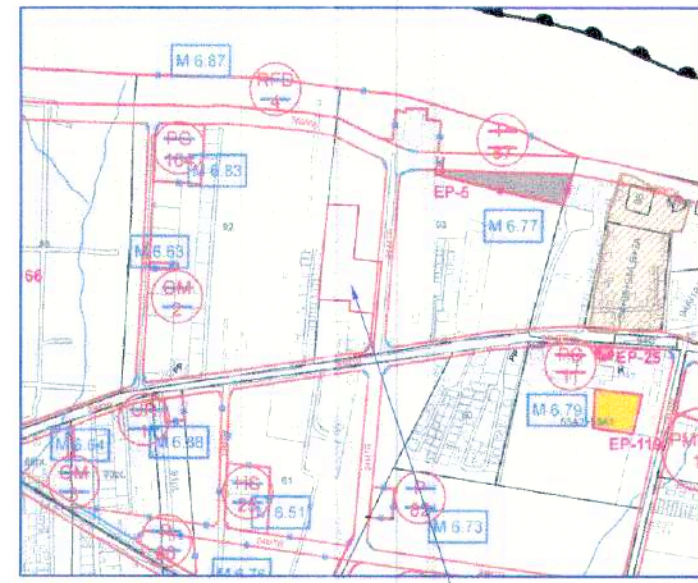




LOCATION PLAN
SCALE 1:1NTS



GOOGLE LOCATION
SCALE 1:1NTS

FSI + NON FSI AREA STATEMENT FOR PREVIOUS SANCTION (WING A & B)		
S.NO.	DESCRIPTION	AREA (SQ.M)
01	FSI AREA	44897.04
02	NON FSI	-
2.1	BALCONY	0.00
2.2	PASSAGE AREA	0.00
2.3	REGULAR STAIR CASE	0.00
2.4	FIRE STAIR CASE	0.00
2.5	TERRACE AREA	0.00
2.6	DRY BALCONY	0.00
2.7	PROJECTION	0.00
2.8	REFUGE AREA	292.62
2.9	PARKING, BASEMENT & PODIUM AREA	35000.00
3	ANY OTHER	-
3.1	CLUB HOUSE	200.00
3.2	LIFT AREA	54.94
3.3	INCLUSIVE NSG BLDG.	3000
3.4	SERVICES (S.T.P., TRANSFORMER, O.H.T., U.G.T. etc)	5000.00
TOTAL NON FSI		43547.26
TOTAL FSI AREA + TOTAL NON FSI		88444.30

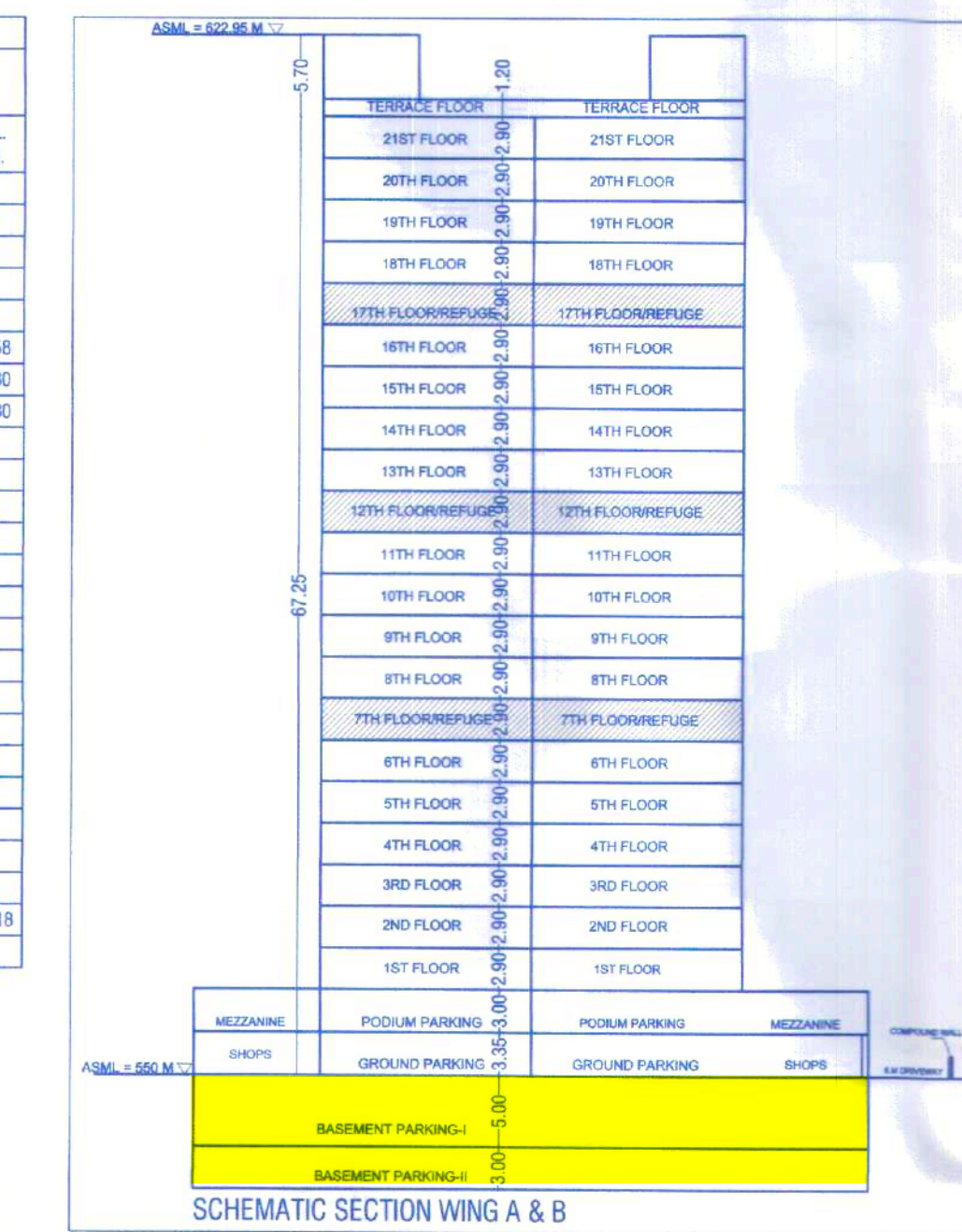
TOTAL FSI STATEMENT									
S.NO.	BUILDING NAME	FLOOR	NET B/U AREA		LIFT (MRL)	FIRE LIFT (MRL)	BLDG. HT.	TENEMENT NO.	SHOP NO.
			COMMERCIAL	RESIDENTIAL					
1	WING - A	2B+G+MEZZ+21 FL.	1284.36	9583.14	3.61	4.75	67.25 M.	84	17
2	WING - B	2B+G+MEZZ+21 FL.	-	9583.14	3.61	4.75	67.25 M.	84	-
3	WING - C	2B+G+21 FL.	-	12566.40	5.51	5.51	68.40 M.	64	-
4	WING - D	2B+G+21 FL.	-	8970.60	5.51	5.51	68.40 M.	64	-
5	WING - E	2B+G+5 FL.	-	2905.40	10.07	5.81	23.75 M.	18	-
TOTAL			1284.36	43612.68	28.31	26.33		334.00	17.00
TOTAL FSI COMM+RESIDENTIAL			44897.04						

TOTAL PARKING AREA STATEMENT				
PARKING REQUIRED BY RULE	NO. OF TENE./CARPET AREA	CAR	SCOOTER	
FOR EVERY 100 SQ.M. CARPET AREA OR FRACTION THEREOF REQUIRED FOR 1215.56 SQ.M. AREA	100	2	6	
FOR RESIDENTIAL	242	121	605	
FOR EVERY TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 60 SQ.M. BUT LESS THAN 150 SQ.M.	1	1	3	
REQUIRED PARKING FOR TENEMENTS	92	92	276	
TOTAL (COMM+RES)	239	558		
5% ADDITION PARKING	12	48		
TOTAL REQUIRED PARKING	364	1006		
TOTAL PARKING PROVIDED	364	1006		
FOR INCLUSIVE HOUSING	1	1	3	
FOR EVERY TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 60 SQ.M. BUT LESS THAN 150 SQ.M.	29	29	87	
REQUIRED PARKING FOR TENEMENTS	1	4		
5% ADDITION PARKING	30	91		
TOTAL REQUIRED PARKING INCLUSIVE HOUSING	30	91		
TOTAL PARKING PROVIDED	30	91		

FSI STATEMENT FOR INCLUSIVE HOUSING WING E				
S.NO.	FLOOR	PROPOSED FSI	TENEMENT NO.	
4	4th FLOOR	838.58	9	
5	5th FLOOR	969.80	10	
6	6th FLOOR	969.80	10	
TOTAL		2778.18	29.00	
WATER STORAGE TANK CALCULATION				
S.NO.	BUILDING NAME	CHWT (ML LITERS)	UGWT (ML LITERS)	
1	WING A+B (RES.)	163,400.00	345,100.00	
3	WING A+B (COMM.)	19,350.00	29,025.00	
4	WING C (RES.)	81,700.00	135,050.00	
5	WING D (RES.)	68,200.00	114,800.00	
6	WING E (RES.)	57,000.00	96,600.00	
TOTAL		389,650.00	722,575.00	

FLOOR WISE AREA STATEMENT									
S.NO.	FLOOR	WING A+B	WING A	WING B	WING C	WING D	WING E	INCL. HSG.	
		COMM.	RESIDENTIAL						
1	Gr.FLOOR	849.55	-	-	-	-	-	-	-
2	Mezzanine FL.	434.81	-	-	-	-	-	-	-
3	1st FLOOR	-	456.34	456.34	601.02	469.67	959.61	0	-
4	2nd FLOOR	-	456.34	456.34	601.02	387.53	959.61	0	-
5	3rd FLOOR	-	456.34	456.34	601.02	469.67	959.61	0	-
6	4th FLOOR	-	456.34	456.34	601.02	387.53	-	838.58	-
7	5th FLOOR	-	456.34	456.34	601.02	469.67	-	969.80	-
8	6th FLOOR	-	456.34	456.34	601.02	387.53	-	969.80	-
9	7th FLOOR	-	456.34	456.34	582.68	446.40	-	-	-
10	8th FLOOR	-	456.34	456.34	601.02	387.53	-	-	-
11	9th FLOOR	-	456.34	456.34	601.02	469.67	-	-	-
12	10th FLOOR	-	456.34	456.34	601.02	387.53	-	-	-
13	11th FLOOR	-	456.34	456.34	601.02	469.67	-	-	-
14	12th FLOOR	-	456.34	456.34	582.68	399.46	-	-	-
15	13th FLOOR	-	456.34	456.34	601.02	469.67	-	-	-
16	14th FLOOR	-	456.34	456.34	601.02	387.53	-	-	-
17	15th FLOOR	-	456.34	456.34	601.02	469.67	-	-	-
18	16th FLOOR	-	456.34	456.34	601.02	387.53	-	-	-
19	17th FLOOR	-	456.34	456.34	582.68	446.40	-	-	-
20	18th FLOOR	-	456.34	456.34	601.02	387.53	-	-	-
21	19th FLOOR	-	456.34	456.34	601.02	469.67	-	-	-
22	20th FLOOR	-	456.34	456.34	601.02	387.53	-	-	-
23	21st FLOOR	-	456.34	456.34	601.02	463.21	-	-	-
TOTAL		1284.36	9583.14	9583.14	12566.40	8670.60	2905.40	2778.18	-
44897.04 SQ.M. Sanction BUA									

TDR AREA STATEMENT			
RESERVATION TYPE	DRG OUTWARD NO. T.D.R.C. 268	DATE: 13/12/2021	PROPOSED TDR AREA (IN SQ.M.)
SLUM TDR	DRG NO. 004823	DATE: 22/09/2021	4000.00
AMENITY & REGULAR TDR	DRG NO. 005661 DRG NO. 005662 DRG NO. 005663 DRG NO. 005664 DRG NO. 005665 DRG NO. 005666 DRG NO. 005687	DATE: 15/09/2021 DATE: 15/09/2021 DATE: 15/09/2021 DATE: 15/09/2021 DATE: 15/09/2021 DATE: 15/09/2021 DATE: 15/09/2021	5696.82
TOTAL			9696.82



STAMP OF APPROVAL		01	20
LAYOUT PLAN			
PREVIOUS SANCTION - CC/2779/21 DT: 20/12/2021			
Revised Date 14/12/2022 APPROVED SUBJECT TO CONDITION APPROVED UNDER COMMENCEMENT CERTIFICATE NO. 1412/2022 BUILDING INSPECTOR PUNE MUNICIPAL CORPORATION DEPUTY ENGINEER PUNE MUNICIPAL CORPORATION			
Phase -1 (P52100030037)- 4924 Sq.M.			
Phase -2 (P52100032842)- 4298 Sq.M.			
Phase -3 (Applied for Current Phase)- 4298 Sq.M.			
Total Plot Area (Ph1+2+3)= 13624 Sq.M.			

PLOT AREA CALCULATION		
1	1/2 x 74.03 x 34.76	= 1297.07
2	1/2 x 74.03 x 38.36	= 1431.40
3	1/2 x 77.31 x 38.73	= 1497.11
4	1/2 x 77.31 x 24.29	= 938.93
5	1/2 x 60.02 x 19.52	= 585.80
6	1/2 x 67.54 x 28.91	= 976.29
7	1/2 x 67.54 x 25.54	= 862.49
8	1/2 x 61.11 x 19.13	= 584.52
9	1/2 x 61.11 x 21.86	= 667.93
10	1/2 x 101.95 x 43.75	= 2230.16
11	1/2 x 101.95 x 21.11	= 1076.08
12	1/2 x 66.22 x 29.17	= 965.82
13	1/2 x 97.75 x 3.55	= 173.51
14	1/2 x 114.71 x 6.21	= 356.17
15	1/2 x 18.25 x 17.47	= 159.41
16	1/2 x 33.00 x 3.41	= 56.27
17	1/2 x 15.28 x 3.11	= 23.76
TOTAL		= 13882.72
DEDUCTION		
d	2/3 x 21.42 x 2.45	= 34.99
TOTAL PLOT AREA		= 13847.72

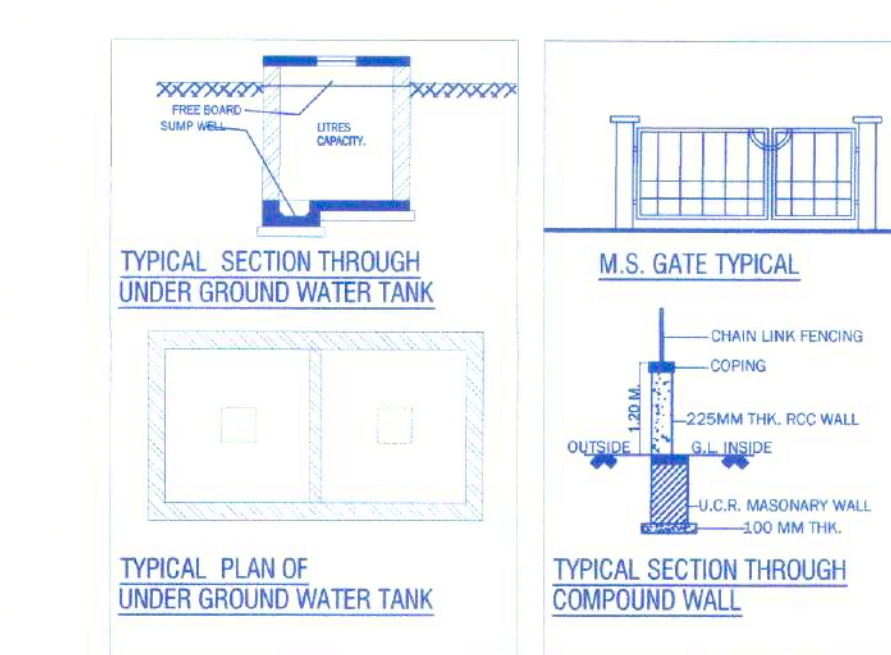
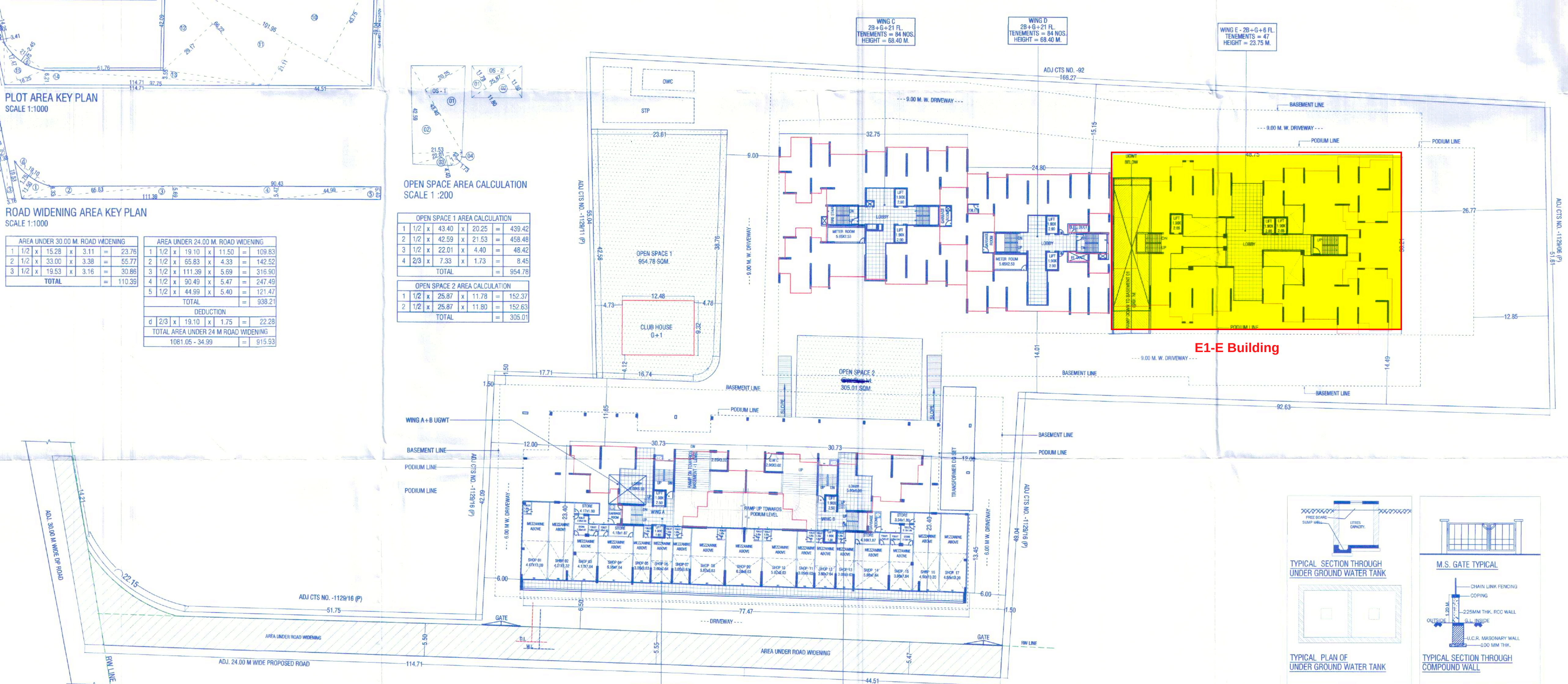
PLOT AREA KEY PLAN
SCALE 1:1000

ROAD WIDENING AREA KEY PLAN
SCALE 1:1000

AREA UNDER 30.00 M. ROAD WIDENING		
1	1/2 x 15.28 x 3.11	= 23.76
2	1/2 x 33.00 x 3.38	= 55.77
3	1/2 x 19.53 x 3.16	= 30.86
TOTAL		= 110.39
AREA UNDER 24.00 M. ROAD WIDENING		
1	1/2 x 19.10 x 11.50	= 109.83
2	1/2 x 65.83 x 4.33	= 142.52
3	1/2 x 111.38 x 5.69	= 316.90
4	1/2 x 90.49 x 5.47	= 247.49
5	1/2 x 44.59 x 5.40	= 121.47
TOTAL		= 938.21
DEDUCTION		
d	2/3 x 19.10 x 1.75	= 22.28
TOTAL AREA UNDER 24 M. ROAD WIDENING		= 915.93
1081.05 - 34.99		= 915.93

OPEN SPACE AREA CALCULATION
SCALE 1:200

OPEN SPACE 1 AREA CALCULATION		
1	1/2 x 43.40 x 20.25	= 439.42
2	1/2 x 42.59 x 21.53	= 458.48
3	1/2 x 22.01 x 4.40	= 48.42
4	2/3 x 7.33 x 1.73	= 8.45
TOTAL		= 954.78
OPEN SPACE 2 AREA CALCULATION		
1	1/2 x 25.87 x 11.78	= 152.37
2	1/2 x 25.87 x 11.80	= 152.63
TOTAL		= 305.01



LEGEND	
Plot Boundary Shown Thick Black	Water Line Shown Black (Dotted)
Proposed Work Shown Red	Existing Work To BE Retained Blue
Drainage Line Shown Red (Dotted)	Existing Work To Be Demolished Yellow
PROJECT NAME & ADDRESS	
PROPOSED RESIDENTIAL+COMMERCIAL BUILDING AT CTS NO 1129/7 TO 1129/10 & 1129/13, S.NO. 93/7, 93/8, 93/9, 93/10, & 93/13 (P), MUNDHWA, PUNE.	
OWNER/PAH NAME	SIGNATURE
M/S. S2S BUILD CITY LLP, THROUGH MR. RAJAN SATISH GUPTA	
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LIAISONING ARCHITECT	
MITESH SIDHPURA & ASSOCIATES	
AR. MITESH SIDHPURA	
C.O.A. REGI. NO. CA/2010/48550	
Sector No.25, Plot No.616, PONTADA, Nagdi, Pune - 411044	
Contact No. +91 9371989338	
E-mail- mitesh2002@gmail.com	
DATE	SCALE
14/12/2022	1:500
DRN BY	CHECKED BY
Swagat	MS
ARCHITECT SIGN	

LAYOUT PLAN
SCALE 1:400