

Project Report on SEVA FOUNDATION School & Hospital Project

By

HAYAT ENTERPRISES PVT LTD

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TO
Chairmen & secretary

DATE:-2/5/2019

Seva foundation
Survey number 05 Ashraf Nagar,
Kondhwa Bhuruk,
Pune 4110048

SUBJECT :- **We are submitting project report on said project for purpose of raising fund for this charitable project.**

Dear Sir,

We on the onset express our sincere THANKS to all the trustee members of your foundation for giving us an opportunity for providing architectural services for your proposed school & hospital building .

We have studied the various documents given to us by trustee members and have worked out the feasibility of the said project under reference.

We are enclosing herewith our Feasibility Report /project report for the proposed project of your foundation.

free to call us for any clarification required from your end.

Thanking you

Project report of Seva foundation school and hospital project at Kondhwa
Bhudhruk survey number 05 pune.

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PURPOSE OF PROJECT

As we studied site is surrounded by densely populated area & maximum population is living below poverty line they even can not afford basic education of their children average family income is around 10 to 12 thousands only. It is very difficult to manage education and medical treatments.

Seva foundation will give 70% to 80% free education and medical facilities in this proposed new campus. This project will have medical facilities & diagnostic center including

- 1] M.R.I scan
- 2] C.T scan
- 3] X-ray scan
- 4] Maternity hospital
- 5] General O.P.D
- 6] Primary school
- 7] Play ground of school will be use as marriage lawn

This project will give a huge impact on life style of needy people main sectors where poor people needs help is medical faculties , education to children and functions like marriage this project includes this all aspects. Considering this aim project will definitely give good impact .

We require more projects like this in our society to uplift economically lower class.

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SITE REPORT OF SAID PLOT

Under instructions from trustee members of **SEVA FOUNDATION** , we have studied the **proposal in respect of the property bearing Sr No.5,ashraf nagar Kondhwa budhruk, Pune.**

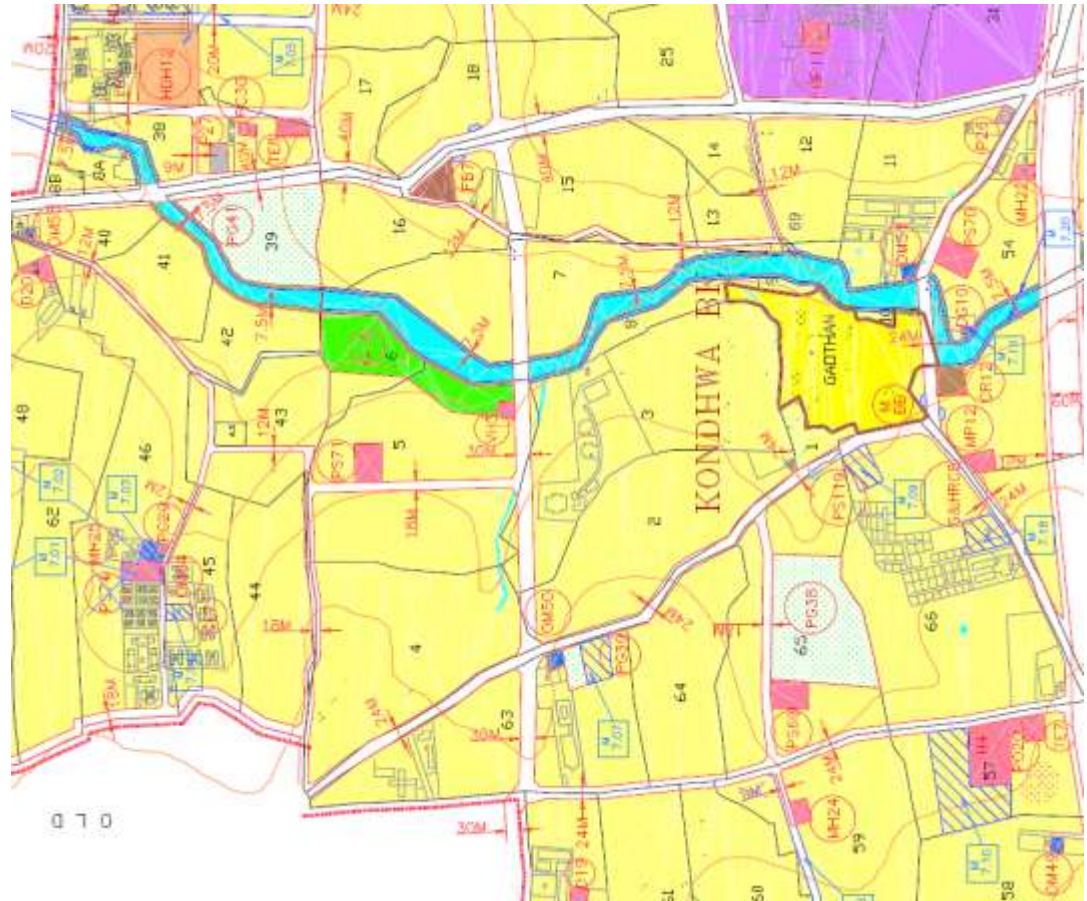
The property is currently owned by ATTAR family. Seva foundation had done M.O.U agreement with owners and we have inspected the property for the purpose of this report. This property is designated in the residential zone of P.M.C development plan. The plot have approach road from three sides each road have existing width of 6.5 M. plot is open and compounded with cement pole. Further the property under reference is well connected to Municipal Sewer line and Municipal Water supply line through the Road.

CONTENT

DP LOCATION OF SITE

Plot location as per development plan Pune municipal corporation
Sr. no 5 Ashraf nagar, Kondhwa
Budhruk , Pune 4110048

Proposed site is in yellow zone
that is residential zone.



LOCATION ON GOOGLE MAP

Proposed site is marked on Google map there is difference in actual layout of that area and government P.M.C development plan.

Hence proposed site is in residential zone. Access roads are shown on map.



ACTUAL SITE PHOTO



DATA SUPPLIED BY TRUST

Seva foundation provided following data to us for panning

- All 7/12 extract of property
- Government demarcation of property
- Work order
- Requirement of planning
 - 1] One huge play ground
 - 2] School building with maximum permissible class as per Pune municipal corporation development control rules
 - 3] play ground to school should be such that it can be use without disturbing internal building for marriage purpose.
 - 4] Small hospital building including diagnostic center, maternity home & OPD.

Also work planning work is done by various verbal discussion with trustee designing and planning is done as per requirement.

TECHNICAL REPORT AS PER PMC DEVELOPMENT CONTROL RULE

- **PMC Zone of plot**

Exact zoning demarcation is not done but as per development plan plot seems to be in residential zone.

- **Area of plot**

As per document provided plot area is 4000 square meter but as per site conditions plot is considered is 79.5M X 50.0M which is 3975.0 square meter. For F.S.I calculation we considered minimum area 3975.0 square meter.

- **Road widening**

existing approach roads are 6M wide for sanction at least 9M wide road is required road widening of 1.50M will required at time of actual sanction

- **Open space**

As plot is below 4000 SQM [0.2 hector] 10% recreational open space is to be provide in layout 15% amenity space is not require to propose .

- **Permissible FSI**

For front 9m wide road permissible basic F.S.I is 1.10 calculation of paid F.S.I and T.D.R is not done because on said road only basic 1.10 FSI can be sanction.

- **Current site scenario**

Plot is completely vacant excluding some part which can be vacant as owner and trust.

PERMISSIBLE AREA STATEMENT

| PERMISSIBLE TOTAL FSI AS PMC | | | |
|------------------------------|--------------------------------|-----------------|--|
| SR. | PARTICULAR | AREA IN SQM | REMARK |
| 01 | plot area as document | 4000.00 | As per documents provided. |
| 02 | Area of plot as actual | 3987.50 | As per actual on site. |
| 03 | Open space 10% | 398.70 | As per PMC DCR-2017 |
| 04 | Permissible F.S.I [1.10] | 4386.25 | PMC DCR |
| 05 | Plot for school | 2933.00 | Part of plot for school |
| 06 | Plot for hospital | 654.10 | Part of plot for hospital |
| 07 | Play ground for school | 1173.20 | 40% of total plot area page no 119 PMC DCR |
| 08 | height of building permissible | h/4 | as per P.M.C dc rule |
| 09 | permissible balcony 15% | 657.93 | total permissible balcony |
| 10 | Total permissible built up | 5044.18 | [4386.25+654.10] |
| 11 | Parking requirement | 2 car for100sqm | Page no 97 table no19 PMC DCR-2017 |
| 12 | Sanitation requirement | As per rule | Page no 215 PMC DCR-2017 |
| | | | |
| | | | |

PROPOSED AREA STATEMENT

| PERMISSIBLE TOTAL FSI AS PMC | | | |
|------------------------------|---|---|--|
| SR. | PARTICULAR | AREA IN SQM | REMARK |
| 01 | plot area as document | 4000.00 | As per documents provided. |
| 02 | Area of plot as actual | 3987.50 | As per actual on site. |
| 03 | Open space 10% | 398.70 | As per PMC DCR-2017 |
| 04 | Proposed built up F.S.I | 3181.00 | PMC DCR |
| 05 | built up area of proposed school | 2328.00 | Ground +five floor -22M height |
| 06 | built up area of hospital | 790.00 | Ground + two floor |
| 07 | Parking required | 2 car for every 100 SQM or 2mini bus for every 3 class room | |
| 08 | Total construction area | 4135.30 | 3181X1.3 [passage + suitcase + watertank] |
| Note | Balance FSI is not considered now in planning because of heavy parking requirement . Now said area is sufficient. balance area will be sanction in revised plan | 44512 SQFT | = 4135.30 SQM X 10.764 = 44512 SQFT |
| Note | Area available for building = 3987.5-1563 = 2424.50 60% area require for side margin 2424.5x.04 = 969.80 After all deductions of side margin & open space very less area is available for parking | | [Play ground + open space +road widening area for side margins] 1173.20+390=1563 |

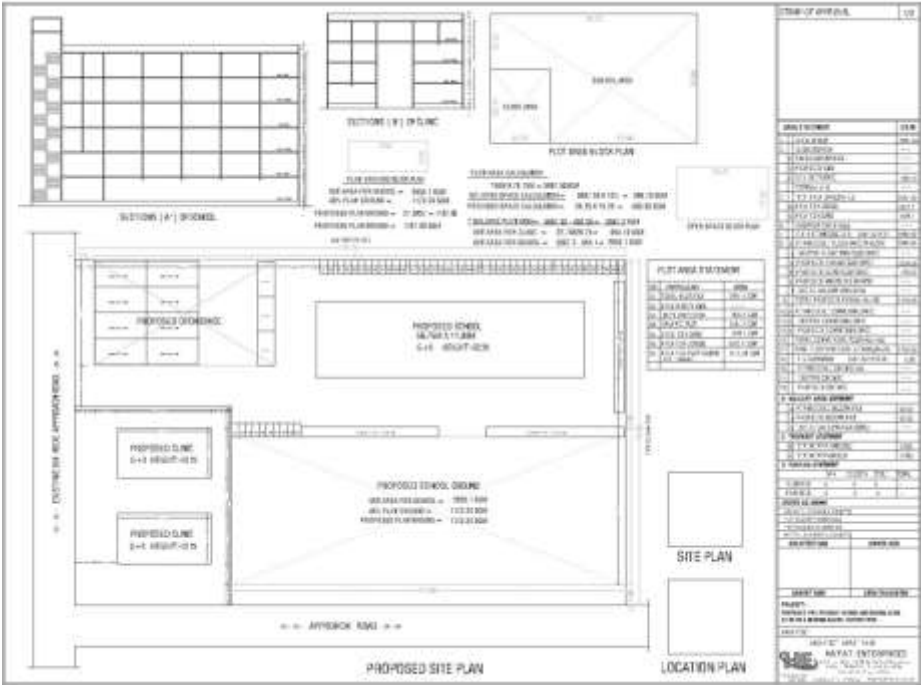
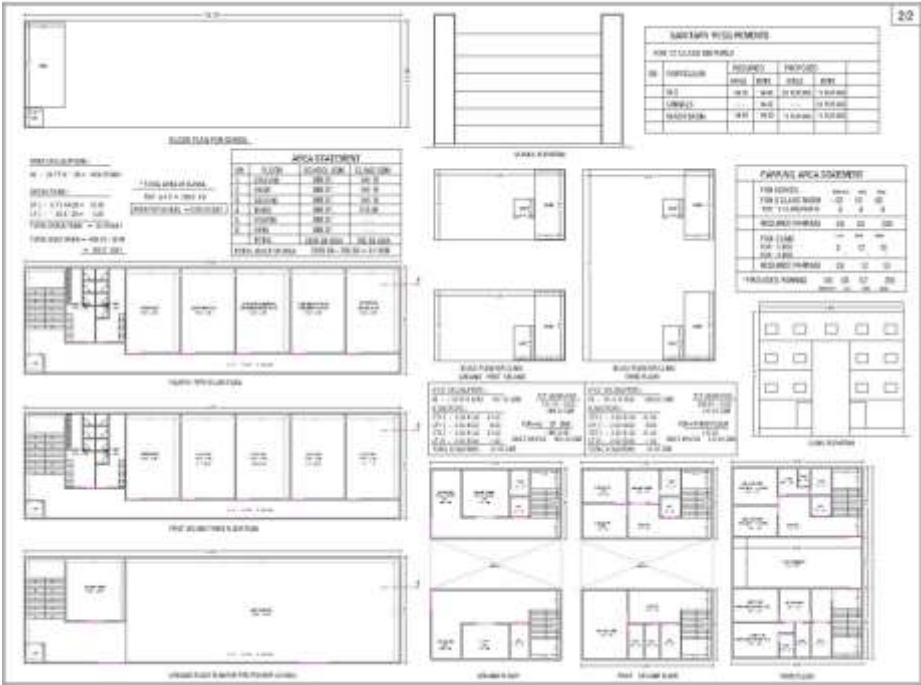
ACTUAL PROPOSED PLAN



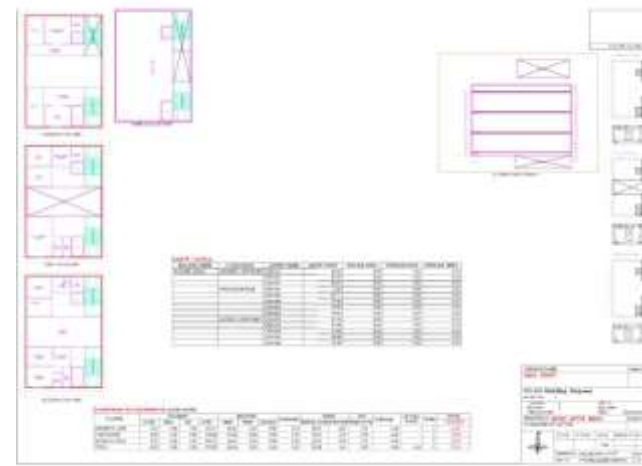
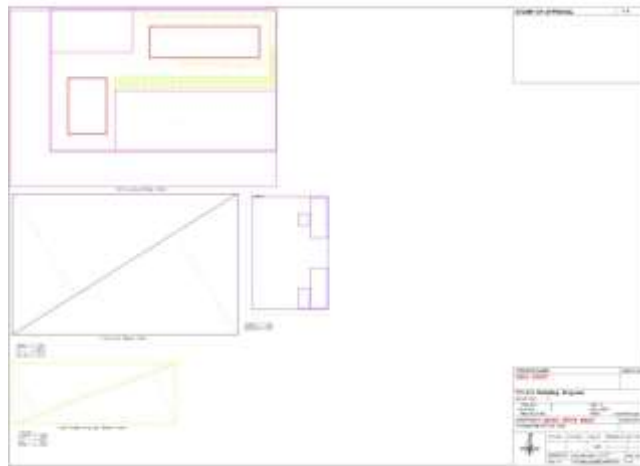
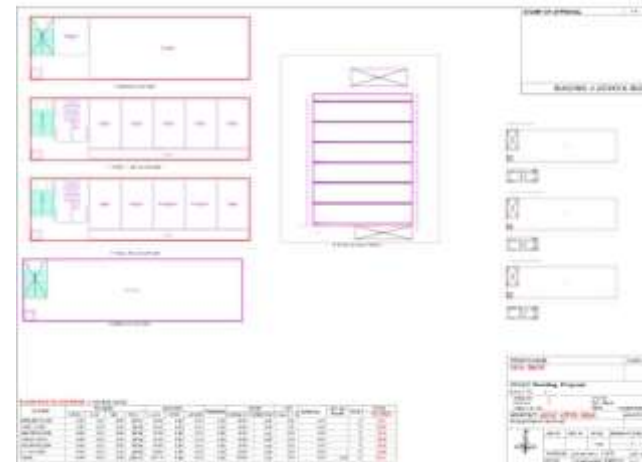
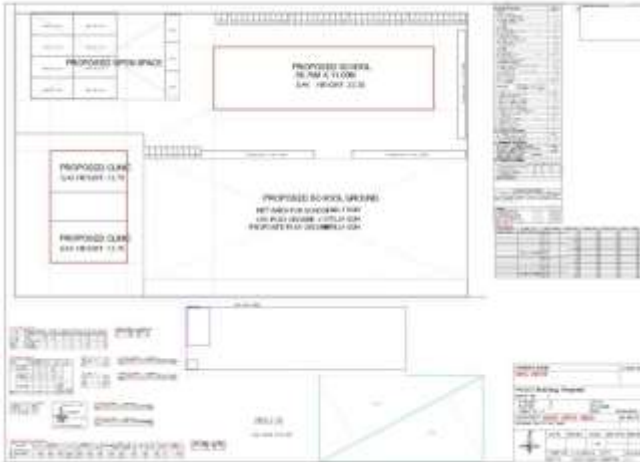
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Bhudruk survey number 05 pune.

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PROPOSED PLAN FOR P.M.C AUTO D.C.R REPORT



PLAN APPROVED FROM AUTO DCR



AUTO DCR REPORT

1/29/2019

Scrutiny Report



Pune Municipal Corporation

Detail Scrutiny Report (Discretionary Compliance)
Building Proposal



Version Number : 1.0.99

Report Generated On : 29/01/2019

City Engineer Department, Building Control Department

www.punecorporation.org

Key No :

Proposal Information (Table 1)

Proposal Details (Table A)

| | |
|-------------------------|-------------------|
| BCP No. and Inward Date | ADCR/5794/18 |
| Deputy Engineer | |
| Junior Engineer | |
| Project Type | Building Proposal |
| Case Type | New |
| Proposal Type | Institutional |

Plot Details (Table C)

| | |
|---------------|----------------|
| Survey.No | 5 |
| Hissa No | 5 |
| Plot No | 5 |
| Final Plot No | |
| CTS No | |
| Society Name | |
| Peth | Kondhwa-Budruk |

Project Details (Table B)

| | |
|---------------------|------------------|
| Location | Non-Congested |
| Area Zone | R2 |
| Receiving TDR Zone | D3 |
| Generating TDR Zone | |
| Owners Name | SEVA TRUST |
| Architect Name | ARFAT ATTYB KHAN |

Plot Abutting Details (Table D)

| | |
|-------|---------------------|
| North | ROAD WIDTH - 5 PART |
| South | ROAD WIDTH - 9 |
| East | SURVEY NO - 5 PART |
| West | PLOT NO - 5 PART |

basic project report for primary discussion of konark kinara cooperative housing society redevelopment

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ARTISTIC VIEW OF COMPLETE PROJECT



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Bhudruk survey number 05 pune.

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ARTISTIC VIEW OF SCHOOL BUILDING



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ARTISTIC VIEW OF HOSPITAL BUILDING



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APPROXIMATE COST OF CONSTRUCTION

| Approximate project cost | | | | | |
|--------------------------|------------------------------------|--------------|-------------|----------------|--|
| SR. | PARTICULAR | AREA/RATE | QTY | AMOUNT | REMARK |
| | Land cost | One acre | --- | 876,00,000/- | As per document |
| 01 | Construction area | 44,512 | 2,000/ - | 890,24,000/- | approximate cost with elevation treatments |
| 02 | Compound wall + Entrance gate | lump-sum | --- | 50,00,000/- | approximate cost |
| 04 | Parking & ground development | lump-sum | --- | 10,00,000/- | approximate cost |
| 05 | Furniture + electrical systems | lump-sum | --- | 50,00,000/- | approximate cost |
| 06 | fire fighting system + transformer | lump-sum | --- | 15,00,000/- | approximate cost |
| 07 | PMC sanctioning cost | approximate | --- | 100,00,000/- | Development charge |
| | Hospital machine cost | | | | |
| a] | C.T scan machine | 150,00,000/- | 2 NOS | 300,00,000/- | As per our study |
| b] | M.R.I machine | 400,00,000/- | 2 NOS | 800,00,000/- | As per our study |
| c] | X -RAY machine | 75,00,000/- | 2 NOS | 150,00,000/- | As per our study |
| d] | Heart check up machine | --- | 1NOS | 50,00,000/- | AS PER DATAPROVIDED |
| F] | Dental treatment setup | 10,00,000/- | 2 NOS | 20,00,000/- | As per our study |
| | Total amount | | | 33,11,24,000/- | |

APPROXIMATE COST OF PROJECT

| Approximate project cost | | | | | |
|--------------------------|------------------------------|--------|------|-----------------------|----------------------|
| SR. | PARTICULAR | QTY | RATE | AMOUNT | REMARK |
| | Previous cost | --- | --- | 33,11,24,000/- | As per document |
| 08 | Cost of I.C.U room setup | 02 NOS | 25 L | 50,00,000/- | As per data provided |
| 09 | Cost of operation theater | 02 NOS | 25 L | 50,00,000/- | As per data provided |
| 10 | School bus | 05 | 20L | 100,00,000/- | As per our study |
| 11 | Eye check up setup | 02 NOS | 03L | 6,00,000/- | As per our study |
| 12 | Complete body checkup lab | 01 NOS | 50L | 50,00,000/- | As per data provided |
| 13 | Dialysis setup | 01 NOS | 50L | 50,00,000/- | As per data provided |
| | TOTAL COST OF PROJECT | | | 36,17,24,000/- | |

| ABSTRACT COST | | | |
|---------------|---------------------|-----------------------|---|
| SR. | PARTICULAR | AMOUNT | REMARK |
| 01 | Land cost | 8,76,00,000/- | As per document done with land owner. |
| 02 | Construction cost | 9,90,24,000/- | As per local market including elevation treatment & sanctioning |
| 03 | Infrastructure cost | 1,25,00,000/- | Basic development of plot |
| 04 | Machine cost | 16,26,00,000/- | As per data provided and market study |
| | TOTAL COST | 36,17,24,000/- | Approximate thirty six CR twenty five lakhs. |

BENEFITS OF PROJECT

This project will give support to many people who can not afford education to their children and basic medical facilities. Good education is permanent solution to poverty also it prevents person from going to wrong track in life very lower class families face difficulties in mainly two sectors education for children and medical treatment to senior member of family this project is based on this main requirement of poor people.

APEAL OF DONATION FOR PROJECT

This is a very nice project for needy people we need more such project in our society as project consultant of this project we appeal to help financially for SEVA FOUNDATIONS new project as detailed in report.

THANK YOU



**Project report of Seva foundation school and hospital project at Kondhwa
Bhudruk survey number 05 pune.**

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Seva foundation proposed school and hospital project

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