

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

FLOOR	COMMERCIAL AREA	RESIDENTIAL AREA	TOTAL	MHADA AREA	REGULAR TENEMENTS			MHADA TENEMENTS			SHOPS
					TENEMENTS 40 TO 80	TENEMENTS 80 TO 150	TENEMENTS 150 TO 400	TENEMENTS 40 TO 80	TENEMENTS 80 TO 150	TENEMENTS 150 TO 400	
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	856.09	95.46	951.55	0.00	0	0	0	0	0	0	15
MEZZANINE / PARKING 1	461.69	42.85	504.54	0.00	0	0	0	0	0	0	0
1ST - COMM+ PARKING 2	995.34	42.85	1038.19	0.00	0	0	0	0	0	0	15
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
5TH (RESI-04)	0.00	1004.21	1004.21		2	6	8				
6TH (RESI-05) - REFUGE	0.00	940.26	940.26		5	3	8				
7TH (RESI-06)	0.00	1004.21	1004.21		2	6	8				
8TH (RESI-07)	0.00	1004.21	1004.21		2	6	8				
9TH (RESI-08)	0.00	1004.21	1004.21		2	6	8				
10TH (RESI-09)	0.00	1004.21	1004.21		2	6	8				
11TH (RESI-10) - REFUGE	0.00	940.26	940.26		5	3	8				
12TH (RESI-11)	0.00	1004.21	1004.21		2	6	8				
13TH (RESI-12)	0.00	1004.21	1004.21		2	6	8				
14TH (RESI-13)	0.00	1004.21	1004.21		2	6	8				
15TH (RESI-14)	0.00	1004.21	1004.21		2	6	8				
16TH (RESI-15) - REFUGE	0.00	940.26	940.26		5	3	8				
17TH (RESI-16)	0.00	1004.21	1004.21		2	6	8				
18TH (RESI-17)	0.00	1004.21	1004.21		2	6	8				
TOTAL	2313.12	15477.29	17790.41	1622.72	44	78	122	2	20	22	30

PARKING STATEMENT

	CATEGORY OF TENE.	TENEMENT / UNIT	PARKING REQUIRED		PARKING PROPOSED	
			CARS	SCOOTERS	FLOOR	CARS
RESIDENTIAL (MHADA)	@ 1.2 For Every 2 Tenements having Carpet Area Between 30 to 40 sq.m.	2	1	2	GROUND	28
	@ 1.2 For Every 2 Tenements having Carpet Area Between 40 to 80 sq.m.	20	10	20	PARKING 1	30
	Visitors parking 5%		1	1	PARKING 2	18
	TOTAL (a)	22	12	23		
RESIDENTIAL	@ 1.2 For Every 2 Tenements having Carpet Area Between 40 to 80 sq.m.	44	22	44		
	@ 1.1 For Every Tenement having Carpet Area Between 80 to 150 sq.m.	78	78	78		
	TOTAL (b)	122	100	122	TOTAL	90
COMMERCIAL (Shop & Shopping mall)	@ 2.6 For Every 100 sq.m. Carpet Area (Area X 0.01=UNIT) = 1992.87 X 0.01= 19.93 SAY 20	20	40	120		
	TOTAL (c)		40	120		
	TOTAL (a+b+c)		162	265		

WATER CALCULATION

	A	B	C	D	E	F	G	H	I	J
Proposed Tenements/ Area	No Of Persons / Tenements	Water Required / Person / day	Domestic (A+B+C)	Required Over Head Water Tank (in liters)	Firefighting	Total (D+E)	Provided O.H.W.T. Capacity (in liters)	Required Under Ground Water Tank (in liters)	Domestic (D+I)	Firefighting
RESIDENTIAL (MHADA)	22	5	135	14850						
RESIDENTIAL	122	5	135	82350	25000	145960	145960	241920	200000	441920
COMMERCIAL	2313.12	528	45	23760						
TOTAL				120960						

OCCUPANT LOAD FOR COMMERCIAL

	AREA	RATIO	NO OF PERSONS
Shops, Stores, Market on Ground Floor ground floor area / 3 = no of Persons	856.09	+	3 = 285
Shops, Stores, Market on Upper Floor Upper Floor area / 6 = no of Persons	1457.03	+	6 = 243
TOTAL	2313.12		= 528
		SAY	= 528
TOTAL NO OF GENTS	528	+	2 = 264
TOTAL NO OF LADIES	528	+	2 = 264

SANITARY REQUIREMENT FOR COMMERCIAL

FOR GENTS ABOVE 100 Person (1WC, 1Urinal, 1WHB for every 25 persons)			
NO OF PERSONS	WC	URINAL	W.H.B.
264	11	11	11
FOR LADIES ABOVE 100 Person (1WC, 1WHB for every 16 persons)			
NO OF PERSONS	WC	W.H.B.	
264	17	17	
PROPOSED TOILET TOTAL = 32 NOS			

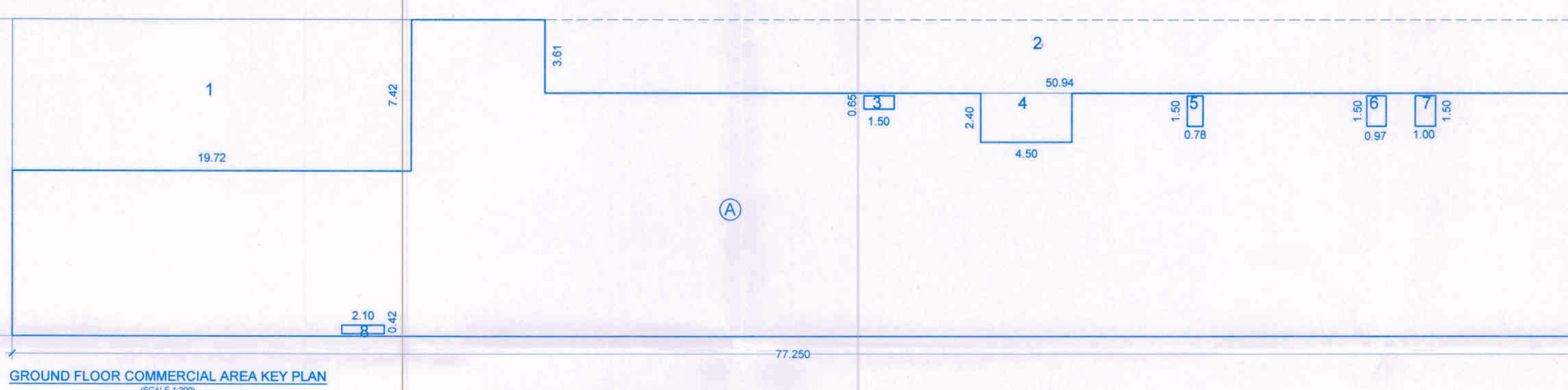
STAMP OF APPROVAL

WING 'A'

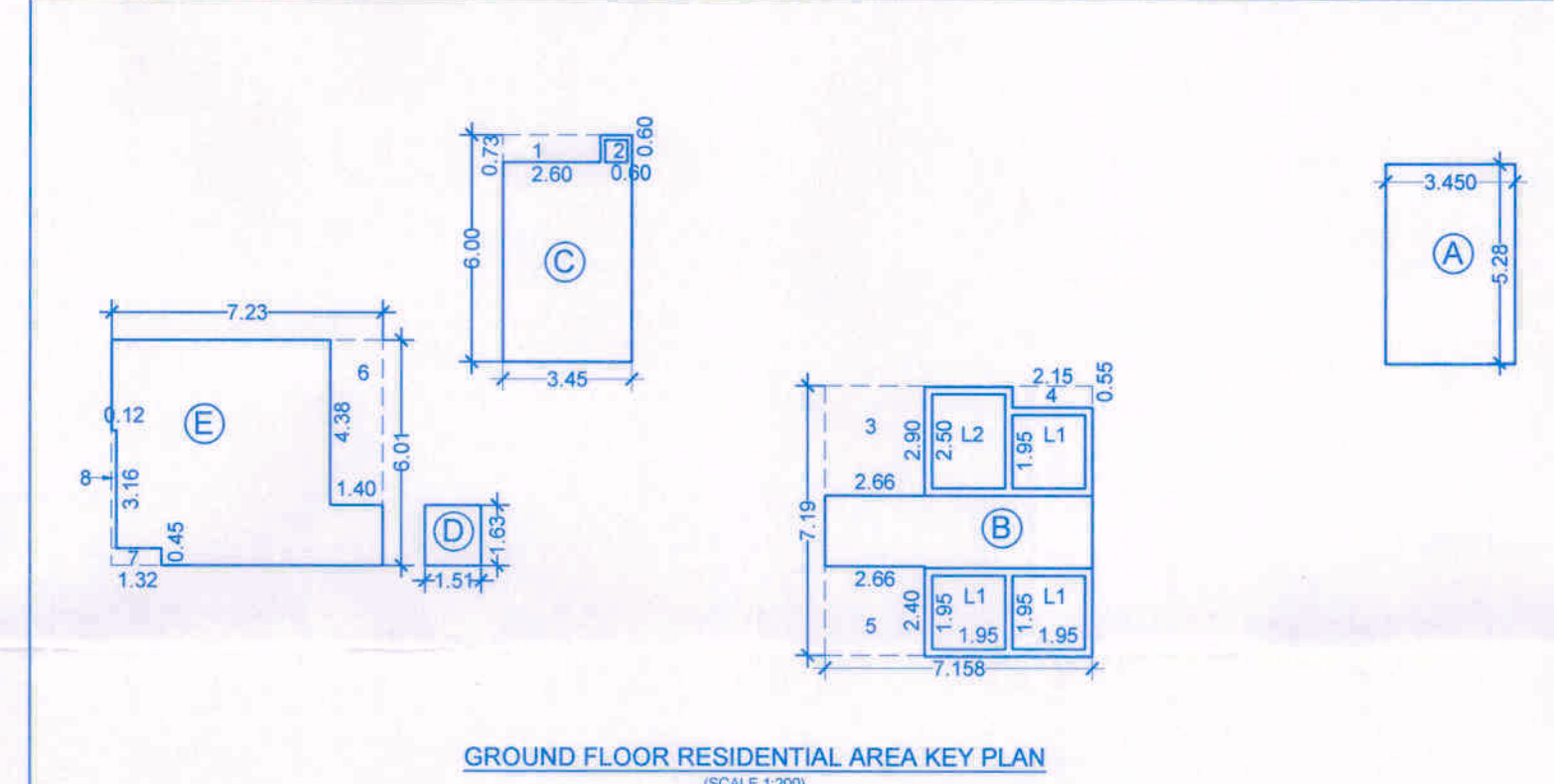
PREVIOUSLY SANCTIONED NO. B.P.-TATHWADE-37-2024, DATED-29.3.2024
PREVIOUSLY SANCTIONED NO. B.P.-TATHWADE-35-2025, DATED-29.3.2025Sanctioned No. B.P. Tathwaade 37/2024
Subject to conditions mentioned in the
Office Order No.
aven dated 27/02/2024
Pimpri
Date 27/02/2024O. C. Signed by
City Engineer

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 03A	23.93	9.81
	GF 03B	33.79	19.46
	GF 04	97.24	48.63
	GF 05A	40.19	20.09
	GF 05B	40.21	20.10
	GF 06	76.47	38.24
	GF 07	40.05	20.03
	GF 08	69.45	34.73
1ST FLOOR	FF 09	72.61	36.31
	FF 10	36.53	18.27
	FF 11	76.48	38.24
	FF 12	36.53	18.27
	FF 13	77.36	38.68
	FF 14	37.96	18.98
	FF 15	37.96	18.98
	FF 16	58.71	29.36
	FF 17	97.25	48.63
	FF 18A	40.19	20.09
DOOR WINDOW SCHEDULE	DOOR SCHEDULE	TYPE	SIZE
	D1	1.20	X 2.385
	D2	1.12	X 2.385
	D3	0.97	X 2.385
	D4	0.92	X 2.385
	D5	1.02	X 2.385
	D6	1.94	X 2.385
	D7	1.79	X 2.385
	D8	1.23	X 2.385
	D9	1.19	X 2.385
DOOR WINDOW SCHEDULE	DOOR SCHEDULE	TYPE	SIZE
	W1	2.600	X 1.935
	W2	2.450	X 1.935
	W3	1.970	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



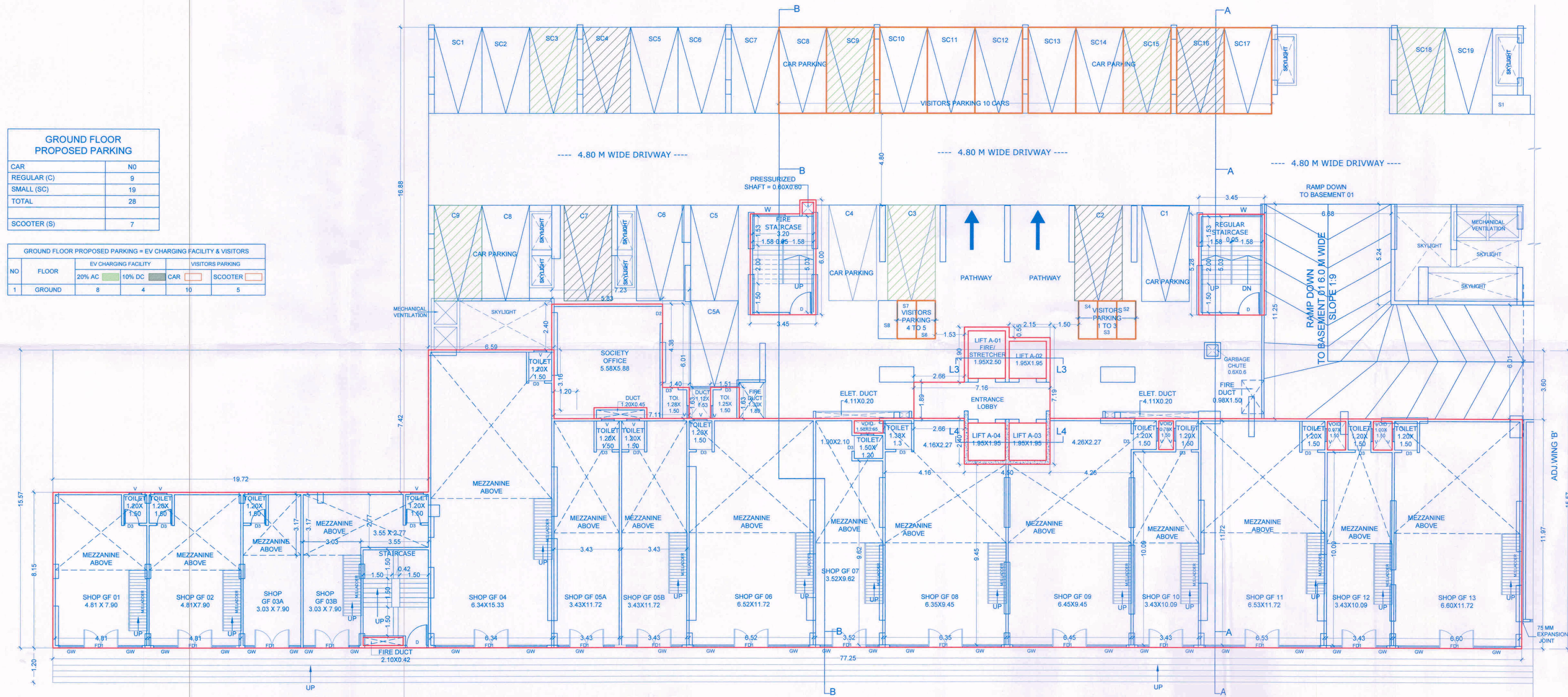
GROUND FLOOR-COMMERCIAL P-LINE AREA CALCULATION			
ADDITIONS			
BLOCK A	77.25	X	15.574
		X	1 = 1203.09
TOTAL			= 1203.09
STANDARD DEDUCTIONS			
1	19.72	X	7.42
		X	1 = 146.32
2	50.94	X	3.61
		X	1 = 183.89
3	1.50	X	0.65
		X	1 = 0.98
4	4.50	X	2.40
		X	1 = 10.80
5	0.78	X	1.50
		X	1 = 1.17
6	0.97	X	1.50
		X	1 = 1.45
7	1.00	X	1.50
		X	1 = 1.50
8	2.10	X	0.42
		X	1 = 0.88
TOTAL			= 347.00
NET P-LINE AREA			= 1203.09 - 347.00 = 856.09



GROUND FLOOR RESIDENTIAL P-LINE AREA CALCULATION			
ADDITIONS			
B	3.45	X	5.28
		X	1 = 18.22
C	7.158	X	7.190
		X	1 = 51.47
D	3.45	X	6.00
		X	1 = 20.70
E	1.51	X	1.63
		X	1 = 2.45
F	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	2.98	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

GROUND FLOOR PROPOSED PARKING	
CAR	NO
REGULAR (C)	9
SMALL (SC)	19
TOTAL	28
SCOOTER (S)	7

GROUND FLOOR PROPOSED PARKING = EV CHARGING FACILITY & VISITORS				
NO	FLOOR	EV CHARGING FACILITY	VISITORS PARKING	
1	GROUND	8	4	10
			CAR	SCOOTER



GROUND / PARKING FLOOR PLAN (SCALE 1:100)

NOTE- Artificial Light And Mechanical Ventilation

DOOR SCHEDULE		DOOR SCHEDULE	
TYPE	SIZE	TYPE	SIZE
D	1.20 X 2.385	W	2.600 X 1.935
D1	1.12 X 2.385	W1	2.450 X 1.935
D2	0.97 X 2.385	W2	2.295 X 1.935
D3	0.92 X 2.385	W3	1.970 X 1.935
D4	0.82 X 2.385	W4	1.705 X 1.935
D5	1.02 X 2.385	W5	1.630 X 1.935
OP	1.94 X 2.385	W6	1.525 X 1.435
OP1	1.79 X 2.385	W7	2.430 X 1.935
OP2	1.23 X 2.385	W8	1.370 X 1.935
OP3	1.19 X 2.385	W9	1.200 X 1.435
OP4	1.10 X 2.385	V	0.670 X 0.95
OP5	1.078 X 2.385	V1	0.670 X 0.95
SD1	2.43 X 2.385	V2	0.650 X 1.935
SD2	2.13 X 2.385		

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

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FLOOR PLANS & AREA CALCULATIONS

LIST OF CONSULTANTS

DESIGN ARCHITECT - SPACE CRAFT ASSOCIATES

STRUCTURAL - DNA CONSULTANTS

MEP - SKYLINE MEP

LANDSCAPE - SPACE CRAFT ASSOCIATES

PROJECT (REVISE PROPOSAL)

PROPOSED LAYOUT OF BUILDING AT

S.NO. 63 / 10 (P), TATHWADE, PUNE.

REVISION	DEALT	DATE
R2 WITH TDR	SHARMILA	31.01.2026
R1 WITH TDR	SHARMILA	19.02.2025

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

CONSULTANTS		LIAISONING ARCHITECT	
LAXMAN THITE AOP	ARCHITECT MILIND PATIL	141 FLOOR SITA PARK-18, SHIVAJINAGAR, PUNE-411005 TEL: 020260714 / 020260109	CARRI 12025, 1ST FLOOR SITA PARK-18, SHIVAJINAGAR, PUNE-411005 TEL: 020260714 / 020260109
Job no.	Drg no.	Scale	Rev. no.
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			Date
			17.02.2024
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