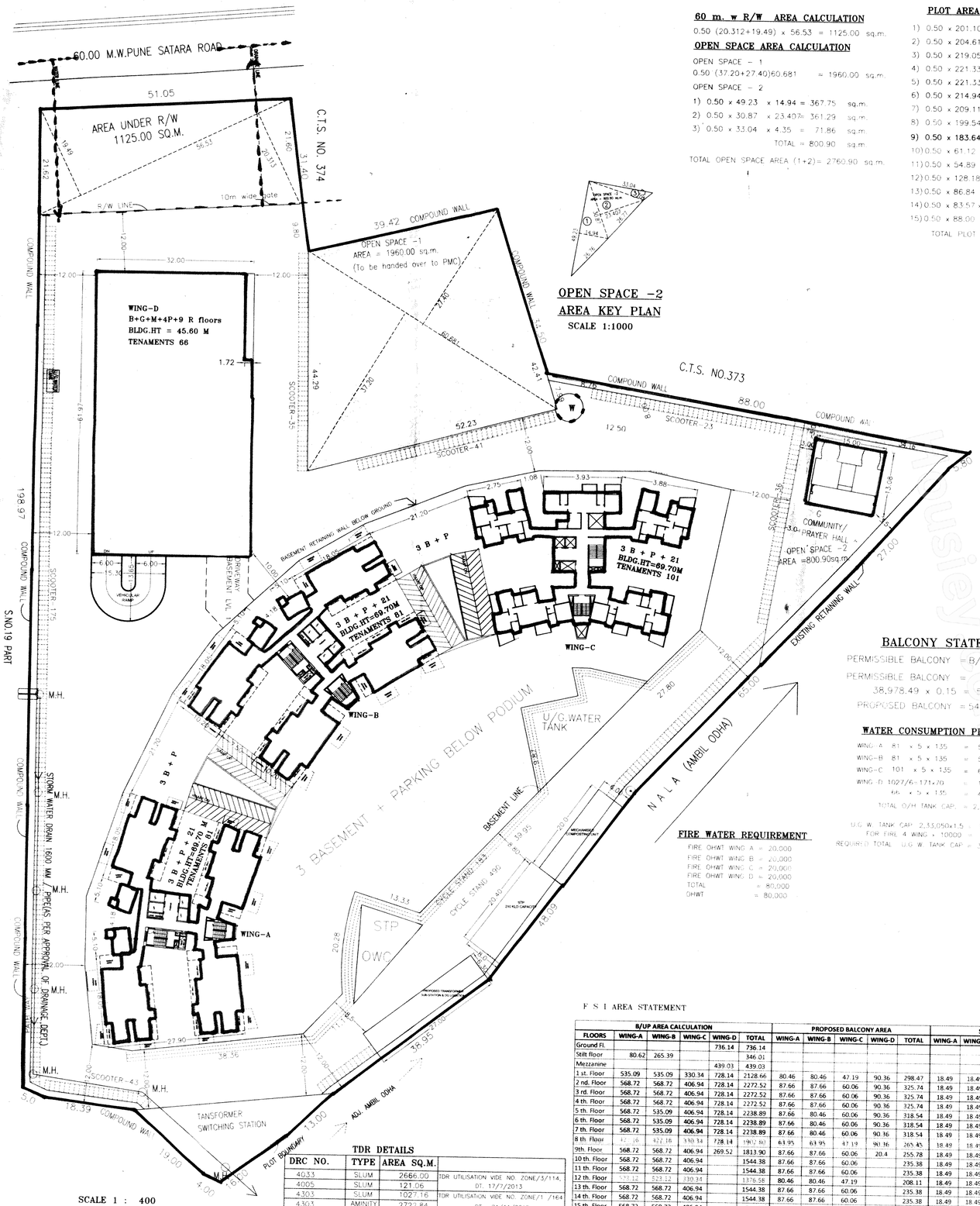


SCALE 1 : 400

LAY-OUT OF BUILDINGS

OPEN SPACE -2
AREA KEY PLAN
SCALE 1:1000

60 m. w R/W AREA CALCULATION

0.50 (20.312+19.49) x 56.53 = 1125.00 sq.m.

OPEN SPACE AREA CALCULATION

OPEN SPACE – 1

0.50 (37.20+27.40)60.681 = 1960.00 sq.m.

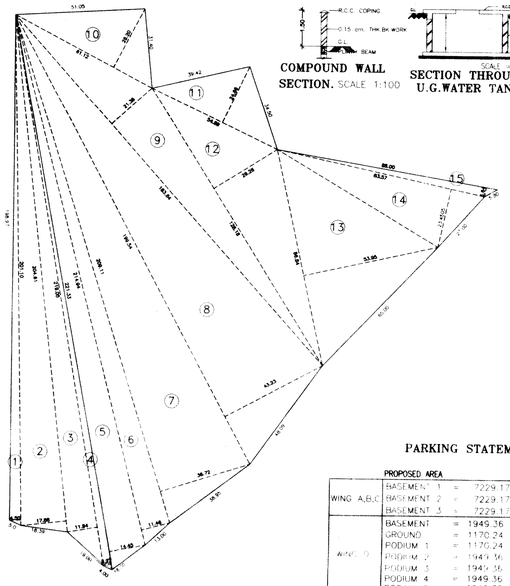
OPEN SPACE – 2

1) 0.50 x 49.23 x 14.94 = 367.75 sq.m.
2) 0.50 x 30.87 x 23.40 = 361.29 sq.m.
3) 0.50 x 33.04 x 4.35 = 71.86 sq.m.
TOTAL = 800.90 sq.m.

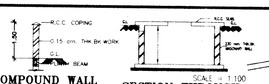
TOTAL OPEN SPACE AREA (1+2)= 2760.90 sq.m.

PLOT AREA CALCULATION

1) 0.50 x 201.10 x 4.50 = 452.48 sq.m.
2) 0.50 x 204.61 x 17.88 = 1829.21 sq.m.
3) 0.50 x 219.05 x 11.94 = 1307.73 sq.m.
4) 0.50 x 221.33 x 3.27 = 361.87 sq.m.
5) 0.50 x 221.33 x 14.45 = 1599.11 sq.m.
6) 0.50 x 214.94 x 11.46 = 1231.61 sq.m.
7) 0.50 x 209.11 x 36.72 = 3839.26 sq.m.
8) 0.50 x 199.54 x 43.23 = 4313.05 sq.m.
9) 0.50 x 183.64 x 21.38 = 1963.11 sq.m.
10) 0.50 x 61.12 x 26.20 = 800.67 sq.m.
11) 0.50 x 54.89 x 24.66 = 676.79 sq.m.
12) 0.50 x 128.18 x 29.28 = 1876.56 sq.m.
13) 0.50 x 86.84 x 53.95 = 2342.51 sq.m.
14) 0.50 x 83.57 x 23.4505 = 979.88 sq.m.
15) 0.50 x 88.00 x 7.64 = 160.16 sq.m.
TOTAL PLOT AREA = 23734.00 sq.m.

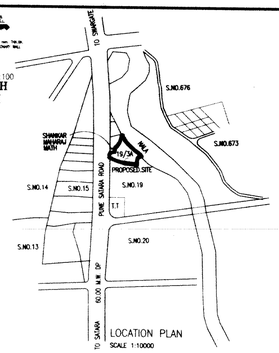


PLOT AREA KEY PLAN SCALE 1:1000



COMPOUND WALL SECTION. SCALE 1:100

SECTION THROUGH U.G.WATER TANK



LOCATION PLAN
SCALE 1:10000

PARKING STATEMENT

PROPOSED AREA

WING A,B,C	BASEMENT 1	=	7229.17 sq.m.
	BASEMENT 2	=	7229.17 sq.m.
	BASEMENT 3	=	7229.17 sq.m.
WING D	BASEMENT	=	1949.36 sq.m.
	GROUND	=	1170.24 sq.m.
	PODIUM 1	=	1170.24 sq.m.
	PODIUM 2	=	1949.36 sq.m.
	PODIUM 3	=	1949.36 sq.m.
	PODIUM 4	=	1949.36 sq.m.
	PODIUM 5	=	1949.36 sq.m.
	TOTAL AREA	=	33774.79 sq.m.

PARKING STATEMENT

WING	TENEMENT SIZE	Permissible	NO.OF T. Tenements	NO.OF CAR	NO.OF SCOOTER	NO.OF CYCLE
WING-A	80 to 150 sq.m.	2-2-2	79	158	158	158
	150 sq.m.above	3-2-2	2	6	4	4
WING-B	80 to 150 sq.m.	2-2-2	79	158	158	158
	150 sq.m.above	3-2-2	2	6	4	4
WING-C	80 to 150 sq.m.	2-2-2	101	202	202	202
WING-D	COMM.- Carpet=939.33	3-9-3	–	27	81	27
	80 to 150 sq.m.	2-2-2	66	132	132	132
VISITORS	5%			689X5%=35		
	TOTAL NO.			724 x 12.50	1039 x 2.00	685 x 1.00
	TOTAL required AREA			9050.00	2078	685.00
	TOTAL proposed area			909 x 12.50	1050 x 2.00	691 x 1.00
	TOTAL			11362.50	2100	691.00
	TOTAL area			14,153.50 SQ.M		

TENEMENTS

FLOOR	WING-A	WING-B	WING-C	WING-D
GROUND				
1	4	4	4	8
2	4	4	5	8
3	4	4	5	8
4	4	4	5	8
5	4	4	5	8
6	4	4	5	8
7	4	4	5	8
8	3	3	4	8
9	4	4	5	2
10	4	4	5	
11	4	4	5	
12	4	4	5	
13	4	4	4	
14	4	4	5	
15	4	4	5	
16	4	4	5	
17	4	4	5	
18	4	4	4	
19	4	4	5	
20	4	4	5	
21	2	2	5	
TOTAL	81	81	101	66
	329			

50% PARKING COVERAGE AREA STATEMENT

PERMISSIBLE COVERAGE 50% OF 19748.10 sq.m

= 9874.05 sq.m.

PROPOSED GR.COVERAGE(BASEMENT 1+D)

7229.17+1949.36 = 9178.53 sq.m.

BALCONY STATEMENT

PERMISSIBLE BALCONY = B/UP AREA x 0.15

PERMISSIBLE BALCONY =

38,978.49 x 0.15 = 5846.78 sq.m.

PROPOSED BALCONY = 5476.48 sq.m.

WATER CONSUMPTION PER DAY

WING-A 81 x 5 x 135 = 54675 LTS.
WING-B 81 x 5 x 135 = 54675 LTS.
WING-C 101 x 5 x 135 = 67175 LTS.
WING-D 1027/6=171.20 = 11970 LTS.
66 x 5 x 135 = 44550 LTS.
TOTAL O/H TANK CAP. = 2,33,050 LTS.

U.G W. TANK CAP. 2,33,050x1.5 = 3,53,000 LTS.
FOR FIRE 4 WING x 10000 = 40000 LTS.
REQUIRED TOTAL U.G W. TANK CAP = 3,93,000 LTS.

FIRE WATER REQUIREMENT

FIRE OHWT WING A = 20,000
FIRE OHWT WING B = 20,000
FIRE OHWT WING C = 20,000
FIRE OHWT WING B = 20,000
TOTAL = 80,000
OHWT = 80,000

GROUND COVERAGE AREA CALCULATION

BLDG – A & B.

SECOND FLOOR B/UP AREA = 568.75 sq.m.
ADD 2nd FLOOR TERRACE AREA = 125.25 sq.m.
ADD 3 rd FLOOR TERRACE AREA = 86.82 sq.m.
TOTAL = 780.82 sq.m.

BLDG – A & B (780.82 x 2) = 1561.64 sq.m.

BLDG – C

SECOND FLOOR B/UP AREA = 406.94 sq.m.
ADD 2nd FLOOR TERRACE AREA = 134.39 sq.m.
ADD 3 rd FLOOR TERRACE AREA = 88.59 sq.m.
TOTAL = 629.92 sq.m.

BLDG – D = 736.14 sq.m.

TOTAL GR. COVERAGE = 2927.70 sq.m.

TERRACE AREA CALCULATION

FLOORS	WING-A	WING-B	WING-C	WING-D	TOTAL
Ground Fl.					0
1 st. Floor	125.25	125.25	122.76	122.14	495.40
2 nd. Floor	120.02	120.02	134.39	122.14	496.57
3 rd. Floor	86.82	86.82	88.59	122.14	384.37
4 th. Floor	82.86	82.86	69.47	122.14	357.33
5 th. Floor	86.82	86.82	88.59	122.14	384.37
6 th. Floor	82.86	82.86	69.47	122.14	357.33
7 th. Floor	86.82	86.82	88.59	122.14	384.37
8 th. Floor	135.99	152.33	119.29	122.14	529.75
9th. Floor	86.82	86.82	88.59	25.59	287.82
10 th. Floor	99.38	99.38	69.47		268.23
11 th. Floor	137.88	137.88	88.59		364.35
12 th. Floor	99.38	37.80	69.47		206.65
13 th. Floor	86.82	86.82	88.59		262.23
14 th. Floor	99.38	99.38	69.47		268.23
15 th. Floor	86.82	86.82	88.59		262.23
16 th. Floor	99.38	99.38	69.47		268.23
17 th. Floor	137.88	137.88	88.59		364.35
18 th. Floor	[illegible]	[illegible]	69.47		206.65
19 th. Floor	0.00	0.00	88.59		88.59
20 th. Floor	0.00	0.00	69.47		69.47
21 st. Floor	0.00	0.00	88.59		88.59
TOTAL	1840.56	1733.74	1818.[illegible]	1002.71	6395.11

TDR DETAILS

DRC NO.	TYPE	AREA SQ.M.	
4033	SLUM	2666.00	TDR UTILISATION VIDE NO. ZONE/3/114, DT. 17/7/2013
4005	SLUM	121.06	
4303	SLUM	1027.16	TDR UTILISATION VIDE NO. ZONE/1 /164 DT. 21/11/2015
4303	AMINITY	2722.84	
5064	AMINITY	4032.78	TDR UTILISATION VIDE NO. 43, DT. 31/05/2017
5162	AMINITY	1800	TDR UTILISATION VIDE NO. 870, DT. 18/11/2017
5163	AMINITY	1800	
5164	AMINITY	1800	
5165	AMINITY	2062.08	
		7462.08	
TOTAL		18031.92	

F S I AREA STATEMENT

FLOORS	B/UP AREA CALCULATION WING-A	WING-B	WING-C	WING-D	TOTAL	PROPOSED BALCONY AREA WING-A	WING-B	WING-C	WING-D	TOTAL	STAIRCASE AREA WING-A	WING-B	WING-C	WING-D	TOTAL
Ground Fl.				736.14	736.14										
Stilt floor	80.62	265.39			346.01									12.01	32.01
Mezzanine				439.03	439.03										
1 st. Floor	535.09	535.09	330.34	728.14	2128.66	80.46	80.46	47.19	90.36	298.47	18.49	18.49	18.45		55.43
2 nd. Floor	568.72	568.72	406.94	728.14	2272.52	87.66	87.66	60.06	90.36	325.74	18.49	18.49	18.45		55.43
3 rd. Floor	568.72	568.72	406.94	728.14	2272.52	87.66	87.66	60.06	90.36	325.74	18.49	18.49	18.45		55.43
4 th. Floor	568.72	568.72	406.94	728.14	2272.52	87.66	87.66	60.06	90.36	325.74	18.49	18.49	18.45		55.43
5 th. Floor	568.72	535.09	406.94	728.14	2238.89	87.66	80.46	60.06	90.36	318.54	18.49	18.49	18.45		55.43
6 th. Floor	568.72	535.09	406.94	728.14	2238.89	87.66	80.46	60.06	90.36	318.54	18.49	18.49	18.45		55.43
7 th. Floor	568.72	535.09	406.94	728.14	2238.89	87.66	80.46	60.06	90.36	318.54	18.49	18.49	18.45		55.43
8 th. Floor	[illegible]	422.16	330.34	728.14	1902.80	63.95	63.95	47.19	90.36	265.45	18.49	18.49	18.45		55.43
9th. Floor	568.72	568.72	406.94	269.52	1813.90	87.66	87.66	60.06	20.4	255.78	18.49	18.49	18.45		55.43
10 th. Floor	568.72	568.72	406.94		1544.38	87.66	87.66	60.06		235.38	18.49	18.49	18.45		55.43
11 th. Floor	568.72	568.72	406.94		1544.38	87.66	87.66	60.06		235.38	18.49	18.49	18.45		55.43
12 th. Floor	523.12	523.12	330.34		1376.58	80.46	80.46	47.19		208.11	18.49	18.49	18.45		55.43
13 th. Floor	568.72	568.72	406.94		1544.38	87.66	87.66	60.06		235.38	18.49	18.49	18.45		55.43
14 th. Floor	568.72	568.72	406.94		1544.38	87.66	87.66	60.06		235.38	18.49	18.49	18.45		55.43
15 th. Floor	568.72	568.72	406.94		1544.38	87.66	87.66	60.06		235.38	18.49	18.49	18.45		55.43
16 th. Floor	568.72	568.72	406.94		1544.38	87.66	87.66	60.06		235.38	18.49	18.49	18.45		55.43
17 th. Floor	568.72	568.72	406.94		1544.38	87.66	87.66	60.06		235.38	18.49	18.49	18.45		55.43
18 th. Floor	523.12	523.12	330.34		1376.58	80.46	80.46	47.19		208.11	18.49	18.49	18.45		55.43
19 th. Floor	663.33	663.33	406.94		1733.60	87.66	87.66	60.06		235.38	18.49	18.49	18.45		55.43
20 th. Floor	519.55	519.55	406.94		1446.04	80.46	80.46	60.06		220.98	34.03	34.03	18.45		86.51
21 st. Floor	463.66	463.66	406.94		1334.26	71.82	71.82	60.06		203.70	34.03	34.03	18.45		86.51
TOTAL	11692.73	11776.61	8239.34	7269.81	38978.49	1772.51	1750.91	1209.78	743.28	5476.48	419.37	419.37	387.45	32.01	1258.20

FLOORS	FIRE STAIRCASE AREA WING-A	WING-B	WING-C	WING-D	TOTAL	PASSAGE AREA WING-A	WING-B	WING-C	WING-D	TOTAL	TOILET AREA WING-A	WING-B	WING-C	WING-D	TOTAL	LOBBY WING D WING-D	LIFT AREA WING-A	WING-B	WING-C	WING - D	TOTAL
Ground Fl.																210.00					
Stilt floor														38.96							
Mezzanine																					
1 st. Floor	19.15	19.15	18.27	25.2	81.77	89.69	89.69	99.86		279.24	2.94	2.94			5.88		19.12	19.12	13.82	28.75	80.81
2 nd. Floor	19.15	19.15	18.27	25.2	81.77	89.69	89.69	99.86		279.24	2.94	2.94			5.88						
3 rd. Floor	19.15	19.15	18.27	25.2	81.77	89.69	89.69	99.86		279.24	2.94	2.94			5.88						
4 th. Floor	19.15	19.15	18.27	25.2	81.77	89.69	89.69	99.86		279.24	2.94	2.94			5.88						
5 th. Floor	19.15	19.15	18.27	25.2	81.77	89.69	89.69	99.86		279.24	2.94	2.94			5.88						
6 th. Floor	19.15	19.15	18.27	25.2	81.77	89.69	89.69	99.86		279.24	2.94	2.94			5.88						
7 th. Floor	19.15	19.15	18.27	25.2	81.77	89.69	89.69	99.86		279.24	2.94	2.94			5.88						
8 th. Floor	19.15	19.15	18.27	25.2	81.77	89.69	89.69	99.86		279.24	2.94	2.94			5.88						
9th. Floor	19.15	19.15	18.27	25.2	81.77	[illegible]		99.86		269.96	2.94	2.94			5.88						
10 th. Floor	19.15	19.15	18.27	25.2	81.77	89.69	89.69	99.86		279.24	2.94	2.94			5.88						
11 th. Floor	19.15	19.15	18.27		56.57	89.69	89.69	99.86		279.24	2.94	2.94			5.88						
12 th. Floor	19.15	19.15	18.27		56.57	89.69	89.69	99.86		279.24	2.94	2.94			5.88						
13 th. Floor	19.15	19.15	18.27		56.57	[illegible]	[illegible]	99.86		272.02	2.94	2.94			5.88						
14 th. Floor	19.15	19.15	18.27		56.57	89.69	89.69	99.86		279.24	2.94	2.94			5.88						
15 th. Floor	19.15	19.15	18.27		56.57	89.69	89.69	99.86		279.24	2.94	2.94			5.88						
16 th. Floor	19.15	19.15	18.27		56.57	89.69	89.69	99.86		279.24	2.94	2.94			5.88						
17 th. Floor	19.15	19.15	18.27		56.57	89.69	89.69	99.86		279.24	2.94	2.94			5.88						
18 th. Floor	19.15	19.15	18.27		56.57	89.69	89.69	99.86		279.24	2.94	2.94			5.88						
19 th. Floor	19.15	19.15	18.27		56.57	89.69	89.69	99.86		279.24	2.94	2.94			5.88						
20 th. Floor	19.15	19.15	18.27		56.57	89.69	89.69	99.86		279.24	2.94	2.94			5.88						
21 st. Floor	19.15	19.15	18.27		56.57	89.69	89.69	99.86		279.24	2.94	2.94			5.88						
TOTAL	402.15	402.15	383.67	226.8	1414.77	1861.03	1861.03	2097.06	0	5819.12	61.74	61.74		38.96	162.44	210.00	19.12	19.12	13.82	28.75	80.81

STAMP OF APPROVALS 1 / 33

APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT CERTIFICATE NO. CC/2330/18
Dt. 07/11/18
Building Inspector — Assistant Engineer P.M.C

AREA STATEMENT		SQ.M.
1. AREA OF THE PLOT	a) Area as per 7/12 25040.00 b)Area as perDemarcation 23734.00 (MINIMUM AREA OUT OF a and b)	23734.00
2. DEDUCTION IN AREA (a–b)	a) Land Under Road (ALREADY HANDED OVER TO PMC)	1125.00
3. BALANCE AREA OF THE PLOT (1–2)		22609.00
4. DEDUCTION FOR (a–b) 1.1960.00 (HANDED OVER TO PMC)	a) Open Space 2. 800.90 b) Internal Road c) Transformer	2760.90 – 100.00
5. NET AREA OF THE PLOT (3–4)		19748.10
6. ADDITION FOR F.S.I.	AREA UNDER R/W AREA UNDER TRANSFORMER INTERNAL ROAD TDR PERMISSIBLE 1.4 22609 X 1.4 = 31652.60	1125.00 100.00 –
	TDR PREVIOUSLY APPROVED	10569.84
	TDR. PROPOSED (UTILISED NOW)	7462.08
7. TOTAL AREA (5+6) PERMISSIBLE		39005.02
8. RESIDENTIAL FSI & FLOOR SPACE PERMISSIBLE		ONE
9. EXISTING RESIDENTIAL FLOOR SPACE		––
10. PROPOSED RESIDENTIAL FLOOR SPACE		37,803.32
11. TOTAL RESIDENTIAL FSI & FLOOR SPACE		––
12. PROPOSED COMMERCIAL FLOOR SPACE		1175.17
13. EXCESS BALCONY AREA		
14. TOTAL COMM. + RESI. FSI		38,978.49
15. PERMISSIBLE TENEMENT		1214
16. PROPOSED TENEMENT		329
17. PERMISSIBLE COVERAGE 20% of item 5		3814.22
15. PROPOSED COVERAGE		2927.75

PARKING STATEMENT	Car	Scooter	Cycle
18. PARKING REQUIRED BY RULES	724	1039	685
19. PARKING PROPOSED	909	1050	691

LEGEND

Plot Boundary Shown Black — Water Line Shown Black Dotted
Proposed Work Shown Red — Existing To Be Retained Hatched
Drainage Shown Red Dotted — Existing To Be Demolished Yellow

SPECIFICATIONS :–

FOUNDATION UP TO HARD STRATA, R.C.C. FRAMED STRUCTURES, EXTERNAL & INTERNAL WALLS ARE 0.15 THK., EXTERNAL SAND FACED PLASTER & INTERNAL NEERU FINISHED PLASTER, M.M TILE FLOORING, GLAZED TILES IN W.C, BATH & TOILET, R.C.C. SLAB ROOFING.

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED LAY OUT OF BUILDING ON C.T.S. NO.373(pt),375,376,377(pt),378(pt), S NO. 19A/3A AT DHANKAWADI,SATARA ROAD,PUNE FOR M/S MAHANAGAR REALTY

NAME OF THE OWNER	SIGNATURE OF THE OWNER
Mr.Bharat Nagori\Swaran Singh M/S Mahanagar Reality	

SUFFIX	DATE	REVISION

SUNIL CHINCHWADE

SUNIL CHINCHWADE AND ASSOCIATES

ARCHITECTS ENGINEERS
PROJECT CONSULTANTS
7,SADHU VASWANI ROAD
SUKSAGAR TERRACE, OPP. G.P.O.PUNE–411001.
TEL: 6 1 2 1 8 6 8

CONTENTS

P.M.C. SUBMISSION DRAWING

F.SI.STATEMENT,FLOOR PLAN,AREA CALCULATIONS,BLDG.,LOCATION PLAN

NORTH	DRG.NO.	SCALE	DATE
		AS SHOWN	01–11–2018
DRN.BY			
CHKD.BY	ANIL		JOB NO.
REMARKS			