AREA KEY PLAN OF PLOT (SCALE - 1:1000)

AREA CAL. OF PLOT :

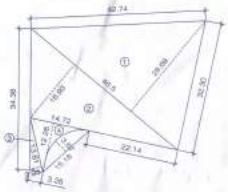
01) 0.5 X 132.35 X 66.25 = 4707.59 SQ.M.
02) 0.5 X 132.35 X 66.01 = 4321.89 SQ.M.
03) 0.5 X 15.08 X 6.90 = 52.03 SQ.M.
04) 0.5 X 15.08 X 6.12 = 46.22 SQ.M.

TOTAL = 10142.73 SQ.M.

AREA OF PLOT AS PER 7/12 EXTRACT = 9850.00 SQ.M.

MIN. AREA OF PLOT TO CONSIDER = 9850.00 SQ.M.

LOCATION PLAN



AREA KEY PLAN OF AMENITY SPACE (SCALE - 1:500)

AREA CAL. OF AMENITY SPACE BY TRIANG. :

1) 0.5 X 46.00 X 28.66 = 657.04 SQ.M.
2) 0.5 X 46.50 X 16.93 = 393.62 SQ.M.
3) 0.5 X 13.61 X 2.94 = 20.01 SQ.M.
4) 0.5 X 14.72 X 12.26
- 0.67 X 15.18 X 3.67 = 52.92 SQ.M.

TOTAL = 1133.59 SQ.M.

TOTAL AREA OF AMENITY SPACE = 1133.59 SQ.M.

AREA CAL. OF 15.0M R/W :

01) 0.5 X (3.56+3.55) X 77.95 = 276.76 SQ.M.
02) 0.5 X 12.42 X 7.01
- 0.67 X 12.42 X 1.13 = 34.13 SQ.M.

TOTAL = 310.89 SQ.M.

AREA KEY PLAN OF 15.0M VILLAGE R/W (SCALE - 1:500)

PARKING REQUIREMENTS :

	CAR	SCOOTER	CYCLE
FOR RESIDENTIAL :			
FOR EVERY 3 TENAMENTS OF AREA 50 TO 100 SQ.M., PARKING REQ. IS	01	03	03
∴ FOR 124 TENAMENTS OF AREA 50 TO 100 SQ.M., PARKING REQ. IS	42	126	126
FOR COMMERCIAL :			
FOR EVERY 150 SQ.M. OF CARPET AREA, PARKING REQ. IS	01	03	03
∴ FOR 460.39 SQ.M. OF CARPET AREA, PARKING REQ. IS	05	15	15
TOTAL REQ. = COMM.	47	141	141
ADD 50% PARKING FOR METROPOLITAN AREA	24	71	71
TOTAL PARKING REQUIRED	71	212	212
TOTAL PARKING PROVIDED	147	215	215

PARKING AREA STATEMENT :

PARKING REQ. FOR 147 CARS = 147 X 2.50 X 5.00 = 1837.50 SQ.M.
PARKING REQ. FOR 215 SCOOTERS = 215 X 1.00 X 2.00 = 430.00 SQ.M.
PARKING REQ. FOR 215 CYCLES = 215 X 0.50 X 1.40 = 150.50 SQ.M.
TOTAL AREA REQ. FOR PARKING = 2418.00 SQ.M.
PARKING AREA PROVIDED = 3000.00 SQ.M.

AREA STATEMENT FOR BUILDING 'A' (IN SQ.M.) :

FLOOR	BUILT-UP (COMM.)	BUILT-UP (RES.)	PERMI. BALCONY (15%)	PROP. BALCONY	EXCESS BALCONY	WASHING BALCONY	STAIRCASE (REGULAR)	STAIRCASE (FIRE)	PASSAGE	PERMI. DH. TERRACE (20%)	PROP. DH. TERRACE	LIFT	LIFT MACH. RM.	NO. OF TENEMENTS
GROUND	430.03	-	-	-	-	-	-	-	-	-	-			-
FIRST	-	250.43	37.56	41.55	3.99	5.31	-	17.01	73.88	50.09	27.26	6.85	-	04
SECOND	-	250.43	37.56	41.55	3.99	5.31	-	17.01	73.88	50.09	27.26			04
THIRD	-	242.35	36.35	47.55	5.20	5.31	-	17.01	72.88	48.47	27.26			04
TOTAL	430.03	743.21												
TOTAL		1173.24	111.47	124.65	13.18	15.93	-	51.03	221.64	-	81.78	6.85	-	12

AREA STATEMENT FOR BUILDING 'B' (IN SQ.M.) :

FLOOR	BUILT-UP (COMM.)	BUILT-UP (RES.)	PERMI. BALCONY (15%)	PROP. BALCONY	EXCESS BALCONY	WASHING BALCONY	STAIRCASE (REGULAR)	STAIRCASE (FIRE)	PASSAGE	PERMI. DH. TERRACE (20%)	PROP. DH. TERRACE	LIFT	LIFT MACH. RM.	NO. OF TENEMENTS
GROUND	-	-	-	-	-	-	-	-	-	-	-			-
FIRST	-	331.67	49.75	54.66	4.93	18.17	17.42	17.42	44.20	66.33	18.93	6.85	-	06
SECOND	-	331.67	49.75	54.66	4.93	18.17	17.42	17.42	44.20	66.33	18.93			06
THIRD	-	349.09	52.36	54.66	2.32	18.17	-	17.42	44.20	69.82	18.93			06
FOURTH	-	349.09	52.36	54.66	2.32	18.17	-	17.42	44.20	69.82	18.93			06
FIFTH	-	349.09	52.36	54.66	2.32	18.17	-	17.42	44.20	69.82	18.93			06
SIXTH	-	349.09	52.36	54.66	2.32	18.17	-	17.42	44.20	69.82	18.93			06
SEVENTH	-	349.09	52.36	54.66	2.32	18.17	-	17.42	44.20	69.82	18.93			06
EIGHTH	-	349.09	52.36	54.66	2.32	18.17	-	17.42	44.20	69.82	18.93			06
TOTAL	-	2757.88	413.66	437.44	23.78	145.36	34.84	139.36	353.60	-	151.44	6.85	-	48

AREA STATEMENT FOR BUILDING 'C' (IN SQ.M.) :

FLOOR	BUILT-UP (COMM.)	BUILT-UP (RES.)	PERMI. BALCONY (15%)	PROP. BALCONY	EXCESS BALCONY	WASHING BALCONY	STAIRCASE (REGULAR)	STAIRCASE (FIRE)	PASSAGE	PERMI. DH. TERRACE (20%)	PROP. DH. TERRACE	LIFT	LIFT MACH. RM.	NO. OF TENEMENTS
GROUND	-	-	-	-	-	-	-	-	-	-	-			-
FIRST	-	442.50	66.38	67.00	0.62	23.07	17.01	17.01	61.58	88.50	25.62	6.85	-	08
SECOND	-	442.50	66.38	67.00	0.62	23.07	17.01	17.01	61.58	88.50	25.62			08
THIRD	-	442.50	66.38	67.00	0.62	23.07	17.01	17.01	61.58	88.50	25.62			08
FOURTH	-	442.50	66.38	67.00	0.62	23.07	17.01	17.01	61.58	88.50	25.62			08
FIFTH	-	442.50	66.38	67.00	0.62	23.07	17.01	17.01	61.58	88.50	25.62			08
SIXTH	-	442.50	66.38	67.00	0.62	23.07	17.01	17.01	61.58	88.50	25.62			08
SEVENTH	-	442.50	66.38	67.00	0.62	23.07	17.01	17.01	61.58	88.50	25.62			08
EIGHTH	-	442.50	66.38	67.00	0.62	23.07	17.01	17.01	61.58	88.50	25.62			08
TOTAL	-	3540.00	531.04	536.00	4.96	184.56	136.08	136.08	492.64	-	204.96	6.85	-	64

AREA STATEMENT FOR ALL BUILDINGS - 'A', 'B' & 'C' (IN SQ.M.) :

BUILDING	BUILT-UP (COMM.)	BUILT-UP (RES.)	PERMI. BALCONY (15%)	PROP. BALCONY	EXCESS BALCONY	WASHING BALCONY	STAIRCASE (REGULAR)	STAIRCASE (FIRE)	PASSAGE	PERMI. DH. TERRACE (20%)	PROP. DH. TERRACE	LIFT	LIFT MACH. RM.	NO. OF TENEMENTS
A	430.03	743.21	111.47	124.65	13.18	15.93	-	51.03	221.64	-	81.78	6.85	-	12
B	-	2757.88	413.66	437.44	23.78	145.36	34.84	139.36	353.60	-	151.44	6.85	-	48
C	-	3540.00	531.04	536.00	4.96	184.56	136.08	136.08	492.64	-	204.96	6.85	-	64
TOTAL	430.03	7041.09	1056.17	1098.09	41.92	345.85	170.92	326.47	1067.88	-	438.18	20.55		124
TOTAL PROPOSED BUILT-UP AREA = BUILT-UP + EXCESS BALCONY = 430.03 + 7041.09 + 41.92 = 7513.04 SQ.M.														

AREA STATEMENT FOR AMENITY BUILDING (IN SQ.M.) :

FLOOR	BUILT-UP (COMM.)	BUILT-UP (RES.)	PERMI. BALCONY	PROP. BALCONY	EXCESS BALCONY	STAIRCASE	PERMI. DH. TERRACE	PROP. DH. TERRACE	LIFT	LIFT MACH. RM.
GROUND	216.21	-	-	-	-	-	-	-	3.42	-
FIRST	293.37	-	44.01	38.63	-	-	58.67	-		
SECOND	293.37	-	44.01	38.63	-	-	58.67	-		
THIRD	293.37	-	44.01	38.63	-	-	58.67	-		
TOTAL	1096.32	-	132.03	115.89	-	-		-	3.42	-

GROUND COVERAGE (IN SQ.M.) :

BUILDING	PROPOSED GROUND COVERAGE
A	454.53
B	386.95
C	483.74
TOTAL	1365.22

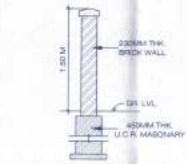
NET GROSS AREA OF PLOT = 7557.29 SQ.M.
PERMI. GROUND COVERAGE @20% = 1511.46 SQ.M.
PROPOSED GROUND COVERAGE = 1365.22 SQ.M.

AREA CAL. OF AREA LEFT FOR ROAD :

01) 0.5 X 127.41 X 15.77 = 1004.63 SQ.M.
02) 0.5 X 127.41 X 15.34 = 977.23 SQ.M.

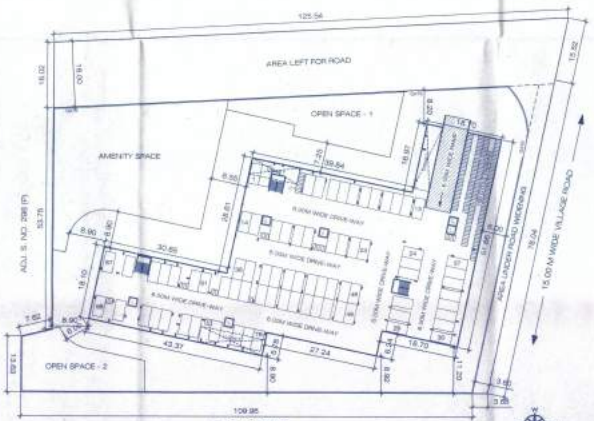
TOTAL = 1981.86 SQ.M.

AREA KEY PLAN OF AREA LEFT FOR ROAD (SCALE - 1:500)



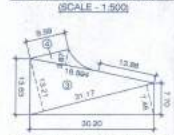
COMPOUND WALL SECTION (SCALE - 1:300)

SITE PLAN (SCALE - 1:500)



BASEMENT FLOOR PLAN (SCALE - 1:500) [78 NOS. CAR PARKING]

AREA KEY PLAN OF OPEN SPACE - 1 (SCALE - 1:500)



AREA KEY PLAN OF OPEN SPACE - 2 (SCALE - 1:500)

AREA CAL. OF OPEN SPACE BY TRIANG. :

OPEN SPACE - 1
1) 0.5 X (2.44+7.09) X 17.30 = 82.43 SQ.M.
2) 0.5 X (9.98+15.23) X 26.27 = 319.65 SQ.M.

TOTAL = 401.48 SQ.M.

OPEN SPACE - 2 :
3) 0.5 X (13.21+7.48) X 31.17 = 322.16 SQ.M.
4) 0.5 X 16.594 X 3.87 = 32.11 SQ.M.

TOTAL = 354.25 SQ.M.

TOTAL AREA OF OPEN SPACE = 401.48 + 354.25 = 755.73 SQ.M.

STAMP OF APPROVAL : 1/9

BUILDING PERMISSION

APPROVED SUBJECT TO CONDITION
CERTIFICATE : 3632 / 18

Building Inspector — Deputy Engineer P.M.C.

PUNE MUNICIPAL CORPORATION — BUILDING & FACTORY DEPARTMENT — APPROVED

A	PREVIOUS APPROVALS	
01	BUILDING PLANS APPROVED BY PMRDA VIDE LETTER NO. BHA / OR NO. 3287 DATED 03-12-2015	
B	AREA STATEMENT AS PER PMRDA DCR	SQ. M.
01	AREA OF PLOT AS PER 7 / 12 EXTRACT	9850.00
02	DEDUCTIONS FOR :	
	(a) AREA LEFT FOR ROAD	1981.86
	(b) AREA UNDER 15.0 M WIDE ROAD	310.89
	(c) TOTAL (a + b)	2292.75
03	NET GROSS AREA OF PLOT ((1) - (2c))	7557.25
04	RECREATION OPEN SPACE @ 10% [(3) X 10%]	755.73
05	AMENITY SPACE @ 15% [(3) X 15%]	1133.59
06	TRANSFORMER	36.00
07	INTERNAL ROAD	-
08	NET PLOT AREA FOR COMPUTATION OF FSI = [(3) - (5)] X 0.90	6781.29
09	PERMISSIBLE BASIC FSI AS PER FRONT ROAD WIDTH	1.10
10	PERMISSIBLE BUILT-UP AREA AS PER FRONT ROAD WIDTH [(8) X (9)]	6359.42
11	ADDITION FOR F.A.R.	
	(a) AREA LEFT FOR ROAD	-
	(b) AREA UNDER 15.0 M WIDE ROAD	-
	(c) PAID FSI @ 20% [(8) X 0.20]	1156.26
	(d) AREA AGAINST AMENITY SPACE	-
	(e) TOTAL (a + b + c + d)	1156.26
12	TOTAL PERMISSIBLE BUILT-UP AREA [(10) + (11e)]	7515.68
13	EXISTING FLOOR AREA	-
14	PROPOSED COMMERCIAL FLOOR AREA	430.03
15	PROPOSED RESIDENTIAL FLOOR AREA	7041.09
16	EXCESS BALCONY TAKEN IN F.S.I.	41.92
17	TOTAL PROPOSED BUILT-UP AREA# (13+14+15+16)	7513.04
18	FSI CONSUMED	1.299
19	PERMISSIBLE BUILT-UP FOR AMENITY SPACE BLD.	1133.59
20	PROPOSED BUILT-UP FOR AMENITY SPACE BLD.	1098.32
C	BALCONY AREA STATEMENT	
	(a) PERMISSIBLE BALCONY AREA	1056.17
	(b) PROPOSED BALCONY AREA	1098.09
	(c) EXCESS BALCONY TAKEN IN F.S.I.	41.92
D	TENEMENT STATEMENT	
	(a) AREA OF PLOT	7557.25
	(b) LESS DEDUCTION OF NON-RESIDENTIAL AREA	430.03
	(c) AREA OF TENAMENTS (a - b)	7127.22
	(d) TENAMENTS PERMISSIBLE @250 / Ha	178
	(e) EXISTING TENAMENTS	-
	(f) PROPOSED TENAMENTS	124
	(g) TOTAL TENAMENTS (e + f)	124

E	PARKING STATEMENT	REQUIRED	PROVIDED
	(a) CARS	71	147
	(b) SCOOTERS / MOTORCYCLES	212	215
	(c) CYCLES	212	215

F BRIEF SPECIFICATIONS

R.C.C. Framed Structure
External walls are 0.15M thk. & Internal walls are 0.15M thk. of Bricks.
Sand faded plaster externally & Neeru finished plaster internally.
M. Ig. Tiles flooring in all rooms.
Doors are T.W. Panelled & Windows are of M.S. Sections & glazed.

G
Pmc Boundary Shown In Black — Drainage Line Shown In Dotted Red
Wall Line Shown In Dotted Green — Water Line Shown In Dotted Blue
Existing Work To Be Retained Shown In Blue — Recreation Ground Shown In Green Wash
Existing Work To Be Demolish Shown In Yellow Wash — Amenity Area Shown In Pink Wash
Proposed Work Shown In Red

BMC CASE NO. :	JOB NO. :	SCALE :	DATE :
LHE/0021/17	093	AS SHOWN	01-02-2018

NAME OF CLIENT : M/s ZENITH BUILDCON

SIGN OF CLIENT / SIGN OF ARCHITECT

PARTICULARS OF DRAWING : LOCATION PLAN, SITE PLAN, FLOOR PLANS, AREA CALCULATIONS, FSI & OTHER STATEMENTS

DESCRIPTION OF PROPOSAL : PROPOSED RESIDENTIAL + COMMERCIAL BUILDING AT S. NO. 298, H. NO. 2 / 2 B, LOHEGAON, PUNE

HIRAK SHAH ASSOCIATES
PLANNING I LIAISONING I ENVIRONMENTAL ARCHITECTS
207, '21 MARHONY', F.P. NO. 759 / 21+23, LANE NO. 48, OFF SHAGARKAR ROAD, PUNE - 411 004
MI 98330 36880 E-MAIL: hirakshah@gmail.com