WING `A'

Sanctioned No. B.P /Tathawade/35/2025
Subject to conditions mentioned in the
Office Order No.
aven dated 29/03/2025
Pimpri
Date : 29/03/2025

Pimpri Chinchwad Municipal Corporation ESTD. 11/10/88

O. C. Signed by
City Engineer

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

P-LINE STATEMENT (IN SQ.M.) A BLDG

FLOOR	COMMERCIAL AREA	RESIDENTIAL AREA	TOTAL	MHADA AREA	TENEMENTS 40 TO 80	TENEMENTS 80 TO 150	TENEMENTS TOTAL	MHADA TENEMENTS 30 TO 40	MHADA TENEMENTS 40 TO 80	TOTAL MHADA TENEMENTS	SHOPS
BASEMENT 02	0.00	0.00	0.00	0.00	0	0	0	0	0	0	0
BASEMENT 01	0.00	0.00	0.00	0.00	0	0	0	0	0	0	0
GROUND / PARKING	857.18	95.46	952.64	0.00	0	0	0	0	0	0	13
MEZZANINE / PARKING 1	460.51	42.85	503.36	0.00	0	0	0	0	0	0	0
1ST - COMM+ PARKING 2	996.23	42.85	1039.08	0.00	0	0	0	0	0	0	13
2ND (RESI-01)	0.00	1104.20	1104.20	0.00	3	3	6	0	0	0	0
3RD (RESI-02) -MHADA	0.00	162.42	162.42	811.36	2	0	2	1	10	11	0
4TH (RESI-03) - MHADA	0.00	162.42	162.42	811.36	2	0	2	1	10	11	0
TOTAL	2313.92	1610.20	3924.12	1622.72	7	3	10	2	20	22	26

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	GROUND	28	7
	@ 1,2 For Every 2 Tenements having Carpet Area Between 40 to 80 sq.m.	20	10	20	PARKING 1	30	24
	Visitors parking 5%		1	1	PARKING 2	32	18
	TOTAL (a)	22	12	23	TOTAL	90	49
RESIDENTIAL	@ 1,2 For Every 2 Tenements having Carpet Area Between 40 to 80 sq.m.	7	4	7			
	@ 1,1 For Every Tenement having Carpet Area 80 to 150 sq.m.	3	3	3			
	TOTAL (b)	10	7	10			
COMMERCIAL (Shop & Shopping mall)	@ 2, 6 For Every 100 sq.m. Carpet Area (Area X 0.01=UNIT) = 1998.13 X 0.01= 19.98 SAY 20	20	40	120			
	TOTAL (c)		40	120			
TOTAL (a+b+c)			58	153			

WATER CALCULATION

	A	B	C	D	E	F	G	H	I	J
	Proposed Tenements/ Area	No Of Persons \ Tenements	Water Required \ Person \ day	Required Over Head Water Tank (in liters)			Provided O.H.W.T. Capacity (in liters)	Required Under Ground Water Tank (in liters)		
				Domestic (AXBXC)	Firefighting	Total (D+E)		Domestic (DX1.5)	Firefighting	Total (H+I)
RESIDENTIAL (MHADA)	22	5	135	14850	25000	70405	70405	90810	200000	290810
RESIDENTIAL	10	5	135	6750						
COMMERCIAL	2313.92	529	45	23805						
TOTAL				45405						

OCCUPANT LOAD FOR COMMERCIAL

	AREA		RATIO		NO OF PERSONS
Shops, Stores, Market on Ground Floor ground floor area / 3 = no of Persons	857.18	÷	3	=	286
Shops, Stores, Market on Upper Floor Upper Floor area / 6 = no of Persons	1456.74	÷	6	=	243
TOTAL	2313.92			=	529
			SAY	=	529
TOTAL NO OF GENTS	529	÷	2	=	265
TOTAL NO OF LADIES	529	÷	2	=	265

SANITARY REQUIREMENT FOR COMMERCIAL

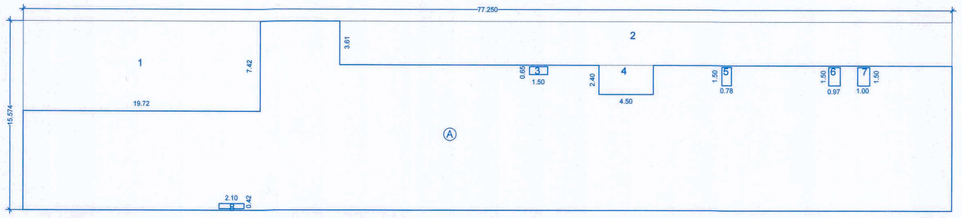
FOR GENTS
ABOVE 100 Person (1WC,1Urinal ,1WHB For every 25 persons)

FOR GENTS	WC		URINAL		W.H.B.	
NO OF PERSONS	REQ.	PRO.	REQ.	PRO.	REQ.	PRO.
265	11		11		11	

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

FOR LADIES	WC		W.H.B.	
NO OF PERSONS	REQ.	PRO.	REQ.	PRO.
265	17		17	

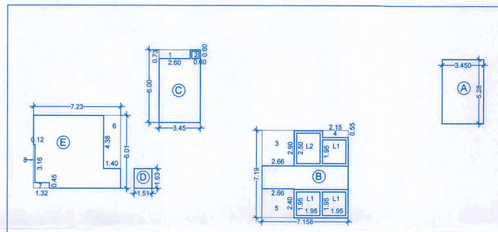
PROPOSED TOILET TOTAL = 32 NOS



GROUND FLOOR COMMERCIAL AREA KEY PLAN
(SCALE 1:200)

GROUND FLOOR-COMMERCIAL P-LINE AREA CALCULATION

ADDITIONS							
BLOCK A	77.25	X	15.57	X	1	=	1202.78
TOTAL						=	1202.78
STANDARD DEDUCTIONS							
1	19.72	X	7.42	X	1	=	146.32
2	50.94	X	3.60	X	1	=	183.38
3	1.50	X	0.65	X	1	=	0.98
4	4.50	X	2.40	X	1	=	10.80
5	0.78	X	1.50	X	1	=	1.17
6	0.97	X	1.50	X	1	=	1.46
7	1.00	X	1.50	X	1	=	1.50
TOTAL						=	345.61
NET P-LINE AREA							
=	1202.78	-	345.61			=	857.18



GROUND FLOOR RESIDENTIAL AREA KEY PLAN
(SCALE 1:200)

GROUND FLOOR RESIDENTIAL P-LINE AREA CALCULATION

ADDITIONS							
A	3.45	X	5.28	X	1	=	18.22
B	7.158	X	7.190	X	1	=	51.47
C	3.45	X	6.00	X	1	=	20.70
D	1.51	X	1.63	X	1	=	2.45
E	7.23	X	6.01	X	1	=	43.45
TOTAL						=	136.29
STANDARD DEDUCTIONS							
1	2.60	X	0.73	X	1	=	1.90
2	0.60	X	0.60	X	1	=	0.36
3	2.66	X	2.90	X	1	=	7.71
4	2.15	X	0.55	X	1	=	1.18
5	2.66	X	2.40	X	1	=	6.38
6	1.40	X	4.38	X	1	=	6.13
7	1.32	X	0.45	X	1	=	0.59
8	0.12	X	3.16	X	1	=	0.38
L1	1.95	X	1.95	X	3	=	11.41
L2	1.95	X	2.45	X	1	=	4.78
TOTAL						=	40.83
NET P-LINE AREA							
=	136.29	-	40.83			=	95.46

CARPET AREA AS PER RERA (IN SQ.M.) WING `A'

FLOOR	FLAT / SHOP NO.	CARPET OF FLAT/SHOP	MEZZANINE / LOFT
GROUND+ MEZZANINE	GF 01	37.96	18.98
	GF 02	37.96	18.98
	GF 03	58.71	29.46
	GF 04	97.24	48.62
	GF 05	81.86	40.93
	GF 06	76.47	38.24
	GF 07	40.05	20.03
	GF 08	69.45	34.73
	GF 09	72.60	36.30
	GF 10	36.53	18.27
	GF 11	76.48	38.24
	GF 12	36.53	18.27
	GF 13	77.36	38.68
1ST FLOOR	FF 01	37.96	18.98
	FF 02	37.96	18.98
	FF 03	58.71	29.46
	FF 04	97.24	48.62
	FF 05	81.86	40.93
	FF 06	76.47	38.24
	FF 07	40.05	20.03
	FF 08	69.45	34.73
	FF 09	72.60	36.30
	FF 10	36.53	18.27
	FF 11	76.48	38.24
	FF 12	36.53	18.27
	FF 13	77.36	38.68

DOOR WINDOW SCHEDULE

DOOR SCHEDULE

TYPE	SIZE		
D	1.20	X	2.385
D1	1.12	X	2.385
D2	0.97	X	2.385
D3	0.92	X	2.385
D4	0.82	X	2.385
D5	1.02	X	2.385
OP	1.94	X	2.385
OP1	1.79	X	2.385
OP2	1.23	X	2.385
OP3	1.19	X	2.385
OP4	1.10	X	2.385
OP5	1.078	X	2.385
SD1	2.43	X	2.385
SD2	2.13	X	2.385

DOOR SCHEDULE

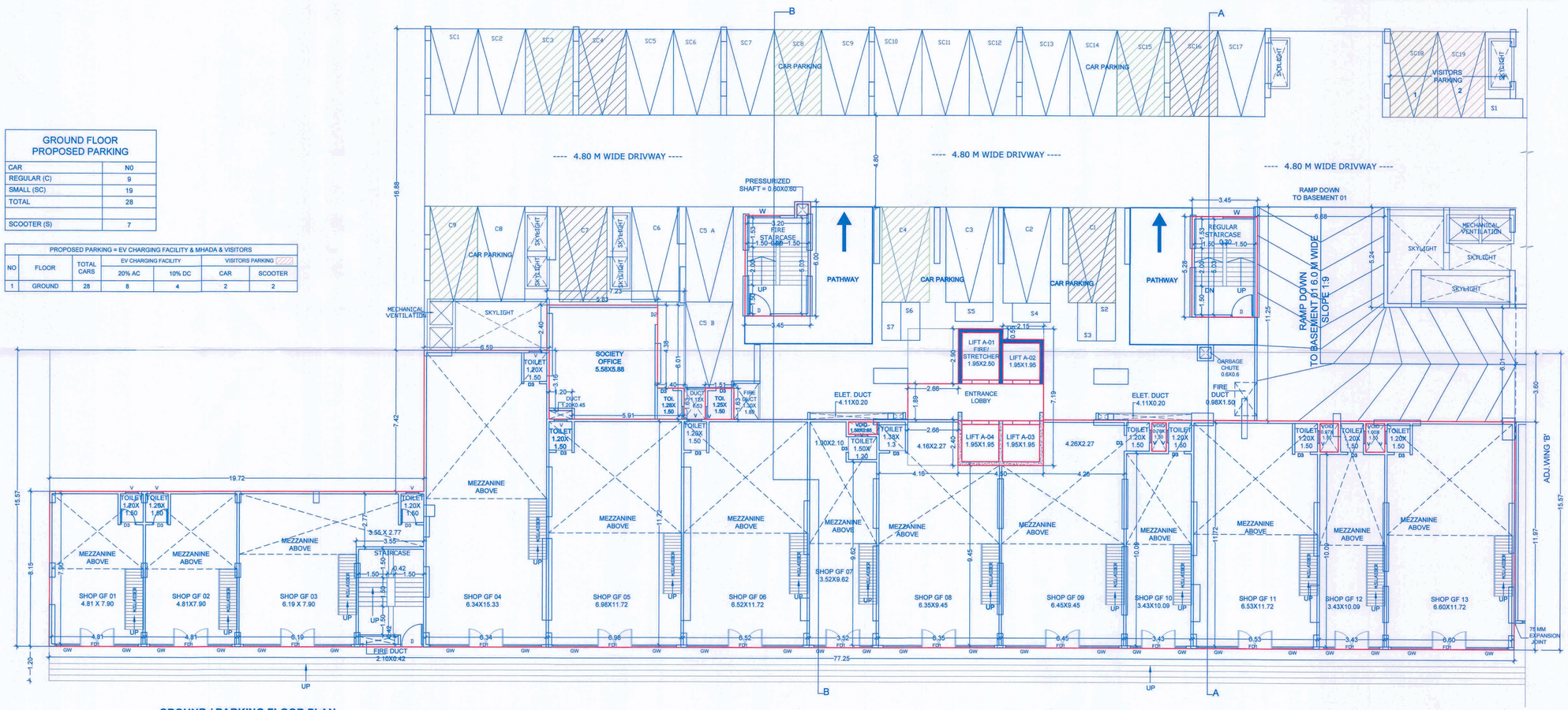
TYPE	SIZE		
W	2.600	X	1.935
W1	2.450	X	1.935
W2	2.295	X	1.935
W3	1.870	X	1.935
W4	1.705	X	1.935
W5	1.630	X	1.935
W6	1.525	X	1.435
W7	2.430	X	1.935
W8	1.370	X	1.935
W9	1.200	X	1.435
V	0.670	X	1.935
V1	0.670	X	0.95
V2	0.650	X	1.935

GROUND FLOOR PROPOSED PARKING

CAR	N0
REGULAR (C)	9
SMALL (SC)	19
TOTAL	28
SCOOTER (S)	7

PROPOSED PARKING = EV CHARGING FACILITY & MHADA & VISITORS

NO	FLOOR	TOTAL CARS	EV CHARGING FACILITY		VISITORS PARKING	
			20% AC	10% DC	CAR	SCOOTER
1	GROUND	28	8	4	2	2



GROUND / PARKING FLOOR PLAN
(SCALE 1:100)

NOTE- Artificial Light And Mechnical Ventilation

*This drawing is the property and copyright of Milind Patil Architect. It shall not be copied or reproduced in any manner whatsoever and shall be used only for the job for which it is issued. Authenticity of all original documents is the source of documents is not certified by the architect. The drawings are prepared on the basis of documents & discussions with the client and/or consultants and the architect is not responsible for any discrepancy in the source of documents or information given to him by the Client/Consultant. All the professional & personal liability of the architect is with the Client/Consultant. All the professional & personal liability of the architect is with the Client/Consultant. The architect is not responsible for any discrepancy in the source of documents or information given to him by the Client/Consultant.
* The Structural details refer i.e.s. consultant's drawing.
* Do not scale drawings. Use figured dimensions only. Work to drawings.
* Amendments to the made, if any, to be made as per site conditions and all site during construction shall be referred to the architect in advance.
* Do not use drawings for any purpose other than for which it is issued. Use only latest issued drawings for public & Civic works.
* The Claimer Owner/ P.A./ Its representative, contractors shall obtain necessary permissions such as N.O., permission, permission to excavate, permission to dispose off the excavated material, etc. from appropriate authorities before commencement of work.
Report immediately and do the work during construction by the Claimer Owner/ P.A. to ensure the safety of all structures, adjoining buildings, services and properties in adjoining road, construction access, labour camps and professionals at site, temporary structures, scaffolding, shuttering, centering erected at site.
* Do not use drawings for any purpose other than for which it is issued.
* Architect shall not be responsible for accidents occurring due to omission or commission of terms of buildings not assigned to the architect.
* Architect shall not be responsible for any accident occurring due to construction of terrace of buildings not assigned to the architect.
* Architect shall not be responsible for any deviation made in elevation of sanctioned plans, work done above plinth without obtaining plinth checking certificate, unauthorised use of premises without obtaining occupancy certificate & any type of penalties charged by sanctioning 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

FLOOR PLANS & 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:

CONSULTANTS
LAXMAN THITE AOP
1st FLOOR,SITA PARK,16, SHIVAJINAGAR, PUNE-411005
TEL : 25536714/25536109

LIAISONING ARCHITECT
ARCHITECT MILIND PATIL
CA/89/12288
1ST FLOOR,SITA PARK,16, SHIVAJINAGAR,PUNE-411005
TEL :02025536714 / 25536109

DESIGN ARCHITECT
SPACE CRAFT ASSOCIATES

Job no.	Drg. no.	Scale	Rev. no.	Date	Dealt	Checked
1643	M-3	1:100	R-0	17.02.2024	SHARMILA	M.R.P

\\Server-LTACP\Studio\JOBS\1643\MD\BUILDING\3\R1\ V1 LAYOUT.dwg