

Approved as amended in
 Subject to conditions mentioned in Annexure 'A' of letter
 No. BHA /CR.No. 2220/2022 dated 21/02/2023
 S.No./G.No./CTS.No. 68/154
 Dated: 02/12/2022
 Deputy Joint Metropolitan planner
 Pune Metropolitan Regional Development Authority, Pune



ROAD AREA CALCULATION

ADDITIONS	1	2	TOTAL PLOT AREA
0.5 X 41.093 X 1.500 X 1	30.82		SQ.M
0.5 X 41.093 X 1.500 X 1	30.82		SQ.M
TOTAL	61.64		SQ.M

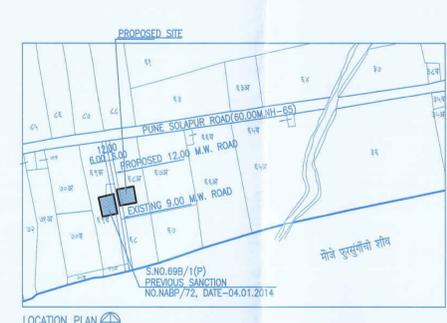
GROUND FLOOR AREA KEY PLAN (TOILET) SCALE=1:500

BUILT UP AREA CALCULATION FOR GROUND FLOOR (TOILET)

AREA OF BLOCK (ABCD)	1	2	TOTAL
1.65 X 3.25	5.36		SQ.M
1.65 X 3.25	5.36		SQ.M
TOTAL	10.72		SQ.M

BUILT UP AREA CALCULATION FOR GROUND COMMERCIAL FLOOR

AREA OF BLOCK (ABCD)	1	2	TOTAL
7.95 X 27.74	220.49		SQ.M
7.95 X 27.74	220.49		SQ.M
TOTAL	440.98		SQ.M



PROPOSED BUILDING AREA STATEMENT

BUILDING	FLOOR	HEIGHT	COMMERCIAL FSI AREA (SQ.M.)	PROPOSED RESIDENTIAL FSI AREA (SQ.M.)	TOTAL RESI.+COMM. (SQ.M.)	TENEMENT	SHOP
BUILDING	BASEMENT 3 + BASEMENT 2 + BASEMENT 1 + GROUND FLOOR + 05 FLOOR	20.35M.	220.49	3303.80	3524.29	35	8
TOTAL			220.49	3303.80	3524.29	35	8

FORM OF STATEMENT 2 PROPOSED BUILDING FLOOR PLINE AREA STATEMENT

FLOOR	TOTAL BUILT-UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE, (COMMERCIAL)	TOTAL BUILT-UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE, (RESIDENTIAL)	LIFT	TENEMENT	SHOP
BASEMENT-3	-	-	-	-	-
BASEMENT-2	-	-	-	-	-
BASEMENT-1	-	-	-	-	-
GROUND FLOOR	220.49	5.36	-	-	08
1ST FLOOR	-	701.17	9.50	08	-
2ND FLOOR	-	702.06	-	07	-
3RD FLOOR	-	701.17	-	08	-
4TH FLOOR	-	702.06	-	07	-
5TH FLOOR	-	491.98	-	05	-
TOTAL	220.49	3303.80	9.50	35.00	8.00

TOTAL SANITATION REQUIREMENT-COMMERCIAL (SHOP)

TOTAL NO OF PERSONS = 73 (MALE=37 NOS., FEMALE = 36 NOS.)

MERCANTILE BUILDINGS, COMMERCIAL COMPLEXES, SHOPPING MALLS, FRUIT& VEGETABLE MARKETS

PICTURES	REQUIRED		PROPOSED	
	MALE	FEMALE	MALE	FEMALE
W.C.	1 per 50 (Minimum 2)	1 per 50 (Minimum 2)	1	1
URINALS	1 per 50	1	1	-

FSI & NON FSI STATEMENT

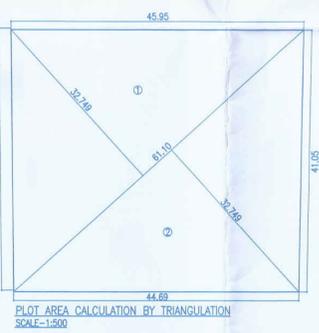
FLOOR	COMMERCIAL (COMMERCIAL)	FLOOR (RESIDENTIAL)	LIFT	PARKING AREA	TOTAL FSI +NON FSI
BASEMENT-3	-	-	-	1263.17	1272.67
BASEMENT-2	-	-	-	1263.17	1263.17
BASEMENT-1	-	-	-	1263.17	1263.17
GROUND FLOOR	220.49	5.36	-	365.26	591.11
1ST FLOOR	-	701.17	9.50	-	701.17
2ND FLOOR	-	702.06	-	-	702.06
3RD FLOOR	-	701.17	-	-	701.17
4TH FLOOR	-	702.06	-	-	702.06
5TH FLOOR	-	491.98	-	-	491.98
TOTAL	220.49	3303.80	9.50	4154.77	7688.56

OCCUPANT LOAD CALCULATIONS BUILDING (COMMERCIAL)

FLOOR	B/UP AREA SQ.M.	OCCUPANCY LOAD PER SQ.M.	PERSONS	M	F
SHOPS GROUND FLOOR	220.49	3	73	37	36
TOTAL	220.49	-	73	37.00	36.00

WATER CALCULATION

BUILDING	TENEMENT	NO.OF PERSON TENEMENT	WATER REQUIRED PER PERSON	O.H.W.T. CAPACITY REQUIRED (LTRS.)	O.H.W.T. CAPACITY REQUIRED (LTRS.) FIRE FIGHTING	U.G.T. CAPACITY REQUIRED (LTRS.)	U.G.T. CAPACITY REQUIRED (LTRS.)	U.G.T CAPACITY REQUIRED (LTRS.) FIRE FIGHTING
RESIDENTIAL	35	05	135	23625	33825.00	23625 X 1.50	35437.50	50000.00
COMMERCIAL	73	45	3285	3285	3285.00	3285 X 1.50	4927.50	4927.50
TOTAL (RESI.+COMM.)				26910.00	36910.00	26910.00 X 1.50	40365.00	50000.00

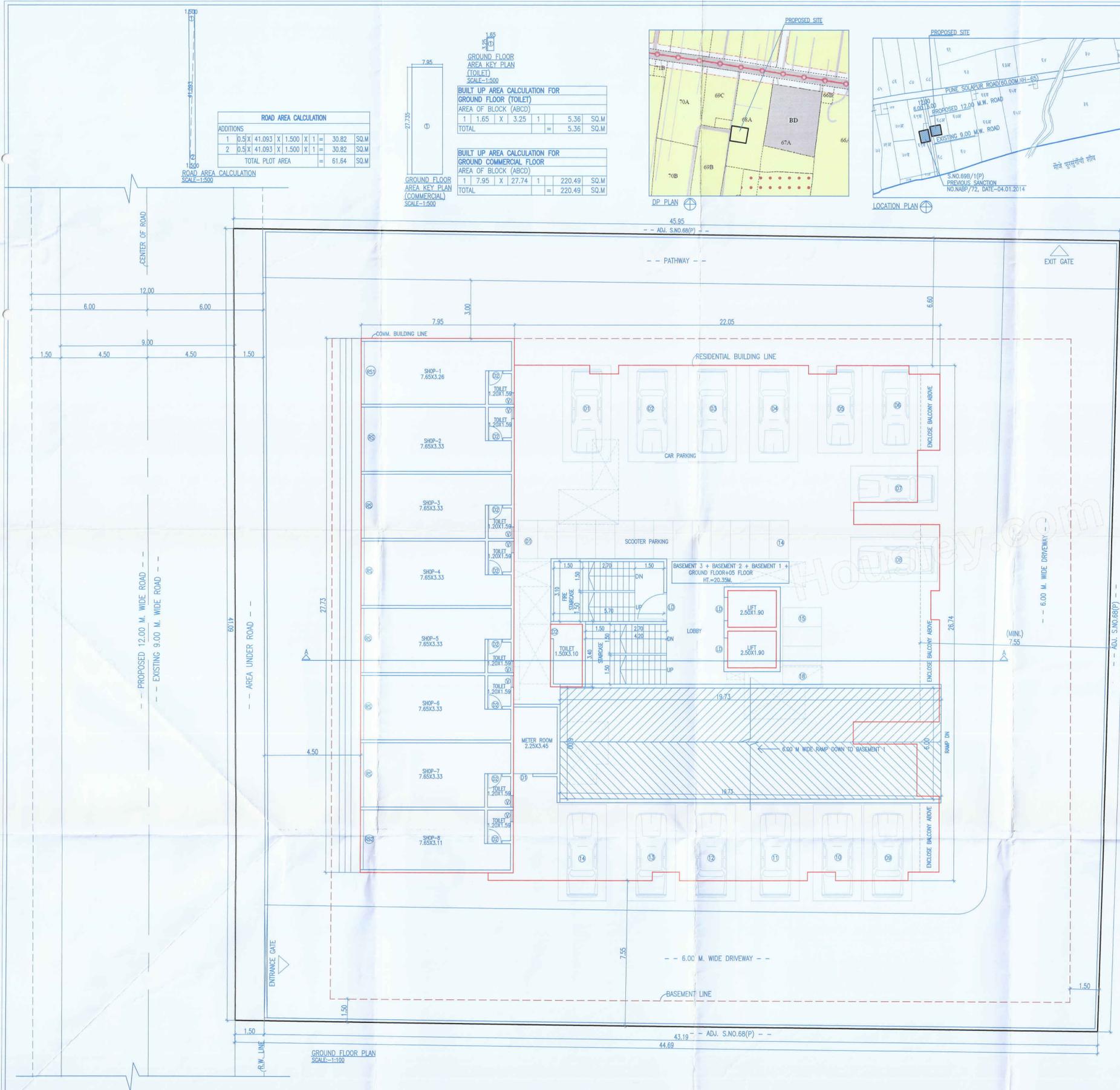


PLOT AREA CALCULATION

ADDITIONS	1	2	TOTAL PLOT AREA
0.5 X 61.100 X 32.749 X 1	1000.48		SQ.M
0.5 X 61.100 X 32.749 X 1	1000.48		SQ.M
TOTAL	2000.96		SQ.M

TOTAL PARKING CALCULATION (RESI.+COMM.)

BUILDING	PARKING REQUIRED	TENEMENT / CARPET AREA	PARKING REQUIRED CARS	SCOOTERS	PARKING PROVIDED CARS	SCOOTERS
RESIDENTIAL	FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.M BUT LESS THAN 80 SQ.M. (1-2)	35	18	35	18	35
5% VISITOR PARKING			0	2	0	2
COMM.	100 SQ.M OR PART THEREOF CARPET (2-6)	220.49	4	13	4	13
TOTAL			18	37	18	37
TOTAL (COMM.)			4	13	4	13
TOTAL RESI.+COMM			22	50	22	50
AREA REQUIRED PER NOS.			X	X	X	X
TOTAL			12.50	2.00	12.50	2.00
TOTAL AREA			275.00	100.00	275.00	100.00



LEGEND

PLT BOUNDARY	BLACK THICK LINE
FSI LINE	RED LINE

CERTIFICATE OF AREA

OWNER'S DECLARATION

M/S DHANLAXMI ASSOCIATES THROUGH ITS PARTNERS

1) MR. UMESH PUKHRAJ CHOUDHARI

2) MR. JYOTIPRAKASH DHALARAM CHOUDHARI

PROJECT

PROPOSED RESIDENTIAL & COMMERCIAL BUILDING ON S.NO.-68A/1(P), AT-MANJARI(BK), TAL-HAVELI, DIST-PUNE

NAME AND SIGNATURE OF ARCHITECT

KRUSHNA MAHAJAN : CA/2005/35384

SHIVAM GANORE : CA/2019/117125

DATE: 11/10/2024

DWG.BY: MANW

CHKD.BY: SANDESH

JOB NO.: 32471

REVISION: RD

SUBJECT TO APPROVAL FROM COMPETENT AUTHORITY

ARCHITECTS

SCALE: 1:100

SHEET NO. 01/06