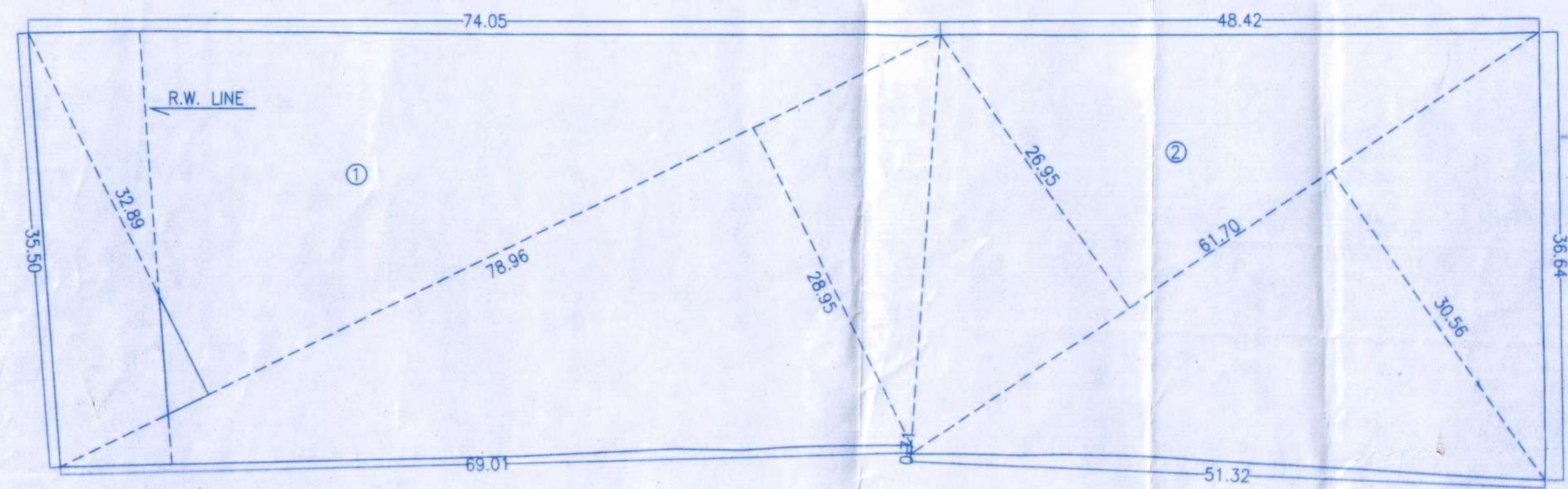




PLOT AREA CALCULATIONS

BY TRIANGULATION METHOD
1. $(32.88+26.95)/2 \times 78.96 = 2441.44$ SQ.M.
2. $(30.58+26.95)/2 \times 61.70 = 1774.18$ SQ.M.
NET AREA = 4215.62 SQ.M.

ROAD WIDENING
AREA CALCULATIONS FOR
24 M WIDE EXISTING ROAD
BY TRIANGULATION METHOD
1. $(3.00+3.00)/2 \times 35.49$
= 106.47 SQ.M.

ROAD WIDENING
AREA CALCULATIONS FOR 36
M WIDE PROPOSED ROAD
BY TRIANGULATION METHOD
1. $(5.97+5.96)/2 \times 35.65$
= 212.67 SQ.M.

TOTAL FSI STATEMENT (1.1 BASIC)					
FLOOR	COMMERCIAL FLOOR AREA SQ.M.	RESIDENTIAL FLOOR AREA SQ.M.	TOTAL FLOOR AREA SQ.M.	NO. OF TENEMENTS	NO. OF SHOPS/OFFICE
GROUND	157.27	159.14	316.41	-	5
MEZZANINE	121.18	-	121.18	-	-
PODIUM	-	-	-	-	-
1ST	226.85	565.48	792.33	4	5
2ND	-	565.48	565.48	4	-
3RD	-	565.48	565.48	4	-
4TH	-	565.48	565.48	4	-
5TH	-	565.48	565.48	4	-
6TH	-	565.48	565.48	4	-
7TH	-	333.70	333.70	2	-
LIFT AREA	-	32.25	32.25	-	-
TOTAL	505.30	3917.97	4423.27	26	5 SHOPS 5 OFFICES

PARKING STATEMENT FOR - SHOPS		
FOR 100.00 SQ.M. CARPET AREA REQUIRED PARKING	CAR	SCOOTER
	2	6
SHOPS/OFFICE HAVING CARPET AREA 232.03 SQ.M. REQUIRED PARKING	CAR	SCOOTER
	5	14

PARKING STATEMENT FOR - OFFICES		
FOR 200.00 SQ.M. CARPET AREA SHOPS/OFFICE HAVING CARPET AREA 147.99 SQ.M. REQUIRED PARKING	CAR	SCOOTER
	3	11
	CAR	SCOOTER
	2	08

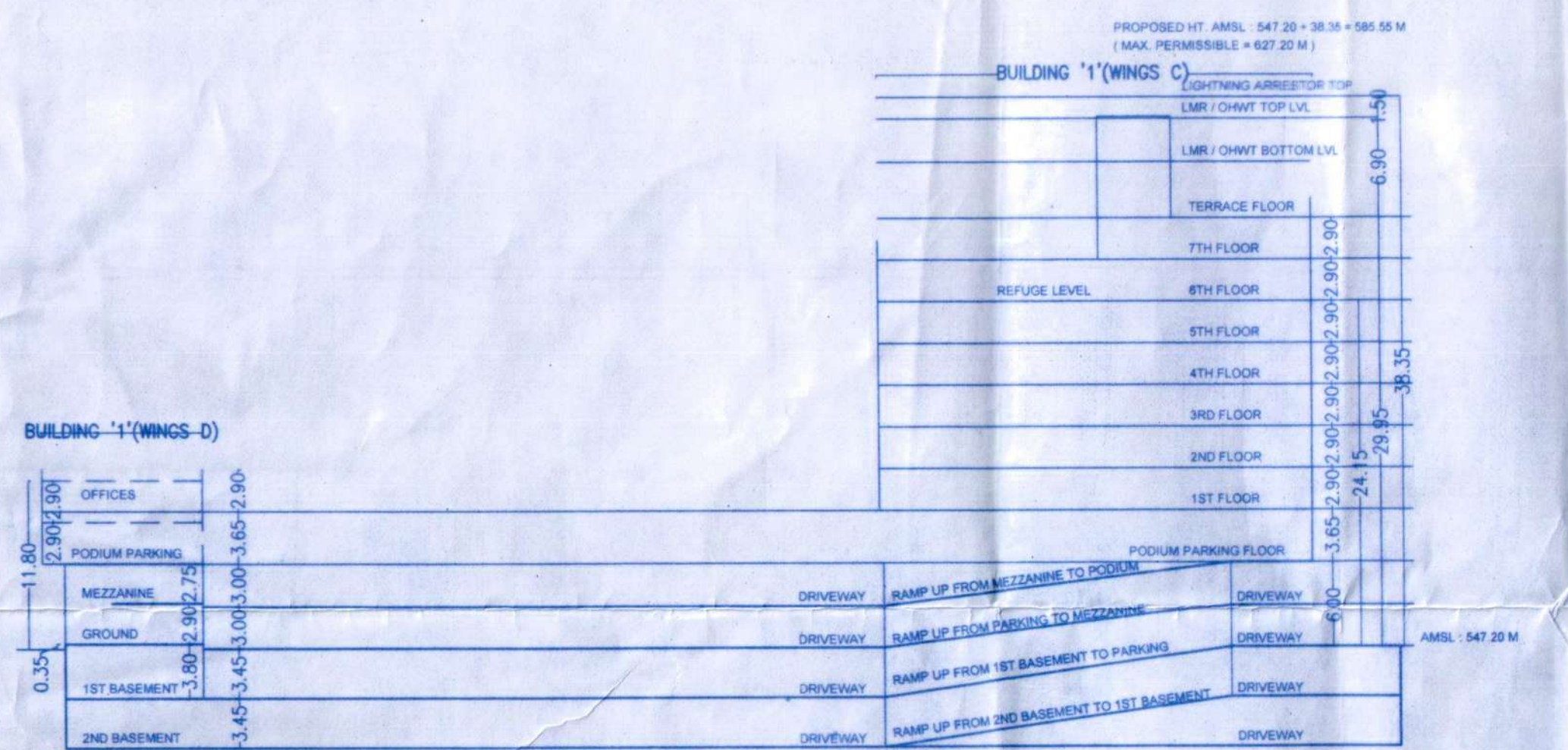
PARKING STATEMENT FOR RESIDENTIAL		
FOR EVERY TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 80 SQ.M. BUT LESS THAN 150 SQ.M.	CAR	SCOOTER
REQUIRED PARKING	1	1
TENEMENTS HAVING CARPET AREA BETWEEN 80-150 SQ.M. = 26 NOS. REQUIRED PARKING	CAR	SCOOTER
	26	26
TOTAL PARKING REQUIRED	26	26
ADD 5% VISITORS PARKING	CAR	SCOOTER
	1	1
TOTAL PARKING REQUIRED	27	27
TOTAL PARKING REQUIRED	34	49

PROVIDED PARKING STATEMENT		
LEVEL	PROVIDED CARS	PARKING SCOOTERS
BASEMENT-1ST LVL	10	15
BASEMENT-2ND LVL	10	15
GROUND FLR.	11	15
MEZZANINE	10	14
PODIUM	10	15
LAYOUT	-	-
TOTAL	51	74

SANITARY REQUIREMENT STATEMENT					
FOR COMMERCIAL AREA					
OCCUPANT LOAD = 3.0 SQ.M. PER PERSON FOR GROUND FLOOR.					
FLOOR	CARPET AREA SQ.M.	OCCUPANT LOAD	NO. OF PERSONS		
			MALE	FEMALE	
GROUND	148.00	49	33	16	
FOR 33 MALE + FOR 16 FEMALE					
FOR SHOP OWNER'S : 1WC REQD. FOR 8 PERSONS 6WC REQD. FOR 49 PERSONS					
FLOOR	REQUIRED W.C.	URINALS	DRINKING FOUNTAIN	CLEANER'S SINK	
GROUND	MALE + FEMALE	6	-	1	1
PROPOSED 1 TOILET TO EACH SHOP					
FOR COMMERCIAL AREA 1ST FLOOR & 2ND FLOOR					
OCCUPANT LOAD = 6.0 SQ.M. PER PERSON FOR ABOVE GROUND FLOOR					
FLOOR	CARPET AREA SQ.M.	OCCUPANT LOAD	NO. OF PERSONS		
			MALE	FEMALE	
1ST & 2ND	232.00	39	26	13	
FOR 26 MALE + FOR 13 FEMALE					
1WC REQD. FOR 25 MALE 1WC REQD. FOR 26 PERSONS					
1WC REQD. FOR 13 FEMALE 1WC REQD. FOR 13 PERSONS					
2 URINALS REQD. FOR 21 TO 45 2 URINALS REQD. FOR 26 PERSONS					
FLOOR	REQUIRED W.C.	URINALS	DRINKING FOUNTAIN	CLEANER'S SINK	
1ST TO 5TH	MALE 1 FEMALE 1	2	1	1	
PROPOSED 1 TOILET TO EACH OFFICE					

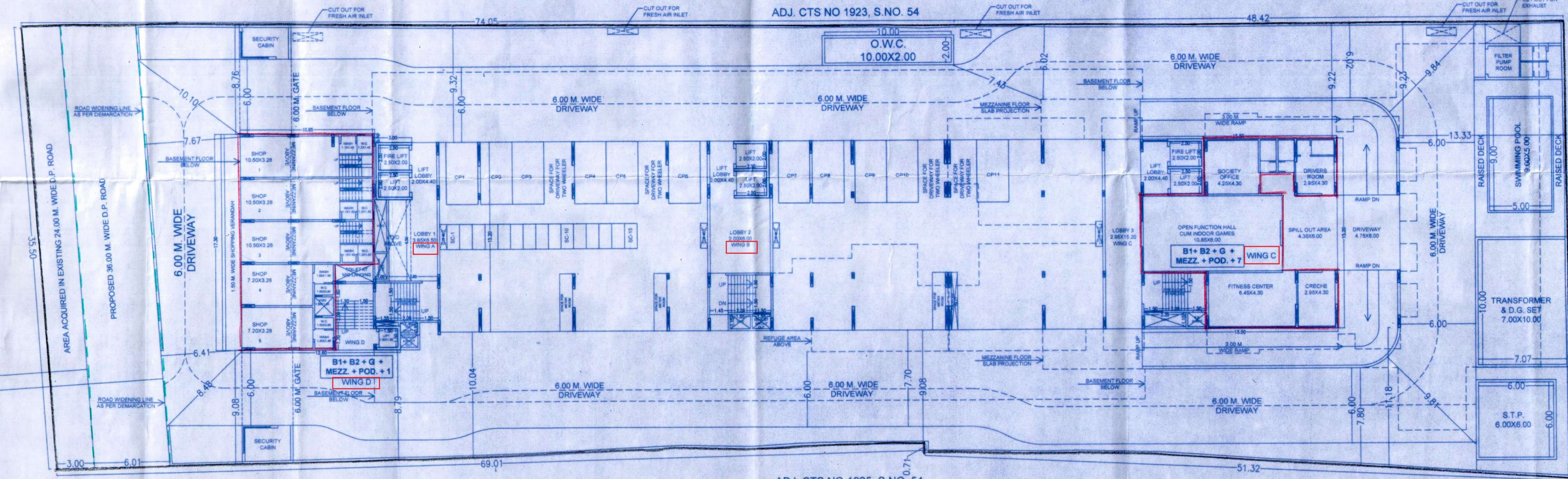
WATER REQUIREMENT STATEMENT
FOR COMMERCIAL AREA
OCCUPANT LOAD = 3.0 SQ.M. PER PERSON FOR GROUND FLOOR
FOR 148.00 SQ.M. CARPET AREA
NO. OF PERSONS = 49 NOS.
WATER REQUIREMENT FOR COMMERCIAL AREA
= 45 LTR./HEAD/DAY
= 45 X 49
= 2,205 LTR'S.
OCCUPANT LOAD = 6.0 SQ.M. PER PERSON FOR GROUND FLOOR
FOR 232.00 SQ.M. CARPET AREA
NO. OF PERSONS = 39 NOS.
WATER REQUIREMENT FOR COMMERCIAL AREA
= 45 LTR./HEAD/DAY
= 45 X 39
= 1,755 LTR'S.
FOR RESIDENTIAL AREA
(FOR 152 TENEMENTS)
REQUIRED OVERHEAD WATER TANK CAPACITY
= 135 X 5 X 26
= 17,550
= 17,550 + 3,960 + 20,000 (FOR FIRE AT EACH WING)
= 41,510 LTR'S.
REQUIRED SUMP WELL CAPACITY
= 41,510 + 2,000.00 LTR'S. (FOR FIRE)
= 2,41,510 LTR'S.

LIFT AREA CALCULATION
1. $2.20 \times 2.20 \times 1.1 = 2.66$ SQ.M.
5. $1.20 \times 1.20 \times 1.1 = 2.20$ SQ.M.
TOTAL AREA = 32.25 SQ.M.



SCHEMATIC SECTION (1.1 BASIC)

SECTION E-E THROUGH BASEMENT
VOLUME = 2552.43 X 6.40 (AVERAGE HT.) = 16335.55 CU.M.
TOTAL EXCAVATION VOLUME = 16335.55 CU.M.



LAYOUT PLAN

ADJ. CTS NO 1925, S.NO. 54

SEAL OF APPROVAL OF PLANS
APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO. 64/1829/23
BUILDING INSPECTOR
PUNE MUNICIPAL CORPORATION
DEPUTY ENGINEER
PUNE MUNICIPAL CORPORATION

APPROVED
BUILDING CONTROL DEPARTMENT
PUNE MUNICIPAL CORPORATION

AREA STATEMENT
1. Area of plot (Minimum area of a, b, c to be considered) 4,215.60
(a) As per ownership document (7/12) 4,600.00
(b) as per demarcation 4,215.60
(c) as per property card 4405.40
(d) as per CTS 4405.40
2. Deductions for
(a) Existing D.P. Road widening Area 24 M Acquired existing road 106.47
(b) Proposed D.P. Road widening Area 36 M DP ROAD 212.67
(c) Any D.P. Reservation area
(Total a+b) 319.14
3. Balance area of plot (1-2) 3896.46
4. Amenity Space (if applicable)
(a) Required -
(b) Adjustment of 2(b), if any -
(c) Balance Proposed -
5. Net Plot Area (3-4 (c)) 3896.46
6. Recreational Open space (if applicable)
(a) Required -
(b) Proposed -
7. Internal Road area
8. Plottable area (if applicable)
9. Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5-basis FSI) 3696.46X1.1 4286.11
10. Addition of FSI on payment of premium
(a) Maximum permissible premium FSI - based on road width / TOD Zone
(b) Proposed FSI on payment of premium
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 or 1.85 x Sr. No. 4 (b) and for (c)]
(c) TDR area
(d) Total In-situ / TDR loading proposed (11 (a)+(b)+(c))
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] 4286.11
(b) Ancillary Area FSI upto 60% or 80% with payment of charges. Permissible Comm. Ancillary Area = 280.72 X 60 % = 224.58
Permissible Res. Ancillary Area = 3017.97 - 280.72 = 3637.25 X 60 % = 2182.35
Total Permissible Ancillary Area = 2406.93
(c) Permissible Amenity Area
(d) Total entitlement (a+b+c) 4286.11 + 2406.93 = 6693.04 4423.27
14. Total Built-up Area in proposal (excluding area at Sr. No. 15 b) 4423.27
(a) Amenity Built-up Area
(b) Existing Built-up Area
(c) Proposed Built-up Area (as per 'P-line') 4423.27
COMMERCIAL = 505.30 SQ.M.
RESIDENTIAL = 3885.72 SQ.M. + 32.25 SQ.M. (LIFT AREA)
(d) Total (a+b+c) 4423.27
15. F.S.I. Consumed (14/5) 1.13
16. Area for Inclusive Housing, if any
(a) Required -
(b) Proposed -
CERTIFICATE OF AREA
Certified that the plot under reference was surveyed by me on // and the dimensions of side etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in documents of Ownership / T. P. schemes records / Land Records Deptt. / City Survey records.
SIGNATURE OF LICENSED ARCHITECT
OWNER'S DECLARATION -
I/We undersigned hereby confirm that I/We would abide by plans approved by Authority / Collector. I/We would execute the structure as per approved 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.
OWNER (S) NAME AND SIGNATURE
DESCRIPTION OF PROPOSAL & PROPERTY
PROPOSED BLDG. ON S.NO. 54/1/6, C.T.S. NO. 1924, AT MUNDHWA PUNE.
This drawing is copyright of 'Shirish Dasnurkar & Associates, architects & designer' and should not be copied or used without prior permission of the architect. This drawing is based on documents provided by owner/ p.a.h. Liability - accompanying this drawing architect is not responsible for day to day execution of this drawing and quality and quantity of material used on site.
NAME & SIGN OF OWNER NAME & SIGN OF ARCHITECT
SHIRISH DASNURKAR
SHIRISH DASNURKAR & ASSOCIATES
architects & designer
35, LAXMIPARK COLONY, NAVI PETH, PUNE-411030.
PH: 020-2453046/16243 E-MAIL: shirishdasnurkar@gmail.com
NORTH
SCALE JOB NO. DRAWN BY DEALT BY
1:200 - VAIBHAV 16.10.2023 YOGESH
COMPUTER FILE
VAIBHAV DANI PATEL LAXMIPARK COLONY
DRAWING/R3_CORP DRAWING.DWG