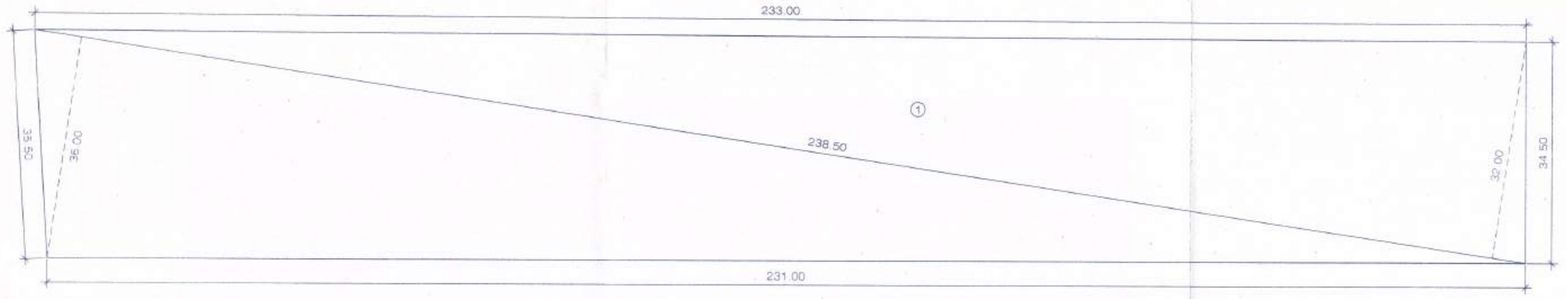


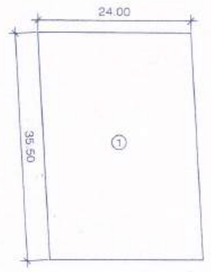
AREA KEY PLAN OF PLOT (SCALE - 1:500)

AREA CAL. OF PLOT BY TRIANG :

1) 0.5 X (36.0+32.0) X 238.50 = 8109.00 SQ.M.

AREA AS PER 7/12 EXTRACT = 8100.00 SQ.M.

MIN. AREA OF PLOT TO CONSIDER = 8100.00 SQ.M.



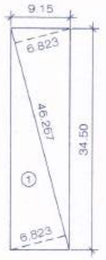
KEY PLAN OF AREA UNDER H.C.M.T.R. ROAD (SCALE - 1:500)

AREA UNDER H.C.M.T.R. ROAD :

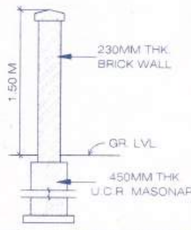
1) 24.00 X 35.50 = 852.00 SQ.M.

AREA UNDER 18.29M ROAD U/S 205 :

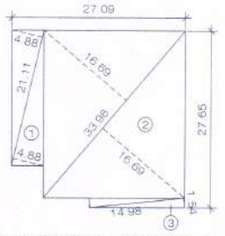
1) 0.5 X (6.823+6.823) X 46.267 = 315.68 SQ.M.



KEY PLAN OF AREA UNDER 18.29M ROAD (SCALE - 1:500)



COMPOUND WALL SECTION



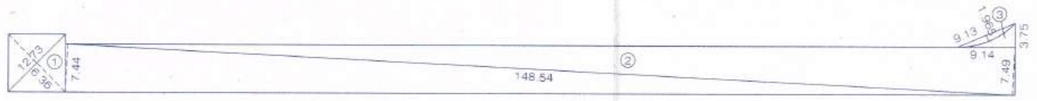
KEY PLAN OF OPEN SPACE (SCALE - 1:500)

AREA CAL. OF OPEN SPACE :

01) 0.5 X (4.88+4.88) X 21.11 = 103.01 SQ.M.
02) 0.5 X (16.69+16.69) X 33.98 = 567.16 SQ.M.
03) 0.5 X (1.54+1.54) X 14.98 = 23.06 SQ.M.

TOTAL = 693.23 SQ.M.

AREA UNDER OPEN SPACE = 693.23 SQ.M.



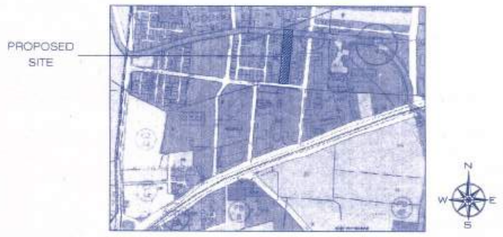
KEY PLAN OF INTERNAL ROAD (SCALE - 1:500)

AREA CAL. OF INTERNAL ROAD :

01) 0.5 X (6.36+6.36) X 12.73 = 80.96 SQ.M.
02) 0.5 X (7.44+7.49) X 148.54 = 1108.85 SQ.M.
03) 0.5 X 9.14 X 3.75 = 5.11 SQ.M.
- 0.67 X 9.13 X 1.965

TOTAL = 1194.92 SQ.M.

AREA UNDER INTERNAL ROAD = 1194.92 SQ.M.



LOCATION PLAN

WATER CAPACITY REQUIRMENTS

FOR RESIDENTIAL :

NO. OF TENEMENTS = 72
NO. OF PERSONS - 72 X 5 = 360
WATER CAPACITY REQ. PER PERSON = 135 LTR.
WATER CAPACITY REQ. = 360 X 135 = 48600 LTR.
ADD FOR FIRE FIGHTING = 20000 LTR.

OVER HEAD WATER TANK CAPACITY = 70000 LTR.

UNDER GROUND TANK CAPACITY = 1.5 X 70000
= 105000 LTR.

FOR COMMERCIAL :

CARPET AREA = 5168.42 SQ.M.
NO. OF PERSONS - 5168.42 / 6 = 861.40 SAY 862
WATER CAPACITY REQ. PER PERSON = 45 LTR.
WATER CAPACITY REQ. = 862 X 45 = 38790 LTR.
ADD FOR FIRE FIGHTING = 20000 LTR.

OVER HEAD WATER TANK CAPACITY = 65000 LTR.

UNDER GROUND TANK CAPACITY = 1.5 X 65000
= 97500 LTR.

PARKING REQUIREMENTS FOR EXISTING BUILDINGS :

	CAR	SCOOTER	CYCLE
FOR RESIDENTIAL BLD. 'D1' :			
FOR EVERY 2 TENAMENTS OF AREA 40-80 SQ.M. PARKING REQUIRED IS	01	04	04
∴ FOR 24 TENAMENTS OF AREA 40-80 SQ.M. PARKING REQUIRED IS	12	48	48
TOTAL PARKING PROVIDED	15	48	48

PARKING REQUIREMENTS FOR PROPOSED BUILDINGS :

	CAR	SCOOTER	CYCLE
FOR RESIDENTIAL BLD. 'B' :			
FOR EVERY 2 TENAMENTS OF AREA 40-80 SQ.M. PARKING REQUIRED IS	02	04	02
∴ FOR 72 TENAMENTS OF AREA 40-80 SQ.M. PARKING REQUIRED IS	72	144	72
FOR COMMERCIAL BLD. 'A' :			
FOR EVERY 200 SQ.M. COMMERCIAL CARPET AREA, PARKING REQUIRED IS	05	12	04
∴ FOR 5168.42 SQ.M. COMMERCIAL CARPET AREA, PARKING REQUIRED IS	130	312	104
TOTAL PARKING	202	456	176
ADD 5% VISITORS PARKING	10	23	09
TOTAL PARKING REQUIRED	212	479	185
TOTAL PARKING PROVIDED	277	480	185

WEST SIDE ELEVATION OF BLD. - 'A' (SCALE - 1:200)

T.D.R. STATEMENT :

DRC 1 -
1) D.R.C. NO. : 004452
2) TYPE OF DRC : SLUM
3) DRC GENERATION ZONE : 'C' ZONE
4) DRC UTILISATION ZONE : 'C' ZONE - NON CONGESTED
5) AREA OF DRC PURCHASED : 990.00 SQ.M.
6) AREA OF DRC EQUIVALENT TO BE UTILISE : 990.00 SQ.M.

DRC 2 -
1) D.R.C. NO. : 004366
2) TYPE OF DRC : D. P. ROAD
3) DRC GENERATION ZONE : 'D3' ZONE
4) DRC UTILISATION ZONE : 'C' ZONE - NON CONGESTED
5) AREA OF DRC PURCHASED : 2300.00 SQ.M.
6) AREA OF DRC EQUIVALENT TO BE UTILISE : 2116.00 SQ.M.

DRC 3 -
1) D.R.C. NO. : 005080
2) TYPE OF DRC : PLAY GROUND
3) DRC GENERATION ZONE : -
4) DRC UTILISATION ZONE : 'C' ZONE - NON CONGESTED
5) AREA OF DRC PURCHASED : 1477.00 SQ.M.
6) AREA OF DRC EQUIVALENT TO BE UTILISE : 1284.99 SQ.M.

DRC 4 -
1) D.R.C. NO. : 005227
2) TYPE OF DRC : GARDEN G-11
3) DRC GENERATION ZONE : -
4) DRC UTILISATION ZONE : 'C' ZONE - NON CONGESTED
5) AREA OF DRC PURCHASED : 738.00 SQ.M.
6) AREA OF DRC EQUIVALENT TO BE UTILISE : 646.12 SQ.M.

DRC 5 -
1) D.R.C. NO. : 004431
2) TYPE OF DRC : SLUM
3) DRC GENERATION ZONE : 'A' ZONE
4) DRC UTILISATION ZONE : 'C' ZONE - NON CONGESTED
5) AREA OF DRC PURCHASED : 16.66 SQ.M.
6) AREA OF DRC EQUIVALENT TO BE UTILISE : 24.99 SQ.M.

TOTAL AREA OF TDR TO BE UTILISED = 4047.11 + 1014.99 SQ.M.
= 5062.10 SQ.M.

AREA STATEMENT OF BUILDING - 'D1' (IN SQ.M.) :

FLOOR	BUILT-UP	BALCONY	STAIRCASE	STAIRCASE (FIRE)	PASSAGE	LOBBY	TERRACE	LIFT	LIFT MACH. RM.	NO. OF FLAT
TOTAL	1600.44	238.14	72.66	-	25.14	-	-	-	10.50	24

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

FLOOR	BUILT-UP	BALCONY	STAIRCASE	STAIRCASE (FIRE)	PASSAGE	LOBBY	TERRACE	LIFT	LIFT MACH. RM.	NO. OF FLAT
BASEMENT	-	-	-	-	-	-	-			-
GROUND	-	-	-	-	-	-	-			-
PARKING - 1	-	-	-	-	-	-	-			-
FIRST	410.10	105.12	15.64	37.30	55.66	24.49	-	11.78	8.31	06
SECOND	383.23	95.78	15.64	18.65	55.66	24.49	-		+	06
THIRD	383.23	95.78	15.64	18.65	55.66	24.49	-		8.31	06
FOURTH	383.23	95.78	15.64	18.65	55.66	24.49	-			06
FIFTH	383.23	95.78	15.64	18.65	55.66	24.49	-			06
SIXTH	383.23	95.78	15.64	18.65	55.66	24.49	-			06
SEVENTH	383.36	95.78	15.64	18.65	52.71	24.49	-			06
EIGHTH	420.88	105.53	15.64	18.65	52.71	24.49	-			06
NINTH	420.88	105.53	15.64	18.65	52.71	24.49	-			06
TENTH	420.88	105.53	15.64	18.65	52.71	24.49	-			06
ELEVENTH	420.88	105.53	15.64	18.65	52.71	24.49	-			06
TWELFTH	420.88	105.53	15.64	18.65	52.71	24.49	-			06
TOTAL	4814.01	1207.45	187.68	242.45	650.22	293.88	-	11.78	16.62	72

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

FLOOR	BUILT-UP	BALCONY	STAIRCASE	STAIRCASE (FIRE)	PASSAGE	LOBBY	TERRACE	LIFT	LIFT MACH. RM.	NO. OF OFFICE
BASEMENT - 2	-	-	-	-	-	-	-			-
BASEMENT - 1	-	-	-	-	-	-	-			-
GROUND	-	-	-	-	-	-	-			-
PARKING - 1	-	-	-	-	-	-	-			-
PARKING - 2	9.43	-	-	-	-	-	-			-
PARKING - 3	-	-	-	-	-	-	-			-
FIRST	578.64	214.95	12.93	16.94	75.16	17.57	-			14
SECOND	586.78	174.43	12.93	16.94	92.69	17.57	17.48			14
THIRD	681.80	171.75	12.93	16.94	-	-	21.86	17.39	22.71	14
FOURTH	570.79	171.75	12.93	16.94	94.53	17.57	17.48			14
FIFTH	503.88	153.67	12.93	16.94	94.53	17.57	21.86			12
SIXTH	570.79	171.75	12.93	16.94	94.53	17.57	17.48			14
SEVENTH	681.80	171.75	12.93	16.94	-	-	21.86			14
EIGHTH	570.79	171.75	12.93	16.94	94.53	17.57	17.48			14
NINTH	681.80	171.75	12.93	16.94		-	21.86			14
TENTH	626.46	171.75	12.93	16.94	56.43	-	17.48			14
TOTAL	6080.49	1745.30	129.30	169.40	602.40	105.42	174.84	17.39	22.71	138

AREA STATEMENT OF BUILDING - 'D1' + 'A' + 'B' (IN SQ.M.) :

BUILDING	BUILT-UP	BALCONY	STAIRCASE	STAIRCASE (FIRE)	PASSAGE	LOBBY	TERRACE	LIFT	LIFT MACH. RM.
D1 (EXIS. RESI.)	1600.44	238.14	72.66	-	25.14	-	-	-	10.50
B (PROP. RESI.)	4814.01	1207.45	187.68	242.45	650.22	293.88	-	11.78	16.62
A (PROP. COMM.)	6080.49	1745.30	129.30	169.40	602.40	105.42	174.84	17.39	22.71
TOTAL	12494.94	3190.89	389.64	411.85	1277.76	399.30	174.84	29.17	49.83

PERMISSIBLE BALCONY AREA = 12494.94 X 15 % = 1874.24 SQ.M.
EXCESS BALCONY TAKEN IN FSI = 3190.89 - 1874.24 = 1316.65 SQ.M.
TOTAL PROPOSED BUILT-UP AREA = 12494.94 + 1316.65 = 13811.59 SQ.M.

PROPOSED RESI. BUILT-UP AREA = 1600.44 + 4814.01 = 6414.45 SQ.M.	PROPOSED COMM. BUILT-UP AREA = 6080.49 SQ.M.
PERMISSIBLE RESI. BALCONY AREA = 6414.45 X 15 % = 962.17 SQ.M.	PERMISSIBLE COMM. BALCONY AREA = 6080.49 X 15 % = 912.07 SQ.M.
PROPOSED RESI. BALCONY AREA = 1445.59 SQ.M.	PROPOSED COMM. BALCONY AREA = 1745.30 SQ.M.
EXCESS RESI. BALCONY TAKEN IN FSI = 1445.59 - 962.17 = 483.42 SQ.M.	EXCESS COMM. BALCONY TAKEN IN FSI = 1745.30 - 912.07 = 833.23 SQ.M.

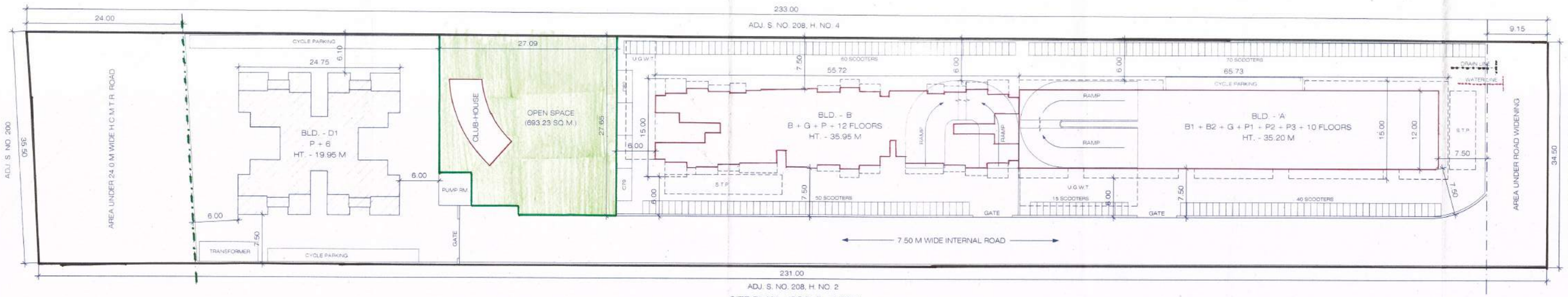
REFUGE AREA CALCULATIONS :

FOR BUILDING 'A' -

CARPET AREA OF 6TH + 7TH FLR. = 1048.01 SQ.M.
OCCUPANCY LOAD PER PERSON = 6 SQ.M.
NO. OF PERSONS = 1048.01 / 6 = 174.67 SAY 175
REFUGE AREA REQUIRED = 175 X 0.30 = 52.50 SQ.M.
REFUGE AREA PROVIDED = 83.90 SQ.M.

FOR BUILDING 'B' -

NO. OF TENEMENTS ON 8TH + 9TH FLR. = 6 X 2 = 12
NO. OF PERSONS = 12 X 5 = 60
REFUGE AREA REQUIRED = 60 X 0.30 = 18.00 SQ.M.
REFUGE AREA PROVIDED = 42.66 SQ.M.



SITE PLAN (SCALE - 1:300)

STAMP OF APPROVAL : 1/9

पुणे महानगरपालिका - भवनरचना वि. 15-12-2017
APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT CERTIFICATE NO. CC/3793/16

PUNE MUNICIPAL CORPORATION BUILDING DEPARTMENT APPROVED PUNE

BUILDING INSPECTOR PUNE MUNICIPAL CORPORATION

DEPUTY ENGINEER PUNE MUNICIPAL CORPORATION

A	PREVIOUS APPROVALS		
01	BLD. PLANS APPROVED VIDE CC / 3793 / 16 DATED 31-03-2017		
B	AREA STATEMENT		SQ. M.
01	AREA OF PLOT AS PER 7/12 EXTRACT		8100.00
02	DEDUCTIONS FOR :		
	(a) AREA UNDER H.C.M.T.R. ROAD		852.00
	(b) AREA UNDER 18.29M ROAD U/S 205		315.68
	(c) TOTAL (a + b)		1167.68
03	NET GROSS AREA OF PLOT (1 - 2c)		6932.32
04	DEDUCTIONS FOR		
	(a) RECREATION GROUND @ 10%		693.23
	(b) AMENITY SPACE		-
	(c) AREA UNDER INTERNAL ROAD		1194.92
	(d) TRANSFORMER		36.00
	(e) TOTAL (a + b + c + d)		1924.15
05	NET AREA OF PLOT (3 - 4e)		5008.17
06	ADDITION FOR F.A.R. :		
	(a) AREA UNDER H.C.M.T.R. ROAD X 2.15		1831.80
	(b) AREA UNDER 18.29M ROAD U/S 205 X 2.15		678.71
	(c) AREA UNDER INTERNAL ROAD		1194.92
	(d) TRANSFORMER		36.00
	(e) TOTAL (a + b + c + d)		3741.43
07	PERMISSIBLE T.D.R. [(3 - 4b) X 0.9 = 6932.32 X 0.9]		6239.09
08	PROPOSED T.D.R. (RESERVATION TDR = 4047.11 SQ.M. & SLUM TDR = 1014.99 SQ.M.)		5062.10
09	F.A.R. PERMISSIBLE		1.00
10	PERMISSIBLE FLOOR AREA [(5 X 9) + 6e + 8]		13811.70
11	EXISTING FLOOR AREA		1600.44
12	PROPOSED FLOOR AREA		10894.50
13	EXCESS BALCONY TAKEN IN F.S.I.		1316.65
14	TOTAL BUILT-UP AREA PROPOSED [11 + 12 + 13]		13811.59
15	F.A.R. CONSUMED		0.99
C	BALCONY AREA STATEMENT		
	(a) PERMISSIBLE BALCONY AREA		1874.24
	(b) PROPOSED BALCONY AREA		3190.89
	(c) EXCESS BALCONY TAKEN IN F.S.I.		1316.65
D	GROUND COVERAGE STATEMENT		
	PERMISSIBLE GROUND COVERAGE @ 35% X (5)		1752.86
	PROPOSED GROUND COVERAGE		1408.76
E	TENAMENT STATEMENT		
	(a) NET AREA OF PLOT + PROPOSED TDR		10070.27
	(b) LESS DEDUCTION OF NON-RESIDENTIAL AREA		6080.56
	(c) AREA OF TENAMENTS (a - b)		3989.71
	(d) TENAMENTS PERMISSIBLE @ 250 / Ha.		100
	(e) EXISTING TENAMENTS		24
	(f) PROPOSED TENAMENTS		72
	(g) TOTAL TENAMENTS (e + f)		96
F	PARKING STATEMENT	REQUIRED	PROVIDED
	(a) CARS	212	277
	(b) SCOOTERS / MOTORCYCLES	479	480
	(c) CYCLES	185	185

G BRIEF SPECIFICATIONS

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

H

Plot Boundry Shown in Black	Drainage Line Shown in Dotted Red
RW Line Shown in Dotted Green	Water Line Shown in Dotted Black
Existing Work To Be Retained Shown in Blue	Recreation Ground Shown in Green Wash
Existing Work To Be Demolish Shown In Yellow Hatch	Amenity Area Shown in Pink Wash
Proposed Work Shown in Red	

I CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 15-07-2017 AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / T.P. SCHEME RECORDS / LAND RECORDS DEPT. / CITY SURVEY RECORDS.

SIGNATURE OF LICENSED ARCHITECT / ENGINEER - STRUCTURAL ENGINEER

PMC CASE NO. :	JOB NO. :	SCALE :	DATE :
LOH/0099/06	084	As Shown	01-11-2018

NAME OF CLIENT : M/S. L. M. S. REALTY

SIGN OF CLIENT :

SIGN OF ARCHITECT :

PARTICULARS OF DRAWING : SITE PLAN, LOCATION PLAN, FSI & OTHER STATEMENTS, ELEVATION OF BUILDING - 'A' ETC.

DISCRIPTION OF PROPOSAL : PROPOSED COMMERCIAL + RESIDENTIAL BUILDING AT S. NO. 208 / 1 A, LOHEGAON, PUNE

HIRAK SHAH ASSOCIATES
PLANNING I LIASONING I ENVIRONMENTAL ARCHITECTS
207, '21 HARMONY', F.P. NO. 759 / 21+22, LANE NO. 4B, OFF BHADARKAR ROAD, PUNE - 411 004
M) 98230 36880 E-MAIL) hirakshah@gmail.com