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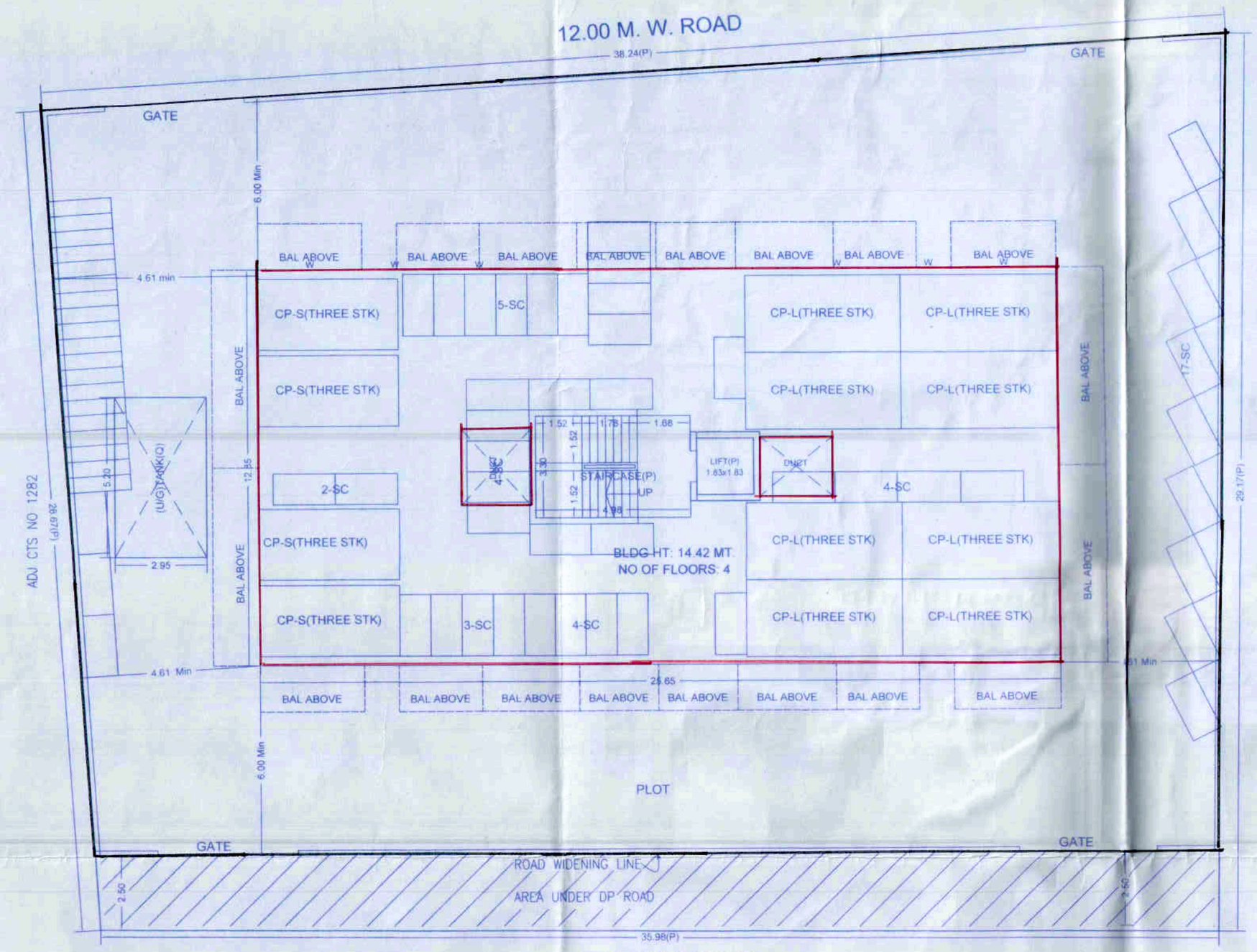
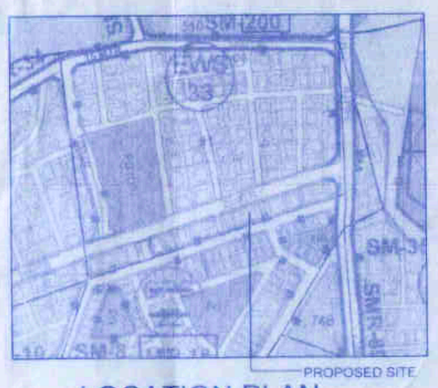
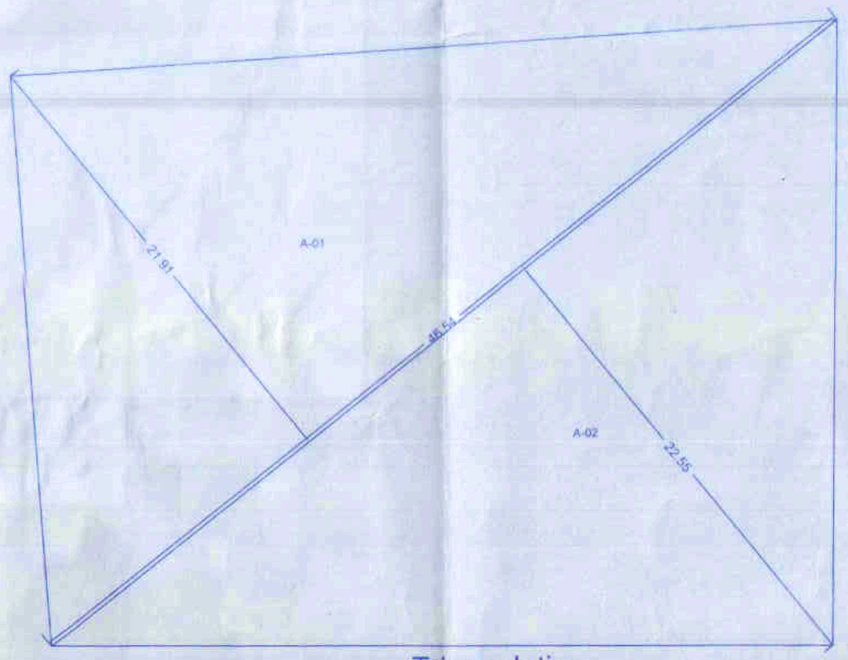


Parking Layout (Scale - 1:200)



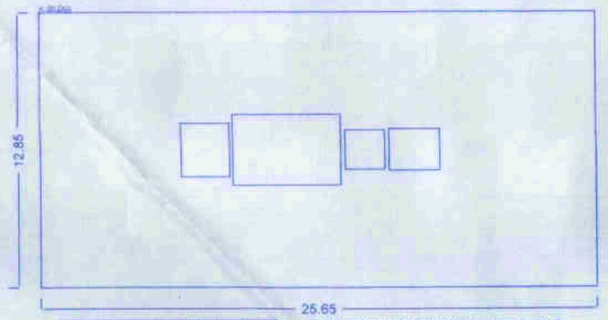
LOCATION PLAN



Triangulation

PLOT	
Document Name	Area
Property-Card	1034.60
PAH	1034.60

TRIANGLE	AREA
A-01	509.94
A-02	524.68
TOTAL (PLOT)	1034.63



COVERAGE	AREA
A (BLDG)	299.86

BUILDING WISE COVERAGE TABLE

BUILDING	AREA
A-1 (BLDG)	299.86

TERRACE CALCULATIONS: A (BLDG)

FLOOR	SIZE	AREA	TOT. AREA
TOTAL	-	-	0.00

BALCONY CALCULATIONS: A (BLDG)

FLOOR	SIZE	AREA	TOT. AREA
THIRD FLOOR	1.50 X 2.54 X 4	15.24	86.70
	1.50 X 2.67 X 4	16.00	
	1.50 X 3.15 X 4	18.90	
	1.50 X 3.20 X 2	9.60	
	1.50 X 3.23 X 3	14.52	
	1.50 X 4.55 X 1	6.82	
	1.50 X 5.08 X 1	7.62	
SECOND FLOOR	1.50 X 2.54 X 4	15.24	106.82
	1.50 X 2.67 X 4	16.00	
	1.50 X 3.15 X 4	18.90	
	1.50 X 3.20 X 4	19.20	
	1.50 X 3.23 X 4	19.36	
	1.50 X 3.35 X 4	20.12	
FIRST FLOOR	1.50 X 6.43 X 4	38.56	38.56
TOTAL	-	-	236.07

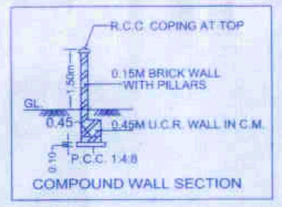
OPENING SCHEDULE: A (BLDG)

NAME	WIDTH	HEIGHT	NOS.
V	0.60	0.60	19
W2	0.75	1.20	16
W1	1.50	1.20	08
W	1.80	1.20	32

PARKING CALCULATION

TYPE	CARPET AREA/ FSI (M2)	TENEMENT (NOS)		CAR (NOS)		SCOOTER (NOS.)		CYCLE (NOS.)	
		UNIT	PROP.	BY RULE	REQD.	BY RULE	REQD.	BY RULE	REQD.
RESIDENTIAL	0 - 40	2	0	1	0	4	0	4	0
RESIDENTIAL	40 - 80	2	5	2	5	4	10	2	5
RESIDENTIAL	80 - 150	1	2	2	4	2	4	2	4
RESIDENTIAL	> 150	1	0	3	0	2	0	2	0
COMMERCIAL	280.53	100	3	3	9	9	27	3	9
VISITOR				5%(Car)	1	5%(SC)	3	5%(CY)	1
TOTAL	REQUIRED	-	-	-	19	-	44	-	19
TOTAL	PROPOSED	-	-	-	36	-	47	-	22

WATER STORAGE TANK CAP. CALCU.
FOR COMM = 297.82SQ.M = 300.0 SQ.M
300.0 X 45/3 PERSON. = 4500.00
TENA = 07 NOS.
07 TENA X 135 LIT X 5.0 = 4,725.00 Ltrs.
TOTAL O.H TANK = 5,000.00 LIT.
ADD 10,000.0 LIT. (FOR FIRE)
U/G. TANK CAP. = 5,000.00 X 1.50
= 7,500.00 lit.
SAY = 7,500.00 lit.
ADD 20,000.0 LIT. (FOR FIRE)



COMPOUND WALL SECTION

FLOOR WISE FSI STATEMENT: A (BLDG)

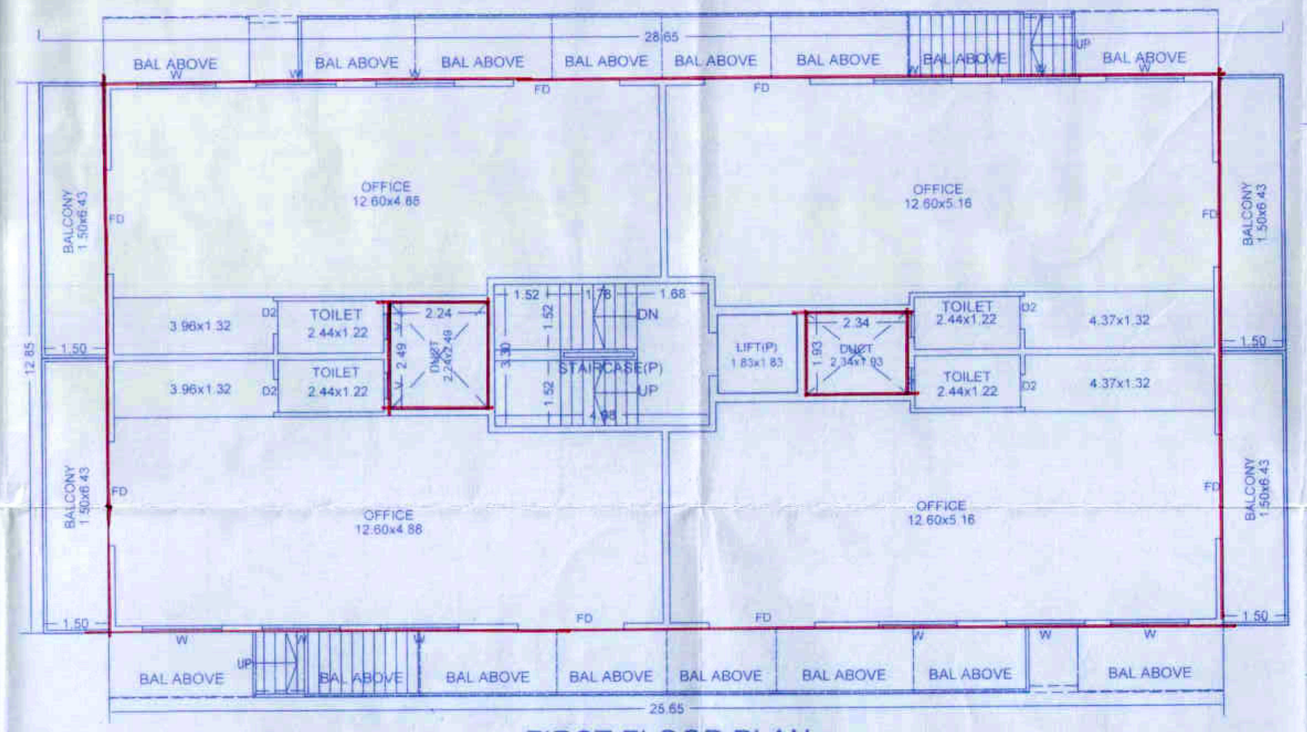
FLOORS	FSI AREA				BALCONY			PASSAGE	STAIR		LIFT	TERRACE	LIFT M/C ROOM	TENE.	TOTAL
	COMM.	RESI.	IND.	SPEC.	PERM.	PROP.	EXCESS		NORMAL STAIR	FIRE STAIR	FREE OF FSI				FSI AREA
PARKING FLOOR	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-	0	0.00
FIRST FLOOR	299.86	0.00	0.00	0.00	44.98	38.56	0.00	0.00	16.44	0.00	3.35	0.00	-	0	299.86
SECOND FLOOR	0.00	299.86	0.00	0.00	44.98	108.81	63.83	0.00	16.44	0.00	0.00	0.00	-	4	299.86
THIRD FLOOR	0.00	299.86	0.00	0.00	44.98	88.70	43.73	0.00	16.44	0.00	0.00	0.00	-	3	299.86
TOTAL	299.86	599.72	0.00	0.00	134.94	236.07	101.14	0.00	49.32	0.00	3.35	0.00	0.00	7	899.58

BUILDING WISE FSI STATEMENT

BUILDING	FSI AREA				BALCONY			PASSAGE	STAIR	LIFT	TERRACE	LIFT M/C ROOM	TENE.	TOTAL
	COMM.	RESI.	IND.	SPEC.	PERM.	PROP.	EXCESS		FREE OF FSI	FREE OF FSI				FSI AREA
A-1 (BLDG)	299.86	599.72	0.00	0.00	134.94	236.07	101.14	0.00	49.32	3.35	0.00	11.46	7	899.58
TOTAL	299.86	599.72	0.00	0.00	134.94	236.07	101.14	0.00	49.32	3.35	0.00	11.46	7	899.58

CARPET DETAILS

BUILDING NAME	FLOOR NAME	CARPET NAME	CARPET AREA	ENC BAL AREA	TERRACE AREA	OPEN BAL AREA
A (BLDG)	FIRST FLOOR PLAN	101	68.46	0.00	0.00	9.64
		102	71.80	0.00	0.00	9.64
		103	71.80	0.00	0.00	9.64
		104	68.46	0.00	0.00	9.64
	SECOND FLOOR PLAN	201	66.64	0.00	0.00	27.20
		202	69.45	0.00	0.00	27.20
		203	69.45	0.00	0.00	27.20
		204	66.64	0.00	0.00	27.20
	THIRD FLOOR PLAN	301	115.52	0.00	0.00	39.55
		303	91.26	0.00	0.00	26.98
		304	66.64	0.00	0.00	22.17



FIRST FLOOR PLAN

STAMP OF APPROVAL 1/2

H-000 Resi + comm. Date: 11/06/2018

APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO.: CC/7613/18
Building Inspector / Deputy Engineer
BUILDING PERMISSION DEPT.
ZONE- P.M.C.

POONA MUNICIPAL CORPORATION BUILDING CONTROL DEPARTMENT APPROVED

AREA STATEMENT	SQ.M.
1) a. AREA OF PLOT AS PER P.R.C.	1034.60
b. AREA OF PLOT AS PER 7/12	1003.40
c. AREA OF PLOT TRIANGULATION	1034.68
d. AREA OF PLOT MIN AREA TOBE CONSIDER	1003.40
2) DEDUCTIONS FOR	
a) 20.0M.W. D.P. ROAD WIDENING AREA	91.46
3) NET AREA OF PLOT	911.94
4) ADDITIONS F.S.I. FOR (1.1)	1003.13
5) ADDITION FOR	
a) 20.0M.W. D.P. ROAD WIDENING AREA (91.46X2)	--
b) add paid fsi (0.50) (943.14x0.50)	--
b) add TDR (0.90) (911.94x0.90) = 820.75	--
	--
6) TOTAL PERMISSIBLE AREA	1003.13
MAX.PERM. FSI ON PLOT (2.50) i.e. 943.14 x 2.50 = 2357.85	
7) EXISTING FLOOR AREA	NIL
8) PROPOSED RESI. AREA	599.72
9) PROPOSED COMM. AREA	299.86
10) EXCESS BALC. AREA TAKEN IN FAR	101.14
11) TOTAL BUILT UP AREA (10+11+12)	1000.72
12) F.A.R. CONSUMED (5/7)	
13) PERMISSIBLE COVERAGE AREA (20%) MAXIMUM PERMISSIBLE COVE. WITH PRIMIUM 10% TOTAL PERM. COVERAGE 30%	
16) PROPOSED COVERAGE AREA	
17) EXCESS. COVERAGE AREA FOR PERM. CHAR	
TENAMENT STATEMENT	
TENAMENT PERMISSIBLE @ 250 T/HA.	25 NOS.
TENAMENT PROPOSED	07 NOS

PARKING STATEMENT

	CAR	SCOOTER	CYCLE
PARKING REQUIRED BY RULE	18	44	19
PARKING PROVIDED	36	47	22

LEGEND

PLOT BOUNDARY	THICK BLACK	
PROPOSED WORK	RED	
WATER LINE	BLACK DOTTED	
DRAINAGE LINE	RED DOTTED	

SPECIFICATIONS

R.C.C. FRAMED STRUCTURE.	0.15M THK BLOCK WALL & 0.10M. THK.
SAND FACED PLASTER EXTERNALLY.	NEERU FINISHED PLASTER INTERNALLY.
M.M.TILE FLOORING	T.W.DOORS & M.S.WINDOWS.

SPECIFICATIONS

CERTIFICATE OF AREA

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

DIRECT ARCHITECT

LEGEND

PLOT BOUNDARY SHOWN BLACK	
PROPOSED WORK SHOWN RED	
DRAINAGELINE SHOWN RED DOTTED	
WATERLINE SHOWN BLACK DOTTED	
EXISTING TO BE RETAINED HATCHED	
DEMOLISHION SHOWN HATCHED YELLOW	

OWNER'S NAME: ASHA DHADPHALE AND OTHERS
THROUGH SHREE RAM DEVELOPERS
THROUGH AJIT KULKARNI
OWNER'S SIGN:

PROJECT: Building Proposal
SURVEY NO: 89/2+90/2+91/2
HISSA NO:
PLOT NO: 130+131
FINAL PLOT NO:
CTS NO: 1283
SOC. NAME: TULSHIBAGWALE COL
PETH: Parvati South

ARCHITECT: Prakash N. Kulkarni
101,Tejovilay, CTS NO 1187/19, Ghole Road, Shivaji Nag Nagar$
ARCHITECT'S SIGN:

JOB NO.	DRG.NO.	SCALE	DRAWN BY	CHECKED BY
		1:100		

INWARD NO.	ADCR/6083/17	DATE	06-06-2018
KEY NO.	½½ÆAÉ,ÃÉ,ÆAÉ	SHEET NO.	1 / 2

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