

WATER STORAGE CAPACITY	
FOR RESIDENTIAL PURPOSE	
AMOUNT OF WATER REQUIRED PER PERSON	= 135 lts/day
WATER REQUIRED PER FLAT (5-person per flat)	= 675 lts/day
NO. OF FLATS IN THE SCHEME	= 12
WATER REQUIRED	= 8100.00 lts/day
TOTAL O.H. WATER TANK REQUIRED	= 10000.00
FIRE FIGHTING WATER TANK	= 10000.00 lts/day
TOTAL CAPACITY O.H.WATER TANK REQUIRED	= 20,000.00 lts/day
UNDER GROUND WATER TANK (10,000 X 1.50)	= 15000.00 lts/day
FIRE FIGHTING WATER TANK	= NA lts/day
TOTAL CAPACITY U.G.WATER TANK REQUIRED *	= 15000.00 lts/day

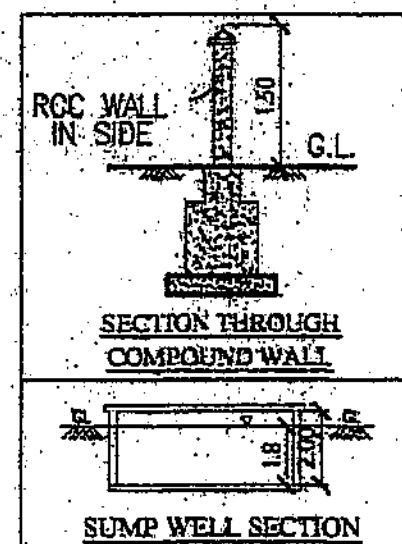
PARKING STATEMENT.			
RESIDENTIAL PURPOSE		CAR	SCOOTER
		REQUIRED	
2 TEN, HAVING CARPET AREA 40 TO 80 SQ.M.		1	5
FOR 08 TENEMENT		04	20
1 TEN, HAVING CARPET AREA 80 TO 150 SQ.M.		1	3
FOR 04 TENEMENT		04	12
TOTAL PARKING		05	22
ADD 5% VISITOR PARKING		0	01
PARKING REQUIRED		05	23
PARKING PROVIDED		08	23
PARKING AREA STATEMENT			
	AREA REQUIRED	SQ.M.	AREA PROPOSED
CAR	08 X 12.50 SQ.M	100.00	
SCOOTER	23 X 2.00 SQ.M	46.00	-
TOTAL		146.00	

AREA UNDER 20.00M.W. D.P			
ROAD WINDING			
1)	0.50	X 18.25	X 2.48 X = 22.63
2)	0.50	X 18.25	X 2.46 X = 22.45
TOTAL			= 45.08

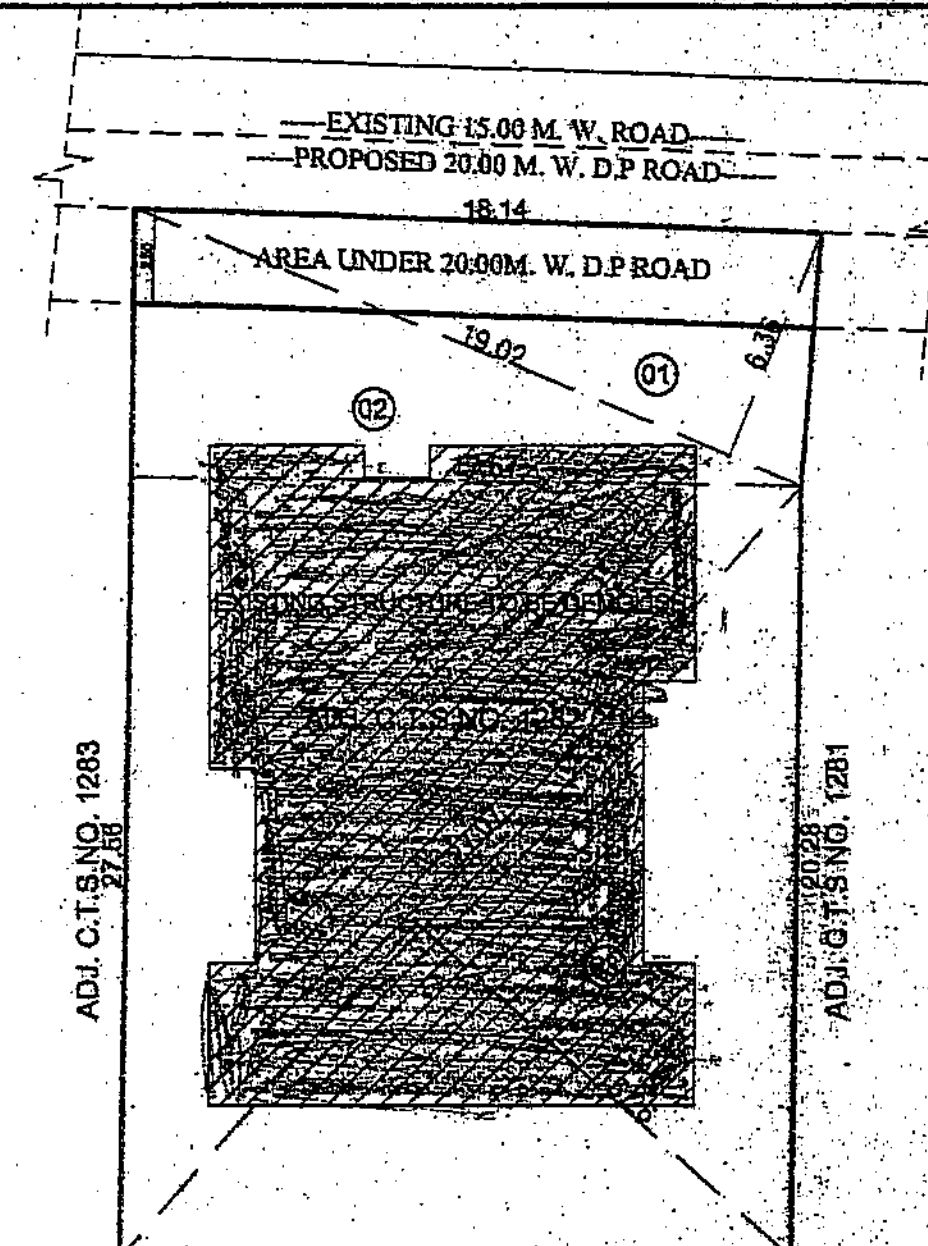


LOCATION PLAN

PROPOSED SITE

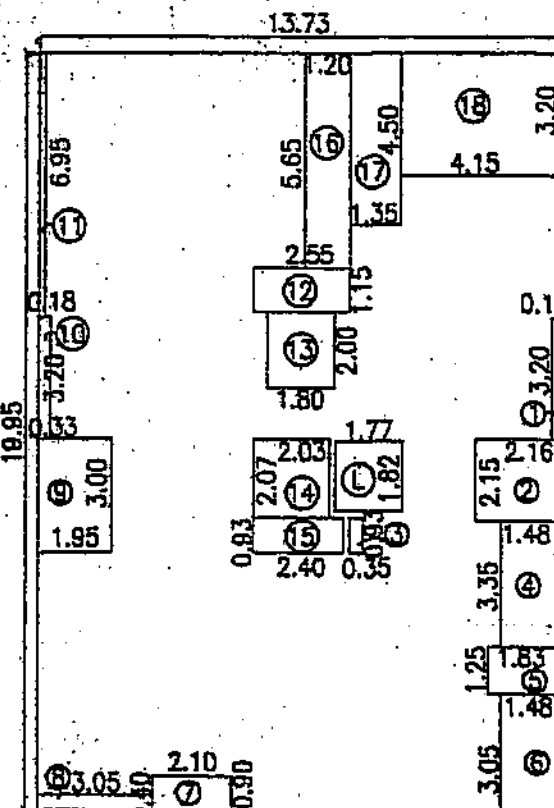


PLOT AREA CALCULATION (BY TRIANGULATION)	
1) $19.02 \times 6.36 \times 0.50 \times 1$	= 60.48 SQ.M
2) $27.58 \times 17.67 \times 0.50 \times 1$	= 243.49 SQ.M
3) $27.07 \times 13.26 \times 0.50 \times 1$	= 179.47 SQ.M
PLOT AREA BY TRIANGULATION	= 483.44 SQ.M
PLOT AREA AS PER PRC	= 426.20 SQ.M
MINIMUM CONSIDER AREA	= 426.20 SQ.M

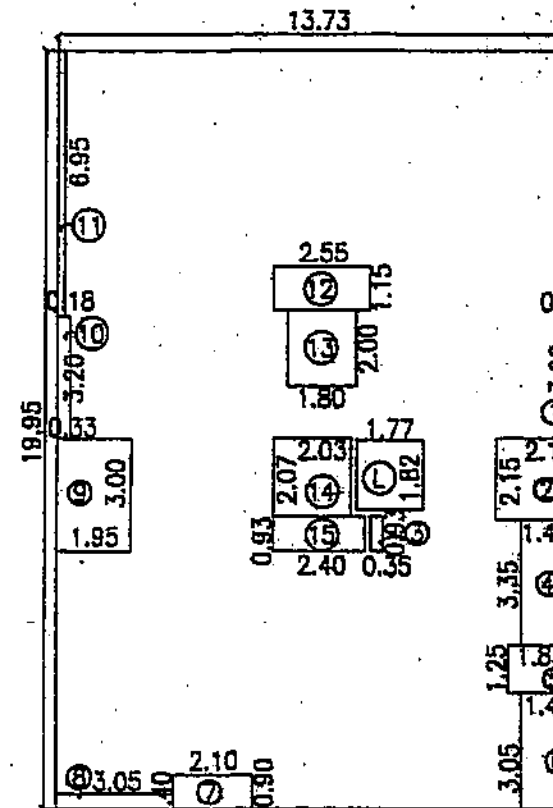


PLOT AREA CALCULATION

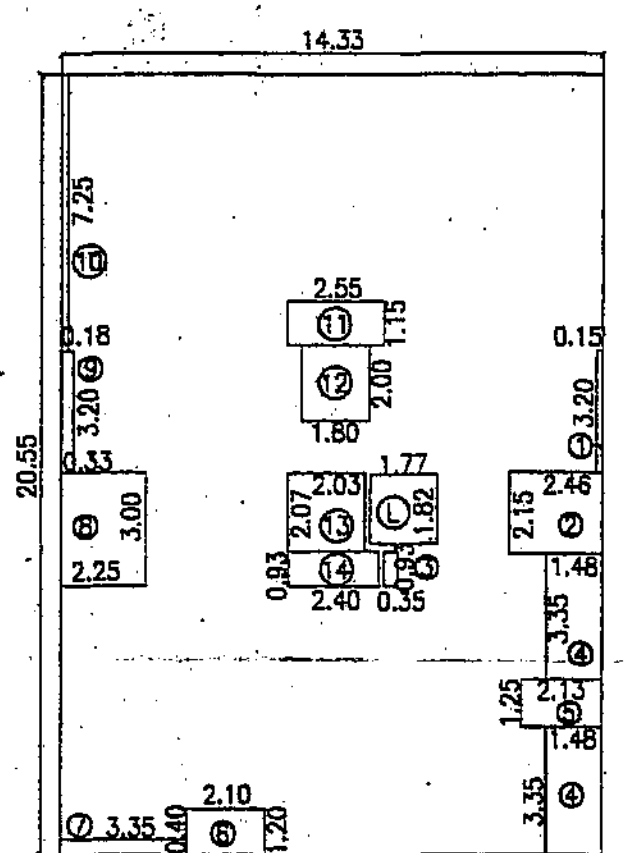
AREA CALCULATION				
(MFL FLOOR)				
A. 18.73 X 9.95 X 1 = 273.9				
DEDUCTIONS:				
1.	0.15 X	3.50 X	1	= 0.48
2.	2.18 X	2.48 X	1	= 5.40
3.	0.35 X	0.65 X	1	= 0.33
4.	1.48 X	3.35 X	1	= 4.95
5.	1.63 X	1.25 X	1	= 2.29
6.	1.48 X	3.05 X	1	= 4.51
7.	2.10 X	0.90 X	1	= 1.89
8.	3.05 X	0.40 X	1	= 1.22
9.	1.95 X	3.00 X	1	= 5.85
10.	0.33 X	3.20 X	1	= 1.06
11.	0.18 X	6.95 X	1	= 1.25
12.	2.55 X	1.15 X	1	= 2.93
13.	1.80 X	2.00 X	1	= 3.60
14.	2.03 X	2.07 X	1	= 4.20
15.	2.40 X	0.93 X	1	= 2.23
16.	1.20 X	5.65 X	1	= 6.78
17.	1.38 X	4.94 X	1	= 6.81
18.	4.15 X	3.20 X	1	= 13.28
19.	1.77 X	1.82 X	1	= 3.22
TOTAL DEDUCTION				= 71.54
NET S/D AREA				= 202.36



AREA KEY PLAN FOR 4TH FLOOR



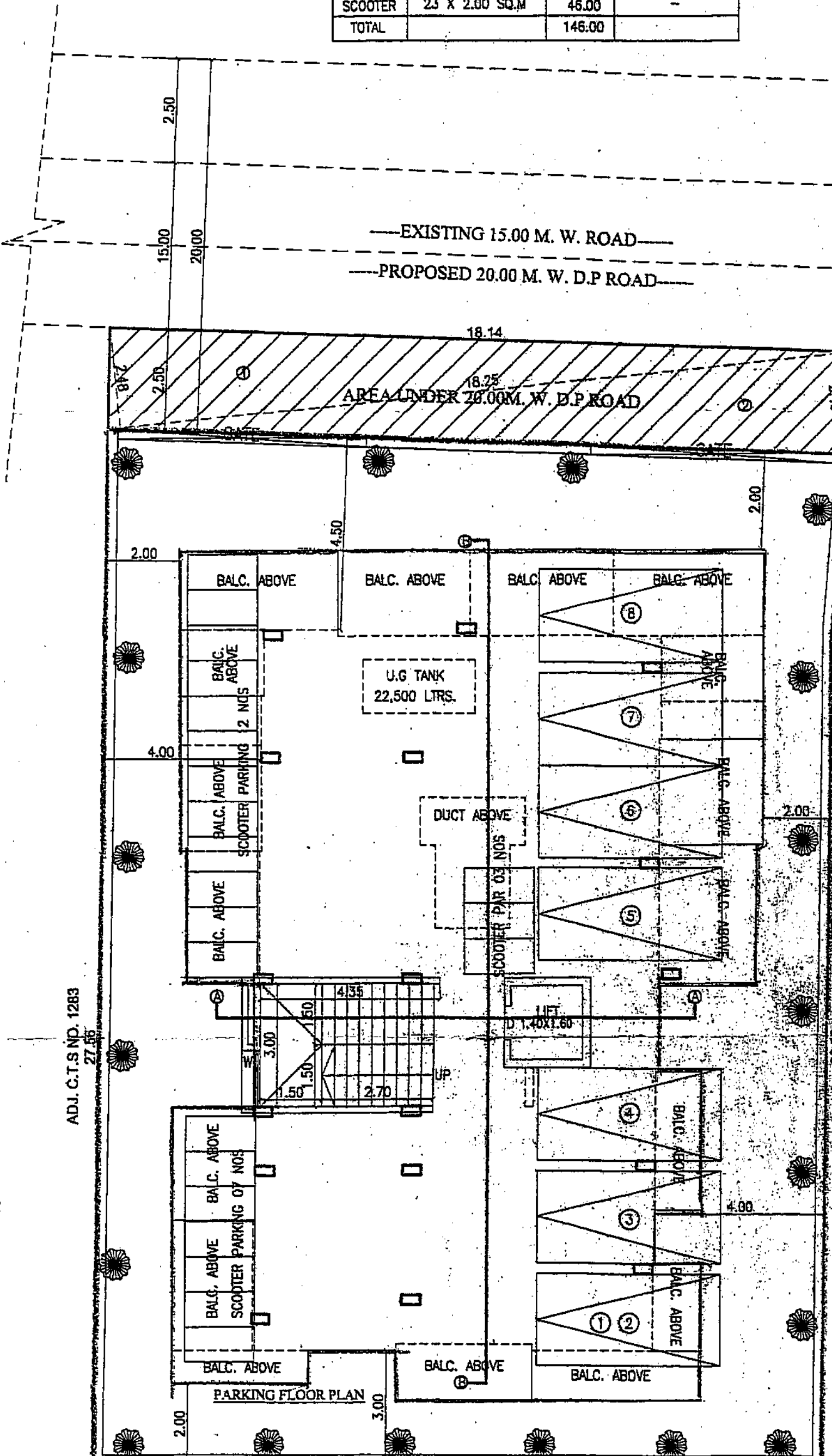
AREA KEY PLAN FOR



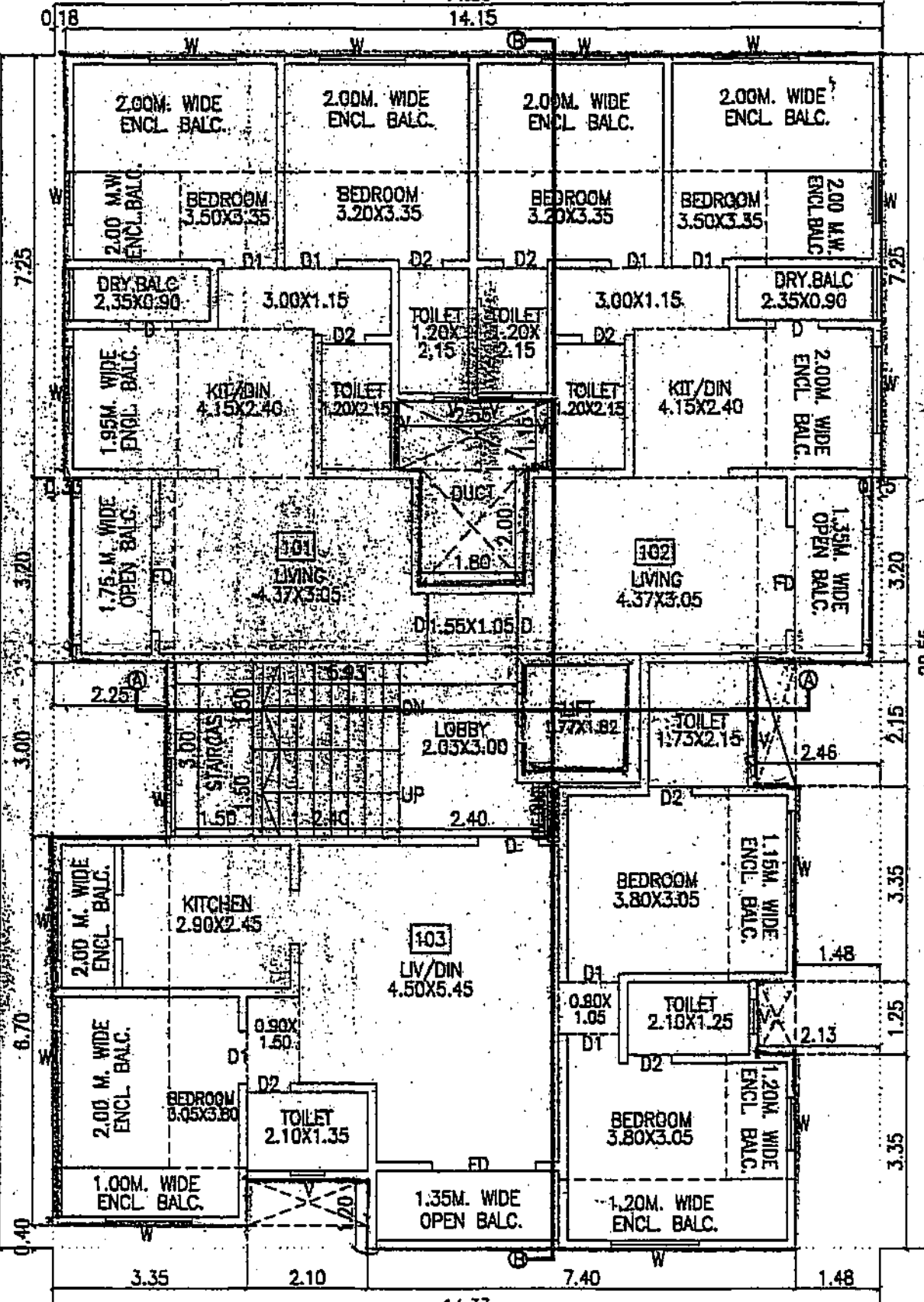
AREA KEY PLAN FOR FIRST FLOOR

AREA CALCULATION					
(FIRST FLOOR)					
A. 14.33 X 20.55 X 1 = 294.46					
1	0.15	X	3.20	X	1 = 0.48
2	0.46	X	2.15	X	1 = 0.99
3	2.35	X	0.83	X	1 = 0.53
4	1.14	X	3.35	X	2 = 2.86
5	1.48	X	1.25	X	1 = 0.92
6	2.10	X	1.20	X	1 = 2.52
7	3.35	X	0.40	X	1 = 1.34
8	2.25	X	3.00	X	1 = 6.75
9	0.33	X	3.20	X	1 = 1.06
10	0.18	X	7.25	X	1 = 1.31
11	2.55	X	1.15	X	1 = 2.93
12	1.80	X	2.00	X	1 = 3.60
13	2.03	X	2.07	X	1 = 4.20
14	2.40	X	0.93	X	1 = 2.23
15	1.77	X	1.82	X	1 = 3.22
TOTAL DEDUCTION					= 47.93
NET B/U/P AREA					= 246.55

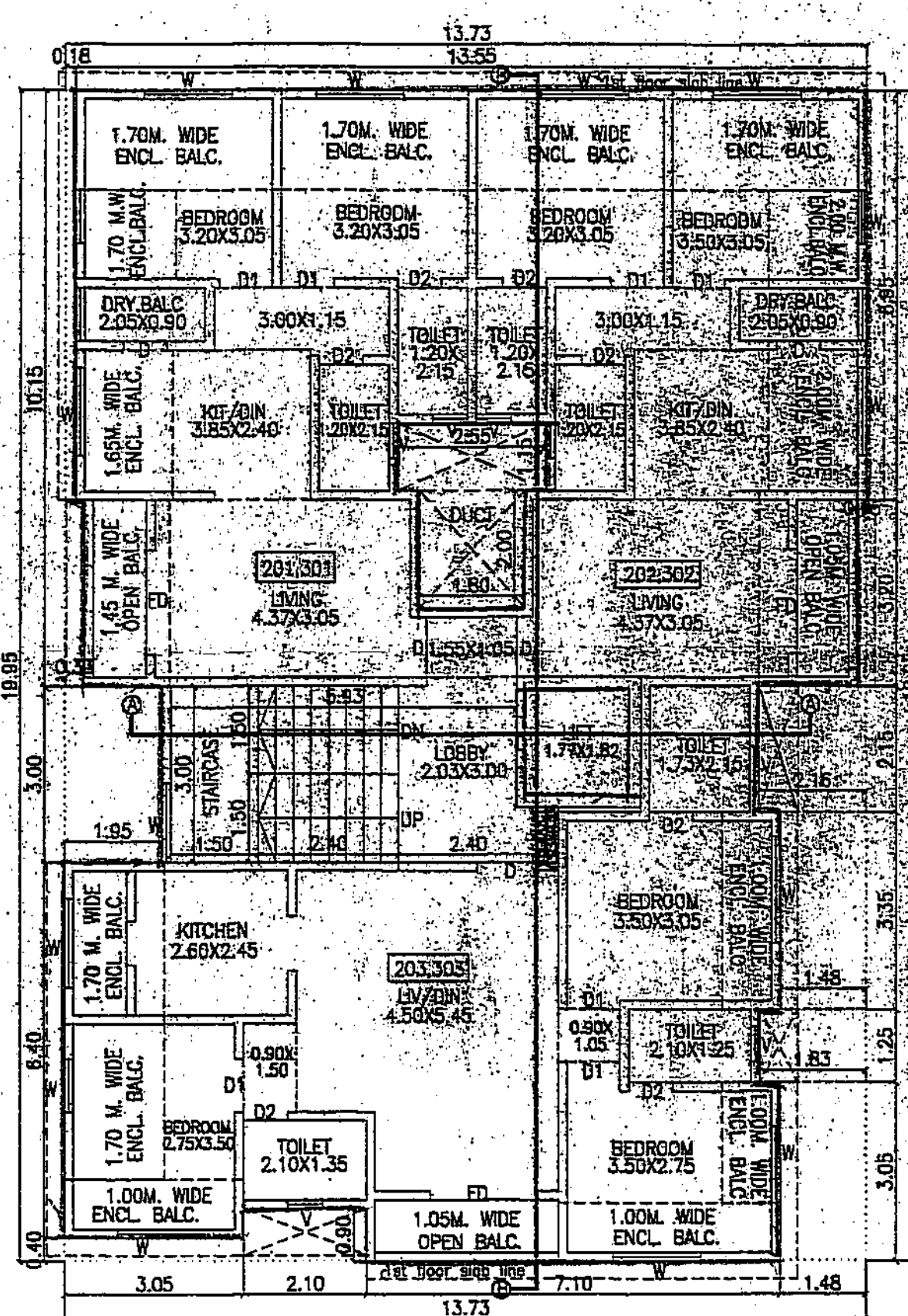
AREA CALCULATION				
(2ND & 3RD FLOOR)				
A	13.73	X	18.55	X 1 = 273.3
DEDUCTION				
1	0.15	X	3.20	X 1 = 0.48
2	0.16	X	2.15	X 1 = 0.44
3	2.35	X	0.93	X 1 = 0.33
4	1.48	X	3.35	X 1 = 4.96
5	1.83	X	1.25	X 1 = 2.29
6	1.48	X	3.05	X 1 = 4.51
7	2.10	X	0.90	X 1 = 1.89
8	3.05	X	0.40	X 1 = 1.22
9	1.95	X	3.00	X 1 = 5.85
10	0.33	X	3.20	X 1 = 1.06
11	0.18	X	6.95	X 1 = 1.25
12	2.55	X	1.15	X 1 = 2.93
13	1.80	X	2.00	X 1 = 3.60
14	2.03	X	2.07	X 1 = 4.20
15	2.40	X	0.93	X 1 = 2.23
16	1.77	X	1.82	X 1 = 3.22
TOTAL DEDUCTION				= 44.6
NET B/G UP AREA				= 228.2



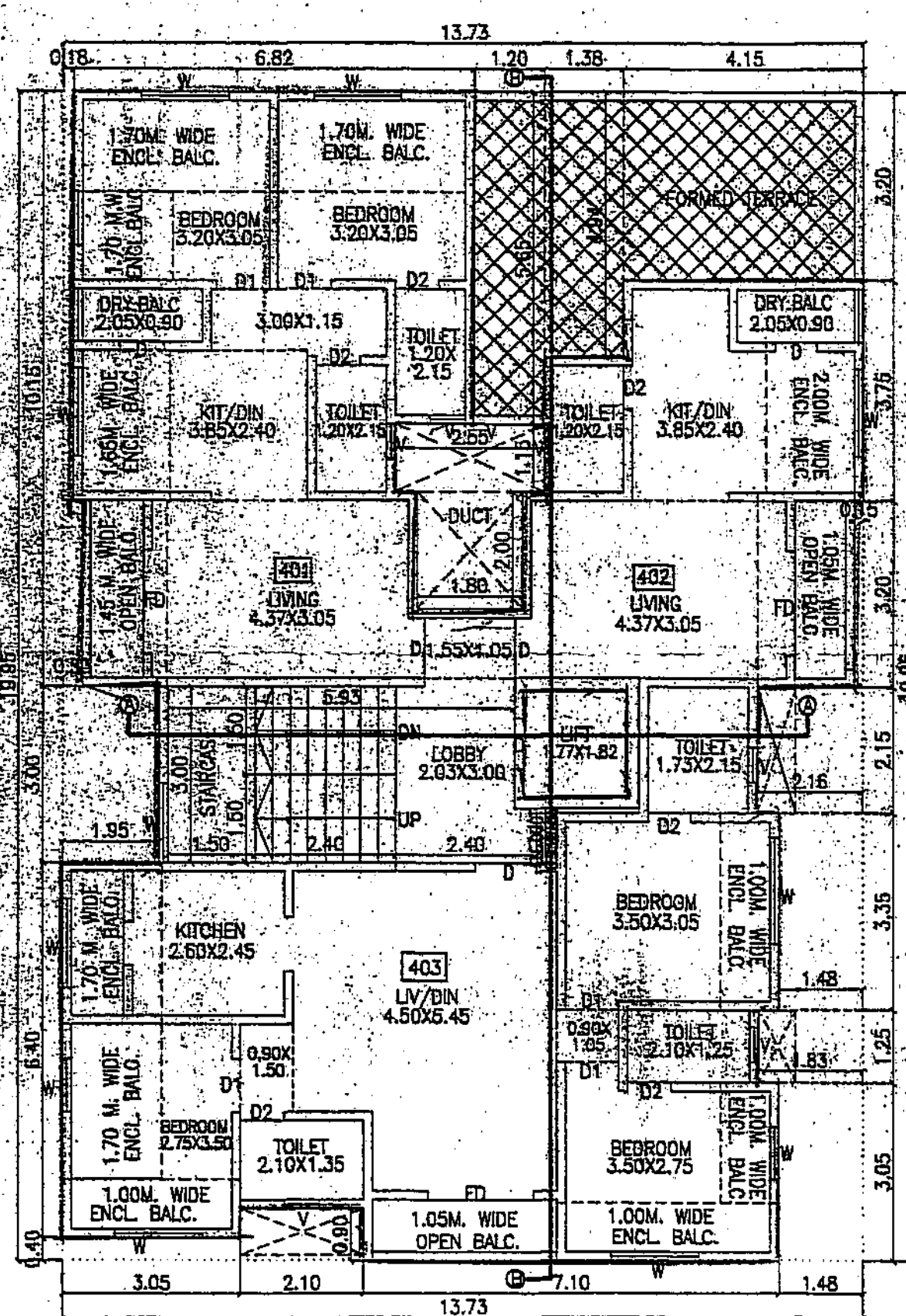
LAYOUT PLAN N
SCALE 1:100



FIRST FLOOR PLAN



TYPICAL 2ND & 3RD FLOOR PLAN



FOURTH FLOOR PLAN

STAMP OF APPROVAL

01/02

New Resd

01.02/5/2022

APPROVED SUBJECT TO CONDITION

APPROVED UNDER COMMENCEMENTS

CERTIFICATE NO. C/0402/22

Building Inspector

Assistant Engineer P.M.C

PUNE MUNICIPAL CORPORATION

BUILDING CONTROL DEPARTMENT

APPROVED

AREA STATEMENT	SQM
01. AREA OF PLOT (Minimum area of a,b,c to be consider)	426.20
As per ownership document (7/12, CTC extract)	426.20
As per measurement sheet	483.44
02. DEDUCTIONS FOR	
a) Proposed Under 20.00M. WIDE D.P Road	45.08
b) Access utility chamber	- - -
c) Alexander Aty reservation	- - -
(Utility Area)	45.08
03. Balance area of plot (1-2)	381.12
04. Minimum Space (if applicable)	- - -
Required	- - -
Proposed	- - -
05. Net Plot Area (3-4 (c))	381.12
06. Recreational Open space (if applicable)	
Required (Not to be deducted)	- - -
Proposed (Not to be deducted)	- - -
07. Area Left For 9.00m wide Road (Not to be deducted)	- - -
08. Plinth area (if applicable)	381.12
09. Built up area with reference to Basic F.S.I. as per front road width (5 X 1.4)	419.23
Add 30% Inclusive Area on Existing Area - 501.57 SQM	
For 30 Years Old Building (501.57 X 0.30 = 150.46)	150.46
Add Addition of FSI on payment of premium	
Maximum permissible premium FSI - based on road width	- - -
Proposed FSI on payment of premium	- - -
11. In-situ FSI / TDR loading	
a) Add 20.00M. Wide D.P Road (45.08 X 2 = 90.16)	- - -
b) TDR Area (0.90)	- - -
c) Total in-situ / TDR loading proposed (11 (a)+(b))	- - -
12. Additional FSI area under Chapter No. 7	- - -
13. Total entitlement of FSI in the proposal	
[9 + 10(b)+(14)] or 12 whichever ever is applicable	569.69
Ancillary Area (569.69 X 0.60 = 341.81)	341.81
Total entitlement (a+b)	911.50
14. Maximum utilization limit of F.S.I. (building potential) Permissible as per Road width	4.00
15. Total Built-up Area in proposed (excluding area in St.No.17b)	910.75
Sanction (Proposed) Built-up Area	- - -
Proposed Built-up Area (as per "P-line")	910.75
Total (a+b)	910.75
16. F.S.I. Consumed (15/5)	2.39
17. Area for inclusive Housing, if any	- - -
(a) Required (20% of St.No.5)	- - -

SCHEDULE OF OPENING

D1	0.90 X 2.10	W1	0.50 X 1.20
D2	0.75 X 2.10	W2	1.80 X 1.20
D3	1.60 X 2.10	V	0.60 X 0.90
D4	1.00 X 2.10		
OP	1.50 X 2.40		

SPECIFICATIONS

R.C.C. FRAME STRUCTURE	T.M. DOORS
EXTERIORS-10% TH. CONC. BLOCKS	ALUMINIUM WINDOWS
INT. WALLS-10% TH. BRICKS	U.N. FLOORING
EXT. SMOOTHENED CEM. PLASTER	C.I. PIPES FOR DRAINAGE
INT. SMOOTHENED CEM. PLASTER	C.I. PIPES FOR PLUMBING

LEGEND

PLOT BOUNDARY SHOWN BLACK	
PROPOSED WORK SHOWN RED	
DEMOLISHED SHOWN RED DOTTED	
UNDER-LINE SHOWN BLACK DOTTED	
EXISTING TO BE RETAINED-HATCHED	
DEMOLITION SHOWN-HATCHED YELLOW	

CERTIFICATE OF THE AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE HAS ITS DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN, BEING ITS AREA AS MEASURED AS MENTIONED IN DEMARCATION AND PLOT AREA, TRULY WITH THE MINIMUM AREA STATED IN THE DOCUMENT OF OWNERSHIP / LAND RECORD DEPT. & CITY SURVEY RECORDS. ALL THIS INFORMATION IS BASED ON DOCUMENTS PROVIDED BY THE OWNER / POWER OF ATTORNEY HOLDER IN ORIGINAL TRUTHFUL AND PHOTOGRAPHY.

SIGN

OWNER'S NAME, ADDRESS AND SIGN.

THIS DOCUMENT DRAWING IS PREPARED FROM INSTRUCTIONS, INFORMATION, SPECIFICATION AND LEGAL DOCUMENTS GIVEN BY ME THE OWNER/P.O.A HOLDER TO THE ARCHITECT. I THE OWNER/P.O.A. HOLDER HAVE READ AND STUDIED THIS AND ALL DRAWINGS ALONG WITH THIS DRAWINGS FOR SUBMISSION AND THEY ARE AS PER MY INSTRUCTIONS AND INFORMATION GIVEN BY ME THE OWNER/P.O.A. HOLDER.

SIGN.

M/S. NINAS ENTERPRISES THROUGH
MR. RADHAKR. VASUDEEN GODSE
NAME OF P.O.H.

SIGN.

PROJECT

PROPOSED RESIDENTIAL BUILDING, AT
S.NO.89/160/91/2, C.T.S. NO.1282, PLOT NO.132, PARVATI, PUNE.

ARCHITECT

MANOJ TATOOSKAR
1221, B/1 WRANGLER
P A R A N P U R R O A D,
BEHIND BHAVE X-RAY CLINIC,
OFF. F.C. ROAD, PUNE-411004
PH: 2631675/76

REG. NO. CA/91/13744

DATE	SCALE	DRN BY	CHK. BY
19.05.2022	1:100	P.G.T/H.S.Y	N.S.T.

NASRUDIN-NO-PMC CURRENT PROJECTS/MANOJ TATOOSKAR/NINAS CONSTRUCTION PARVATI