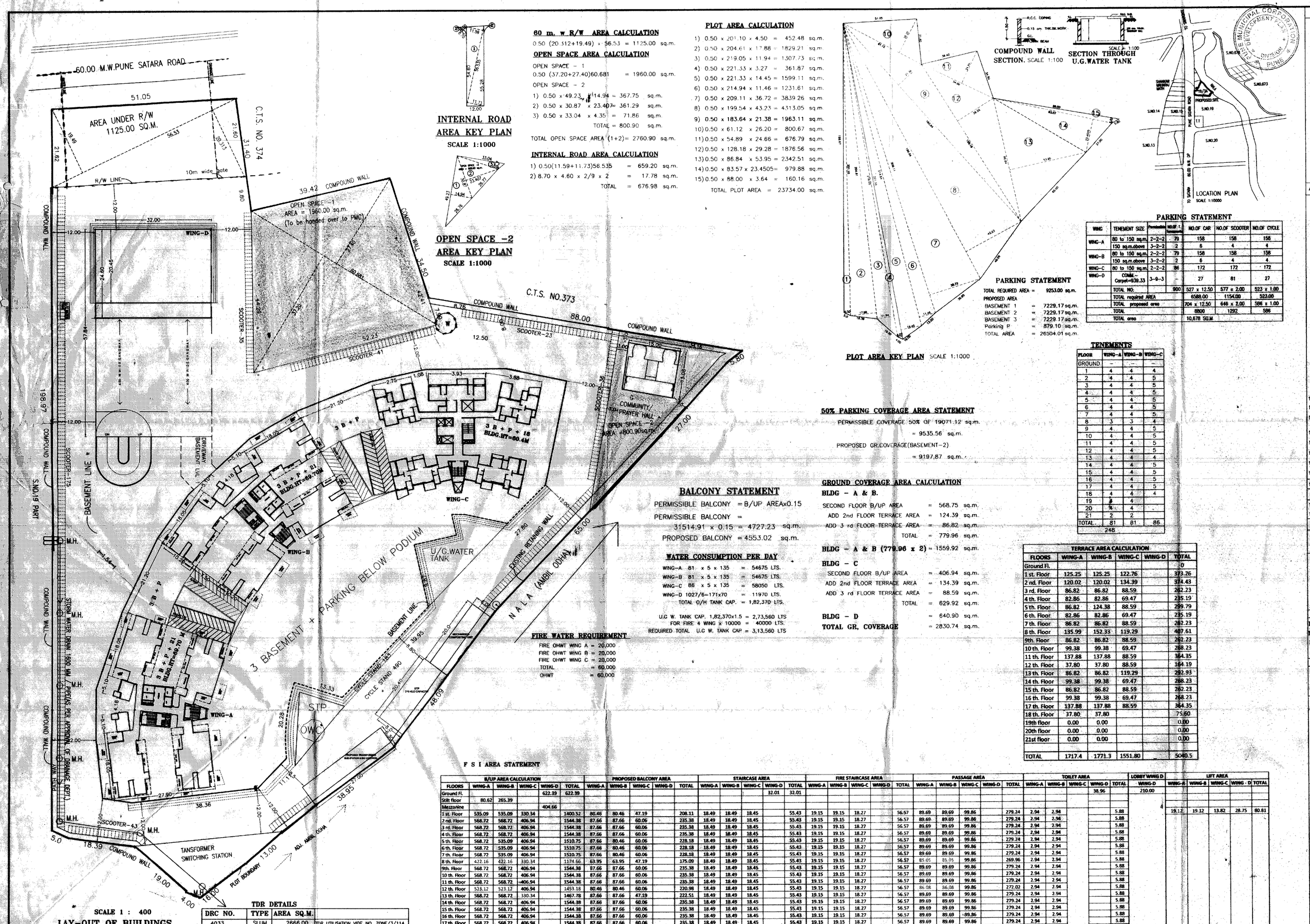

SCALE 1 : 400

LAY-OUT OF BUILDINGS

INTERNAL ROAD AREA KEY PLAN

SCALE 1:1000

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 23.407 = 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.

INTERNAL ROAD AREA CALCULATION

1) 0.50(11.59+11.73)56.535 = 659.20 sq.m.
2) 8.70 x 4.60 x 2/9 x 2 = 17.78 sq.m.
TOTAL = 676.98 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 3.64 = 160.16 sq.m.
TOTAL PLOT AREA = 23734.00 sq.m.

PLOT AREA KEY PLAN

SCALE 1:1000

PARKING STATEMENT

WING	TENEMENT SIZE	Permissible	NO.OF T.	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	86	172	172	172
WING-D	COMM.- Carpet=939.33	3-9-3	-	27	81	27
	TOTAL NO:		900	527 x 12.50	577 x 2.00	523 x 1.00
	TOTAL required AREA			6588.00	1154.00	523.00
	TOTAL proposed area			704 x 12.50	646 x 2.00	586 x 1.00
	TOTAL			8800	1292	586
	TOTAL area			10,678 SQ.M		

PARKING STATEMENT

TOTAL REQUIRED AREA = 9253.00 sq.m.

PROPOSED AREA

BASEMENT 1 = 7229.17 sq.m.
BASEMENT 2 = 7229.17 sq.m.
BASEMENT 3 = 7229.17 sq.m.
Parking P = 879.10 sq.m.
TOTAL AREA = 26504.01 sq.m.

TENEMENTS

FLOOR	WING-A	WING-B	WING-C
GROUND	-	-	-
1	4	4	4
2	4	4	5
3	4	4	5
4	4	4	5
5	4	4	5
6	4	4	5
7	4	4	5
8	3	3	4
9	4	4	5
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	-
20	4	4	-
21	2	2	-
TOTAL	81	81	86
	248		

50% PARKING COVERAGE AREA STATEMENT

PERMISSIBLE COVERAGE 50% OF 19071.12 sq.m.

= 9535.56 sq.m.

PROPOSED GR.COVERAGE(BASEMENT-2)

= 9197.87 sq.m.

GROUND COVERAGE AREA CALCULATION

BLDG - A & B.

SECOND FLOOR B/UP AREA = 568.75 sq.m.
ADD 2nd FLOOR TERRACE AREA = 124.39 sq.m.
ADD 3 rd FLOOR TERRACE AREA = 86.82 sq.m.
TOTAL = 779.96 sq.m.

BLDG - A & B (779.96 x 2) = 1559.92 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 = 640.90 sq.m.

TOTAL GR, COVERAGE = 2830.74 sq.m.

BALCONY STATEMENT

PERMISSIBLE BALCONY = B/UP AREAx0.15

PERMISSIBLE BALCONY =
31514.91 x 0.15 = 4727.23 sq.m.

PROPOSED BALCONY = 4553.02 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 86 x 5 x 135 = 58050 LTS.
WING-D 1027/6=171x70 = 11970 LTS.
TOTAL O/H TANK CAP. = 1,82,370 LTS.

U.G W. TANK CAP. 1,82,370x1.5 = 2,73,560 LTS
FOR FIRE 4 WING x 10000 = 40000 LTS.
REQUIRED TOTAL U.G W. TANK CAP = 3,13,560 LTS

FIRE WATER REQUIREMENT

FIRE OHWT WING A = 20,000
FIRE OHWT WING B = 20,000
FIRE OHWT WING C = 20,000
TOTAL = 60,000
OHWT = 60,000

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		373.26
2 nd. Floor	120.02	120.02	134.39		374.43
3 rd. Floor	86.82	86.82	88.59		262.23
4 th. Floor	82.86	82.86	69.47		235.19
5 th. Floor	86.82	124.38	88.59		299.79
6 th. Floor	82.86	82.86	69.47		235.19
7 th. Floor	86.82	86.82	88.59		262.23
8 th. Floor	135.99	152.33	119.29		407.61
9th. Floor	86.82	86.82	88.59		262.23
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	37.80	37.80	88.59		164.19
13 th. Floor	86.82	86.82	119.29		292.93
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	37.80	37.80			75.60
19th floor	0.00	0.00			0.00
20th floor	0.00	0.00			0.00
21st floor	0.00	0.00			0.00
TOTAL	1717.4	1771.3	1551.80		5040.5

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	FIRE STAIRCASE AREA WING-A	WING-B	WING-C	WING-D	TOTAL
Ground Fl.			622.39	622.39									32.01	32.01						
Stilt floor	80.62	265.39																		
Mezzanine			404.66																	
1 st. Floor	535.09	535.09	330.34		1400.52	80.46	80.46	47.19		208.11	18.49	18.49	18.45		55.43	19.15	19.15	18.27		56.57
2 nd. 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	19.15	19.15	18.27		56.57
3 rd. 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	19.15	19.15	18.27		56.57
4 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	19.15	19.15	18.27		56.57
5 th. Floor	568.72	535.09	406.94		1510.75	87.66	80.46	60.06		228.18	18.49	18.49	18.45		55.43	19.15	19.15	18.27		56.57
6 th. Floor	568.72	535.09	406.94		1510.75	87.66	80.46	60.06		228.18	18.49	18.49	18.45		55.43	19.15	19.15	18.27		56.57
7 th. Floor	568.72	535.09	406.94		1510.75	87.66	80.46	60.06		228.18	18.49	18.49	18.45		55.43	19.15	19.15	18.27		56.57
8 th. Floor	422.16	422.16	330.34		1174.66	63.95	63.95	47.19		175.09	18.49	18.49	18.45		55.43	19.15	19.15	18.27		56.57
9th. 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	19.15	19.15	18.27		56.57
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	19.15	19.15	18.27		56.57
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	19.15	19.15	18.27		56.57
12 th. Floor	523.12	523.12	406.94		1453.18	80.46	80.46	60.06		220.98	18.49	18.49	18.45		55.43	19.15	19.15	18.27		56.57
13 th. Floor	568.72	568.72	330.34		1467.78	87.66	87.66	47.19		222.51	18.49	18.49	18.45		55.43	19.15	19.15	18.27		56.57
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	19.15	19.15	18.27		56.57
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	19.15	19.15	18.27		56.57
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	19.15	19.15	18.27		56.57
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	19.15	19.15	18.27		56.57
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	19.15	19.15	18.27		56.57
19 th. Floor	663.33	663.33			1326.66	87.66	87.66			175.32	18.49	18.49			36.98	19.15	19.15			38.30
20 th. Floor	519.55	519.55			1039.10	80.46	80.46			160.92	34.03	34.03			68.06	19.15	19.15			38.30
21 st. Floor	463.66	463.66			927.32	71.82	71.82			143.64	34.03	34.03			68.06	19.15	19.15			38.30
TOTAL	11692.73	11776.61	7018.52	1027.05	31514.91	1772.51	1750.91	1029.6	0	4553.02	419.37	419.37	332.1	32.01	1202.85	402.15	402.15	328.86	0	1133.16

FLOORS	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.									38.96		210.00					
Stilt floor																
Mezzanine																
1 st. Floor	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	89.69	89.69	99.86		279.24	2.94	2.94			5.88						
3 rd. Floor	89.69	89.69	99.86		279.24	2.94	2.94			5.88						
4 th. Floor	89.69	89.69	99.86		279.24	2.94	2.94			5.88						
5 th. Floor	89.69	89.69	99.86		279.24	2.94	2.94			5.88						
6 th. Floor	89.69	89.69	99.86		279.24	2.94	2.94			5.88						
7 th. Floor	85.05	85.05	99.86		269.96	2.94	2.94			5.88						
8 th. Floor	89.69	89.69	99.86		279.24	2.94	2.94			5.88						
9th. Floor	89.69	89.69	99.86		279.24	2.94	2.94			5.88						
10 th. Floor	89.69	89.69	99.86		279.24	2.94	2.94			5.88						
11 th. Floor	89.69	89.69	99.86		279.24	2.94	2.94			5.88						
12 th. Floor	86.08	86.08	99.86		272.02	2.94	2.94			5.88						
13 th. Floor	89.69	89.69	99.86		279.24	2.94	2.94			5.88						
14 th. Floor	89.69	89.69	99.86		279.24	2.94	2.94			5.88						
15 th. Floor	89.69	89.69	99.86		279.24	2.94	2.94			5.88						
16 th. Floor	89.69	89.69	99.86		279.24	2.94	2.94			5.88						
17 th. Floor	89.69	89.69	99.86		279.24	2.94	2.94			5.88						
18 th. Floor	89.69	89.69	99.86		279.24	2.94	2.94			5.88						
19 th. Floor	89.69	89.69			179.38	2.94	2.94			5.88						
20 th. Floor	89.69	89.69			179.38	2.94	2.94			5.88						
21 st. Floor	75.48	75.48			150.96	2.94	2.94			5.88						
TOTAL	1861.03	1861.03	1797.48	0	5519.54	61.74	61.74		38.96	162.44	210.00	19.12	19.12	13.82	28.75	80.81

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
TOTAL		10471.18	

STAMP OF APPROVALS 1/28

APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT CERTIFICATE NO.
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 2. 800.90 a) Open Space 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 1.4X (19748.10x1.4=27647.34	1125.00 100.00 -
TDR PREVIOUSLY APP	6337.06
TDR PROPOSED	4032.78
7. TOTAL AREA (5+6) PERMISSIBLE	31542.94
8. RESIDENTIAL FSI & FLOOR SPACE PERMISSIBLE	ONE
9. EXISTING RESIDENTIAL FLOOR SPACE	---
10. PROPOSED RESIDENTIAL FLOOR SPACE	30487.86
11. TOTAL RESIDENTIAL FSI & FLOOR SPACE	---
12. PROPOSED COMMERCIAL FLOOR SPACE	1027.05
13. EXCESS BALCONY AREA	
14. TOTAL COMM. + RESI. FSI	31514.91
15. PERMISSIBLE TENEMENT	1214
16. PROPOSED TENEMENT	248
17. PERMISSIBLE COVERAGE 20% of Item 5	3814.22
15. PROPOSED COVERAGE	2830.74

PARKING STATEMENT	Car	Scooter	Cycle
18. PARKING REQUIRED BY RULES	527	577	523
19. PARKING PROPOSED	704	646	586

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\Sworan Singh
M/S Mahanagar Reality

SUFFIX	DATE	REVISION

SUNIL CHINCHWADE

SUNIL CHINCHWADE AND ASSOCIATES

ARCHITECTS ENGINEERS PROJECT CONSULTANTS

7,SHUBH VAIBHAV ROAD SUKHSAGAR TERRACE, OFF. S.P.A.R.PUNE-411001. TEL: 0 1 2 1 0 5 8 8

CONTENTS

P.M.C. SUBMISSION DRAWING

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

NORTH	DRG.NO.	SCALE	DATE
		AS SHOWN	17-07-2017

DRN.BY

CHKD.BY — ANIL

REMARKS — REV- FIRE

JOB NO.

22 W - 142