

STAMP OF APPROVAL 1 WING A + B 14



Revised Date: 16/10/2024
APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO. CC/1/2022/14
BUILDING INSPECTOR DEPUTY ENGINEER
PUNE MUNICIPAL CORPORATION

WATER STATEMENT WING A + B											
WING	NO. OF TENEMENT/AREA	NO. OF PERSONS/TEN.	LTRS/PERSON	TOTAL CAPACITY	TOTAL	SAY	ADD 20,000.00 LTRS FOR FIRE	O.H. WATER TANK CAPACITY LTRS.	U.G. WATER TANK CAPACITY 1.5 X O.H. CAP.	ADD 75,000.00 LTRS FOR FIRE	U.G. WATER TANK CAPACITY LTRS.
A	COMM. 1983.88	3	45,000	29758.20	52,708.20	53,000.00	20,000.00	73,000.00	80,000.00	75,000.00	1,55,000.00
B	48	5	135,000	32,400.00	32,400.00	35,000.00	20,000.00	55,000.00	62,500.00	75,000.00	1,57,500.00
C	1	5	135,000	675.00	675.00	1,000.00		1,000.00	1,012.50		1,100.00
TOTAL								129,000.00			3,13,600.00

F.S.I. AREA STATEMENT				
WING	COMMERCIAL (P LINE) AREA	RESIDENTIAL (P LINE) AREA	PROPOSED TOTAL (P LINE) AREA	PROPOSED TOTAL (P LINE) AREA
A	2230.38	3233.55	5463.93	5472.02
B	---	4,361.06	4,361.06	4,364.41
C	---	51.48	51.48	51.48
TOTAL	2230.38	7646.09	9876.47	9887.91

AREA STATEMENT				
WING	NO. OF BLDG.	NO. OF FLOOR	HT. OF BLDG. FROM GF.FL.	TOTAL TENEMENT (P LINE) AREA
A	1 NO.	B+LG/P1+UG/P2+MEZZ/P3+PODIUM+8 FL.	33.45M.	34 NO. 5472.02
B	1 NO.	B+P1+P2+P3+PODIUM+12 FL.	44.85M.	48 NO. 4,364.41
C	1 NO.	P + 1 FL.	6.15 M.	1 NO. 51.48
TOTAL	3 NO.			83 NO. 9887.91

PARKING CALCULATION			
AS PER PMC PROVISION	REQUIRED	PROVIDED	
	CAR	SCOOTER	
COMMERCIAL HAVING SHOPS AREA 1036.83 SQ.M	2	6	20 60
COMMERCIAL HAVING OFFICE AREA 1193.55 SQ.M	3	11	18 66
TENEMENT HAVING AREA 40 TO 80 SQ.M (PROPOSED 82)	1	2	41 82
TENEMENT HAVING AREA LESS THAN 30 SQ.M (PROPOSED 1 TENEMENT)	0	2	0 2
TOTAL			79 210
VISITOR'S PARKING	(5 %)		2 4
TOTAL PARKING REQUIRED			81 214
TOTAL PARKING AREA = 1,440.50 SQ.M			81X12.50 214X2.00
TOTAL PARKING PROVIDED			88 251

AREA STATEMENT				
F.S.I. STATEMENT				
A	PROPOSED F.S.I	WING A	WING B	WING C
		5472.02	4364.41	51.48
				9887.91
NON F.S.I. STATEMENT				
1) TOP TERRACE		388.89	370.73	63.17
2) DEFAULT TERRACE		168.72		168.72
3) LIFT		4.61	4.61	9.22
5) REFUGE		26.77	36.00	62.77
6) O.H.W.T		42.57	42.57	85.14
TOTAL		631.56	453.91	63.17
				1148.64
COMMON NON F.S.I. STATEMENT				
7) PARKING			6036.26	6036.26
8) SERVICES			300.00	300.00
TOTAL				6336.26
TOTAL BUILT UP AREA				9,887.91 + 1,148.64 + 6,336.26 = 17,372.81

CERTIFICATE OF AREA
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON SITE AND THE DIMENSIONS OF SIDES ETC OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP T. P. SCHEME RECORD (LAND RECORD DEPT CITY SURVEY RECORDS)

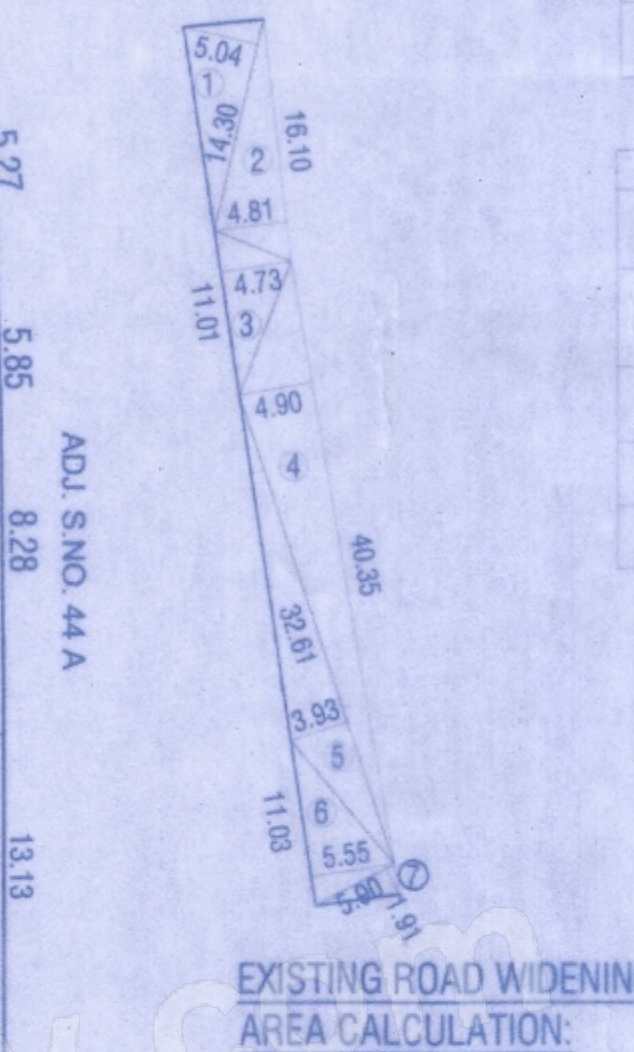
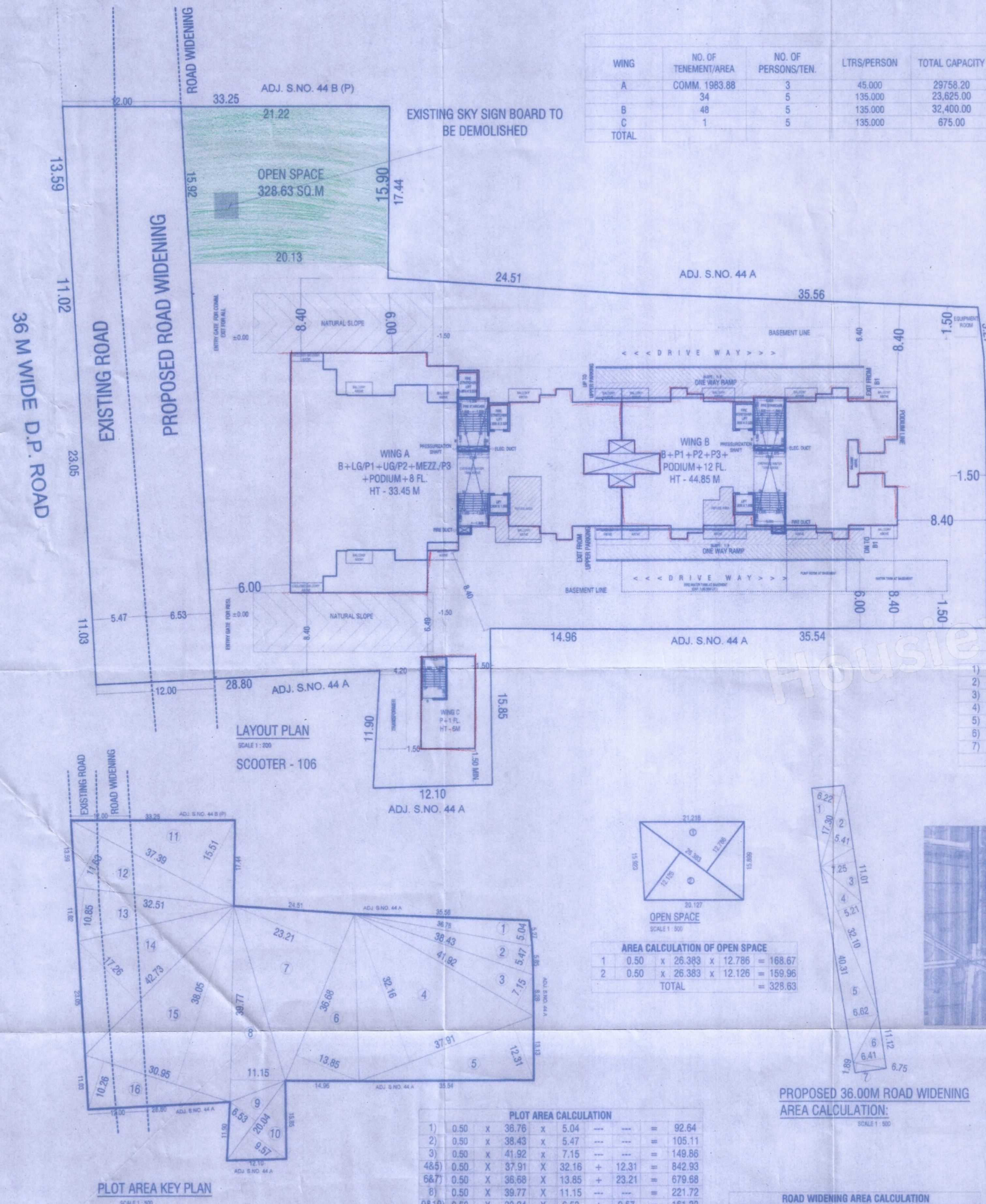
PROJECT
REVISED RESIDENTIAL + COMMERCIAL BUILDING LAYOUT AT CTS NO 1970 PART (SR. NO. 44A/11E, 44A/11D, 44A/11F PART) MUNDHWA, TALUKA - HAVELI, DIST - PUNE.

FOR
MR. VILAS KUSHABA RASKAR & OTHERS THROUGH P.A.H. M/S PAWAR BUILDCON AND COMPANY THROUGH MR. GORAKHNATH DHONDBA PAWAR MR. SHIVA S. TEERTH

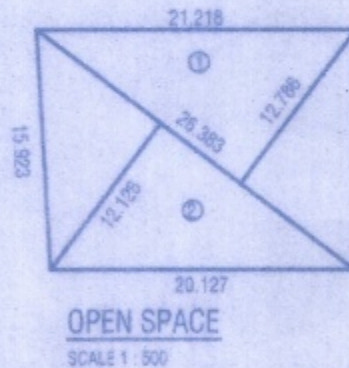
SCALE: 1:500
DATE: 12-10-2024
APPROVED BY: PARVEZ J.
DELT BY: HUSAIN

CHECKED BY: DRG. NO. 1
REVISION NO.: 14

PARVEZ JAMNAR & ASSOCIATES
architecture | planning | interiors
Office No. 1 & 2, 2nd Floor, Bharat Arcade, Opp. to Burger King Near Poolgate Police Chowky, Gen. Thimmaya Road, Camp, Pune - 1 INDIA
Tel.: +91 20 28302733, 28332415
E-mail: design@pawarbuildcon.com arch_shah@yahoo.com
Website: www.pawarbuildcon.com



EXISTING ROAD AREA CALCULATION						
1)	0.50	x	14.30	x	5.04	= 35.03
2)	0.50	x	4.81	x	16.10	= 38.72
3)	0.50	x	4.73	x	11.01	= 26.03
4)	0.50	X	4.90	X	40.35	= 98.86
5)	0.50	X	3.93	X	32.61	= 64.08
6)	0.50	X	5.55	X	11.03	= 30.61
7)	0.50	X	5.90	X	1.91	= 5.63
TOTAL						= 299.97



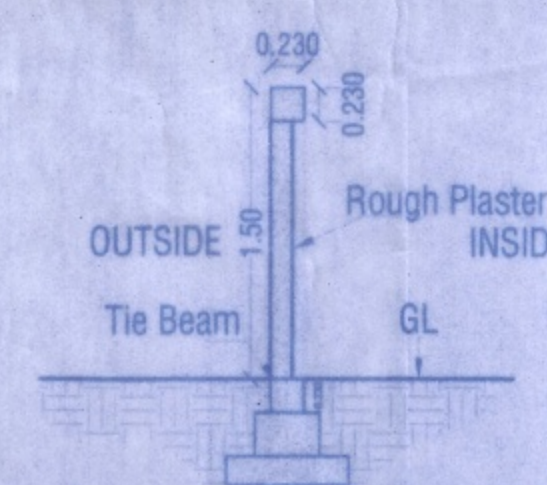
AREA CALCULATION OF OPEN SPACE					
1	0.50	x	26.383	x	12.786 = 168.67
2	0.50	x	26.383	x	12.126 = 159.96
TOTAL					= 328.63

PROPOSED 36.00M ROAD WIDENING AREA CALCULATION:

ROAD WIDENING AREA CALCULATION									
1,2)	0.50	x	17.30	x	6.22	+	5.41	=	100.6
2)	0.50	x	7.25	x	11.01	---	---	=	39.9
3)	0.50	x	32.10	x	5.21	---	---	=	83.6
4)	0.50	x	40.31	x	6.62	---	---	=	133.4
5)	0.50	x	11.12	x	6.41	---	---	=	35.6
6)	0.50	x	6.75	x	1.89	---	---	=	6.38
TOTAL									= 399.5

PLOT AREA CALCULATION							
1)	0.50	x	36.76	x	5.04	---	92.64
2)	0.50	x	38.43	x	5.47	---	105.11
3)	0.60	x	41.92	x	7.15	---	149.86
4&5)	0.50	x	37.91	x	32.16	+ 12.31	842.93
6&7)	0.50	x	36.68	x	13.85	+ 23.21	679.68
8)	0.50	x	39.77	x	11.15	---	221.72
9&10)	0.50	x	20.04	x	6.53	+ 9.57	161.32
11&12)	0.50	x	37.39	x	15.51	+ 11.63	507.38
13)	0.50	x	32.51	x	10.85	---	176.37
14)	0.50	x	42.73	x	17.26	---	368.76
15&16)	0.50	x	30.95	x	38.05	+ 10.26	747.60
TOTAL							4,053.37

LOCATION PLAN



RCC COMPOUND WALL SECTION

LEGEND

- PLOT BOUNDARY SHOWN IN BLACK
- PROPOSED WORK SHOWN IN RED
- DRAINAGE LINE SHOWN IN RED DOTTED
- WATER LINE SHOWN IN BLACK DOTTED
- EXISTING WORK SHOWN IN BLUE HATCHED
- AMENITY SPACE IN PINK HATCHED & O/S GREEN HATCHED
- ROAD WIDENING LINE SHOWN IN GREEN DOTTED

FILE PATH - d:\husain\pawar buildcon\44 mundhwa\submission\revised 01\1\1 submission_30-08-24.dwg