

AREA STATEMENT AS PER UDCPR

TYPE OF Bldg/ Wing/Tower	PLINE AREA IN SQM	TENEMENTS NO.
TOWER 1	428.22	142
TOWER 2	18818.94	178
TOWER 3	18627.80	178
TOWER 4	3543.48	-
Total	4071.70	3544.74
Grand Total	37519.44	318

OCCUPANT LOAD STATEMENT  
AS PER Regulation No. 9.28.5  
Table No. 9E - (3)

COMMERCIAL AREA	RESIDENTIAL AREA
= 1167.30 / 3 = 389.10	= 2904.40 / 8 = 484.06
= 2904.40 / 8 = 484.06	TOTAL = 873.16
SAY = 873	
RESIDENTIAL AREA = 33447.74 / 12.5 = 2675.82	SAY = 2676

BU/P AREA STATEMENT  
additional requirements for housing scheme

BU/P AREA	BU/P AREA	BU/P AREA
SOCIETY OFFICE (BLDG-TOWER1)	45.00	P1 PARKING/STP FL PLAN
DRIVER ROOM (BLDG-TOWER1)	9.52	9.52
CRECHE (BLDG-TOWER1)	100.36	P2 PARKING/STP FL PLAN
SANITARY BLOCK FOR SERVANTS (BLDG-TOWER1)	2.50	1.00

WATER TANK CAPACITY CALCULATION

O.H. WATER TANK	COMMERCIAL
= 1167.30 / 3 = 389.10	= 2904.40 / 8 = 484.06
TOTAL = 873.16	SAY = 873
RESIDENTIAL	
873 x 45 = 39285	
= 214650 LTRS.	
REQUIRED = 253935 + 40000	
PROPOSED = 315000 LTRS.	
U.G. WATER TANK = 253935 x 2.00	
REQUIRED = 507870 LTRS.	
PROPOSED = 910000 LTRS.	

S.T.P. CALCULATION

NO OF TENEMENTS RESIDENTIAL = 318	NO OF PERSON
= 318 x 5 = 1590 PERSONS	
FOR COMMERCIAL AREA = 1167.30 / 3 = 389.10	
TOTAL = 2904.40 / 8 = 484.06	
SAY = 873	
REQUIREMENT OF S.T.P. FOR RESIDENTIAL SERV. APTS. BLDG (PER BED) COMMERCIAL BLDG.	
1590 PERSONS x 45 LTRS = 71550 LTRS	
873 PERSONS x 45 LTRS = 39285 LTRS	
RESIDENTIAL+COMMERCIAL = TOTAL S.T.P. PROVIDED	
214650 + 39285 = 253935 LTRS	
253935 LTRS x 90% LTRS = 228541.50 LTRS	
TOTAL S.T.P. REQUIRED = 228541.50 LTRS	
TOTAL S.T.P. PROVIDED = 228541.50 LTRS	

REFUGE AREA STATEMENT (AS PER UDCPR)

TYPE OF UNIT/BLDG.	REQUIRED REFUGE AREA (IN SQM.)	PROPOSED REFUGE AREA (IN SQM.)	TOTAL REFUGE AREA PROPOSED (IN SQM.)
TOWER 1	48.41	49.90	49.90
TOWER 2	48.41	49.90	49.90
TOWER 3	48.41	49.90	49.90
TOWER 4	48.41	49.90	49.90
TOTAL	192.04	199.60	199.60

Form of statement 1  
[ Sr. No. 8(a) (ii) ]

Floor No.	Plinth Area	Total Floor area of Existing Building	Use / Occupancy of Floor
NA	NA	NA	NA

PARKING STATEMENT AS PER UDCPR AS PER TABLE NO. 8B

RESIDENTIAL	CAR	SCOOTER
2 FLATS AREA 30 TO 40 SQM. (NO. OF FLAT 30) (1:2)	34	68
2 FLATS AREA 40 TO 80 SQM. (NO. OF FLAT 142) (1:2)	71	142
1 FLAT AREA 80 TO 150 SQM. (NO. OF FLAT 108) (1:1)	108	108
TOTAL	213	318
ADDITIONAL PARKING FOR VISITORS (5%)	11	16
TOTAL REQUIREMENT PARKING FOR RESIDENTIAL	224	334
COMMERCIAL		
SHOP & OFFICE (Carpet Area 2362.25 SQM.) (2:4) (FOR EVERY 100 SQM. Carpet Area)	48	144
TOTAL REQUIREMENT PARKING (COMMERCIAL+RESIDENTIAL)	272	478
TOTAL PROPOSED PARKING	556	448

OTHER PARKING REQUIREMENT

FOR COMMERCIAL BLDG.	REQD.	PROP.
LOADING/UNLOADING (1 SLOT FOR 1000 SQM.) (SLOT-3.75x7.50)	4	4

FLAT HAVING BU/P AREA BELOW 50 SQ.M. AS PER I TO R RULE NO. 4.8.1(vii)

BLDG. NAME	FLAT NOS.	TOTAL NO OF FLAT	BUILT UP AREA
TOWER 2	302A, 402A, 602A, 702A, 802A, 1002A, 1102A, 1202A, 1402A, 1602A, 1802A, 1902A, 202A, 2102A, 2202A, 2302A, 2402A, 2502A, 2602A, 2702A, 2802A, 2902A, 3002A, 3102A, 3202A, 3302A, 3402A, 3502A, 3602A, 3702A, 3802A, 3902A, 4002A, 4102A, 4202A, 4302A, 4402A, 4502A, 4602A, 4702A, 4802A, 4902A, 5002A, 5102A, 5202A, 5302A, 5402A, 5502A, 5602A, 5702A, 5802A, 5902A, 6002A, 6102A, 6202A, 6302A, 6402A, 6502A, 6602A, 6702A, 6802A, 6902A, 7002A, 7102A, 7202A, 7302A, 7402A, 7502A, 7602A, 7702A, 7802A, 7902A, 8002A, 8102A, 8202A, 8302A, 8402A, 8502A, 8602A, 8702A, 8802A, 8902A, 9002A, 9102A, 9202A, 9302A, 9402A, 9502A, 9602A, 9702A, 9802A, 9902A, 10002A, 10102A, 10202A, 10302A, 10402A, 10502A, 10602A, 10702A, 10802A, 10902A, 11002A, 11102A, 11202A, 11302A, 11402A, 11502A, 11602A, 11702A, 11802A, 11902A, 12002A, 12102A, 12202A, 12302A, 12402A, 12502A, 12602A, 12702A, 12802A, 12902A, 13002A, 13102A, 13202A, 13302A, 13402A, 13502A, 13602A, 13702A, 13802A, 13902A, 14002A, 14102A, 14202A, 14302A, 14402A, 14502A, 14602A, 14702A, 14802A, 14902A, 15002A, 15102A, 15202A, 15302A, 15402A, 15502A, 15602A, 15702A, 15802A, 15902A, 16002A, 16102A, 16202A, 16302A, 16402A, 16502A, 16602A, 16702A, 16802A, 16902A, 17002A, 17102A, 17202A, 17302A, 17402A, 17502A, 17602A, 17702A, 17802A, 17902A, 18002A, 18102A, 18202A, 18302A, 18402A, 18502A, 18602A, 18702A, 18802A, 18902A, 19002A, 19102A, 19202A, 19302A, 19402A, 19502A, 19602A, 19702A, 19802A, 19902A, 20002A, 20102A, 20202A, 20302A, 20402A, 20502A, 20602A, 20702A, 20802A, 20902A, 21002A, 21102A, 21202A, 21302A, 21402A, 21502A, 21602A, 21702A, 21802A, 21902A, 22002A, 22102A, 22202A, 22302A, 22402A, 22502A, 22602A, 22702A, 22802A, 22902A, 23002A, 23102A, 23202A, 23302A, 23402A, 23502A, 23602A, 23702A, 23802A, 23902A, 24002A, 24102A, 24202A, 24302A, 24402A, 24502A, 24602A, 24702A, 24802A, 24902A, 25002A, 25102A, 25202A, 25302A, 25402A, 25502A, 25602A, 25702A, 25802A, 25902A, 26002A, 26102A, 26202A, 26302A, 26402A, 26502A, 26602A, 26702A, 26802A, 26902A, 27002A, 27102A, 27202A, 27302A, 27402A, 27502A, 27602A, 27702A, 27802A, 27902A, 28002A, 28102A, 28202A, 28302A, 28402A, 28502A, 28602A, 28702A, 28802A, 28902A, 29002A, 29102A, 29202A, 29302A, 29402A, 29502A, 29602A, 29702A, 29802A, 29902A, 30002A	88	2652.60 SQ.M

SANITATION REQUIREMENT STATEMENT AS PER TABLE NO.12-G

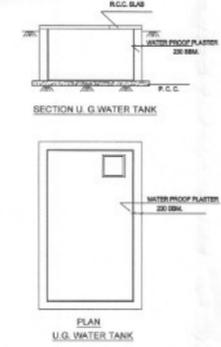
NO OF PERSONS - M/F PERSON (GR. FL.)	NO OF PERSONS - M / PERSON (UPPER FL.)	TOTAL NO OF PERSONS	SAY
1167.30 / 3 = 389.10 PERSONS	2904.40 / 8 = 484.06 PERSONS	873.16 PERSONS	873 PERSONS
TOTAL NO OF SHOPS = 43			
TOILET REQUIREMENTS OF SHOP OWNERS = 43 x 5 NOS.			
COMMON TOILET REQUIREMENTS = 873 - 43 = 830 NOS.			
TOTAL NO OF PERSONS = 830 PERSONS CONSIDERING 50% G.A.S.50% NO. OF PERSONS = 415 GENTS & 415 LADIES			
TOILETS REQUIRED FOR GENTS (COMMON) = 3			
URINALS REQUIRED FOR GENTS (COMMON) = 3			
TOILETS REQUIRED FOR LADIES (COMMON) = 2			
SHOP OWNERS OFFICES TOILETS REQ. FOR GENTS	21	24	
SHOP OWNERS OFFICES TOILETS REQ. FOR LADIES	28	31	
COMMON URINALS	-	-	21

AREA STATEMENT

Sl. No.	Description	Area (SQM.)
1	Area of plot (As per I to R Section)	14248.00
2	Area of plot (As per I to R Section)	14248.00
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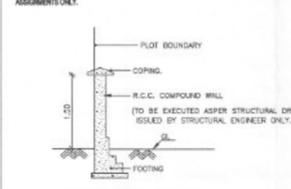
LOCATION PLAN (N.T.S)



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COMPOUND WALL SECTION

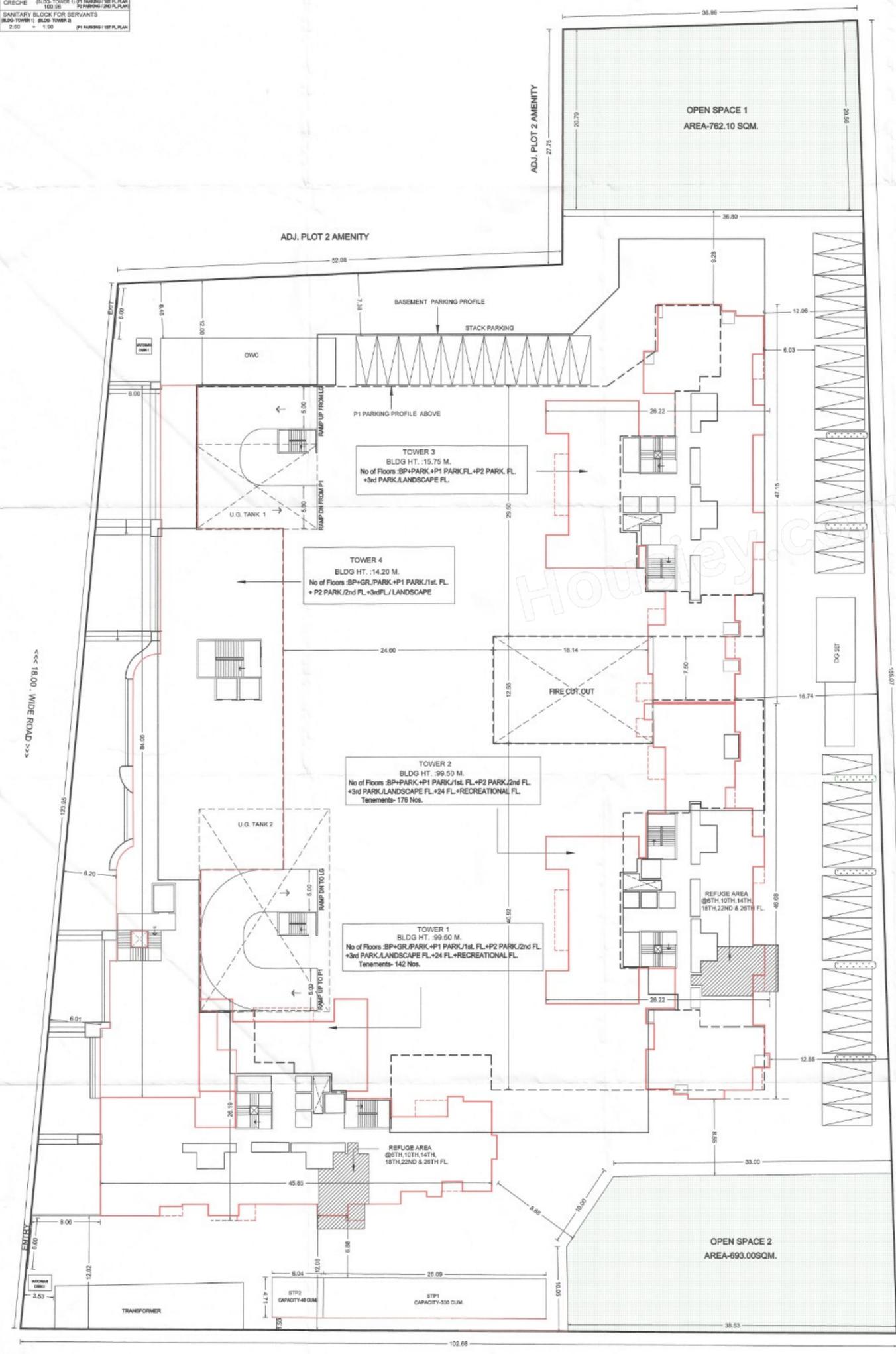
PROJECT  
PROPOSED BUILDING ON S.NO. 119/42 (P) PLOT-1 AT WAKAD, PUNE.

OWNER'S NAME & SIGN.  
SHRI. NAVIN GOPAL JAWANI & OTHERS 2 THROUGH ITS PARTNER M/s LGA VENTURES LLP.

ARCHITECT'S NAME & SIGN.  
The above mentioned Plans are prepared by me as per UDCPR.

FOR SOLESPACE  
Scale: 1:200, 1:500, Date: 10-28-2025

Scale	Date
1:200	10-28-2025
1:500	10-28-2025
1:1000	10-28-2025
1:2000	10-28-2025
1:3000	10-28-2025
1:4000	10-28-2025
1:5000	10-28-2025
1:6000	10-28-2025
1:7000	10-28-2025
1:8000	10-28-2025
1:9000	10-28-2025
1:10000	10-28-2025



LAYOUT PLAN (Scale - 1:200)