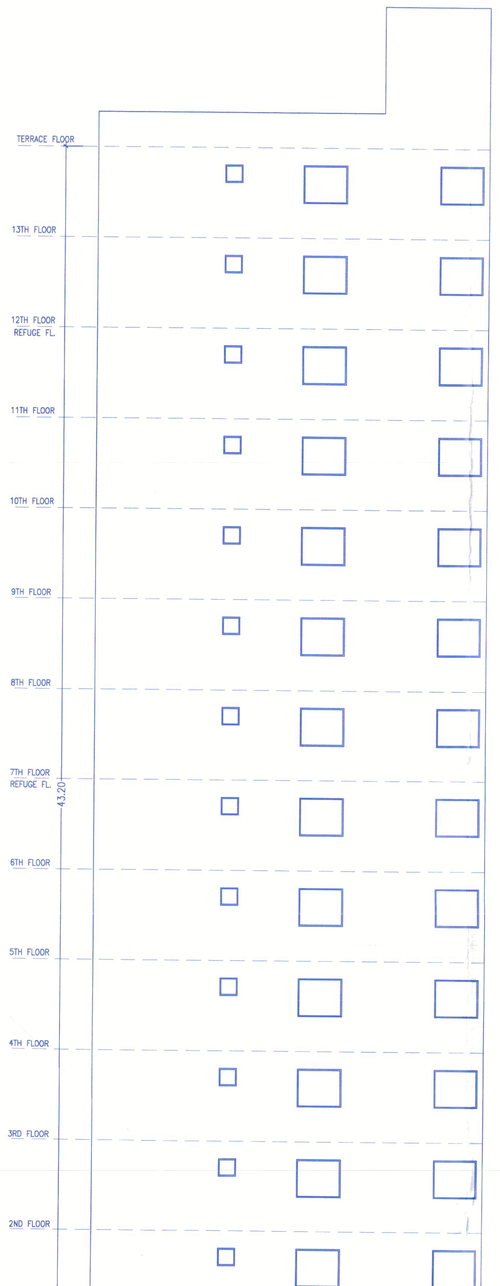
INCLUSIVE HOUSING	21/21
STAMP OF APPROVAL	
1)SANCTIONED :-CC/0066/24 DATE:-03.04.2024	
2)SANCTIONED :-CC/2344/24 DATE:-29.10.2024	

PUNE MUNICIPAL CORPORATION BUILDING DEVELOPMENT DEPARTMENT PUNE

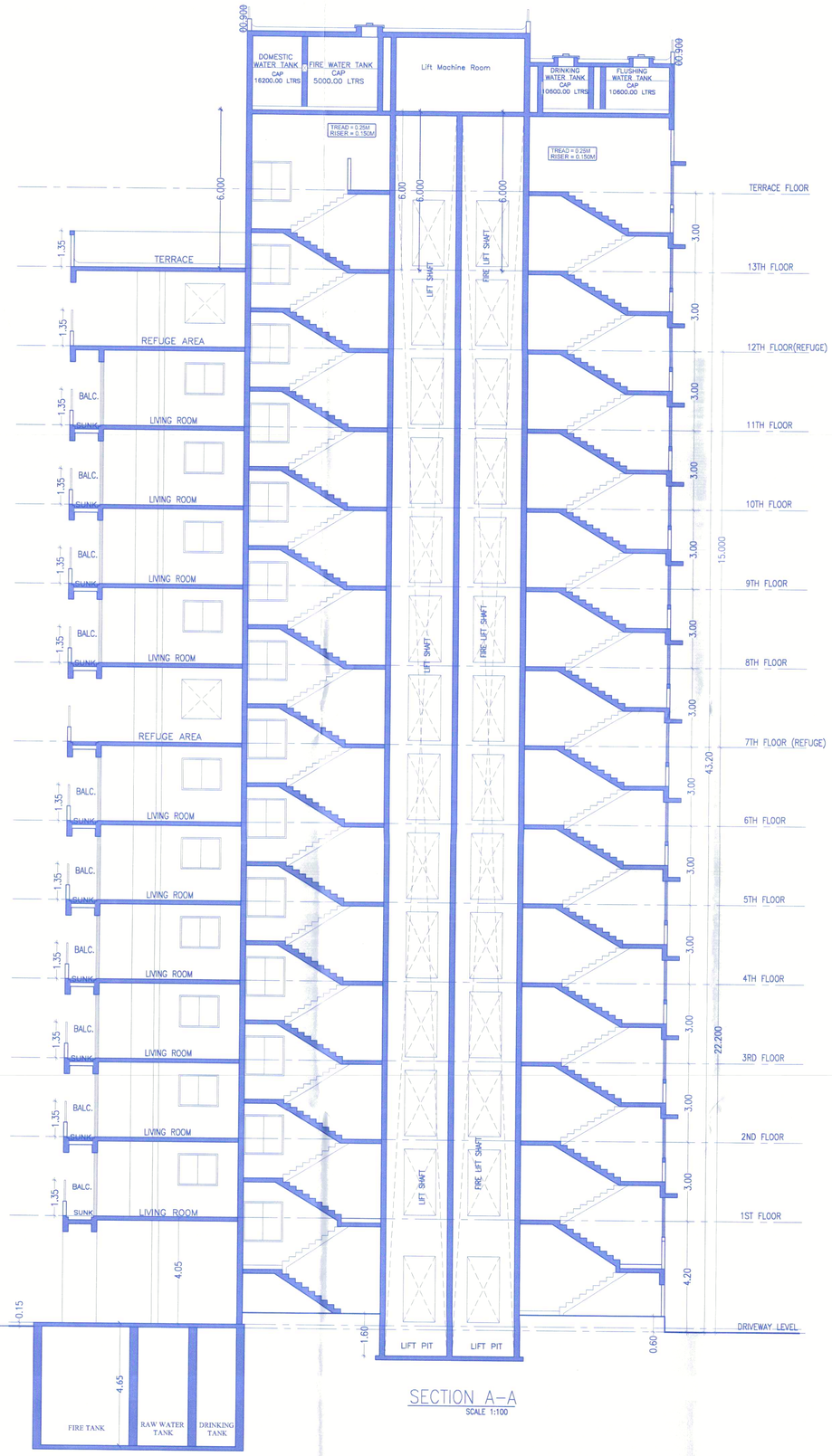
APPROVED

APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT CERTIFICATE NO. CC/1490/24
DATE 31/12/2025

Jr/Sub Engineer — Deputy Engineer
Building Development Department
Zone No. 3 P.M.C.



ELEVATION



SECTION A-A
SCALE 1:100

FORM OF STATEMENT 2 PROPOSED BUILDING (INCLUSIVE HOUSING)

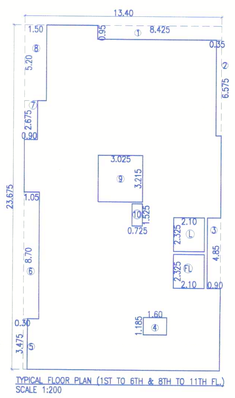
FLOOR'S NAME	TOTAL BUILT-UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE (INCLUSIVE HOUSING)	LIFT AREA	FIRE LIFT AREA	REFUGE AREA	NOS. OF TENEMENTS	
					SALE	INCLUSIVE
GROUND FL.	2.97				--	--
1ST FLOOR	259.69	4.88	4.88		--	04
2ND FLOOR	259.69				--	04
3RD FLOOR	259.69				--	04
4TH FLOOR	259.69				--	04
5TH FLOOR	259.69				--	04
6TH FLOOR	259.69				--	04
7TH FLOOR (R)	227.68			32.01	--	03
8TH FLOOR	259.69				--	04
9TH FLOOR	259.69				--	04
10TH FLOOR	259.69				--	04
11TH FLOOR	259.69				--	04
12TH FLOOR (R)	227.68			32.01	--	03
13TH FLOOR	173.65				--	02
TOTAL	3228.88	4.88	4.88	64.02	--	48

WATER CALCULATION (INCLUSIVE HOUSING)

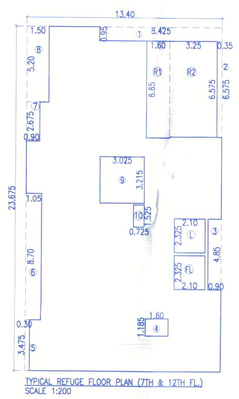
	TENEMENT	NO.OF PERSONS/ TENEMENT	WATER REQUIRED PER PERSON	O.H.W.T. CAPACITY REQUIRED (LTRS.)	O.H.W.T. CAPACITY REQUIRED (LTRS.) FIRE FIGHTING					U.G.T. CAPACITY REQUIRED(LTRS.)			U.G.T CAPACITY REQUIRED (LTRS.)	U.G.T CAPACITY REQUIRED (LTRS.) FIRE FIGHTING				
BUILDING-(INCLUSIVE HOUSING)	48	05	135	32400.00	32400.00	+	5000.00	37400.00	(PROVIDED) 42400.00	32400.00	X	1.5	48600.00	48600.00	48600.00	+	75000.00	123600.00	(PROVIDED) 123600.00

BUILT UP AREA CALCULATION FOR
TYPICAL FLOOR PLAN (1ST TO 6TH & 8TH TO 11TH FL.) (INCLUSIVE HOUSING)

AREA OF BLOCK ABCD								
A)	13.40	X	23.675	X	1	=	317.25	SQM
STANDARD DEDUCTION								
1	8.425	X	0.95	X	1	=	8.00	SQM
2	0.35	X	6.575	X	1	=	2.30	SQM
3	0.90	X	4.85	X	1	=	4.37	SQM
4	1.60	X	1.185	X	1	=	1.90	SQM
5	0.30	X	3.475	X	1	=	1.04	SQM
6	1.05	X	8.70	X	1	=	9.14	SQM
7	0.90	X	2.675	X	1	=	2.41	SQM
8	1.50	X	5.20	X	1	=	7.80	SQM
9	3.025	X	3.215	X	1	=	9.73	SQM
10	0.725	X	1.525	X	1	=	1.11	SQM
TOTAL						=	47.80	SQM
LIFT DEDUCTION								
L	2.10	X	2.325	X	1	=	4.88	SQM
TOTAL						=	4.88	
FIRE LIFT DEDUCTION								
FL	2.10	X	2.325	X	1	=	4.88	SQM
TOTAL						=	4.88	SQM
TOTAL DEDUCTIONS						=	57.56	SQM
NET AREA	317.25	-	57.56			=	259.69	SQM



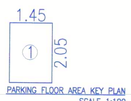
TYPICAL FLOOR PLAN (1ST TO 6TH & 8TH TO 11TH FL.)
SCALE 1:200



TYPICAL REFUGE FLOOR PLAN (7TH & 12TH FL.)
SCALE 1:200

BUILT UP AREA CALCULATION FOR
TYPICAL REFUGE FLOOR PLAN
(7TH & 12TH FL.) (INCLUSIVE HOUSING)

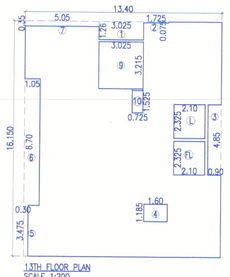
AREA OF BLOCK ABCD								
A)	13.40	X	23.675	X	1	=	317.25	SQM
STANDARD DEDUCTION								
1	8.425	X	0.95	X	1	=	8.00	SQM
2	0.35	X	6.575	X	1	=	2.30	SQM
3	0.90	X	4.85	X	1	=	4.37	SQM
4	1.60	X	1.185	X	1	=	1.90	SQM
5	0.30	X	3.475	X	1	=	1.04	SQM
6	1.05	X	8.70	X	1	=	9.14	SQM
7	0.90	X	2.675	X	1	=	2.41	SQM
8	1.50	X	5.20	X	1	=	7.80	SQM
9	3.025	X	3.215	X	1	=	9.73	SQM
10	0.725	X	1.525	X	1	=	1.11	SQM
TOTAL						=	47.80	SQM
LIFT DEDUCTION								
L	2.10	X	2.325	X	1	=	4.88	SQM
TOTAL						=	4.88	
FIRE LIFT DEDUCTION								
FL	2.10	X	2.325	X	1	=	4.88	SQM
TOTAL						=	4.88	SQM
REFUGE AREA DEDUCTION								
R1	1.60	X	6.65	X	1	=	10.64	SQM
R2	3.25	X	6.575	X	1	=	21.37	SQM
TOTAL						=	32.01	SQM
TOTAL DEDUCTIONS						=	89.57	SQM
NET AREA	317.25	-	89.57			=	227.68	SQM



PARKING FLOOR AREA KEY PLAN
SCALE 1:100

BUILT UP AREA CALCULATION FOR
PARKING FLOOR PLAN

AREA OF BLOCK ABCD								
1	1.45	X	2.05	X	1	=	2.97	SQM
TOTAL AREA						=	2.97	SQM



13TH FLOOR PLAN
SCALE 1:200

BUILT UP AREA CALCULATION FOR
13TH FLOOR PLAN (INCLUSIVE HOUSING)

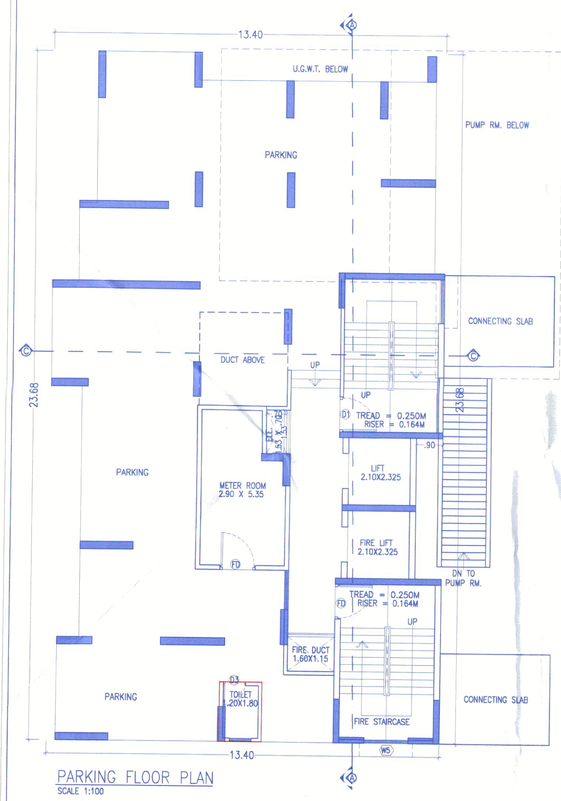
AREA OF BLOCK ABCD								
A)	13.40	X	16.15	X	1	=	216.41	SQM
STANDARD DEDUCTION								
1	3.025	X	1.26	X	1	=	3.81	SQM
2	1.725	X	0.075	X	1	=	0.13	SQM
3	0.90	X	4.85	X	1	=	4.37	SQM
4	1.60	X	1.185	X	1	=	1.90	SQM
5	0.30	X	3.475	X	1	=	1.04	SQM
6	1.05	X	8.70	X	1	=	9.14	SQM
7	5.05	X	0.35	X	1	=	1.77	SQM
9	3.025	X	3.215	X	1	=	9.73	SQM
10	0.725	X	1.525	X	1	=	1.11	SQM
TOTAL						=	33.00	SQM
LIFT DEDUCTION								
L	2.10	X	2.325	X	1	=	4.88	SQM
TOTAL						=	4.88	
FIRE LIFT DEDUCTION								
FL	2.10	X	2.325	X	1	=	4.88	SQM
TOTAL						=	4.88	SQM
TOTAL DEDUCTIONS						=	42.76	SQM
NET AREA	216.41	-	42.76			=	173.65	SQM

REFUGE AREA CALC. (7TH & 12TH FLOOR)

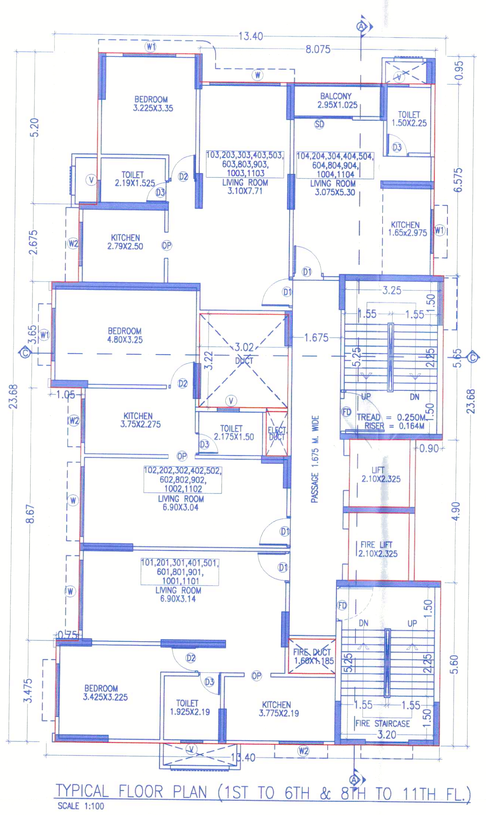
AREA OF TWO CONSECUTIVE FLOORS - (STAIRCASE+PASSAGE) =				/ 12.50 =	NO. OF PERSONS
NO.OF PERSONS		X	0.30	=	REQ. REFUGE AREA
TWO CONSECUTIVE FL. = (259.69+227.68)=487.37 SQ.M.					
487.37 SQ.M.				/ 12.50 =	39.99
39		X	0.30	=	11.70 SQ.M.
PROPOSED REFUGE AREA				=	32.01 SQ.M.

PARKING CALCULATION - INCLUSIVE HOUSING

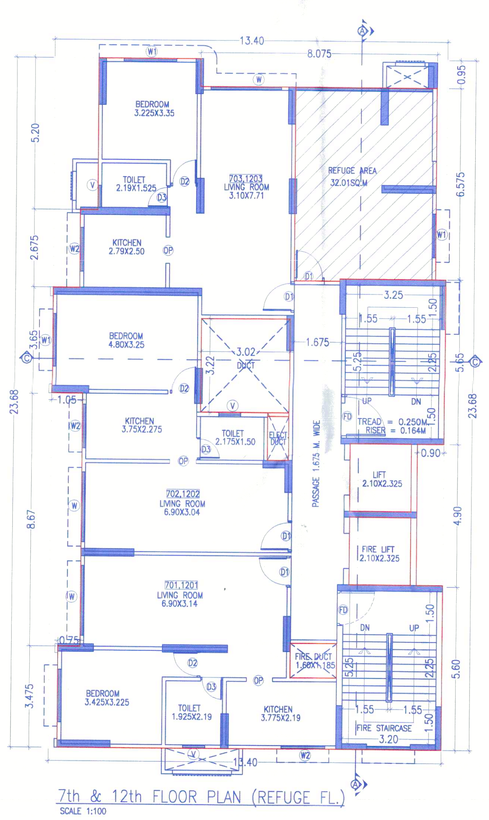
FLOOR	TENEMENT	PARKING REQUIRED CAR	PARKING REQUIRED SCOOTER	PARKING PROPOSED CAR	PARKING PROPOSED SCOOTER
FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 40 BUT MORE THAN 30 SQ.M. (1 - 2)	10	5	10	5	10
FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 40 BUT LESS THAN 80 SQ.M.(1 - 2)	38	19	38	19	38
TOTAL	48	24	48	24	48
In addition 5% visitor parking on residential only		1	2	1	2
TOTAL PARKING		25	50	25	50
		X	X	X	X
		12.50	2.00	12.50	2.00
		312.50	100.00	312.50	100.00
TOTAL PARKING AREA =		412.50		412.50	



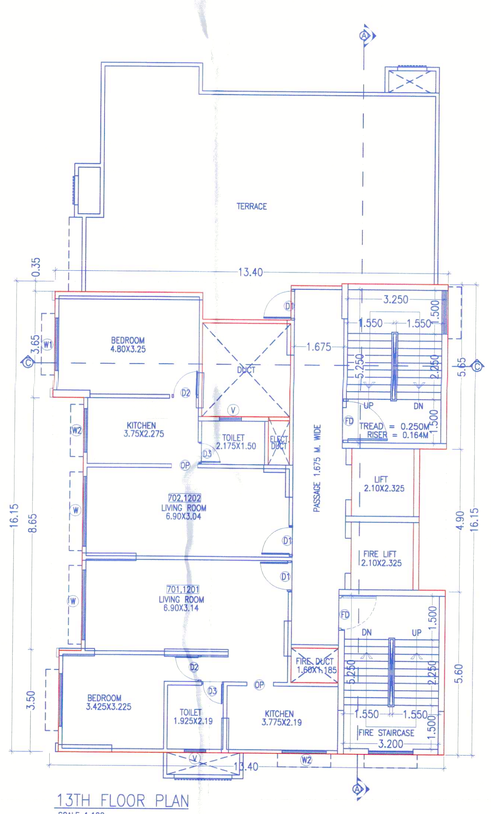
PARKING FLOOR PLAN
SCALE 1:100



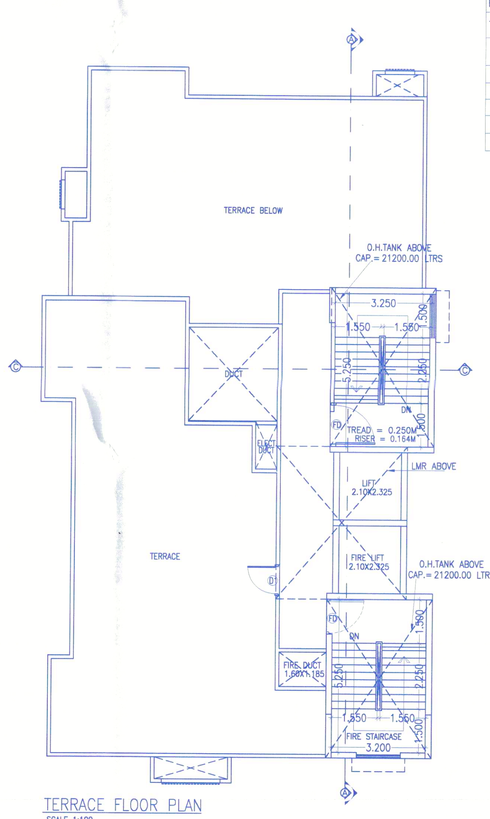
TYPICAL FLOOR PLAN (1ST TO 6TH & 8TH TO 11TH FL.)
SCALE 1:100



7th & 12th FLOOR PLAN (REFUGE FL.)
SCALE 1:100



13TH FLOOR PLAN
SCALE 1:100



TERRACE FLOOR PLAN
SCALE 1:100

OWNER'S DECLARATION

I/WE UNDERSIGNED HEREBY CONFIRM THAT I/WE WOULD ABIDE BY PLANS APPROVED BY AUTHORITY / COLLECTOR. I/WE WOULD EXECUTE THE STRUCTURE AS PER APPROVED 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.

A.B.P. BUILDCON LLP THROUGH
MR. ATUL BAHIRAT

MANAV CITY SPACES LLP THROUGH
MR. PRAMOD BAFANA

BHANSALI SPACES LLP THROUGH
MR. PRAKASH BHANSALI

PROJECT

INCLUSIVE HOUSING
AT S.NO. 36/1 , 36/2 AT BAVDHAN KH. PUNE.

NAME AND SIGNATURE OF ARCHITECT

SAMEER VALIMBE
CA/92/14618

VOUSSOIRS
ARCHITECT AND INTERIOR DESIGNERS.
10 JANHAVI APPT., BHONDE COLONY, NR. OLD KARNATAK H. SC., ERANDAVANA PUNE-4 TEL:-41406399

NORTH	SCALE 1:100	SHEET NO.
	DEALT BY-ANNEEL	21/21
	CHK BY:- SV	
	DATE 05.02.2025	

SUBJECT TO APPROVAL FROM COMPETENT AUTHORITY