WATER STORAGE CAPACITY		
TOTAL B/UP (FOR COMMERCIAL)	=	148.15 SQM
REQUIRED PERSON 148.15 / 3 PER SQM	=	49.38
TOTAL PERSON	=	50 SAY
1 PERSON PER	=	45 lts
WATER CAPACITY NEEDED/DAY, = 50 X 45 LITS	=	2250 ltrs/day
SAY	=	2300 ltrs/day
FOR RESIDENTIAL		
AMOUNT OF WATER REQUIRED PER PERSON	=	135 ltrs/day
WATER REQUIRED PER FLAT(3 person per flat)	=	675 ltrs/day
NO. OF FLATS IN THE SCHEME	=	3 FLATS
WATER REQUIRED	=	2025 ltrs/day
SAY	=	2000 ltrs/day
COMMERCIAL + RESIDENTIAL	=	4300 ltrs/day
TOTAL CAPACITY G.W.WATER TANK REQUIRED	=	4300 ltrs/day
UNDER GROUND WATER TANK (3000 X 1.5)	=	13000 ltrs/day
TOTAL CAPACITY U.G.WATER TANK REQUIRED	=	13000 ltrs/day

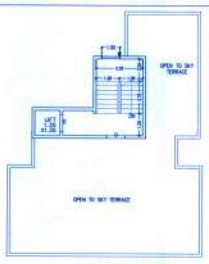
PARKING STATEMENT (BLDG)				
TENEMENT AREA IN SQ.MT.	AREA		PRIME & PROV. PARKING	
TENEMENT NOS			CARS	SCOOTER
FOR COMMERCIAL EVERY 100 SQ.MT	prim	200.00	1	4
	prov	50.00	0	2
OFFICE FOR EVERY 200 X SQ.MT. CARPET AREA	prim	200.00	1	4
	prov	50.00	0	2
EVERY TENEMENT	prim	2	2	4
FOR VISITOR'S PARKING	prov	0	0	4
UP TO 50 SQ.MT	prim	0	0	10
	prov			20
TOTAL				

PARKING AREA CALCULATION		
TYPE	NOS	AREA REQUIRED
CARS	0	0 X 23.00 = 0.00
SCOOTERS	20	20 X 1.00 = 20.00
TOTAL		= 20.00 SQM

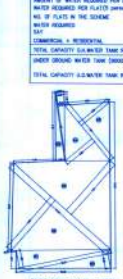
F.S.I. STATEMENT

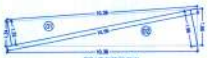
FLOOR	B-UP AREA COMM. AREA	B-UP AREA RESI. AREA	LIFT AREA	NO.OF TENE.
LOWER GROUND	87.19	-----	(31.35)41.35 =1.82	-----
UPPER GROUND	80.94	-----		-----
FIRST FLOOR	-----	104.05		03
SECOND FLOOR	-----	104.05	(42.7)52.71 =7.34	03
THIRD FLOOR	-----	104.05		03
TOTAL	168.13	312.15	9.16	09
TOTAL B/UP	480.30			

B/UP AREA + ANCILLARY AREA = NET B/UP AREA
307.78 + 172.60 = 480.38



TERRACE FLOOR PLAN
SCALE 1:200


PLOT AREA CALCULATION
(SCALE - 1:200)


ROAD WIDENING
AREA KEY PLAN
(SCALE - 1:200)

ROAD WIDENING AREA KEY PLAN				
1]	10.58 X 1.32 X 0.50	=	6.98 SQ.M	
2]	10.58 X 1.96 X 0.50	=	10.34 SQ.M	
TOTAL ROAD WIDENING AREA		=	17.32 SQ.M	

PLOT AREA CALCULATION BY TRIANGULATION			
1]	7.55 X 0.99 X 0.50	=	3.73 SQ.M
2]	7.55 X 1.01 X 0.50	=	3.81 SQ.M
3]	7.81 X 3.99 X 0.50	=	15.56 SQ.M
4]	7.81 X 3.82 X 0.50	=	14.91 SQ.M
5]	14.43 X 7.51 X 0.50	=	54.18 SQ.M
6]	14.43 X 7.69 X 0.50	=	55.48 SQ.M
7]	10.57 X 1.82 X 0.50	=	10.14 SQ.M
8]	10.57 X 2.00 X 0.50	=	10.57 SQ.M
TOTAL AREA		=	168.40 SQ.M
PLOT AREA AS PER PRC		=	167.00 SQ.M
MINIMUM AREA CONSIDERED		=	167.00 SQ.M

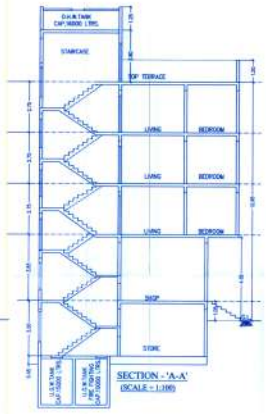
AREA KEY PLAN
UPPER GROUND FLOOR
SCALE 1:200

AREA KEY PLAN
LOWER GROUND FLOOR
SCALE 1:200

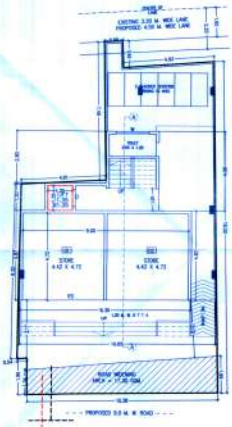
BLOCK AREA CALCULATION			
BLOCK AREA 10.50 X 9.47		=	100.85 SQ.M
DEDUCTION			
1) 7.37 X 0.30 X 1		=	2.21 SQ.M
2) 4.66 X 2.80 X 1		=	13.04 SQ.M
3) 1.35 X 1.50 X 1		=	2.02 SQ.M
4) 0.13 X 6.21 X 1		=	0.80 SQ.M
L) 1.35 X 1.35 X 1		=	1.82 SQ.M
TOTAL DEDUCTION		=	19.89 SQ.M
TOTAL BLOCK AREA			
100.85 SQ.M - 19.89 SQ.M		=	80.96 SQ.M

BLOCK AREA CALCULATION			
BLOCK AREA 10.85 X 9.17		=	97.66 SQ.M
DEDUCTION			
1) 4.89 X 2.80 X 1		=	13.02 SQ.M
2) 1.35 X 1.50 X 1		=	2.03 SQ.M
3) 3.00 X 4.30 X 1		=	12.90 SQ.M
4) 0.15 X 5.28 X 1		=	0.68 SQ.M
L) 1.35 X 1.35 X 1		=	1.82 SQ.M
TOTAL DEDUCTION		=	30.47 SQ.M
TOTAL BLOCK AREA			
97.66 SQ.M - 30.46 SQ.M		=	67.19 SQ.M

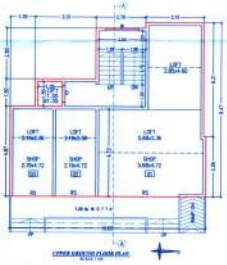
ELEVATION
(SCALE - 1:100)



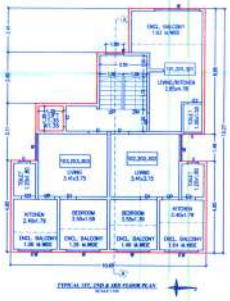
SECTION - 'A-A'
(SCALE - 1:100)



LOWER GROUND / PARKING FLOOR PLAN
SCALE 1:200



UPPER GROUND FLOOR PLAN
SCALE 1:200



TYPICAL 1ST, 2ND & 3RD FLOOR PLAN
SCALE 1:200

TYPICAL 1st TO 3rd FLOOR
AREA KEY PLAN
SCALE 1:200

BLOCK AREA CALCULATION			
BLOCK AREA 10.65 X 13.27		=	141.32 SQ.M
DEDUCTION			
1) 6.37 X 2.41 X 1		=	15.35 SQ.M
2) 4.66 X 2.80 X 1		=	13.05 SQ.M
3) 1.35 X 3.11 X 1		=	4.19 SQ.M
4) 0.13 X 6.86 X 1		=	0.89 SQ.M
5) 1.35 X 1.46 X 1		=	1.97 SQ.M
L) 1.35 X 1.35 X 1		=	1.82 SQ.M
TOTAL DEDUCTION		=	37.27 SQ.M
TOTAL BLOCK AREA			
141.32 SQ.M - 37.27 SQ.M		=	104.05 SQ.M

STAMP OF APPROVAL

01 / 01

APPROVED SUBJECT TO CONDITIONS
APPROVED UNDER COMMENCEMENT CERTIFICATE NO. CC/0266/22

Building Inspector — Sr. Engineer P.M.C.

POONA MUNICIPAL CORPORATION — COUNCIL DEPARTMENT — APPROVED — POONA

AREA STATEMENT

01	a) AREA OF PLOT (AS PER 7/12)	167.00
	b) AREA OF PLOT [DEMARCATION]	168.40
	C) AREA AS PER MRK. AREA CONSIDER	167.00
2 :	DEDUCTIONS FOR	
	a) PROPOSED D.P ROAD WIDENING AREA	17.30
	SCHEME ROAD/ HIGHWAY WIDENING	
	b) ANY D.P. RESERVATION	-----
	c) TOTAL [a+b]	17.30
3 :	BALANCE AREA OF PLOT (1 - 3b)	149.90
4 :	AMENITY SPACE	
	a. REQUIRED	-----
	b. ADJUSTMENT OF 2(a), IF ANY	-----
	c. BALANCE PROPOSED	-----
5 :	NET PLOT AREA (3-4c)-D	149.90
6 :	RECREATIONAL OPEN SPACE	
	a. REQUIRED	-----
	b. PROPOSED	-----
7 :	INTERNAL ROAD AREA	-----
8 :	PLOTABLE AREA	-----
9 :	BUILT UP AREA WITH REFERENCE TO (WIDE F.S.I. AS PER FRONT ROAD WIDTH [149.90 X 2]	299.80
10 :	ADDITION OF F.S.I. ON PAYMENT OF PREMIUM	
	a) MAXIMUM PERMISSIBLE PREMIUM FSI - BASED ON ROAD WIDTH / TDR ZONE	-----
	b) PROPOSED FSI ON PAYMENT OF PREMIUM	-----
11 :	IN - SITU FSI / TDR LOADING	
	a) IN - SITU AREA AGAINST D.P. ROAD	-----
12 :	TENANT AREA	
	a) RESIDENTIAL	-----
	b) COMMERCIAL	-----
13 :	INCENTIVE AREA	-----
	a) RESIDENTIAL (10%) X 50%	
12 :	ADDITIONAL FSI AREA UNDER CHAPTER NO. 7	-----
13 :	TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	
	a) [9+10(b)+11(d) OR 13 WHICHEVER IS APPLICABLE	299.80
	b) ANCILLARY AREA FSI UPTO 60% PAYMENT OF CHARGES	179.88
	c) TOTAL ENTITLEMENT [a+b]	479.68
14 :	MAXIMUM UTILIZATION LIMIT OF FSI	479.68
15 :	TOTAL BUILT UP AREA IN PROPOSAL	
	a) EXISTING BUILT UP AREA	-----
	b) PROPOSED BUILT UP AREA	480.30
	c) TOTAL (a+b)	-----
16 :	FSI CONSUMED (15/13)	-----

CERTIFICATE OF AREA

Certified that the plot under reference was surveyed by me on _____ and the dimensions / 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/T.P. Scheme Records/ Land Records Department/ City Survey records.

Signature
Ar. Dinesh Kolte
LIC. NO. - CE/0006

OWNER'S NAME, ADD & SIGN.

We undersigned hereby confirm that We would abide by plans approved by Authority/ Collector. We would execute the structure as per approved plans. Also we would execute the work under supervision of proper licensed person so as to ensure the quality and safety of the work site.

MR. TRUSHAL RAMESH KAVEDIYA

MRS. SHOBHA RAMESH KAVEDIYA

MRS. POONAM AJAY KERING

MRS. SUNAYANA HITESH MEHTA

PROJECT

PROPOSED COMMERCIAL & RESIDENTIAL BUILDING AT CTS NO 416, AT - GURUWAR PETH, TAL- HAVELI , DIST - PUNE

A R C H I T E C T

MR. DINESH KOLTE
LIC. NO - CE/0006

S. NO. 49/2B,PLOT NO.3, 1ST FLOOR, VAIBHAV BUNGALOW,MAHARASHTRA HOU. SOC. SAHAKAR NAGAR,OPP.RAO HOSPITAL,PUNE-SATARA ROAD, PUNE. MOB. 9823226292

DATE	SCALE	DRN BY	CHK BY
07.07.2022	1:100	Pritam	Ar. Dinesh Kolte