P-LINE STATEMENT (IN SQ.M.)

WING / BUILDING	HEIGHT OF BUILDING (M)	FLOOR	GROUND		MEZZANINE/ PARKING 1		1ST / PARKING 2		2ND (RESI-01)	3RD (RESI-02)		4TH (RESI-03)		5TH (RESI-04)	6TH (RESI-05) REFUGE	7TH (RESI-06)	8TH (RESI-07)	9TH (RESI-08)	10TH (RESI-09)	11TH (RESI-10) REFUGE	12TH (RESI-11)	13TH (RESI-12)	14TH (RESI-13)	15TH (RESI-14)	16TH (RESI-15) REFUGE	17TH (RESI-16)	18TH (RESI-17)	TOTAL AREA			TOTAL MHADA AREA	TENEMENT						COMMERCIAL SHOP
																															REGULAR			MHADA			
			COMM.	RESI.	COMM.	RESI.	COMM.	RESI.	RESI.	RESI.	MHADA	RESI.	MHADA	RESI.	RESI.	RESI.	RESI.	RESI.	RESI.	RESI.	RESI.	RESI.	RESI.	RESI.	RESI.	RESI.	RESI.	TOTAL COMM. AREA	TOTAL RESI. AREA	TOTAL COMM.+ RESI. AREA		40 TO 80	80 TO 150	TOTAL	30 TO 40	40 TO 80	TOTAL	
A	20.01	2B+G+Mezz./P1+ 1st/P2+4FL	857.18	95.46	460.51	42.85	996.23	42.85	1104.20	162.42	811.45	162.42	811.45	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2313.92	1610.20	3924.12	1622.90	7	3	10	2	20	22	26
B	62.01	2B+G+Mezz./P1+ 1st/P2+17FL	807.43	80.90	439.05	42.87	968.61	42.87	1004.01	1004.21	0.00	1004.21	0.00	1004.21	940.26	1004.21	1004.21	1004.21	1004.21	940.26	1004.21	1004.21	1004.21	1004.21	940.26	1004.21	1004.21	2215.09	17046.16	19261.25	0.00	43	93	136	0	0	0	24
TOTAL			1664.61	176.36	899.56	85.72	1964.84	85.72	2108.21	1166.63	811.45	1166.63	811.45	1004.21	940.26	1004.21	1004.21	1004.21	1004.21	940.26	1004.21	1004.21	1004.21	1004.21	940.26	1004.21	1004.21	4529.01	18656.36	23185.37	1622.90	50	96	146	2	20	22	50

OCCUPANT LOAD FOR COMMERCIAL

	AREA		RATIO		NO OF PERSONS
Shops, Stores, Market on Ground Floor ground floor area / 3 = no of Persons	1664.61	÷	3	=	555
Shops, Stores, Market on Upper Floor Upper Floor area / 6 = no of Persons	2865.21	÷	6	=	478
TOTAL	4529.82			=	1032
			SAY	=	1032
TOTAL NO OF GENTS	1032	÷	2	=	516
TOTAL NO OF LADIES	1032	÷	2	=	516

PARKING STATEMENT

	CATEGORY OF TENE.	TENEMENT / UNIT	PARKING REQUIRED		PARKING PROPOSED		
			CARS	SCOOTERS	FLOOR	CARS	SCOOTERS
RESIDENTIAL (MHADA)	@ 1,2 For Every 2 Tenements having Carpet Area Between 30 to 40 sq.m.	2	1	2	BASEMENT 2	12	23
	@ 1,2 For Every 2 Tenements having Carpet Area Between 40 to 80 sq.m.	20	10	20			
	Visitors parking 5%		1	1			
	TOTAL (a)	22	12	23	TOTAL (a)	12	23
RESIDENTIAL	@ 1,2 For Every 2 Tenements having Carpet Area Between 40 to 80 sq.m.	50	25	50	BASEMENT 2	100	149
	@ 1,1 For Every Tenement having Carpet Area 80 to 150 sq.m.	96	96	96	BASEMENT 1	106	225
	Visitors parking 5%		7	10	GROUND	52	23
	TOTAL (b)	146	128	156	MEZZANINE / PARKING-1	57	44
COMMERCIAL (Shop & Shopping mall)	@ 2, 6 For Every 100 sq.m. Carpet Area (Area X 0.01=UNIT) = 3817.55 X 0.01 = 38.18	39	78	234	1ST / PARKING-2	61	40
	TOTAL (c)		78	234	TOTAL (b)	376	481
TOTAL (a+b+c)			218	413	TOTAL (a+b)	388	504

PROPOSED PARKING = EV CHARGING FACILITY & MHADA & VISITORS & COMMERCIAL

NO	FLOOR	TOTAL CARS	EV CHARGING FACILITY		MHADA PARKING		VISITORS PARKING	
			20% AC	10% DC	CARS	SCOOTERS	CARS	SCOOTERS
1	BASEMENT 2	112	22	11	12	23	0	0
2	BASEMENT 1	106	22	11				
3	GROUND	52	12	6	0	0	4	7
4	MEZZANINE / PARKING-1	57	14	7	0	0	0	0
5	1ST / PARKING-2	61	14	7	0	0	0	0
6	TOTAL	388	84	42	12	23	4	7

SANITARY REQUIREMENT FOR COMMERCIAL

FOR GENTS
ABOVE 100 Person (1WC,1Urinal ,1WHB For every 25 persons)

FOR GENTS	WC		URINAL		W.H.B.	
NO OF PERSONS	REQ.	PRO.	REQ.	PRO.	REQ.	PRO.
516	21		21		21	

FOR LADIES
ABOVE 100 Person (1WC,1WHB For every 16 persons)

FOR LADIES	WC		W.H.B.	
NO OF PERSONS	REQ.	PRO.	REQ.	PRO.
516	32		32	

PROPOSED TOILET		
TOILET IN SHOP	=	56
COMMON TOILET (WING B)	=	1
TOILET FOR DISABLED PERSON (WING B)	=	1
TOTAL PROPOSED TOILET	=	58

REFUGE AREA STATEMENT (IN SQ.M.)

WING / BUILDING	REOURED			PROPOSED		
	6TH FLOOR	11TH FLOOR	16TH FLOOR	6TH FLOOR	11TH FLOOR	16TH FLOOR
A	0.00	0.00	0.00	0.00	0.00	0.00
B	76.06	76.06	76.06	96.66	96.66	96.66
TOTAL	76.06	76.06	76.06	96.66	96.66	96.66
TOTAL	228.18			289.98		

WATER CALCULATION

BLDG / WING	O.H.W.T CAPACITY (IN LTRS.)				U.G.W.T CAPACITY (IN LTRS.)			
	REQUIRED			PROVIDED (D)	REQUIRED			PROVIDED (H)
	DOMESTIC (A)	FIRE FIGHTING (B)	TOTAL (C)		DOMESTIC (E=A X 2)	FIRE FIGHTING (F)	TOTAL (G)	
A (MHADA+ COMM+RESI)	45405	25000	70405	70405	90810	200000	290810	836000
B (COMM+RESI)	114480	25000	139480	139480	228960	200000	428960	
CLUB HOUSE (COMMI)	1350	0	1350	1350	2700	0	2700	
TOTAL	161235	50000	211235	211235	322470	400000	722470	836000

PLOT AREA CALCULATIONS

1	49.30	X	10.69	X	0.5	=	263.51
2	49.88	X	1.08	X	0.5	=	26.94
3	50.80	X	2.05	X	0.5	=	52.07
4	50.80	X	17.08	X	0.5	=	433.83
5	53.59	X	19.76	X	0.5	=	529.47
6	53.59	X	37.02	X	0.5	=	991.95
7	49.93	X	18.31	X	0.5	=	457.11
8	49.79	X	9.01	X	0.5	=	224.30
9	49.79	X	11.15	X	0.5	=	277.58
10	57.56	X	23.53	X	0.5	=	677.19
11	57.56	X	6.66	X	0.5	=	191.67
12	54.60	X	14.03	X	0.5	=	383.02
13	52.56	X	14.43	X	0.5	=	379.22
14	58.99	X	15.48	X	0.5	=	456.58
15	62.51	X	5.51	X	0.5	=	172.22
16	69.05	X	7.73	X	0.5	=	266.88
17	72.06	X	2.99	X	0.5	=	107.73
18	78.60	X	5.61	X	0.5	=	220.47
19	84.28	X	4.22	X	0.5	=	177.83
20	85.12	X	0.49	X	0.5	=	20.85
21	93.33	X	5.30	X	0.5	=	247.32
22	100.45	X	4.01	X	0.5	=	201.40
23	115.33	X	7.39	X	0.5	=	426.14
24	115.33	X	9.08	X	0.5	=	523.60
25	101.22	X	21.0325	X	0.5	=	1064.45
26	76.48	X	13.65	X	0.5	=	521.98
TOTAL						=	9295.33

24.00 M.W. ROAD WIDENING AREA CALCULATIONS

r1	62.44	X	0.61	X	0.5	=	19.04
r2	54.19	X	1.53	X	0.5	=	41.46
r3	42.97	X	1.24	X	0.5	=	26.64
r4	35.63	X	2.99	X	0.5	=	53.27
r5	21.24	X	4.94	X	0.5	=	52.46
r6	17.79	X	7.12	X	0.5	=	63.33
r7	20.50	X	2.36	X	0.5	=	24.19
r8	30.53	X	2.39	X	0.5	=	36.48
r9	40.42	X	10.48	X	0.5	=	211.80
r10	15.74	X	3.27	X	0.5	=	25.73
r11	13.37	X	7.89	X	0.5	=	52.74
r12	15.71	X	5.46	X	0.5	=	42.89
r13	16.42	X	0.65	X	0.5	=	5.34
r14	30.92	X	10.28	X	0.5	=	158.93
r15	31.39	X	3.61	X	0.5	=	56.66
r16	33.09	X	5.82	X	0.5	=	96.29
r17	36.98	X	6.85	X	0.5	=	126.66
r18	48.47	X	10.658	X	0.5	=	258.30
r19	48.47	X	5.34	X	0.5	=	129.41
r20	34.73	X	14.82	X	0.5	=	257.35
r21	27.36	X	9.09	X	0.5	=	124.35
r22	28.80	X	12.85	X	0.5	=	185.04
TOTAL						=	2048.37
deductions							
x	20.83	X	4.82	X	⅔	=	66.93
TOTAL AREA		=	2048.37	-	66.93	=	1981.44
-		EXISTING ROAD AREA				=	204.32
AREA OF 24.0M.W. ROAD						=	1777.12

OPEN SPACE AREA STATEMENT

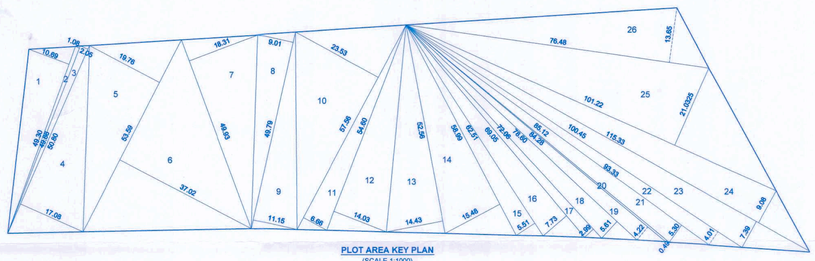
		SQ.M.
	CLUB HOUSE	
1.	PERMISSIBLE 10% OPEN SPACE	711.86
2.	PERMISSIBLE AREA OF GROUND FLOOR (CLUB HOUSE) (10% OF 711.86 SQ.M.)	71.19
3.	PROPOSED AREA OF GROUND FLOOR	71.06
4.	PERMISSIBLE AREA OF FIRST FLOOR (CLUB HOUSE) (5% OF 711.86 SQ.M.)	35.59
5.	PROPOSED AREA OF FIRST FLOOR (CLUB HOUSE)	35.52
6.	TOTAL PERMISSIBLE AREA (2 + 4)	106.78
7.	TOTAL AREA (3+5)	106.58

EXISTING ROAD AREA CALCULATIONS

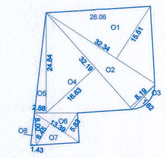
e1	22.42	X	0.75	X	0.5	=	8.41
e2	22.19	X	2.40	X	0.5	=	26.63
e3	9.98	X	3.24	X	0.5	=	16.17
e4	34.51	X	3.308	X	0.5	=	57.08
e5	34.51	X	3.27	X	0.5	=	56.42
e6	12.89	X	2.24	X	0.5	=	14.44
e7	12.89	X	2.21	X	0.5	=	14.24
e8	7.81	X	0.60	X	0.5	=	2.34
e9	7.81	X	2.20	X	0.5	=	8.59
TOTAL						=	204.32

OPEN SPACE AREA CALCULATIONS

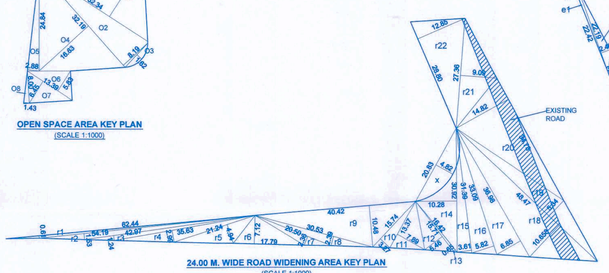
o1	32.34	X	15.51	X	0.5	=	250.80
o2	32.34	X	8.19	X	0.5	=	132.43
o90	0.00	X	1.64	X	0.5	=	0.00
o3	8.19	X	1.6200	X	⅔	=	8.85
o4	32.19	X	16.63	X	0.5	=	267.66
o5	24.84	X	2.88	X	0.5	=	35.77
o6	13.39	X	5.83	X	0.5	=	39.03
o7	13.39	X	6.45	X	0.5	=	43.18
o8	8.00	X	1.43	X	0.5	=	5.72
TOTAL						=	783.44



PLOT AREA KEY PLAN
(SCALE 1:1000)

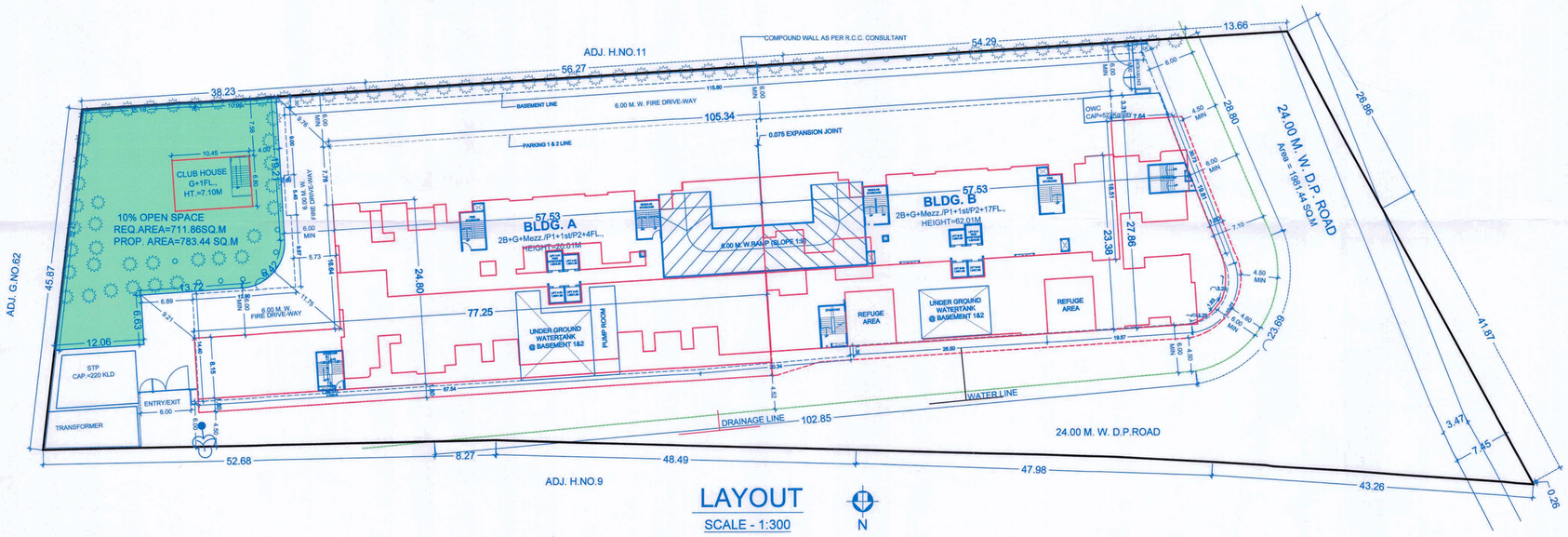


OPEN SPACE AREA KEY PLAN
(SCALE 1:1000)



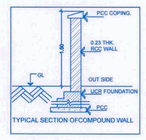
24.00 M. WIDE ROAD WIDENING AREA KEY PLAN
(SCALE 1:1000)

EXISTING ROAD
AREA KEY PLAN
(SCALE 1:1000)

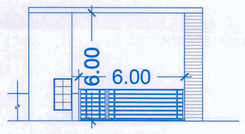


LAYOUT
SCALE - 1:300

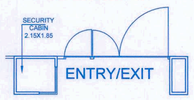
N



TYPICAL SECTION OFCOMPOUND WALL

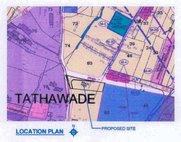


ROAD SIDE ELEVATION



ENTRANCE GATE & WATCHMAN'S CABIN PLAN

GOOGLE IMAGE



LOCATION PLAN

STAMP OF APPROVAL

1/13

LAYOUT

Sanctioned No. B.P. Tathawade/35/2025
Subject to conditions mentioned in the Office Order No.
aven dated 29/3/2025
Pimpri
Date 29/3/2025

O. C. Signed by
City Engineer

City Engineer
Building Permission Dept.
P.C.M.C., Pimpri, Pune-18.

AREA STATEMENT

		Particulars	Sq. M.
1		Plot area	
	a	As per Sanctioned BP/TATHAWADE/80/2021 DT. 06.10.2021	9100.00
	b	As per demarcation	9295.33
		Minimum area of plot	9100.00
2		Deductions	
	a	DP Road (24.00 M W. D.P.ROAD)	1981.44
		Total	1981.44
3		Balance plot area (1-2)	7118.56
4		Amenity space (Deemed reservation in DP)	
	a	Required	0.00
	b	Adjustment of (2b)	0.00
	c	Balance proposed	0.00
5		Net plot area (3-4c)	7118.56
6		Open space	
	a	Required	711.86
	b	Proposed	783.44
7		Internal road area	0.00
8		Plot able area	NA
9		Basic FSI (5x1.1)	7830.42
10		Premium FSI	
	a	Permissible - Based on road width (5x0.5)	4550.00
	b	Proposed (Note xiv - page 114) on entire plot (42.70%)	1942.85
11		In-situ FSI / TDR loading	
	a	In-situ FSI against DP road (2x2 times)	3769.50
	b	In-situ FSI against Amenity space if handed over (4bx2 times) + (4cx2 times)	0.00
	c	TDR (9100.00 X 115 % = 10465.00) (3769.50+700.01=4469.51) = 42.70%	700.01
	d	Total (11 a+b+c)	4469.51
12		Additional area under chapter 7	
13		Total entitlement of FSI	
	a	Basic FSI + Premium FSI + In-situ + TDR (9+10b+11d)	14242.78
	b	Commercial Area (4529.82 / 1.8)	2516.12
	c	Balance for Residential	11726.66
	d	Ancillary FSI = (13b x 80%)+ (13c x 60%)	9048.89
	e	Total (a+d)	23291.66
14		Maximum Utilization limit of FSI (Building potential) Permissible as per road width (As per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable)	23291.66
15		Total FSI	
	a	Existing FSI	0.00
	b	Proposed Commercial FSI As per P-LINE	4529.01
	c	Proposed Residential FSI As per P-LINE	18656.36
	d	Total (a+b+c)	23185.37
16		FSI consumed (15/13) should not be more than (14)	1.00
17		Inclusive housing	
	a	Required - 20% of (9)	1566.08
	b	Proposed	1622.90

LEGEND

Plot Boundary Shown Thick Black
Proposed Work Shown Red
Drainage Line Shown Red (Dotted)
Water Line Shown Black (Dotted)
Existing Work To BE Retained Blue
Existing Work To Be Demolished Yellow

This drawing is the property and copyright of Milind Patil Architects. It shall not be visible to, assessed or used by any other person and shall not be used only for the use for which it is issued & authorised, and original documents & true copies of documents to not confirmed by the architect. The drawings are prepared on the basis of documents & information produced/submitted & given by the Client/Owner/P.A. the procurement & genuinity of documents produced is the responsibility of the Client/Owner/P.A. the architect is not responsible for any discrepancies in the documents.
• Architect shall not be responsible for contractor's supervision on the construction: cuts, structural design and structural stability, shuttering and its stability during construction, electrical, plumbing, sanitation, landscaping work and other services etc. and works for which drawings are not prepared by the architect.
• Architect is not responsible for the use of old drawings.
• Architect is not responsible for quality of material used.
• Architect is not responsible for any work done by others. Architect is not responsible for any work done by others. Architect shall not be liable for any consequence arising out of any work done by contractor shall be informed to the architect in advance.
• Architect shall not be responsible for use of materials (type & grade) of the works.
• Architect shall not be responsible for any accidents, contractors and other statutory permissions such as N.A. permission, permission to excavate, permission to dispose off the excavated material, etc. from appropriate authorities before starting the work.
• Proper underground drainage shall be done during construction by the Client/ Owner/ P.A. to ensure the safety of sub structures, adjoining buildings, persons staying in adjoining building, persons and properties in adjoining road, construction material and other properties in adjoining road. Architect is not responsible for any damage to the same.
• Water from municipal water supply line shall not be used for construction.
• Architect shall not be responsible for any work done by others, as the architect by family / contractor/ construction material or workmanship, faulty construction structure.
• Architect shall not be responsible for any accident occurring due to construction of elements of buildings not designed by the architect.
• Architect shall not be responsible for any unauthorised work in deviation of sanctioned plans, work done above plinth without obtaining plinth checking certificate, unauthorised use of premises without obtaining occupancy certificate & any form of penalties imposed by statutory bodies/authorities.

LAND OWNER (AS PER 7/12 OR P.R.C.)

MRS. SUNITA SANDEEP NEWALE

POWER OF ATTORNEY HOLDER

Mr. SANDEEP GOYAL

CLIENT/FIRM'S NAME

M/S SANIL CONSTRUCTION LLP through
Mr. SANDEEP GOYAL

CONTENTS

LAYOUT, AREA STATEMENTS, AREA CALCULATIONS

PROJECT (NEW PROPOSAL)

PROPOSED LAYOUT OF BUILDING AT
S.NO. 63 / 10 (P) ,TATHAWADE,PUNE.

REVISION	DEALT	DATE

SIGN., ADDRESS OF THE OWNER-S/POWER OF ATTORNEY HOLDER/S

This municipal drawing is prepared from the instructions, information, specifications, papers and legal documents etc. given by me/us and the authenticity and validity of the same is my/our responsibility. I/we the undersigned, the owner-s and/or power of attorney holder-s have read & studied all the documents, forms and all the drawings along with documents for submission and they are as per my/our instructions & information given to the Architect.

Name/s: M/S SANIL CONSTRUCTION LLP through
Mr. SANDEEP GOYAL
Sign

Address: Fl.no.3, 3rd fl.CTS no.504,Nana Peth,Pune-411020

CONSULTANTS
LAXMAN THITE AOP
1st FLOOR SITA PARK,18, SHIVAJINAGAR, PUNE-411005
TEL. : 25536714/25536109

LIAISONING ARCHITECT
ARCHITECT MILIND PATIL
CA/89/12285
1ST FLOOR,SITA PARK,18, SHIVAJINAGAR,PUNE-411005
TEL.:02025536714 / 25536109

DESIGN ARCHITECT
SPACE CRAFT ASSOCIATES

Job no.	Drg. no.	Scale	Rev. no.	Date	Dealt	Checked
1643	M-2	1:300	R0	20.02.2024	SHARMILA	M.R.P.

\\Server-LTAOP\Studio\JOBS\1643MD\BUILDING\R1\R1 V1 LAYOUT.dwg