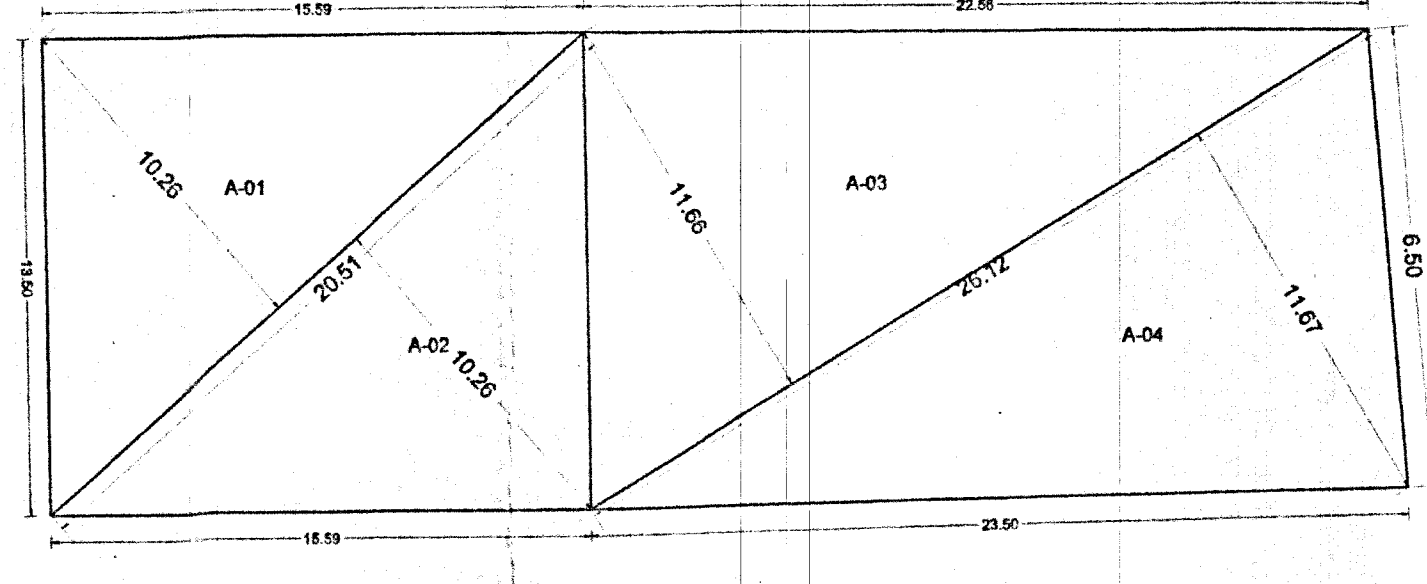
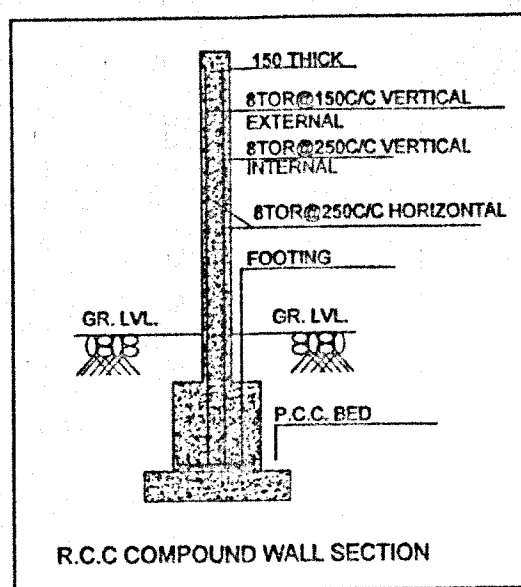
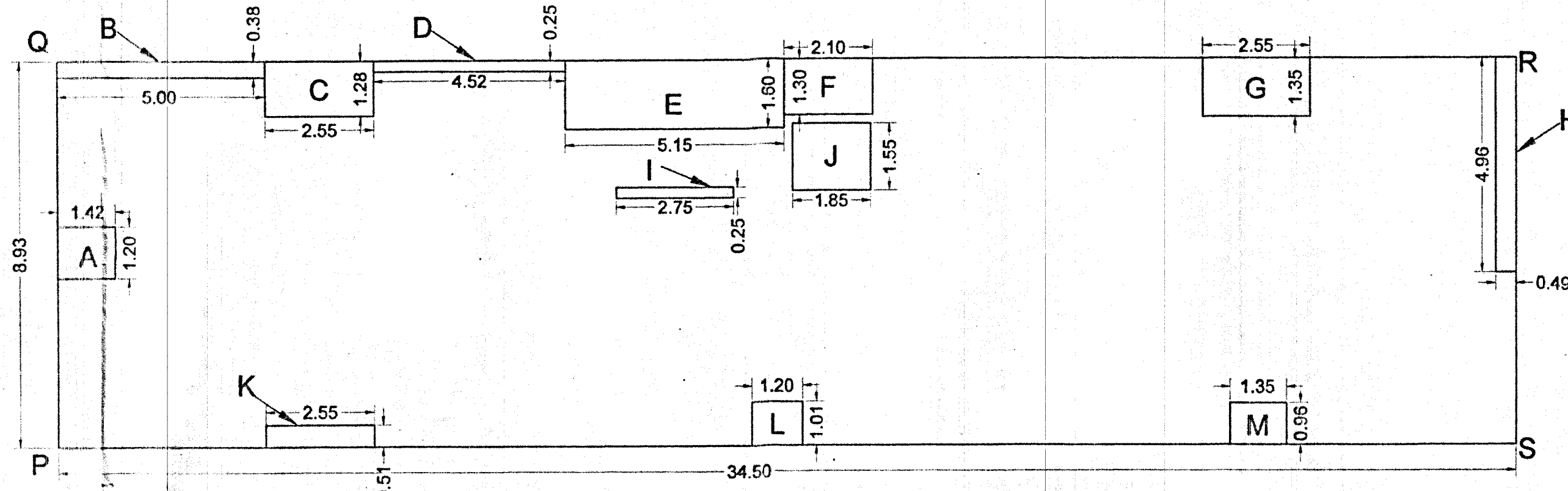




TRIANGLE	AREA
A-01	105.19
A-02	105.22
A-03	152.24
A-04	152.44
TOTAL	515.09

PLOT AREA KEY PLAN
SCALE - 1:200



AREA KEY PLAN : TYPICAL FLOOR FIRST TO FIFTH
SCALE (1:100)

PARKING STATEMENT -

HAVING CARPET AREA EQUAL OR MORE THAN 40 SQ.M. AND BUT LESS THAN 80 SQ.M.
FOR 2 TENANT : 1 CAR, 5 SCOOTERS
PROPOSED TENANT = 4 Nos.
HAVING CARPET AREA LESS THAN 40 SQ.M.
FOR EVERY 2 TENANT : 1 CAR, 2 SCOOTERS
PROPOSED TENANT = 4 Nos.
HAVING CARPET AREA ABOVE 80 SQ.M. BUT LESS THAN 150 SQ.M.
FOR EVERY TENANT : 1 CAR, 3 SCOOTERS
PROPOSED TENANT = 4 Nos.
5% EXTRA PARKING FOR VISITORS

	CARS	SCOOTERS
REQUIRED	9	28
TOTAL PARKING REQ. / PROVIDED	9	28

BUILT-UP AREA STATEMENT : TYPICAL FLOOR FIRST TO FIFTH

AREA OF BLOCK (PQRS) = 8.93 X 34.5 = 308.03 SQ.M

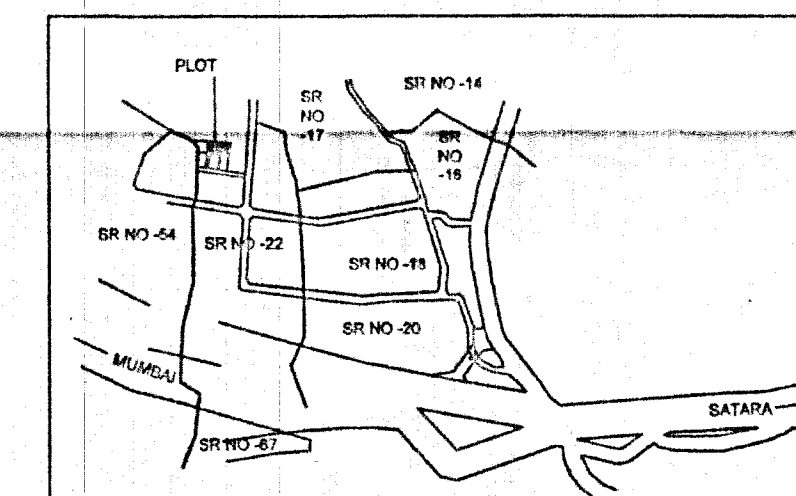
STANDARD DEDUCTIONS :-	
A. 1.42 X 1.20 X 1 =	1.70 SQ.M
B. 5.00 X 0.38 X 1 =	1.90 SQ.M
C. 2.55 X 1.28 X 1 =	3.26 SQ.M
D. 4.52 X 0.25 X 1 =	1.13 SQ.M
E. 5.15 X 1.60 X 1 =	8.24 SQ.M
F. 2.10 X 1.30 X 1 =	2.73 SQ.M
G. 2.55 X 1.35 X 1 =	3.44 SQ.M
H. 0.49 X 4.96 X 1 =	2.43 SQ.M
I. 2.75 X 0.25 X 1 =	0.69 SQ.M
TOTAL DEDUCTIONS =	32.17 SQ.M
NET AREA = 308.03 - 32.17 =	275.91 SQ.M

FLOOR AREA ANALYSIS

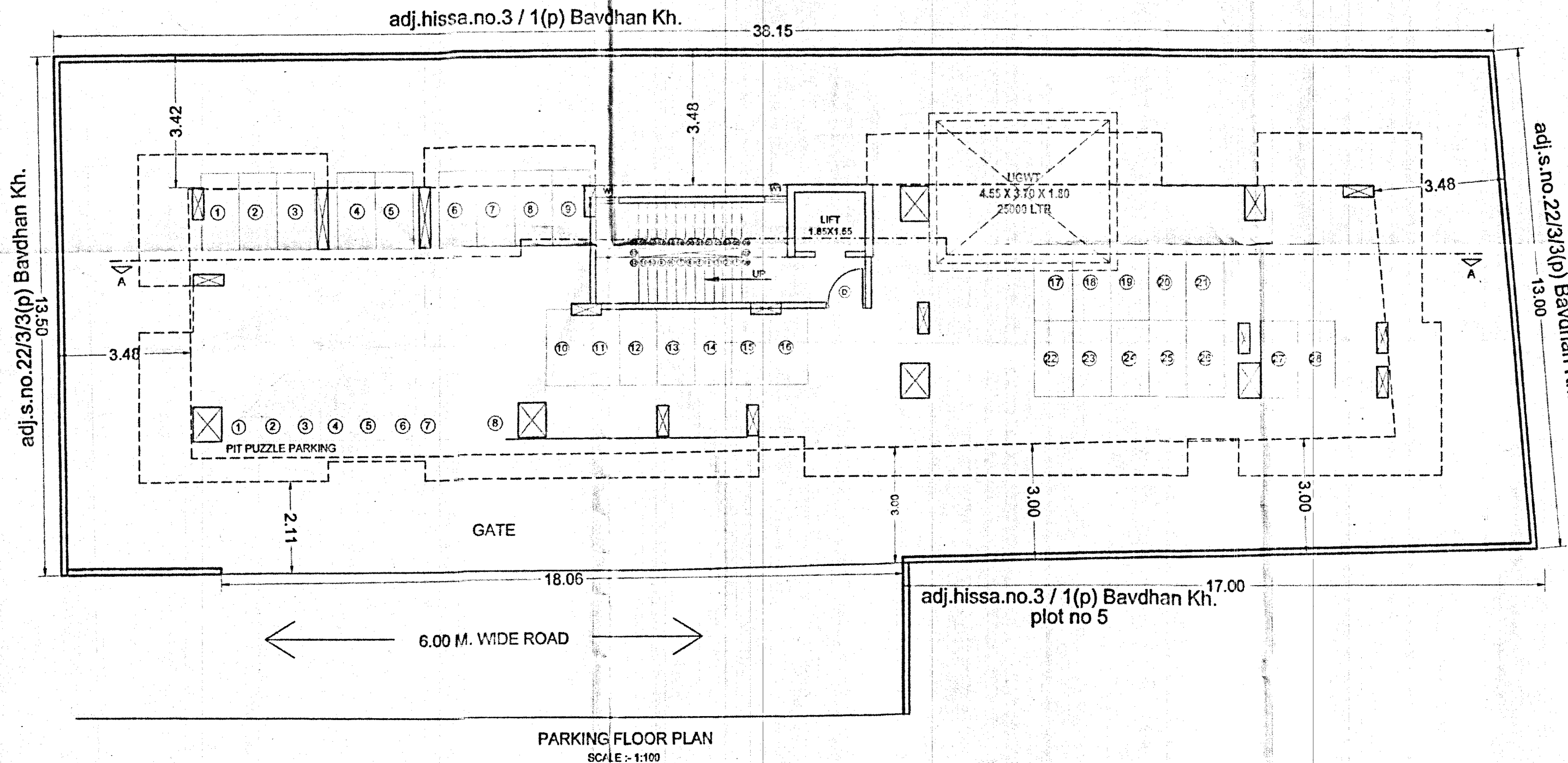
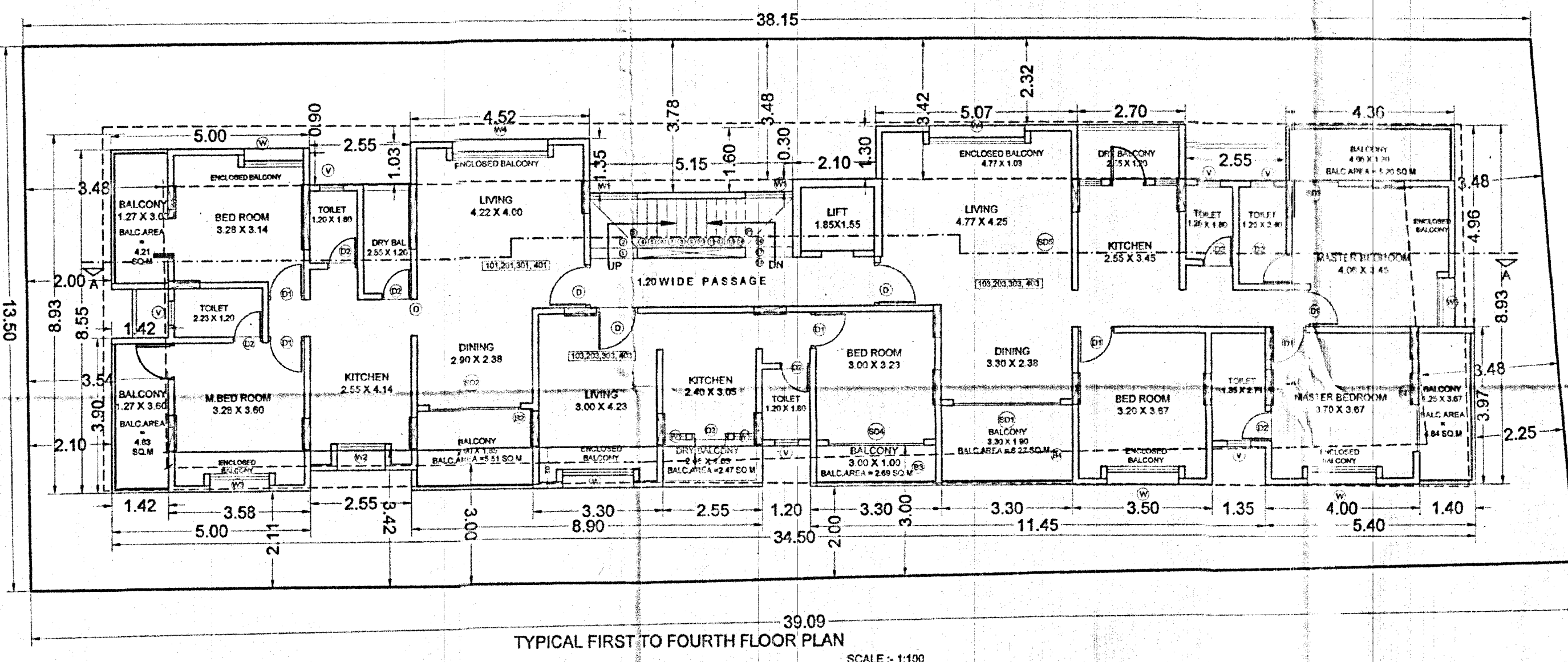
FLOOR	BUILT-UP	TENE	LIFT
GROUND	RESIDENTIAL	COMMERCIAL	
FIRST	275.91	-	3
SECOND	275.91	-	3
THIRD	275.91	-	3
FOURTH	275.91	-	3
TOTAL =	1103.64	12	2.87
PROPOSED B-UP =	1103.64 SQ.MT.		

WATER REQUIREMENT STATEMENT

WATER REQUIRED BY RULE	TENANT	LTR.
135 LTR/PERSON/5 PERSON/TEMP	12	8100 LTR
O.H.W.T. CAPACITY PROVIDED		10000 LTR
U.G.W.T. CAPACITY PROVIDED		15000 LTR
TOTAL U.G.W.T. CAPACITY PROVIDED (15000 + 10000)		25000 LTR

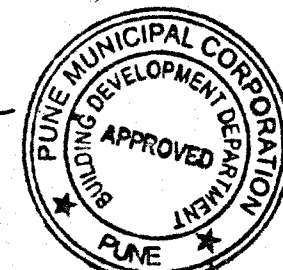


LOCATION PLAN
N.T.S.



STAMP OF APPROVAL

APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO. 1031/22
DATE 20/7/2022
Building Inspector
Building Development Department



A) AREA STATEMENT	SQ.M.
1. AREA OF PLOT	515.09
(a) AS PER OWNERSHIP DOCUMENT (7/12 CTS)	512.00
(b) AS PER MEASUREMENT SHEET	515.09
(c) AS PER SITE	515.09
2. DEDUCTIONS FOR	
(a) PROPOSED D.P. ROAD/D.P. ROAD WIDENING AREA	0.00
(c) ANY D.P. RESERVATION AREA	0.00
TOTAL (+/-)	0.00
3. GROSS AREA OF PLOT (1-2)	512.00
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. INTERNAL ROAD AREA	0.00
8. NET AREA OF PLOT (3-5b)	512.00
9. BUILT-UP AREA WITH REFERENCE TO BASIC FSI AS PER FRONT ROAD WIDTH (8 X 1.1)	563.20
10. ANCILLARY FSI W.R.T. 1.1 (60%)	337.82
11. ADDITION OF AREA FOR FSI	
(a) IN-SITU AREA AGAINST D.P. AREA (1.85 X 2.00)	0.00
(b) IN-SITU AREA AGAINST AMENITY SPACE (2.00 X 1.85 X 50)	0.00
(c) PERMISSIBLE PREMIUM FSI AREA (SUBJECT TO MAXIMUM 0.5 OF (b))	256.00
13. PERMISSIBLE ANCILLARY FSI W.R.T. 0.5 (60%)	153.60
(c) PROPOSED PREMIUM FSI AREA	202.52
14. PROPOSED ANCILLARY FSI W.R.T. 0.5 (60%)	0
(d) TDR AREA	0.00
TOTAL (+/-) (+b+c+d)	1103.64
15. TOTAL AREA AVAILABLE (a+b+c+d)	1103.64
16. MAXIMUM UTILIZATION OF F.S.I. PERMISSIBLE AS PER ROAD WIDTH (AS PER REGULATION 15.4)	
17. TOTAL BUILT-UP AREA IN PROPOSAL	0.00
(e) EXISTING BUILT-UP AREA	1103.64
(c) EXCESS BALCONY AREA COUNTED IN F.S.I.	0.00
(d) EXCESS DOUBLE HEIGHT TERRACE AREA COUNTED IN F.S.I.	0.00
TOTAL (+/-) (+b+c+d)	1103.64
18. F.S.I. CONSUMED (15/3)	100%

CERTIFICATE OF AREA
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 15/11/2021 AND THE DIMENSIONS OF SITES ETC. OF THE PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENTS OF OWNERSHIP P. BOHEME RECORDS/ LAND RECORDS DEPT. SURVEY RECORDS.

AR. PUSHAN LIMAYE
ARCHITECT SIGN

SCHEDULE OF OPENING	WINDOWS
DOORS	
D1 1.05 X 2.10	W1 1.80 X 1.20
D2 0.90 X 2.10	W2 0.80 X 0.90
D3 0.75 X 2.10	W3 1.20 X 0.90
D4 2.70 X 2.10	W4 1.50 X 1.20
D5 2.30 X 2.10	W5 3.00 X 1.50
D6 1.50 X 2.10	W6 0.80 X 0.90
D7 2.40 X 2.10	

BRIEF SPECIFICATIONS AND OPENINGS
R.C.C. FRAMED STRUCTURE
FOUNDATION UP TO HARD STRATA
EXT. AND INT. WALLS ARE 0.15M THICK.
SAND FACED PLASTER EXTERNALLY.
NEERU FINISHED PLASTER INTERNALLY.
T.W. DOORS AND M.S. WINDOWS.
PLOT BOUNDARY SHOWN

PROPOSED WORK SHOWN	THICK BLACK
EXISTING TO BE RETAINED	THICK RED
EXISTING TO BE RETAINED	BLUE HATCH
ROAD WIDENING LINE	DOTT. GREEN

SITE ADDRESS
PROPOSED BUILDING ON S.NO. 22,
HISSA NO. 3/1(p) BAYDHAN KH. PUNE.

NAME OF OWNER

THE MUNICIPAL DRAWING IS PREPARED FROM THE INSTRUCTION INFORMATION SPECIFICATION PAPERS AND LEGAL DOCUMENTS ETC. GIVEN BY ME AND THE AUTHENTICITY OF THE SAME IS MY RESPONSIBILITY. THE OWNER/ O.A. HOLDER HAVE READ AND STUDIED THIS AND ALL THE DRAWINGS ALONG WITH DOCUMENTS FOR SUBMISSION AND THEY ARE AS PER MY INSTRUCTIONS AND INFORMATION GIVEN TO THE ARCHITECT.

M/S. CHOULWAR REALTORS THRO. YASH CHOULWAR.

ARCHITECT.

STUDIO 24
2134, Adishthan,
Office #6, Sadashiv Peth, Off. T. Nagar,
Pune - 411003, India. Phone 020 - 24324455

SCALE	DATE	DRAWN BY	CHECKED BY
1:100	13/04/2022	TEJASWEE	SHREYASH

