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STAMP OF APPROVAL

1 / 1

New Proposal

APPROVED SUBJECT TO CONDITIONS
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO. ...../2333/19

Building Inspector

Deputy Engineer P.M.C

POONA MUNICIPAL CORPORATION * BUILDING CONTROL DEPARTMENT * APPROVED * POONA

AREA STATEMENT

		AREA IN SQ.M.
1.	AREA OF THE PLOT AS PER PRC.	173.10
2.	AREA OF THE PLOT AS PER DEMARCATION	190.49
3.	AREA OF THE PLOT MINIMUM TAKEN	173.10
4.	DEDUCTIONS:	
	a. Area under Road Widening as per DRAFT D.P.	0.0
5.	NET AREA OF THE PLOT (3-4a)	173.10
6.	DEDUCTIONS FOR:	
	a. Permissible Open Space	-
	b. Proposed Open Space	-
	c. Internal Road	-
	d. Total	-
7.	BALANCE AREA OF THE PLOT (5-6d)	173.10
8.	ADDITION FOR F.S.I.	-
9.	TOTAL AREA OF THE PLOT	173.10
10.	PERMISSIBLE F.S.I.	1.50
11.	PERMISSIBLE FLOOR SPACE (173.10 X 1.50)	259.65
12.	EXISTING FLOOR SPACE	-
13.	PROPOSED COMME AREA	116.44
14.	PROPOSED RESIDENTIAL AREA	109.21
15.	PROPOSED FLOOR SPACE (13+14)	225.65
16.	EXCESS BALCONY TAKEN IN F.S.I.	0.00
17.	TOTAL FLOOR SPACE (15+16)	225.65
18.	NET BUP AREA (12+17)	225.65
19.	F.A.R. CONSUMED	0.84
20.	PERMISSIBLE COVERAGE (173.10 x 2/3)	115.40
21.	PROPOSED COVERAGE	116.44

TENEMENT STATEMENT

1.	TENEMENT PERMISSIBLE	5
2.	TENEMENT PROPOSED	5

PARKING STATEMENT

		CAR	SCOOTER	CYCLE
1.	PARKING REQUIRED BY RULES	3	8	10
2.	PARKING PROVIDED	4	12	12
3.	PREVIOUSLY SANCTION PARKING	-	-	-
4.	GARAGES PROVIDED			

LEGEND

Plot Boundary Shown Thick Black — Road widening line green dotted
Proposed Work Shown Red — Existing Work To Be Demolished Yellow
Drainage Line Shown Red Dotted — Existing Work To BE Retained Blue
Water Line Shown Black Dotted

SCHEDULE OF OPENING

D - 1.00 x 2.10
D1 - 0.90 x 2.10
D2 - 0.75 x 2.10
OP - 0.90 x 2.10
FD - 1.80 x 2.10
W1 - 1.80 x 1.20
W2 - 1.20 x 1.20
W3- 1.50 x 0.90
V - 0.60 x 0.90

BRIEF SPECIFICATION

R.C.C. FRAME STRUCTURE
6" THK EXT. & INTERNAL WALL
WALL EXTERNALLY CEMENT PLASTER & INTERNALLY NEERU FINISHED
T.W DOORS & M.S. WINDOWS
M.M TILE FLOORING
GLAZED TILE FLOORING & DADO IN TOILET
R.C.C SLAB TO HAVE W.P. COURSE ON TOP

1) This drawing is based on information/ documents provided by Owner P.A.H.
2) This drawing is copyright of R.S. ASSOCIATES & this drawing should not be copied or used without prior permission of Architect (R.S. ASSOCIATES)

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON AND THE DIMENSIONS OF SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA WORKED OUT TALLIES WITH THE AREA STATED IN THE DOCUMENTS OF THE OWNERSHIP, T.P. SCHEME RECORD, LAND RECORDS DEPT/ CITY SERVEY RECORDS.

ARCHITECT'S SIGN

PROJECT

PROPOSED COMMERCIAL+ RESIDENTIAL BUILDING AT CTS. NO. 951, BUDHWAR PETH, PUNE.

Owner's Declaration

I/We undersigned hereby confirm that I/We would abide by plans sanctioned by pune municipal corporation/We would execute the structure as per sanctioned plans.also I/We would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site

Owner (name & signature)

NORTH

R.S. ASSOCIATES
ARCHITECTS & VALUERS
ARCH. - RAHIL SHAIKH (CA/2016/74325)
ADD. - 715, NANA PETH, PUNE - 411002
CONT NO. - 8119405603

SCALE :- 1 : 100

DATE : 2019.10.16

DEALT BY:

SITE

LOCATION
SCALE 1:200

BUP AREA CALCULATION OF FIRST FLOOR

BLOCK NO	DIMENSION	AREA IN SQ.MT.
A	8.15 X 19.55	159.33
	DEDUCTIONS	
1	1.05 X 3.25	3.41
2	1.55 X 2.80	3.78
3	1.50 X 5.35	8.02
4	1.20 X 0.45	0.54
5	0.30 X 3.05 X 2	1.83
6	1.50 X 2.10	3.15
8	3.10 X 2.70	8.37
9	0.45 X 2.90	1.30
10	0.30 X 2.75	0.82
12	5.15 X 0.30	1.54
ST	4.75 X 3.15	14.96
L	1.55 X 1.55	2.40
	TOTAL	50.12
	159.33 - 50.12	109.21

BALCONY AREA CALCULATION

BLOCK NO	DIMENSION	AREA IN SQ.MT.
	FIRST FLOOR	
B-1	5.45 X 1.20 X 1	6.54
	TOTAL	6.54

PASSAGE AREA CALCULATION

BLOCK NO	DIMENSION	AREA IN SQ.MT.
	UPPER FLOOR	
P-1	1.20 X 5.60	6.72
P-2	1.20 X 6.20	7.44
P-3	1.20 X 1.80	2.16
	TOTAL	16.32
	FIRST FLOOR	
P-1	1.20 X 1.05	1.26
P-2	1.10 X 2.30	2.53
P-3	1.50 X 1.80	2.70
	TOTAL	6.49

GROUND COVERAGE STATEMENT

PERMISSIBLE GROUND COVERAGE
173.10 X 2 / 3 = 115.40 SQ.MT.

PROPOSED GROUND COVERAGE
1ST FLOOR BUP = 109.52 SQ.MT

ADDITIONS :-
ST. CASE + LIFT
14.96 + 2.32 = 17.28 SQ.MT.
TOTAL (109.52+17.28) = 126.80 SQ.MT.

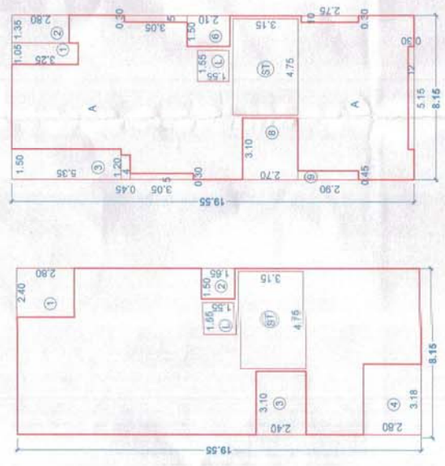
PROPOSED GROUND COV. = 126.80 SQ.MT.



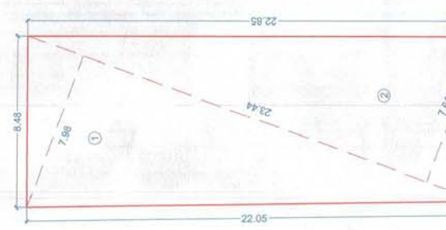
AREA KEY PLAN OF UPPER GROUND FLOOR
SCALE 1:200

BUP AREA CALCULATION OF UPPER GROUND FLOOR

BLOCK NO	DIMENSION	AREA IN SQ.MT.
A	8.15 X 19.55	159.33
	DEDUCTIONS	
1	2.40 X 2.80	6.72
2	1.50X 1.65	2.47
3	3.10 X 2.40	7.44
4	3.18 X 2.80	8.90
ST	4.75 X 3.15	14.96
L	1.55 X 1.55	2.40
	TOTAL	42.89
	159.33 - 42.89	116.44



AREA KEY PLAN OF FIRST FLOOR
SCALE 1:200



AREA KEY PLAN OF PLOT
SCALE 1:200

PLOT AREA CALCULATION

BLOCK NO	DIMENSION	AREA IN SQ.MT.
1	0.50 X 23.44 X 7.98	93.52
2	0.50 X 23.44 X 7.64	89.54
3	0.50 X 7.44 X 1.12	4.16
4	0.50 X 7.44 X 0.88	3.27
	TOTAL	190.49

WATER STORAGE CAPACITY CALCULATIONS

FOR COMMERCIAL
AMOUNT OF WATER REQUIRED PER PERSON = 45 LTRS.
NO. OF PERSONS PROPOSED (109.52 SQ.MT. / 3) = 36 PERSON
WATER REQUIRED (45 LTRS X 36) = 1620 LTRS.

FOR RESIDENTIAL
AMOUNT OF WATER REQUIRED PER PERSON = 135 LTRS.
WATER REQUIRED PER FLAT (135 X 5 PER.) = 675 LTRS.
NO. OF TENEMENT PROPOSED WATER REQUIRED = 5 NOS.
WATER REQUIRED (675 X 5) = 3375 LTRS.
REQUIRED CAPACITY OF WATER (1620+3375) = 4995 LTRS.

PROPOSED CAPACITY OF O.H. WATER TANK = 5000 LTRS.

REQUIRED U.G. WATER TANK
5000 X 1.5 TIMES = 75000 Ltrs.

PROPOSED CAPACITY OF U.G. WATER TANK = 80000 Ltrs.



U.G. WATER TANK
CAP - 80000 LTRS

SECTION THRO' U.G. WATER TANK

PARKING STATEMENT

TENEMENT AREA IN SQ.MT. / TENEMENT NOS.		NOs.	PERM. & PROV. PARKING	
			CARS	SCOOTER	CYCLES
FOR COMMERCIAL EVERY 100 SQ.MT.	perm	100.00	3	6	6
	prop.	116.02	3	6	6
2 TENEMENT HAVING CARPET AREA BELOW 40.00 SQ.MT. AND no car parking for plot residential area below 200 sq.mt.	perm	2	0	2	4
	prop.	5	0	8	10
TOTAL			3	14	16
5% VISITOR PARKING			0	1	1

PARKING AREA CALCULATION

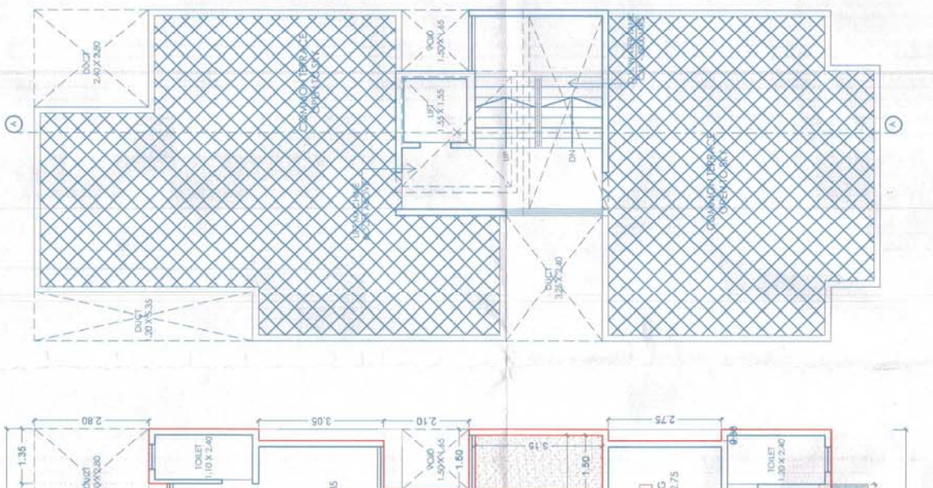
TYPE	NOS.	AREA REQUIRED
CARS	3	X 12.50 = 37.50
SCOOTERS	14	X 2.00 = 28.00
CYCLES	16	X 0.70 = 11.20
TOTAL		= 76.70 SQ.M.

STAIRCASE, LIFT & LIFT MACHINE ROOM CALCULATION

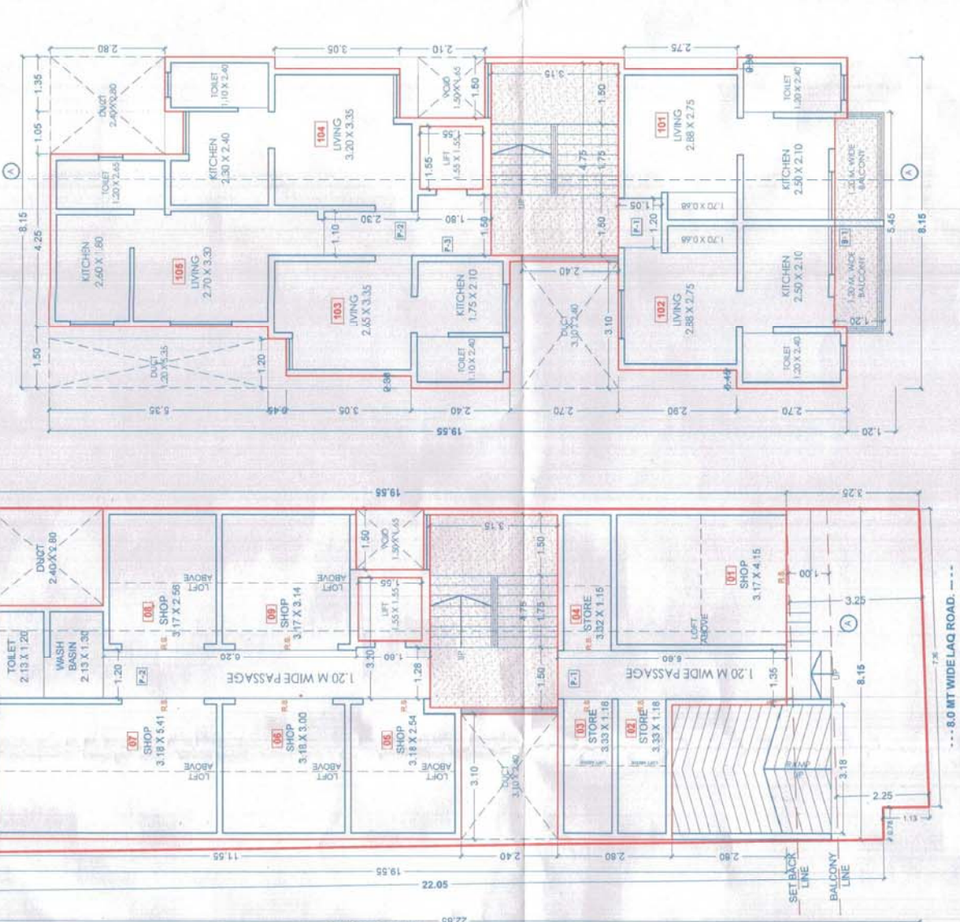
STAIRCASE	4.75 X 3.15	= 14.96 SQ.MT.
LIFT	1.55 X 1.55	= 2.40 SQ.MT.
LIFT MACHINE ROOM	3.00 X 3.00	= 9.00 SQ.MT.

F.S.I. STATEMENT AREA IN SQ.MT.

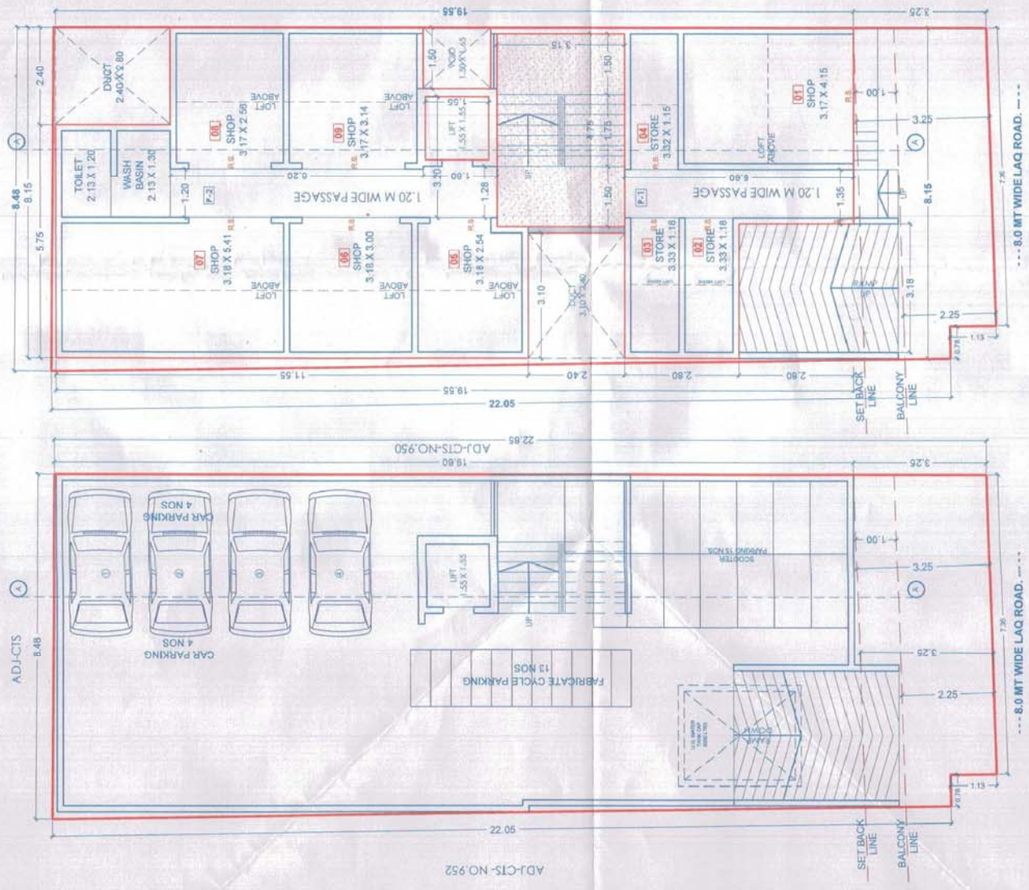
FLOORS	BUP AREA			BALCONY		STAIRCASE	PASSAGE	LIFT	LIFT MACHINE ROOM	TENEMENT
	COMM	RESI	TOTAL	PERM	PROP	EXCESS				
UPPER GROUND	116.44	0.00	116.44	0.00	0.00	0.00	14.96	0.00		0
FIRST	0.00	109.21	109.21	16.38	0.54	0.00	14.96	0.00	2.40	5
TOTAL	116.44	109.21	225.65	16.38	6.54	0.00	29.92	0.00	2.40	5



TERRACE FLOOR PLAN
SCALE 1:100

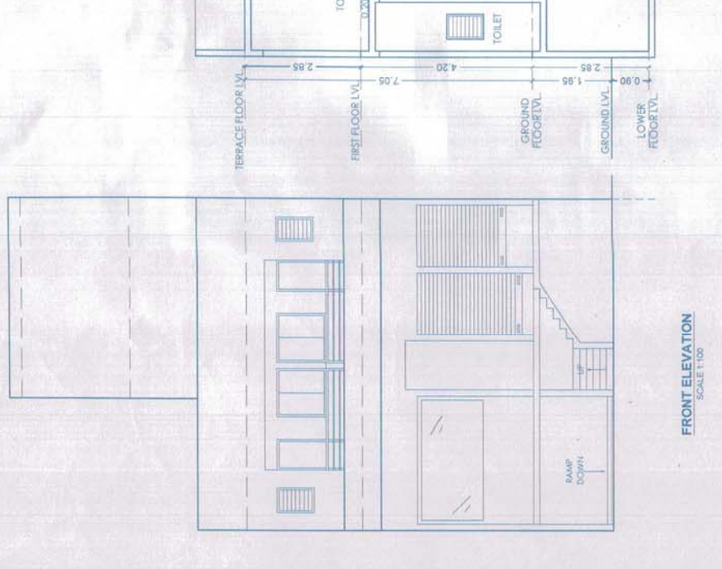


FIRST FLOOR PLAN
SCALE 1:100

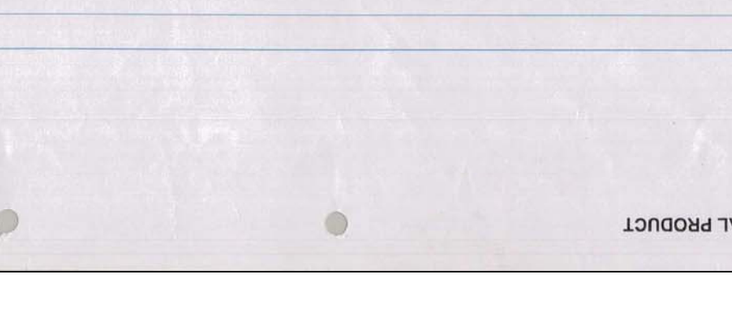


UPPER GROUND FLOOR PLAN
SCALE 1:100

LOWER PARKING FLOOR PLAN
SCALE 1:100



SECTION A-A
SCALE 1:100



FRONT ELEVATION
SCALE 1:100

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