

APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO. 2366115
DATE 28/11/2019

Building Inspector
Building Development Department
Zone No. 3 P.M.C.



AREA CERTIFICATE				
CERTIFIED THAT THE PLOT UNDER HERE WAS SURVEYED BY ME ON // & THE DIM. OF SECT. ETC. OF STATED ON PLAN WAS AS MEASURED ON SITE & THE AREA SO MEASURED NOT TALKED WITH THE AREA STATED IN DOCUMENTS OF CITY SURVEYOR RECORD.				
A. PRAKASH KULKARNI CA/98/22909				
AREA STATEMENT	SQ.M.	SANCTION PLOT	PROPOSED PLOT	TOTAL
1) AREA OF PLOT		40,750.00	7,450.00	48,200.00
2) DEDUCTIONS FOR PREVIOUS ACQUIRED AREA		1,019.37	---	1,019.37
3) AREA OF PLOT		39,730.63	7,450.00	47,180.63
4) DEDUCTIONS FOR				
AREA UNDER ROAD AREA D.P. ROAD (12x24.0m)		6,665.24	721.35	7,386.59
AREA UNDER ROAD AREA D.P. ROAD (60.0 m)		2,225.66	---	2,225.66
NALA GARDEN RESERVATION		850.83	---	850.83
RESERVATION AREA		5,280.52	---	5,280.52
(SHOPPING CENTER RESERVATION)		15,022.25	721.35	15,743.60
5) NET AREA		24,708.38	6,728.65	31,437.03
6) DEDUCTIONS FOR				
a) AREA OF 9.00 M W. INTERNAL ROAD		---	---	---
b) OPEN SPACE 10%		2,470.83	672.87	3,143.70
c) 15% AMINITY SPACE		4,715.55	---	4,715.55
(Initially against shopping reservation)		---	1,009.30	1,009.30
d) AREA HANDED OVER TO ADJ. PLOT HOLDER		---	---	---
e) TRANSFORMER		200.00	---	200.00
7) NET AREA OF PLOT		22,037.35	5,046.48	27,083.83
8) ADDITION F.S.I. OF				
a) AREA UNDER ROAD AREA D.P. ROAD (12x24.0m)		6,665.24	---	6,665.24
b) AREA UNDER ROAD AREA D.P. ROAD (60.0 m)		2,225.66	---	2,225.66
c) 15% AMINITY SPACE		5,280.52	---	5,280.52
d) ADDITIONAL RESERVATION AREA		---	---	---
e) TRANSFORMER		200.00	---	200.00
9) PERMISSIBLE F.S.I. AREA		14,371.42	---	14,371.42
10) EXISTING RES. FL SPACE		36,408.97	5,046.48	41,455.45
11) PROPOSED RES. FL SPACE		35,234.08	---	35,234.08
12) PROPOSED COMM. FL SPACE		---	4614.60	4,614.60
13) EXCESS BAL.		---	1,526.52	1,526.52
14) TOTAL B/UP AREA		35,234.08	6,141.12	41,375.20
15) F.A.R. CONSUMED		0.98	---	0.98
16) PERMISSIBLE COVERAGE AREA (20%)		4,407.51	1,009.30	5,416.81
MAXIMUM PERMISSIBLE COVE.		2,203.76	504.65	2,708.41
WITH PRIMUM 10%		---	---	---
TOTAL PERM. COVERAGE 30%		6,611.27	1,513.95	8,125.22
17) PROPOSED COVERAGE		4,681.99	985.00	5,666.99
EXCESS COVERAGE AREA		251.48	---	251.48
FOR PERM. CHAR		---	---	---
TENEMENT STATEMENT				
TENEMENT PERMISSIBLE @ 250 T/HA				
TENEMENT PROPOSED				
PARKING STATEMENT				
PARKING REQUIRED	CAR	SCOOTER	CYCLE	
PARKING PROVIDED	361	930	1032	
	362	934	1032	
LEGEND				
PLOT BOUNDARY	THICK BLACK	---	---	
PROPOSED WORK	RED	---	---	
WATER LINE	BLACK DOTTED	---	---	
SEWERAGE LINE	RED DOTTED	---	---	
SPECIFICATIONS				
R.C.C. FRAMED STRUCTURE				
6.10M THK BLACK WALL & 0.10M THK SAND FINDER PLASTER EXTERIALLY				
METRO FINISHED PLASTER INTERIALLY				
MARBLE FLOORING				
T.B.S. & B.S. WORKS				
ARCHITECT		OWNER		
A. PRAKASH KULKARNI CA/98/22909		SHRI. S.P. PARANE (P.M.)		
PROJECT				
PROPOSED & EXISTING LAYOUT OF COMM. & RES. BUILDING ON S.NO. (47/4A) + (47/4B) + (47/5) + (47/6) + (47/9) + (47/11) + (47/12) + (47/16) + (47/4/B) + (47/13) + (47/14/P) + (47/19) AT BAYDHAN, PUNE.				
ARCHITECT				
PRAKASH KULKARNI				
ankur associates				
ARCHITECTS				
TECHNICAL OFF. NO-101, 1ST FL., CTS. NO-18079, CHOLE ROAD, BHAYANDR				
PUNE-411 005, PHONE - 2854790, 2854791 FAX - 020 2584792				
E-MAIL - prakash@ankurassociates.com				
DATE				
27.10.15	SCALE	DN BY		
	1 : 500	SHE/P.A		
BASEMENT & LOWER PARKING FL. PLAN				

BASEMENT PLAN & LOWER PARKING FL. PLAN

SCALE = 1:500

CAR = 190
SCOOTER = 568
CYCLE = 327

