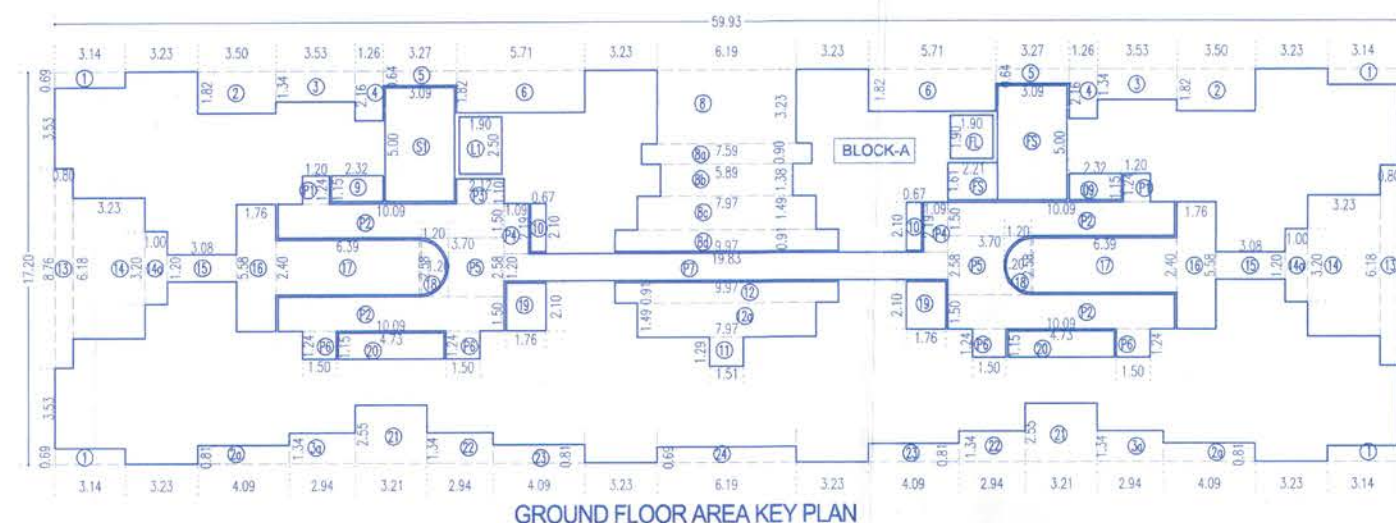
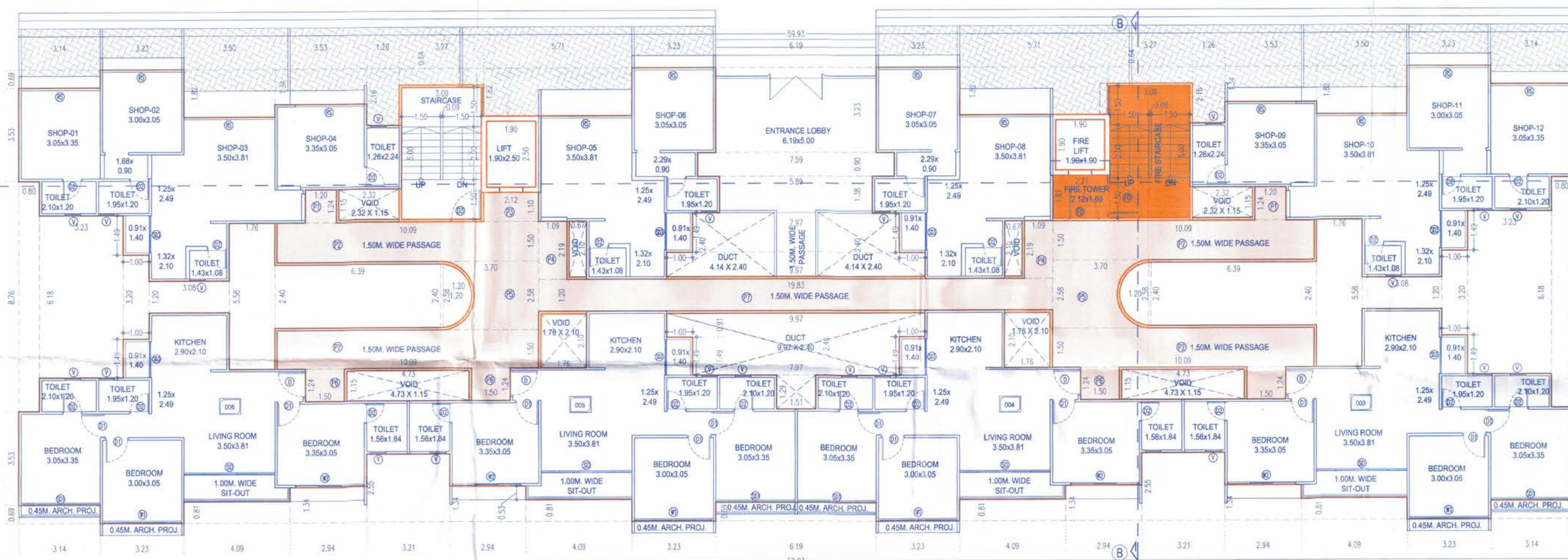


F.S.I. STATEMENT (IN SQ.MT.)

NO. FL.	NET B/UP AREA COMMERCIAL	NET B/UP AREA RESIDENTIAL	PERMISSIBLE BALCONY (15%)	PROPOSED ENCLOSED BALCONY	PROPOSED OPEN BALCONY	TOTAL BALCONY	WASH AREA	PASSAGE AREA	FIRE STAIRCASE	STAIRCASE	TENT.	LIFT	FIRE LIFT	GROUND COVERAGE
GROUND	221.99	311.09	0	0.00	0.00	0.000	0.00	116.18	19.01	15.45	4			
FIRST	0.00	491.60	73.74	42.97	30.06	73.03	11.92	116.18	19.01	15.45	8			
SECOND	0.00	491.60	73.74	42.97	30.06	73.03	11.92	116.18	19.01	15.45	8			
THIRD	0.00	491.60	73.74	42.97	30.06	73.03	11.92	116.18	19.01	15.45	8			
FOURTH	0.00	491.60	73.74	42.97	30.06	73.03	11.92	116.18	19.01	15.45	8			
FIFTH	0.00	491.60	73.74	42.97	30.06	73.03	11.92	116.18	19.01	15.45	8			
SIXTH	0.00	491.60	73.74	42.97	30.06	73.03	11.92	116.18	19.01	15.45	8			
SEVENTH	0.00	491.60	73.74	42.97	30.06	73.03	11.92	116.18	19.01	15.45	8			
EIGHTH	0.00	447.88	67.18	35.42	26.47	61.89	10.43	116.18	19.01	15.45	7			
NINTH	0.00	491.60	73.74	42.97	30.06	73.03	11.92	116.18	19.01	15.45	8			
TOTAL	221.99	4691.77	657.10	379.18	266.95	646.13	105.79	1161.80	190.10	154.50	75.00	4.75	3.61	606.11



Approved as amended in
subject to conditions mentioned in Annexure 'A'
of letter No. BMA/C.G. No. 663/20-23 dated 12/05/2023
S. No. 162/23 No. 262 of 2023
Date 09/05/2023
Metropolitan Commissioner and
Chief Executive Officer
Pune Metropolitan Regional Development Authority, Pune



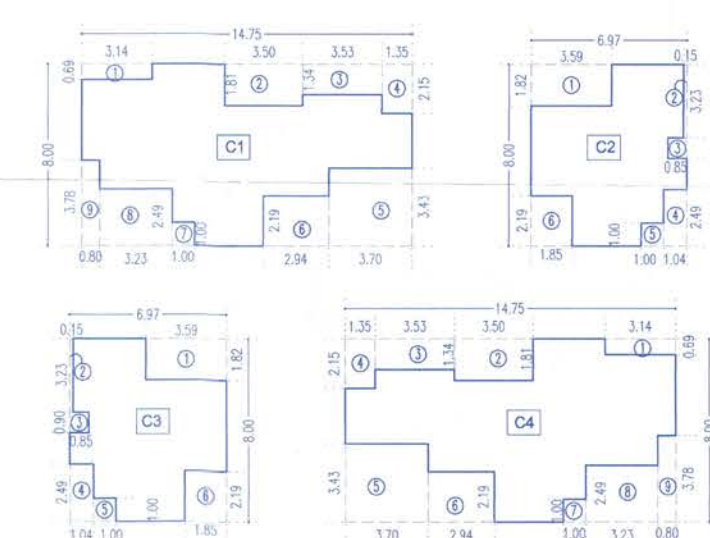
GROUND FLOOR AREA CALCULATION				
AREA OF BLOCK-A				
B	59.93	X	17.20	X 1 = 1030.80
DEDUCTIONS				
1	3.14	X	0.69	X 4 = 8.67
2	3.50	X	1.82	X 2 = 12.74
2a	4.09	X	0.81	X 2 = 6.63
3	3.53	X	1.34	X 2 = 9.40
3a	2.94	X	1.34	X 2 = 7.88
4	1.26	X	2.16	X 2 = 5.44
5	3.27	X	0.64	X 2 = 4.19
6	5.71	X	1.82	X 2 = 20.76
8	6.19	X	3.23	X 1 = 19.99
8a	7.59	X	0.90	X 1 = 6.83
8b	5.89	X	1.38	X 1 = 8.13
8c	2.97	X	1.49	X 1 = 11.88
8d	3.97	X	0.91	X 1 = 9.07
9	2.32	X	1.15	X 2 = 5.34
10	0.67	X	2.10	X 2 = 2.81
11	1.51	X	1.29	X 1 = 3.95
12	4.97	X	0.91	X 1 = 9.07
12a	7.97	X	1.49	X 1 = 11.88
13	0.80	X	8.76	X 2 = 14.02
14	3.23	X	6.18	X 2 = 39.92
14a	1.80	X	3.20	X 2 = 11.52
15	3.08	X	1.20	X 2 = 7.39
16	1.76	X	5.58	X 2 = 19.64
17	6.39	X	2.40	X 2 = 30.67
18	3.14 X (1.20+1.20)/2	X	2	= 4.50
19	1.76	X	2.10	X 2 = 7.39
20	4.73	X	1.15	X 2 = 10.88
21	3.21	X	3.55	X 2 = 16.37
22	2.94	X	1.34	X 2 = 7.88
23	4.19	X	0.81	X 2 = 6.63
24	6.19	X	0.69	X 1 = 4.27
TOTAL AREA				= 338.71

PASSAGE AREA CALCULATION				
P1	1.20	X	1.24	X 2 = 2.98
P2	10.09	X	1.50	X 4 = 60.54
P3	2.12	X	1.10	X 1 = 2.33
P4	1.09	X	2.19	X 2 = 4.77
P5	3.70	X	2.58	X 2 = 19.09
P6	1.50	X	1.24	X 4 = 7.44
P7	19.83	X	1.20	X 1 = 23.80
TOTAL AREA				= 116.18
FIRE LIFT AREA CALCULATION				
FL	1.90	X	1.90	X 1 = 3.61
LIFT AREA CALCULATION				
L1	1.90	X	2.50	X 1 = 4.75
FIRE STAIRCASE AREA CALCULATION				
FS	3.09	X	5.00	X 1 = 15.45
TOTAL AREA				= 19.01
STAIRCASE AREA CALCULATION				
ST	5.09	X	5.00	X 1 = 15.45
TOTAL DEDUCTION AREA (D1+D2+D3+D4+D5+D6)				= 497.71
NET B/UP AREA				= 533.08

TOTAL COMMERCIAL NET B/UP AREA = AREA OF C1+C2+C3+C4
= 70.67+40.34+40.34+70.64
= 221.99

TOTAL RESIDENTIAL NET B/UP AREA = 533.08 - 221.99
= 311.09

GROUND FLOOR PLAN

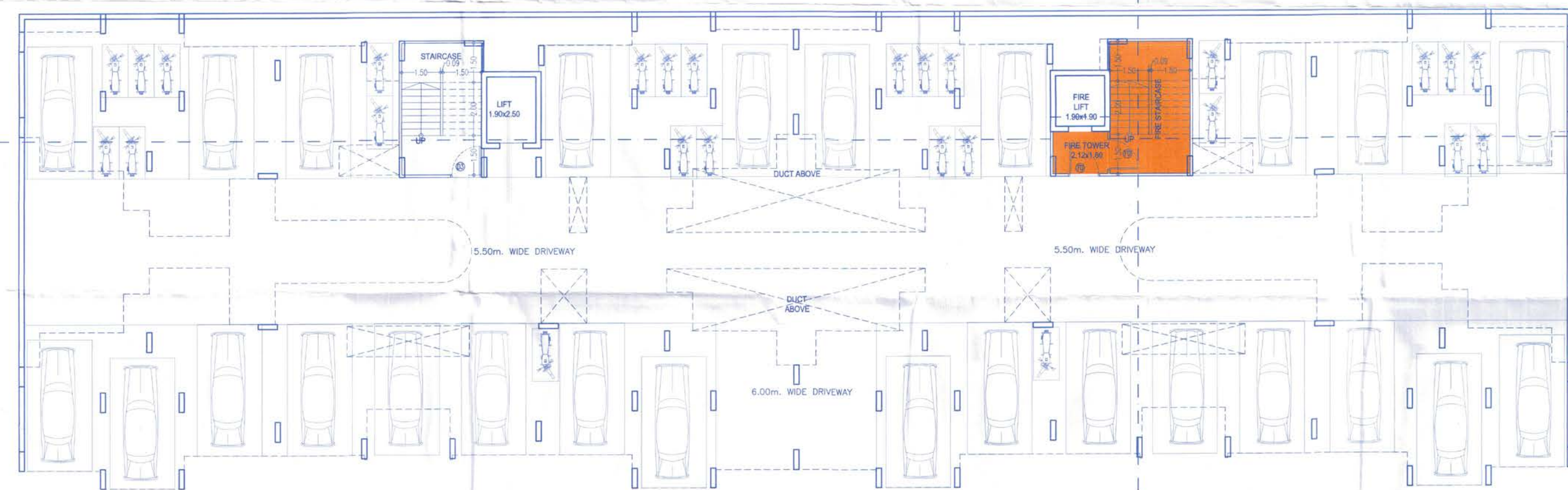


GROUND FLOOR COMMERCIAL AREA KEY PLAN

AREA OF BLOCK-C1 & C4 (IN SQ.MT.)				
14.75	X	8.00	X	1 = 118.00
DEDUCTIONS				
1	3.14	X	0.69	X 1 = 2.17
2	3.50	X	1.82	X 1 = 6.34
3	3.53	X	1.34	X 1 = 4.73
4	1.35	X	2.15	X 1 = 2.90
5	3.70	X	3.43	X 1 = 12.69
6	2.94	X	2.19	X 1 = 6.44
7	1.00	X	1.00	X 1 = 1.00
8	3.23	X	2.49	X 1 = 8.04
9	0.80	X	3.78	X 1 = 3.02
TOTAL DEDUCTION				= 47.33
NET B/UP AREA (118.00-47.33)				= 70.67

AREA OF BLOCK-C2 & C3 (IN SQ.MT.)				
6.97	X	8.00	X	1 = 55.76
DEDUCTIONS				
1	3.59	X	1.82	X 1 = 6.53
2	0.15	X	3.23	X 1 = 0.48
3	0.90	X	0.85	X 1 = 0.77
4	1.04	X	2.49	X 1 = 2.59
5	1.00	X	1.00	X 1 = 1.00
6	1.85	X	2.19	X 1 = 4.05
TOTAL DEDUCTION				= 15.42
NET B/UP AREA (55.76-15.42)				= 40.34

LOWER PARKING FLOOR PLAN



SANITATION REQUIREMENT (Commercial-Shop owners)

	NO. OF PERSONS		REQUIRED		PROPOSED	
	MALE	FEMALE	MALE	FEMALE	MALE	FEMALE
Water-closed (One per 8 persons or pair thereof)	74		9		12	
Water-closed (One in each WC)			9		12	
Urinals (One per 8 persons or pair thereof)	0					
Washbasins (One per 8 persons or pair thereof)	0	9		12		
Boys' Showers (One per 8 persons or pair thereof for Male)	0	5	6		6	5

WATER AREA CALCULATION

AMOUNT OF WATER REQUIRED PER PERSON FOR COMMERCIAL = 45 LITERS/PERSON FOR 74 PERSONS	=	45.00	lit/day
WATER REQUIRED FOR COMMERCIAL	=	3330.00	lit/day
AMOUNT OF WATER REQUIRED PER PERSON	=	135.00	lit/day
WATER REQUIRED PER FLAT (8 PERSONS/FLAT)	=	675.00	lit/day
NO. OF FLATS IN BLDG.	=	75	NOS.
REQUIRED CAPACITY OF OVERHEAD WATER TANK	=	50625.00	lit/day
WATER REQUIRED FOR FIRE FIGHTING	=	10000.00	lit/day
TOTAL WATER REQUIRED FOR OHWT	=	67285.00	lit/day
PROVIDE CAPACITY TO OVER HEAD WATER TANK	=	67285.00	lit/day
REQUIRED CAPACITY TO UNDER GROUND WATER TANK	=	86932.50	lit/day
WATER REQUIRED FOR FIRE FIGHTING TO UGWT	=	50000.00	lit/day
PROVIDE CAPACITY TO UNDER GROUND WATER TANK	=	136932.50	lit/day

OCCUPANT LOAD CALCULATION FOR COMMERCIAL SHOPS

9 J SOMET PERSONS
221.99/3 = 74 NO. OF PERSONS

TOTAL PARKING AREA STATEMENT				
TYPE OF FLAT	NO. OF FLAT	REQUIRED PARKING	TYPE OF FLAT	REQUIRED PARKING
COMMERCIAL HAVING BUILT-UP AREA 100.0 SQ.M (1-3-3) FOR 221.99 SQ.M AREA	221.99	2	CAR	SCOOTER
15 TOWNERS HAVING BUILT-UP AREA 50.0-100.0 SQ.M (1-3-3)	75	25	75	75
TOTAL	75	27	82	82
ADDITION 50% PARKING	14	41	41	41
REQUIRED PARKING	41	122	122	122
PROPOSED PARKING	41	122	122	122

TOTAL PARKING AREA STATEMENT				
VEHICLE	SIZE	VEHICLE AREA REQUIRED	VEHICLE NO	AREA PROVIDED
CARS	2.5X5.00	12.50	41	512.50
SCOOTERS	1.00X2.00	2.00	122	244.00
CYCLE	0.50X1.40	0.70	122	85.40
TOTAL				841.90

GROUND COVERAGE AREA	
NET B/UP AREA	= 533.08
BALCONY AREA	= 73.03
	606.11

SCHEDULE OF OPENING			
TYPE	SIZE	TYPE	SIZE
D1	0.90X2.25	W1	3.00X1.80
D2	0.75X2.25	W2	2.65X1.80
D3	1.20X2.25	V	0.60X0.90
D4	3.50X2.25		
D5	3.00X2.25		
D6	3.00X2.25		
D7	1.40X2.25		
D8	0.90X2.25		
D9	3.00X2.25		

F JOB TITLE / SITE ADDRESS	
REVISED RESIDENTIAL GROUP HOUSING SCHEME AT GAT NO. 262+263+269+270 +271+272+273+274+275+276 KIRKATWADI, PUNE.	
G OWNER NAME AND SIGNATURE	
PATE FUTURE CONSTRUCTION LLP PATIL NILESH B. PATE (PAH)	
H ARCHITECT	
Architect Name: Vishwas Kulkarni : CA/1984/8465 Hrishiresh Kulkarni : CA/2002/29235	
Drawing Title: Lower Parking & Ground Floor Plan	
Drawing No: 1790	
Drawing Date: 28/12/20	
Drawing By: Chandrakant	
Drawing By: Akshay R.	
Drawing By: 224	
Drawing By: C	
FOR P.M.R.D.A. SANCTION	