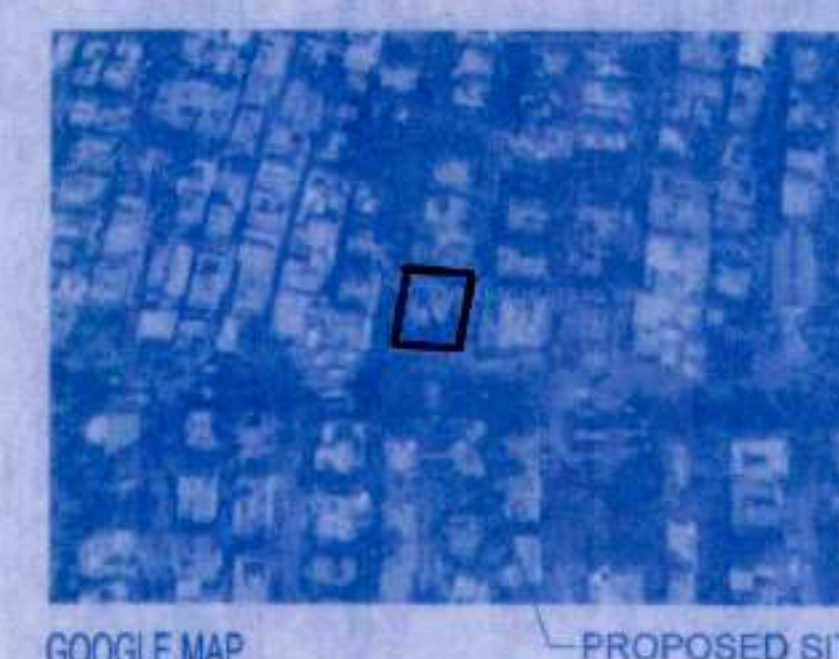
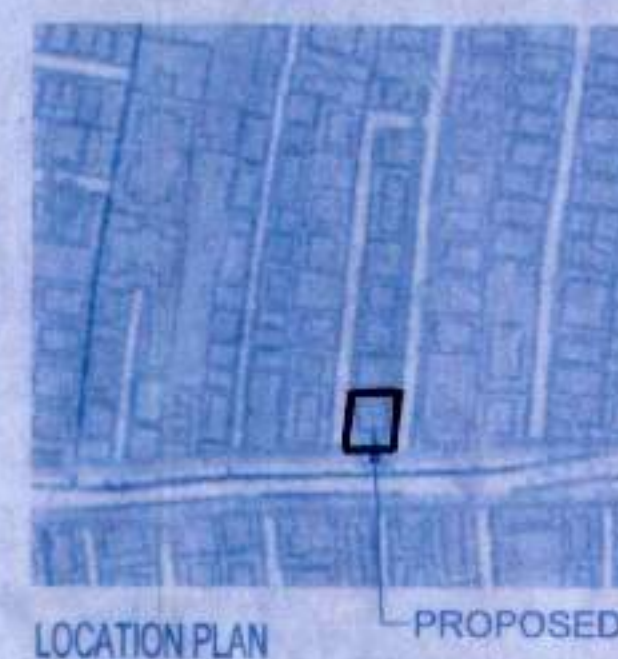
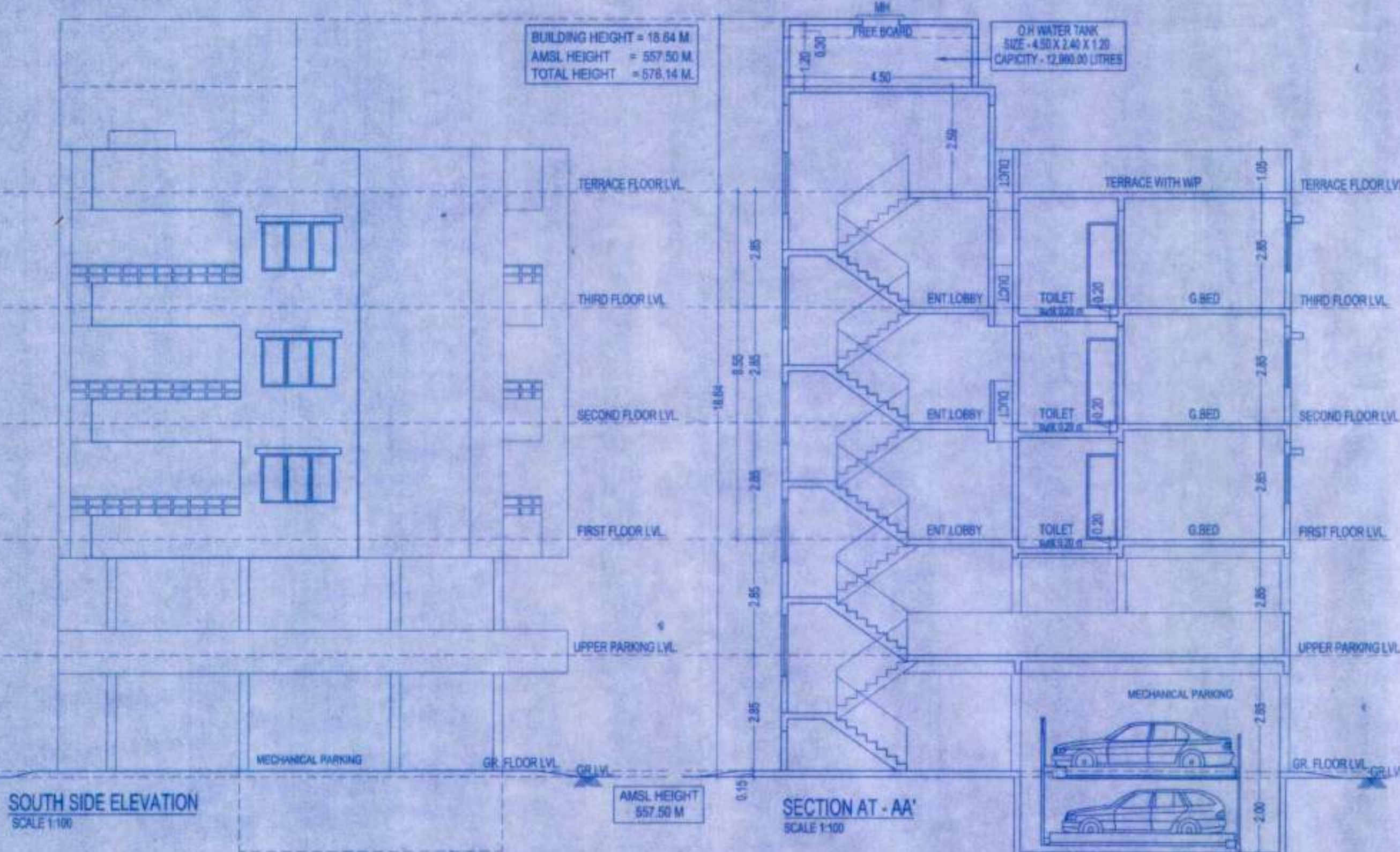


गविन गिवालीकरा दि. २६/०७/२२
APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO. ८८१२४२१३३...

Building Inspector

Deputy Engineer



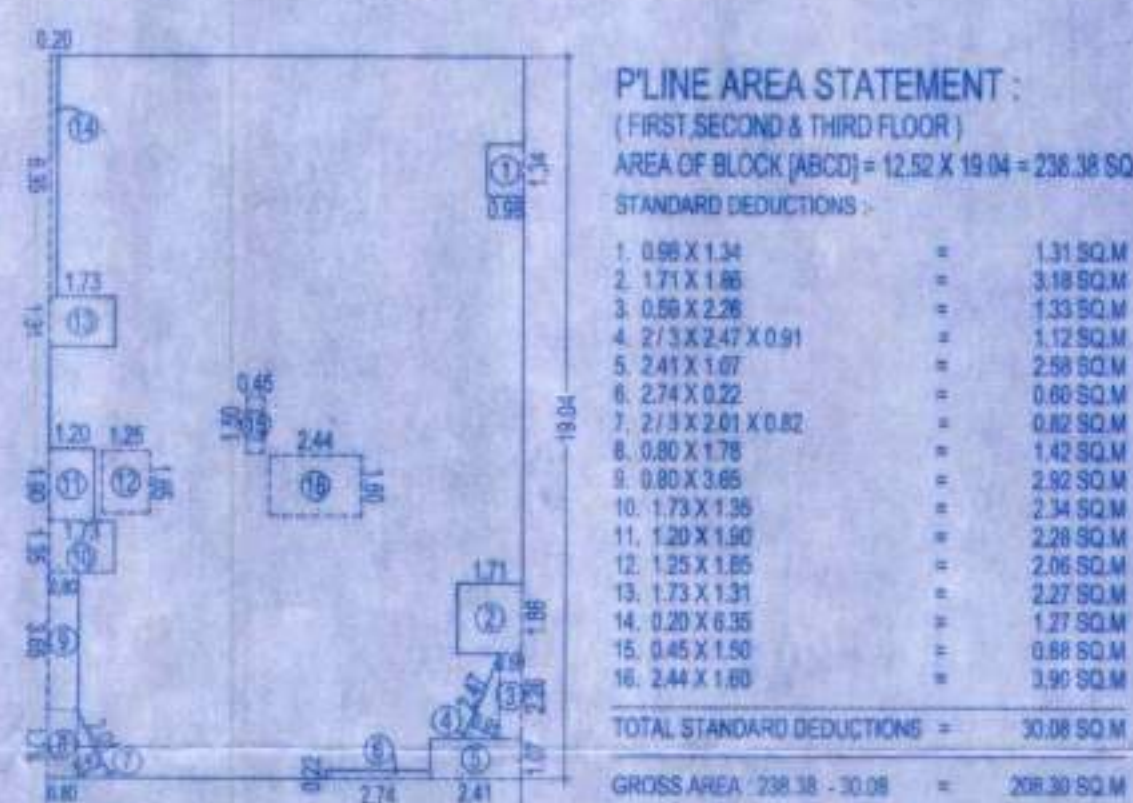
AREA OF CHAMFER WIDENING BY $\triangle$ METHOD
SCALE: 1:200

$\triangle 1) 1/2 \times 7.83 \times 2.86 \times 1 = 11.18 \text{ SQ.M.}$
DEDUCTION
 $\triangle 2) 2/3 \times 7.83 \times 0.71 \times 1 = 3.68 \text{ SQ.M.}$
TOTAL AREA AS PER DEMARCATION = $11.18 - 3.68 = 7.50 \text{ SQ.M.}$



AREA OF CHAMFER WIDENING BY $\triangle$ METHOD
SCALE: 1:200

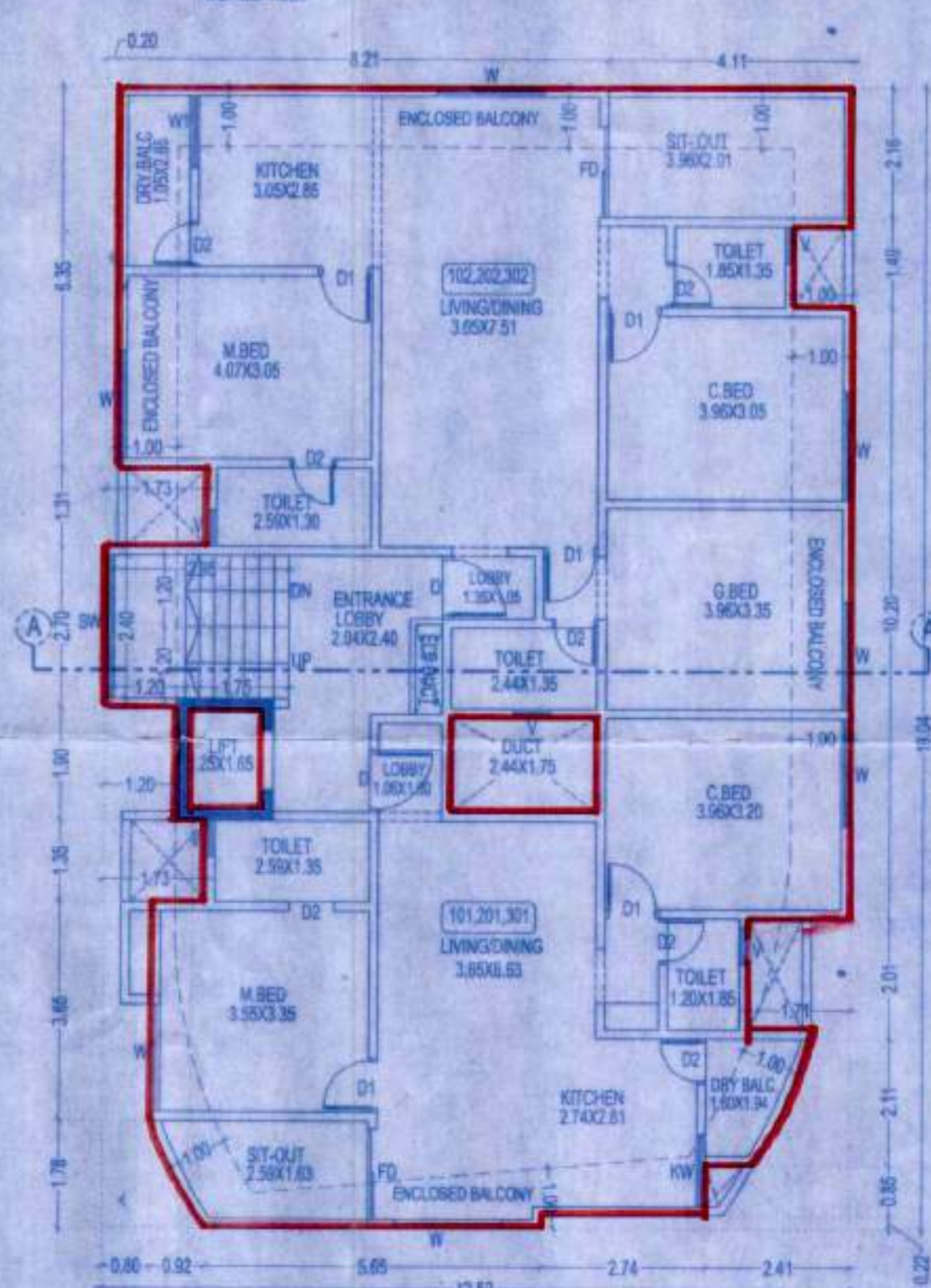
$\triangle 1) 1/2 \times 8.32 \times 2.89 \times 1 = 11.18 \text{ SQ.M.}$
DEDUCTION
 $\triangle 2) 2/3 \times 8.32 \times 0.80 \times 1 = 3.32 \text{ SQ.M.}$
TOTAL AREA AS PER DEMARCATION = $11.18 - 3.32 = 7.87 \text{ SQ.M.}$



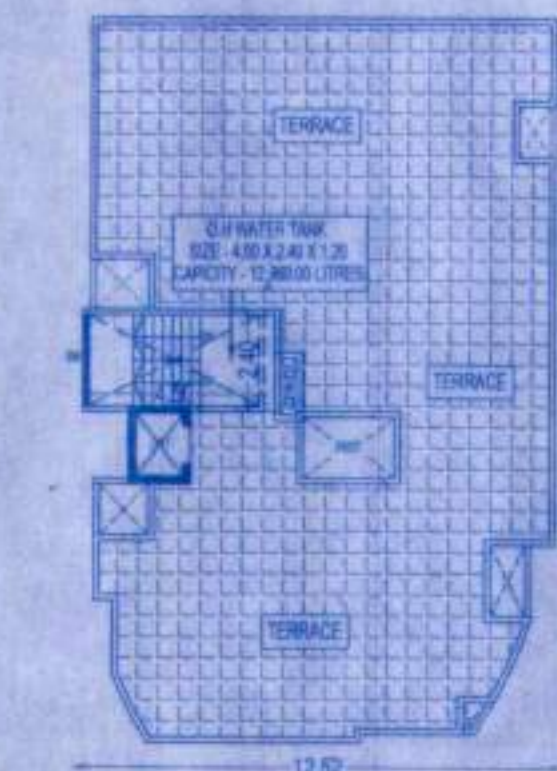
P'LINE AREA STATEMENT:
(FIRST, SECOND & THIRD FLOOR)
AREA OF BLOCK (ABCD) = $12.52 \times 19.04 = 238.38 \text{ SQ.M.}$
STANDARD DEDUCTIONS:-

1. 0.86 X 1.34	=	1.31 SQ.M.
2. 1.71 X 1.86	=	3.18 SQ.M.
3. 0.89 X 2.26	=	1.33 SQ.M.
4. 2.73 X 2.47 X 0.91	=	1.12 SQ.M.
5. 2.41 X 1.07	=	2.58 SQ.M.
6. 2.74 X 0.22	=	0.60 SQ.M.
7. 2.13 X 2.01 X 0.82	=	0.82 SQ.M.
8. 0.80 X 1.78	=	1.42 SQ.M.
9. 0.80 X 3.68	=	2.92 SQ.M.
10. 1.73 X 1.35	=	2.34 SQ.M.
11. 1.20 X 1.90	=	2.28 SQ.M.
12. 1.25 X 1.85	=	2.36 SQ.M.
13. 1.73 X 1.31	=	2.27 SQ.M.
14. 0.20 X 6.35	=	1.27 SQ.M.
15. 0.45 X 1.50	=	0.68 SQ.M.
16. 2.44 X 1.80	=	3.99 SQ.M.
TOTAL STANDARD DEDUCTIONS	=	30.08 SQ.M.
GROSS AREA = $238.38 - 30.08$	=	208.30 SQ.M.

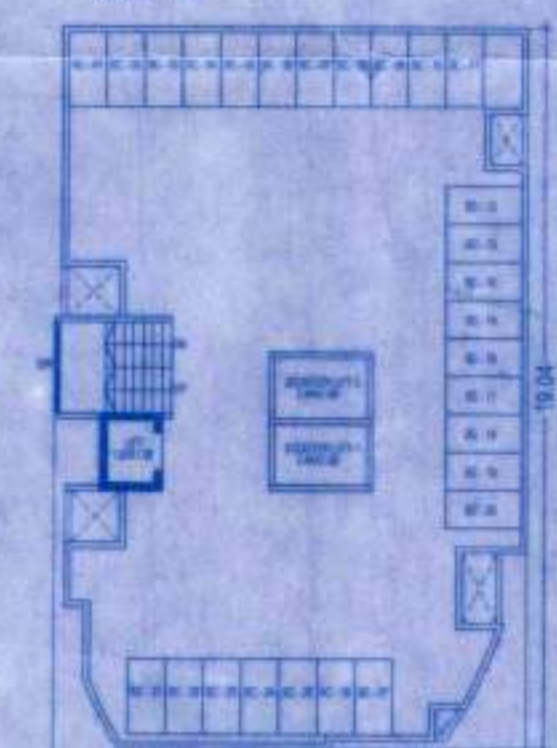
TYPICAL FLOOR AREA KEY PLAN
(FIRST, SECOND & THIRD)
SCALE: 1:200



TYPICAL FLOOR PLAN
(FIRST, SECOND & THIRD)
SCALE: 1:100



TERRACE FLOOR PLAN
SCALE: 1:200



UPPER PARKING FLOOR PLAN
SCALE: 1:200

P' LINE AREA STATEMENT

FLOOR	RESIDENTIAL	LIFT	TENEMENTS
GROUND	AREA (IN SQ.M.)	MAIN	
FIRST	208.30	02	
SECOND	208.30	02	
THIRD	208.30	02	
TOTAL	624.90	2.06	06

PARKING STATEMENT

TYPE OF TENEMENT	REQUIRED	PROVIDED
CARPET AREA	CAR, SCOOTER	CAR, SCOOTER
AREA BETWEEN 80-150 sqm.	01 03	03 09
AREA BETWEEN 40-80 sqm.	01 05	02 08
TOTAL PARKING		05 17
VISITOR PARKING	FOR 5% OF TOTAL PARK	01 01
TOTAL PARKING		06 18
		00X12.50 18X3.00

TOTAL PARKING AREA = 132.00 SQ.M.	75.00	57.00
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a) PARKING REQUIRED BY RULE	06	18
b) PARKING PROVIDED BY RULE	06	27

WATER TANK AREA CALCULATION	
WATER CAPACITY FOR RESIDENTIAL AREA	
OR TENEMENT X 5 PERSONS X 100 Ltrs.	= 4,550.00 Ltrs.
OR WATER TANK REQUIRED	= 4,550.00 Ltrs.
OR WATER TANK PROVIDED	= 12,900.00 Ltrs.
OR WATER TANK REQUIRED (4,050X1.5)	= 6,075.00 Ltrs.
OR WATER TANK PROVIDED	= 18,900.00 Ltrs.

SPECIFICATION	
ROOF FRAME STRUCTURE	MARBLE MOSAIC FLOORING
0.15MM THK. EXTERNAL & INTERNAL WALLS	GLAZED TILE DADO IN TOILET
EXTERNAL PLASTER 18 MM CEMENT	TW FRAMED DOORS
INTERNAL PLASTER 12 MM HEERU	ALUMINUM GLAZED WINDOWS

DOOR / WINDOW SCHEDULE	COMPOUND WALL DETAILS
D = 1.05 X 2.13	W = 1.80 X 1.20
D1 = 0.91 X 2.13	W1 = 1.20 X 1.20
D2 = 0.76 X 2.13	W2 = 1.20 X 0.90
FD = 1.52 X 2.13	V = 0.80 X 0.90

PLAN	SECTION AT - BB	SECTION AT - AA
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F.S.I AREA STATEMENT	Area in sqm
1. Area of plot (Minimum area of a, b, c to be considered)	414.00
(a) As per ownership document (7712 CTS extract)	414.00
(b) as per measurement sheet	415.19
(c) as per site	.....
2. Area Under 15 M Wide Road	36.75
3. Balance plot Area (1a + 2)	377.25
4. Built up area with reference to Built F.S.I. as per front road width (377.25 X 1.10)	414.97
5. Addition of FSI on payment of premium	.....
(a) Maximum permissible premium FSI - based on road width 15.00 Zone	.....
(b) Proposed FSI on payment of premium (414.00 X 0.50) = 207.00	.....
6. Net FSI / TDR loading	.....
(a) TDR value (414.00 X 0.90) = 372.60	.....
(b) Total available / TDR loading proposed	.....
7. Additional FSI area under Chapter No. 2	.....
8. Additional ROAD WIDENING area (36.75 X 2) = 73.50	.....
9. Total entitlement of FSI in the proposal (4)	414.97
(a) Available Area FSI up to 15 M wide road (10% OF 414.97) = 244.98	244.98
(b) Total entitlement (9 + 8)	624.90
10. Total Built-up Area in proposal (including area of Sr No. 17 a)	.....
(a) Existing Built-up Area	.....
(b) Proposed Built-up Area (as per P-line)	624.90
(c) Total (a+b)	624.90
11. F.S.I. Consumed (1513) (should not be more than what No. 14 above)	.....
12. Area for Inclusive Housing, if any	.....

LEGENDS
PLOT BOUNDARY SHOWN IN BLACK
PROPOSED WORK SHOWN IN RED
DRAINAGE LINE SHOWN IN RED DOTTED
WATER LINE SHOWN IN BLACK DOTTED
CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP I.E. SCHEME RECORDS/LAND RECORDS DEPARTMENT/CITY SURVEY RECORDS.

BARABASHEB A. DHAVALE
SIGNATURE OF ARCHITECT

OWNER'S DECLARATION

I/WE UNDERSIGNED HEREBY CONFIRM THAT I/WE WOULD ABIDE BY PLANS APPROVED BY AUTHORITY / COLLECTOR. I/WE WOULD EXECUTE THE STRUCTURE AS PER APPROVED PLANS. ALSO I/WE WOULD EXECUTE THE WORK UNDER SUPERVISION OF PROPER TECHNICAL PERSON SO AS TO ENSURE THE QUALITY AND SAFETY AT THE WORK SITE.

SMT. JYOTSANA PAWAR & OTHERS
OWNER'S NAME & SIGNATURE

NAME OF PROJECT

PROPOSED RESIDENTIAL BUILDING ON
S.NO 1/6/22B/40+41, C.T.S.NO 694
AT. HINGNE (BK) KARVE NAGAR, TAL. HAVELI, DIST. PUNE.

NAME OF OWNER

SMT. JYOTSANA PAWAR & OTHERS

SMT. JYOTSANA PAWAR & OTHERS
SIGNATURE OF OWNER / P.A.H.

BARABASHEB A. DHAVALE
SIGNATURE OF ARCHITECT

BABASHEB DHAVALE & ASSOCIATES CONSULTANT P.M.C. L. NO. CE / 1651 OFFICE: 1ST FLOOR, WITHIN PLAZA OPP. VANDAN TEMPLE, KATKINWADI PUNE. PH. NO. 020-25400811.					
JOB NO.	DRG. NO.	DATE	SCALE	DRN BY	CHK. BY
1001	01	MAY 2022	1:100	SAGAR	-
P.L.B. PATHI - www.r77.com / web@r77.com / r77@r77.com / r77@r77.com / r77@r77.com / r77@r77.com					