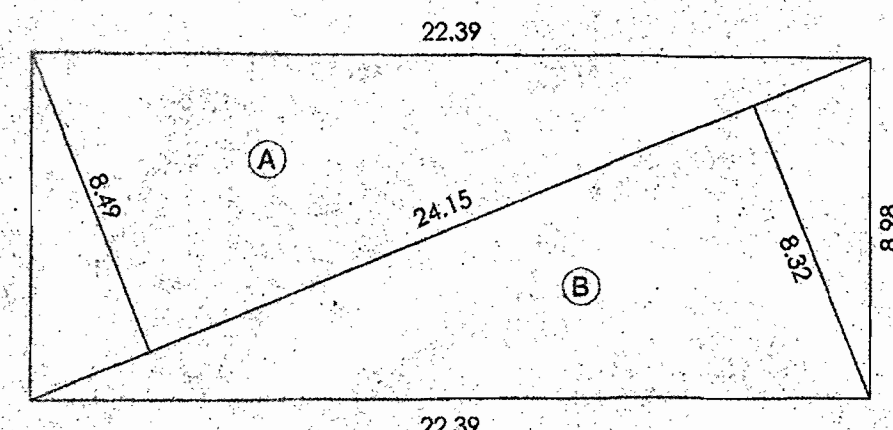
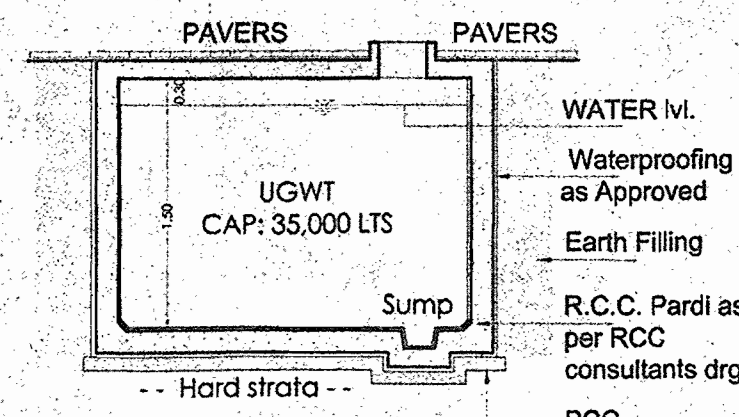




PLAN OF OPEN SPACE

OPEN SPACE CALCULATIONS					
A	24.15	X	8.490	X	0.50
B	24.15	X	8.320	X	0.50
NET AREA					202.98 SQ.M.

Area of open space = 202.98 SQ.M.



SECTION THROUGH UGWT
SCALE: NTS

F.S.I. STATEMENT (SQ.M.)								
Floors	Total built up area of floor	Perm. balcony (15%)	Proposed balcony	Excess balc. area counted in FSI	Double height terrace area within 20%	Excess double height terrace area counted in FSI	TOTAL AREA	TENEMENT'S
TOWER -A								
STILT FLOOR	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0
1ST FLOOR	543.84	81.58	79.16	0.00	0.00	0.00	543.84	8
2ND FLOOR	543.84	81.58	79.16	0.00	0.00	0.00	543.84	8
3RD FLOOR	543.84	81.58	79.16	0.00	0.00	0.00	543.84	8
4TH FLOOR	543.84	81.58	79.16	0.00	0.00	0.00	543.84	8
TOTAL	2175.36	326.32	316.64	0.00	0.00	0.00	2175.36	32

PARKING STATEMENT (Sq.m.)				
TENE. SIZE	NO. OF TENE.	CARS	SCOOTER	CYCLES
2 Tenement having Carpet area between 40 to 80sq.m. (2:4:2)	32	32	64	32
Visitors parking 5%		2	4	2
Total parking reqd.		34	68	34
Required area	Car = 12.50 Sq.m. Scooter = 2.0 Sq.m. Cycle = 0.8 Sq.m.	12.5 X 34 = 425	2 X 68 = 136	0.8 X 34 = 27.20
Parking proposed		34	68	34
Area proposed	Car = 12.50 Sq.m. Scooter = 2.0 Sq.m. Cycle = 0.8 Sq.m.	425	136	27.20

WATER REQUIREMENT CALCULATION

RESIDENTIAL:-

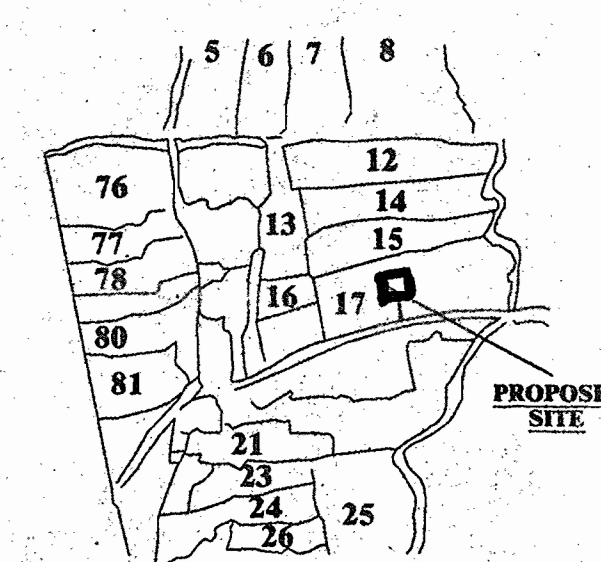
32 Tene X 5 Persons	= 160 Persons
160 X 135 Ltrs/Person	= 21,600 L
O.H.W.T. Reqd.	= 21,600 L
U.G.W.T. Reqd.	= 21,600 X 1.50
	= 32,400 L
Total O.H.W.T. proposed	= 25,000 L
Total U.G.W.T. Proposed	= 35,000 L

Proposed O.H.W.T. (cap)	= 25,000 L
Proposed U.G.W.T. (cap)	= 35,000 L

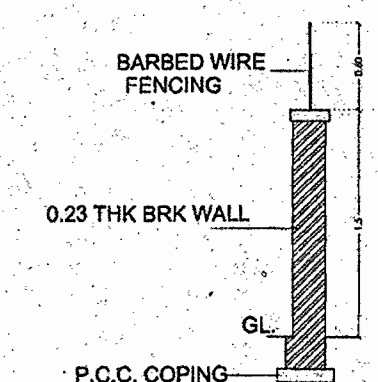
INTERNAL ROAD AREA CALCULATIONS:

Area of block A					
A	70.13	X	1.49	X	0.50
B	70.13	X	0.40	X	0.50
NET AREA					66.28 SQ.M.

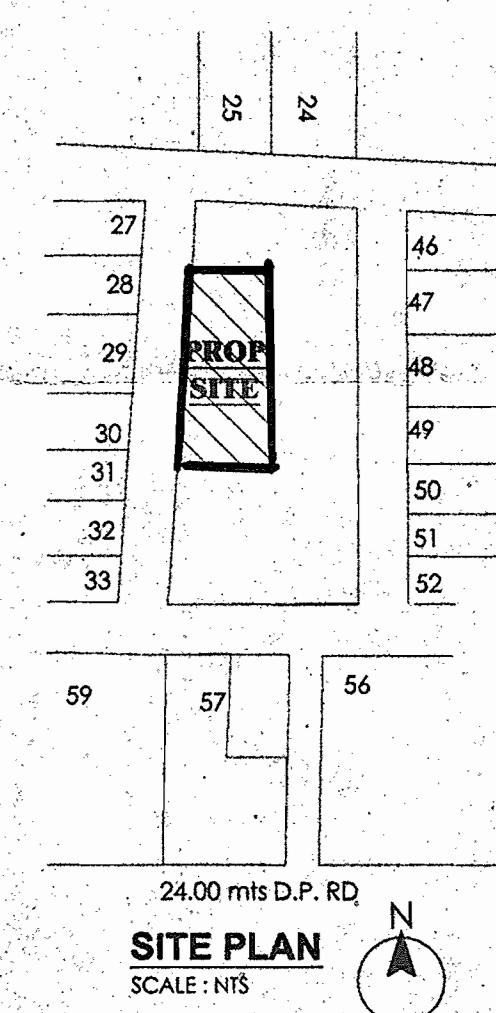
Area of Internal Road = 66.28 SQ.M.



LOCATION PLAN
SCALE: 1:100



COMPOUND WALL SECTION
ONLY FOR HEIGHT REFERENCE, REFER STRUCTURAL DWG FOR OTHER DETAILS



SITE PLAN
SCALE: 1:200

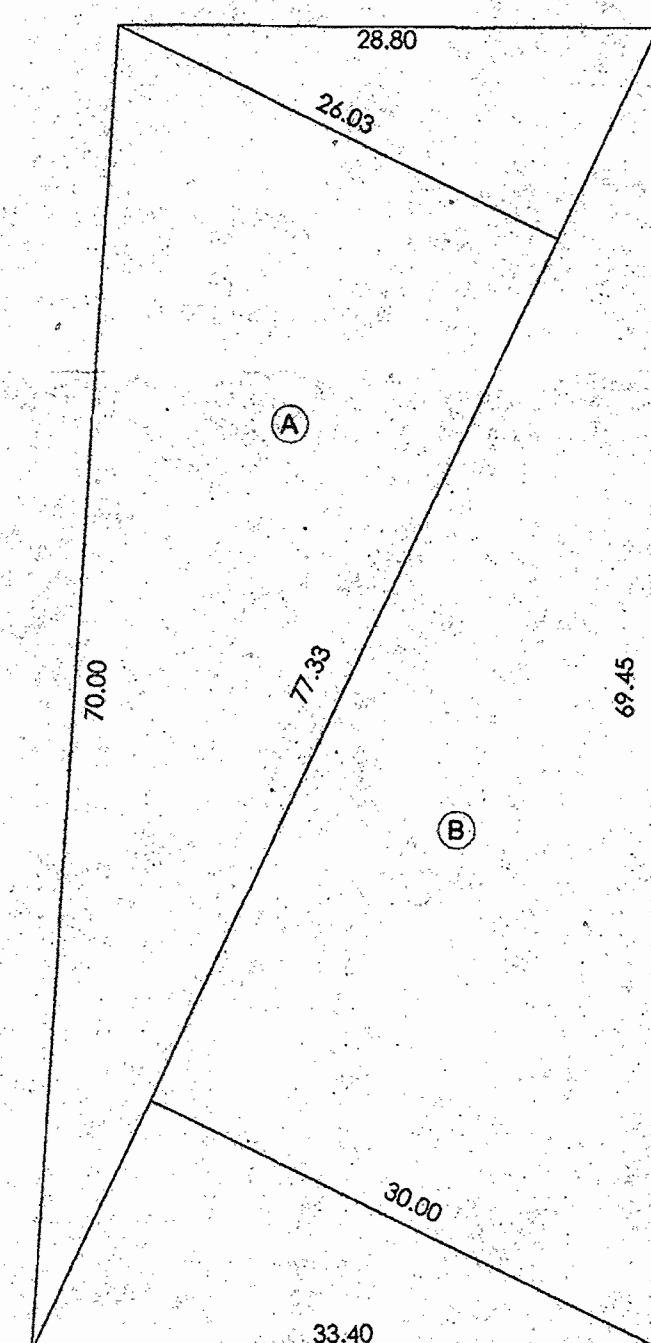
BALCONY AREA CALCULATION

Permissible balcony	= 15% of Proposed FSI
	= 15% of 2175.36 SQ.M.
	= 326.32 SQ.M.
Proposed balcony on 1st, 2nd, 3rd, 4th floor	= 79.16 x 4
	= 316.64 SQ.M.
Excess balcony area	= Nil

TENEMENT STATEMENT

Net Plot Area	= 1986.00 Sq.m.
Permi. tenement density	= 1986.00 x 250
	= 10000
Say	= 49.65 Nos
	= 50 Nos
Total Proposed Tenement	= 32 Nos

Proposed Tenement = 32 NO



PLOT AREA KEY PLAN
SCALE 1:400

AREA OF INTERNAL ROAD
SCALE 1:400

PLOT AREA CALCULATIONS					
Area of block A					
A	77.33	X	28.03	X	0.50
B	77.33	X	30.00	X	0.50
NET AREA					2166.40 SQ.M.

Area of plot = 2166.40 SQ.M.

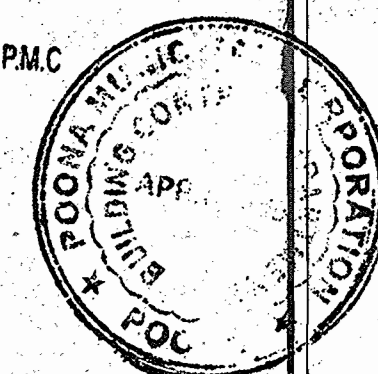
Area as per d.c	= 2166.40 SQ.M.
Area as per 7/12 extract	= 1986.00 SQ.M.
Area considered	= 1986.00 SQ.M.
(Minimum area considered)	

Minimum area considered = 1986.00 SQ.M.

STAMP OF APPROVAL 1/3

Residential Revised 31/10/2018
APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO. 12357/18

Building Inspector (B.F.D.P. Zone No-1) P.M.C.
Deputy Engineer P.M.C.



NEW
APPROVED UNDER C.C. No.0784 / 18
DATED : 22 / 06 / 2018

PROFORMA - 1

AREA STATEMENTS	AREA(SQ.M.)
1. Area of plot (minimum considered)	1986.00
2. Deductions for	
(a) Proposed DP Road	0.00
(b) Proposed 12.0 m W. Road	0.00
(c) Any DP Reservation	0.00
Total (a + b + c)	0.00
3. Net Area of Plot (i.e. 1 - 2)	1986.00
4. Permissible Open Space (10% of 3)	198.60
5. Proposed Open Space	202.98
6. Amenity Space 15%	0.00
7. Service road 12.0 m Wide	0.00
8. Road Widening area (In 9.00 M wide road)	66.28
9. Total Area available (i.e. 3 - 8)	1919.72
10. Basic F.S.I. Permis. for Resi. (9 X 1.1)	2111.69
11. Addition of area for F.S.I.	
a) Road Widening area	66.28
b) In-situ area against Amenity Space	0.00
c) Premium FSI area	0.00
d) Additional FSI area under TDR	0.00
Total Area (a + b + c + d)	66.28
12. Permissible Floor Area (10+11)	2177.97

13. Total Proposed Area :	
a) Existing Floor Area	0.00
b) Proposed Area	2175.36
c) Excess Balcony Area	0.00
d) Excess double height terraces area counted in FSI	0.00
Total Built up Area (a + b + c + d)	2175.36
14. FSI consumed (13/10)	1.00
15. Area for Inclusive Housing	
a) Required (20% of 10)	0.00
b) Proposed	0.00

B BALCONY AREA STATEMENT	SQ.M.
(a) Permissible balcony Area	326.32
(b) Proposed Balcony Area	316.64
(c) Excess Balcony Area	0.00

C PARKING STATEMENT	
(a) Parking Required by Rule	As per statement
(b) Proposed Parking	
(c) Garage Permissible	0.00
(d) Garage Proposed	0.00

D LEGENDS	
(a) Plot boundary shown black	
(b) Proposed work shown red	
(c) Drainage line shown dotted red	
(d) Water line shown dotted black	
(e) Recreational ground shown green	
(f) Work to be demolished	
(g) Road widening line shown dotted green	
(h) Existing structure shown blue	

PROFORMA - 2 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 one stated in document of ownership / T.P. Scheme Records / Land Records Dept. / City Survey records.

Signature of Licensed Architect

PROPOSAL

PROPOSED RESIDENTIAL BUILDING AT
SURVEY NO. 17/1A/1, DHANORI, PUNE.

OWNERS SIGN

1)MR. RAJU DNYANOBA TINGRE
2)MR. NITIN MAHADU TINGRE
FOR M/S SHREE DEVELOPER'S

ARCHITECTS SIGN

M. B. CHAUDHARI & Asso.
Reg. No. C.A. 84/8480
301, Laxmi Vihar,
Behind Amr House, Dhanderkar road,
Pune - 4. PH. - 5674303/4
E-mail : mbc.associates@gmail.com

DATE	JOB. NO.	DWG. NO.	SCALE	DRN. BY.	CHK. BY.
02.11.18	00000	00000	1:100	PAM	MBC