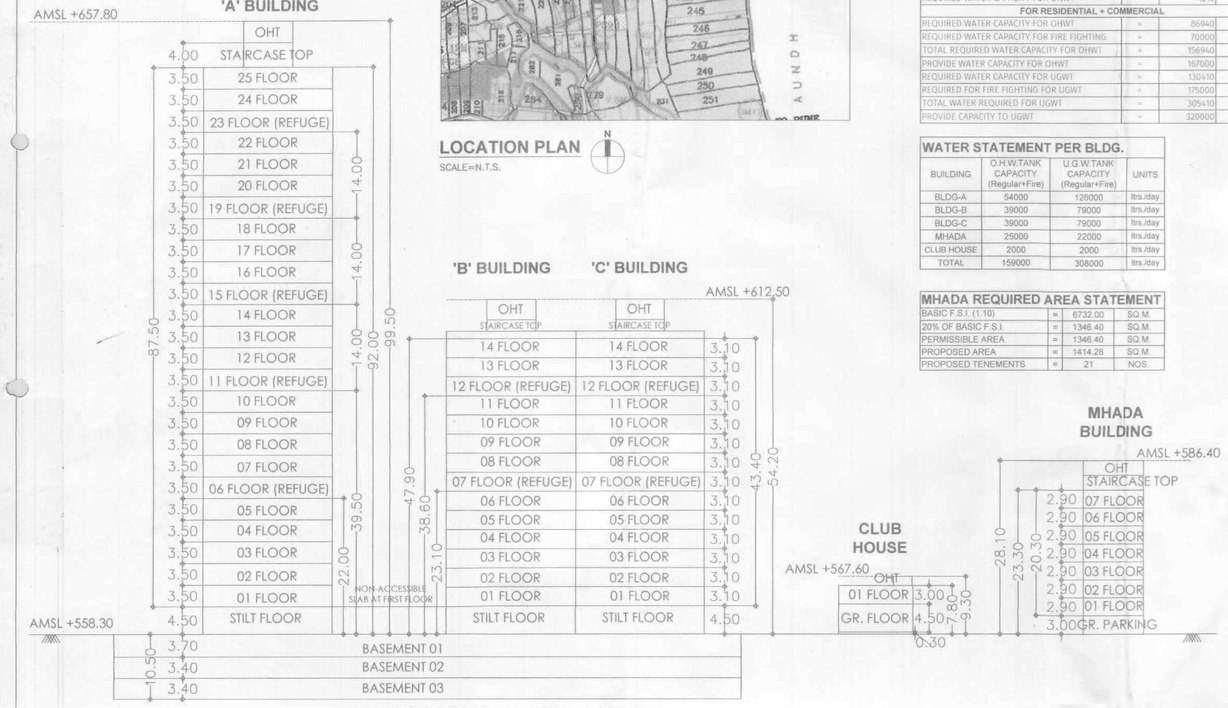
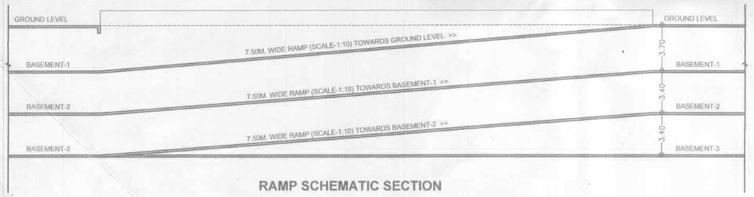
LOCATION PLAN

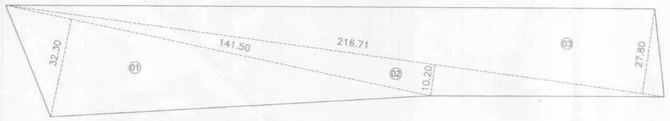
SCALE=N.T.S.



SCHEMATIC SECTION



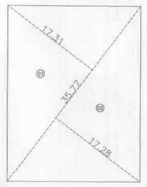
RAMP SCHEMATIC SECTION



PLOT AREA KEY PLAN

SCALE=1:1000

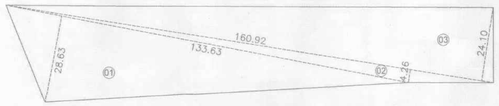
PLOT AREA CALCULATIONS									
01	0.50	X	141.50	X	32.30	X	1	=	2285.22
02	0.50	X	216.71	X	10.20	X	1	=	1105.22
03	0.50	X	216.71	X	27.80	X	1	=	3012.27
TOTAL AREA OF PLOT									6402.72



OPEN SPACE AREA KEY PLAN

SCALE=1:500

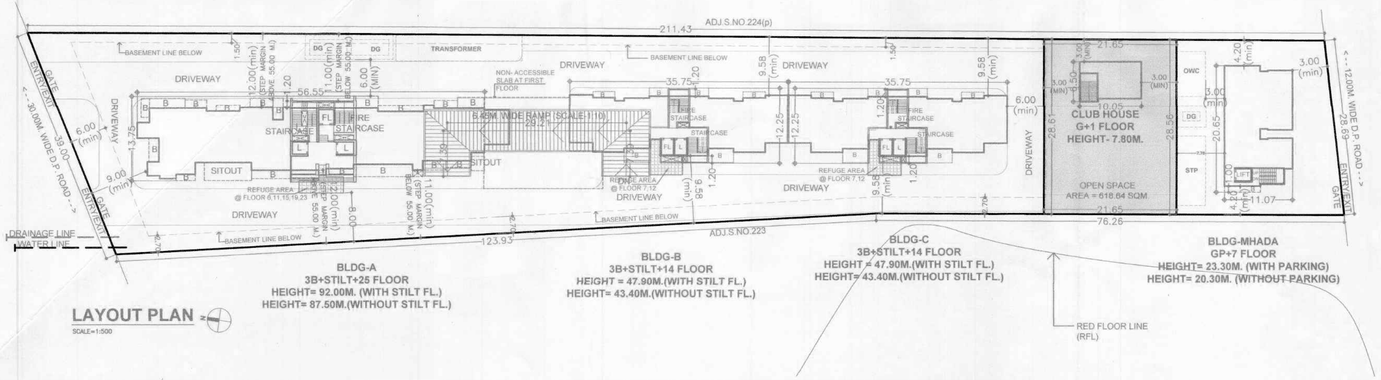
OPEN SPACE AREA CALCULATIONS									
01	0.50	X	35.77	X	17.31	X	1	=	309.59
02	0.50	X	35.77	X	17.28	X	1	=	309.05
TOTAL AREA OF PLOT									618.64



BASEMENT-1,2 & 3 AREA KEY PLAN

SCALE=1:1000

BASEMENT- 1,2 & 3 AREA CALCULATIONS									
01	0.50	X	133.63	X	28.63	X	1	=	1912.91
02	0.50	X	160.92	X	4.26	X	1	=	342.76
03	0.50	X	160.92	X	24.10	X	1	=	1939.09
TOTAL BASEMENT-1,2 & 3 AREA									4194.76



LAYOUT PLAN

SCALE=1:500

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. (118+21)	=	127	NOS.
REQUIRED CAPACITY OF OHWT	=	85725	lts/day
REQUIRED FOR FIRE FIGHTING OHWT	=	70000	lts/day
FOR COMMERCIAL			
NO. OF PERSON	=	27	NOS.
WATER REQUIRED PER PERSONS	=	45	lts/day
REQUIRED WATER CAPACITY FOR OHWT	=	1215	lts/day
FOR RESIDENTIAL + COMMERCIAL			
REQUIRED WATER CAPACITY FOR OHWT	=	86940	lts/day
REQUIRED WATER CAPACITY FOR FIRE FIGHTING	=	70000	lts/day
TOTAL REQUIRED WATER CAPACITY FOR OHWT	=	156940	lts/day
PROVIDE WATER CAPACITY FOR OHWT	=	167000	lts/day
REQUIRED WATER CAPACITY FOR UGWT	=	130410	lts/day
REQUIRED FOR FIRE FIGHTING FOR UGWT	=	175000	lts/day
TOTAL WATER REQUIRED FOR UGWT	=	305410	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
CLUB HOUSE	2000	2000	ltrs./day
TOTAL	159000	308000	ltrs./day

MHADA REQUIRED AREA STATEMENT			
BASIC F.S.I. (1.10)	=	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.

WATER AREA CALCULATION (CLUB HOUSE)			
COMMERCIAL			
NO. OF PERSON	=	27	lts/day
WATER REQUIRED PER PERSONS	=	45	lts/day
REQUIRED CAPACITY OF O.H.W.T.	=	1215	lts/day
PROVIDED CAPACITY O.H.W.T.	=	2000	lts/day
REQUIRED CAPACITY U.G.W.T.	=	1822	lts/day
PROVIDED CAPACITY U.G.W.T.	=	2000	lts/day

SANITARY STATEMENT (CLUB HOUSE)						
BLDG-A	(A) STREET FLOOR AND SALES BASEMENT		61.80	3 SQ.M./PERS	21	27
	(B) UPPER SALE FLOORS		38.52	6 SQ.M./PERS	6	
NO.OF PERSON	MALE		¼	FEMALE		¼
	REQUIED		PROVIDED	REQUIRED		PROVIDED
W.C.	3 for 36-65	3	1	4 for 41-57	1	1
URINALS	3 for 46-70	3	1	-	-	-

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 80 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 80 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 80 sq.m.(1:5)	21	10	52
CLUB HOUSE	for every 200 sq.m. carpet area (1:5)	91.22	1	2
TOTAL			168	373
In addition 5% visitor parking			8	19
TOTAL PARKING			176	391

TOTAL PARKING STATEMENT					
BUILDING	NO.OF FLATS /Area	REQ. PARKING		PROP. PARKING	
		CAR	SCOOTER	CAR	SCOOTER
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
CLUB HOUSE	91.22	1	2	1	2
TOTAL	127	176	392	176	392
REQUIRED PARKING AREA					
VEHICLE	NOS.	AREA REQUIRED		AREA PROVIDED	
CARS	176	12.50	Sq.m.	2200.00	
SCOOTERS	392	2.00	Sq.m.	784.00	
TOTAL AREA				2984.00	

PROVIDED PARKING STATEMENT		
FLOORS/LEVEL	CARS	SCOOTERS
BASEMENT-3	28	00
BASEMENT-2	53	45
BASEMENT-1	54	43
STILT PARKING	29	248
MHADA PARKING	12	56
TOTAL	176	392
AREA OF VEHICLE	12.50	2.00
TOTAL PARKING AREA	2200.00	784.00

PROPOSED F.S.I. STATEMENT FOR BLDG- A, B & C															
BLDG	FLOOR	BLDG HEIGHT (M.)	P'LINE BUILT UP AREA		LIFT	FIRE LIFT	REFUGE AREA	TOP TERRACE AREA	O.H.W.T/ LMR AREA	GROUND COVERAGE	SHOP	TENT.	NON FSI AREA	FSI + NON FSI	
			COMM	RESI.											
BLDG-A	3B+STILT+25	92.00	0	16285.03	9.75	5.63	97.85	1270.32	188.68	637.67	0	50	1572.23	17857.26	
BLDG-B	3B+STILT+14	47.90	-	4779.28	4.78	4.78	41.98	337.04	126.00	337.04	-	28	514.58	5293.86	
BLDG-C	3B+STILT+14	47.90	-	4822.35	4.78	4.78	41.98	337.04	126.00	337.04	-	28	514.58	5336.93	
TOTAL			0.00	25886.66	19.31	15.19	181.81	1944.40	440.68	1311.75	0	106	2601.39	28488.05	
												PARKING AREA	17577.90	18774.94	
												UGWT, STP, OWC, TRANSFORMER & DG, SECURITY CABIN, ENTRANCE GATE, ARCHITECTURAL PROJECTIONS	1197.04		
												TOTAL AREA	21376.33	47262.99	

PROPOSED F.S.I. STATEMENT FOR MHADA BUILDING													
BLDG	FLOOR	BLDG HEIGHT (M.)	P'LINE BUILT UP AREA		LIFT AREA	REFUGE AREA	TOP TERRACE AREA	O.H.W.T/ LMR AREA	GROUND COVERAGE	SHOP	TENT.	NON FSI AREA	
			COMM.	RESI.									
MHADA	P+7	23.30	0.00	1414.28	4.78	0.00	202.04	71.19	202.04	0	21	1692.29	
TOTAL			0.00	1414.28	4.78	0.00	202.04	71.19	202.04	0	21	1692.29	

PROPOSED F.S.I. STATEMENT FOR CLUB HOUSE												
FLOOR	P'LINE AREA		LIFT AREA	FIRE LIFT	REFUGE AREA	TOP TERRACE AREA	O.H.W.T/ LMR AREA	GROUND COVERAGE	SHOP	TENT.	NON FSI AREA
	Commercial	Residential									
GROUND	61.80	0	0.00	0.00	0.00	114.56	158.19	61.80	0	0	334.55
FLOOR 1	38.52	0							-	-	38.52
TOTAL	100.32	0.00	0.00	0.00	0.00	114.56	158.19	61.80	0	0	373.07

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	0	25886.66	21376.33	47262.99
MHADA (INCL. HOUS.) (20%)	-	-	1692.29	1692.29
CLUB HOUSE	-	-	373.07	373.07
TOTAL AREA	0.00	25886.66	23441.69	49328.35
	25886.66			

Note : No Sale or lease of a plot in layout will be recognised and no building permission in any plot in the layout will be granten unless final sanction to the layout is obtained from the Municipal Commissioner.

For the purpose of proper circulation of road pattern and to have a centinuity of the water & drainage system of other services for the development of adjacent lands the P.M.C. reserves the right to permit access and extension of the internal roads & Services through this lans under layout/sub-division

OPEN SPACE CLUB HOUSE STATEMENT		
A	AREA STATEMENT	SQ.M.
1.	AREA OF OPEN SPACE	618.64
2.	PERMISSIBLE AREA:	
	(a) GROUND FLOOR(10% AREA)X1.80(ANCILLARY)	111.39
	(b) FIRST FLOOR(5% AREA)X1.80(ANCILLARY)	55.68
	TOTAL PERMISSIBLE AREA[a+b]	167.07
3.	PROPOSED AREA:	
	(a) GROUND FLOOR	61.80
	(b) FIRST FLOOR	38.52
	TOTAL PROPOSED AREA[a+b]	100.32

DATE & STAMP OF APPROVAL

01/01

D.P. LAYOUT PLAN

सही/- ले. आर्किट (For EC)
बांधकाम विकास विभाग झोन क्र.३
मान्य लेआऊट क्र.CC/3685/22
दिनांक 31/03/2023
कार्यकारी अभियंता
बांधकाम विकास विभाग
झोन क्र. ३, पुणे महानगरपालिका

जाविन विक्रय निधी 6120.00 चौ.मी. क्षेत्रासाठी रक्कम रु. 74,66,232/- चलन क्र. CE/BP/2096/22 दि. 28/04/2022 ने भरले आहेत.

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	Adjustment of 2(b), if any	-
	c	Balance proposed	-
05		Net Plot Area (3-4c)	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	3060.00
11		In-situ FSI / TDR loading	
	a	In-situ area against D.P. road [2.0 x Sr. No. 2 (a)], if any	-
	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.1X1.40)-8568.00 SQM.]	8568.00
	d	Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	8568.00
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	18360.00
	b	Ancillary Area FSI upto 60% (Residential) (Perm.=11016.00)	11016.00
	c	Ancillary Area FSI upto 80% (Commercial)	-
	d	Total entitlement (a+b+c)	29376.00
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.)	2.64
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	VKe Environment
03	Structural Consultant	-
04	*Plumbing Consultant*	VKe MEP
05	Electrical Consultant	VKe MEP
06	Fire Consultant	-
07	HVAC Consultant	-

F JOB TITLE / SITE ADDRESS

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

G OWNER NAME AND SIGNATURE

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

Owner(s)' sign

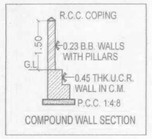
H ARCHITECT

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

Architect(s)' sign

NORTH

SECTION THROUGH U.GR.WATER TANK



COMPOUND WALL SECTION

VK:a architecture
5th Floor,Nextgen Avenue,Sr.No.103(p), C.T.S.No.2850,S.B.Road,Near ICC Trade Tower,Bahiratwadi, Pune-411016.
P +91 20 6626 8888
E mail@vkarch.com
W www.vkarch.com

Drawing Title: D.P. LAYOUT PLAN			Scale: 1:500 at A1-841x594
Drawn by: Pramod A.	Checked by: Raksha		Date: 11/01/2023
Job no: 2074	Drawing no: 250		Revision: -
Status: FOR TDR UTILISATION - PMC-UDCPR20			