PARKING STATEMENT:-

DESCRIPTION	CAR	SCOOTER
TENE. BETN 100 SQ.M. (FOR COMMERCIAL)	2	6
AREA PROPOSED (59.64 SQ.M.)	1	4
TENE. CARPET AREA LESS THAN-30.0 SQM (FOR 2 TENE.)	0	4
TENE. PROPOSED (01 NOS.)	–	2
TENE. CARPET AREA 40.0-80.0 SQM (FOR 2 TENE.)	1	5
TENE. PROPOSED (09 NOS.)	5	23
PARKING REQUIRED	6	29
VISITOR PARKING (5%)	–	1
TOTAL PARKING REQUIRED	6	30
AREA REQ. PER PARK	12.50	2.00
TOTAL PARKING AREA REQ.	75.00	60.00

TOTAL PARKING AREA REQUIRED = 135.00 SQ.M

TOTAL PARKING AREA PROPOSED = 135.00 SQ.M

TOTAL PROPOSED CAR PARKING = 06

TOTAL PROPOSED SCOOTER PARKING = 30

F.S.I. STATEMENT :-

FLOOR	PROP. COMM. AREA	PROP. RESI. AREA	TENE. NO.
UPPER GR. FL.	86.83	–	–
FIRST FL.	–	282.91	4
SECOND FL.	–	281.75	3
THIRD FL.	–	283.58	3
TOTAL	86.83	848.24	10

GRAND TOTAL = 86.83+848.24 = 935.07

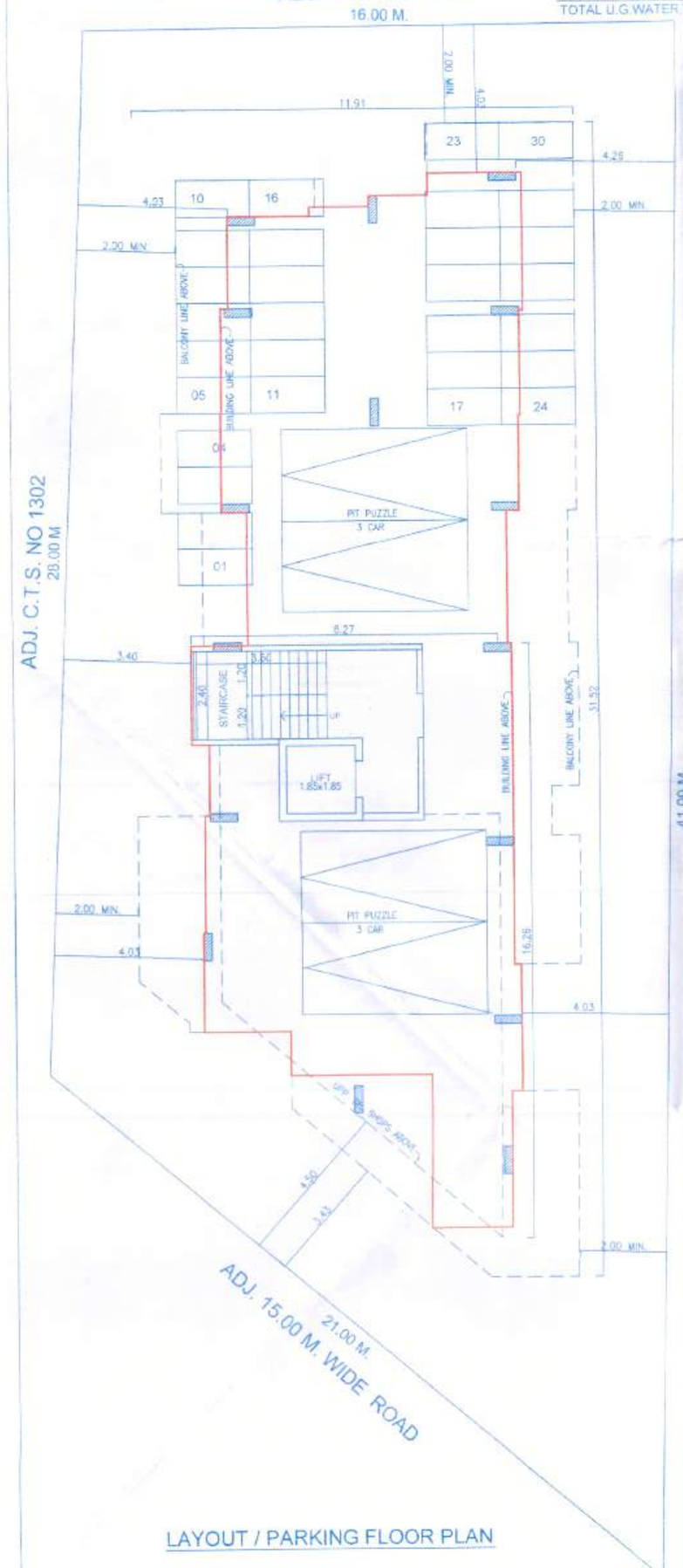
WATER REQUIREMENT STATEMENT :-

(FOR COMMERCIAL)

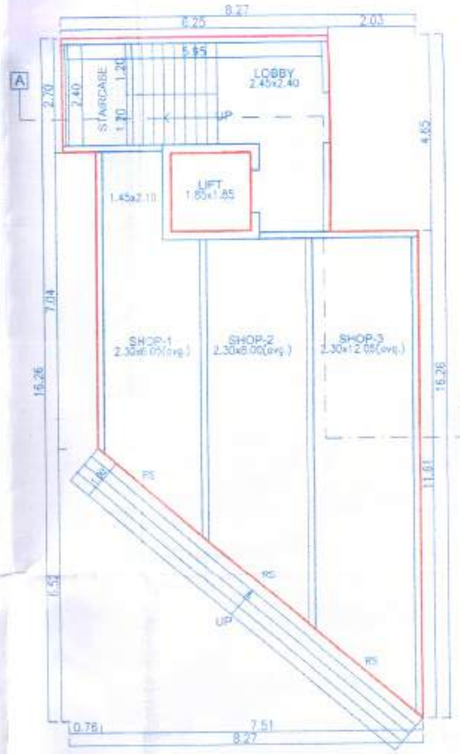
O.H.WATER TANK :-
86.83 / 3 = 29 PERSON
29 PER x 45 LIT = 1,305.00 LIT.
TOTAL O.H.WATER TANK CAPACITY = 1,305.00 LIT

(FOR RESIDENTIAL)

O.H. WATER TANK :-
5 PER. x 135LIT. x 10 TEN. = 6750.00 LIT.
FIRE FIGHTING TANK = 10,000.00 LIT.
TOTAL O.H. WATER TANK = 16,055.00 LIT.
U.G.WATER TANK :-
1.50 x 8,055.00 LIT. = 12,082.50 LIT.
FIRE FIGHTING TANK = 20,000.00 LIT.
TOTAL U.G.WATER TANK CAPACITY= 32,082.50 LIT.



LAYOUT / PARKING FLOOR PLAN



UPPER GROUND FLOOR PLAN

PLOT AREA KEY PLAN
SCALE - 1:200

PLOT AREA CALCULATION :-

1) 0.50 x(14.72+10.08)x 43.10 = 534.44
2) 0.50 x(1.41+1.42)x 20.85 = 29.50
TOTAL = 563.94 SQM

AREA AS PER 7/12 EXTRACT = 561.00 SQM

WHICHEVER IS MINIMUM IS TO BE CONSIDERED

STILT FL. AREA KEY PLAN
SCALE-1:200

UPPER GR. FL. AREA CALC.

AREA OF BLOCK = 8.27 x 16.26
= 134.47 SQM.

DEDUCTIONS :-
1) 1 x 0.76 x13.56 = 10.30
2) 1 x 2.03 x 4.65 = 9.44
3)0.5 x 7.51 x 6.52 = 24.48
4) 1 x 1.85 x 1.85 = 3.42
TOTAL = 47.64 SQM

NET AREA UPPER GR. FL. = 134.47 - 47.64
= 86.83 SQM.

1ST FL. AREA KEY PLAN
SCALE-1:200

1ST FL. AREA CALC.

AREA OF BLOCK = 11.91 x 31.52
= 375.40 SQM.

DEDUCTIONS :-
1) 1 x 1.16 x 7.85 = 9.11
2) 1 x 3.75 x 1.50 = 5.62
3) 1 x 1.45 x 2.25 = 3.26
4) 1 x 1.60 x 1.95 = 3.12
5) 1 x 0.25 x 3.65 = 0.91
6) 1 x 1.61 x 1.35 = 1.01
7) 1 x 1.61 x 3.25 = 5.23
8) 1 x 0.10 x 5.22 = 0.52
9)0.5 x 5.37 x 4.66 = 12.51
10) 1 x 2.70 x 6.77 = 18.28
11)0.5 x (1.15+1.33) x 8.65 = 10.73
12) 1 x 1.94 x 1.95 = 3.78
13) 1 x 1.46 x 2.70 = 3.94
14) 1 x 1.81 x 3.65 = 6.60
15) 1 x 0.71 x 2.70 = 1.92
16) 1 x 2.11 x 1.20 = 2.53
17) 1 x 1.85 x 1.85 = 3.42
TOTAL = 92.49 SQ.M

NET AREA 1ST FL. = 375.40 - 92.49
= 282.91 SQM.

COMPOUND WALL SECTION
AS PER R.C.C. CONSULTANTS

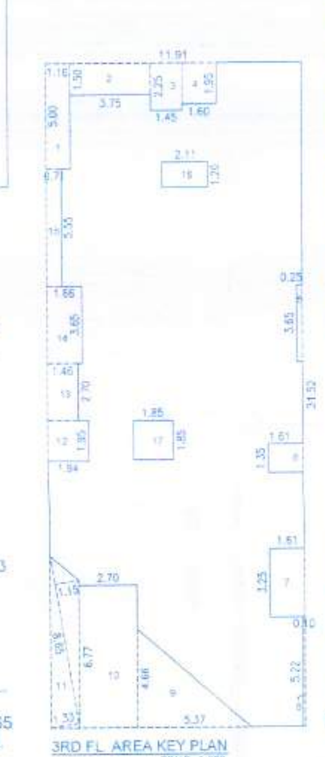
2ND FL. AREA KEY PLAN
SCALE-1:200

2ND FL. AREA CALC.

AREA OF BLOCK = 11.91 x 31.52
= 375.40 SQM.

DEDUCTIONS :-
1) 1 x 1.16 x 7.85 = 9.11
2) 1 x 3.75 x 1.50 = 5.62
3) 1 x 1.45 x 2.25 = 3.26
4) 1 x 1.60 x 1.95 = 3.12
5) 1 x 0.25 x 3.65 = 0.91
6) 1 x 1.61 x 1.35 = 2.17
7) 1 x 1.61 x 3.25 = 5.23
8) 1 x 0.10 x 5.22 = 0.52
9)0.5 x 5.37 x 4.66 = 12.51
10) 1 x 2.70 x 6.77 = 18.28
11)0.5 x (1.15+1.33) x 8.65 = 10.73
12) 1 x 1.94 x 1.95 = 3.78
13) 1 x 1.46 x 2.70 = 3.94
14) 1 x 1.66 x 3.65 = 6.06
15) 1 x 0.71 x 5.55 = 3.94
16) 1 x 2.11 x 1.20 = 2.53
17) 1 x 1.85 x 1.85 = 3.42
TOTAL = 93.65 SQ.M

NET AREA 2ND FL. = 375.40 - 93.65
= 281.75 SQM.



3RD FL. AREA KEY PLAN
SCALE-1:200

3RD FL. AREA CALC.

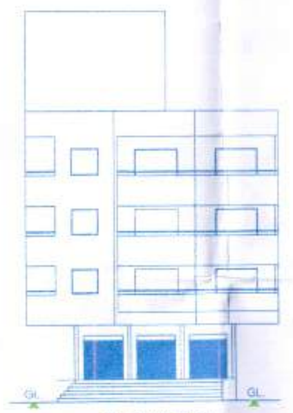
AREA OF BLOCK = 11.91 x 31.52
= 375.40 SQM.

DEDUCTIONS :-
1) 1 x 1.16 x 5.00 = 5.80
2) 1 x 3.75 x 1.50 = 5.62
3) 1 x 1.45 x 2.25 = 3.26
4) 1 x 1.60 x 1.95 = 3.12
5) 1 x 0.25 x 3.65 = 0.91
6) 1 x 1.61 x 1.35 = 2.17
7) 1 x 1.61 x 3.25 = 5.23
8) 1 x 0.10 x 5.22 = 0.52
9)0.5 x 5.37 x 4.66 = 12.51
10) 1 x 2.70 x 6.77 = 18.28
11)0.5 x (1.15+1.33) x 8.65 = 10.73
12) 1 x 1.94 x 1.95 = 3.78
13) 1 x 1.46 x 2.70 = 3.94
14) 1 x 1.66 x 3.65 = 6.06
15) 1 x 0.71 x 5.55 = 3.94
16) 1 x 2.11 x 1.20 = 2.53
17) 1 x 1.85 x 1.85 = 3.42
TOTAL = 91.82 SQ.M

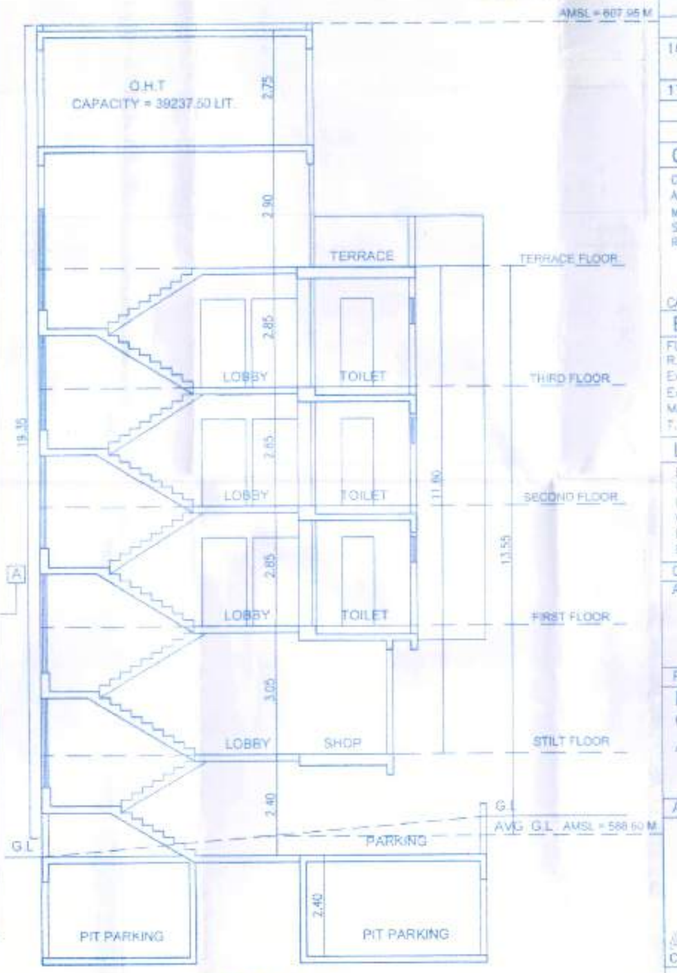
NET AREA 3RD FL. = 375.40 - 91.82
= 283.58 SQM.

LOCATION PLAN
SCALE-N.T.S.

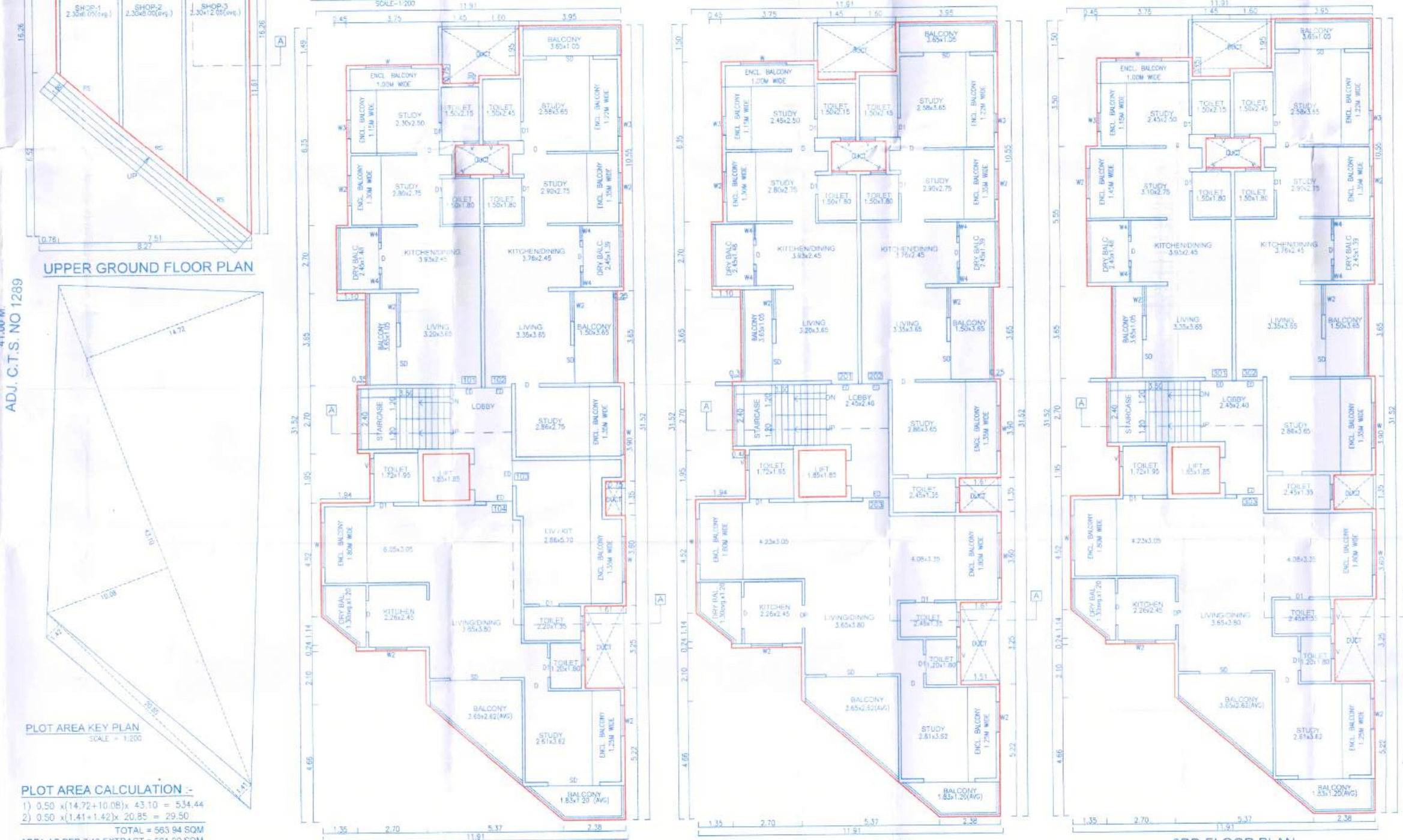
TERRACE FLOOR PLAN
SCALE-1:200



ELEVATION
SCALE-1:200



SECTION A-A



1ST FLOOR PLAN

2ND FLOOR PLAN

3RD FLOOR PLAN

STAMP OF APPROVAL

1/1

NA Residence DC- 10/11/2022
APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO. CC/2093/22

Building Inspector (B.P.D.P. Zone-7) P.M.C. — Deputy Engineer P.M.C.

PUNE MUNICIPAL CORPORATION BUILDING CONTROL DEPARTMENT APPROVED

AREA STATEMENT		SQM
1	AREA OF THE PLOT (Minimum area of a, b, c to be considered)	561.00
	a) AREA AS PER 7/12	561.00
	b) AREA AS PER TRANGULATION	563.94
	c) AREA AS PER SITE	563.94
2	DEDUCTION FOR	
	a) AREA UNDER ROAD WIDENING	–
	b) ANY RESERVATION	–
	TOTA AREA (2c+2b)	–
3	BALANCE AREA OF PLOT (1–2)	561.00
4	AMENITY SPACE (IF APPLICABLE)	
	a) REQUIRED	–
	b) ADJUSTMENT OF 2(B), IF ANY	–
	c) BALANCE PROPOSED	–
5	NET PLOT AREA (3–4c)	561.00
6	RECREATIONAL OPEN SPACE (IF APPLICABLE)	
	a) REQUIRED	–
	b) PROPOSED	–
7	INTERNAL ROAD	–
8	PLOTABLE AREA (IF APPLICABLE)	
9	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH(SR. NO.5XBASIC FSI: 1.10)	617.10
10	ADDITION OF FSI ON PAYMENT OF PREMIUM (280.50)	
	a) MAXIMUM PERMISSIBLE PREMIUM FSI – BASED ON ROAD WIDTH / TOD ZONE.	
	b) PROPOSED FSI ON PAYMENT OF PREMIUM	–
11	IN–SITU FSI / TDR LOADING	
	a) IN–SITU AREA AGAINST D.P. ROAD[2.0XSR.NO.2(a)]	–
	b) In–situ area against Amenity Space if handed over [2.00 or1.85 x Sr. No. 4 (b)and /or(c)]	–
	c) TDR AREA 90% (504.90 SQ.M)	–
	d) Total in–situ/TDR loading proposed (11(a)+(b)+(c))	–
12	ADDITIONAL FSI AREA UNDER CHAPTER NO. 7	
13	TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	
	(a) [9 + 10(b)+11(d)] or 12 whichever is applicable.	617.10
	(b) Ancillary Area FSI upto 60% or 80% with payment of charges (617.10x0.60=370.26)	350.79
	(c) Total entitlement (a+b)	967.89
14	Maximum utilization limit of F.S.I. (building potential) Permissible as per Road width(as per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable)x 1.6 or 1.8)	4.00
15	Total Built–up Area in proposal. (excluding area at Sr.No.17 b)	935.07
	(a) Existing Built–up Area	–
	(b) Proposed Built–up Area (as per 'P–line')	935.07
	(c) Total (a+b)	935.07
16	F.S.I Consumed (15/13) (should not be more than serial No.14 above.)	1.00
17	Area for Inclusive Housing, if any	
	(a) Required (20% of Sr.No.5)	–
	(b) Proposed	–

CERTIFICATE OF AREA

CERTIFIED THAT THE AREA UNDER REFERENCE WAS SURVEYED BY ME AND THE DIM. OF SIDES ETC. OF THE PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP, T.P. SCHEME RECORDS, LAND RECORD DEPARTMENT, CITY SURVEY RECORDS

CA/2005/36501 — AR. MANGESH GOTAL

BRIEF SPECIFICATIONS

FOUNDATION UPTO HARD STRATA
R.C.C. FRAMED STRUCTURE IN M–20
EXTERNAL WALLS IN 0.15THK,INTERNAL WALLS 0.10THK
EXTERNAL SAND FACED PLASTER,INTERNAL NEERU FINISHED
MARBLE, MOZAC FLOORING
T.W. DOORS AND M.S. WINDOWS

LEGEND

PLOT LINE SHOWN – BLACK
PROPOSED WORK SHOWN – RED
DRAINAGE LINE SHOWN – RED DOTTED
WATER LINE SHOWN – BLACK DOTTED
EXISTING TO BE RETAINED – HATCHED BLUE
EXISTING TO BE DEMOLISHED – HATCHED YELLOW

NORTH

OWNER'S NAME, SIGNATURE :
AMOL ARUN CHOUDHARI

PROJECT :-
PROPOSED RESIDENTIAL BUILDING
CTS NO.1301, S.NO.88/1/3+1/6, PLOT NO.B 4 SAHAKAR NAGAR
AT PARVATI,PUNE

ARCHITECT :
AR. MANGESH GOTAL
CA/2005/36501
705, A wing, Vanaz Parivar Society, Behind Vanaz Company, Paud Road, Kothrud, Pune 411038.

DATE	DEALT BY	REVISED BY	CHECKED BY	SCALE
22/08/2022	PRAJAKTA		–	1:100