FORM OF STATEMENT 2 PROPOSED BUILDING FOR WING-C1		
FLOOR'S NAME	TOTAL BUILT-UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE.	TENEMENT
BASEMENT PARKING	0.00	
GROUND PARKING	41.15	
1ST FLOOR	348.57	4
2ND FLOOR	353.67	4
3RD FLOOR	348.57	4
4TH FLOOR	353.67	4
5TH FLOOR	348.57	4
6TH FLOOR	353.67	4
7TH FLOOR	348.57	4
8TH FLOOR (R)	353.67	4
9TH FLOOR	348.57	4
10TH FLOOR	353.67	4
11TH FLOOR	348.57	4
12TH FLOOR (R)	353.67	4
13TH FLOOR	348.57	4
14TH FLOOR	353.67	4
TOTAL	4956.83	56.00

FORM OF STATEMENT 2 PROPOSED BUILDING FOR WING-C2		
FLOOR'S NAME	TOTAL BUILT-UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE.	TENEMENT
BASEMENT PARKING	0.00	
GROUND PARKING	41.15	
1ST FLOOR	351.79	4
2ND FLOOR	356.98	4
3RD FLOOR	351.79	4
4TH FLOOR	356.98	4
5TH FLOOR	351.79	4
6TH FLOOR	356.98	4
7TH FLOOR	351.79	4
8TH FLOOR (R)	356.98	4
9TH FLOOR	351.79	4
10TH FLOOR	356.98	4
11TH FLOOR	351.79	4
12TH FLOOR (R)	356.98	4
13TH FLOOR	351.79	4
14TH FLOOR	356.98	4
TOTAL	5002.54	56.00

FORM OF STATEMENT 2 PROPOSED BUILDING FOR WING-C3		
FLOOR'S NAME	TOTAL BUILT-UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE.	TENEMENT
GROUND PARKING	41.15	
1ST FLOOR	341.80	4
2ND FLOOR	346.69	4
3RD FLOOR	341.80	4
4TH FLOOR	346.69	4
5TH FLOOR	341.80	4
6TH FLOOR	346.69	4
7TH FLOOR	341.80	4
8TH FLOOR (R)	346.69	4
9TH FLOOR	341.80	4
10TH FLOOR	346.69	4
11TH FLOOR	341.80	4
12TH FLOOR (R)	346.69	4
13TH FLOOR	341.80	4
14TH FLOOR	346.69	4
TOTAL	4860.58	56.00

F.S.I. STATEMENT BUILDING -E1 AS PER P-LINE			
FLOOR	F.S.I. PROPOSED (SQ.M.)	REFUGE AREA	TENEMENT
BASMENT PARKING	0.00		-
GROUND PARKING	39.85		-
1ST FLOOR	412.06		4
2ND FLOOR	715.37		8
3RD FLOOR	705.82		8
4TH FLOOR	705.82		8
5TH FLOOR	705.82		8
6TH FLOOR	705.82		8
7TH FLOOR (R)	659.24	47.10	7
8TH FLOOR	705.82		8
9TH FLOOR	705.82		8
10TH FLOOR	705.82		8
11TH FLOOR	705.82		8
12TH FLOOR (R)	659.24	47.10	7
13TH FLOOR	705.82		8
14TH FLOOR	705.82		8
15TH FLOOR	705.82		8
16TH FLOOR	705.82		8
17TH FLOOR (R)	659.24	47.10	7
18TH FLOOR	705.82		8
19TH FLOOR	705.82		8
20TH FLOOR	705.82		8
21TH FLOOR	705.82		8
22TH FLOOR (R)	659.24	47.10	7
23TH FLOOR	705.82		8
24TH FLOOR	705.82		8
25TH FLOOR	705.82		8
26TH FLOOR	705.82		8
27TH FLOOR (R)	659.24	47.10	7
28TH FLOOR	705.82		8
29TH FLOOR	705.82		8
TOTAL	19991.52	235.50	223.00

F.S.I. STATEMENT COMMERCIAL (BELOW WING E1,E2&E3)		
FLOOR	F.S.I. PROPOSED (SQ.M.)	TENEMENT SHOP
GROUND/PARKING	1417.87	25
1ST FLOOR	1304.39	25
TOTAL	2722.26	50

F.S.I. STATEMENT BUILDING-"D2 & D3"			
FLOOR	F.S.I. PROPOSED (SQ.M.)	REFUGE AREA	TENEMENT
PARKING FLOOR	65.11		-
1ST FLOOR	606.74		8
2ND FLOOR	607.16		8
3RD FLOOR	606.74		8
4TH FLOOR	607.16		8
5TH FLOOR	606.74		8
6TH FLOOR	607.16		8
7TH FLOOR	606.74		8
8TH FLOOR (R)	594.46	25.52	8
9TH FLOOR	606.74		8
10TH FLOOR	607.16		8
11TH FLOOR	606.74		8
12TH FLOOR (R)	594.46	25.52	8
13TH FLOOR	606.74		8
14TH FLOOR	607.16		8
TOTAL	8537.01	51.04	112.00

F.S.I. STATEMENT BUILDING -E2 AS PER P-LINE			
FLOOR	F.S.I. PROPOSED (SQ.M.)	REFUGE AREA	TENEMENT
BASMENT PARKING	0.00		-
GROUND PARKING	39.85		-
1ST FLOOR	410.83		4
2ND FLOOR	714.47		8
3RD FLOOR	704.93		8
4TH FLOOR	704.93		8
5TH FLOOR	704.93		8
6TH FLOOR	704.93		8
7TH FLOOR (R)	658.35	47.10	7
8TH FLOOR	704.93		8
9TH FLOOR	704.93		8
10TH FLOOR	704.93		8
11TH FLOOR	704.93		8
12TH FLOOR (R)	658.35	47.10	7
13TH FLOOR	704.93		8
14TH FLOOR	704.93		8
15TH FLOOR	704.93		8
16TH FLOOR	704.93		8
17TH FLOOR (R)	658.35	47.10	7
18TH FLOOR	704.93		8
19TH FLOOR	704.93		8
20TH FLOOR	704.93		8
21TH FLOOR	704.93		8
22TH FLOOR (R)	658.35	47.10	7
23TH FLOOR	704.93		8
24TH FLOOR	704.93		8
25TH FLOOR	704.93		8
26TH FLOOR	704.93		8
27TH FLOOR (R)	658.35	47.10	7
28TH FLOOR	704.93		8
29TH FLOOR	704.93		8
TOTAL	19965.36	235.50	223.00

F.S.I. STATEMENT BUILDING -E3 AS PER P-LINE			
FLOOR	F.S.I. PROPOSED (SQ.M.)	REFUGE AREA	TENEMENT
BASMENT PARKING	0.00		-
GROUND PARKING	39.85		-
1ST FLOOR	412.06		4
2ND FLOOR	715.37		8
3RD FLOOR	705.82		8
4TH FLOOR	705.82		8
5TH FLOOR	705.82		8
6TH FLOOR	705.82		8
7TH FLOOR (R)	659.24	47.10	7
8TH FLOOR	705.82		8
9TH FLOOR	705.82		8
10TH FLOOR	705.82		8
11TH FLOOR	705.82		8
12TH FLOOR (R)	659.24	47.10	7
13TH FLOOR	705.82		8
14TH FLOOR	705.82		8
15TH FLOOR	705.82		8
16TH FLOOR	705.82		8
17TH FLOOR (R)	659.24	47.10	7
18TH FLOOR	705.82		8
19TH FLOOR	705.82		8
20TH FLOOR	705.82		8
21TH FLOOR	705.82		8
22TH FLOOR (R)	659.24	47.10	7
23TH FLOOR	705.82		8
24TH FLOOR	705.82		8
25TH FLOOR	705.82		8
26TH FLOOR	705.82		8
27TH FLOOR (R)	659.24	47.10	7
28TH FLOOR	705.82		8
29TH FLOOR	705.82		8
TOTAL	19991.52	235.50	223.00

FSI calculations mentioned in sanction FSI tab

Larger Plot area of the layout

PLOT AREA STATEMENT			
PLOT NO.	PLOT AREA BY TRIANGULATION	PLOT AREA AS PER 7/12	MINIMUM AREA TAKEN
S.NO.55	86602.46	86600.00	86600.00

EXISTING & PROPOSED F.S.I. STATEMENT FOR BUILDING - A1(CORE 1,2,3),B, D1,C (C1,C2,C3), D2, D3, E1,E2 & COMMERCIAL(p)

SR.NO.	BUILDING	WING	HEIGHT OF BUILDING	NO. OF BUILDING	PREVIOUS SANCTIONED RESIDENTIAL B/UP AREA (SQ.M.)	PROPOSED COMMERICAL B/UP AREA (SQ.M.)	PROPOSED RESIDENTIAL B/UP AREA (SQ.M.)	EXISTING B/UP AREA (SQ.M.)	TOTAL PROPOSED B/UP AREA (SQ.M.)	PERMISSIBLE BALCONY (SQ.M.)	PROPOSED BALCONY (SQ.M.)	FIRE LIFT (SQ.M.)	FIRE STAIRCASE (SQ.M.)	FIRE LIFT MACHINE ROOM	LIFT (SQ.M.)	STAIRCASE (SQ.M.)	LIFT MACHINE ROOM (SQ.M.)	LOBBY/ PASSAGE (SQ.M.)	TERRACE (SQ.M.)	REFUGE AREA (SQ.M.)	[illegible] SHOPS (SQ.M.)	COVERAGE (SQ.M.)
1	A1(P+15)	CORE 1	49.95 M.	1	-	-	-	3675.67	3675.67	39341.06* 15 %	521.10	5.70	183.60	-	5.70	172.20	11.25	213.45	273.36	43.74	60	344.33
		CORE 2	49.95 M.	1	-	-	-	3686.71	3686.71		575.70	5.70	172.20	-	3.61	172.20	11.25	238.22	273.51	40.56	60	345.02
		CORE 3	49.95 M.	1	-	-	-	3670.38	3670.38		589.10	5.70	172.20	-	3.61	172.20	11.25	238.16	273.51	40.56	60	343.93
2	B (P+15)		49.95 M.	1	-	-	-	14206.35	14206.35		2117.70	23.01	723.30	45.00	23.01	723.45	45.00	860.55	1059.31	102.40	240	1140.98
3	D1(P+14)		44.65 M.	1	-	-	-	5564.94	5564.94		837.75	5.79	237.02	20.40	3.61	237.02	24.22	861.10	561.99	51.04	112	482.78
4	C	C1(B+P+14)	44.65 M.	1	4956.83	-	-	-	4956.83	-	-	5.70	-	-	3.61	-	-	-	-	40.36	56	-
5		C2(B+P+14)	44.65 M.	1	5002.54	-	-	-	5002.54	-	-	5.70	-	-	3.61	-	-	-	-	40.36	56	-
6		C3(P+14)	44.65 M.	1	4860.58	-	-	-	4860.58	-	-	5.70	-	-	3.61	-	-	-	-	40.60	56	-
7	D2(P+14)		44.65 M.	1	-	-	-	8537.01	8537.01	-	-	5.79	-	-	3.61	-	-	-	-	51.04	112	-
8	D3(P+14)		44.65 M.	1	8537.01	-	-	-	8537.01	-	-	5.79	-	-	3.61	-	-	-	-	51.04	112	-
9	E1(B+G+29)		93.00 M.	1	-	-	19991.52	-	19991.52	-	-	-	-	-	-	-	-	-	-	235.50	223	-
10	E2(B+G+29)		93.00 M.	1	-	-	19965.36	-	19965.36	-	-	-	-	-	-	-	-	-	-	235.50	223	-
11	E3(B+G+29)		93.00 M.	1	-	-	19991.52	-	19991.52	-	-	-	-	-	-	-	-	-	-	235.50	223	-
12	F1(B+GR.P)		4.80 M.	1	-	-	0.0000	-	0.00	-	-	-	-	-	-	-	-	-	-	-	-	-
13	F2(B+GR.P)		4.80 M.	1	-	-	0.0000	-	0.00	-	-	-	-	-	-	-	-	-	-	-	-	-
14	F3(B+GR.P)		4.80 M.	1	-	-	0.0000	-	0.00	-	-	-	-	-	-	-	-	-	-	-	-	-
15	G1(B+GR.P)		4.80 M.	1	-	-	0.0000	-	0.00	-	-	-	-	-	-	-	-	-	-	-	-	-
16	G2(B+GR.P)		4.80 M.	1	-	-	0.0000	-	0.00	-	-	-	-	-	-	-	-	-	-	-	-	-
17	G3(B+GR.P)		4.80 M.	1	-	-	0.0000	-	0.00	-	-	-	-	-	-	-	-	-	-	-	-	-
18	COMMERCIAL (BELOW WING E1,E2,E3)	G+1FL.	8.40 M.	0	-	2722.26	0.0000	-	2722.26	-	-	11.70	-	-	44.77	-	-	-	-	-	50	-
19	PODIUM PARKING	B+G+1 LVL.	4.20 M.	0	-	-	0.0000	-	0.00	-	-	-	-	-	-	-	-	-	-	-	-	-
	TOTAL			19	23356.96	2722.26	59948.40	39341.06	125368.68	5901.16	4621.35	86.28	1488.32	65.40	102.36	1477.07	102.97	2411.48	2441.68	1208.20	1643	2657.04

WATER CALCULATION								
BLDG.	TOTAL NOS OF PERSONS	WATER REQUIREMENT PER PERSONS	OHWT CAPACITY REQUIRED	FIRE PROVISION IN OHWT	TOTAL OHWT CAPACITY PROVIDED	TOTAL OHWT CAPACITY PROVIDED	UGWT REQUIRED 1.5 TIMES OHWT	TOTAL UGWT CAPACITY PROVIDED
	NOS	LITERS	LITERS	LITERS	LITERS	LITERS	LITERS	LITERS
COMMERCIAL	552	45	24840.00	0.00	24840.00	24840.00	37260.00	37260.00
TOTAL	552		24840.00	0.00	24840.00	24840.00	37260.00	37260.00

SANITATION CALCULATIONS- COMMERCIAL							
	CARPET AREA SQ.M.	OCCUPANCY LOAD PER SQ.M.	OCCUPANCY NOS.	SANITATION REQUIRED		SANITATION PROPOSED	
				WC	URINALS	WC	URINALS
GROUND FLOOR	1134.30	3	378	50	50	50	-
FIRST FLOOR	1043.51	6	174				
TOTAL	2177.81		552	50	50	50	-

WATER CALCULATION															
BUILDING	TENEMENT/ PERSONS	NO.OF PERSONS / TENEMENT	WATER REQUIRED PER PERSON	O.H.W.T. CAPACITY REQUIRED (LTRS.)	O.H.W.T. CAPACITY REQUIRED(LTRS.) FIRE FIGHTING			O.H.W.T. CAPACITY PROVIDED (LTRS)	U.G.T. CAPACITY REQUIRED(LTRS.)			U.G.T CAPACITY REQUIRED (LTRS.) FIRE FIGHTING			U.G.W.T. CAPACITY PROVIDED (LTRS.)
EXISTING BUILDING WATER CALCULATION															
BLDG 'A1' CORE-1	60	05	135	40500	40500	20000.00	60500.00	60500.00	40500	1.50	60750.00	60750.00	50000.00	110750.00	110750.00
BLDG 'A1' CORE-2	60	05	135	40500	40500	20000.00	60500.00	60500.00	40500	1.50	60750.00	60750.00	50000.00	110750.00	110750.00
BLDG 'A1' CORE-3	60	05	135	40500	40500	20000.00	60500.00	60500.00	40500	1.50	60750.00	60750.00	50000.00	110750.00	110750.00
BLDG 'B'	240	05	135	162000	162000	20000.00	182000.00	182000.00	162000	1.50	243000.00	243000.00	50000.00	293000.00	293000.00
BLDG 'D1'	112	05	135	75600	75600	20000.00	95600.00	95600.00	75600	1.50	113400.00	113400.00	50000.00	163400.00	163400.00
PROPOSED BUILDING WATER CALCULATION															
BLDG 'C' WING- C1	56	05	135	37800	37800	20000.00	57800.00	60000.00	37800	1.50	56700.00	56700.00	75000.00	131700.00	131700.00
BLDG 'C' WING- C2	56	05	135	37800	37800	20000.00	57800.00	60000.00	37800	1.50	56700.00	56700.00	75000.00	131700.00	131700.00
BLDG 'C' WING- C3	56	05	135	37800	37800	20000.00	57800.00	60000.00	37800	1.50	56700.00	56700.00	75000.00	131700.00	131700.00
BLDG 'D2'	112	05	135	75600	75600	20000.00	95600.00	95600.00	75600	1.50	113400.00	113400.00	50000.00	163400.00	163400.00
BLDG 'D3'	112	05	135	75600	75600	20000.00	95600.00	95600.00	75600	1.50	113400.00	113400.00	50000.00	163400.00	163400.00
BLDG 'E1'	223	05	135	150525	150525	20000.00	170525.00	170525.00	150525	1.50	225787.50	225787.50	200000.00	425787.50	425787.50
BLDG 'E2'	223	05	135	150525	150525	20000.00	170525.00	170525.00	150525	1.50	225787.50	225787.50	200000.00	425787.50	425787.50
BLDG 'E2'	223	05	135	150525	150525	20000.00	170525.00	170525.00	150525	1.50	225787.50	225787.50	200000.00	425787.50	425787.50
TOTAL							1335275.00	882775.00						2787912.50	2787912.50

PARKING CALCULATION							
FLOOR	TENEMENT	PARKING REQUIRED			PARKING PROVIDED		
		CAR	SCOOTER	CYCLE	CAR	SCOOTER	CYCLE
EXISTING BUILDINGS [BLDG B, A1(CORE1,2&3)] & D1,D2							
2 Tenement having carpet area up to 80 sq.m. (1-4-4)	532	266	1064	1064	266	1064	1064
2 tenement having carpet area equal to or above 40 TO 80 sq.m. (1-5) (D2 BLDG.)	112	56	280	00	56	280	00
PROPOSED BUILDINGS [BLDG C1,C2,C3,,D3,&E1,E2,E3]							
2 tenement having carpet area equal to or above 40 TO 80 sq.m. (1-2)	949	475	475	00	475	3117	00
TOTAL	1481	797	1819	1064	797	4461	1064
In addition 5% visitor parking		40	91	53	40	186	53
TOTAL (PHASE1)	1481	837	1910	1117	837	4647	1117
TOTAL PARKING	1593	837	1910	1117	837	4647	1117
		X	X	X	X	X	X
		12.50	2.00	0.70	12.50	2.00	0.70
		10462.50	3820.00	781.90	10462.50	9294.00	781.90
TOTAL PARKING AREA =		15064.40			20538.40		

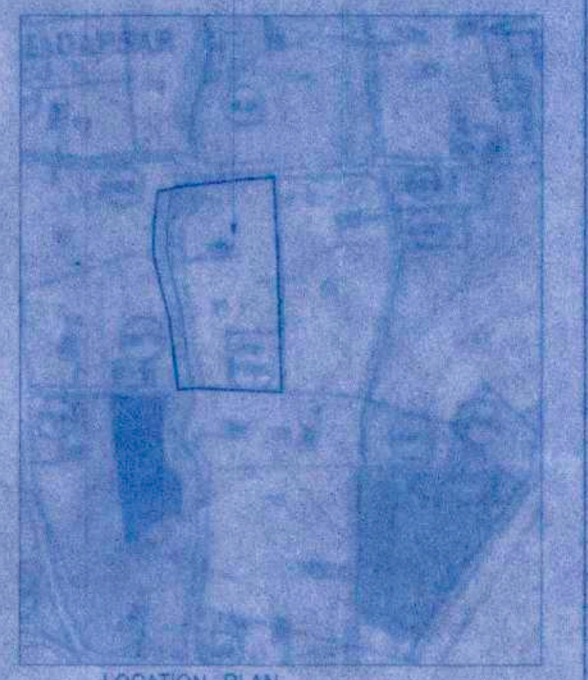
NEW CC/1060/10, DATE -30.06.2010
REVISED -1 CC/4249/11/11, DATE -09.03.2012
REVISED -2 REVALIDATION CC/3691/14, DT-13.02.2015
REVISED -3 BP FINAL CC -1948/15, DT.22.09.2015
REVISED -4 BP FINAL CC-0890/16, DT-11.07.2016
REVISED -5 BP FINAL CC-2942/16, DT-20.12.2016
REVISED -6 BP FINAL CC-3830/18, DT-6.03.2019
REVISED -7 BP FINAL CC-0351/20, DT-11.08.2020
REVISED -8 BP FINAL CC-0987/22, DT-18.07.2022

POONA MUNICIPAL CORPORATION BUILDING CONTROL DEPARTMENT APPROVED

APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENTS
CERTIFICATE NO...........................

Building Inspector   Assistant Engineer P.M.C

PROPOSED SITE



LOCATION PLAN

LAYOUT
STAMP OF APPROVAL
01/22

विकास योजना कार्यालय
मान्य लेआउट क्र. ______
टी.पी.ओ./ झोन/क्र. ______ दिनांक ______
कार्यकारी अभियंता
विकास योजना व बांधकाम नियंत्रण (झो.क्र. ______)
(पुणे महानगरपालिका)

Sr. No.	AREA STATEMENT	SQM.
1	AREA OF PLOT (Minimum area of a, b, c to be considered)	86600.00
	a) As per Ownership document (7/12,CTS extract)	86600.00
	b) As per Demarcation	86600.00
	c) As per Site	
2	DEDUCTIONS FOR	
	a) Area Under 18.00M D.P. Road	7154.43
	b) Any Reservation (GREEN BELT)	2853.22
	(c) Reservation P.G. 50	12800.00
	TOTAL AREA (a+b+c+d)	22807.65
3	Balance area of plot (1-2)	63792.35
4	Amenity Space (upto 4000 = Nil, more than 4000 upto 10000 = 5%, more than 10000 = 10%)	
	a) Required -	0
	b) Adjustment of 2(b), if any -	-
	c) Balance Proposed -	0.00
5	NET PLOT AREA (3-4c)	63792.35
6	RECREATIONAL OPEN SPACE	
	a) Required - (Sr.no.3X10%) + (1000.00X10%)	6479.24
	b) Proposed -	6480.21
7	Internal Road area	-
8	Plotable area (if applicable)	-
9	Built up area with reference to Basic F.S.I. as per front road width (Sr.No.5 x basic FSI 1.10)	70171.59
10	Addition of FSI on payment of premium	
	a) Maximum permissible premium FSI-based on road width (SR.NO.5X0.50) = 63792.35X0.50=31896.18 SQ.M.31896.18x24.45%=7798.62 sq.m.	5510.00
	b) Proposed FSI on payment of premium.	0.00
11	In-situ FSI / TDR loading ()	
	Maximum Permissible Premium FSI - Based On Road Width / TOD Zone. (SR.NO.5 X 0.90) (63792.35 X 0.90 = 57413.11)	0.00
	a)In-situ area against D.P. Road Widening if handed over [2.00 or1.85 x Sr. No. 4 (b)and /or(c)], (7154.43 -134.15(WELL+NALA) (44.15+90.0) x 2)	14040.56
	b)In-situ area against Amenity Space if handed over [2.00 or1.85 x Sr. No. 4 (b)and /or(c)].	0.00
	c)Reservation P.G. 50	0.00
	d)TDR area Utilized	0.00
	e)Total In-Situ/TDR loading proposed (11a+b+c)	14040.56
12	Additional FSI area under Chapter No. 7	
13	Total entitlement of FSI in the proposal	
	a) [9 + 10(a)+11(e)] or 12 whichever is applicable.	89722.15
	a1) Deduction :- Built upto area /FSI/Utilized area/FSI to be retained as per old DC rule	30804.05
	a2) Balance entitlement for Ancillary Area (a-a1)	58918.10
	(a) ANCILLARY AREA FSI UP TO 80% WITH PAYMENT OF CHARGES FOR COMM.(2722.26X100/180X80%)=1512.37X80%	1209.90
	(b) ANCILLARY AREA FSI UP TO &60% WITH PAYMENT OF CHARGES FOR RESI. (58843.10-1512.37) =57330.73 X 60% = 34398.44 SQ.M.)	34443.44
	c) Total entitlement (12a+13a+13b)	125375.48
14	Maximum utilization limit of F.S.I.(building potential) Permissible SR. NO 12+13c) or Permissible as per road width	125375.48
		0.00
	[(As per regulation No 6.1/6.2/6.3/6.4 as applicable)] X 1.6 or 1.80	0.00
15	Total Built-up Area in proposal.(excluding area at Sr.No.18b)	
	a) Existing Built-up Area.(old rule)	30804.05
	b) Existing Built-up Area.(new rule)	8537.01
	c) Previous sanctioned Built-up Area	23356.96
	d) Proposed Comm. Built-up Area	2722.26
	e) Proposed Residential Built-up Area	59948.40
	f) Total Proposed area (RESIDENTIAL+COMMERCIAL)	62670.66
	g) Total (a+b+c+f)	125368.68
16	F.S.I. Consumed (15/13) (Should not be more than SR.No. 14 above)	
17	Area for Inclusive Housing, if any	
18	a) Required (20% as per detail table)	0.00
19	(b) Proposed	0.00

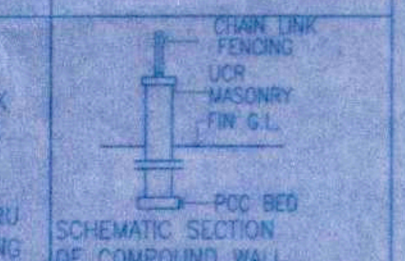
LEGEND	
PLOT BOUNDARY	THICK BLACK
PROPOSED WORK	THICK RED
DRAINAGE LINE	RED DOTTED
WATER LINE	BLACK DOTTED
EXISTING WORK RETAINED	HATCHED
EXISTING WORK TO BE DEMOLISHED	YELLOW HATCHED
ACCESS ROAD	GREEN DOTTED
RECREATION GROUND	GREEN WASH

NOTE
ALL DRAWINGS ARE PREPARED AS PER DOCUMENTS GIVEN BY THE OWNER/P.A.H.

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 AREA AS MEASURED ON THE 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.

SIGNATURE OF LICENSED ARCHITECT

SPECIFICATIONS IN BRIEF
RCC FRAME STRUCTURE
EXTERNAL WALLS 150MM BRICK
INTERNAL WALLS 110MM BRICK
EXTERNAL PLASTER 18MM
SAND FACED PLASTER
INTERNAL PLASTER 12MM NEERU
KOTTAH/CERAMIC/M.M. FLOORING
GLAZED TILE DADO IN TOILET
WOODEN FRAMED FLUSHED DOORS
ALUMINUM SLIDING WINDOWS



SCHEMATIC SECTION OF COMPOUND WALL AS PER SITE CONDITION & DETAILS AS PER STRUCTURAL CONSULTANT

PROJECT
REVISED RESIDENTIAL AND COMMERCIAL BUILDING AT S.NO 55, H.NO. 1,2,3, HADAPSAR, PUNE.

NAME AND SIGNATURE OF OWNER
KUMAR PROPERTIES AND PROMOTERS PVT. LTD. THROUGH
Mr. RAJAS V. JAIN (Director)
(EARLIER KUMAR COMPANY)
3RD FLOOR, KUMAR CAPITAL, 2413 EAST STREET, CAMP, PUNE 411001

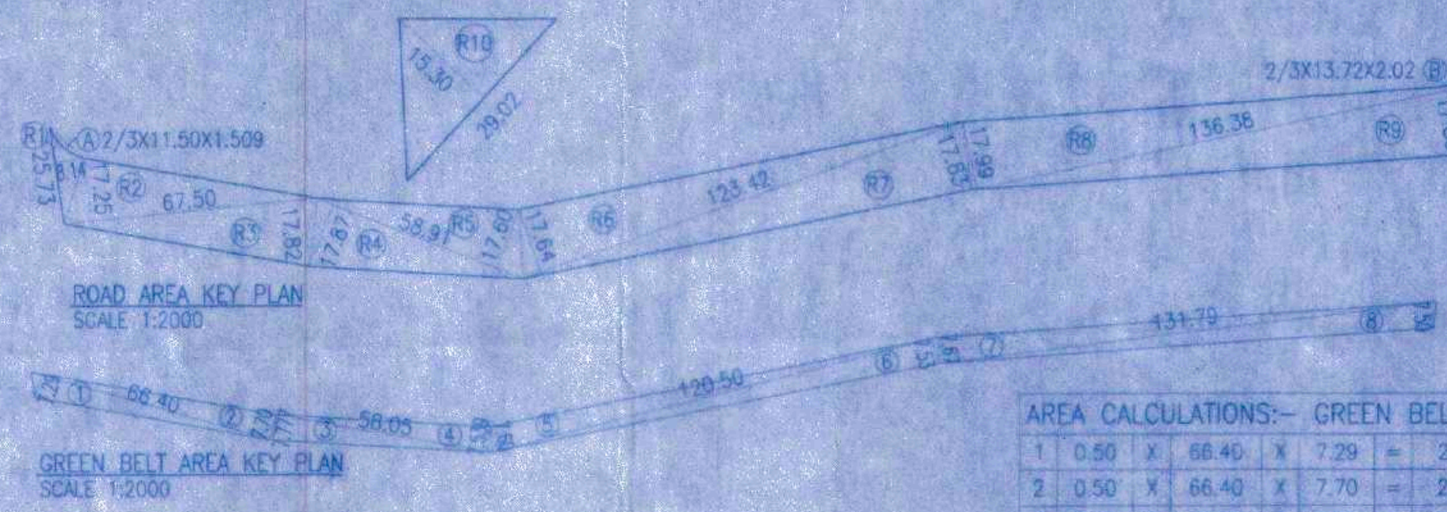
NAME AND SIGNATURE OF ARCHITECT
SAMEER KALIMBE
CA/92/14618

VOUSSOIRS
ARCHITECT AND INTERIOR DESIGNERS.
10 JANHAVI APPT., BHONDE COLONY, NR. OLD KARNATAK H. SC., ERANDAVANA PUNE-4 TEL:-41406399

NORTH	SCALE 1:1000	SHEET NO.
N	DEALT BY-RAVI G. CHK BY:- ANNEEL DATE 30.05.2023	01/22

SUBJECT TO APPROVAL FROM COMPETENT AUTHORITY

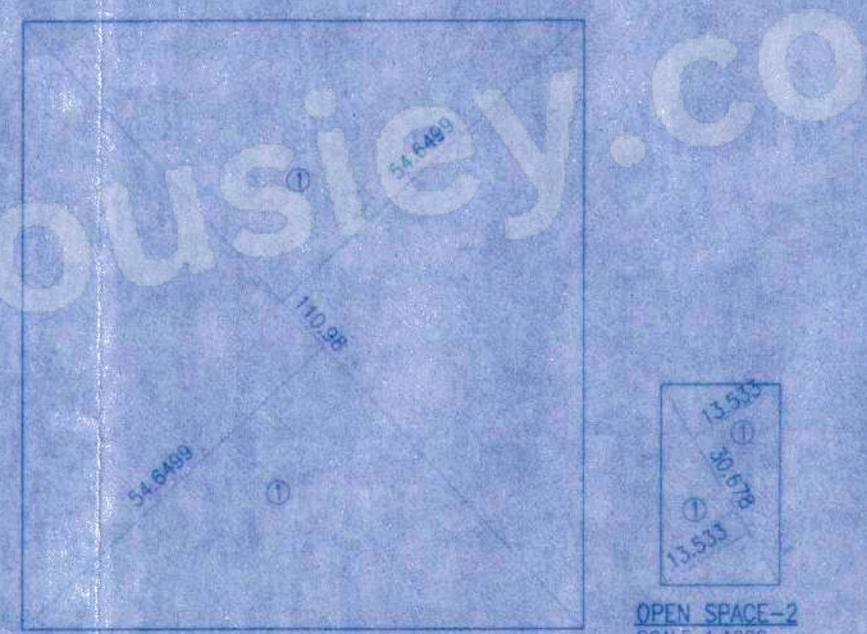
AREA CALCULATIONS:- 18.00M WIDE D.P. ROAD AREA								
CALCULATION (A)								
R1	0.50	X	25.73	x	8.14	=	104.72	SQM
R2	0.50	X	67.50	X	17.25	=	582.19	SQM
R3	0.50	X	67.50	X	17.82	=	601.43	SQM
R4	0.50	X	58.91	X	17.87	=	526.36	SQM
R5	0.50	X	58.91	X	17.60	=	518.41	SQM
R6	0.50	X	123.42	X	17.64	=	1088.56	SQM
R7	0.50	X	123.42	X	17.83	=	1100.29	SQM
R8	0.50	X	136.38	X	17.99	=	1226.74	SQM
R9	0.50	X	136.38	X	17.80	=	1213.78	SQM
					TOTAL	=	6962.48	SQM
DEDUCTION								
A	2/3	X	11.50	X	1.509	=	11.57	SQM
B	2/3	X	13.72	X	2.02	=	18.48	SQM
					TOTAL	=	30.05	SQM
					TOTAL	=	6932.43	SQM
AREA CALCULATIONS:- D.P. ROAD AREA								
CALCULATION (B)								
R10	0.50	X	29.02	X	15.30	=	222.00	SQM
					TOTAL	=	222.00	SQM
TOTAL AREA OF ROAD (A+B)						=	7154.43	SQM



ROAD AREA KEY PLAN
SCALE 1:2000

GREEN BELT AREA KEY PLAN
SCALE 1:2000

AREA CALCULATIONS:- GREEN BELT AREA								
1	0.50	X	66.40	X	7.29	=	242.03	SQM
2	0.50	X	66.40	X	7.70	=	255.64	SQM
3	0.50	X	58.05	X	7.77	=	225.52	SQM
4	0.50	X	58.05	X	7.539	=	218.82	SQM
5	0.50	X	120.50	X	7.60	=	457.90	SQM
6	0.50	X	120.50	X	7.53	=	453.68	SQM
7	0.50	X	131.79	X	7.67	=	505.42	SQM
8	0.50	X	131.79	X	7.50	=	494.21	SQM
					TOTAL	=	2853.22	SQM



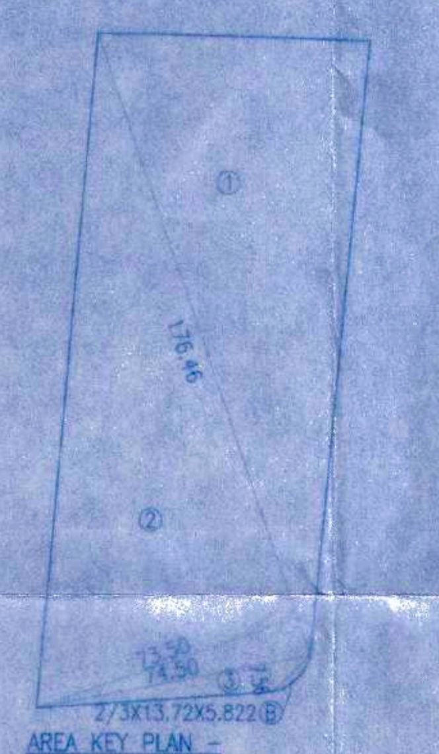
OPEN SPACE-1
SCALE 1:1000

OPEN SPACE-2
SCALE 1:1000

AREA CALCULATIONS:- OPEN SPACE AREA										
OPEN SPACE -1										
1	0.50	X	110.98	X	54.6499	X	2	=	6065.04	SQM
					TOTAL			=	6065.04	SQM
OPEN SPACE -2										
1	0.50	X	30.678	X	13.533	X	2	=	415.17	SQM
					TOTAL			=	415.17	SQM
TOTAL OPEN SPACE PROVIDED								=	6480.21	SQM

WATER CALCULATION						
TYPICAL BLDG.E1,E2&E3						
O.H.W.T. CALCULATION						
RESIDENTIAL	NO.OF PERSONS/TENEMENT					
WATER REQUIRED 135 LTRS PER PERSON PER DAY=	223	X	135	=	30105.00	LTRS
FOR RESIDENTIAL						
TOTAL NO. OF TENEMENT=	223					
NO.OF PERSONS/ TENEMENT=	223	X	5	=	1115	
WATER REQUIRED 135 LTRS PER PERSON PER DAY=	1115	X	135	=	150525.00	LTRS
TOTAL RESIDENTIAL				=	150525.00	LTRS
ADD FIRE FIGHTING =	150525.00	+	200000.00	=	350525.00	LTRS
O.H.W.T. CAPACITY REQUIRED =	350525.00 LTRS					
TOTAL O.H.W.T. CAPACITY PROVIDED=	350525.00 LTRS					
U.G.W.T. CALCULATION						
U.G.W.T. CAPACITY =	150525.00	X	1.50	=	225787.50	LTRS
ADD FIRE FIGHTING	225787.50	+	200000.00	=	425787.50	LTRS
TOTAL U.G.W.T. CAPACITY REQUIRED=	425787.50 LTRS					
TOTAL U.G.W.T. CAPACITY	425787.50 LTRS					

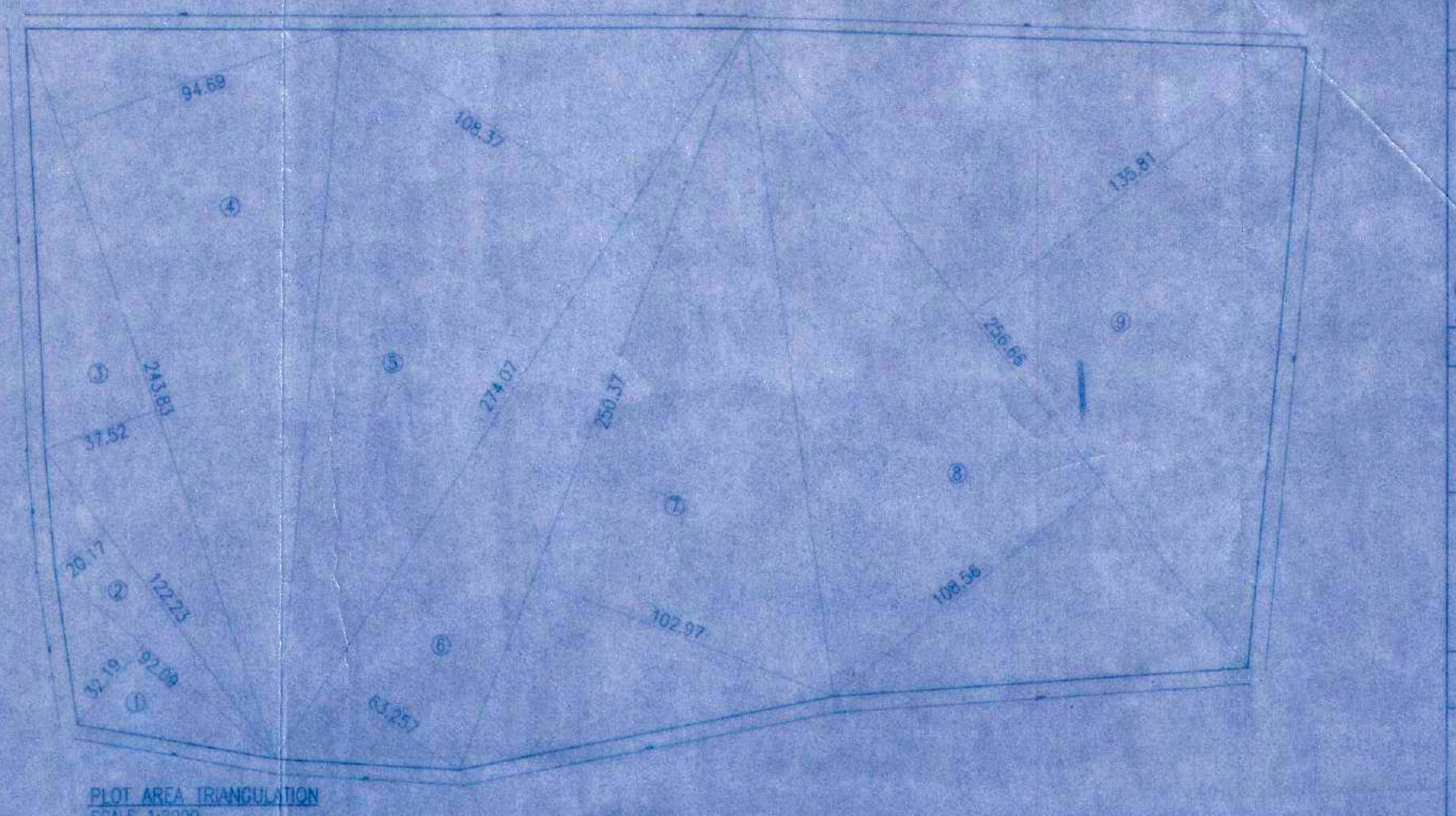
PARKING CALCULATION (COMMERCIAL)					
CATEGORY OF TENEMENT	AREA	PARKING REQUIRED		PARKING PROVIDED	
		CAR	SCOOTER	CAR	SCOOTER
FOR EVERY 100 SQ.M. CARPET AREA OR FRACTION THEREOF 2-6	2177.81	44	131	44	131
TOATL PARKING		44	131	44	131
GRAND TOTAL		44	131	44	131
		X	X	X	X
		12.50	2.00	12.50	2.00
TOTAL		550.00	262.00	550.00	262.00
TOTAL AREA		812.00		812.00	



AREA KEY PLAN -
PLAY GROUND P.G. 50
SCALE 1:2000

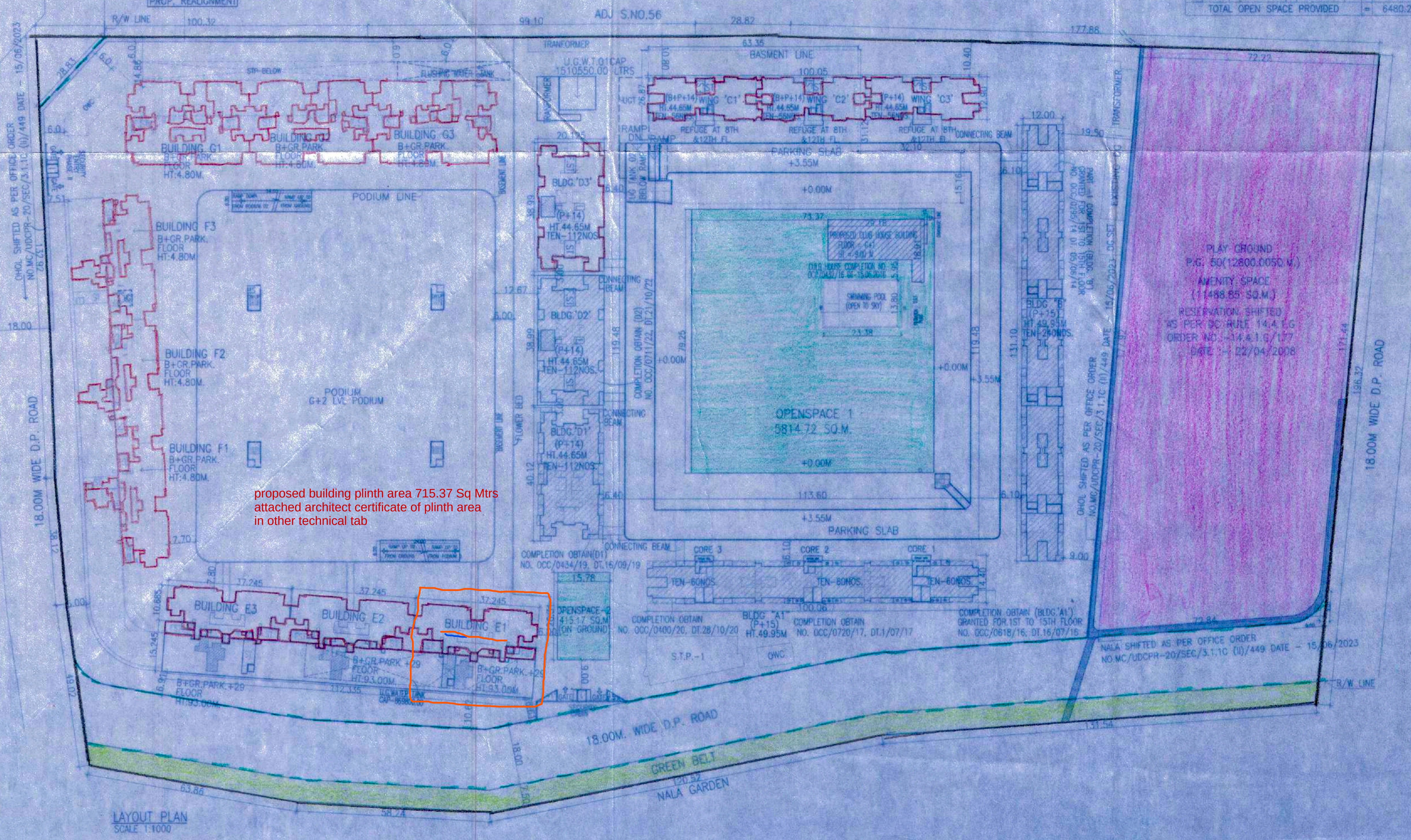
AREA CALCULATIONS:- PLAY GROUND P.G. 50								
1	0.50	X	176.46	X	68.13	=	6011.11	SQM
2	0.50	X	176.46	X	73.55	=	6489.32	SQM
3	0.50	X	74.50	X	7.546	=	281.09	SQM
B	2/3	X	13.72	X	2.02	=	18.48	SQM
					TOTAL	=	12800.00	SQM

AREA CALCULATIONS:- PLOT AREA BY TRIANGULATION								
PLOT AREA CALCULATIONS:- H.NO.1+H.NO.2+H.NO.3								
1	0.50	X	92.09	X	32.19	=	1482.19	SQM
2	0.50	X	122.23	X	20.17	=	1232.69	SQM
3	0.50	X	243.83	X	37.52	=	4574.25	SQM
4	0.50	X	243.83	X	94.69	=	11544.13	SQM
5	0.50	X	274.07	X	108.37	=	14850.48	SQM
6	0.50	X	274.07	X	63.257	=	8668.42	SQM
7	0.50	X	250.37	X	102.97	=	12890.30	SQM
8	0.50	X	256.66	X	108.56	=	13931.50	SQM
9	0.50	X	256.66	X	135.81	=	17428.50	SQM
					TOTAL	=	86602.46	SQM



PLOT AREA TRIANGULATION

DHOL SHIFTED AS PER OFFICE ORDER NO.MC/UDCPR-20/SEC/3.1.1C (ii)/449 DATE - 15/06/2023
PROP. REALIGNMENT



proposed building plinth area 715.37 Sq Mtrs
attached architect certificate of plinth area
in other technical tab

LAYOUT PLAN
SCALE 1:1000

Housiey.com