

PARKING CALCULATION

TYPE	CARPET AREA / FSI (M2)	TNMTS.(NOS)	CAR (NOS)	SCOOTER (NOS.)	VISITOR PARKING 5%		
		UNIT/PROP.	BY RULE REQD.	BY RULE REQD.			
Residential	0-30	2	0	0	4	0	
Residential	30-40	2	5	1	3	2	8
Residential	40-80	2	14	1	7	5	35
Residential	80-150	1	0	1	0	3	0
Residential	>150	1	0	2	0	3	0
TOTAL REQD.(NOS.)		19		10		43	
TOTAL REQD. AREA				125.00			
TOTAL PROP. AREA				221.55			

FORM OF STATEMENT 2

PROPOSED BLDG.

BUILDING NO.	FLOOR NO.	TOTAL BUILT UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE.
BUILDING A	PARKING FLOOR	12.29 sq.m.
	FIRST FLOOR	354.26 sq.m.
	SECOND FLOOR	354.26 sq.m.
	THIRD FLOOR	351.94 sq.m.
	FOURTH FLOOR	288.74 sq.m.
	TOTAL	1361.49 sq.m.

WATER REQUIREMENT

TANK	REQUIRED CAPACITY (LIT)	PROPOSED CAPACITY (LIT)
OHWT	12825.00	13000.00
UGWT	19235.50	19500.00

FORM OF STATEMENT 3

BUILDING NO.	FLOOR NO.	FLAT NO.	CARPET AREA OF APARTMENT	AREA OF BALCONY ATTACHED TO APARTMENT
BUILDING 'A'	FIRST TO SECOND FLOOR	101, 201	87.14	6.84
		102, 202	36.11	11.49
		103, 203	47.23	7.15
		104, 204	36.06	4.01
	THIRD TO FOURTH FLOOR	105, 205	55.85	13.50
		301, 401	48.58	10.19
		302, 402	48.24	11.49
		303, 403	47.23	11.49
		304	36.06	4.01
		404	47.39	8.19
		305	55.85	13.50
	TOTAL	19	524.74	101.51



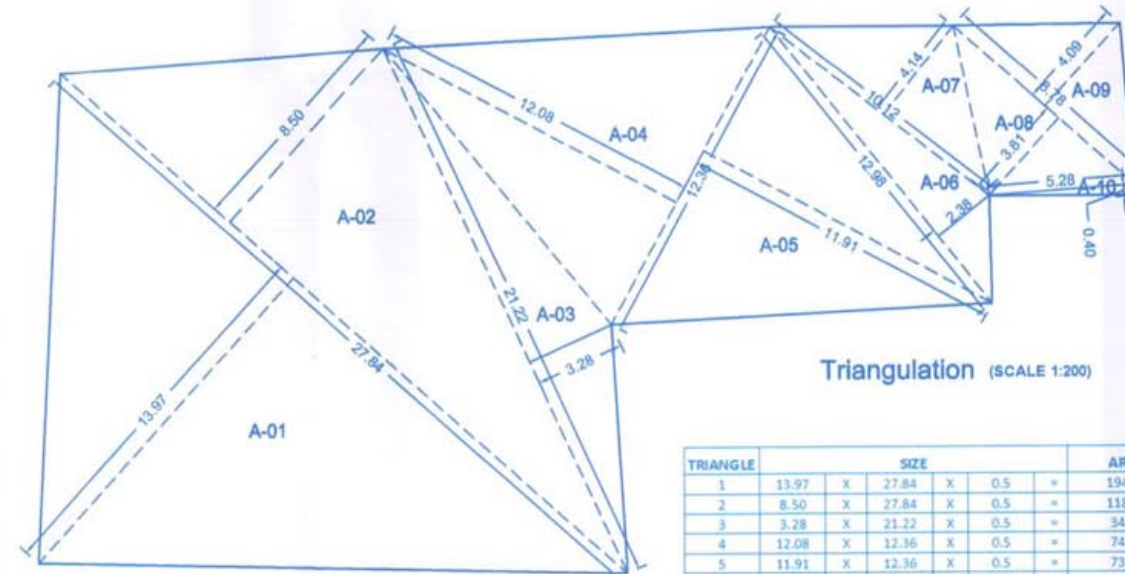
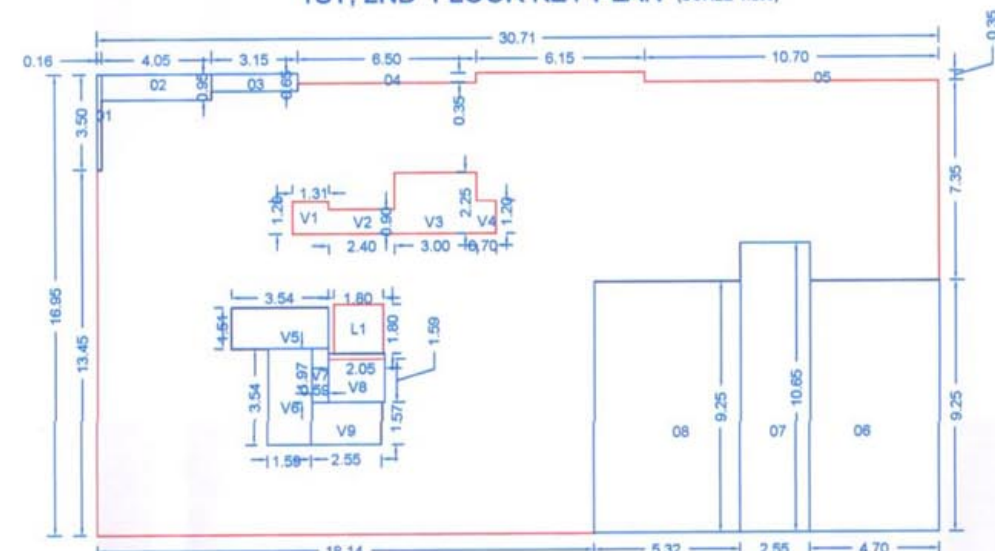
LOCATION N.T.S.

SCHEDULE OF DOORS & WINDOWS

TYPE	SIZE	BILL LEVEL	UNIT LEVEL
W	1.50X1.50	0.60	2.10
W1	1.20X0.90	1.20	2.10
W2	1.20X1.50	0.60	2.10
V	0.60X0.75	1.35	2.10
SD	1.80X2.10		2.10
D	1.00X2.10		2.10
D1	0.90X2.10		2.10
D2	0.75X2.10		2.10

1ST, 2ND FLOOR PLAN						
NAME	LENGTH	WIDTH	NOS.	AREA IN S.Q.M.		
BLOCK A	30.71	X	16.95	X	1	= 520.53
DEDUCTION						
1	0.16	X	3.50	X	1	= 0.56
2	4.05	X	0.95	X	1	= 3.85
3	3.15	X	0.65	X	1	= 2.05
4	6.50	X	0.35	X	1	= 2.28
5	10.70	X	0.35	X	1	= 3.75
6	4.70	X	9.25	X	1	= 43.48
7	2.55	X	10.65	X	1	= 27.16
8	5.32	X	9.25	X	1	= 49.21
V1	1.31	X	1.20	X	1	= 1.57
V2	2.40	X	0.90	X	1	= 2.16
V3	3.00	X	2.25	X	1	= 6.75
V4	0.70	X	1.20	X	1	= 0.84
V5	3.54	X	1.51	X	1	= 5.35
V6	1.59	X	3.54	X	1	= 5.63
V7	0.59	X	1.97	X	1	= 1.16
V8	2.05	X	1.59	X	1	= 3.26
V9	2.55	X	1.57	X	1	= 4.00
L1	1.80	X	1.80	X	1	= 3.24
TOTAL DEDUCTION					166.28	
TOTAL BUILT UP AREA PER FLOOR					354.26	

1ST, 2ND FLOOR KEY PLAN (SCALE 1:200)



TRIANGLE	SIZE	AREA
1	13.97 X 27.84 X 0.5	194.46
2	8.50 X 27.84 X 0.5	118.32
3	3.28 X 21.22 X 0.5	34.80
4	12.08 X 12.36 X 0.5	74.65
5	11.91 X 12.36 X 0.5	73.60
6	2.38 X 12.98 X 0.5	15.45
7	4.14 X 10.12 X 0.5	20.95
8	3.81 X 8.78 X 0.5	16.73
9	4.09 X 8.78 X 0.5	17.95
10	0.40 X 5.28 X 0.5	1.06
TOTAL		567.97

STAMP OF APPROVAL PLANS: 1/3



Recommended for approval as amended in
 Vide A. D. T. P. Pune's Letter No. 237/2022/103
 Dated 20/05/2022
 Assistant Director of Town Planning, Pune, Br. Pune

AREA STATEMENT

	SQ.M.
1. AREA OF PLOT (MINIMUM AREA OF a,b,c TO BE CONSIDERED)	568.90
(a) AS PER OWNERSHIP DOCUMENT (7/12 CTS EXTRACT)	568.90
(b) AS PER MEASUREMENT SHEET	567.97
(c) AS PER SITE	567.97
2. DEDUCTIONS FOR	
(a) PROPOSED D.P./D.P. ROAD WIDENING AREA / SERVICE ROAD / HIGHWAY WIDENING / SHIFTED PLOT BOUNDARY	33.33
(b) ANY D.P. RESERVATION AREA	0.00
(c) TOTAL	33.33
3. BALANCE AREA OF PLOT (1-2)	567.97
4. AMENITY SPACE (IF APPLICABLE)	0.00
(a) REQUIRED	0.00
(b) ADJUSTMENT OF 2(b), IF ANY	0.00
(c) BALANCE PROPOSED	0.00
5. NET PLOT AREA (3-4)	567.97
6. RECREATIONAL OPEN SPACE (IF APPLICABLE)	
(a) REQUIRED	0.00
(b) PROPOSED	0.00
7. INTERNAL ROAD AREA	0.00
8. PLOT AREA (IF APPLICABLE)	0.00
9. BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (887.97 X 1.6 BASIC F.S.I.)	851.95
10. ADDITION OF F.S.I. ON PAYMENT OF PREMIUM	0.00
(a) MAXIMUM PERMISSIBLE PREMIUM F.S.I. - BASED ON ROAD WIDTH / TOP ZONE	0.00
(b) PROPOSED F.S.I. ON PAYMENT OF PREMIUM	0.00
(c) IN-SITU AREA AGAINST D.P. ROAD (2.0x Sr No.2 (a)), IF ANY	-
(d) IN-SITU AREA AGAINST AMENITY SPACE IF HANDED OVER (2.00 OR 1.85 x Sr No.4 (b)) AND/OR (c).	-
(e) PREM. TDR AREA 9.00 M.W. ROAD (0.0%)	0.00
(f) TOTAL TDR LOADING PROPOSED	0.00
12. ADDITIONAL F.S.I. AREA UNDER CHAPTER NO. 7	-
13. TOTAL ENTITLEMENT OF F.S.I. IN THE PROPOSAL	851.95
(a) (B + 100) / (11.0) OR 12 WHICHEVER IS APPLICABLE	-
(b) ANCILLARY AREA F.S.I. UPTO 60% OR 80% WITH PAYMENT OF CHARGES (851.95 x 60% = 511.17)	510.53
(c) TOTAL ENTITLEMENT (a+b)	1362.48
14. MAXIMUM UTILIZATION LIMIT OF F.S.I. (BUILDING POTENTIAL PERMISSIBLE AS PER ROAD WIDTH AS PER REGULATION NO. 6.1 OR 6.3 AS APPLICABLE) x 1.6 OR 1.8	3.1
15. TOTAL BUILT-UP AREA IN PROPOSAL (EXCLUDING AREA AT Sr. No.15)	
(a) EXISTING BUILT-UP AREA	-
(b) PROPOSED BUILT-UP AREA (AS PER 'P'-LINE)	1361.49
(c) TOTAL (a+b)	1361.49
16. F.S.I. CONSUMED (15/14) (SHOULD NOT BE MORE THAN SERIAL NO. 14 ABOVE.)	1.00
17. AREA FOR INCLUSIVE HOUSING IF ANY	0.00
(a) REQUIRED (20% OF Sr. No. 5)	0.00
(b) PROPOSED	0.00
18. PROPOSED TMT	19

LEGEND
 PLOT BOUNDARY SHOWN BLACK
 PROPOSED WORK SHOWN RED
 DRAINAGE SHOWN RED DOTTED
 WATERLINE SHOWN BLACK DOTTED
 EXISTING TO BE RETAINED HATCHED
 DEMOLITION SHOWN HATCHED YELLOW

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 AREA 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 SURVEY RECORDS

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

OWNER'S / DEVELOPER NAME AND SIGNATURE

SHRI RHODIAS SHANKAR KANGUDE AND OTHER 1

P O A H VICTORY VISIONS DEVELOPERS

SHRI SHRIKANT RAJENDRA BHIGWANKAR

PROJECT

PROPOSED RESIDENTIAL BUILDING AT SR. NO. 231, VILLAGE GHOTAWADE

TAL: MULSHI, DIST: PUNE

ARCHITECT'S SIGN

AADI ASSOCIATES

ARCHITECTS/INTERIOR DESIGNERS & LANDSCAPE DESIGNERS

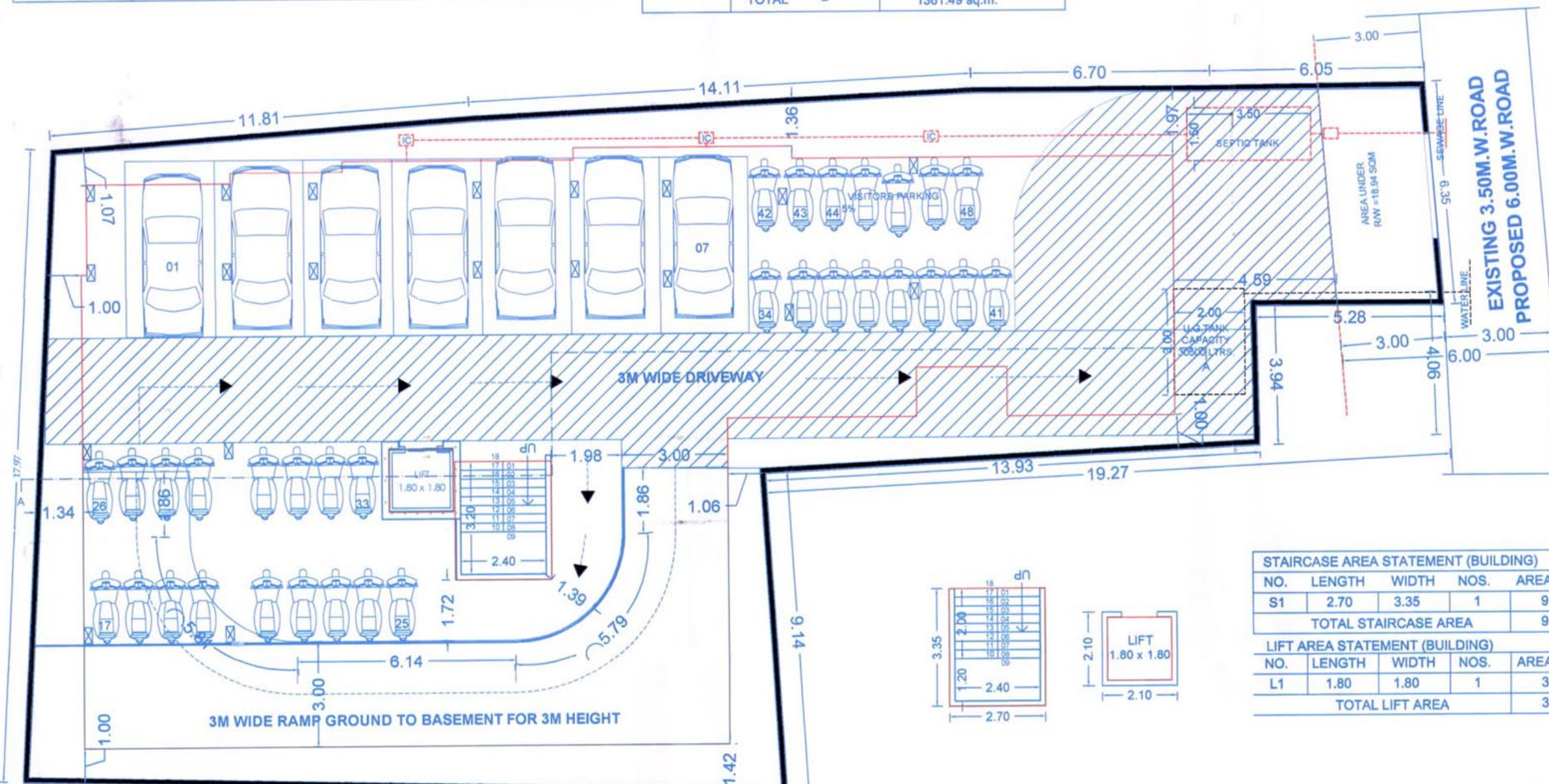
AR. UMESH NAMDE (CA/2014/63147)

JAI GANESH VISION, 'A' WING, 204,

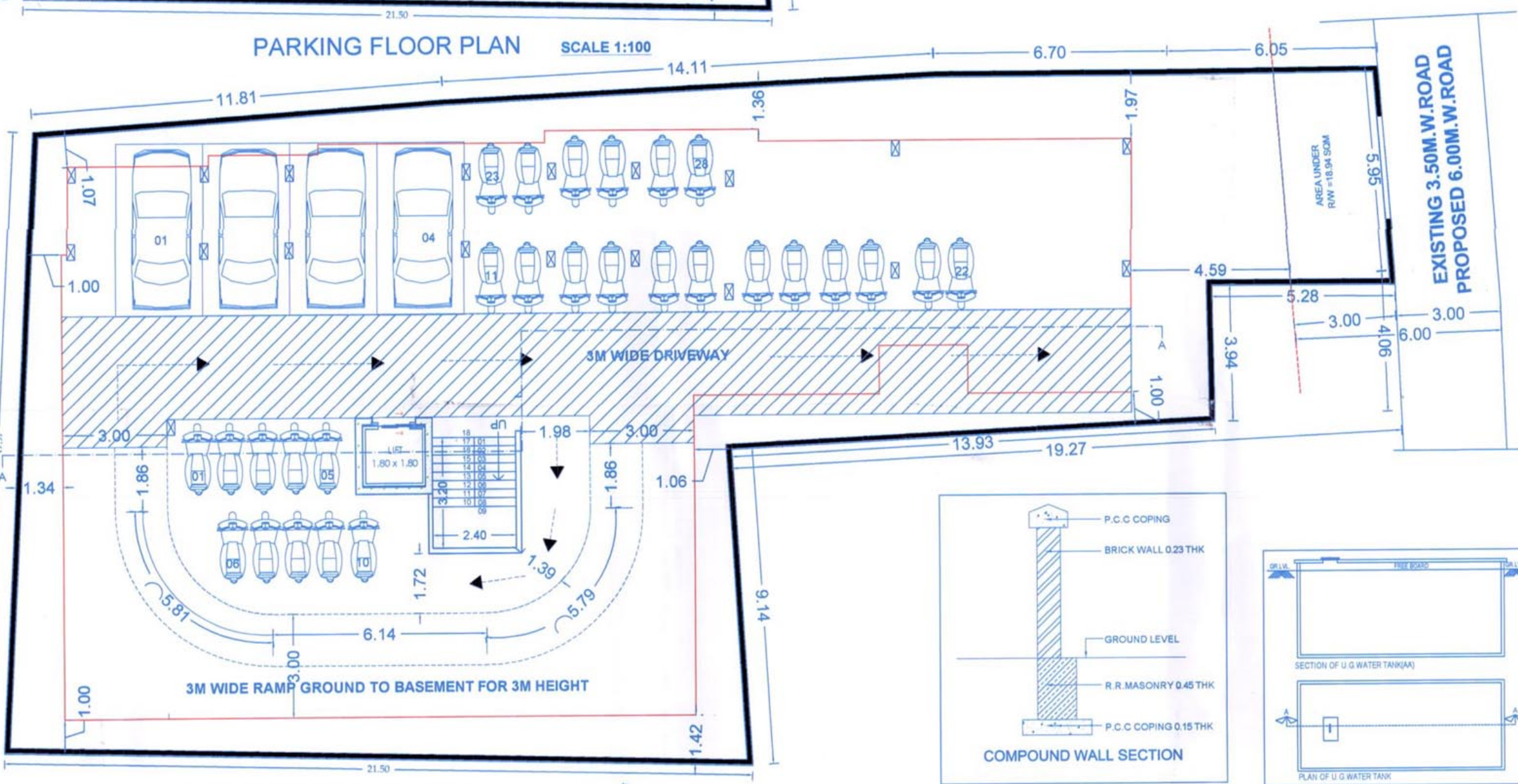
SECOND FLOOR, AKURDI, PUNE 411035

MOB: 9890446446

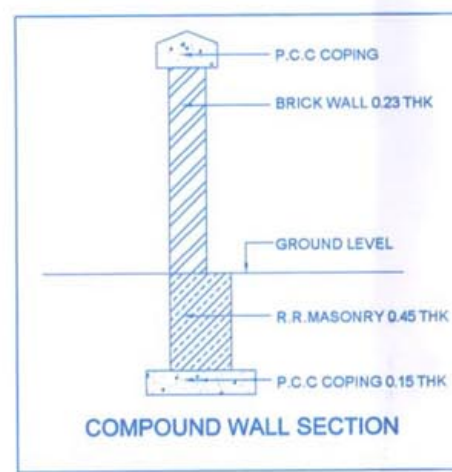
DRAWN BY: M.V. CHECKED BY: U.N. SCALE: 1:100 DATE: 06/05/2022



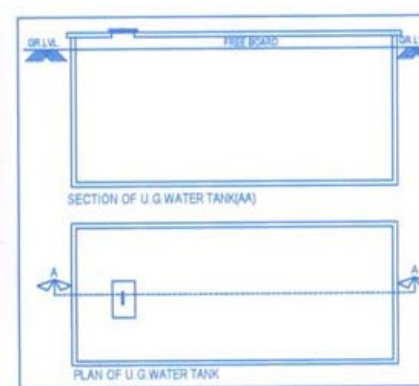
PARKING FLOOR PLAN SCALE 1:100



BASEMENT FLOOR PLAN SCALE 1:100



COMPOUND WALL SECTION



PLAN OF U.G. WATER TANK