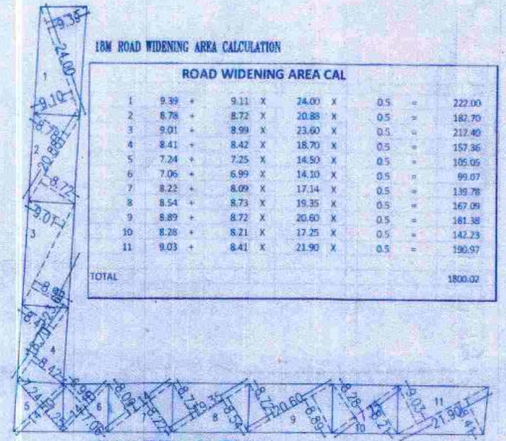
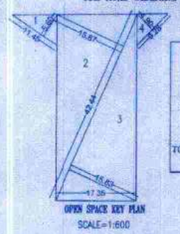


18M ROAD WIDENING AREA KEY PLAN

18M ROAD WIDENING AREA CALCULATION

ROAD WIDENING AREA CAL

1	9.39	+	9.11	X	24.00	X	0.5	=	222.00
2	8.78	+	8.72	X	20.88	X	0.5	=	182.70
3	9.01	+	8.99	X	23.60	X	0.5	=	212.40
4	8.41	+	8.42	X	18.70	X	0.5	=	157.36
5	7.24	+	7.25	X	14.50	X	0.5	=	105.05
6	7.06	+	6.99	X	14.10	X	0.5	=	99.07
7	8.22	+	8.09	X	17.14	X	0.5	=	139.78
8	8.54	+	8.73	X	19.35	X	0.5	=	167.09
9	8.89	+	8.72	X	20.60	X	0.5	=	181.38
10	8.28	+	8.21	X	17.25	X	0.5	=	142.23
11	9.03	+	8.41	X	21.90	X	0.5	=	190.97
TOTAL									1800.02



OPEN SPACE KEY PLAN
SCALE=1:600

OPEN SPACE AREA CAL

1	11.45	X	5.6	X	64.12	X	0.5	=	32.06
2	42.44	X	15.87	X	673.52	X	0.5	=	336.76
3	42.44	X	15.83	X	671.83	X	0.5	=	335.91
4	9.28	X	4.9	X	45.47	X	0.5	=	22.74
TOTAL									727.47

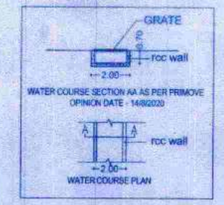
F.S.I & NON F.S.I STATEMENT (FOR E.C)

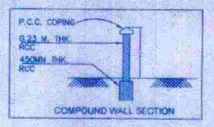
BLDG	FLOOR	HEIGHT	TOTAL TENEMENT	TOTAL F.S.I AREA: COMM F.S.I	RESI F.S.I	TOTAL	BASEMENT PAKING AREA	GROUND LOWER FL PARKING AREA	UPPER PARKING AREA	PODIUM1 PARKING AREA	PODIUM-2 PARKING AREA	TOTAL NON F.S.I AREA: O.H.W.T AREA	PERMISSIBLE BALCONY AREA	PROPOSE DBALCONY AREA	STAIRCASE AREA	LIFT AREA	TOP TERRACE AREA	REFUGE AREA	TERRACE AREA	NON EXCISABLE TERRACE	TOTAL CONSTRUCTION AREA	STP,U.G.W.T., METER RM., TRANSFORMER, OWC, SOCIETY OFFICE, WATCHMAN CABIN, SERVICE LEDGE,MISCELLANEOUS,PARKING STAIRCASE,ARCH PROJECTION	CLUB HOUSE AREA
WING - A	G+UP.+2P+12FL	44.95	48	93.50	3187.12	3280.62						70.00	492.09	378.14	457.25	12.16	375.00	30.70		60.00	1386.25		
WING - B	B+G+UP.+2P+12FL	44.95	84	244.29	5052.12	5296.41	240					70.00	794.46	718.64	491.40	9.78	587.00	93.62	27.00	140.00	2087.44		
WING - C	B+G+UP.+2P+12FL	44.95	48	96.73	2759.94	2856.67	529.00	2305.00	2385.00	2986.00	2986.00	70.00	428.50	408.06	473.14	10.57	340.00	30.02		80.00	1411.79	2156.15	200.00
WING - D	B+G+UP.+2P+12FL	44.95	84	111.39	5050.78	5162.17	231					70.00	774.33	750.96	519.00	9.83	587.00	67.48	27.00	140.00	2151.27		
WING - E	UP+UP.+2P+12FL	44.95	48	0	3187.12	3187.12						70.00	476.07	369.80	438.96	12.16	378.00	30.00		60	1364.92		
TOTAL		224.75	312	545.91	19227.06	19782.99	1000.00	2305.00	2385.00	2986.00	2986.00	350.00	2967.45	2625.60	2379.75	54.50	2230.00	227.82	54.00	420.00	8401.67	2156.15	200.00
					19782.99			11662.00									8401.67					2356.15	

TOTAL AREA = F.S.I ARE + NON F.S.I AREA = 19782.99 +11662.00 + 8401.67 +2356.15 = 42202.81 SQ.M

Total Built-up Area permissible (PERMISSIBLE FSI +INCLUSING HOUSING15b)=18183.05+1600.11=19783.16

total Built-up Area in proposed (PROPOSED FSI +INCLUSING HOUSING15b)= 18182.88+1600.11=19782.99



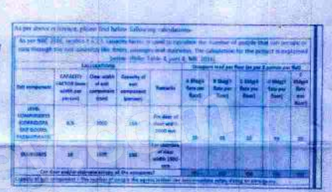


COMPOUND WALL SECTION

F.S.I STATEMENT FLOOR	WING- A COMM.	WING- A RESI	WING -B COMM.	WING -B RESI	WING -C COMM.	WING -C RESI	WING - D COMM.	WING - D RESI	WING-E RESI	TOTAL F.S.I.
GROUND FLOOR	93.5	0	244.29		96.73		111.39			545.91
PARKING-1										
PARKING-2										
1ST FLOOR		266.87		425.46		231.38		424.68	266.87	1615.26
2ND FLOOR		266.87		425.46		231.38		424.68	266.87	1615.26
3RD FLOOR		266.87		425.46		231.38		424.68	266.87	1615.26
4TH FLOOR		266.87		425.46		231.38		424.68	266.87	1615.26
5TH FLOOR		266.87		425.46		231.38		424.68	266.87	1615.26
6TH FLOOR		258.21		398.76		223.07		401.99	259.21	1542.24
7TH FLOOR		266.87		425.46		231.38		424.68	266.87	1615.26
8TH FLOOR		266.87		425.46		231.38		424.68	266.87	1615.26
9TH FLOOR		266.87		425.46		231.38		424.68	266.87	1615.26
10TH FLOOR		266.87		425.46		231.38		424.68	266.87	1615.26
11TH FLOOR		259.21		398.76		223.07		401.99	259.21	1542.24
12TH FLOOR		266.87		425.46		231.38		424.68	266.87	1615.26
TOTAL	93.50	3187.12	244.29	5052.12	96.73	2759.94	111.39	5050.78	3187.12	19782.99
TENAMENT	48		84		48		84		48	312

LOCATION PLAN

EXIT COMPONENT CAPACITY CALCULATIONS



Total domestic water requirement

Building	No. of Floors	Total No. Flats	No. of person 5 persons/flat	Domestic 90 litres/p.	Flushing 45 litres/p.
A WING	G+UP+2P+12FL	48	240	21600	10800
B WING	B+G+UP+2P+12FL	84	420	37800	18900
C WING	B+G+UP+2P+12FL	48	240	21600	10800
D WING	B+G+UP+2P+12FL	84	420	37800	18900
E WING	B+G+UP+2P+12FL	84	420	37800	18900
TOTAL		312	1560	140400	70200
Commercial	SHOP	AREA	PERSON 30m2or 60m2	15 litres/p.	30 litres/p.
A,B,C,D WING	SHOP	336.87	180	2700	5400
TOTAL		336.87	180	2700	5400

Residential & commercial Building — Total — DOMESTIC= 143,100 — FLUSHING = 75,600

Total water requirement domestic (143,100) + Flushing (75,600) = 2,18,685 liters

Total water loss 10% loss = 1,96,814 liters

WATER REQUIREMENT CALCULATION

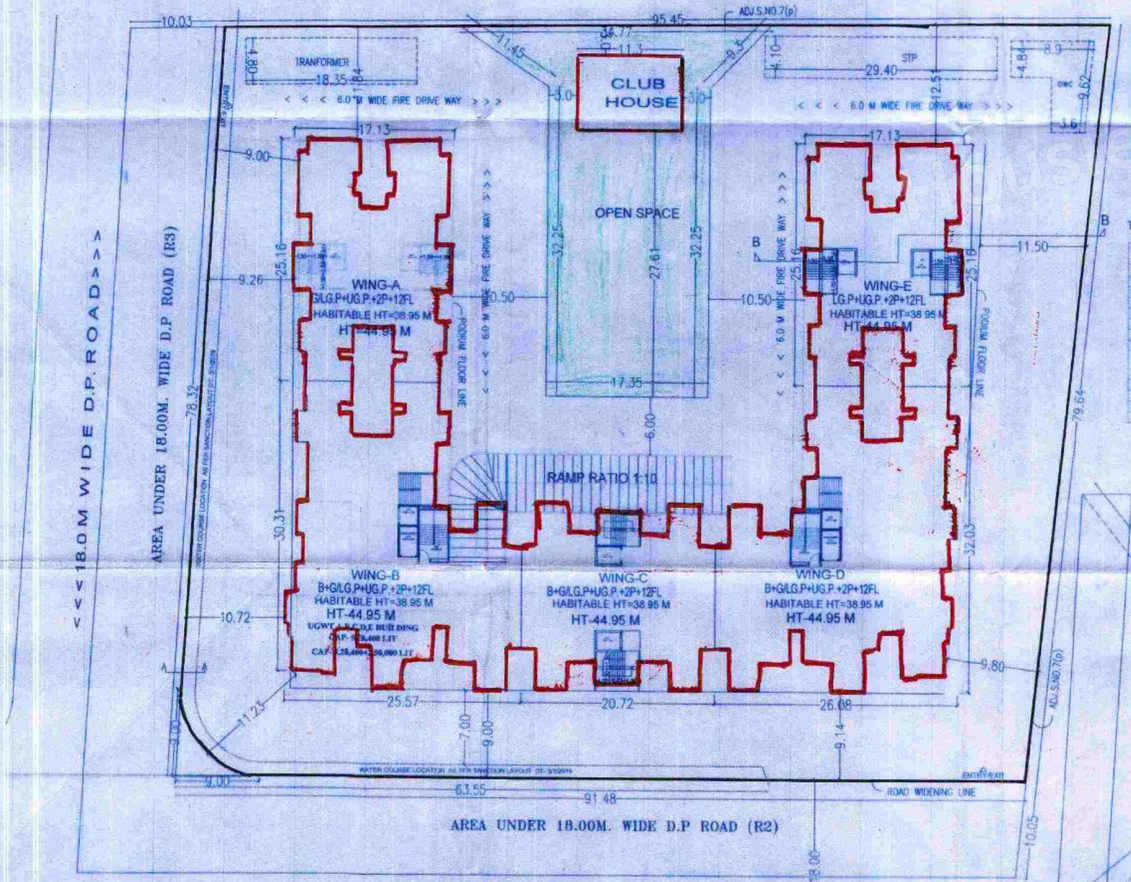
WINGS	O.H.WATER TANK O.H.W TANK	FIRE	TOTAL		U.G.WATER TANK O.H.W TANK	FIRE	TOTAL	
WING - A	33900	20000	53900	LITRS	50800	50000	100800	LITRS
WING - B	60400	20000	80400	LITRS	90600	50000	140600	LITRS
WING - C	33900	20000	53900	LITRS	50800	50000	100800	LITRS
WING - D	58400	20000	78400	LITRS	87600	50000	137600	LITRS
WING - E	32400	20000	52400	LITRS	48600	50000	98600	LITRS
	219000	100000	319000	LITRS	328400	250000	578400	LITRS

PARKING CALCULATIONS-

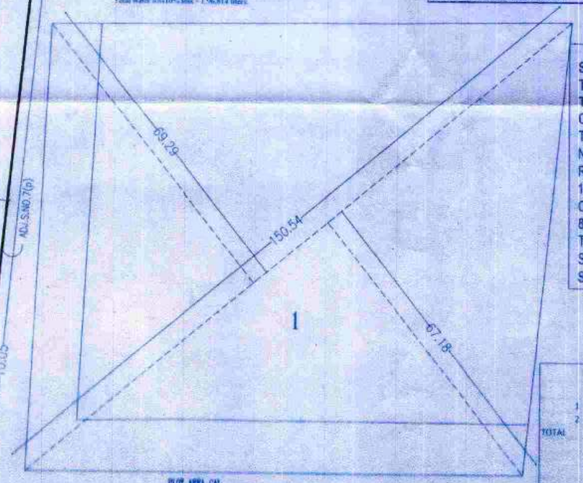
PARKING CALCULATION (WING-A+B+C+D+E)

TYPE	CARPET AREA FSI (M2)	TENEMENT (NOS) UNIT	TENEMENT (NOS) PROP	CAR (NOS) BY RULE	CAR (NOS) REQD	SCOOTER (NOS) BY RULE	SCOOTER (NOS) REQD.	CYCLE (NOS) BY RULE	CYCLE (NOS) REQ.
RESIDENTIAL	0-40(1-4-4)	10	10	1	5	4	20	0	20
RESIDENTIAL	40-80(2-4-2)	302	302	2	302	4	604	2	302
RESIDENTIAL	80-150	0	0	0	0	0	0	0	0
RESIDENTIAL	>150	0	0	0	0	2	0	0	0
COMMERCIAL	100 (3-6-6)	500	5	3	15	6	30	6	30
VISITOR				5% (CAR)	15	5% (SC)	31	5% (CY)	16
TOTAL	REQUIRED				337		685		368
TOTAL	PROPOSED				337		685		368
AREA REQUIRED FOR PARKING									
L. CAR AREA =		237	X	12.5 =		2962.50 SQ.M.			
S. CAR AREA =		300	X	10.35 =		3035.00 SQ.M.			
SCOOTER. AREA =		685	X	2.00 =		1370.00 SQ.M.			
CYCLE AREA =		368	X	0.75 =		276.00 SQ.M.			
TOTAL						5643.50 SQ.M.			
REQUIRED PARKING AREA						5643.50 SQ.M.			
PROVIDED PARKING AREA									

BASEMENT +Lo.G.FLOOR + UP.gr. PARKING+podium- 1+podium-2 + SET BACK 50%
1000.00 + 2305.00 + 2385.00+2986+2986 + 1600.00 = 13262.00 SQ.M.
TOTAL PROVIDED PARKING AREA = 13262.00 SQ.M



LAYOUT/GROUND FLOOR PLAN
SCALE=1:300



PLOT AREA CAL
SCALE=1:600

PLOT AREA CAL

1	69.29	+	67.18	X	150.54	X	0.5	= 10272.10
2	D.P.RESERVATION(HIDH)							2026.76
TOTAL								12298.86
	PLOT AREA AS PER TRANGULATION							12298.86
	PLOT AREA AS PER 7/12							111000
	MINIMUM AREA CONSIDER							111000

SEWAGE TREATMENT PLANT CAPACITY CALCULATIONS

Total number of flats - 312 nos
Total number of persons – 312 X 5 = 1560
Commercial
Total Area 542 Sq m
No of persons 542/3 = 180 nos
Residential Sewage discharge (cum) (1560 X 135 X 0.90) / 1000
190 cum
Commercial Sewage discharge (cum) (180 X 45 X 0.90) / 1000
8.00 cum
Total sewage discharge 190+8 = 198 cum
Sewage plant capacity (cum) - 200 cum.
Sewage plant capacity provide per ec - 230 cum

STAMP OF APPROVAL 1/2

EC LAYOUT

बांधकाम विकास विभाग झोन क्र. 5
मान्य लेआउट/एकत्रिकरण/सिमांकनी/
प्लॉटिंग लेआउट क्र.....
स.नं./क्र. 095/20 दिनांक 24/10/20
कार्यकारी अभियंता
बांधकाम विकास विभाग
झोन क्र. 5 पुणे महानगरपालिका

POONA MUNICIPAL CORPORATION BUILDING CONTROL DEPARTMENT APPROVED POONA

For the purpose of proper circulation of road pattern and to have a continuity of the water & drainage system and other services for the development of adjacent lands, the P.M.C. reserves the right to permit access and extension of the Internal roads & Services through this lans under layout/sub-division

TRUE COPY
I Ravindra Danve, licensed architect hereby certify that the plans sanctioned by PMC/PCMC Pune approved vide CC/ 0 58/20 dt 23-10-20
I hereby certify that this drawing is as per the approved by the authority
License No CA/2010/50843
Date 6/11/2020
Signature of Architect

जमिन विकास विभाग 350 76 20 पी.सी.सी. सेवाशुल्क
स्वीकार क्र. 59699841 CE/BP/27420/18
दि. 27/12/18 भरणा करावे.

A. AREA STATEMENT	SQ.M
1. AREA OF THE PLOT	11100.00
2. DEDUCTIONS FOR	---
a) Road Acquisition Area 18.0 M WIDE DP ROAD	1800.02
b) ANY D.P.RESERVATION(HDH)	2026.76
(Total a+b+c+d)	3826.78
3. GROSS AREA OF PLOT (1-2)	7273.22
4. Recreation Open Space	
a) req.open space 10%	727.32
b) Proposed open space	727.47
5. Amenity Space	
a) Req.Amenity space 15%(SUPERIMPOSED on HDH RESERVATION)	
b) Proposed Amenity space @1090.98	
6. service road and highway widening	
7. Internal Road area	
8. Net Area of Plot = (3-5b) (7273.22-1092)	7273.22
9. built up Area with reference to basic F.S.I.as per front road width (sr.no.8 x 1.10)	---
(Road width above 18m) = 1.1 X (8) above (7273.22X1.10)	8000.54
10. Addition of area for F.S.I.	
(a) In-situ area against D.P.Road (2ksr.no.2(a+b+c),if any	3600.04
(b) In-situ area against amenity space (2.00 or 1.85ksr.no.5(b)	---
(c) premium fsi Area @0.50 of 8)	3636.61
(d) TDR Area@90%on net plot (amenity-road)	2945.85
(e) Additional FSI area under chapter VIII	---
Total of (a+b+c+d+e) =	10182.51
11.Total area available (9+10)	18183.05
(12) a) maximum utilization of fsi permissible as per road width (as per regulation no.15.4)	18183.05
(13) total built-up area in proposal. (excluding area at sr.no. 15.b)	
a)Existing built-up area	
b)Proposed built-up area	18182.88
c)Excess balcony area counted in fsi	
d)Excess Double Height Terrace area counted in fsi	
Total (a+b+c+d)	18182.88
(14) F.S.I Consumed (13/8)(should not be more than serial no 12)	2.499
15. AREA FOR INCLUSIVE HOUSING ,IF ANY	
a. Required (20%of sr.no.9)	1600.11
b. Proposed	1600.11
FOR EC ONLY	
Total Built-up Area Permissible (FSI-12+INCLUSING HOUSING15a)	19783.16
Total Built-up Area in proposed (FSI-13+INCLUSING HOUSING15b)	19782.99

C E R T I F I C A T E O F A R E A

Certificate of the plot referance was surved by me on 28/1/2014 and the dimensions sides etc. of plot stated on plan area as measured on site and the area so worked out tallies with the area stated in document of ownership /T.P. scheme records dept./City Survey records.

PROJECT - PROPOSED COMMERCIAL & RESIDENTIAL BUILDING AT S.NO. 7/1,7/2,7/2/1 PLOT NO.4AT DHANORI, DIST. PUNE.

OWNER/P.A.H -

AKSAHY ENTERPRISES THROUGH
ASMITA ASHOK KATARIA

ARCHITECT

RAVINDRA B.DANVE

ARCHITECT

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Email- vastunirman2015@gmail.com
mobile no.9890871416, 9028092289.

CA/2010/50843
RAVINDRA B.DANVE

SCALE-1:300 | 28-10-2020