PARKING AREA STATEMENT								
TYPE	CARPET FSI	TENEMENTS		CAR		SCOOTER		
		UNIT	PROP.	REQD.	PROP.	REQD.	PROP.
COMM. SHOP	100	0	0	2	1	6	5
	62.42						
RESID.	0 < 30	2	0	0	0	4	0
RESID.	30 < 40	2	0	1	0	2	0
RESID.	40 < 80	2	8	1	4	5	20
TOTAL					5		25
VISITOR 5 %					-		1
PROPOSED					7		26

CARPET AREA STATEMENT (COMMERCIAL)	
SHOP NO. (EXCL. LOFT AREA)	CARPET AREA
SHOP 1	15.29 SQ.M
SHOP 2	15.91 SQ.M
SHOP 3	15.91 SQ.M
SHOP 4	15.29 SQ.M

CARPET AREA STATEMENT (RESIDENTIAL)				
FLOOR	FLAT NO.	FLAT	BALCONY	TERRACE
FIRST	101,102	66.34	13.63	-
SECOND	201,202	66.34	13.63	-
THIRD	103,302	66.34	13.63	-
FOURTH	401,402	66.34	13.63	-

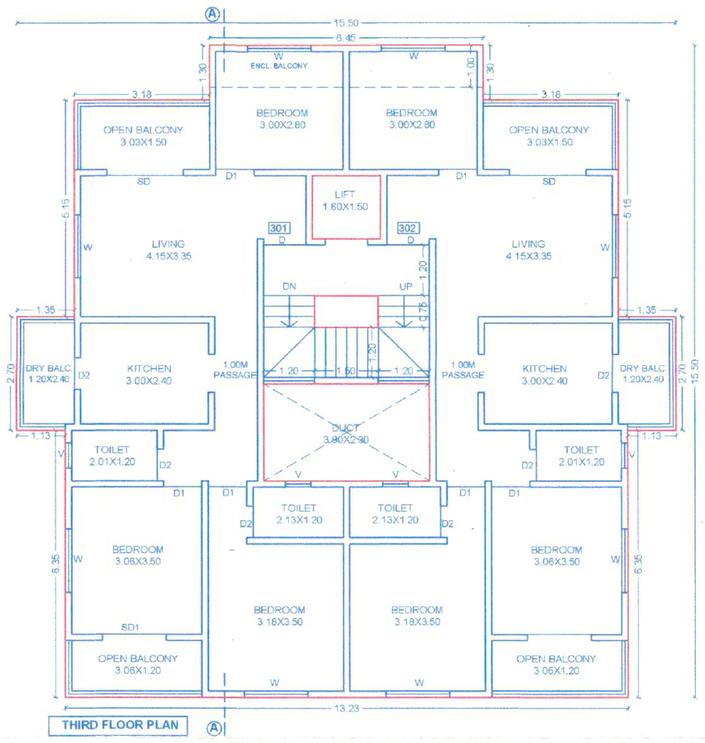
FSI STATEMENT	FSI AREA		LIFT	TENEMENTS
FLOOR	COMMERCIAL	RESIDENTIAL		
GROUND FLOOR	75.69 SQ.M	-	2.40	
FIRST FLOOR	-	187.74 SQ.M		02
SECOND FLOOR	-	187.74 SQ.M		02
THIRD FLOOR	-	187.74 SQ.M		02
FOURTH FLOOR		187.74 SQ.M		02
TOTAL	75.69 SQ.M	750.96 SQ.M		08

TOTAL FSI PROPOSED = 75.69 + 750.96 = 826.65 SQ.M

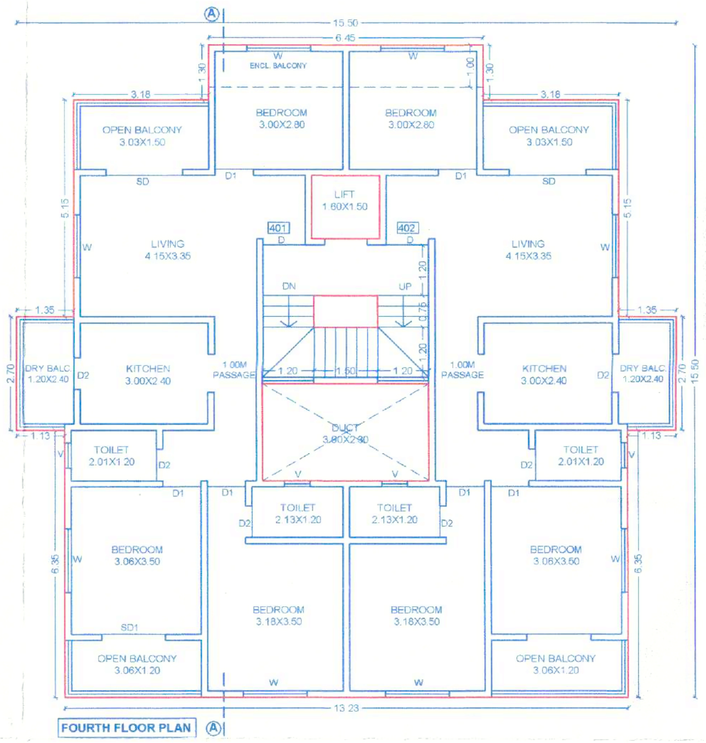
WATER REQUIREMENT			
REQUIRED OVERHEAD WATER TANK			
NO. OF TENEMENTS	NO. OF PEOPLES PER TENEMENTS	WATER REQUIRE PER PERSON / DAY	CAPACITY
8	05	135	5400
COMMERCIAL			
62.42 / 3	21	45	945
REQUIRED FIRE FIGHTING WATER TANK			-
PROVIDED CAPACITY OVERHEAD WATER TANK			6345 SAY 6500 LTS
UNDER GROUND WATER TANK			
6500	1.50		9750 LTS

DOOR - WINDOW SCHEDULE

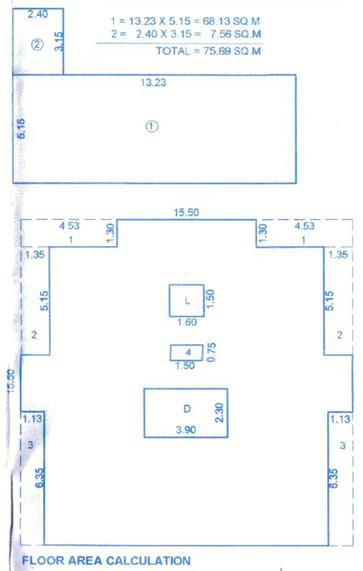
D = 1.00 X 2.10
D1 = 0.90 X 2.10
D2 = 0.75 X 2.10
SD = 1.80 X 2.10
SD1 = 1.50 X 2.10
W = 1.50 X 1.20
V = 0.60 X 0.90



THIRD FLOOR PLAN



FOURTH FLOOR PLAN

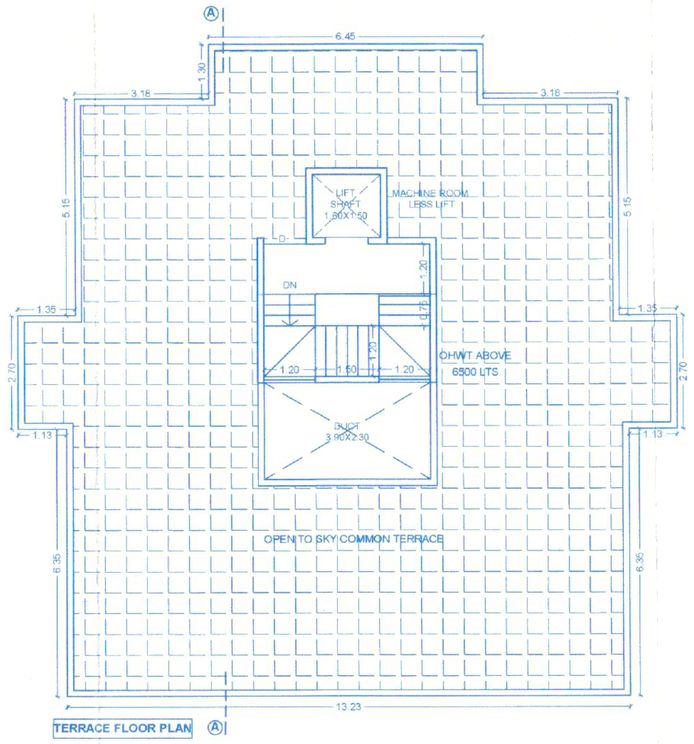


FLOOR AREA CALCULATION
GROUND FLOOR AREA CALCULATION

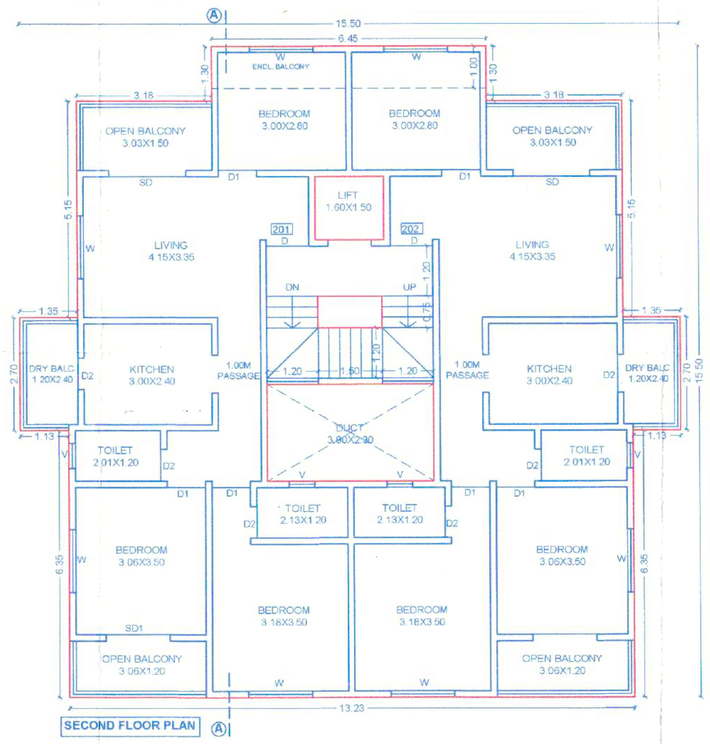
1 = 13.23 X 5.15 = 68.13 SQ.M
2 = 2.40 X 3.15 = 7.56 SQ.M
TOTAL = 75.69 SQ.M

FLOOR AREA CALCULATION
TYPICAL 1ST TO 4TH FLOOR AREA CALCULATION

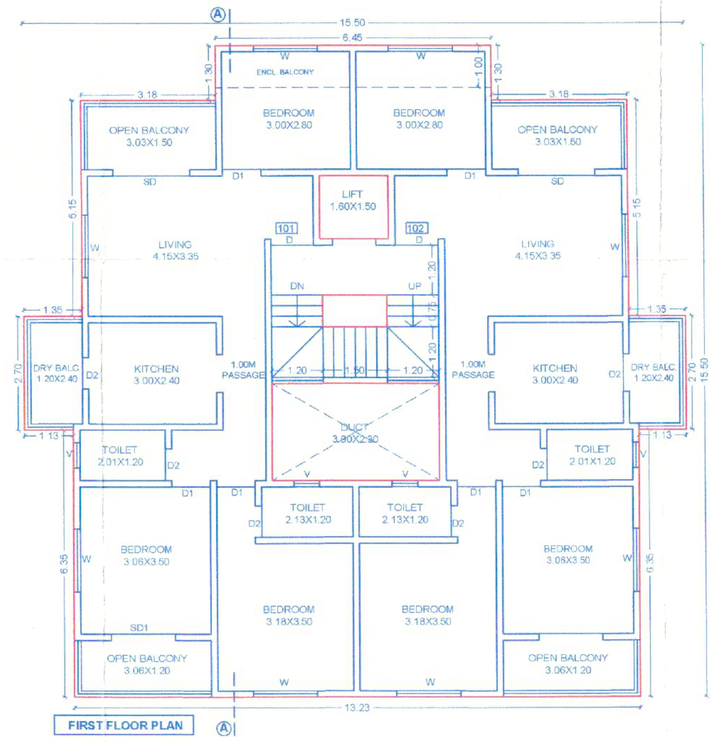
AREA OF BLOCK = 15.50 X 15.50 = 240.25 SQ.M
DEDUCTION
1) 4.53 X 1.30 X 2 = 11.77 SQ.M
2) 1.35 X 5.15 X 2 = 13.90 SQ.M
3) 1.13 X 6.35 X 2 = 14.35 SQ.M
4) 1.50 X 0.75 X 1 = 1.12 SQ.M
L) 1.60 X 1.50 X 1 = 2.40 SQ.M
D) 3.90 X 2.30 X 1 = 8.97 SQ.M
TOTAL DEDUCTION = 52.51 SQ.M
FLOOR AREA = 240.25 - 52.51 = 187.74 SQ.M
AREA FOR 4 FLOORS = 187.74 X 4 = 750.96 SQ.M



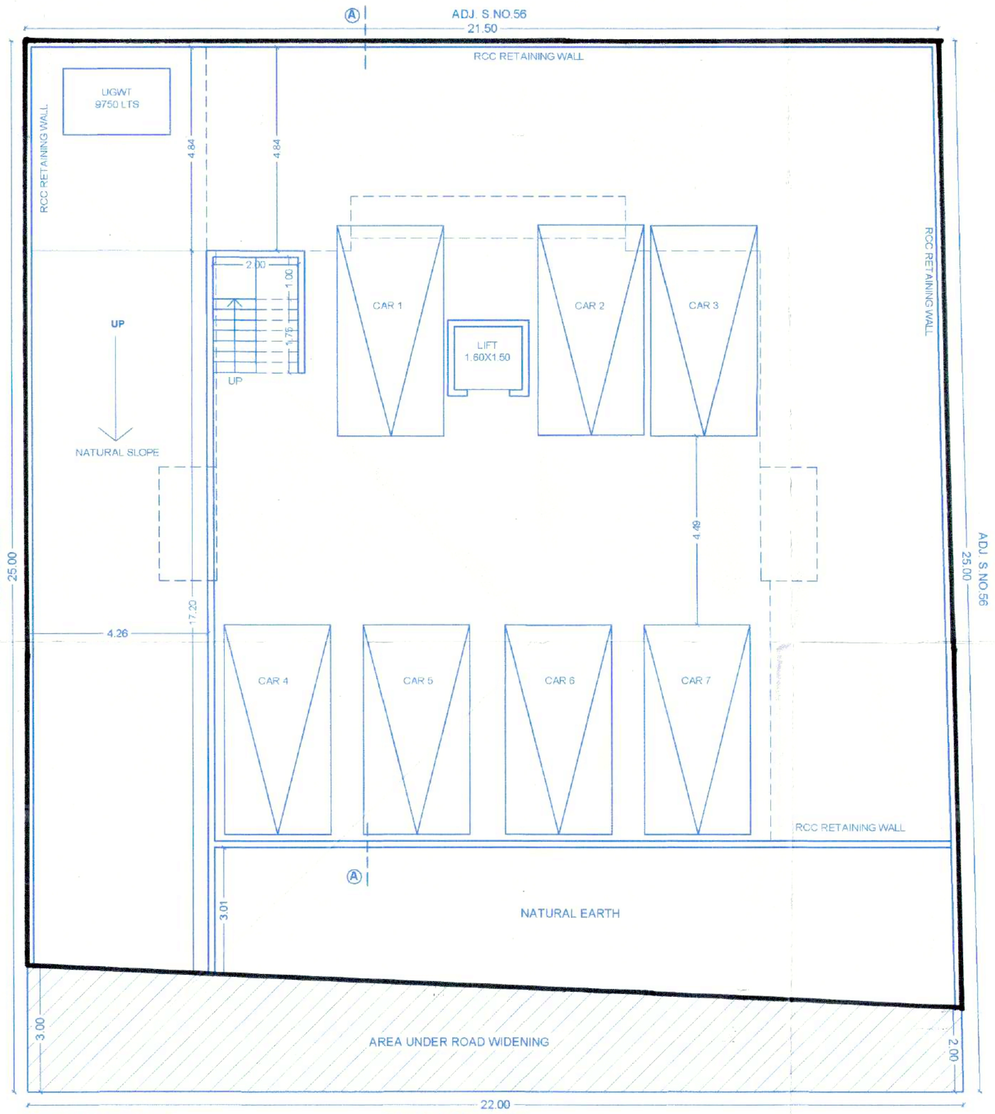
TERRACE FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN



BASEMENT FLOOR PLAN

GROUND FLOOR PLAN

STAMP OF APPROVAL

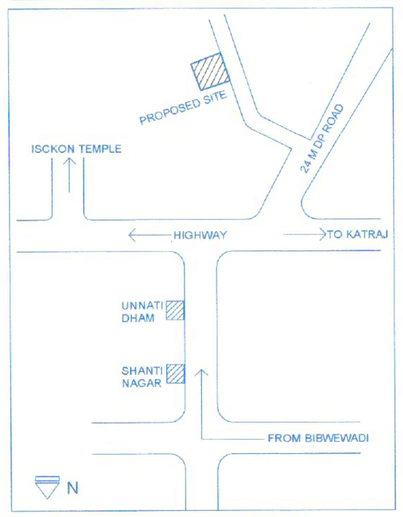
1/2

जावि (विकास) + नगररचना दि. 08/07/2022
APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO. 32292022

Building Inspector (Jr.Engg./Sect. Engg.) — Deputy Engineer
BUILDING PERMISSION DEPT.
ZONE-2, P.M.C.

PUNE MUNICIPAL CORPORATION BUILDING CONTROL DEPARTMENT APPROVED PUNE

A) AREA STATEMENT ~~CTS 1212/1~~	SQ.M.
1. AREA OF PLOT	
(a) AS PER OWNERSHIP DOCUMENT (7/12, CTS)	500.00
(b) AS PER MEASURTEMENT SHEET	543.78
(c) MINIMUM AREA CONSIDERD	500.00
2. DEDUCTIONS FOR	
(a) PROPOSED D.P ROAD/D.P ROAD WIDENING AREA	0.00
(c) INTERNAL ROAD 6M TO 12M	54.93
TOTAL (a+b)	0.00
3. NET AREA OF PLOT (1-2) :	445.07
4. RECREATIONAL OPEN SPACE	
(a) REQUIRED	0.00
(b) PROPOSED	0.00
5. AMENITY SPACE	
(a) REQUIRED	0.00
(b) PROPOSED	0.00
6. SERVICE ROAD AND HIGHWAY WIDENING	0.00
7. BASIC FSI PERMISSIBLE (1.1 X 445.07)	489.57
8. ADD INTERNAL ROAD AREA	54.93
9. TOTAL PERMISSIBLE BASIC FSI (489.57 + 54.93)	544.50
10. PROPOSED COMMERCIAL FSI	75.69
11. PROPOSED RESIDENTIAL FSI	750.96
12. PERMISSIBLE ANCILLARY FSI (42.05 X 0.8)	33.64
13. PERMISSIBLE ANCILLARY FSI (544.50-42.05)=502.45X0.6	301.47
14. TOTAL PERMISSIBLE ANCILLARY FSI (33.64+301.47)	335.11
15. TOTAL PERMISSIBLE FSI (544.50+335.11)	879.61
16. PROPOSED BASIC FSI	544.50
17. PROPOSED ANCILLARY FSI	282.15
18. TOTAL PROPOSED FSI (544.50+282.15)	826.65
19. TENEMENTS PROPOSED	8
20. SHOPS PROPOSED	4



SITE PLAN

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON AND THE DIMENSION OF SIDES, ETC. OF PLOT STATED ON PLAN AREAS AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / T.P.SCHEME RECORD / LAND RECORD DEPT. / CITY SURVEYED RECORDS.

SIGN OF ARCHITECT

LEGEND

PLOT BOUNDARY SHOWN BLACK
PROPOSED WORK SHOWN RED
DRAINAGELINE SHOWN RED DOTTED
WATERLINE SHOWN BLACK DOTTED
EXISTING TO BE RETAINED HATCHED
DEMOLISHION SHOWN HATCHED YELLOW

OWNER'S DECLARATION

I/WE UNDERSIGNED HEREBY CONFIRM THAT I/WE WOULD ABIDE BY PLANS SANCTIONED BY PUNE MUNICIPAL CORPORATION. I/WE WOULD EXECUTE THE STRUCTURE AS PER SANCTIONED 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

OWNER'S NAME:	OWNER'S SIGN
MR.NITIN PRAHLAD CHAVAN	

PROJECT: BUILDING PROPOSAL
SURVEY NO: 56 / 5 / 2 / 7

HISSA NO:	-	CTS NO:	
PLOT NO:	-	SOC. NAME:	-
FINAL PLOT NO:	-	PETH:	KONDHWA BK.

ARCHITECT: SAGAR SURESH MEHTA — ARCHITECT'S SIGN
A2-4, CHINTAMANINAGAR3, MAHESH SOCIETY ROAD, BIBWEWADI

JOB NO.	DRG.NO.	SCALE	DRAWN BY	CHECKED BY
		1:100		
INWARD NO.		DATE	20.3.2021	
KEY NO.		SHEET NO.	1/2	