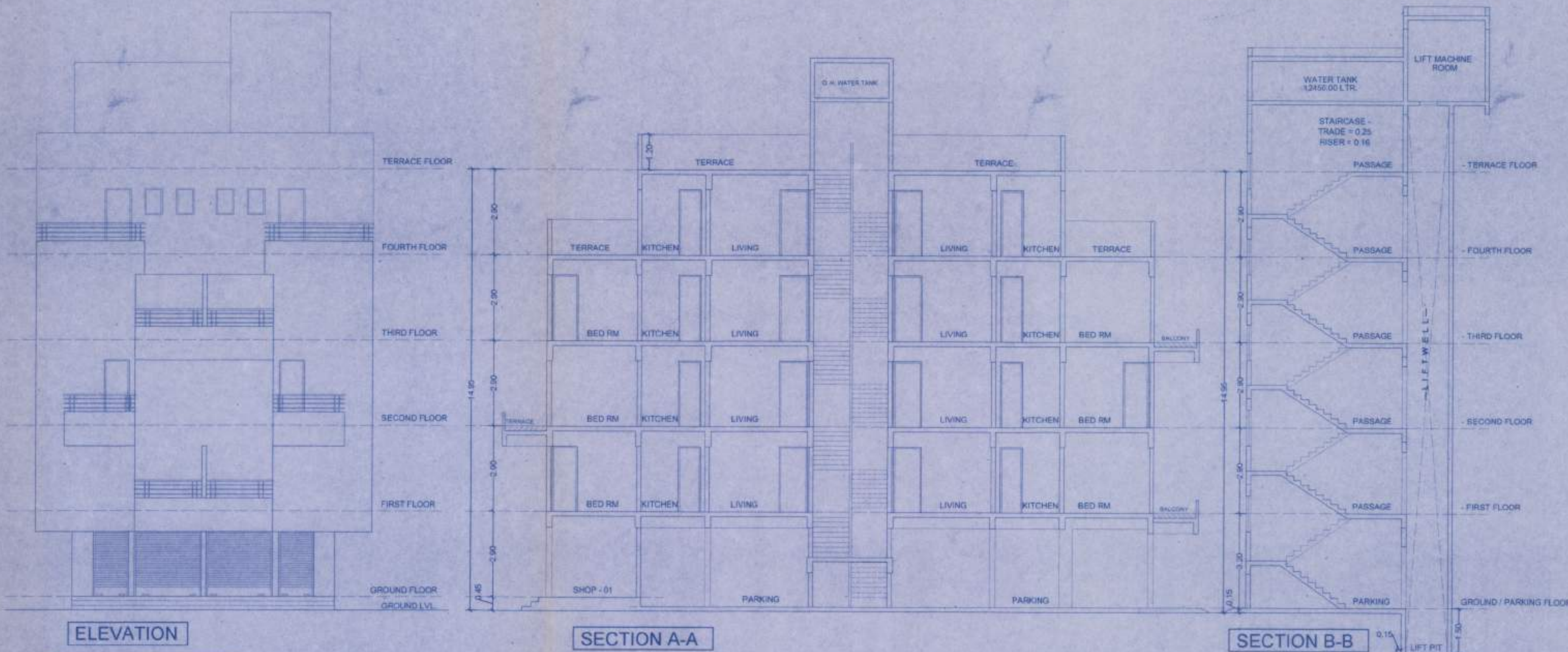




ELEVATION

SECTION A-A

SECTION B-B

PARKING AREA STATEMENT

AREA OF TENEMENT	BUILDING COMMERCIAL	REQUIRED PARKING AREA SQ.MT.				
1		2	3			
100 SQ.M	23.44 / 100 = 0.23	100 SQ.M Built Up Area Or Fraction Thereof	Required	CAR	SCOOTER	CYCLE
BUILT UP AREA OR FRACTION THEREOF		0.23 Say 1	Required	1	4	4
			Proposed	1	4	4
			Required	1	6	6
			Proposed	1	6	6
1		2	3			
Area up to 50 SQ.M	16	For 4 Tenements having built-up area up to 50 SQ.M	Required	CAR	SCOOTER	CYCLE
		16 / 4 = 4	Required	0	5	5
			Proposed	0	20	20
		Required 1.5 times	Required	0	20	20
			Proposed	0	30	30
		Total Proposed			1	36

F.S.I. STATEMENT

FLOOR	BUILT UP AREA		TOTAL	PERMISSIBLE BALCONY 15 % PER FL	PROPOSED ENC. BALC.	PROPOSED OPE. BALC.	TOTAL	EXCESS BALCONY (Taken In Fee)	PROPOSED TERRACE 20 % PER FL	PROPOSED TERRACE	TOTAL	PROPOSED TENAMENT		
	COMMERCIAL	RESIDENTIAL										up to 50	50 To 100	TOTAL
GROUND FLOOR	23.44	—	23.44	—	—	—	—	—	—	—	23.44	up to 50	50 To 100	TOTAL
FIRST FLOOR	—	150.74	150.74	22.61	16.50	7.20	23.70	1.09	30.15	7.22	181.86	04	00	04
SECOND FLOOR	—	145.24	145.24	21.79	22.00	—	22.00	0.21	29.05	14.42	181.86	04	00	04
THIRD FLOOR	—	150.74	150.74	22.61	16.50	7.20	23.70	1.09	30.15	7.22	181.86	04	00	04
FOURTH FLOOR	—	108.53	108.53	16.28	14.50	—	14.50	—	21.71	—	123.03	04	00	04
LIFT	—	2.38	2.38	—	—	—	—	—	—	—	2.38	—	—	—
EXCESS BALCONY	—	2.39	2.39	—	—	—	—	—	—	—	—	—	—	—
TOTAL	23.44	560.02	583.46	83.29	69.50	14.40	83.90	2.39	111.06	28.88	699.83	16	00	16

AREA UNDER PREMIUM -

	PROPOSED ENCLOS. BALC.	TERRACE AREA	TOTAL AREA
Total Premium	69.50	28.88	98.38

GROUND COVERAGE STATEMENT

BUILDING	BUILT UP AREA	PROPOSED ENCLOSED	OPEN BALCONY	TERRACE AREA	LIFT AREA	TOTAL AREA
BUILDING	(150.74 - 23.44) = 127.30	16.50	7.20	7.22	2.38	160.60
TOTAL	127.30	16.50	7.20	7.22	2.38	160.60

COMMERCIAL + RESIDENTIAL

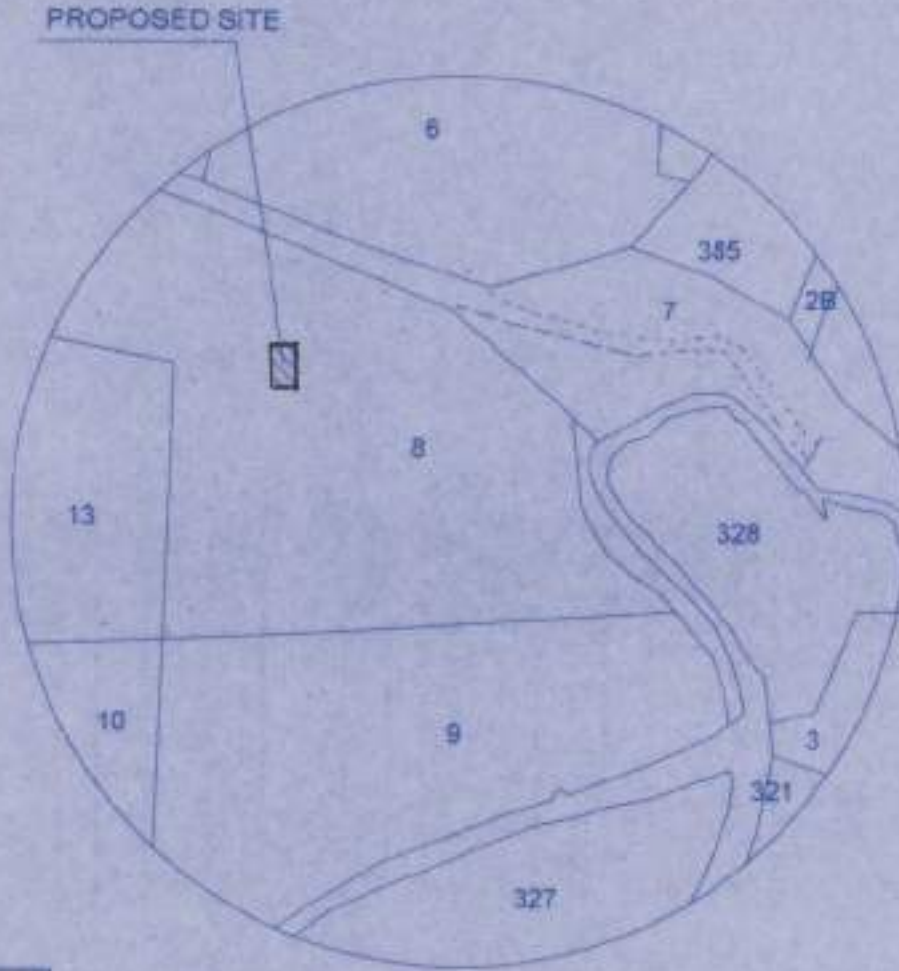
TOTAL BUILT UP AREA STATEMENT			
PARTICULARS	Building		Total Area in Sq. M.
	Commercial	Residential	
Total Built Up Area	23.44	560.02	583.46
Enclosed Balcony	—	69.50	69.50
Open Balcony	—	14.40	14.40
Terrace Area	—	28.88	28.88
Parking	—	160.60	160.60
Total Built Up Area (Fsi + Non Fsi)	23.44	833.38	856.82

PLOT AREA CALCULATIONS

AREA CALCULATIONS BY 'A' METHOD	
1) 13.322 X 34.74 X 0.50	= 231.40 SQ.M
2) 14.83 X 34.74 X 0.50	= 257.60 SQ.M
TOTAL	= 489.00 SQ.M
UNDER N.A. BY APPLICANT	= 489.00 SQ.M



LOCATION PLAN as per sanction layout



LOCATION PLAN

BUILDING

- Site Plan, F.S.I Statement & Area Calculation
- Elevation & Section

STAMP OF APPROVAL



Recommended for approval as
imposed in T.T.S.O.
vide A.D.T. Pune's Letter
No. 1000/2018 dated 26/04/2018
Date 26/04/2018
Assistant Director of
Town Planning Pune, Br. Pune

PROFORMA

A	BUILT UP AREA STATEMENT	SQ.M.
1	AREA OF PLOT - under N.A. / Building Permission by Applicant	489.00
	AREA OF PLOT - as per Demarcation	489.00
	AREA OF PLOT - Minimum area to be considered	489.00
2	Deductions For	—
(a)	Road Acquisition Area	—
(b)	Area Under Proposed Road - 00.00 M wide road	—
(c)	Any Reservation	—
	(Total a + b + c)	—
3	Net Area of Plot (1 - 2)	489.00
4	Deductions For Additional Open Space	—
5	Balance Net Plot Area (3 - 4)	489.00
6	Normal F.S.I. Permissible - 1.00 (489.00 X 1.00)	489.00
7	F.S.I. - Permissible With Payment Of Premium - 0.20	97.80
8	Total Permissible Built - Up Area	586.80
9	Built - Up Area - As Per Previous Sanction	—
10	Built - Up Area - Proposed	581.07
11	Excess Balcony Area Taken in F.S.I. (As Per 6 (e) Below)	2.39
12	Total Built - Up Area (11 + 12 + 13)	583.46
13	F.S.I Consumed (12 / 5)	1.19
B	BALCONY AREA STATEMENT	
a.	Permissible Balcony Area Total	83.29
b.	Proposed Balcony Area Total	83.90
c.	Excess Balcony Area (Total)	0.61

PROPOSAL

PROPOSED COMMERCIAL & RESIDENTIAL BUILDING,
ON NEW GAT NO. 438, (OLD S. NO. 8 / 1, PLOT NO. 30),
KADAMWAK WASTI, TAL - HAVELI, DIST - PUNE

Owner / Power Of Attorney Holder	SIGNATURE
Power of Attorney Holder SHREE GANESHA DEVELOPERS through Partner	
Mr. TUSHAR DATTATRAY GAIKWAD	
Mr. TUKARAM LIMBAJI KAMBLE	

ARCHITECT

SANTOSH RASKAR

CA / 97 / 21911
SHOP NO. - 30, RAVI DARSHAN,
AKASHWANI, HADAPSAR, PUNE - 28

D	PARKING STATEMENT	CAR	SCOOTER	CYCLE
(a)	Parking Required	01	36	36
(b)	Garage Permissible	—	—	—
(c)	Garage Proposed	—	—	—
(d)	Total Parking Provided	01	36	36

F	TENEMENT STATEMENT	
a)	NET AREA OF PLOT	586.80
b)	LESS DEDUCTION OF NON RESIDENTIAL AREA (SHOPS etc.)	23.44
c)	AREA OF TENEMENTS (a - b)	563.36
d)	TENEMENTS PERMISSIBLE - 250 Tenements / Hectre	16 Nos.
e)	TENEMENTS - EXISTING	—
f)	TENEMENTS - PROPOSED	16 Nos.
g)	TOTAL TENEMENTS (e + f)	16 Nos.

SCALE	DRAWN	NORTH	ARCH. SIGN.
1:100	Radha		
DATE	CHECKED		
16-07-2018			
SANTOSH RASKAR Architect CA/97/21911 DWG. NO. —			

PLOT - AREA KEY PLAN

SITE PLAN