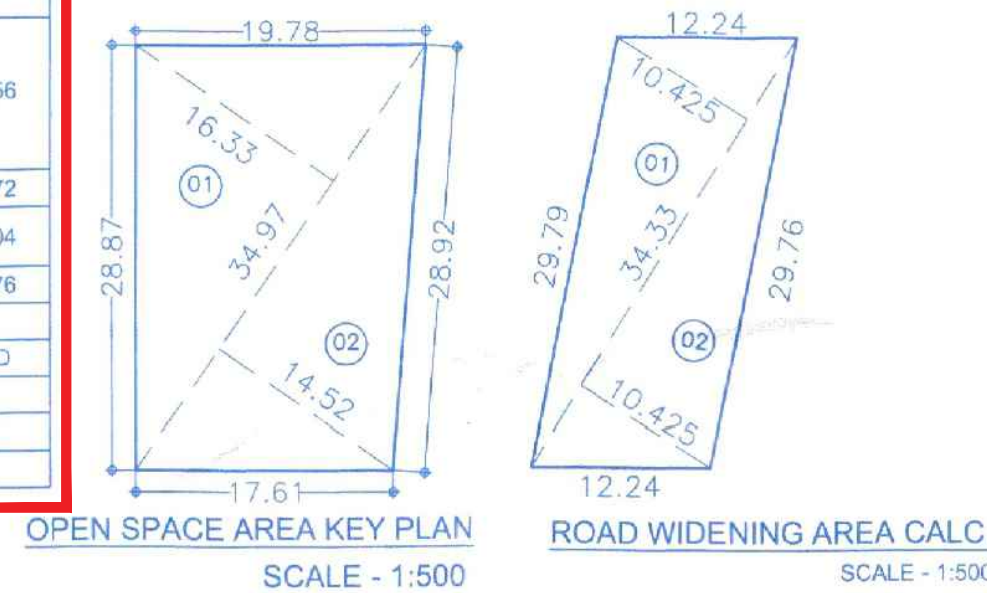
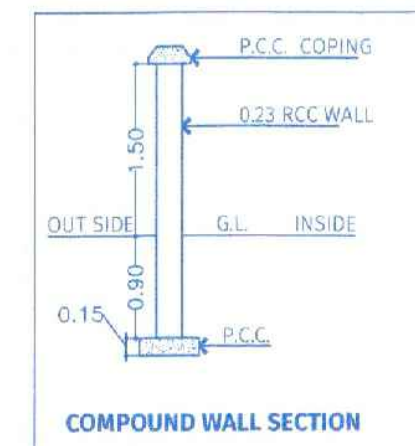


PARKING STATEMENT							
TYPE OF FLATS	NO. OF FLATS/ Area	PERM. PARKING		REQ. PARKING		PROPOSED PARKING	
		CAR	SCOOTER	CAR	SCOOTER	CAR	SCOOTER
RESIDENTIAL							
FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.M. BUT LESS THAN 80 SQ.M	16.00	1	2	08	16	08	16
FOR EVERY TENEMENTS HAVING CARPET AREA EQUAL TO OR ABOVE 80 SQ.M. BUT LESS THAN 150 SQ.M.	56.00	1	1	56	56	56	56
TOTAL	72.00	1	1	64	72	64	72
IN ADDITION 5% VISITOR PARKING				03	04	03	04
TOTAL RESI.				67	76	67	76
PARKING AREA CALCULATION							
VEHICAL	NOS.					AREA REQUIRED	
CARS	67	X	12.50	SQ.M.		837.50	
SCOOTERS	76	X	2.00	SQ.M.		152.00	
TOTAL PARKING AREA						989.50	



WATER AREA CALCULATION			
AMOUNT OF WATER REQUIRED PER PERSON	=	135.00	lts/day
WATER REQUIRED PER FLAT(5 PERSONS/FLAT)	=	675.00	lts/day
NO OF FLATS IN BLDG.	=	72.00	NOS.
REQUIRED CAPACITY OF OVERHEAD WATER TANK	=	48600.00	lts/day
WATER REQUIRED FOR FIRE FIGHTING	=	40000.00	lts/day
REQUIRED TOTAL O.H.W. TANK CAPACITY	=	88600.00	lts/day
PROVIDED TOTAL O.H.W. TANK CAPACITY	=	89000.00	lts/day
REQUIRED CAPACITY TO U.G.W. TANK FOR REGULAR	=	72900.00	lts/day
REQUIRED CAPACITY TO U.G.W. TANK FOR FIRE	=	100000.00	lts/day
REQUIRED TOTAL U.G.W. TANK CAPACITY	=	172900.00	lts/day
PROVIDED TOTAL U.G.W. TANK CAPACITY	=	173000.00	lts/day



CHANNELIZED NALA AREA KEY PLAN
SCALE - 1:500

CANALIZED NALA AREA CALCULATION			
1	1.00	X	0.50
2	1.00	X	0.50
3	1.00	X	0.50
4	1.00	X	0.50
5	1.00	X	0.50
6	1.00	X	0.50
TOTAL			

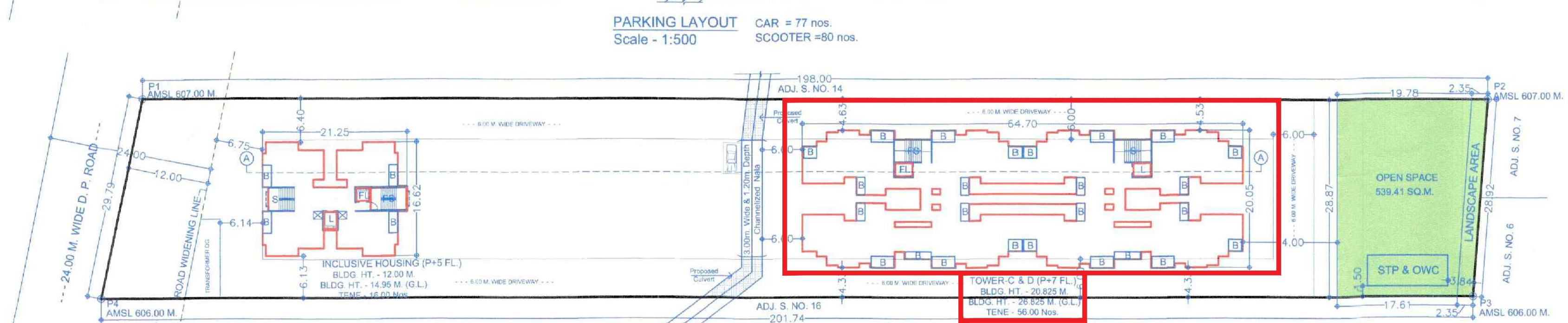
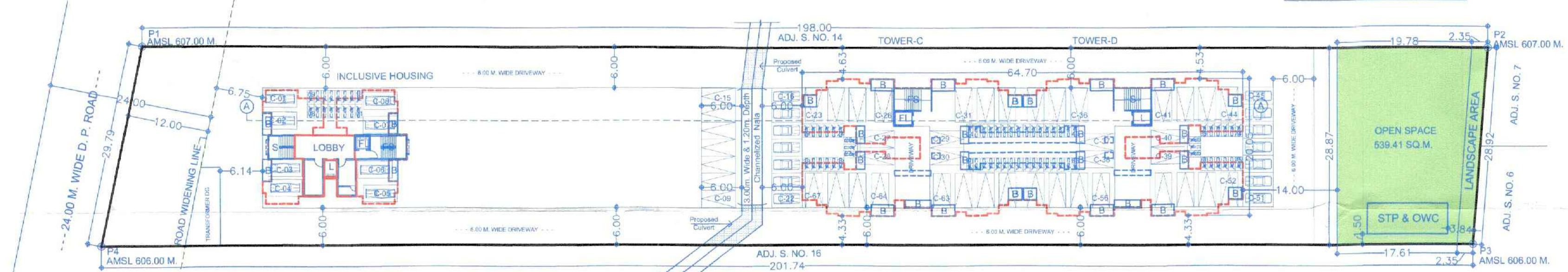
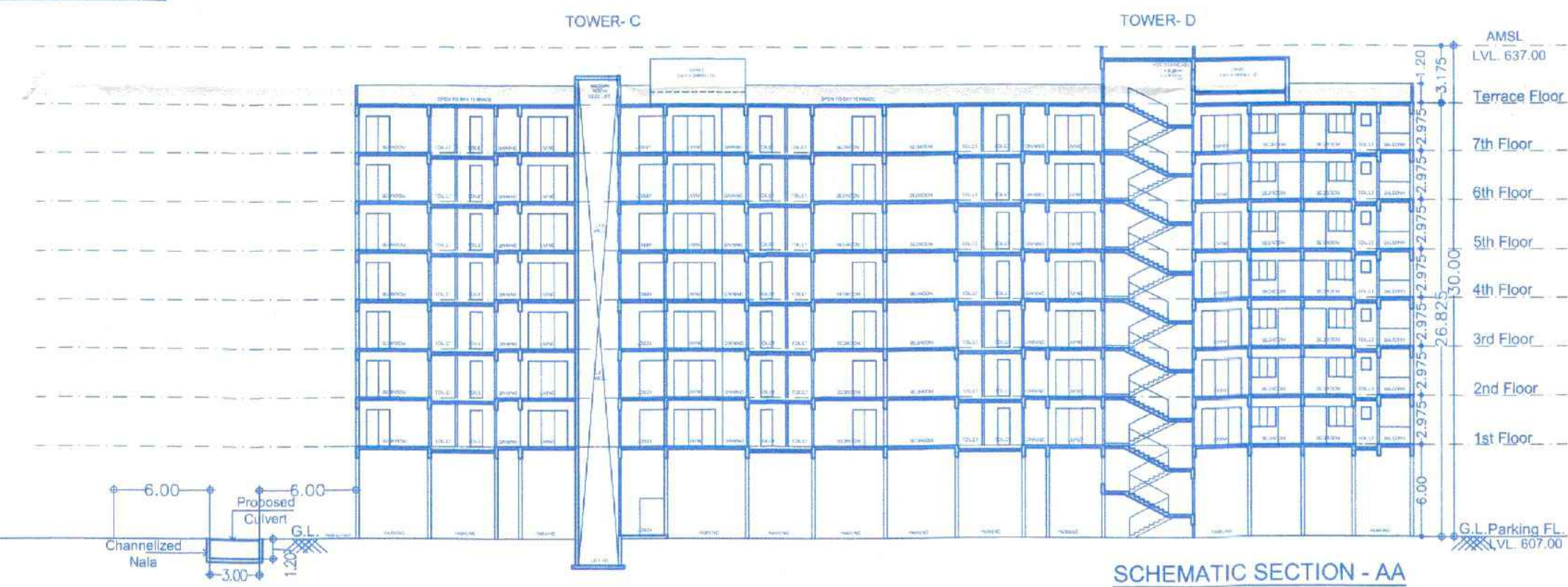
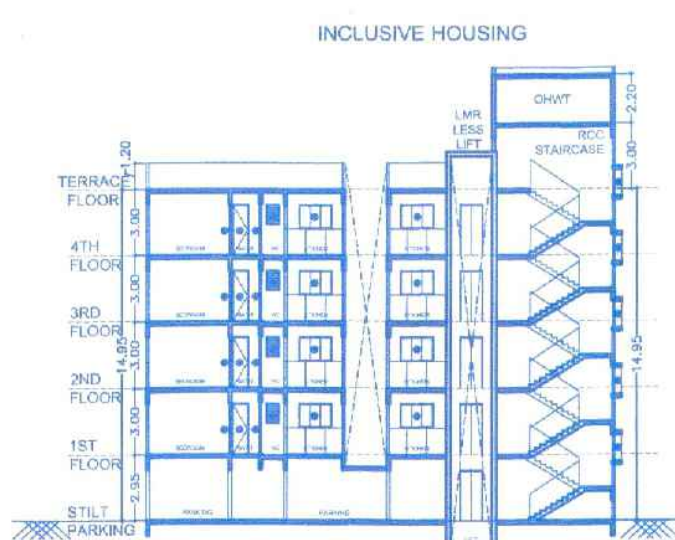
PLOT AREA CALCULATION			
1	1.00	X	0.50
2	1.00	X	0.50
TOTAL			



FORM OF STATEMENT - 2 [Sr. No. 9 (a)]			
BUILDING NAME	COMM.	RESI.	TENE.
TOWER - C & D	0.00	7011.29	0.00
INCLUSIVE HOUSING	0.00	0.00	1179.09
CLUB HOUSE	0.00	0.00	0.00
TOTAL	7011.29	1179.09	72

FORM OF STATEMENT 2 - [SR. NO. 9 (a)]			
BUILDING NO.	FLOOR NO.	TOTAL BUILT-UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE.	
(1)	(2)	(3)	
TOWER - C & D	Parking Floor	9.00	X 1
	First Floor	1001.87	X 1
	2nd to 7th Floor	1000.07	X 6
	TOTAL		7011.29

FORM OF STATEMENT 2 - [SR. NO. 9 (a)]			
BUILDING NO.	FLOOR NO.	TOTAL BUILT-UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE.	
(1)	(2)	(3)	
INCLUSIVE HOUSING	GROUND FLOOR	64.17	X 1
	1ST, 2ND, 3RD, 4TH FLOOR	278.73	X 4
	TOTAL		1179.09



MASTER LAYOUT PLAN
Scale - 1:500

DATE & STAMP OF APPROVAL

Building Layout

01/05

APPROVED SUBJECT CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO. 0012071123...

Building Inspector Deputy Engineer P.M.C.
(B.P.D.P. Zone No-1) P.M.C.

A AREA STATEMENTS		SQ.M
01	Area of Plot (Minimum area of a, b, c to be considered)	5700.00
(a)	As per ownership document (7/12, CTS extract)	5700.00
(b)	As per measurement sheet	5800.30
(c)	As per Amalgamation	0.00
02	Deductions for:	
(a)	Proposed 24.00M D.P. Road widening Area	357.90
(b)	Area under Encroachment	0.00
	Total (a + b)	357.90
03	GROSS Area of the plot (01 - 02)	5342.10
04	Amenity Space	
(a)	Required - 15%	0.00
(b)	Adjustment of 2(b), if any	0.00
(c)	Balance Proposed	0.00
05	Net Plot Area (3-4(c))	0.00
06	Recreation Open Space - 03 x 10%	
(a)	Required - 10%	534.21
(b)	Proposed - 10%	539.41
07	Internal Road area	0.00
08	Plotable area (if applicable)	5342.10
09	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5xbasic FSI) (1.10 FSI) (5342.10 x 1.10)	5876.31
10	Addition of FSI on payment of premium	
(a)	Maximum permissible premium FSI - based on road width / TOD Zone.	0.00
(b)	Proposed FSI on payment of premium (5342.10 x 0.50) = 2671.05	0.00
11	In-situ FSI / TDR loading	
(a)	In-situ area against D.P. road [2.0] (357.90 x 2)	0.00
(b)	In-situ area against Amenity Space if handed over	0.00
(c)	TDR area - (5342.10 x 1.15 = 6143.42-715.80 = 5427.62)	0.00
(d)	Total in-situ / TDR loading proposed (10 +11)	0.00
12	Additional FSI area under Chapter No. 7	0.00
13	Total entitlement of FSI in the proposal	
(a)	[9 + 10(b) + 11(d)] or 12 whichever is applicable	5876.31
(b)	Ancillary Area FSI upto 60% on remaining potential (5876.31x60%) = 3525.79 sq. m.	1134.98
(c)	Total entitlement (a+b)	7011.29
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)	7011.29
15	Total Built-up Area in proposal. (excluding area at Sr.No.17b)	
(a)	Existing Built-up Area Previously Sanctioned -	0.00
(b)	Proposed Built-up Area (as per 'P-line')	7011.29
(c)	Total (a+b)	7011.29
16	F.S.I. Consumed (15/13) (should not be more than serial no.14 above.)	0.99
17	Area for Inclusive Housing, if any	
(a)	Required	1175.26
(b)	Proposed	1179.09

B CERTIFICATE OF AREA

Certified that the Plot under reference was surveyed by me on and the dimensions 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 document of ownership / T.P. Scheme Records / Land Record Dept. / City Survey records.

Sign of the Architect

C OWNER'S DECLARATION

I/We undersigned hereby confirm that I/We would abide by plans sanctioned by P.M.C. I/We would execute the structure as per sanctioned 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.

Sign of the Owner

D LEGEND

Plot Boundary : Black

Proposed Work : Red

Drainage Line : Red Dotted

Water line : Black Dotted

Existing to be retained : Hatched

Demolitions : Yellow hatched

F JOB TITLE / SITE ADDRESS

PROPOSED RESIDENTIAL BUILDINGS ON S.NO. 5/15, VILLAGE - DHANORI, PUNE.

G OWNER NAME AND SIGNATURE

Owner's name: Mr. Rahul Shivajirao Kadam Through POA Holder M/S Rising Associates Through Mr. Vineet K. Goyal

Signature: [Signature]

H ARCHITECT

Architect's name: Vishwas Kulkarni : CA/1984/B465 Hrishikesh Kulkarni : CA/2002/29235

Signature: [Signature]

VK:a architecture

Building Layout

Scale: 1:500 at 600x670 A1-Paper Size

Drawn by: Prashant H. Checked by: Amit S. Date: 24/07/2023

Job No: 2051 Drawing No: 211

FOR P.M.C. SUBMISSION