F.S.I. STATEMENT :-

FLOOR	PROP. RESI. AREA	PERM. BALC.	PROP. BALC.	EXCESS AREA	STAIRCASE AREA	TERRACE AREA	LIFT/M.RM AREA	TENE. NO.
FIRST FL.	260.62	39.09	32.92	0.00	18.40	–	3.24+ 13.49	4
SECOND FL.	270.31	40.55	46.31	5.76	18.40	–		4
THIRD FL.	278.20	41.73	59.81	18.08	18.40	–		4
FOURTH FL.	278.20	41.73	59.81	18.08	18.40	–		4
FIFTH FL.	278.20	41.73	59.81	18.08	18.40	–		4
SIXTH FL.	290.97	42.14	54.86	12.72	18.40	–		3
SEVENTH FL.	241.47	36.22	30.45	0.00	18.40	24.41		4
TOTAL	1887.97	283.19	358.38	72.72	128.80	24.41	16.73	27

GRAND TOTAL = 1887.97 + 72.72 = 1960.69 SQ.M.

PARKING STATEMENT (AS SANCTIONED):-

DESCRIPTION	CAR	SCOOTER	CYCLE
TENE. BETN. 0.0=40.0 SQM (FOR 2 TENE.)	1	1	1
TENE. PROPOSED (1 NOS.)	1	2	2
TENE. BETN. 40.0=80.0 SQM (FOR 2 TENE.)	2	4	2
TENE. PROPOSED (11 NOS.)	11	22	11
TENE. BETN. 80.0=150.0 SQM (FOR 1 TENE.)	2	2	2
TENE. PROPOSED (1 NOS.)	2	2	2
PARKING REQUIRED	14	26	15
VISITOR PARKING (5%)	1	2	1
TOTAL PARKING REQUIRED	15	28	16
AREA REQ. PER PARK	12.50	2.00	0.75
TOTAL PARKING AREA REQ.	187.50	56.00	12.00

TOTAL PARKING AREA REQUIRED = 255.50 SQ.M.

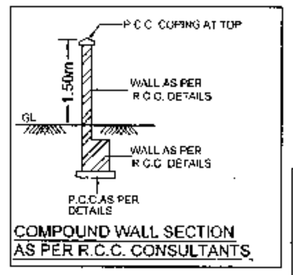
TOTAL PARKING AREA PROPOSED = 255.50 SQ.M.

(NEW SANCTION) PARKING STATEMENT AS PER TOD:-

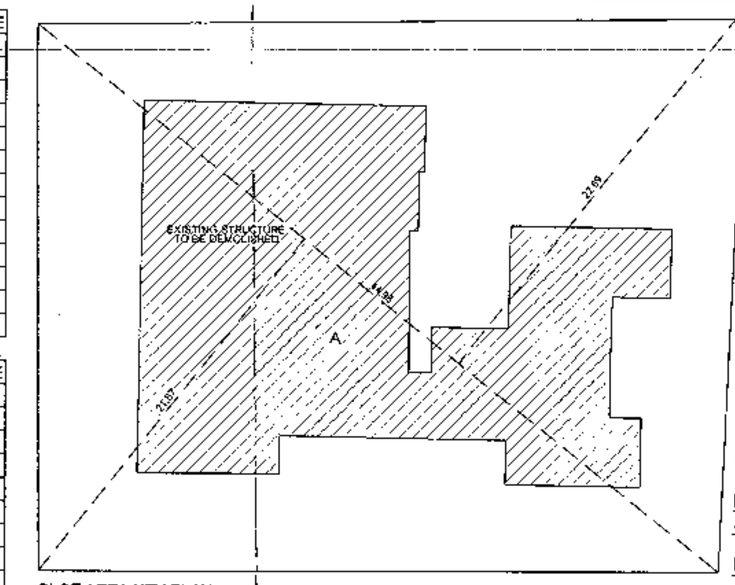
DESCRIPTION	CAR	SCOOTER	CYCLE
TENE. BETN 40.0=60.0 SQM (FOR 2 TENE.)	1	1	2
TENE. PROPOSED (07 NOS.)	04	04	07
TENE. BETN 60.0=80.0 SQM (FOR 1 TENE.)	1	2	2
TENE. PROPOSED (06 NOS.)	06	12	12
TENE. ABOVE 80.0 SQM (FOR 1 TENE.)	1	1	1
TENE. PROPOSED (01 NOS.)	01	01	01
TOTAL PARKING REQUIRED	11	17	20
VISITOR PARKING (5%)	01	01	01
TOTAL PARKING REQUIRED	12	18	21
AREA REQ. PER PARK	12.50	2.00	0.75
TOTAL PARKING AREA REQ.	150.00	36.00	15.75

TOTAL PARKING AREA REQUIRED = 201.75 SQ.M.

TOTAL PARKING AREA PROPOSED = 201.75 SQ.M.



COMPOUND WALL SECTION AS PER R.C.C. CONSULTANTS.



PLOT AREA KEY PLAN
SCALE – 1:200

ROAD WIDENING KEY PLAN

ROAD WIDENING AREA CALC. :-

A) 0.50 x (4.45+4.44) x 78.45= 126.50

TOTAL = 126.50 SQM.

PLOT AREA CALCULATION :-

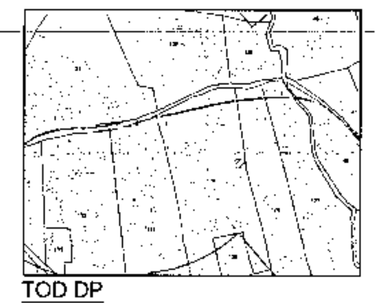
A) 0.50 x (21.87+22.69) x 44.58= 1002.15

B) 0.50 x (1.24+1.33) x 9.30= 11.95

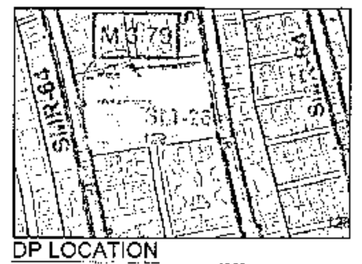
TOTAL = 1014.10 SQM.

AREA AS PER 7/12 EXTRACT = 999.11 SQM.

WHICHEVER IS MINIMUM IS TO BE CONSIDERED



TOD DP



DP LOCATION

WATER REQUIREMENT STATEMENT :-

(FOR RESIDENTIAL)

O.H. WATER TANK :-

5 PER. x 135LIT. x 27 TEN. = 18,225.00 LIT.

FIRE FIGHING TANK = 10,000.00 LIT.

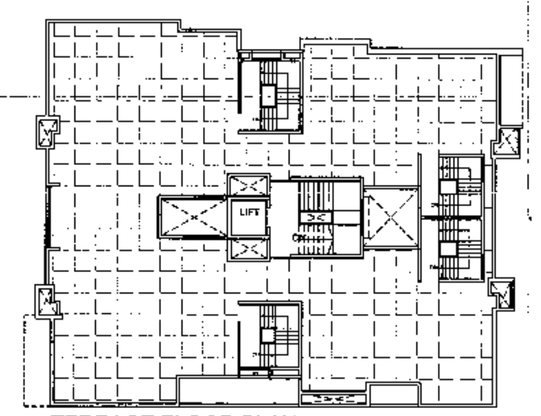
TOTAL O.H. WATER TANK = 28,225.00 LIT.

U.G.WATER TANK:-

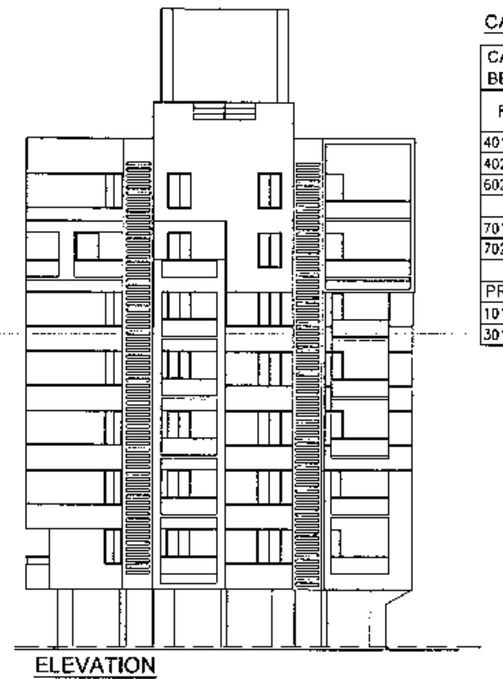
1.50 x 18,225.00 LIT. = 27,338.00 LIT.

FIRE FIGHING TANK = 10,000.00 LIT.

TOTAL U.G.WATER TANK CAPACITY= 37,338.00 LIT.



TERRACE FLOOR PLAN
SCALE–1:200



ELEVATION
SCALE–1:200

CARPET AREA STATEMENT

CARPET AREA BELOW 60 SQM		CARPET AREA ABOVE 60 SQM	
FLAT NOS.	AREA SQM	FLAT NOS.	AREA SQM
401,501	56.32	504	83.13
402,502	56.12	403,503	78.21
602	56.68	601	143.81
		603	78.76
701		703	
702		704	
TOTAL 06 UNITS		TOTAL 05 UNITS	

PREVIOUSLY SANCTIONED FLAT NOS :

101,102,103,104,201,202,203,204

301,302,303,304,404

FIRST FL. AREA CALC.

AREA OF BLOCK = 22.30x16.85

DEDUCTIONS :- = 375.75 SQM.

1) 1 x 2.60 x 0.35 = 0.91
2) 1 x 3.00 x 1.55 = 4.65
3) 1 x 6.80 x 0.50 = 3.40
4) 1 x 3.45 x 1.84 = 6.34
5) 1 x 2.75 x 1.00 = 2.75
6) 1 x 0.65 x 6.20 = 4.03
7) 1 x 0.30 x 4.85 = 1.46
8) 1 x 3.45 x 0.35 = 1.20
9) 1 x 2.45 x 2.35 = 5.75
10) 1 x 6.80 x 0.65 = 4.42
11) 1 x 3.00 x 1.45 = 4.35
12) 1 x 2.60 x 0.60 = 1.56
13) 1 x 0.30 x 3.15 = 0.94
14) 1 x 0.30 x 3.45 = 1.03
15) 1 x 0.10 x 3.60 = 0.36
16) 1 x 3.70 x 3.80 = 14.06
17) 1 x 3.10 x 4.90 = 15.19
18) 1 x 4.65 x 3.75 = 17.44 (ST.)
2 x 1.20 x 0.40 = 0.96 (ST.)
19) 1 x 1.80 x 1.80 = 3.24 (L)
20) 2 x 1.90 x 2.18 = 8.28
21) 2 x 3.30 x 1.35 = 8.91
22) 1 x 1.20 x 1.60 = 1.92
23) 1 x 1.20 x 1.65 = 1.98

TOTAL = 115.13 SQ.M.

NET AREA 1st. FL. = 375.75 - 115.13
= 260.62 SQM.

OPEN BALC. AREA CALC. :-

1st. FL. :-

E1)1 x (4.05x1.30)+(1.20X0.63) = 5.98
E2)1 x 2.45 x 1.40 = 3.43
E3)1 x 3.00 x 1.40 = 4.20
E4)2 x 2.60 x 1.40 = 7.28
E5)1 x 1.05 x 3.75 = 3.93
E6)1 x 1.00 x 3.60 = 3.60
E7)1 x 3.00 x 1.50 = 4.50

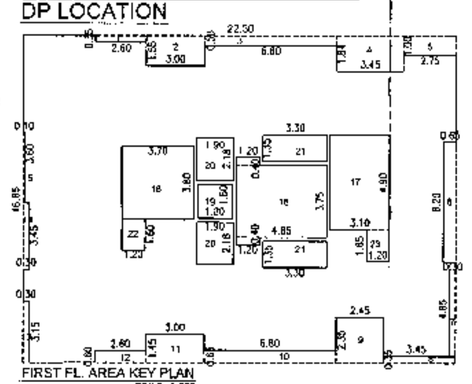
TOTAL = 32.92 SQM

OPEN BALC. AREA CALC. :-

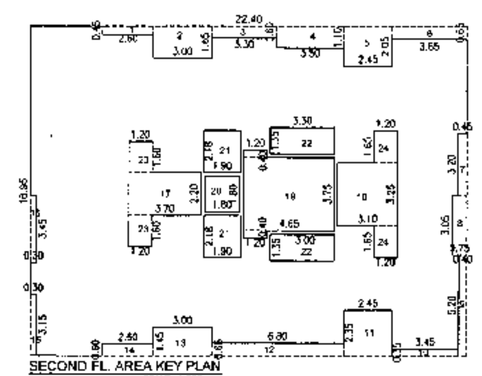
2nd FL. :-

B1)1 x 3.50 x 2.00 = 7.00
B2)2 x 2.45 x 1.40 = 6.86
B3)1 x (4.05x1.30)+(1.20X0.60) = 5.98
B4)1 x 3.00 x 1.40 = 4.20
B5)2 x 2.60 x 1.40 = 7.28
B6)1 x 1.05 x 3.75 = 3.93
B7)1 x 1.35 x 3.75 = 5.06
B8)1 x 3.00 x 2.00 = 6.00

TOTAL = 46.31 SQM



FIRST FL. AREA KEY PLAN
SCALE–1:200



SECOND FL. AREA KEY PLAN
SCALE–1:200

SECOND FL. AREA CALC.

AREA OF BLOCK = 22.40x16.95
= 379.68 SQM.

DEDUCTIONS :-

1) 1 x 2.60 x 0.45 = 1.17
2) 1 x 3.00 x 1.65 = 4.95
3) 1 x 3.30 x 0.60 = 1.98
4) 1 x 3.50 x 1.10 = 3.85
5) 1 x 2.45 x 2.05 = 5.02
6) 1 x 3.85 x 0.65 = 2.50
7) 1 x 0.45 x 3.20 = 1.44
8) 1 x 0.75 x 3.05 = 2.28
9) 1 x 0.40 x 5.20 = 2.08
10) 1 x 3.45 x 0.35 = 1.20
11) 1 x 2.45 x 2.35 = 5.75
12) 1 x 0.80 x 0.65 = 4.42
13) 1 x 3.00 x 1.45 = 4.35
14) 1 x 2.60 x 0.60 = 1.56
15) 1 x 0.30 x 3.15 = 0.94
16) 1 x 0.30 x 3.45 = 1.03
17) 1 x 3.70 x 2.20 = 8.14
18) 1 x 3.10 x 3.25 = 10.08
19) 1 x 4.65 x 3.75 = 17.44 (ST.)
2 x 1.20 x 0.40 = 0.96 (ST.)
20) 1 x 1.80 x 1.80 = 3.24 (L)
21) 2 x 1.90 x 2.18 = 8.28
22) 2 x 3.30 x 1.35 = 8.91
24) 2 x 1.20 x 1.60 = 3.84
25) 2 x 1.20 x 1.65 = 3.96

TOTAL = 109.37 SQ.M.

NET AREA 2nd. FL. = 379.68 - 109.37
= 270.31 SQM.

STAMP OF APPROVAL

1/2

प्रस्तुत नकाशाला दि. 03/08/2020

APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO:- CC/01/96/2020

Building Inspector Deputy Engineer
BUILDING PERMISSION DEPT.
ZONE-6 P.M.C.

PUNE MUNICIPAL CORPORATION BUILDING CONTROL DEPARTMENT APPROVED

AREA STATEMENT		SQM
1	AREA OF THE PLOT	999.11
2	DEDUCTION FOR	
	a) AREA UNDER ROAD WIDENING	126.50
	b) ANY RESERVATION	–
3	GROSS AREA OF THE PLOT (1-2)	872.61
4	DEDUCTION FOR (a+b+c)	
	a) OPEN SPACE (10%)	–
	b) AMENITY SPACE	–
	c) INTERNAL ROAD	–
5	NET AREA OF THE PLOT (3 – 4)	872.61
6	FLOOR SPACE PERMISSIBLE (1.10)	959.87
7	ADDITIONS FOR	
	(a) AREA UNDER ROAD WIDENING(2x0.2)(AGAINST TDR)	253.00
	(c) PER. PAID FSI. =752.63 SQ.M.	750.50
8	TOTAL PERMISSIBLE FSI (6+8)	1963.37
9	EXISTING RESIDENTIAL FLOOR AREA	
10	PROPOSED RESIDENTIAL FLOOR AREA	1887.97
11	EXISTING COMMERCIAL FLOOR AREA	–
12	PROPOSED COMMERCIAL FLOOR AREA	–
13	EXCESS BALCONY AREA (TAKEN IN F.S.I.)	72.72
14	TOTAL FLOOR SPACE (9+10+11+12+13)	1960.69

CERTIFICATE OF AREA

CERTIFIED THAT THE AREA UNDER REFERENCE WAS SURVEYED BY ME AND THE DIM. 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 THE DOCUMENT OF OWNERSHIP, T.P. SCHEME RECORDS, LAND RECORD DEPARTMENT, CITY SURVEY RECORDS.

CA/2004/34707 AR. SIDDARTH HARISCHANDRAKAR

BRIEF SPECIFICATIONS

FOUNDATION UPTO HARD STRATA
R.C.C. FRAMED STRUCTURE IN M-20
EXTERNAL WALLS IN 0.15THK.INTERNAL WALLS 0.10THK
EXTERNAL SAND FACED PLASTER,INTERNAL NEERU FINISHED
MARBLE/MOZIAC FLOORING
T.W. DOORS AND M.S. WINDOWS

SCHEDULE OF OPENINGS

DOORS	WINDOWS	VENTILATORS
ED=1.05x2.10	SD =1.80x2.10	W =1.80x1.20
D =0.90x2.10	SD1=1.50x2.10	W1=1.50x1.20
D1=0.75x2.10	SD2=1.20x2.10	W2=1.20x1.20
		W3=0.90x1.20

V=0.60x0.90

LEGEND

PLOT LINE SHOWN – BLACK
PROPOSED WORK SHOWN – RED
DRAINAGE LINE SHOWN – RED DOTTED
WATER LINE SHOWN – BLACK DOTTED
EXISTING TO BE RETAINED – HATCHED BLUE
EXISTING TO BE DEMOLISHED – HATCHED YELLOW

NORTH N

OWNER'S NAME, SIGNATURE :-

AGAM CO-OPERATIVE HOUSING SOCIETY LTD

MR. VISHAL DOKHALE (PCAH)

PROJECT :-

PROPOSED RESIDENTIAL BUILDING

PLOT NO.38, SURVEY NO.129, ITS CITY SURVEY NO. 824, IDEAL COLONY KOTHRUD PUNE

ARCHITECT SIGNATURE

AR. SIDDARTH HARISCHANDRARAR CA/2004/34707	AR. MANGESH GOTAL CA/2005/36501	AR. DEEPALI AGARWAL CA/2007/38491

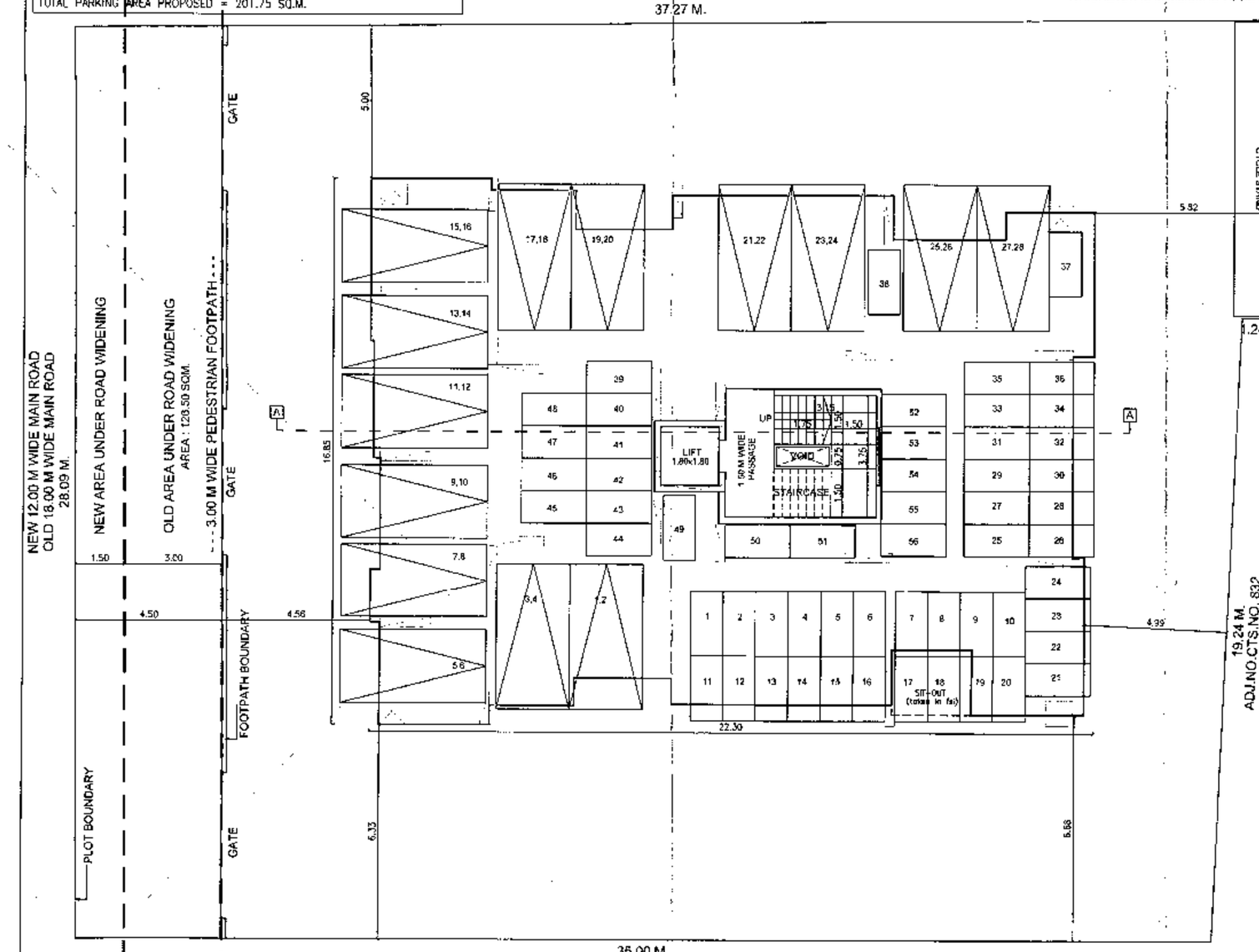
ARCHITECT :-

design studio architecture planning interiors graphics

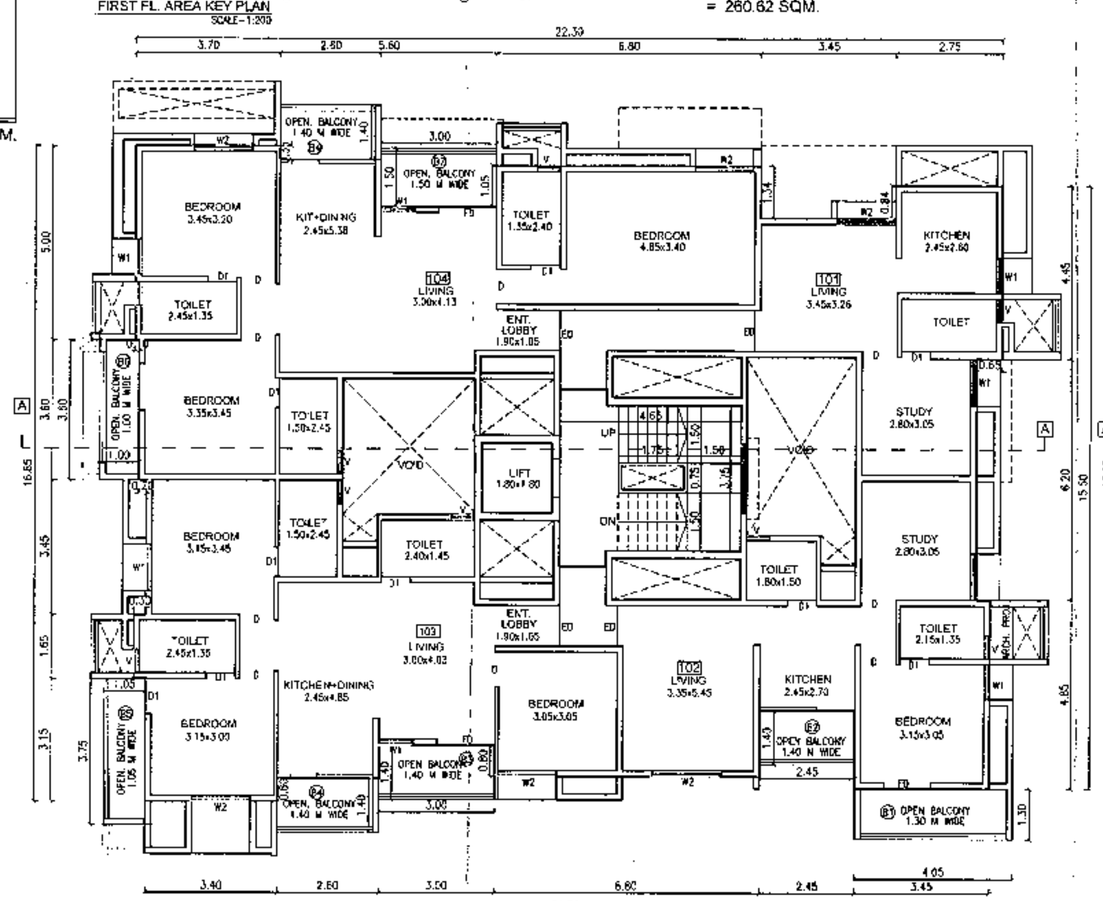
Office 701,712, 4th Floor, Rasik Arcade Apt., Above Hotel Kalinga Near Dhanda Centre, Khilare Road, Erandawane, Pune 411004. +91-020-25430048, aksdpunestudio@gmail.com

DATE	DEALT BY	REVISED BY	CHECKED BY	SCALE
03/07/2020	SHAWARI	AKRAM		1:100

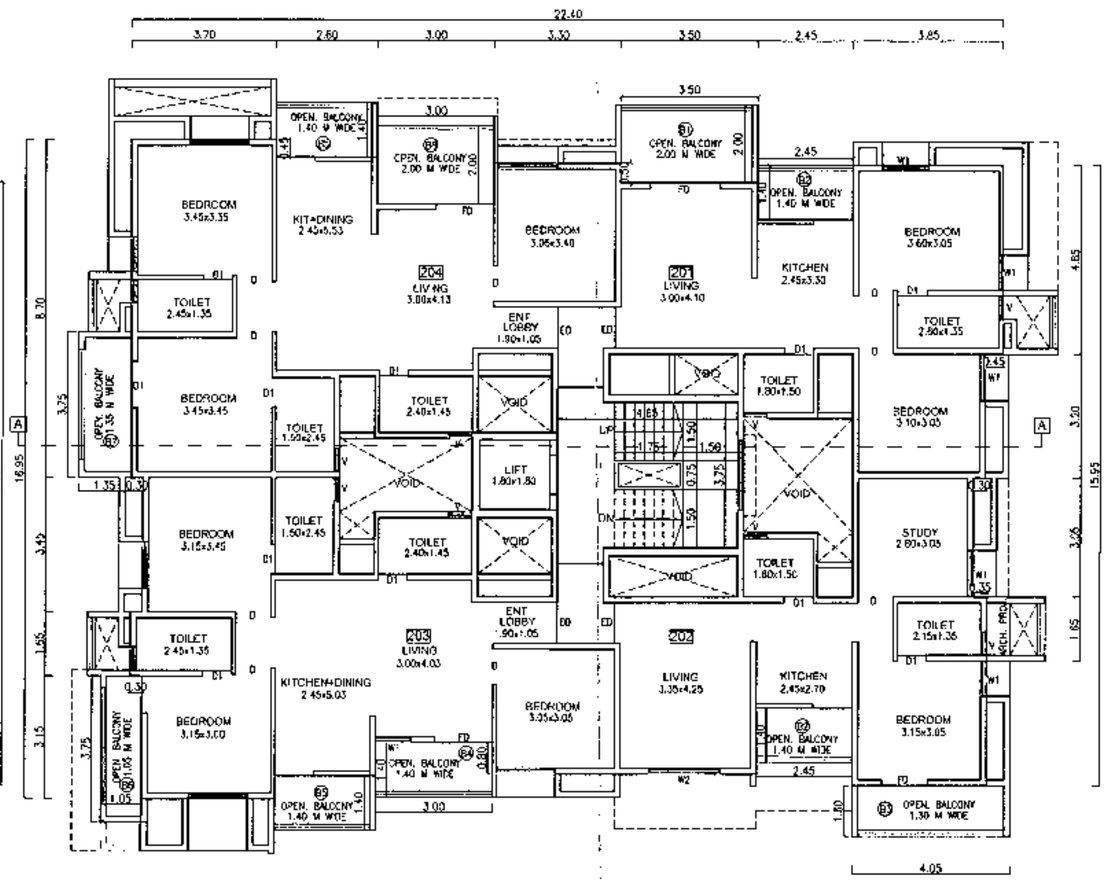
\\Welcome\Y Drive Data (2TB)-CONSULT CONTRACT\2- AGAM SOCIETY\SANCTION PLAN\AGAM 2020-08-01.dwg



GROUND/PARKING PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN