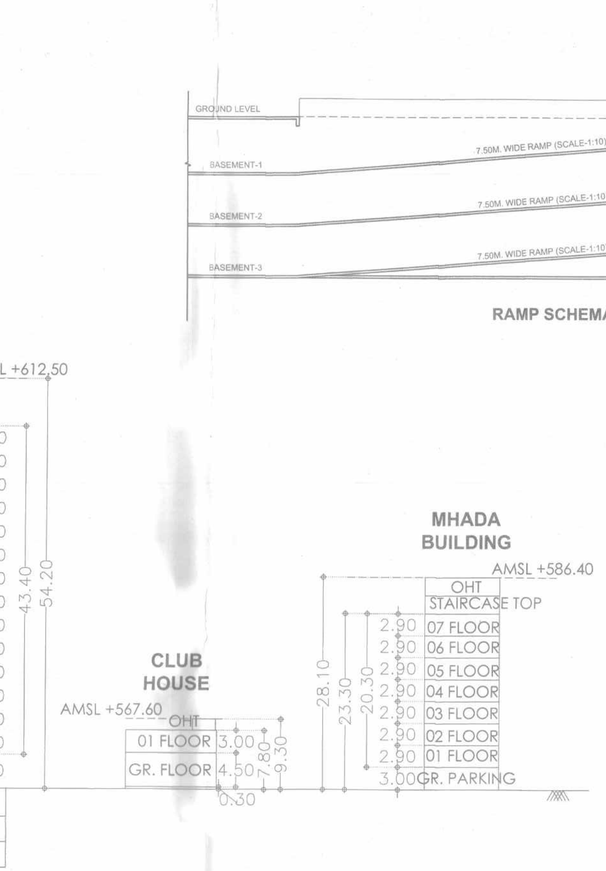
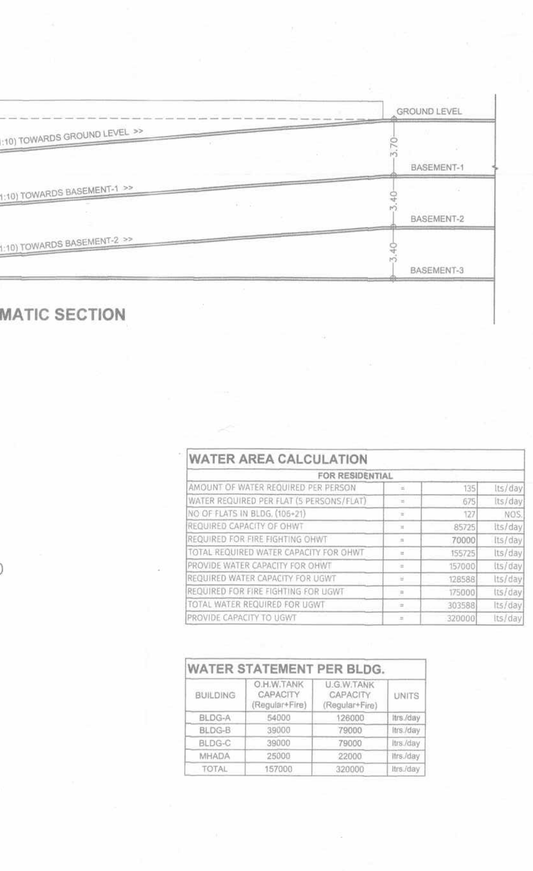
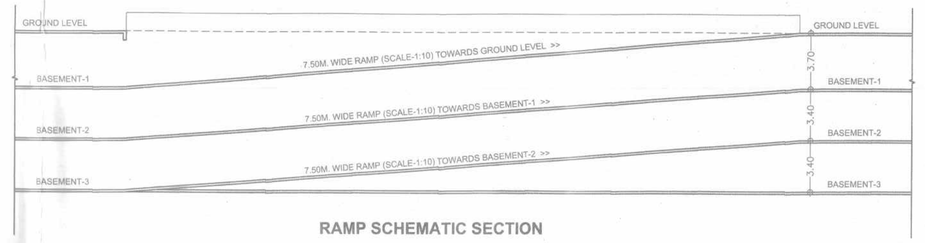


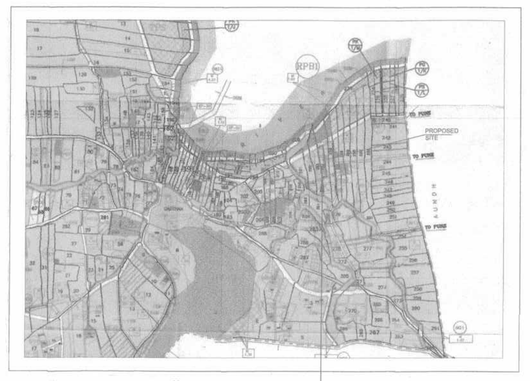




SCHEMATIC SECTION



RAMP SCHEMATIC SECTION



LOCATION PLAN
SCALE=N.T.S.

WATER AREA CALCULATION			
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 (100+27)	=	127	NOS.
REQUIRED CAPACITY OF OHWT	=	85725	lts/day
REQUIRED FOR FIRE FIGHTING OHWT	=	70000	lts/day
TOTAL REQUIRED WATER CAPACITY FOR OHWT	=	155725	lts/day
PROVIDE WATER CAPACITY FOR OHWT	=	157000	lts/day
REQUIRED WATER CAPACITY FOR UGWT	=	138586	lts/day
REQUIRED FOR FIRE FIGHTING FOR UGWT	=	170000	lts/day
TOTAL WATER REQUIRED FOR UGWT	=	308586	lts/day
PROVIDE CAPACITY TO UGWT	=	320000	lts/day

WATER STATEMENT PER BLDG.			
BUILDING	O.H.W.TANK CAPACITY (Regular+Fire)	U.G.W.TANK CAPACITY (Regular+Fire)	UNITS
BLDG-A	54000	126000	ltrs./day
BLDG-B	39000	79000	ltrs./day
BLDG-C	39000	79000	ltrs./day
MHADA	25000	22000	ltrs./day
TOTAL	157000	320000	ltrs./day

PARKING STATEMENT PER BLDG.				
BUILDING	TYPE OF TENA	NO. OF TENA./AREA	CARS	SCOOTERS
Bldg-A	for every tenement having carpet area of 150sq.m. and above. (2.3)	50	100	150
Bldg-B	For every tenement having carpet area equal to or above 60 sq.m. but less than 150 sq.m.(1.3)	28	28	84
Bldg-C	For every tenement having carpet area equal to or above 60 sq.m. but less than 150 sq.m.(1.3)	28	28	84
MHADA	For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 60 sq.m.(1.5)	21	10	52
TOTAL			166	370
In addition 5% visitor parking			8	19
TOTAL PARKING			175	390

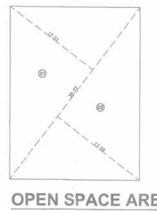
MHADA REQUIRED AREA STATEMENT			
BASIC F.S.I.(1.15)	=	6732.00	SQ.M.
20% OF BASIC F.S.I.	=	1346.40	SQ.M.
PERMISSIBLE AREA	=	1346.40	SQ.M.
PROPOSED AREA	=	1414.28	SQ.M.
PROPOSED TENEMENTS	=	21	NOS.

PROPOSED F.S.I. STATEMENT FOR BLDG- A, B & C										
BLDG	FLOOR	BLDG HEIGHT (M.)	PLINE BUILT UP AREA		LIFT	FIRE LIFT	GROUND COVERAGE	SHOP	TENT.
			COMM.	RESI.					
BLDG-A	3B+STILT+25	92.00	0	16285.03	9.75	5.63	637.67	0	50
BLDG-B	3B+STILT+14	47.90	-	4779.28	4.78	4.78	337.04	-	28
BLDG-C	3B+STILT+14	47.90	-	4822.35	4.78	4.78	337.04	-	28
TOTAL			0.00	25886.66	19.31	15.19	1311.75	0	106

PROPOSED F.S.I. STATEMENT FOR MHADA BUILDING								
BLDG	FLOOR	BLDG HEIGHT (M.)	PLINE BUILT UP AREA		LIFT AREA	GROUND COVERAGE	SHOP	TENT.
			COMM.	RESI.				
MHADA	GP+7	23.30	0.00	1414.28	4.78	202.04	0	21
TOTAL			0.00	1414.28	4.78	202.04	0	21

TOTAL PARKING STATEMENT					
BUILDING	NO.OF FLATS /Area	REQ. PARKING		PROP. PARKING	
		CARS	SCOOTERS	CARS	SCOOTERS
BLDG-A	50	105	158	105	158
BLDG-B	28	29	88	29	88
BLDG-C	28	29	88	29	88
MHADA	21	12	56	12	56
TOTAL	127	175	390	175	390
REQUIRED PARKING AREA					
VEHICLE	NOS.	AREA REQUIRED		AREA PROVIDED	
CARS	175	12.50	Sq.m.	2187.50	
SCOOTERS	390	2.00	Sq.m.	780.00	
TOTAL AREA				2967.50	

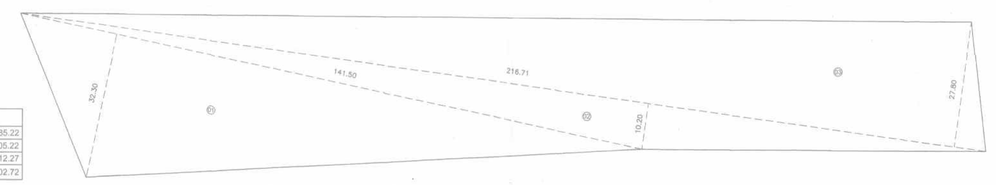
PROVIDED PARKING STATEMENT		
FLOORS/LEVEL	CARS	SCOOTERS
BASEMENT-3	37	93
BASEMENT-2	45	93
BASEMENT-1	64	86
STILT PARKING	37	118
MHADA PARKING	12	56
TOTAL	175	390
AREA OF VEHICLE	12.50	2.00
TOTAL PARKING AREA	2187.50	780.00



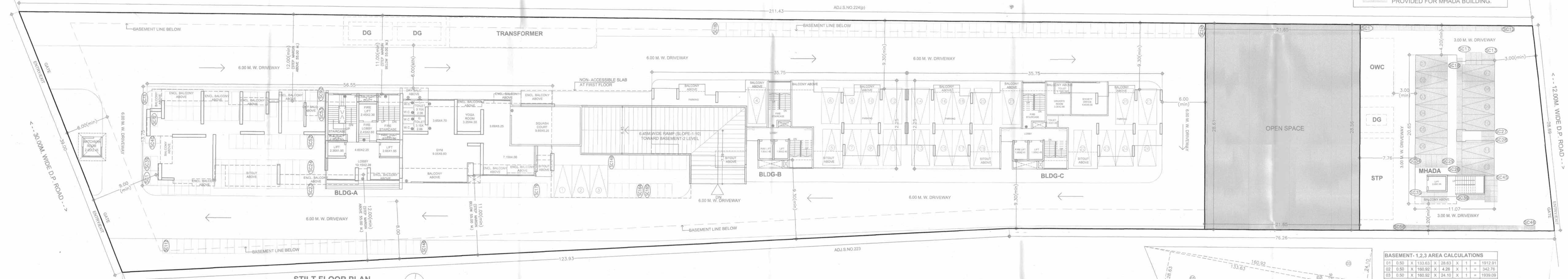
OPEN SPACE AREA CALCULATIONS										
01	0.50	X	35.77	X	17.31	X	1	=	309.59
02	0.50	X	35.77	X	17.28	X	1	=	308.05
TOTAL AREA OF PLOT									618.64

OPEN SPACE AREA KEY PLAN
SCALE=1:500

PLOT AREA CALCULATIONS									
01	0.50	X	141.50	X	32.30	X	1	=	2285.22
02	0.50	X	216.71	X	10.20	X	1	=	1105.22
03	0.50	X	216.71	X	27.60	X	1	=	3012.27
TOTAL AREA OF PLOT									6402.72



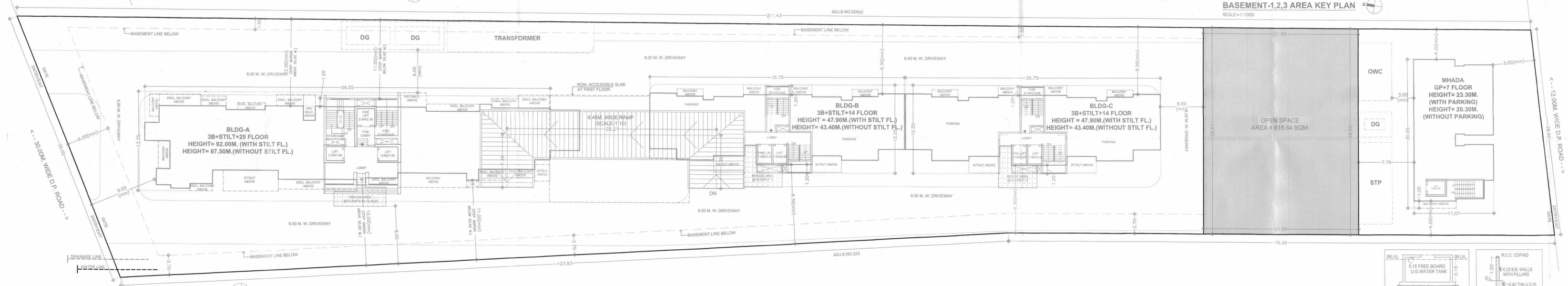
PLOT AREA KEY PLAN
SCALE=1:500



STILT FLOOR PLAN
SCALE=1:200

BASEMENT- 1,2,3 AREA CALCULATIONS									
01	0.50	X	133.62	X	28.63	X	1	=	1912.91
02	0.50	X	160.92	X	4.28	X	1	=	342.76
03	0.50	X	160.92	X	24.10	X	1	=	1939.09
TOTAL BASEMENT AREA									4194.76

BASEMENT-1,2,3 AREA KEY PLAN
SCALE=1:1000



LAYOUT PLAN
SCALE=1:200

SECTION THROUGH U.GR.WATER TANK

COMPOUND WALL SECTION

NOTE :-

* - HATCHED THUS INDICATES PARKING PROVIDED FOR MHADA BUILDING.

ADJ.S.NO.224(p)

DATE & STAMP OF APPROVAL

01 / 11

B.P. LAYOUT PLAN

APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT CERTIFICATE (U.L.C.)
DATE 21/03/2023 C.C./ 8085/22
Building Inspector Deputy Engineer
Building Development Department

PUNE MUNICIPAL CORPORATION BUILDING & DEVELOPMENT DEPARTMENT APPROVED PUNE

A AREA STATEMENTS

		AREA IN SQ.M.
01	Area of Plot (Minimum area of a, b, c to be considered)	6120.00
	a As per ownership document (7/12, CTS extract)	6120.00
	b As per measurement sheet	6402.72
	c As per site	6402.72
02	Deductions for:	
	a Proposed D.P./ D.P. Road widening Area/Service Road / Highway widening	-
	b Any Other Reservation area	-
	Total (a + b)	-
03	Balance area of plot (1-2)	6120.00
04	Amenity Space (if applicable)	-
	a Required	-
	b Proposed	-
05	Net Plot Area (3-4d)	6120.00
06	Recreational Open space (if applicable)	
	a Required	612.00
	b Proposed	618.64
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.3X1.10)	6732.00
10	Addition of FSI on payment of premium	
	a Maximum permissible premium FSI-based on road width/TOD Zone (0.50)	3060.00
	b Proposed FSI on payment of premium	2859.75
11	In-situ FSI / TDR Loading	-
	a In-situ area against D.P. road [2 x Sr. No. 2 (a)], if any	-
	b In-situ area against Amenity Space / handed over [2.00 or1.85 x Sr. No. 4 (b)and /or(c)],	-
	c TDR area Permissible=[Sr.no.1X1.40)-8568.00 SQM.]	8568.00
	d Total in-situ / TDR loading proposed (11 (a+b)+(c))	8007.50
12	Additional FSI area under Chapter No. 7	-
13	Total entitlement of FSI in the proposal	
	a [9 + 10(b)+11(d)] or 13) whichever is applicable	17599.95
	b Ancillary Area FSI upto 60% (Residential) (Perm.=10559.43)	8287.61
	c Ancillary Area FSI upto 80% (Commercial)	-
	d Total entitlement (a+b+c)	25886.66
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)	3.00
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')	25886.66
	c Proposed Commercial Built-up Area (as per 'P-line')	-
	d Total. (a+b+c)	25886.66
16	F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	3.16
17	Area for Inclusive Housing, if any	
	a Required (20% of Sr.No.9)	1346.40
	b Proposed	1414.28

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 Dept. / 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 at 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	AB Architect
02	Environment Consultant	VKa Environment
03	Structural Consultant	-
04	Plumbing Consultant	VKa MEP
05	Electrical Consultant	VKa MEP
06	Fire Consultant	-
07	HVAC Consultant	-

F JOB TITLE / SITE ADDRESS

PROPOSED BUILDING ON S.NO.- 224/1, VILLAGE- BANER, TAL.-HAVELI, DIST.- PUNE

G OWNER NAME AND SIGNATURE

Owner(s) Name
NIRMAN REALTY LLP THROUGH DESIGNATED PARTNER
1) PRATIK AGARWAL

Owner(s) sign

H ARCHITECT

Architect(s) Name
Vishwas Kulkarni : CA/1984/8465
Hrishikesh Kulkarni : CA/2002/29235

Architect(s) sign

NORTH

VK:a architecture
5th Floor,Nandgiri Avenue,S/ No.103/p1, C.T.S No.2850,S.B.Road,Near ICC Trade Tower,Bahirahwadi, Pune-411016
P : +91 20 6626 9886
E : mail@vkarch.com
W : www.vkarch.com

Drawing Title: B.P. Layout Plan & Calculation		Scale: 1:200 at A1-84/1x1300	
Drawn by: Pramod A.	Checked by: Raksha K.	Date: 17/01/2023	
Project No: 2074	Drawing No: 251	Revision: -	
Status: FOR TDR UTILISATION - PMC-UDCPR20			