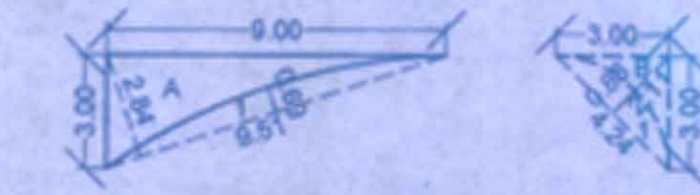
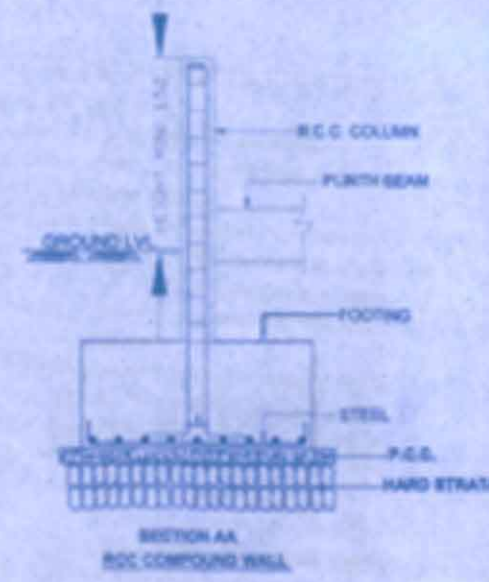


AREA STATEMENT										
FLOORS	BALCONY AREA			TERRACE	STAIRCASE	LIFT	REFUGE	TENEMENTS		TOTAL
	RESI.	PERM.	PROP.	AREA	STAIR	FIRE	LIFT	L.M.R.	AREA	FSI AREA
1ST. FLOOR	416.57	62.48	61.85	3.30	0.00	21.00			7	416.57
2ND. FLOOR	416.57	62.48	61.85	0.00	0.00	21.00			7	416.57
3RD. FLOOR	416.57	62.48	61.85	3.30	0.00	21.00			7	416.57
4TH. FLOOR	416.57	62.48	61.85	0.00	0.00	21.00			7	416.57
5TH. FLOOR	416.57	62.48	61.85	3.30	0.00	21.00			7	416.57
6TH. FLOOR	416.57	62.48	61.85	0.00	0.00	21.00			7	416.57
7TH. FLOOR	416.57	62.48	61.85	3.30	0.00	21.00			7	416.57
8TH. FLOOR	416.57	62.48	61.85	0.00	0.00	21.00			7	416.57
TOTAL	3332.56	499.94	494.80	13.20	0.00	168.00	6.70	0.00	21.05	56 NOS.



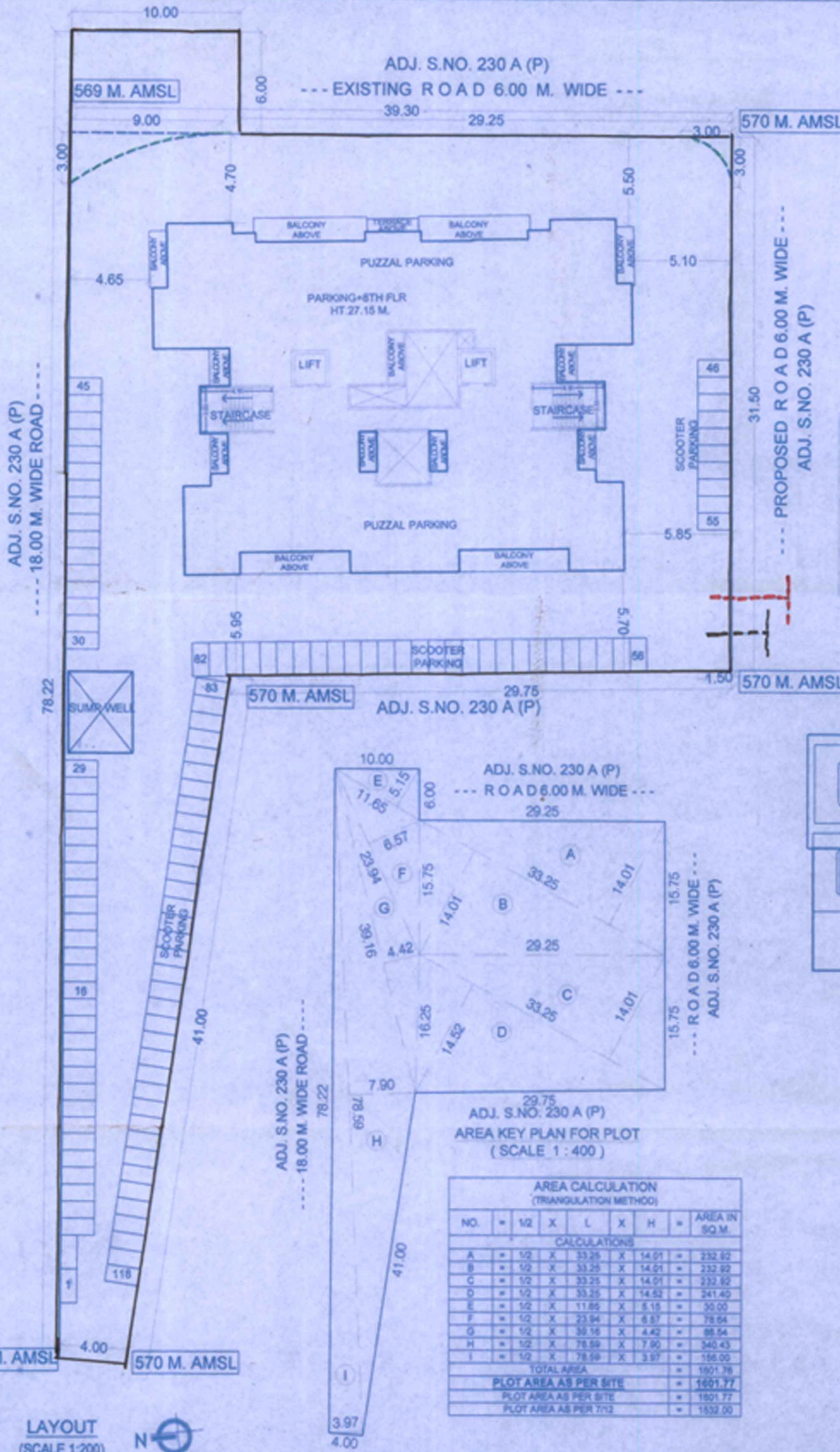
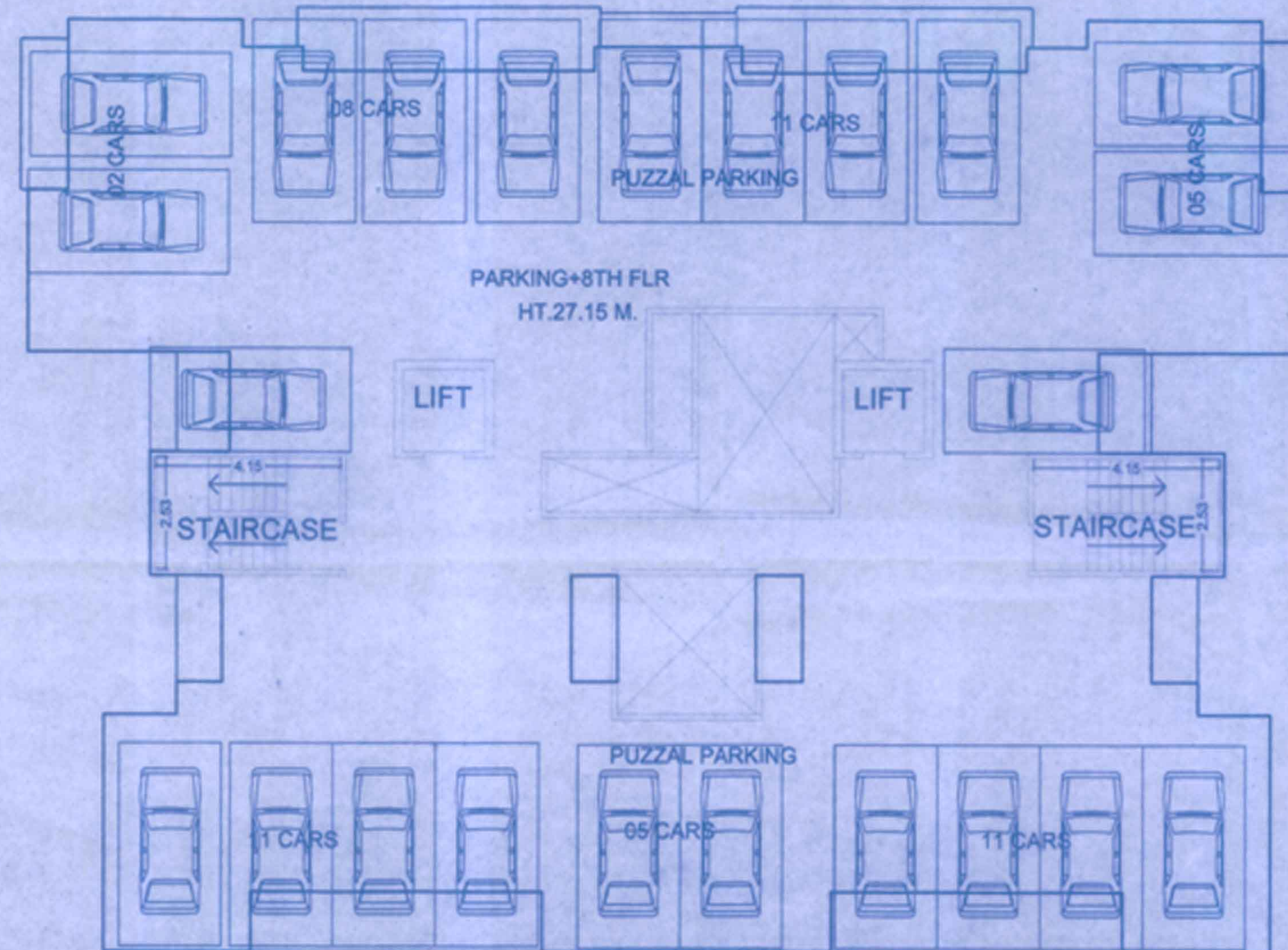
CALCULATION FOR AREA UNDER ROAD CHAMFER (TRIANGULATION METHOD)						
NO.	=	1/2	X	L	X	H
A	=	1/2	X	9.51	X	2.84
B	=	1/2	X	4.34	X	2.11
TOTAL	=					17.98
DEDUCTION						
1	=	0.67	X	9.51	X	0.89
2	=	0.67	X	4.34	X	0.86
TOTAL	=					6.54
TOTAL CHAMFER AREA	=					11.14

WATER TANK CALCULATIONS OVER HEAD WATER TANK	
TENEMENTS	= 56 NOS.
WATER TANK CAPACITY = 56 X 675	= 37800 LTR
FIRE TANK CAPACITY	10000 LTR
PROVIDE WATER TANK CAPACITY	47800 LTR
UNDER GROUND WATER TANK	
WATER TANK CAPACITY = 1.5 X 37800	= 56700 LTR
FIRE TANK CAPACITY	10000 LTR
O.H.W.T. TANK CAPACITY	66700 LTR
TOTAL WATER REQUIRED (OHT & UGT)	= 67000 LTR

PARKING STATEMENT			
TYPE OF TENEMENT	REQUIRED	PROVIDED	
	CAR	SCOOTER	CAR
TENEMENT HAVING CARPET AREA BELOW 40 SQ.M. (PROPOSED 32 TENEMENTS)	01	04	16
	(FOR 2 TENEMENT)		
TENEMENT HAVING CARPET AREA 40 TO 80 SQ.M. (PROPOSED 24 TENEMENTS)	02	04	24
	(FOR 2 TENEMENT)		
TOTAL PARKING		40	112
VISITOR PARKING 5%		2	6
TOTAL PARKING REQUIRED		42	118

AREA CALCULATION (TRIANGULATION METHOD)						
NO.	=	1/2	X	L	X	H
A	=	1/2	X	33.25	X	14.01
B	=	1/2	X	33.25	X	14.01
C	=	1/2	X	33.25	X	14.01
D	=	1/2	X	33.25	X	14.01
E	=	1/2	X	11.85	X	5.15
F	=	1/2	X	23.94	X	6.57
G	=	1/2	X	36.16	X	4.42
H	=	1/2	X	78.59	X	7.50
I	=	1/2	X	78.59	X	3.57
TOTAL AREA	=					1501.76
PLOT AREA AS PER SITE	=					1501.77
PLOT AREA AS PER SITE	=					1501.77
PLOT AREA AS PER T12	=					1532.00

AREA KEY PLAN FOR PLOT (SCALE 1:400)



हिनॉक: 06/06/2023 (इम्ब्रस्ट)
APPROVED SUBJECT TO CONDITION
AS PROVIDED UNDER COMMENCEMENT
CERTIFICATE NO. CC/2545/23

BUILDING INSPECTOR
PUNE MUNICIPAL CORPORATION

DEPUTY ENGINEER
PUNE MUNICIPAL CORPORATION



NO.	AREA CALCULATIONS: -	SQ.M.
1	Area of plot (As per approved Amalgamation)	1382.00
a)	As per Ownership document (7/12, CTS extract)	1532.00
b)	As per measurement sheet	1532.00
c)	As per site	1532.00
2	Deductions for	
a)	Proposed D.P. Road Chamfer	11.14
b)	Any D.P. Reservation area	---
Total (a+b)		---
3	Balance area of plot (1-2)	1370.86
4	Amenity Space (if applicable)	---
a)	Required -	---
b)	Adjustment of 2(b), if any-	---
c)	Balance Proposed-	---
5	Net Plot Area (3-4(C))	1370.86
6	Recreational Open Space (if applicable)	---
a)	Required	---
b)	Proposed	---
7	Internal Road area	---
8	Plotable area	---
9	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5 x basic FSI(1370.86x1.10)	1507.95
10	Additional FSI on payment of premium	---
a)	permissible premium FSI-based on road width (0.50)	685.43
b)	Proposed FSI on payment of premium.	685.43
11	In-situ FSI / TDR loading	---
a)	in-situ area against D.P. road (2.0xSr.No.2(a))	---
b)	in-situ area against Amenity Space if handed over (2.00 or 1.85x Sr.No.4 (b)and / or (c))	---
c)	TDR area(1370.86 X 0.90)	1233.77
d)	Total in situ /TDR loading proposed (11(a)+(b)+(c))	1233.77
12	Additional FSI area under Chapter No. 7	---
13	Total entitlement of FSI in the proposal	---
a)	9+10(b)+11(d)or 12 whichever is applicable	3427.15
b)	Ancillary Area FSI upto 60% with payment of charges	---
c)	Total entitlement (a+b)	3427.15
14	Maximum utilization limit of FSI (building potential Permissible as per road width(as per Regulation No.6.1 or 6.2 or 6.3or 6.4 as applicable)	3427.15
15	Total Built up Area in proposal (excluding area at Sr. No. 17 b)	---
a)	Existing Built-up Area.	---
b)	Proposed Built-up Area	3332.56
c)	Total (a+b)	3332.56
16	F.S.I. Consumed (15/13) (should not be more than serial No. 17 b)	2.43
17	Area for Inclusive Housing, if any	---
a)	Required (20% of Sr.No.5)	---
b)	Proposed	---

1) This drawing is based on information/document provided by owner/P.A.H. and Architect is not responsible for discrepancy, dispute regarding ownership of the property.
2) This drawing is copyright of A.H.
This drawing should not be copied or used without prior permission of architect

CERTIFICATE OF AREA
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP/ T.P. SCHEME RECORDS/ LAND RECORD DEPT./ CITY SURVEY RECORDS. The above mentioned plans are prepared by me as per UDCPR.

SIGNATURE OF ARCHITECT
PROJECT :
PROPOSED BUILDING AT S.NO. 230A/3(2/P) + 3/2/7+ 3/2/9, LOHEGAON, TAL. HAVELI DIST. PUNE.
SIGNATURE OF ARCHITECT
SIGNATURE OF OWNER

Ar. PRAMOD DESHPANDE.
104, A-J AVENUE, S.NO. 5(A),
KARVENAGAR, PUNE-52.
CA-84-8165

DRG SCALE DATE DEALT JOB NO
M.D. 15.03.2021 ASHWIN