STAMP OF APPROVAL

25/30

INCLUSIVE HOUSING: PLAN

PUNE MUNICIPAL CORPORATION BUILDING CONTROL DEPARTMENT APPROVED

नकाशा (निवासी + व्यापारी)
APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO. CC/664/24, Dt.- 18/03/24

Building Inspector (Jr.Engg./Sect.Engg.) — Deputy Engineer
BUILDING PERMISSION DEPT.
ZONE-2, P.M.C.

PARKING REQUIREMENTS FOR INCLUSIVE HOUSING

AREA OF TENEMENT	NOS. OF TENEMENT	CAR	SCOOTER
RESIDENTIAL 30 TO 40 SQ.M.	REQUIRED FOR 2 / 36	1 / 18	2 / 36
RESIDENTIAL 40 TO 80 SQ.M.	REQUIRED FOR 2 / 24	1 / 12	2 / 24
RESIDENTIAL 80 TO 150 SQ.M.	REQUIRED FOR 1 / 0	1 / 0	1 / 0
RESIDENTIAL 150 SQ.M. & ABOVE	REQUIRED FOR 1 / 0	2 / 0	1 / 0
TOTAL		30	60
VISITORS PARKING 5%		2	3
TOTAL PARKING REQUIRED		32	63
SHOPS 100 SQ.M.	REQUIRED FOR 100 / 100	2 / 2	6 / 6
TOTAL PARKING REQUIRED		34	69
TOTAL PARKING PROPOSED		34	69

SCHEDULE OF OPENINGS

DOOR	WIDTH	HEIGHT	LOCATION
D1	1.05	2.20	LIVING MAIN DOOR
D2	0.90	2.20	BED ROOM
D3	0.75	2.20	TOILET
D4	1.20	2.20	FIRE STAIRCASE
D5	0.60	1.50	ELEC. SHAFT
D6	1.00	1.50	FIRE SHAFT

SCHEDULE OF OPENINGS

WINDOW	WIDTH	HEIGHT	TYPE
W1	1.80	1.25	LIVING & BED ROOM
W2	0.90	1.25	KITCHEN
W3	0.60	1.05	TOILET
W4	1.20	1.10	STAIRCASE

AREA STATEMENT FOR INCLUSIVE HOUSING

NO.	AREA CALCULATIONS: -	SQ.M.
1	NET AREA OF PLOT	13415.93
2	PERMISSIBLE BASIC F.S.I. AS PER ROAD WIDTH	1.10
a	PERMISSIBLE BUILT-UP AREA (1 X 2)	14757.52
17	AREA FOR INCLUSIVE HOUSING	
a	REQUIRED 20% ON BASIC FSI	2951.50
b	PROPOSED AREA	2967.01

PROJECT TITLE :-

PROPOSED RESIDENTIAL CUM COMMERCIAL DEVELOPMENT ON S NO. 31/32A/10B/2/10A/2A/13/PLOT-A AT VILLAGE VADGAON BUDRUK, TALUKA : HAVELI, DISTRICT : PUNE

OWNER NAME :- SIGN

THE INDIAN HUME PIPE COMPANY LTD
THROUGH POA KALPATARU LTD.

ARCHITECT SIGN

BHURAT CONSULTANCY SERVICES PVT. LTD.
AR. DEEPESH P. BHURAT

OFFICE NO. 08, 3RD FLOOR, CHANDRASEN APARTMENT, PRABHAT ROAD, OPP.PRESIDENT HOTEL, ERANDWANE, PUNE - 411004
EMAIL ID :-landmarkplanners@gmail.com

DWG.NO	DATE	SCALE	DEALT BY	REVISION	NORTH
257-SD-R00	10/07/2024	AS SHOWN	RAHUL	R-00	

PATH:- COMP-3\D-\Rahul\Kalpataru group\IHP(09-02-2022)\Phase-1\
05_Corporation Drawings\20240710_257-R00-IHP-1-S.D.

FRONT SIDE ELEVATION (SCALE 1:100)

PARKING STATEMENT	CARS	SCOOTER
SINGLE PARKING	30 NOS.	69 NOS.
STACK PARKING	4 NOS.	0 NOS.
TOTAL	34 NOS.	69 NOS.

GROUND FLOOR LAYOUT PLAN (SCALE 1:200)

SECTION AT - BB (SCALE 1:100)

Polygon E3-Block	Area
	562.09
L	3.92
FL	5.91
V1	0.56
V2	1.03
V3	0.60
1	30.22
2	7.12
3	0.81
4	0.81
5	7.12
6	7.98
7	7.12
8	0.81
9	0.81
10	7.12
TOTAL	480.15

AREA KEY PLAN FOR TYPICAL 1, 2, 3, 4, 5TH. & 6TH. FLOOR (SCALE 1:200)

FLOOR WISE FSI STATEMENT FOR INCLUSIVE HOUSING

FLOORS	FSI AREA COMM.	FSI AREA RESI.	LIFT	LIFT M/C ROOM	TENEMENTS	TOTAL FSI AREA	OTHER AREA	CONSTRUCTION AREA
GR. FLOOR	67.61	86.11	0.00	--	0 NOS.	153.72	338.00	491.72
1ST.FLOOR	0.00	480.15	9.84	--	10 NOS.	480.15	0.00	489.99
2ND. FLOOR	0.00	480.15	0.00	--	10 NOS.	480.15	0.00	480.15
3RD. FLOOR	0.00	480.15	0.00	--	10 NOS.	480.15	0.00	480.15
4TH. FLOOR	0.00	480.15	0.00	--	10 NOS.	480.15	0.00	480.15
5TH. FLOOR	0.00	480.15	0.00	--	10 NOS.	480.15	0.00	480.15
6TH. FLOOR	0.00	480.15	0.00	20.91	10 NOS.	480.15	52.48	73.39
TERR. FLOOR	0.00	0.00	0.00	20.91	0 NOS.	0.00		
TOTAL	67.61	2967.01	9.84	20.91	60 NOS.	3034.62	390.48	3455.85

WATER TANK CALCULATIONS INCLUSIVE HOUSING

OVER HEAD WATER TANK						
COMMERCIAL OCCUPANCY	=	(67.61 /3)	+	(0.00 /5)	=	23 NO.
REQUIRED WATER TANK CAPACITY	=	23	X	45 L/H/D		
REQUIRED WATER TANK CAPACITY	=	1014 LTR				
RESIDENTIAL TENEMENTS	=	60 NO.				
REQUIRED WATER TANK CAPACITY	=	60	X	5	X	135 L/H/D
REQUIRED WATER TANK CAPACITY	=	40500 LTR				
WATER REQUIRED FOR FIRE FIGHTING	=	10000 LTR				
PROVIDE WATER TANK CAPACITY	=	51514 LTR				
UNDER GROUND WATER TANK						
REQUIRED WATER TANK CAPACITY	=	1.5	X	41514 LTR		
REQUIRED WATER TANK CAPACITY	=	62271 LTR				
WATER REQUIRED FOR FIRE FIGHTING	=	50000 LTR				
PROVIDE WATER TANK CAPACITY	=	112271 LTR				
TOTAL WATER REQUIRED (OHT & UGT)	=	163785 LTR				

Polygon E2-Block	Area
1	76.36
2	0.99
3	7.44
4	0.32
TOTAL	67.61

AREA KEY PLAN FOR GROUND FLOOR (COMMERCIAL) (SCALE 1:200)

Polygon E1-Block	Area
	188.40
L	3.92
FL	5.91
M1	8.61
M2	1.31
V1	0.57
V2	1.03
V3	0.60
1	22.89
2	45.77
3	11.68
TOTAL	86.11

AREA KEY PLAN FOR GROUND FLOOR RESIDENTIAL (SCALE 1:200)

TERRACE FLOOR PLAN (SCALE 1:100)

TYPICAL 1, 2, 3, 4, 5TH. & 6TH. FLOOR PLAN (SCALE 1:100)

GROUND FLOOR PLAN (SCALE 1:100)