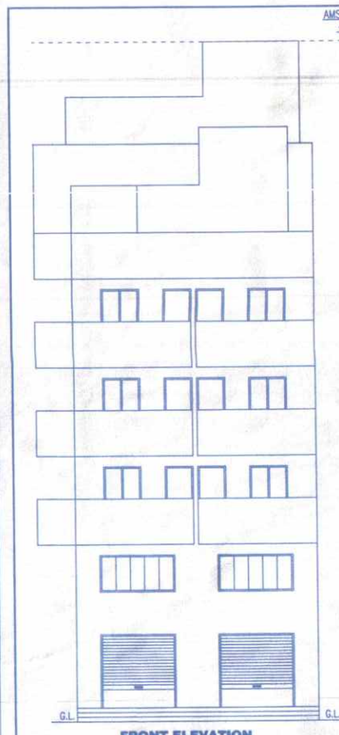
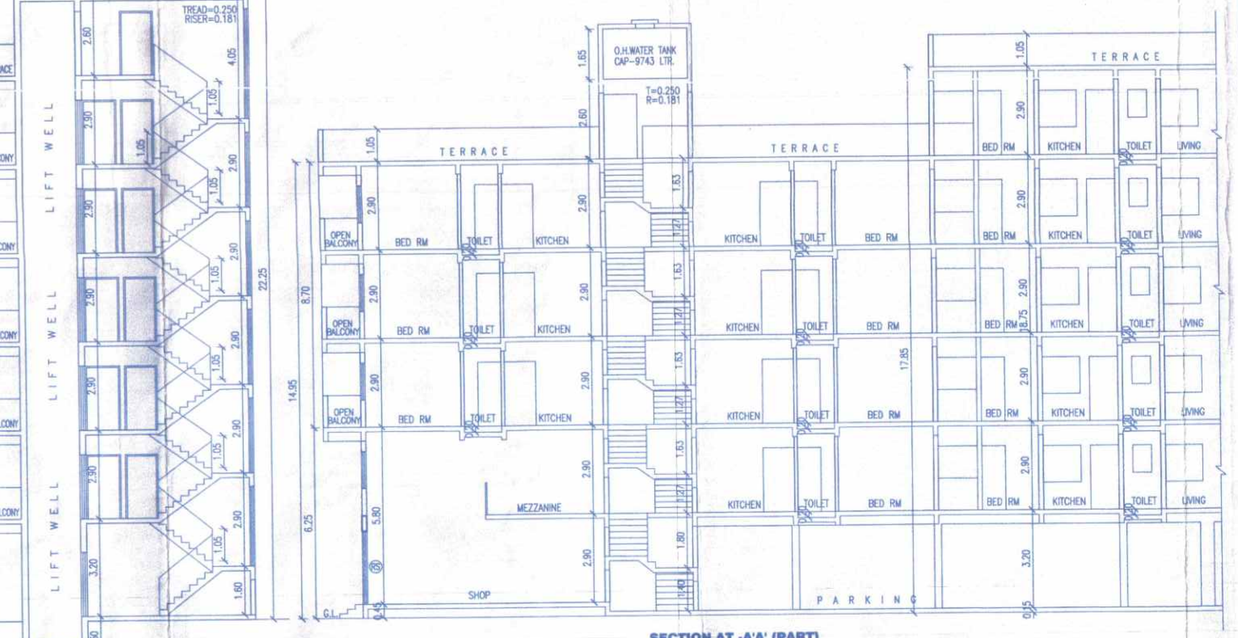


FRONT ELEVATION



SECTION AT -'A'A' (PART)

SECTION AT -'B'B'

PLOT AREA KEY PLAN
SCALE :1:200

CHAMFER AREA

CHAMFER AREA	
TRIANGLE	AREA
A-01	10.29
TOTAL	10.29

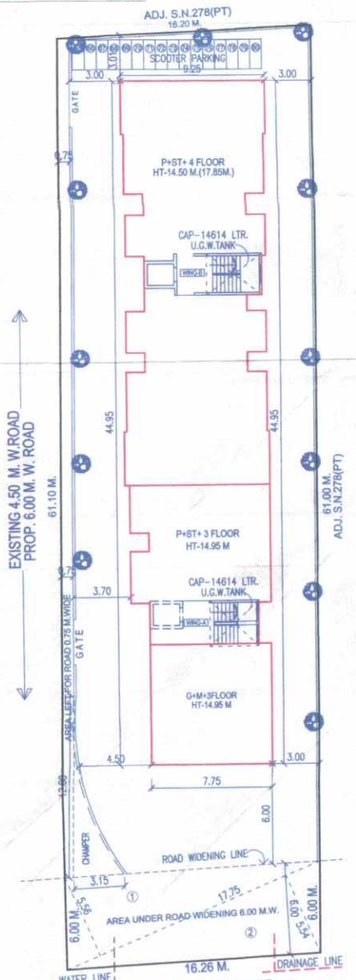
Road Widening Triangulation

PLOT AREA CALCULATIONS:-
1. 0.5 X 64.70 X 15.45 = 499.80 SQ.M.
2. 0.5 X 64.70 X 15.50 = 501.42 SQ.M.
TOTAL AREA = 1001.22 SQ.M.

AREA UNDER ROAD WIDENING

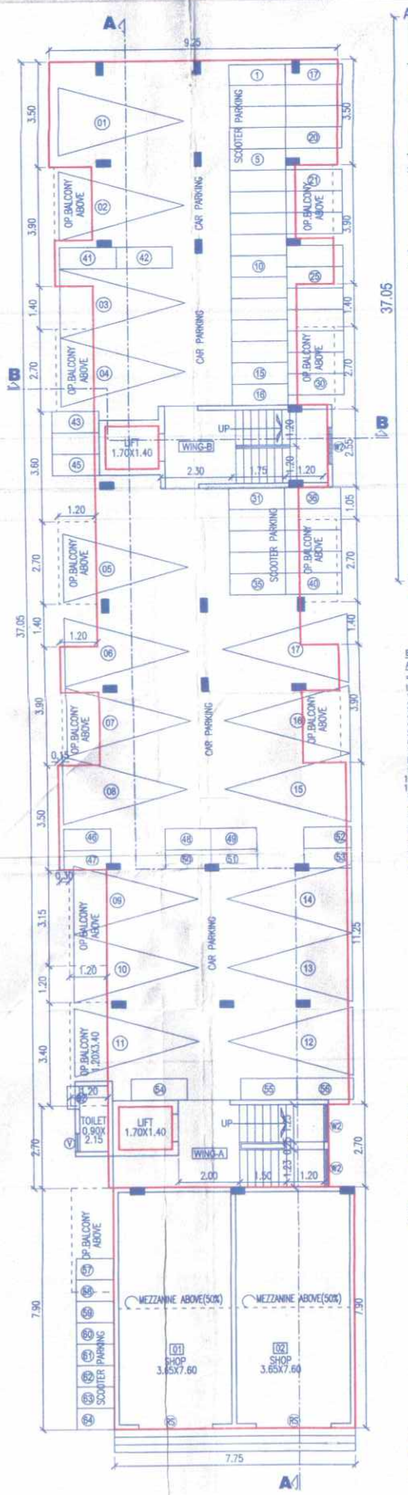
AREA UNDER ROAD WIDENING	
TRIANGLE	AREA
A-01	49.37
A-02	49.13
TOTAL	98.50

AREA LEFT FOR ROAD CALC:-
(6.00 M.W.ROAD)
1. 55.307 X 0.75 X 1 = 41.48 SQ.M.
TOTAL AREA = 41.48 SQ.M.

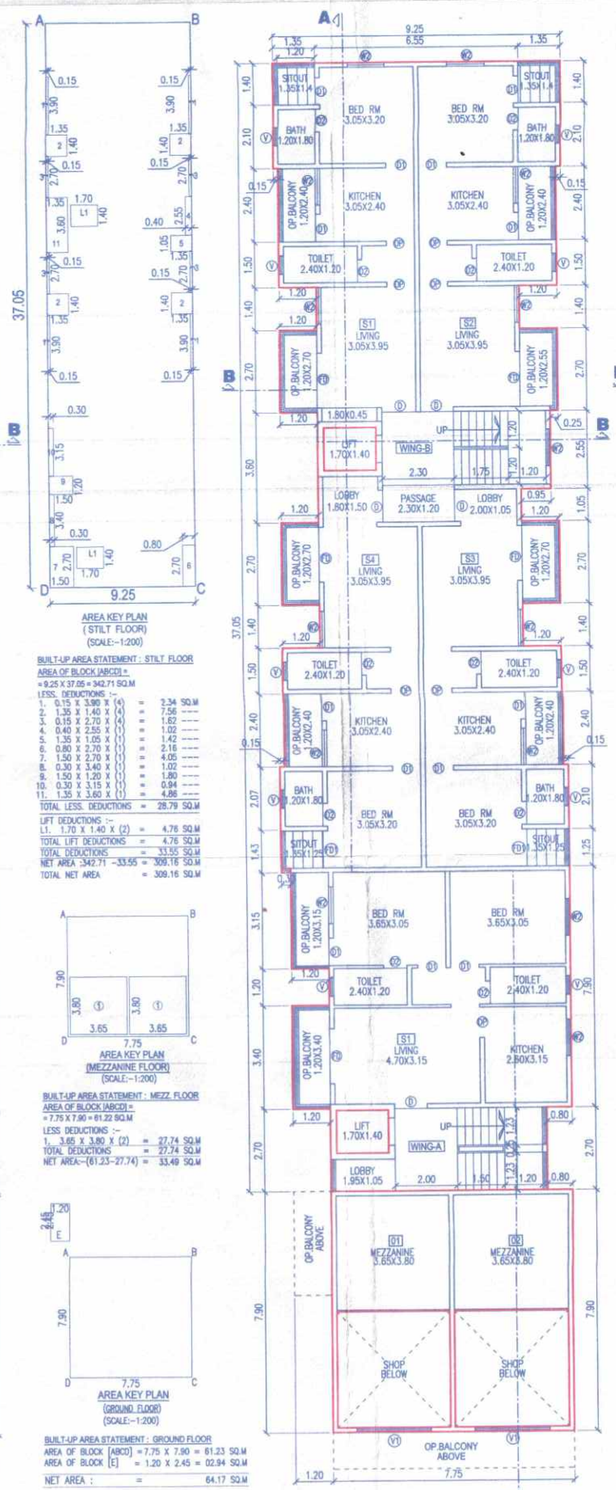


BLOCK PLAN
(SCALE:-1:200)

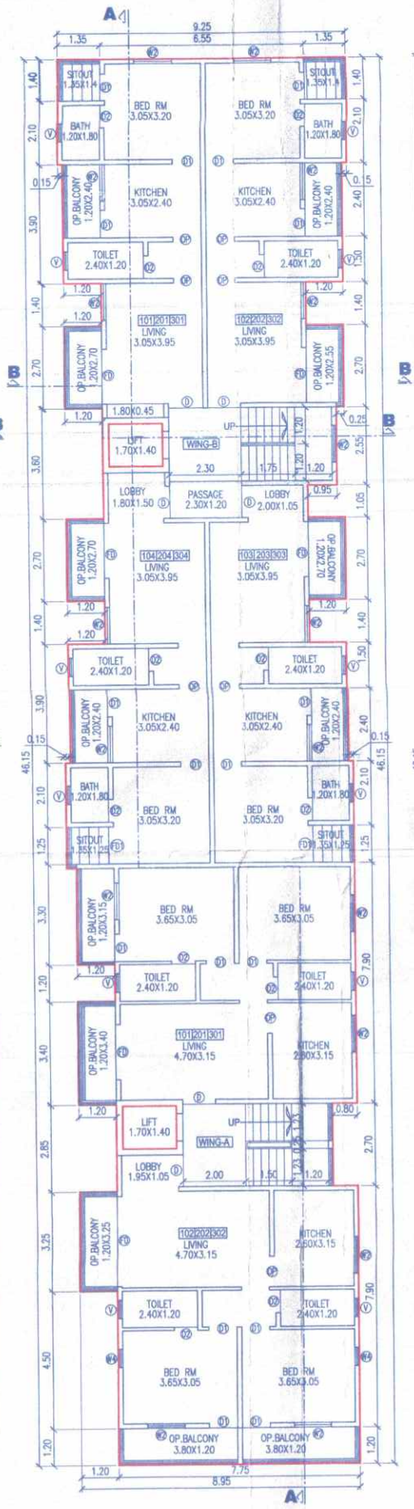
NORTH



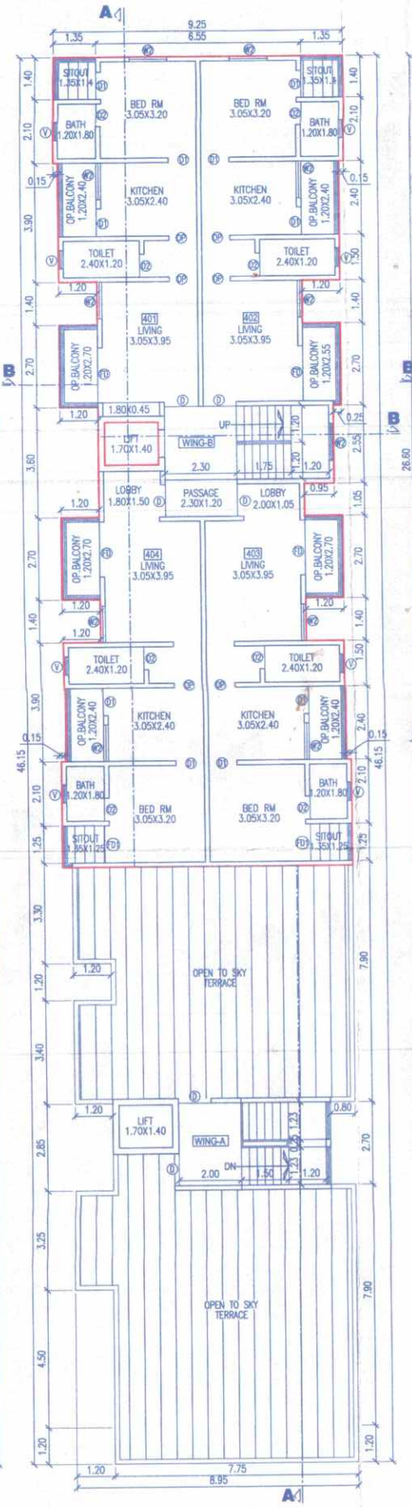
GR./PARKING FLOOR PLAN



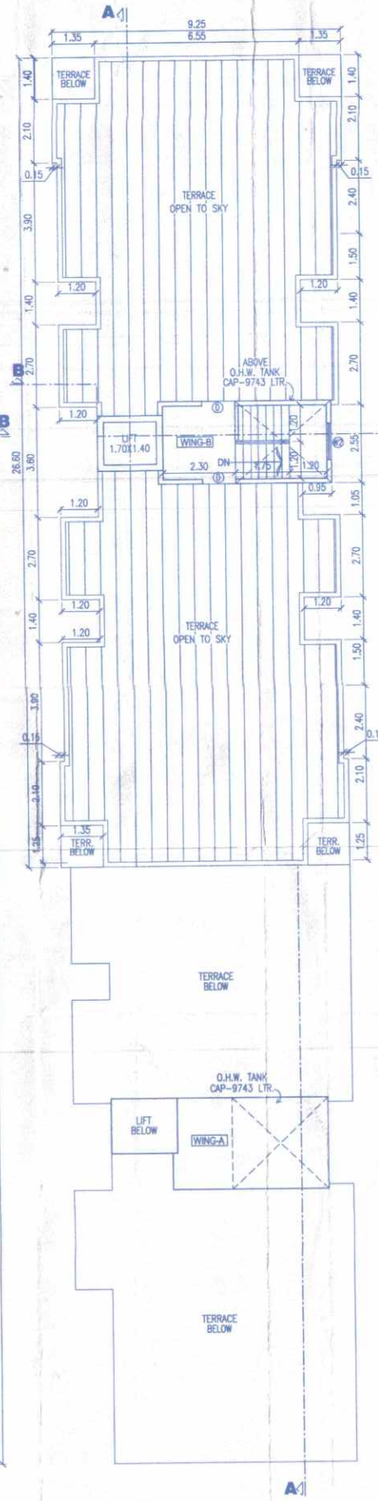
MEZZANINE / STILT FLOOR PLAN



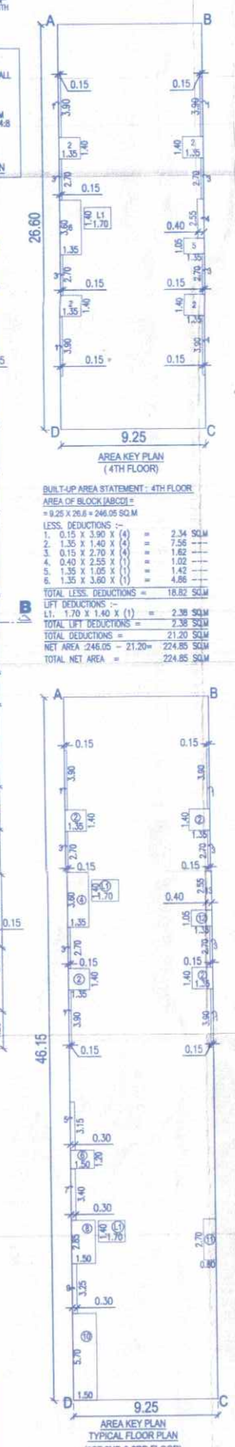
TYPICAL FLOOR PLAN
FIRST , SECOND & THIRD FLOOR PLAN



FOURTH FLOOR PLAN



TERRACE FLOOR PLAN



AREA KEY PLAN
(4TH FLOOR)

BUILT-UP AREA STATEMENT : 4TH FLOOR
AREA OF BLOCK [ABCD] =
= 9.25 X 26.6 = 246.05 SQ.M
LESS. DEDUCTIONS :-
1. 0.15 X 3.90 X (4) = 2.34 SQ.M
2. 1.35 X 1.40 X (4) = 7.56 ----
3. 0.15 X 2.70 X (4) = 1.62 ----
4. 0.40 X 2.55 X (1) = 1.02 ----
5. 1.35 X 1.05 X (1) = 1.42 ----
6. 1.35 X 3.60 X (1) = 4.86 ----
TOTAL LESS. DEDUCTIONS = 18.82 SQ.M
LIFT DEDUCTIONS :-
L1. 1.70 X 1.40 X (1) = 2.38 SQ.M
TOTAL LIFT DEDUCTIONS = 2.38 SQ.M
TOTAL DEDUCTIONS = 21.20 SQ.M
NET AREA =246.05 - 21.20= 224.85 SQ.M
TOTAL NET AREA = 224.85 SQ.M

AREA KEY PLAN
TYPICAL FLOOR PLAN
(1ST,2ND & 3RD FLOOR)

BUILT-UP AREA STATEMENT :-
(FIRST,SECOND & THIRD FLOOR)
AREA OF BLOCK [ABCD] =
= 9.25 X 46.15 = 426.89 SQ.M
LESS. DEDUCTIONS :-
1. 0.15 X 3.90 X (4) = 2.34 SQ.M
2. 1.35 X 1.40 X (4) = 7.56 ----
3. 0.15 X 2.70 X (4) = 1.62 ----
4. 1.35 X 3.60 X (1) = 4.86 ----
5. 0.30 X 3.15 X (1) = 0.94 ----
6. 1.50 X 1.20 X (1) = 1.80 ----
7. 0.30 X 3.40 X (1) = 1.02 ----
8. 1.50 X 2.85 X (1) = 4.28 ----
9. 0.30 X 3.25 X (1) = 0.98 ----
10. 1.50 X 5.70 X (1) = 8.55 ----
11. 0.80 X 2.70 X (1) = 2.16 ----
12. 1.35 X 1.05 X (1) = 1.42 ----
13. 0.40 X 2.55 X (1) = 1.02 ----
TOTAL LESS. DEDUCTIONS = 38.55 SQ.M
LIFT DEDUCTIONS :-
L1. 1.70 X 1.40 X (2) = 4.76 SQ.M
TOTAL LIFT DEDUCTIONS = 4.76 SQ.M
TOTAL DEDUCTIONS = 43.31 SQ.M
NET AREA =426.89 - 43.31 = 383.58 SQ.M
TOTAL NET AREA = 383.58 SQ.M

OVER HEAD WATER TANK CAPACITY CALC.					
FOR COMMERCIAL	FLOOR AREA	OCCUPANT LOAD/SQ.M	NO.OF PERSONS	REQ.CAP. PER PERSON	TOTAL
	83.58	3	28	45	1260
FOR RESIDENTIAL	TOTAL TENEMENT NO.			REQ.CAP/TEN	TOTAL
	27			675	18225
TOTAL NET CAPACITY OF O.H.W.TANK(1260+18225)=19485 LTR.					
TOTAL O.H.W.TANK CAPACITY SAY = 19485. LTR.					
NET CAPACITY OF U.GR.WATER TANK (1.5XO.H.WATER TANK CAPACITY) 1.50X19485 = 29227.50 LTR.					
TOTAL U.G.W.TANK CAPACITY = 29227.50 LTR.					

CARPET AREA STATEMENT (WING-A)	
SHOP NO.	CARPET AREA (SQ.M.) (SHOP+MAZZANINE)
01	41.79
02	41.79
FLAT NO.	CARPET AREA (SQ.M.)
S1,101,201,301	57.70
102,202,302	60.50

CARPET AREA STATEMENT (WING-B)	
FLAT NO.	CARPET AREA (SQ.M.)
S1	42.04
S2	41.15
S3	43.32
S4	44.12
101,201,301	42.04
102,202,302	41.15
103,203,303	43.32
104,204,304	44.12
401	42.04
402	41.15
403	43.32
404	44.12

Area Details Of Apartment (sq.m.)

Building No.	Floor No.	Apartment No.	Carpet area of Apartment	Area of Balcony attached to Apartment	Area of Double height Terrace attached to flat.
(1)	(2)	(3)	(4)	(5)	(6)
	Ground	–	56.20	–	-----
	Mezz.+Still	05	255.71	26.44	-----
	1st	06	288.83	37.20	-----
	2nd	06	288.83	37.20	-----
	3rd	06	288.83	37.20	-----
	4th	04	170.64	20.16	-----
	TOTAL	27	1349.04	158.20	-----

Proposed Building (sq.m.)

Building No.	Floor No.	Total Buil-up Area of floor as per outer construction line.
(1)	(2)	(3)
	Ground	64.17
	MEZZ.+STILT	33.49+309.16=342.65
	1st	383.58
	2nd	383.58
	3rd	383.58
	4th	224.85
TOTAL		1782.41

Required Parking Table As Per Rule

One Parking Space For Every	Required Parking		
	Car	Scooter	Visitor
Comm.Shop Having Carpet Up To 100 Sq.m.	2	6	–
2 Ten. Having Carpet Area Up To 30 Sq.m.	0	4	5%
2 Ten. Having Carpet Area Up To 40 Sq.m.	1	2	5%
2 Ten. Having Carpet Area Up To 40 To 80 Sq.m.	1	5	5%
1 Ten. Having Carpet Area Up To 80 To 150 Sq.m.	1	3	5%
1 Ten. Having Carpet Area 150 Sq.m. Above	2	3	5%

Parking Area Calculations

Tenements	Total Ten.Nos.	Required Parking	
		Car	Scooter
Comm.Shop Having Carpet UpTo100 Sq.m.	83.58	02	06
2 Ten. Having Carpet Area Up To 40 Sq.m.	–	–	–
2 Ten. Having Carpet Area Up To 40 To 80 Sq.m.	27	14	70
Visitor Parking (5 %)		01	04
Total	27	17	80
Total Provided Parking		17	80
Required Area	(17X12.50)+(80X2.0) = 212.50 + 160.00 = 372.50 SQ.M.		
Provided Parking Area At Parking Floor	Cov. Parking Floor Area = 383.58 SQ.M.		

LOCATION PLAN

NORTH

SECTION THROUGH
U.GR.WATER TANK

RCC COMPOUND WALL SECTION

PROFORMA - I

PROPOSED COMM.+RESD. BUILDING ON S.NO. 278/1A/2B(PT) , AT- LOHAGAON, TAL. HAVELI, DIST-PUNE.

SHEET NO. 1 / 1

STAMP OF APPROVAL PLANS:

1) PLAN PREVIOUSLY APPROVED UNDER :- C.C.NO.2551/18, DATE-15/11/2018

2) REVISED - 1 COLOUR XEROX

जावक - निवासी व व्यावसायी - पि. 2310312022

APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT CERTIFICATE NO./2269/22

Building Inspector (B.P./D.P. Zone No.-1) P.M.C.

Deputy Engineer P.M.C

TRUE COPY CERTIFICATE
I, S. I. KERUR have examined Originals of sanction plans vide Commencement Letter No. CC/2269/22 21/03/22 and verify that I have checked it positively and found correct as per the plans originally approved

Date 14/06/2022

Exe. Engineer PMC T.E.I.

POONA MUNICIPAL CORPORATION BUILDING CONTROL DEPARTMENT APPROVED POONA

AREA STATEMENTS		SQ.M.
1.	Area of plot (Minimum area of a,b,c to be considered)	1000.00
	a) As per ownership document (7/12, CTS extract)	1000.00
	b) As per measurement sheet	1001.22
	c) As per site	1001.22
2.	Deductions for	
	a) Proposed D.P./D.P. Road widening area/Service road/Highway widening	98.50
	b) AREA LEFT FOR ROAD	41.48
	C) PROPOSED CHAMFER AREA (Total a+b)	139.98
3.	Balance area of plot (1-2)	860.02
4.	Amenity space (if applicable)	
	a) Required	
	b) Adjustment of 2(b),if any	
	c) Balance proposed	
5.	Net plot area(3-4(c))	860.02
6.	Recreational Open space (if applicable)	
	a) Required	
	b) Proposed	
7.	Internal road area	
8.	Plotable area (if applicable)	860.02
9.	Built up area with reference to basic F.S.I. as per front road width (sr.no. 5x basic F.S.I. 1.1)	946.02
10.	Addition of F.S.I. on payment of premium	
	a) Maximum permissible premium F.S.I.-Based on road width/TDR zone	
	b) Proposed F.S.I. on payment of premium	
11.	In-situ FSI/TDR loading	
	a) Proposed D.P./D.P. Road widening area/Service road/Highway widening	197.00
	b) In-situ area against Amenity space if handed over (2.0 OR 1.85 ssr.no.4(b)and/or(c))	
	c) TDR area (0.40)	
	d) Total in-situ/TDR loading proposed(11 (a)+(b)+(c))	197.00
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	1143.02
	b) Ancillary area FSI upto 60% or 80% with payment of charges	685.81
	c) Total entitlement (a+b)	1828.83
14.	Maximum utilization limit of F.S.I.(building potential)Permissible as per road width(as per regulation no. 6.1 or 6.2 or 6.4 as applicable)x1.6 or 1.8)	3784.08
15.	Total Built-up Area in proposal (excluding area at sr.no.17b)	
	a) Existing Built-up Area	
	b) Proposed Ancillary F.S.I.	639.38
	c) Proposed Regular F.S.I.	1143.02
	d) Proposed Built-up Area (as per p-line)	1782.41
16.	F.S.I.Consumed(15/13)(should not be more than serial no.14 above)	0.974
17.	Area For Inclusive Housing,if any	
	a) Required (20% of sr.no.5)	
	b) Proposed	

Legend

1.	PLOT BOUNDRY	THK BLACK	
2.	PROPOSED WORK	THK RED	
3.	WATER LINE	DOTT.BLACK	
4.	DRAINAGE LINE	DOTT.RED	
5.	EXST. WORK RETAINED.	BLUE HATCH	
6.	ROAD WIDENING LINE	BLUE DOTTED	

Openings Schedule

D.	1.05X2.10	W.	2.35X1.20
D1.	0.91X2.10	W1.	1.75X1.20
D2.	0.75X2.10	W2.	1.20X1.20
FD.	1.80X2.10	W3.	0.90X1.20
		V.	0.60X0.90

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 doccument of Ownership/T.P. Scheme Records/Land Records Department/City Survey records.

SIGNATURE
(Name of Architect/Licensed Engineer/Supervisor.)

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.

OWNER (S) NAME AND SIGNATURE

MR.NAGARJUNA RAJENDRA RAYAVARAPU AND OTHERS 4 THRO' P.A.H. PAVAN ASSOCIATES THRO' PARTNERS

1. MR.KALURAM DUNGAJI CHOUDHARY.
2. MR.JAGDISH SUJAJI PARIHAR.
3. MR.CHUNNILAL BHANJI CHOUDHARY.
4. MR.SURESH BHARU GORE.

L.ENGINEER

SOMNATH KERUR
ARCH.CONSULTANT & ENGINEERS
OFFICE NO. 402 & 403,"HERAMB COMPLEX", S.No.42, Plot No. A-47, CTS NO. 228, Kasturba Housing Society, Bh.Saraswat Bank,Alandi Road,Vishrantwadi,Pune-15
Mobile.No.8380001590 & 8380001591
EMAIL-somnathkerurandassoc.50@gmail.com & skassociates.91@gmail.com

SIGN.OF L.ENGINEER (L.NO.398/2022)

Job No.	Drg. No.	Scale	Drawn by	Checked by	Date
		1:100	PRATIBHA	S.K.	22.03.2022