I.O.D. DRAWING

1/1

STAMP OF APPROVAL

Deputy Metropolitan Planner
Pune Metropolitan Region
Development Authority, Pune

PMRDA

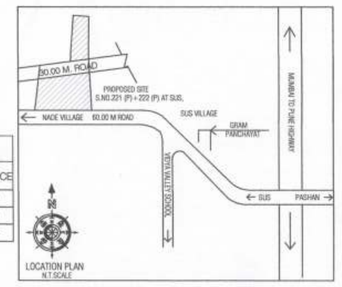
For I.O.D Purpose only.

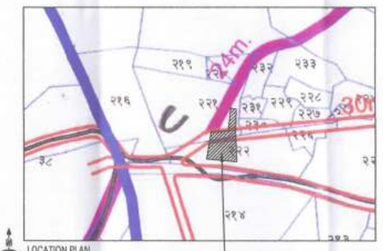
WING C (3P+12 FLOOR) F.S.I. STATEMENT

FLOORS	B/UP AREA: B/UP AREA	B/UP AREA: OUTER CONSTRUCTION 9" LINE FS	BALCONY: PERMI. 15%	BALCONY: ENC.BAL.	BALCONY: OPEN.BAL.	TOTAL BALC. AREA	EXCESS BALCONY	FIRE STAIRCASE	STAIRCASE PAID	TERRACE: PERMI. 20%	TERRACE: PROP.	COVERAGE AREA	LIFT&LIFT M/C ROOM	AS PER OLD RULES TENEMENTS	NEW UDCPR TENEMENTS
FIRST	465.04	0	69.75	30.75	55.00	154.75	2.20	15.00	15.27	138.60	56.95			10	10
SECOND	707.48	0	106.12	37.65	93.04	236.81	0.00	15.00	15.27	141.50	86.47			10	10
THIRD	707.48	0	106.12	0.00	106.00	212.12	0.00	15.00	15.27	141.50	0			10	10
FOURTH	707.48	0	106.12	0.00	106.00	212.12	0.00	15.00	15.27	141.50	0			10	10
FIFTH	707.48	0	106.12	0.00	106.00	212.12	0.00	15.00	15.27	141.50	0			10	10
SIXTH	707.48	0	106.12	0.00	106.00	212.12	0.00	15.00	15.27	141.50	0			10	10
SEVENTH	707.48	0	106.12	0.00	106.00	212.12	0.00	15.00	15.27	141.50	0	831.10	26.78	10	10
EIGHTH	707.48	0	106.12	0.00	106.00	212.12	0.00	15.00	15.27	141.50	0			10	10
NINTH	440.83	303.74	67.47	0.00	56.85	56.85	0.00	15.00	15.27	89.37	0			6	10
TENTH	0.00	831.10	0.00	0.00	0	0.00	0.00	15.00	0.00	0.00	0			0	10
ELEVENTH	0.00	808.98	0.00	0.00	0	0.00	0.00	15.00	0.00	0.00	0			0	10
TWELFTH	0.00	831.10	0.00	0.00	0	0.00	0.00	15.00	0.00	0.00	0			0	9
TOTAL	6035.40	2774.92	905.31	151.18	726.56	877.74	2.20	190.00	137.43	1207.08	85.43	831.10	26.78	86	119
B/UP AREA		6035.40	=	2774.92	+	2.20	=				8812.52				

F.S.I. STATEMENT CLUB HOUSE

FLOORS	RESI. B/UP AREA	OPEN BALCONY: PERMI. 15%	OPEN BALCONY: PRO.BAL.	STAIRCASE	TERRACE
GROUND	76.27	---	---	9.29	---
FIRST	38.16	5.75	5.70	9.29	---
TOTAL	114.43	5.75	5.70	18.58	---





LOCATION PLAN
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GOOGLE MAP
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PROPOSED SITE
S.NO.221 (P)+222 (P) AT SUS,

TOTAL CONSTRUCTION AREA STATEMENT

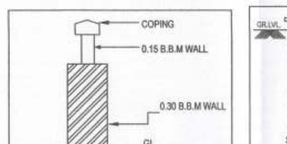
	DESCRIPTION	WING A	WING B	WING C	TOTAL
1	STAIRCASE AREA	201.12	220.92	283.53	705.57
2	PASSAGE AREA	477.24	306.18	807.40	1590.82
3	PROPOSED BALCONY	434.96	546.88	877.74	1859.58
4	PROPOSED TERRACE AREA	430.59	599.13	85.43	1115.15
5	PROPOSED STAIRCASE			280.53	280.53
6	PROPOSED LIFT MACHINE AREA	15.60	15.60	26.78	57.98
7	LIFT AREA	7.66	7.66	30.25	45.57
8	OVER HEAD WATER TANK SLAB	72.18	70.56	73.76	216.50
9	REFUGE AREA	15.43	16.56	76.45	108.44
10	TOP TERRACE AREA	399.60	482.62	645.00	1527.22
11	PODIUM SLAB		115.34		115.34
12	UPPER PARKING	386.36	425.48	3006.00	3817.84
13	GATE SECURITY CABIN	3.24	3.24	3.24	9.72
14	METER ROOM	15.00	10.35	23.45	48.80
15	GARBAGE ROOM	9.57	10.97	6.90	27.44
16	NON F.S.I. OF WINGS (ADDITION OF 110 15)	2468.55	2831.49	6226.46	11526.50
	SERVICES NON F.S.I.				
17	U.G.WATER TANK	1140.00		180.40	1320.40
18	PUMP ROOM			20.62	20.62
19	S.T.P.			82.40	82.40
20	O.W.C.	60.00			60.00
21	TRANSFORMER	75.50			75.50
22	NON F.S.I. OF SERVICES AREA (ADD.OF 17 TO 21)	1275.5000		283.4200	1558.92
23	NON F.S.I. WING A,B,C, AND SERVICES	3744.05	2831.49	6509.88	13085.42
	CLUB HOUSE AREA				223.62
	TOTAL NON F.S.I. AREA				13309.04
24	NET F.S.I.	3106.91	3804.87	8876.99	15788.77
25	CONSTRUCTIONAL AREA OF WING AND SERVICES	6850.96	6636.36	15386.87	29097.81
26	TOTAL CONSTRUCTIONAL AREA BUILDING WISE	6850.96+6636.36+15386.87+223.62 (CLUB HOUSE) = 29097.81			

AREA STATEMENT (AS PER UNIFIED)

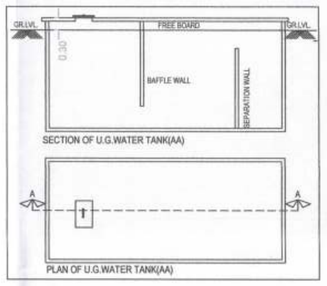
			AREA (SQ.M.)
1 a	AREA OF PLOT AS PER 7 / 12		13000.00
b	AREA OF PLOT AS PER DC		12300.00
c	MINIMUN AREA CONSIDERED		12300.00
2	DECUCTION		
	a) 60.00 M.ROAD WIDENING AREA		1657.77
	b) 30.00 M.ROAD WIDENING AREA		3007.41
	c) ROAD WIDENING AREA UNDER 12 M.W. SERVICE RDAD		-
	d) ANY OTHER DEDUCTION		0.00
	e) ANY RESERVATION		0.00
	f) TOTAL DEDUCTION (2a +2b+2c+2d+2e)		4665.18
3	BALANCE AREA OF PLOT (1c-2f)		7634.82
4	DEDUCTION ,		
	a) AMENITY (15%)	REQUIRED	1145.22
		PROPOSED 15%	1145.22
	b)OPEN SPACE (10%)	REQUIRED	763.48
		PROPOSED 10%	763.48
5	NET PLOT AREA (3-4a)		6489.60
6	BASIC F.S.I PERMISSIBLE (SR.NO. 5 X 1.10)		7138.56
7	ADDITION OF AREA FOR FSI		
	a) IN-SITU AREA AGAINST R/W 2.00 TIMES		
	30.00 M. WIDENING ROAD (3007.41 X 2) = 6014.82 SQ.M.		
	60.00 M. WIDENING ROAD.(1657.77 X 2) = 3315.54 SQ.M		
	TOTAL AVAILABLE ROAD WIDENING = 9330.36 SQ.M.		9330.36
	b) IN-SITU AREA AGAINST AMENITY SPACE (4 X 2.00) IF HANDED OVER		0.00
	c) PERMISSIABLE TDR AREA 1.10 (ON 6489.60 X 1.10 = 7138.56)		7138.56
	d) PERMIMUM FSI. AREA (SUBJECT TO MAXIMUM OF 30% ON 6489.60 X 0.30 =1946.88)		1946.88
	e) TOD FSI AREA		0.00
8	TOTAL ADDITON (6+ 7a +7b+7c +7d+7e)		25554.36
9	BUT MAXIMUM PTENTIAL OF PLOT 2.50 (SR.NO. 6+7c+7d)		16244.00
9a	ADD IGBC AREA 5% ON SR.NO. 7		0.00
10	NET PERMISSIBLE B/UP AREA (9+9a)		16244.00
11	Permissible Ancillary FSI Area upto 60% with payment of charges on sr.no. 10 (16244 x0.60 =9734.00)		9734.40
11a	Total Maximum Utilization Limit of F.S.I. Permissible as per road width x 1.60		25958.40
12	TOTAL B/UP AREA IN PROPOSAL (EXCLUDING SR.NO.17)		0.00
	a) Existing B/up Area		12949.38
	b) Proposed B/up Area (As per 'P' line)		2899.17
	c) Proposed Ancillary Area		1739.50
13	TOTAL PROPOSED B/UP AREA 12 (a+b)		17588.05
14	BALANCE AREA (11+13)		-
15	F.S.I. CONSIMED (13 / 11)		-
16	Area For Inclusive Housing , If any		-
	a) REQUIRED (20% OF SR.NO. 7)		
	b) Proposed		

F.S.I. STATEMENT WING - A (EXISTING)

FLOORS	B/UP AREA	BALCONY: PERMI. 15%	BALCONY: PROP.	EXC. BALC. AREA	TOTAL B/UP AREA	STAIRCASE AREA	PASSAGE AREA	TERRACE: PERMI. 20%	TERRACE: PROP.	COVERAGE AREA	LIFT & LIFT M/C RM.AREA	NO.OF TENA.
FIRST	242.45	36.36	53.46	17.10	259.55	16.76	39.77	48.49	30.06	371.79 SQ.M.	7.66 + 15.60	5
SECOND	242.45	36.36	53.46	17.10	259.55	16.76	39.77	48.49	42.75			5
THIRD	242.45	36.36	53.46	17.10	259.55	16.76	39.77	48.49	30.06			5
FOURTH	242.45	36.36	53.46	17.10	259.55	16.76	39.77	48.49	42.75			5
FIFTH	242.45	36.36	53.46	17.10	259.55	16.76	39.77	48.49	30.06			5
SIXTH	242.45	36.36	53.46	17.10	259.55	16.76	39.77	48.49	42.75			5
SEVENTH	233.40	35.00	53.46	18.46	251.86	16.76	36.88	46.68	28.79			5
EIGHTH	242.45	36.36	53.46	17.10	259.55	16.76	39.77	48.49	42.75			5
NINTH	242.45	36.36	53.46	17.10	259.55	16.76	39.77	48.49	30.06			5
TENTH	242.45	36.36	53.46	17.10	259.55	16.76	39.77	48.49	42.75			5
ELEVENTH	242.45	36.36	53.46	17.10	259.55	16.76	39.77	48.49	30.06			5
TWELFTH	242.45	36.36	53.46	17.10	259.55	16.76	39.77	48.49	42.75			5
TOTAL	2900.35	434.96	641.52	206.56	3106.91	201.12	476.35	580.07	430.59	371.79	23.26	60



SECTION OF COMPOUND WALL



F.S.I. STATEMENT B WING (EXISTING)

FLOORS	B/UP AREA	BALCONY: PERMI.15%	BALCONY: PROP.	EXC. BALC. AREA	TOTAL B/UP AREA	STAIRCASE: PAID	STAIRCASE: FIRE	PASSAGE AREA	TERRACE: PERMI. 20%	TERRACE: PROP.	COVERAGE AREA	LIFT & LIFT M/C RM.AREA	NO.OF TENA.
FIRST	273.68	41.05	58.79	17.74	291.42	19.62	----	51.03	54.74	39.14	445.23 SQ.M.	7.66 + 15.60	5
SECOND	273.68	41.05	58.79	17.74	291.42	19.62	----	51.03	54.74	61.76			5
THIRD	273.68	41.05	58.79	17.74	291.42	19.62	----	51.03	54.74	39.14			5
FOURTH	273.68	41.05	58.79	17.74	291.42	19.62	----	51.03	54.74	61.76			5
FIFTH	273.68	41.05	58.79	17.74	291.42	19.62	----	51.03	54.74	39.14			5
SIXTH	273.68	41.05	58.79	17.74	291.42	19.62	----	51.03	54.74	61.76			5
SEVENTH	325.59	48.83	58.79	9.96	335.55	----	8.60	----	65.11	32.87			5
EIGHTH	335.72	50.35	58.79	8.44	344.16	----	8.60	----	67.14	61.76			5
NINTH	335.72	50.35	58.79	8.44	344.16	----	8.60	----	67.14	39.14			5
TENTH	335.72	50.35	58.79	8.44	344.16	----	8.60	----	67.14	61.76			5
ELEVENTH	335.72	50.35	58.79	8.44	344.16	----	8.60	----	67.14	39.14			5
TWELFTH	335.72	50.35	58.79	8.44	344.16	----	8.60	----	67.14	61.76			5
TOTAL	3646.27	546.88	705.48	158.60	3804.67	117.72	51.60	306.18	739.25	599.13	445.23	23.26	60

COVERAGE AREA STATEMENT

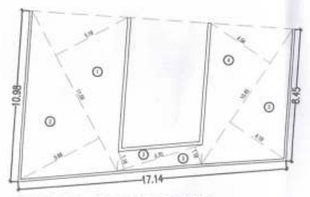
WING	NO.OF BLDG.	COVERAGE STATEMENT
A (EXISTING)	1 NOS	371.79
B (EXISTING)	1 NOS	445.23
C	1 NOS	792.91
TOTAL	3 NOS	1609.93

TENEMENT STATEMENT

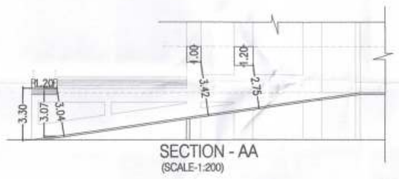
WING	NO.OF BLDG.	TENAMENT
A (EXISTING)	1 NOS	60
B (EXISTING)	1 NOS	60
C	1 NOS	86
TOTAL	3 NOS	206

PODIUM AREA CALCULATION

1)	0.5 X 11.59 X 5.19 X 1	=	30.08 SQ.M
2)	0.5 X 11.59 X 5.69 X 1	=	32.97 SQ.M
3)	0.5 X 05.70 X 1.18 X 2	=	6.726 SQ.M
4)	0.5 X 10.45 X 4.54 X 1	=	23.72 SQ.M
5)	0.5 X 10.45 X 4.18 X 1	=	21.84 SQ.M
TOTAL ADDITIONS		=	115.34 SQ.M

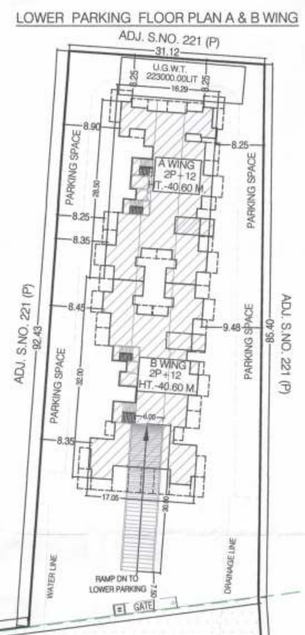


PODIUM AREA KEY PLAN
(SCALE-1:200)

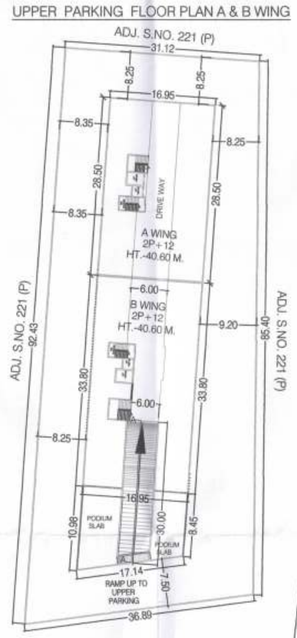


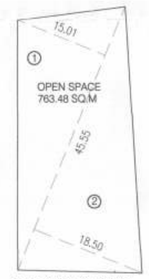
SECTION - AA
(SCALE-1:200)

LOWER PARKING FLOOR PLAN A & B WING



UPPER PARKING FLOOR PLAN A & B WING





OPEN SPACE KEY PLAN
(SCALE-1:500)

OPEN SPACE AREA CALC.

(BY TRIANGULATION METHOD AMMINITY

1)	45.55 X 15.01X 0.50	=	341.85 SQ.M.
2)	45.55 X 18.50 X 0.50	=	421.63 SQ.M.
TOTAL AREA		=	763.48 SQ.M.

PARKING STATEMENT (A WING)

PARKING REQUIRED BY RULE	CAR	SCOOTER	CYCLE
ABOVE 40.00 SQ.M. 02 TENA.	01	02	02
VISITOR PARKING 10 TENA.	01	01	01
PARKING PROVIDED	CAR	SCOOTER	CYCLE
ABOVE 40.00 SQ.M. 60 TENA.	30	60	60
VISITOR PARKING 60 TENA.	6	6	6
TOTAL 60 TENA.	36	66	66

PARKING AREA STATEMENT

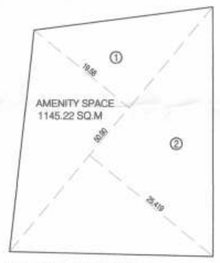
	AREA REQUIRED	TOTAL AREA IN SQ.MT.	COVERED PAR. AREA
CAR	36 X 20.00 SQ.M	720.00	
SCOOTER	66 X 3.00 SQ.M	198.00	
CYCLE	66 X 1.40 SQ.M	92.40	
		1010.40	806.03

PARKING STATEMENT (B WING)

PARKING REQUIRED BY RULE	CAR	SCOOTER	CYCLE
ABOVE 40.00 SQ.M. 02 TENA.	01	02	02
VISITOR PARKING 10 TENA.	01	01	01
PARKING PROVIDED	CAR	SCOOTER	CYCLE
ABOVE 40.00 SQ.M. 60 TENA.	30	60	60
VISITOR PARKING 60 TENA.	6	6	6
TOTAL 60 TENA.	36	66	66

PARKING AREA STATEMENT

	AREA REQUIRED	TOTAL AREA IN SQ.MT.	COVERED PAR. AREA
CAR	36 X 20.00 SQ.M	720.00	
SCOOTER	66 X 3.00 SQ.M	198.00	
CYCLE	66 X 1.40 SQ.M	92.40	
		1010.40	963.56



AMENITY SPACE KEY PLAN
(SCALE-1:500)

AMMINITY AREA CALC.

(BY TRIANGULATION METHOD AMMINITY

1)	50.90 X 19.58 X 0.50	=	498.31 SQ.M.
2)	50.90 X 25.419 X 0.50	=	646.91 SQ.M.
TOTAL AREA		=	1145.22 SQ.M.

PARKING STATEMENT (C WING)

PARKING REQUIRED BY RULE	CAR	SCOOTER	CYCLE
ABOVE 50.00 TO 100 SQ.M. 03 TENA.	01	03	03
PARKING PROVIDED	CAR	SCOOTER	CYCLE
ABOVE 50.00 TO 100 SQ.M. 86 TENA.	29	87	87
TOTAL 86 TENA.	29	87	87
AS PER NEW PMRDA RULE REQUIRD PARKING X 1.5	44	131	131

PARKING AREA STATEMENT

	AREA REQUIRED	TOTAL AREA IN SQ.MT.
CAR	44 X 12.50 SQ.M	550.00
SCOOTER	131 X 2.00 SQ.M	262.00
CYCLE	131 X 0.70 SQ.M	91.70
	TOTAL	903.70.00 SQ.M.
	COVERED PARKING AREA	2687.45 SQ.M.

COVERED PARKING AREA

WING	NO.OF BLDG.	COVERED PKG. STATEMENT
A (EXISTING)	1 NOS	806.03
B (EXISTING)	1 NOS	963.56
C	1 NOS	2687.45
TOTAL	3 NOS	4457.04

PROPOSED PARKING

=COV.PKG.+OPEN PKG.
=4457.04+OPEN PKG
=(16.14X7.50X0.50)+(28.50X7.50X0.50X2)
=(32.00X7.50X0.50X2)+(19.20X7.50X0.50)
=60.52+213.75+240.00+72.00
PROPOSED PARKING - 4457.04+586.27
= 5043.31 SQ.M.

PLOT AREA CALCULATION

1)	0.5 X 129.44 X 59.47	=	3848.90 SQ.M
2)	0.5 X 129.44 X 47.48	=	3072.91 SQ.M
3)	0.5 X 106.70 X 8.29	=	442.27 SQ.M
4)	0.5 X 106.70 X 35.46	=	1891.79 SQ.M
5)	0.5 X 99.59 X 31.89	=	1587.96 SQ.M
6)	0.5 X 99.59 X 29.42	=	1464.96 SQ.M
TOTAL ADDITIONS		=	12308.79 SQ.M
AREA AS PER 7/12		=	12300.00 SQ.M
AREA AS PER TRANGULATION		=	12308.79 SQ.M
MIM.CONSILAREA		=	12300.00 SQ.M

PLOT AREA KEY PLAN
(SCALE-1:800)

30.00 M. WIDE ROAD AREA

(BY TRIANGULATION METHOD)

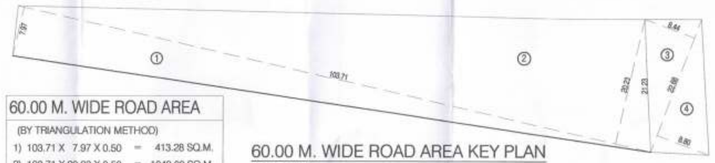
1)	100.13 X 30.90 X 0.50	=	1547.51 SQ.M.
2)	100.13 X 29.16 X 0.50	=	1459.90 SQ.M.
TOTAL AREA		=	3007.41 SQ.M.

30.00 M. WIDE ROAD AREA KEY PLAN
(SCALE-1:500)

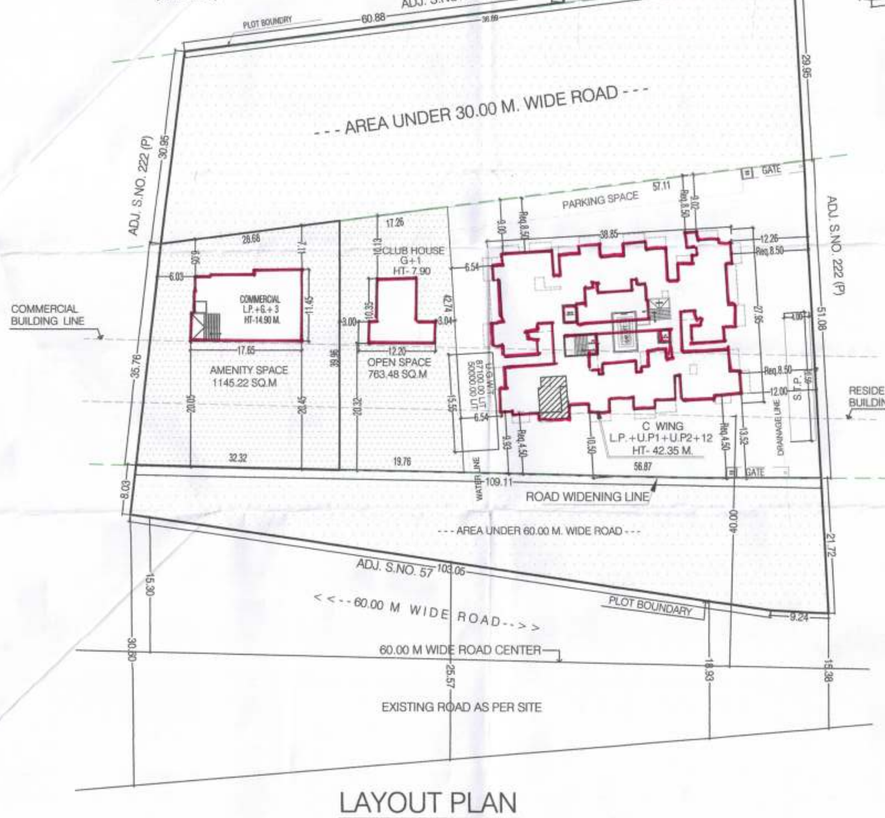
60.00 M. WIDE ROAD AREA

(BY TRIANGULATION METHOD)

1)	103.71 X 7.97 X 0.50	=	413.28 SQ.M.
2)	103.71 X 20.23 X 0.50	=	1049.00 SQ.M.
3)	22.68 X 8.44 X 0.50	=	95.70 SQ.M.
4)	22.68 X 8.80 X 0.50	=	99.79 SQ.M.
TOTAL AREA		=	1657.77 SQ.M.



60.00 M. WIDE ROAD AREA KEY PLAN
(SCALE-1:500)



LAYOUT PLAN
(SCALE-1:500)

BRIEF SPECIFICATION

1- R.C.C FRAME STRUCTURE
2- EXT. WALL 0.15 THK
3- INT. WALL ----THK
4- SAND FACE EXT. PLASTER
5- NERU FINISH INT PLASTER

C) LEGEND

BLACK PLOT BOUNDRY
RED PROPOSED WORK
YELLOW HATCH EXISTING WORK TO BE DEMOLISH
RED DOTT. DRAINAGE LINE
BLACK DOTT. WATER LINE

D) CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERANCE WAS SURVEYED BY ME ON AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA WORKED OUT TALLIES WITH TER AREA STATED IN THE DOCUMENTS OF OWNERSHIP/T.P. SCHEME RECORDS/ LAND RECORD DEPT. / CITY SURVEY RECORDS

E) SCHEDULE OF OPENINGS

DOORS:
D -1.0X2.10 = 2.10 SQ.M.
D1-0.9X2.10 = 1.89 SQ.M.
D2-0.75X2.10= 1.575 SQ.M.

FD- 1.80X2.1 = 3.78 SQ.M.
RS- 2.40X2.4 = 5.76 SQ.M.
V - 0.60X0.90 =0.54 SQ.M.

WINDOWS
W- 1.8X1.50 = 2.70 SQ.M.
W1-1.20X0.90 = 1.08 SQ.M.
W2-0.90X0.90 =0.81 SQ.M.

NOTE :-

1. This drawing is the property and copyright of Creative Quotient Architects. It shall not be copied or reproduced in any manner whatsoever and shall be used only for the job for which it is issued. Authenticity of all original documents & true copies of documents is not certified by the architect. The drawings are prepared on the basis of documents & information produced/submitted & given by the Client/Owner/P.A.H the procurement & genuinity of documents produced is sole responsibility of Client/Owner/P.A.H the liability of architect is limited of purely architectural assignments only.
2. Architect shall not be responsible for constant supervision on the construction/site, structural design and structural stability, shuttering and its stability during construction, electrical, plumbing, sanitation, landscaping works and other services etc. and works for which drawings and details are not prepared by the architect.
3. For structural details refer R.C.C Consultant's drawing.
4. Architect is not responsible for expiry of validity of plans.
5. Amendments to be made, if any, in the work to be carried out at site during construction shall be informed to the architect in advance.
6. Architect shall not be responsible for use of materials(type & grade) & the works.
7. The Clients/Owner/P.A.H his representative, contractors shall obtain necessary permissions such as N.A permission, permission to excavate, permission to dispose off the excavated material etc. from appropriate authorities before starting the work.
8. Proper arrangement shall be done during construction by the Clients/Owner/P.A.H to ensure the safety of old structures, adjoining buildings, persons staying in adjoining building, persons and properties on adjoining road, construction workers, labor camps and professionals at site, temporary structures, scaffolding, shuttering, centring erected at site
9. Water from municipal water supply line shall not be used for construction.
10. Architect shall not be responsible for accidents occurring due to premature de-shuttering faulty /Substandard construction material or workmanship /faulty construction procedure.
11. Architect shall not be responsible for any accident occurring due to construction of elements of buildings not designed by the architect.
12. Architect shall not be responsible for unauthorized work in deviation of sanctioned plans, work done above plinth without obtaining plinth checking certificate, unauthorized use of premise without obtaining occupancy certificate & any type of penalties charged by sanctioning authorities.

PROJECT

PROPOSED BUILDING PLAN AT
S.NO.221 (P)+222 (P) AT SUS, TAL-MULSHI,PUNE.

OWNER'S NAME & SIGN.

Mr. Mahesh Sukhwani

ARCHITECT- RAHUL WEDPATHAK

Rahul Wedpathak

RAHUL WEDPATHAK CA/94/17677

DATE =08-11-2023
JOB = 292
SCALE = 1:100
DWG.BY =-ANAGHA

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