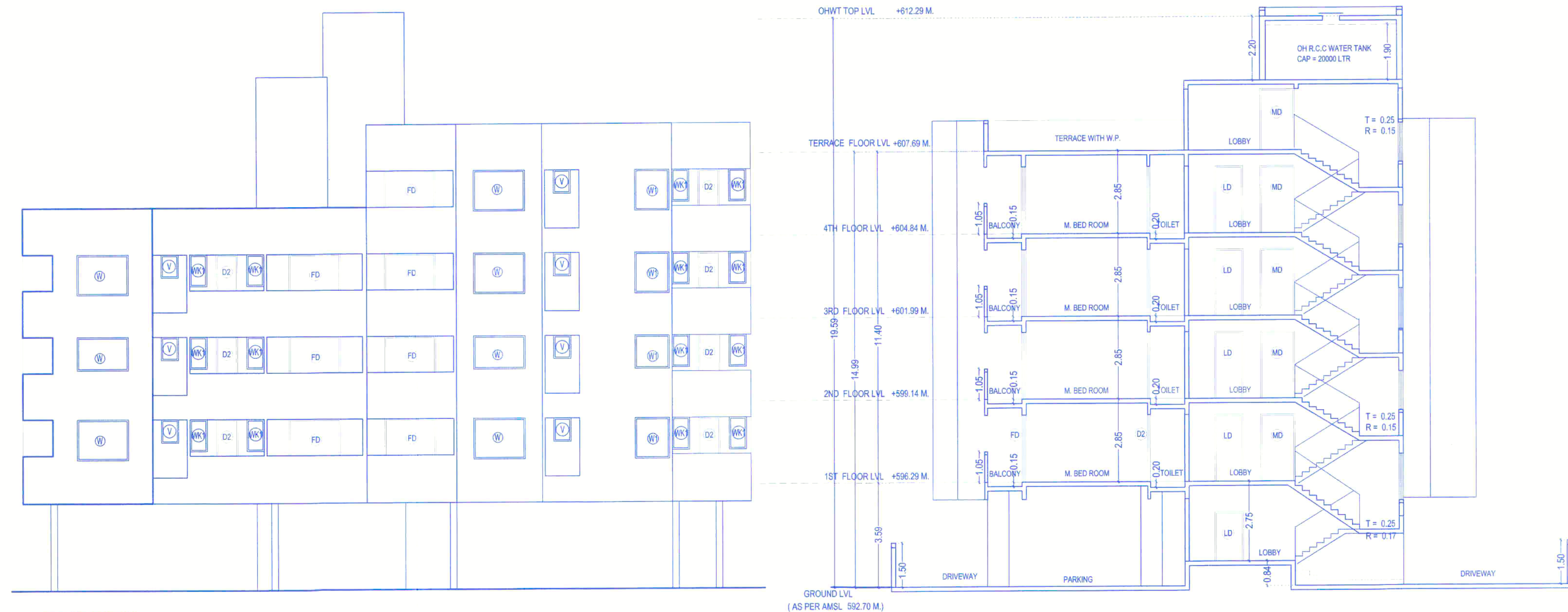
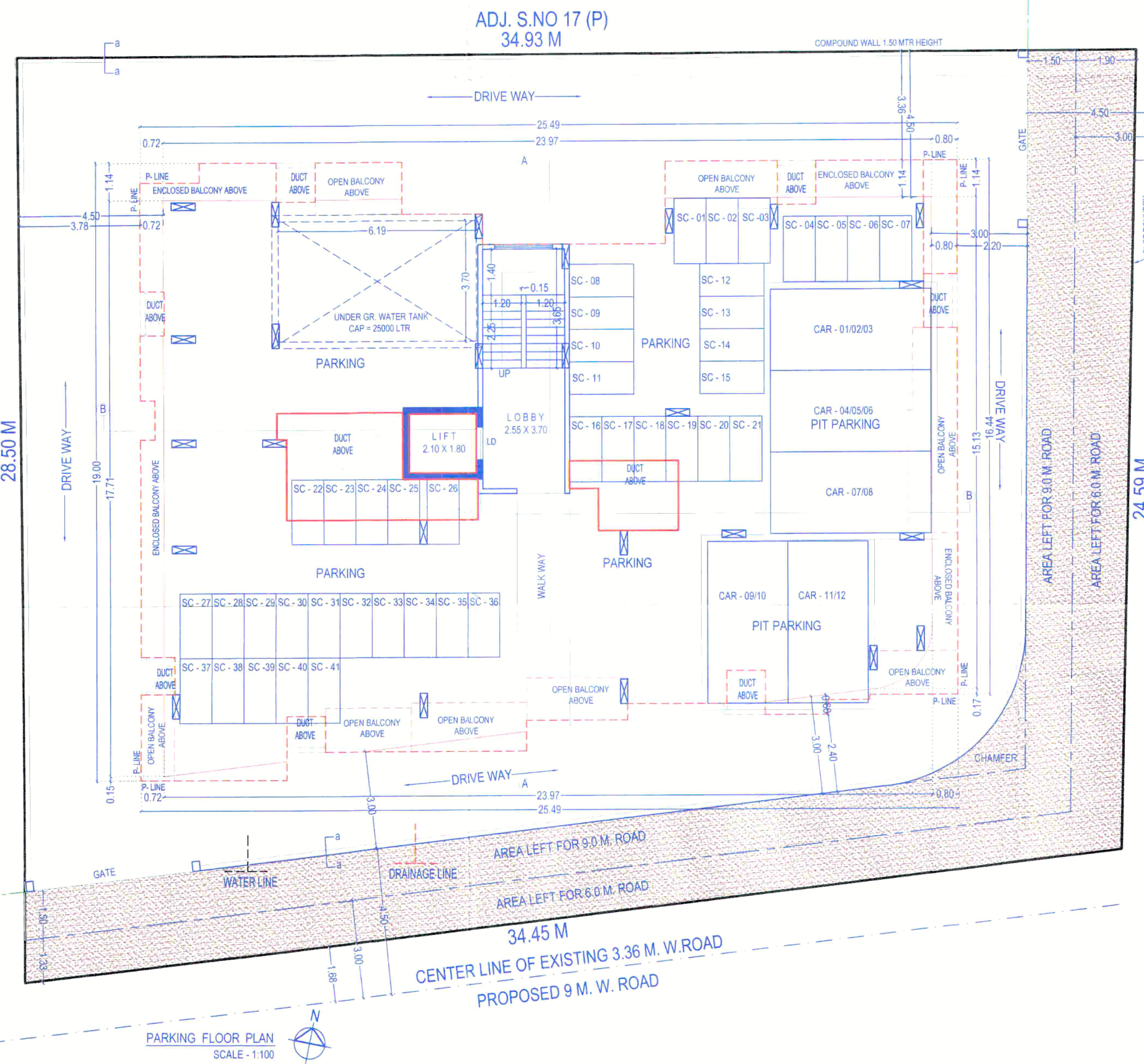


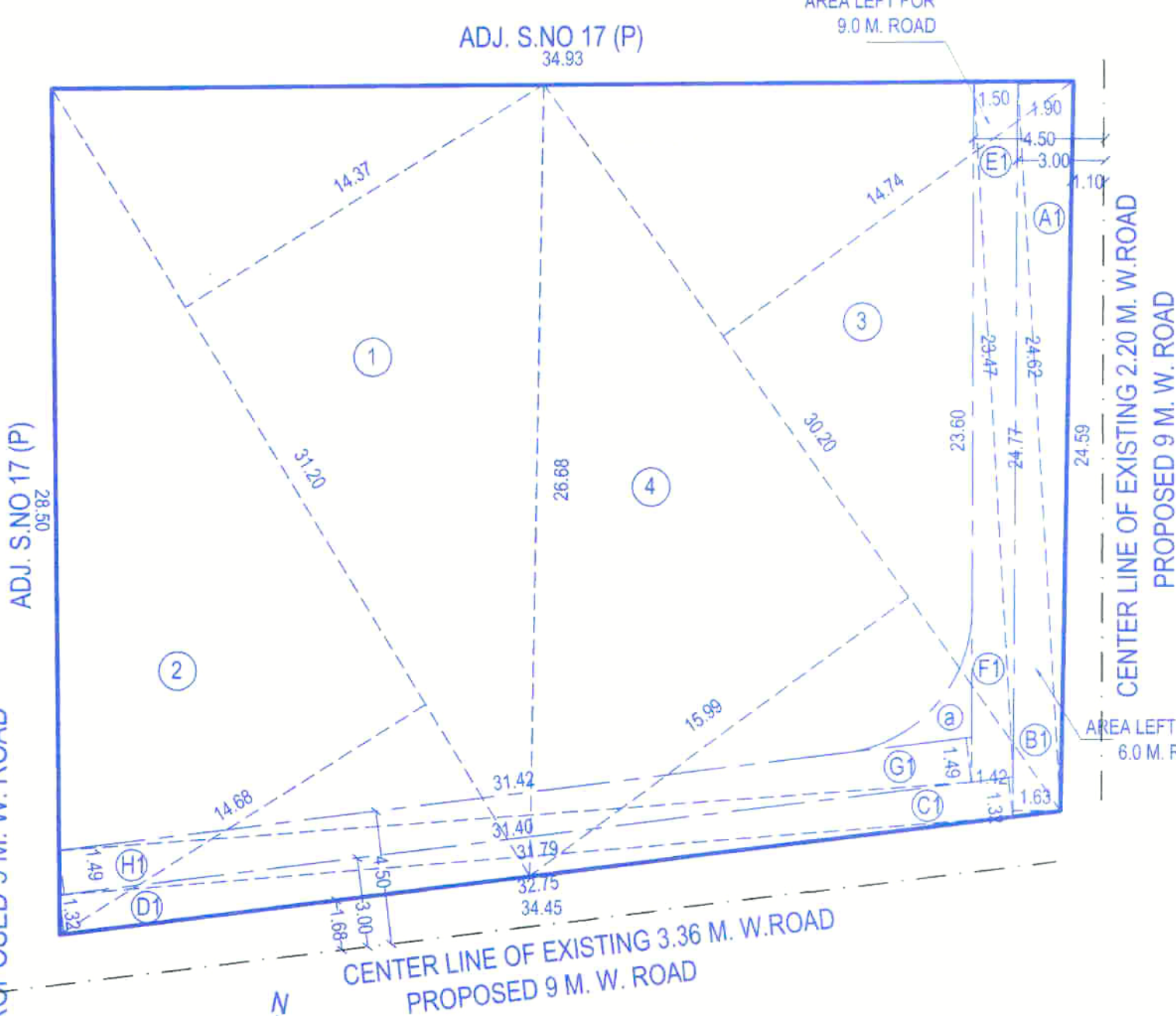


FRONT ELEVATION
SCALE - 1:100

SECTION AT A-A'
SCALE - 1:100



PARKING FLOOR PLAN
SCALE - 1:100



PLOT
SCALE - 1:200

ROAD AREA CALCULATION BY TRIANGULATION METHOD

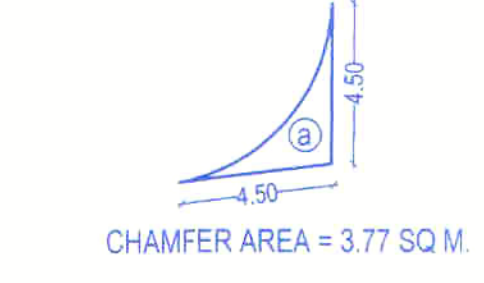
NO.	BASE	X	HEIGHT	X	1/2	TOTAL AREA	SQ. M.
1	31.20	X	14.37	X	0.50	=	224.17
2	31.20	X	14.68	X	0.50	=	229.01
3	30.20	X	14.74	X	0.50	=	222.57
4	30.20	X	15.99	X	0.50	=	241.45
TOTAL AREA							= 917.20
AREA AS PER DEMARCATION							= 917.20
AREA AS PER 7/12							= 914.00
MINIMUM CONSIDER AREA							= 914.00

ROAD AREA CALCULATION BY TRIANGULATION METHOD

NO.	BASE	X	HEIGHT	X	1/2	TOTAL AREA	SQ. M.
A1	24.62	X	1.90	X	0.50	=	23.39
B1	24.77	X	1.63	X	0.50	=	20.19
C1	32.79	X	1.32	X	0.50	=	21.64
D1	32.75	X	1.32	X	0.50	=	21.62
TOTAL							= 86.83

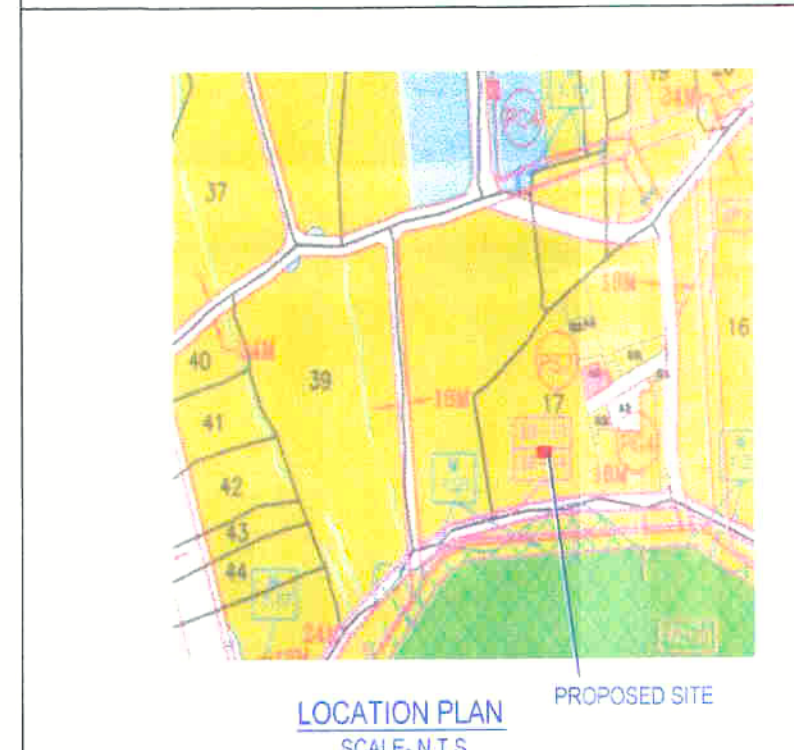
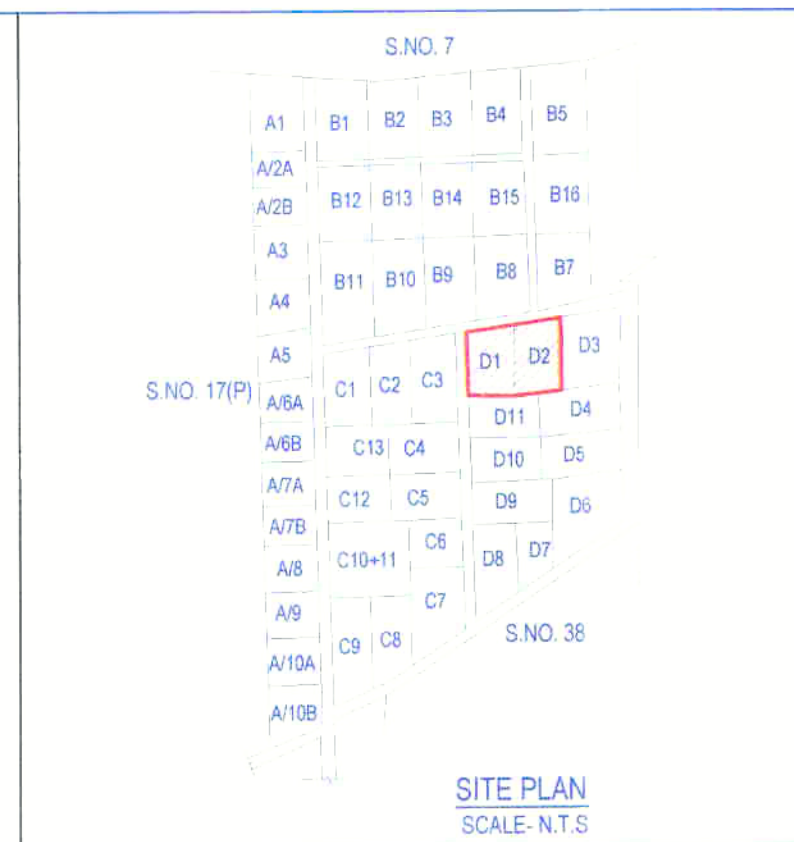
ROAD AREA CALCULATION BY TRIANGULATION METHOD

NO.	BASE	X	HEIGHT	X	1/2	TOTAL AREA	SQ. M.
N0	23.47	X	1.50	X	0.50	=	17.60
F1	23.60	X	1.42	X	0.50	=	16.76
G1	31.42	X	1.49	X	0.50	=	23.41
H1	31.40	X	1.49	X	0.50	=	23.39
TOTAL							= 81.16



ROAD AREA CALCULATION BY TRIANGULATION METHOD

NO.	BASE	X	HEIGHT	X	1/2	TOTAL AREA	SQ. M.
a	4.50	X	4.50	X	0.50	=	3.77
TOTAL							= 3.77



F.S.I. STATEMENT FOR BUILDING

FLOORS	RES. BUILT UP	LIFT	DUCT / DEDUCTION	NET BUILT UP	TENEMENTS
FIRST FLOOR	484.31	3.78	86.82	393.71	4
SECOND FLOOR	484.31	3.78	86.82	393.71	4
THIRD FLOOR	484.31	3.78	86.82	393.71	4
FOURTH FLOOR	297.39	3.78	75.26	218.35	2
TOTAL	1750.32	15.12	335.72	1399.48	14

CARPET AREA STATEMENT FOR BUILDING

FLOORS	TENEMENT NAME	CARPET AREA (SQ. M.)
1ST, 2ND, 3RD, 4TH	101,201,301,401	63.50
1ST, 2ND, 3RD, 4TH	102,202,302,402	88.90
1ST, 2ND, 3RD	103,203,303	81.70
1ST, 2ND, 3RD	104,204,304	64.11

PARKING STATEMENT

REQUIRED	PROVIDED
RESIDENTIAL	THICK BLACK
CARPET AREA	THICK RED
SCOOTER	DOTT. RED
CYCL E	DOTT. BLACK
WATER LINE SHOWN	GREEN WASH
OPEN SPACE SHOWN	PINK WASH
AMENITY SPACE SHOWN	DOTT. BROWN
ROAD WIDENING LINE SHOWN FOR 6 M.	BROWN WASH
ROAD WIDENING SHOWN FOR 9 M.	YELLOW WASH
EXISTING STRUCTURE TO BE DEMOLISHED	

WATER TANK CAPACITY CALCULATIONS

TENEMENT	X	PERSON	X	PER HEAD LTR	LTRS
14	X	5	X	135	9450
0.00	/	3	X	45	0

SPECIFICATION IN BRIEF

ITEM	DESCRIPTION
RCC FRAMED STRUCTURE	0.15mm THK. EXTERNAL & INTERNAL WALLS
EXTERNAL PLASTER 18MM CM.	INTERNAL PLASTER 12MM NEERU FINISH
VERTIFIED TILED FLOORING	GLAZED TILE DADO IN TOILET
MARBLE FRAMED DOORS	ALUMINIUM SLIDING WINDOWS

SCHEDULE OF OPENINGS

DOORS	WINDOWS
FD - 1.80 X 2.30 W - 1.80 X 1.40	MD - 1.20 X 2.30 W - 1.20 X 1.40
D1 - 1.00 X 2.30 WK - 1.20 X 1.10	D2 - 0.75 X 2.30 WK - 0.60 X 1.10
V - 0.60 X 0.80	

STAMP OF APPROVAL

01/02

APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO. 0327/12
DATE 11/01/2022

Building Engineer
Building Development Department

PUNE MUNICIPAL CORPORATION
BUILDING DEVELOPMENT DEPARTMENT
PUNE

AREA STATEMENT

IN	SQ. M.
1. AREA OF PLOT (AS PER 7/12)	914.00
2. AREA OF PLOT (AS PER DEMARCATION)	917.20
3. AREA OF PLOT (AS PER TRIANGULATION)	917.20
4. AREA OF PLOT (MINIMUM)	914.00
5. LESS DEDUCTIONS	
a. AREA UNDER 6 M. WIDE ROAD WIDENING	86.83
b. AREA UNDER 9 M. WIDE ROAD WIDENING	81.16
c. AREA UNDER 18 M. WIDE D.P. ROAD WIDENING	---
d. AREA UNDER ROAD CHAMFER	3.77
6. TOTAL DEDUCTIONS	171.76
7. NET AREA OF PLOT (914.00 - 171.76)	742.24
8. ADDITIONAL AREA	
a. AREA UNDER 9 M. W. ROAD WIDENING	81.16
b. AREA UNDER ROAD CHAMFER	3.77
9. TOTAL ADDITIONAL AREA (81.16 + 3.77)	84.93
10. TOTAL AREA (742.24 + 84.93)	827.17
11. PERMISSIBLE BASIC F.S.I. (827.17 X 1.10)	909.89
12. PERMISSIBLE ANCILLARY (909.89 X 0.60)	545.93
13. PROPOSED ANCILLARY	489.59
14. TOTAL PERMISSIBLE F.S.I. (909.89 + 545.93)	1455.82
15. PERMISSIBLE T.D.R. (914.00 X 0.40)	365.60
16. PROPOSED T.D.R.	0.00
17. PERMISSIBLE PAID F.S.I. (914.00 X 50%)	457.00
18. PROPOSED PAID F.S.I.	0.00
19. PROPOSED BUILT UP AREA (AS PER P-LINE)	1399.48

LEGEND

PROPOSED WORK SHOWN	THICK BLACK
THICK RED	THICK RED
DOTT. RED	DOTT. RED
DOTT. BLACK	DOTT. BLACK
GREEN WASH	GREEN WASH
PINK WASH	PINK WASH
DOTT. BROWN	DOTT. BROWN
BROWN WASH	BROWN WASH
YELLOW WASH	YELLOW WASH

CERTIFICATE

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 08-06-2022 AND THE DIMENSIONS OF SIDS ETC OF PLOT STATED ON PLAN ARE AS MEASURED DOCUMENTS T. P. SCHEME RECORD/LAND RECORD DEPT CITY SURVEY RECORDS AND THE AREA - 914.00 SQ. M. SO WORKED OUT TALLIES WITH THE AREA STATED IN

for DWELLION 300

PROPOSAL

PROPOSED PLAN OF RESIDENTIAL BUILDING ON S.NO. 17/1(P) & 17/12(P), AT - BANER, TAL - HAVELI, DIST - PUNE - 411045

NAME OF OWNERS

SIGNATURE

M/S - HERITAGE BUILDCON THROUGH PARTNERS

1) MR. KAUSTUBH ANIL LOKHANDE

2) MR. SWAPNIL RISHIKANT SHENDE

ARCHITECTURAL CONSULTANT

SIGNATURE

for DWELLION 300

MR. SUNIL D. BHAMARE

ARCHITECTURAL CONSULTANT

SIGNATURE

ARCHITECTURAL CONSULTANT

DWELLION 300

SUNIL D. BHAMARE (P.M.C. NO. 300)

FLAT NO. 01, VRINDAVAN APARTMENT,
KRISHNA PATH, OPPOSITE HOTEL WADESHWAR,
LAW COLLEGE ROAD, ERANDWANE, PUNE 411004
PH. (020)-25439611 MOB: 9423030611
E-MAIL: info@dwellion300.com
WEBSITE: www.dwellion300.com

SCALE: 1:100

DRAWN BY: AR. MADHURA

CHECKED BY: S.D.B.

FILE NO:

FILE PATH: