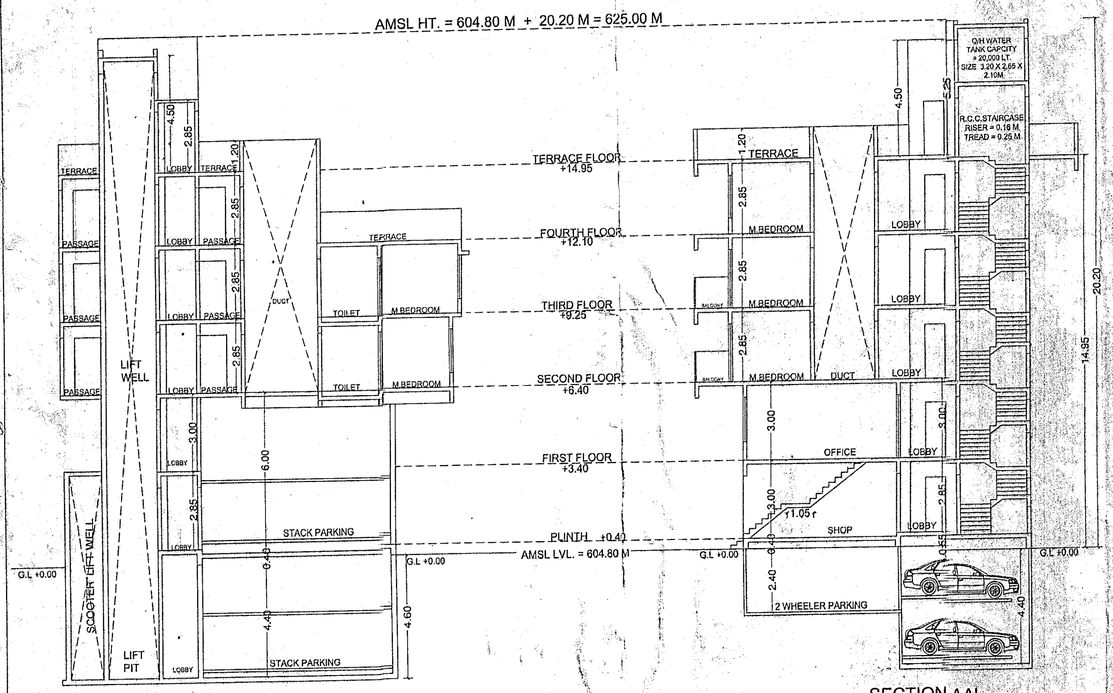


SECTION BB'

SECTION AA'

F.S.A.STATEMENT

FLOORS	COMMERCIAL F.S.A. (SQ.M.)	RESIDENTIAL F.S.A. (SQ.M.)	LIFT 1 AREA	LIFT 2 AREA	SHOPS	OFFICES	TENE
BASEMENT	-	-			-	-	-
GROUND	148.88	-			6	-	-
FIRST	167.90	-	3.20	3.25	-	6	-
SECOND	-	284.12			-	-	4
THIRD	-	309.39			-	-	4
FOURTH	-	185.93			-	-	2
TOTAL	316.78	779.44	3.20	3.25	6	6	10

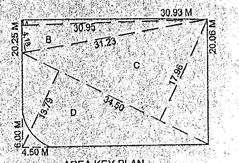
TOTAL COMMERCIAL AREA = 316.78 SQ.M

TOTAL RESIDENTIAL AREA = 779.44 SQ.M

TOTAL B/UP AREA = 316.78 + 779.44 = 1,096.22 SQ.M

PLOT AREA CALCULATIONS

(BY TRIANGULATION METHOD)



AREA KEY PLAN
(SCALE-1:500)

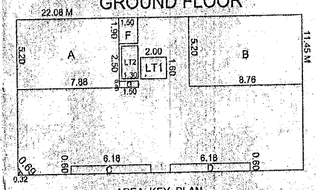
AREA CALCULATIONS :

AREA OF A = 0.5 X 30.95 X 0.81 = 12.53
AREA OF B = 0.5 X 31.23 X 4.18 = 65.27
AREA OF C = 0.5 X 34.50 X 17.96 = 309.81
AREA OF D = 0.5 X 34.91 X 13.79 = 240.70
TOTAL = 628.31 SQ.M

CUL - DE - SAC AREA = ab - ab /4
= 4.50 x 6.00 - (3.142 x 4.50 x 6.00) / 4
= 27.00 - 21.20 = 5.80 SQ.M.
NET PLOT AREA = 628.31 - 5.80
= 622.51 SQ.M.

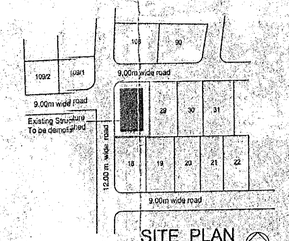
AREA OF PLOT = 622.51 SQ. M.

AREA CALCULATIONS GROUND FLOOR



AREA KEY PLAN
Scale- 1:200

AREA CALCULATIONS OF GROUND FLOOR								
Block	-	-	22.08	X	11.45	=	252.81
A	-	-	7.88	X	5.20	=	40.97
B	-	-	8.76	X	5.20	=	45.55
C	-	-	6.18	X	0.60	=	3.70
D	-	-	6.18	X	0.60	=	3.70
E	0.50	X	0.69	X	0.32	=	0.11
LT1		-	2.00	X	1.60	=	3.20
LT2		-	1.30	X	2.50	=	3.25
F			1.50	X	1.90	=	2.85
G			1.50	X	0.40	=	0.60
Total Deduction						=	103.93
Total Area = (252.81 - 103.93)						=	148.88



SITE PLAN
SCALE (1 : 1000)

SANITATION REQUIREMENT

GROUND FLOOR							
COMMERCIAL SHOPS							
							PERSONS
148.88	/ 3	=	49.63	PERSONS	SAY	=	50
FIRST FLOOR COMMERCIAL OFFICES							
167.90	/ 10	=	16.79	PERSONS	SAY		17
TOTAL PERSONS		=	50		17	=	##

FOR GENTS				FOR LADIES			
2 / 3 OF	##	=	##	1 / 3 OF	##	=	##
25 PERSONS 1W.C. 1W.H.B. 1URINAL REQUIRED				15 PERSONS 1W.C. 1W.H.B. REQUIRED			
	W.C.	W.H.B	URINALS		W.C.	W.H.B.	URINALS
REQUIRED	2	2	2	REQUIRED	2	2	0
PROVIDED				PROVIDED			0

WATER CAPACITY REQUIREMENT :

WATER TANK CAPACITY CALCULATION

A) FOR SHOPS
SHOPS AREA / OCCUPANT LOAD
148.88 / 3 = 49.62 PERSONS, SAY 50 nos
WATER REQ. = 1 PERSON / DAY = 45 LITS.
TOTAL WATER REQ. = 50 X 45 LT.
= 2250 LITS/DAY

A) FOR OFFICES
OFFICE AREA / OCCUPANT LOAD
167.90 / 10 = 16.79 PERSONS, SAY 17 nos
WATER REQ. = 1 PERSON / DAY = 45 LITS.
TOTAL WATER REQ. = 17 X 45 LT.
= 765 LITS/DAY

C) FOR RESIDENTIAL
WATER REQ. = 1 PERSON / DAY = 135 LITS.
TOTAL WATER REQ. = 10 TENA X 135LITS. X 0
= 6,750 LITS/DAY
+ ADD FOR FIRE FIGHTING 10,000 LITERS
TOTAL O/H WATER REQ. = 19,765.00 LT.
SAY = 20,000 Ltr.

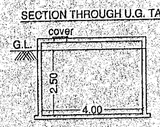
O/H WATER CALCULATIONS :

TOTAL O/H. TANK CAP.
SIZE - 3.65 X 2.65 X 2.10
CAPACITY = 20,000 Ltr.

U.G. TANK WATER CALCULATIONS :

U.G. WATER CAP. = 20,000 X 1.5
= 30,000 Ltr.
SIZE - 4.00x 3.00 x 2.50
CAPACITY = 30,000 Ltr.

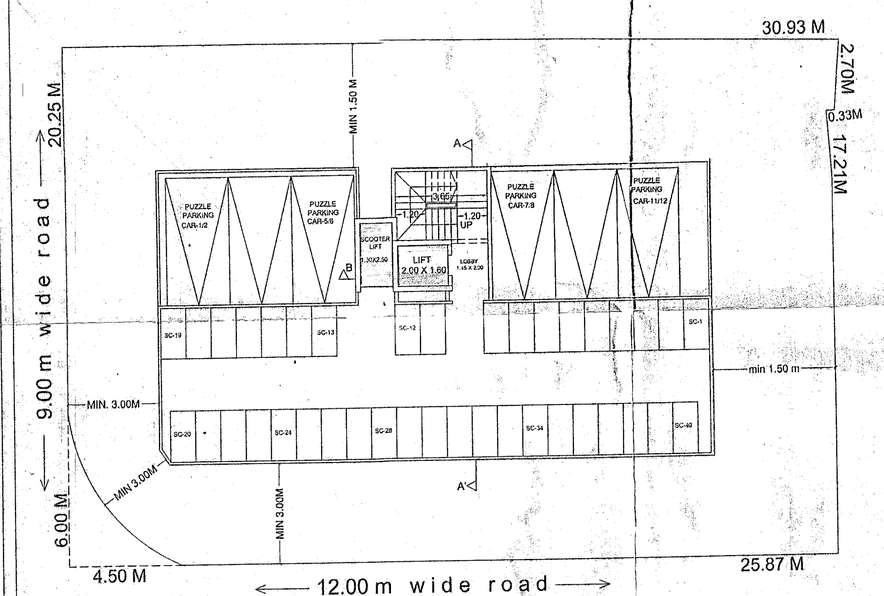
SECTION THROUGH U.G. TANK



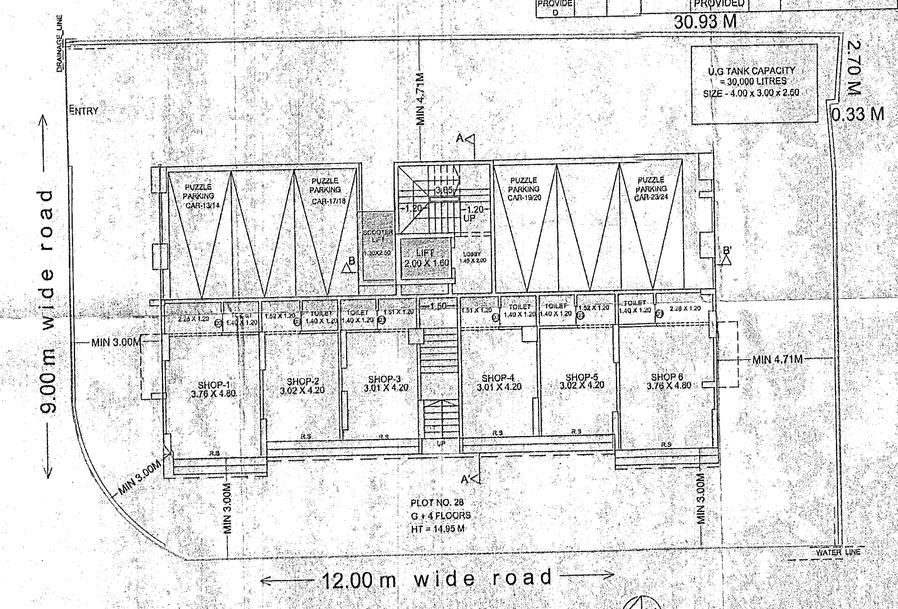
PARKING STATEMENT

Parking Required	CAR	SCOOTER
1) SHOPS		
For every 100.00 sq.m. carpet area Required Parking for shops is	2	6
shops having Carpet area of 112.71 sq.m.	3	7
2) OFFICES		
For every 200.00 sq.m. carpet area Required Parking for offices is	3	11
Offices having Carpet area of 112.00 sq.m.	2	7
3) RESIDENTIAL		
For every Tenements having carpet area 80 sq.m to 150 sq.m.	1	1
2 Tenements having carpet area equal to or above 80 sq.m but less than 150 sq.m.	2	2
For every two Tenements with each tenement having carpet area 40 sq.m. to 80 sq.m.	1	2
8 Tenements having carpet area above 40 sq.m. but less than 80 sq.m.	4	8
+ visitors parking 5%	1	1
Total parking required	12	25

	AREA REQUIRED	AREA
CAR	12 NOS. X 12.50 SQ.M	150.00
SCOOTER	25 NOS. X 2.00 SQ.M	50.00
REQUIRED PARKING AREA		200.00 SQ.M



BASEMENT FLOOR PLAN (LVL.-4.40 m)
(SCALE-1:100)



GROUND FLOOR PLAN (LVL +0.40 m)
(SCALE-1:100)

STAMP OF APPROVAL

1 / 2

PUNE MUNICIPAL CORPORATION BUILDING DEVELOPMENT DEPARTMENT APPROVED PUNE

MCW
APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT CERTIFICATE NO :CC/2068/22
DATE: 09/11/2022

Building Inspector — Deputy Engineer
Building Development Department

	AREA STATEMENT	SQ.M.
1	AREA OF THE PLOT (Minimum area of a,b,c to consider)	
	a) As per P . R . C .	617.70
	b) As per measurement sheet	622.51
	c) As per site	617.70
2	Deductions for	
	a) Proposed D.P. / D.P. Road widening Area/Service Road/Highway	-
	b) Any D.P.Reservation area	
	Balance Area of plot (Sr no.1 - 2)	617.70
3	Amenity space (if applicable)	-
4	Net Plot Area (Sr. no. 3 - 4)	617.70
5	Recreational open space (if applicable)	-
6	Internal road	-
7	Plotable area (if applicable)	-
8	Built up area with reference to Basic F.S.I. as per front road width Sr.no 5 x basic FSI = (617.70 X 1.10)	679.47
9	Addition of FSI on payment of premium	-
10	a) Maximum permissible premium FSI-based on road width / TOD Zone	-
	b)Proposed FSI on payment of premium	-
	In-situ FSI / TDR loading	-
11	a) In-situ area against D.P. road (2.00 x sr.no. 2 (a) , if any	-
	b) In-situ area against Amenity Space if handed over	-
	c) TDR area general	-
	d) Total in-situ / TDR loading proposed (11 (a) + (b) + (c))	-
	Additional FSI area under Chapter No.7	-
	Total entitlement of FSA in the proposal	679.47
12	a) [9 +10(b) + 11 (d) or 12 whichever is applicable	679.47
13	b)Ancillary area FSI 80 % with payment of charges . (Commercial) (316.78 / 1.80 = 175.99 IS FSA x 0.80% = 140.79 IS ANCILLARY AREA	140.79
	b1)Ancillary area FSI 80% with payment of charges. (Residential) (679.47 - 175.99) = 503.48 RESIDENTIAL FSA x 0.60% = 302.08)	302.08
	b2) Total Ancillary area	442.87
	b3) Proposed Ancillary area	416.75
	c) Green building - silver 3%	-
	d) Ancillary area on 13(c) upto 60 %	-
	f) Total entitlement (a+b+c+d)	1,122.34
14	Maximum utilization limit of F.S.I. (building potential) Permissible as per Road width (as per regulation no6.1 , 6.2 , 6.3 , 6.4 as applicable)x1.8	2,258.90
15	Total Built-up Area in proposal (excluding area at sr.no. 17 b)	-
	a) Existing Built - up Area	
	b) Proposed Built - up Area (as per ' P-line ')	
	i) Residential	779.44
	ii) Commercial	316.78
	c) Total (a + b)	1,096.22
16	F.S.I. Consumed (15 /13)should not be more than serial no 14. above	0.99

PROJECT

PROPOSED RESIDENTIAL & COMMERCIAL BUILDING AT
PLOT NO. 28 , S. NO. 94 / A / 95
RIGHT BHUSARI COLONY , KOTHRUD , PUNE .

OWNER / P . O . A . HOLDER

S.A. Kulkarni

Shri Saurabh Anand Kulkarni (P . O . A . Holder)
For Varun Enclave Sahakari Grihrachana Sanstha Maryadit ;

ARCHITECT'S NAME & SIGNATURE

Ar. Shirish V. Sonawane (Partner)

ARCHITECT

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Job no.	Drawing no.	Scale	Drawn by	Checked by	Registration/License no. of Arch.
		1:100	Nilima	SVS	CA / 93 (15613

\\ P3\ d \backup ACV \ ON GOING \ KIRIK \ VARUN ENCLAVE \ UDCPR\ UDCPR SANCTIONED CORP 1.10 FSI CORP 15.11.22