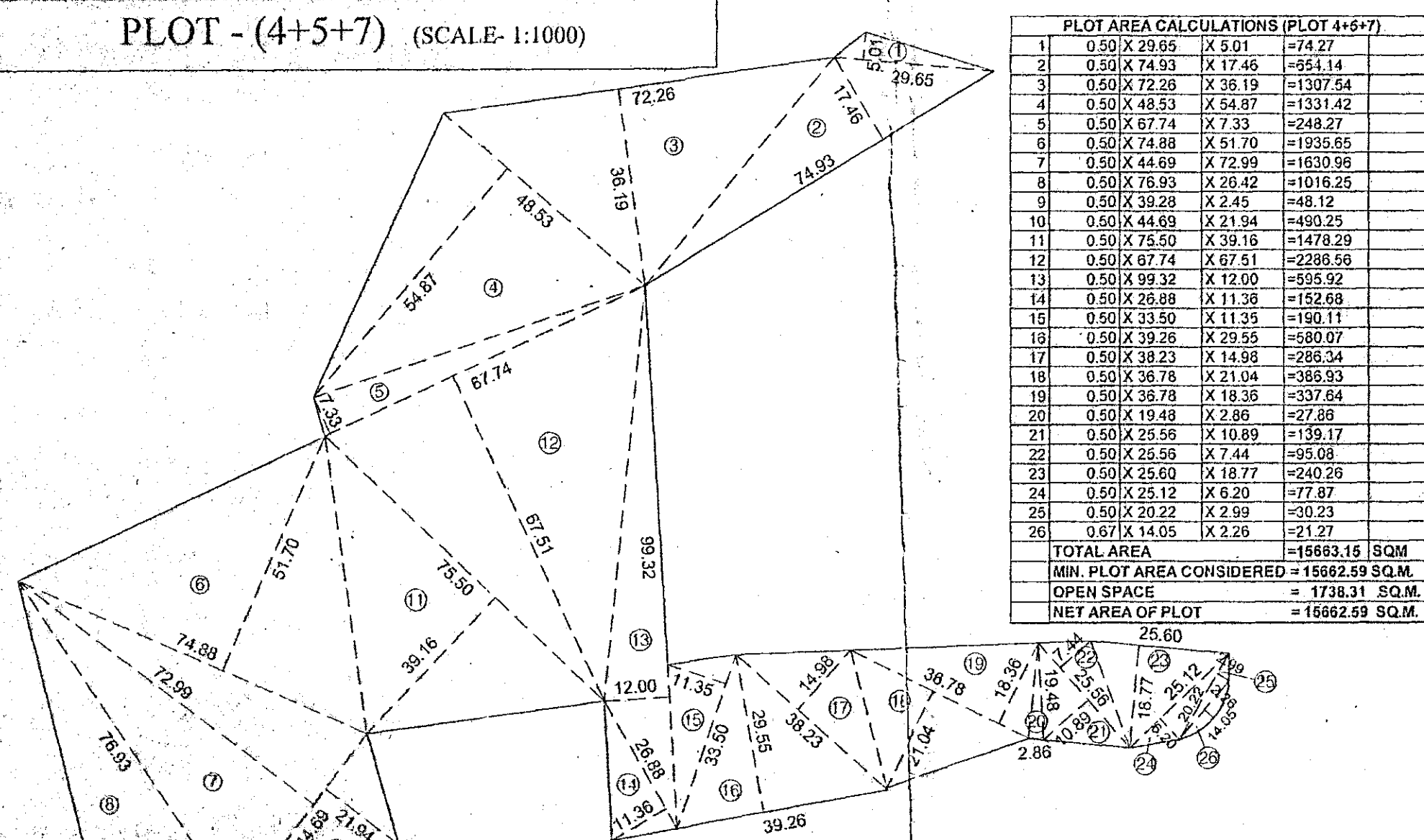


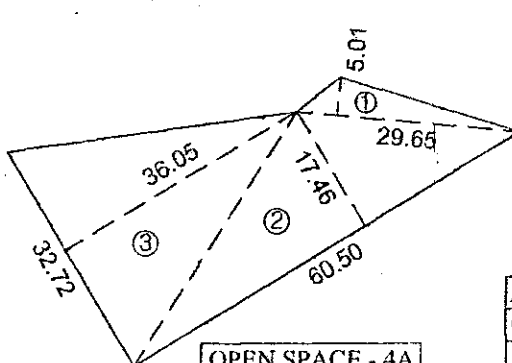
PLOT - (4+5+7) (SCALE: 1:1000)



PLOT AREA CALCULATIONS (PLOT 4+5+7)

1	0.50 X 29.05	X 5.01	=25.01
2	0.50 X 74.93	X 17.46	=824.14
3	0.50 X 72.26	X 36.19	=1307.54
4	0.50 X 48.53	X 54.87	=1331.42
5	0.50 X 67.74	X 7.33	=248.27
6	0.50 X 74.88	X 51.70	=1935.65
7	0.50 X 44.69	X 72.99	=1630.96
8	0.50 X 76.93	X 26.42	=1016.25
9	0.50 X 39.28	X 2.45	=48.12
10	0.50 X 44.69	X 21.34	=490.25
11	0.50 X 75.50	X 36.16	=1478.29
12	0.50 X 97.74	X 67.51	=2386.50
13	0.50 X 99.32	X 12.00	=595.92
14	0.50 X 28.08	X 11.35	=152.08
15	0.50 X 33.50	X 11.35	=190.11
16	0.50 X 39.28	X 2.45	=48.12
17	0.50 X 39.28	X 2.45	=48.12
18	0.50 X 36.78	X 21.04	=386.93
19	0.50 X 36.78	X 18.36	=337.64
20	0.50 X 19.48	X 2.86	=77.89
21	0.50 X 25.55	X 10.89	=159.17
22	0.50 X 25.55	X 7.44	=95.08
23	0.50 X 25.55	X 18.77	=240.99
24	0.50 X 25.12	X 6.20	=77.87
25	0.50 X 20.22	X 2.59	=30.23
26	0.50 X 14.05	X 2.25	=12.77
TOTAL AREA			=15663.15 SQ.M
MIN. PLOT AREA CONSIDERED			=17383.1 SQ.M
NET AREA OF PLOT			=15663.15 SQ.M

OPEN SPACE - 4 (SCALE: 1:1000)



AREA CALCULATION OF OPEN SPACE 4

1	0.50 X 29.05	X 5.01	=25.01
2	0.50 X 60.50	X 17.46	=528.17
3	0.50 X 32.72	X 36.05	=589.78
TOTAL AREA			=1192.22

OPEN SPACE - 4B

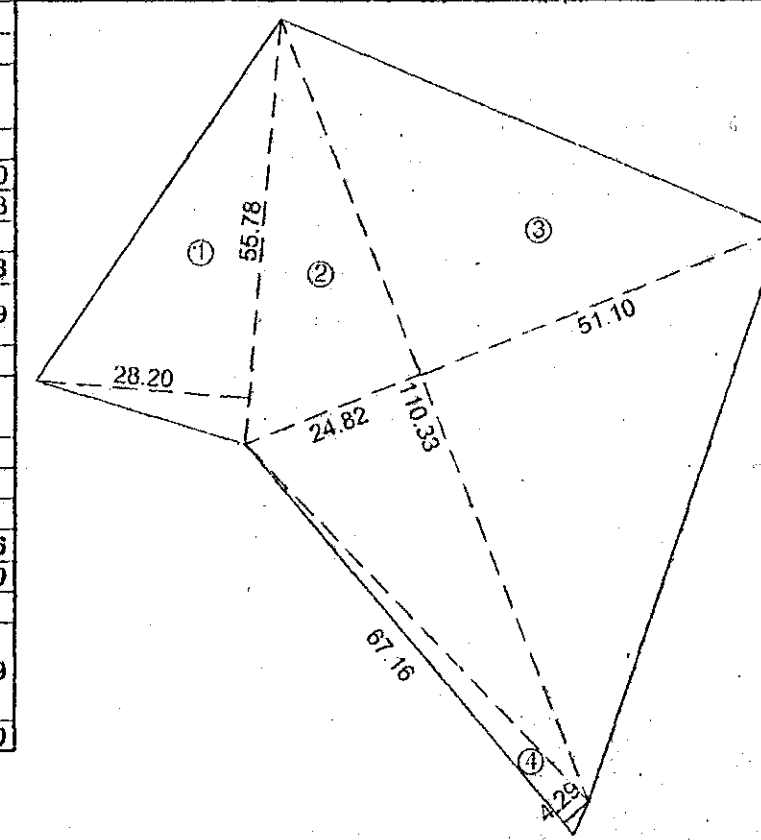
1	0.50 X 35.86	X 12.03	=214.49
2	0.50 X 35.66	X 18.61	=331.82
TOTAL AREA			=546.31

TOTAL OPEN SPACE AREA = 4A+4B = 1738.53 SQ.M
MINIMUM AREA CONSIDERED = 1738.31 SQ.M

AMENITY SPACE [GARDEN RESERVATION G4 (AS-1) & P.O. - 08 RESERVATION (AS-2)] CALCULATIONS

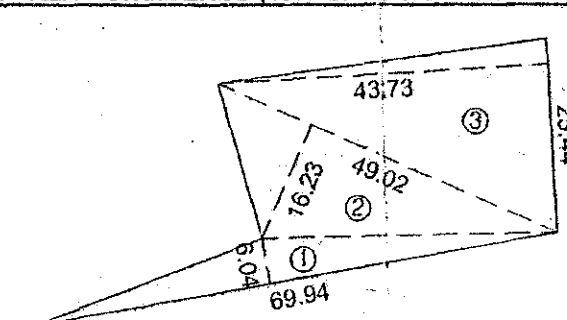
AMENITY SPACE [G4 (AS-1) + P.O. - 08 (AS-2)] CALCULATIONS

GARDEN RESERVATION (G4) AREA CALCULATION (AMENITY SPACE - 1 (AS-1))			
1	0.50 X 56.78	X 28.20	=788.50
2	0.50 X 110.33	X 24.82	=1369.20
3	0.50 X 110.33	X 51.10	=2818.83
4	0.50 X 97.15	X 4.29	=144.06
TOTAL			=5160.59
MINIMUM AREA CONSIDERED = PLOT AREA - 10% - 18.00 M. D.P. ROAD = 6979.00 - 432.14 = 1469.47			
=5077.39			
P.O. - 08 RESERVATION AREA CALCULATION (AMENITY SPACE - 2 (AS-2))			
1	0.50 X 68.94	X 0.04	=211.22
2	0.50 X 49.02	X 16.23	=397.80
3	0.50 X 25.44	X 43.73	=555.25
TOTAL			=1164.27
TOTAL AREA PROPOSED [AS PER MINIMUM AREA CONSIDERED FOR G4 (AS-1) + P.O. - 08 (AS-2) = 5077.39 + 1164.27]			
=6241.66			
MINIMUM AREA CONSIDERED (15% OF NET GROSS PLOT) =5446.60			



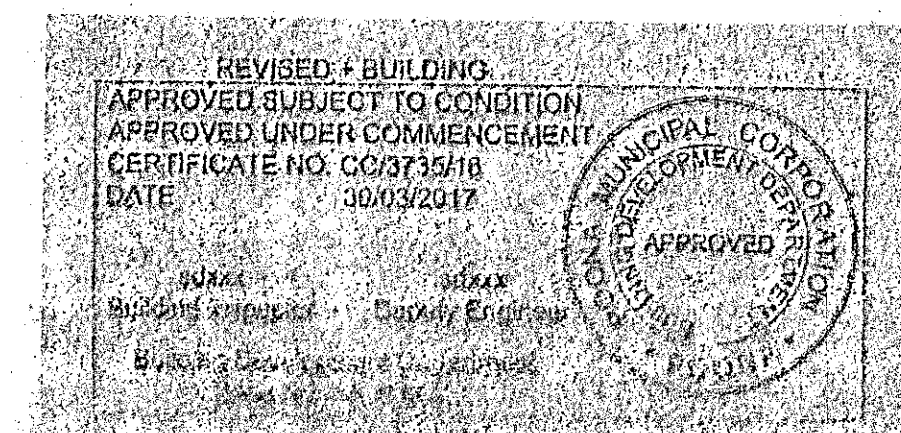
AREA KEY PLAN OF GARDEN RESERVATION G4 [AMENITY SPACE - 1 (AS-1)] (SCALE 1:1000)

AREA KEY PLAN OF P.O. - 08 RESERVATION [AMENITY SPACE - 2 (AS-2)] (SCALE 1:1000)



STAMP OF APPROVAL OF PLAN

SITE PLAN, LOCATION PLAN, KEY PLANS & AREA CALCULATIONS - [PLOT-(4+5+7)] (RESIDENTIAL BLDGS. A + B + C + RETAIL BLDG.)



PROFORMA - I (AFTER AMALGAMATION)

A. AREA STATEMENT	SQ.MT.
1. NET AREA OF PLOT (AS PER DCPR-2017 SANCTIONED UNDER SECTION 31(1) OF THE M.R. & T.P. ACT 1966 VIDE GOVT. NOTIFICATION NO. TPS-1815/209/CR-69/15/D.P. PUNE/SANCTION/UD-13/DATED 05/01/2017)	15662.59
2. RECREATION GROUND AS PER RULE NO. 15.3.1 (10% OPEN SPACE) (MIN. AREA CONSIDERED)	1738.31
3. AREA OF TRANSFORMER	36.00
4. ADDITION FOR F.A.R.	
a. AREA UNDER D.P. + SERVICE ROADS	5688.25
b. BALANCE ROAD TDR	
c. AMENITY AREA	6743.53
d. NALA GARDEN RESERVATION	1947.68
e. PERMISSIBLE PREMIUM FSI (0.50 OF NET PLOT AREA AS PER DCPR-2017 SANCTIONED UNDER SECTION 31(1) OF THE M.R. & T.P. ACT 1966 VIDE GOVT. NOTIFICATION NO. TPS-1815/209/CR-69/15/D.P. PUNE/SANCTION/UD-13/DATED 05/01/2017)	
f. PERMISSIBLE TDR (0.30 OF NET PLOT AREA AS PER DCPR-2017 SANCTIONED UNDER SECTION 31(1) OF THE M.R. & T.P. ACT 1966 VIDE GOVT. NOTIFICATION NO. TPS-1815/209/CR-69/15/D.P. PUNE/SANCTION/UD-13/DATED 05/01/2017)	
g. ADDITIONAL FSI AREA UNDER CHAPTER VIII	
h. INTERNAL ROAD AREA	14379.46
i. TOTAL (a+b+c+d+e+f+g+h)	31608.31
5. BUILT UP AREA PROPOSED	31535.89
6. EXCESS BALCONY AREA	
7. TOTAL BUILT UP AREA PROPOSED (6+7)	31535.89
8. F.A.R. CONSUMED (8/5)	1.00
B. BALCONY STATEMENT	
(a) PERMISSIBLE BALCONY AREA FOR ALL BLDGS.	
(i) PERMISSIBLE BALCONY FOR BLDG. A (15% OF TOTAL B/U/P)	1977.21
(ii) PERMISSIBLE BALCONY FOR BLDG. B (15% OF TOTAL B/U/P)	1265.46
(iii) PERMISSIBLE BALCONY FOR BLDG. C (15% OF TOTAL B/U/P)	1100.66
(iv) PERMISSIBLE BALCONY FOR RETAIL BLDG. (15% OF TOTAL UPPER FLOOR B/U/P)	290.26
(v) TOTAL PERMISSIBLE BALCONY FOR ALL BLDGS. (i+ii+iii+iv)	4633.59
(b) PROPOSED BALCONY AREA FOR ALL BLDGS.	
(i) PROPOSED BALCONY FOR BLDG. A	1798.70
(ii) PROPOSED BALCONY FOR BLDG. B	959.48
(iii) PROPOSED BALCONY FOR BLDG. C	745.96
(iv) PROPOSED BALCONY FOR RETAIL BLDG. (TOTAL PROPOSED ON UPPER FLOORS)	288.39
(v) TOTAL PROPOSED BALCONY FOR ALL BLDGS. (i+ii+iii+iv)	3792.53
(c) EXCESS BALCONY AREA	
PARKING STATEMENT	
REQUIRED	PROVIDED
a) CARS	446
b) SCOOTERS/MOTORCYCLES	856
c) CYCLE	402
d) GARAGES	
LOADING / UNLOADING SPACES	
a) LOADING / UNLOADING SPACE REQUIRED	
(i) LOADING / UNLOADING SPACE PROVIDED	
Plot Boundary shown in Black	Recreation Ground Shown in Green Wash
Drainage Line shown in Dotted Red	
R/W Line shown in Dotted Green	Existing Work To Be Demolish Shown in Yellow Hatch
Water Line shown in Dotted Black	
Existing Work To Be Retained Shown in Blue	Proposed Work Shown in Red

TRUE COPY CERTIFICATE
 I, Subhash Shah have examined Originals of sanctioned plans vide commencement letter No. 30/03/2017 and certify that, I have checked it personally and are found correct as per the plans originally approved.

COMPOUND WALL SECTION

300MM THK. U.C.R. MASONRY

REVISED BUILDING SUBMISSION FOR PLOT-(4+5+7) (RESIDENTIAL BLDGS. A + B + C + RETAIL BLDG.)

DESCRIPTION OF PROPOSAL PROPOSED REVISED BUILDINGS ON PLOT-(4+5+7) AT S.NO. 52/B-1C+2(P)+3+4A, 53/1+2+4A+4B+6(P)+8(PLOT-1)+9A+9B+10+11+12 & 55/2, BAVDHAN KHURD, PUNE.	JOB NO. J/PJ/193
PARTICULARS OF DRG.	DWG. NO. 1/7
SITE PLAN, LOCATION PLAN, KEY PLANS & AREA CALCULATIONS	SCALE: AS SHOWN
NAME OF OWNER MR. PRADEEP JAIN (P.A.H.)	DATE 22/03/2017
SIGN OF OWNER	DRAWN BY AR. KAWALIJEET
	CHECKED BY AR. KAWALIJEET
	SIGN OF ARCHITECT

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WATER CALCULATION FOR RETAIL BUILDING

WATER REQUIREMENT FOR GROUND FLOOR	50.74
BUILT UP AREA OF GROUND FLOOR	614.44
CARPET AREA (B/U P X 0.8)	491.55
OCCUPANT LOAD = 3 PERSONS/SQ.M	
HENCE, TOTAL NO. OF PERSONS (CARPET AREA/3)	163.85
HENCE, TOTAL NO. OF PERSONS, SAY	164
TOTAL WATER REQUIREMENT ON GROUND FLOOR IN LITERS (45 LIT. / PERSON)	7380
WATER REQUIREMENT FOR 1ST, 2ND & 3RD FLOOR	
BUILT UP AREA OF 1ST FLOOR	645.09
BUILT UP AREA OF 2ND FLOOR	645.09
BUILT UP AREA OF 3RD FLOOR	645.09
TOTAL	1935.27
CARPET AREA (TOTAL B/U P X 0.8)	1548.07
OCCUPANT LOAD = 6 PERSONS/SQ.M	
HENCE, TOTAL NO. OF PERSONS (CARPET AREA/6)	258.01
HENCE, TOTAL NO. OF PERSONS, SAY	259
TOTAL WATER REQUIREMENT OF 1ST & 2ND FLOORS IN LITERS (45 LIT. / PERSON)	11700
TOTAL DOMESTIC WATER REQUIREMENT OF G3 FLR	1068
ADD. 10000 LIT. FOR FIRE FIGHTING	10000
TOTAL O.H.T. WATER REQUIREMENT (U.G.F. WATER REQUIREMENT (1.5 X O.H.T. REQUIREMENT))	28610
ADD. 10000 LIT. FOR FIRE FIGHTING	30000
TOTAL U.G.T. REQUIREMENT	128610

WATER CALCULATION (OVERHEAD WATER TANK) (RESIDENTIAL BLDGS. A + B + C)

BLDG. TYPE	TOTAL WATER CAP. (LITERS)	TOTAL WATER CAP. (LITERS)
A	135	89425
B	135	25000
C	135	113425
TOTAL		452650
WATER CALCULATION (UNDERGROUND WATER TANK) (RESIDENTIAL BLDGS. A + B + C)		
U.G.W.T. = (A + B + C) X 1.50		235913
FOR F.F. (ADD. 100000+100000+100000)		300000
TOTAL U.G.W.T. CAPACITY		535913

WATER CALCULATION (OVERHEAD WATER TANK) (RESIDENTIAL BLDGS. A + B + C)

BLDG. TYPE	TOTAL WATER CAP. (LITERS)	TOTAL WATER CAP. (LITERS)
A	135	89425
B	135	25000
C	135	113425
TOTAL		452650
WATER CALCULATION (UNDERGROUND WATER TANK) (RESIDENTIAL BLDGS. A + B + C)		
U.G.W.T. = (A + B + C) X 1.50		235913
FOR F.F. (ADD. 100000+100000+100000)		300000
TOTAL U.G.W.T. CAPACITY		535913

SANITATION REQUIREMENT FOR RETAIL BUILDING

SANITATION REQUIREMENT ON GROUND FLOOR (SHOP)			
TOTAL B.U.P. AREA	614.44		
CARPET AREA	491.55		
OCCUPANT LOAD/PERSON	164		
TOTAL NO. OF PEOPLE	164		
PERCENTAGE OF PEOPLE (DAY)	100		
PERCENTAGE OF PEOPLE (NIGHT)	100		
FOR SERVICE			
1. W.C. FOR 10 PERSONS	1		
2. URINAL FOR 20 PERSONS	2		
3. WASH BASIN FOR 20 PERSONS	3		
FOR LOADING			
1. W.C. FOR 10 PERSONS	1		
2. URINAL FOR 20 PERSONS	2		
3. WASH BASIN FOR 20 PERSONS	3		
SANITATION REQUIREMENT			
REQUIRED	PROVIDED		
W.C.	1	1	
URINAL	2	2	
WASH BASIN	3	3	
SANITATION REQUIREMENT ON UPPER FLOORS (RES. + RETAIL OFFICES)			
TOTAL B.U.P. AREA	31535.89		
CARPET AREA	31535.89		
OCCUPANT LOAD/PERSON	164		
TOTAL NO. OF PEOPLE	192292		
PERCENTAGE OF PEOPLE (DAY)	100		
PERCENTAGE OF PEOPLE (NIGHT)	100		
FOR SERVICE			
1. W.C. FOR 10 PERSONS	1		
2. URINAL FOR 20 PERSONS	2		
3. WASH BASIN FOR 20 PERSONS	3		
FOR LOADING			
1. W.C. FOR 10 PERSONS	1		
2. URINAL FOR 20 PERSONS	2		
3. WASH BASIN FOR 20 PERSONS	3		
SANITATION REQUIREMENT			
REQUIRED	PROVIDED		
W.C.	1	1	
URINAL	2	2	
WASH BASIN	3	3	

PARKING STATEMENT FOR RETAIL BLDG.

GROUND FLOOR B.U.P. AREA	614.44
CARPET AREA (80% OF B.U.P.)	491.55
1ST, 2ND & 3RD FLOOR B.U.P. AREA	1935.09
TOTAL CARPET AREA FOR 1ST, 2ND & 3RD	1548.07

PARKING AREA FOR SHOPS (GR. FLOOR)

FOR EVERY 100 SQ.M. CARPET AREA	3.09.03
CARPET AREA =	491.55
491.55/100 =	4.91 SAY 5.00
CARS = 16 NOS, SCOOTERS = 46 NOS, CYCLES = 15 NOS.	

PARKING AREA FOR OFFICES (1ST, 2ND & 3RD FLOOR)

FOR EVERY 200 SQ.M. CARPET AREA	5.12.04
CARPET AREA =	1548.07
1548.07/200 =	7.74 SAY 8.00
CARS = 40 NOS, SCOOTERS = 96 NOS, CYCLES = 32 NOS.	

TOTAL PARKING REQUIRED

CAR	55
SCOOTERS	141
CYCLE	47

TOTAL PARKING PROVIDED :

S.R. NO.	FLOOR	CAR	SCOOTER	CYCLE
1.	SITE	5	-	-
2.	PODIUM	-	685	-
3.	LOWER STILT	310	133	-
4.	UPPER STILT	180	-	439
5.	RETAIL	28	38	41
TOTAL		523	856	480

TOTAL F.S.I. STATEMENT OF RETAIL BLDG.

FLOOR	B.U.P.	BALCONY	PASSAGE	LIFT	TERRACE	TENEMENTS
GR. FLR	614.44	-	-	-	-	-
1ST FLR	645.03	58.13	-	-	-	-
2ND FLR	645.03	58.13	-	-	-	-
3RD FLR	645.03	58.13	-	-	-	-
TOTAL	2549.53	288.39	101.46	12.50	-	-

TOTAL F.S.I. STATEMENT OF COMMON TOILET 1, COMMON TOILET 2 AND SOCIETY OFFICE (ON PODIUM FLOOR)

BLDG. TYPE	B.U.P.	BALCONY	PASSAGE	LIFT	TERRACE	TENEMENTS
COMMON TOILET 1	5.49	-	-	-	-	-
COMMON TOILET 2	5.43	-	-	-	-	-
SOCIETY OFFICE	19.94	-	-	-	-	-
TOTAL	30.86	-	-	-	-	-

TOTAL F.S.I. STATEMENT (RESIDENTIAL BLDGS. A + B + C + RETAIL BLDG. + COMMON TOILET 1, COMMON TOILET 2 AND SOCIETY OFFICE (ON PODIUM FLOOR))

BLDG. TYPE	B.U.P.	BALCONY	PASSAGE	LIFT	TERRACE	TENEMENTS
BLDG. A	12181.37	1798.70	-	-	-	121
BLDG. B	9436.42	959.48	-	-	-	89
BLDG. C	12171.71	745.96	-	-	-	34
RETAIL BLDG.	2549.53	288.39	101.46	12.50	113.06	-
COMMON TOILET 1	5.49	-	-	-	-	-
COMMON TOILET 2	5.43	-	-	-	-	-
SOCIETY OFFICE	19.94	-	-	-	-	-
TOTAL	31535.89	3792.53	101.46	85.00	188.49	233

SITE PLAN PLAN SHOWING SUBDIVISION (SCALE: 1:1000)

