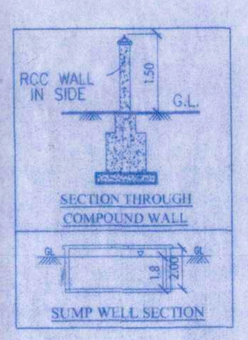
F.S.I. STATEMENT

FLOOR	P-LINE AREA	LIFT AREA	TENAMENT
FIRST	434.00	8.86	5
SECOND	433.37	-	4
THIRD	434.83	-	4
TOTAL	1302.20	8.86	13

WATER STORAGE CAPACITY

FOR RESIDENTIAL PURPOSE

AMOUNT OF WATER REQUIRED PER PERSON	=	135 lts/day
WATER REQUIRED PER FLAT (5 person per flat)	=	675 lts/day
NO. OF FLATS IN THE SCHEME	=	13
WATER REQUIRED	=	8775.00 lts/day
TOTAL O.H. WATER TANK REQUIRED	=	9000.00
FIRE FIGHTING WATER TANK	=	10000.00 lts/day
TOTAL CAPACITY O.H.WATER TANK REQUIRED	=	19,000.00 lts/day
UNDER GROUND WATER TANK (9,000 X 1.50)	=	13500.00 lts/day
TOTAL CAPACITY U.G.WATER TANK REQUIRED	=	13500.00 lts/day

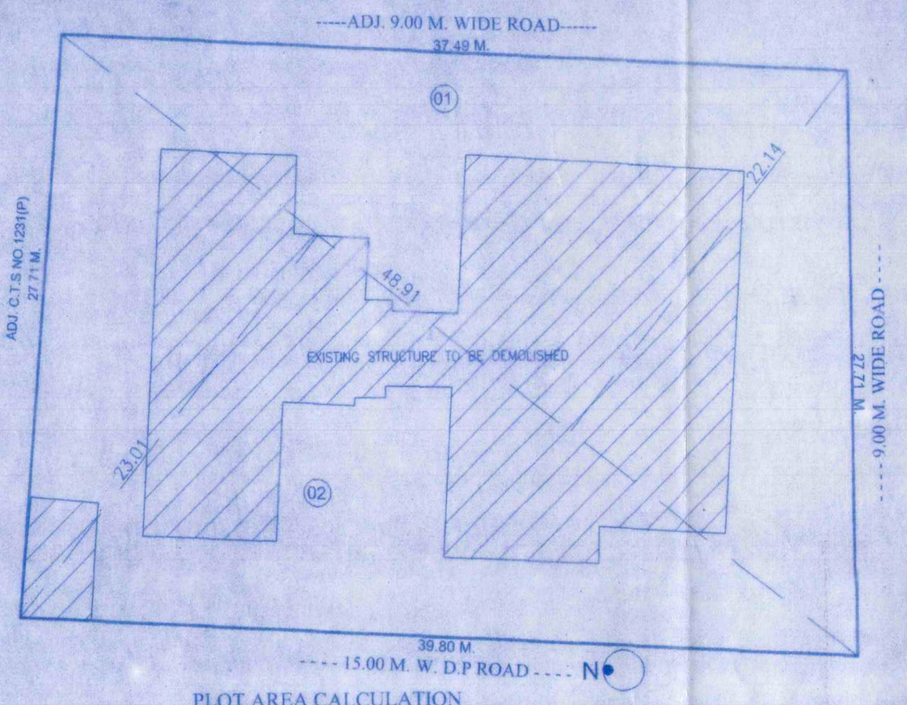


PARKING STATEMENT

	CAR	SCOOTER
RESIDENTIAL PURPOSE	REQUIRED	
2 TEN. HAVING CARPET AREA 40 TO 80 SQ.M.	1	5
FOR 8 TENEMENT	04	20
1 TEN. HAVING CARPET AREA 80 TO 150 SQ.M.	1	3
FOR 5 TENEMENT	05	15
TOTAL PARKING	09	35
ADD 5% VISITOR PARKING	01	02
PARKING REQUIRED	10	37
PARKING PROVIDED	10	37

PARKING AREA STATEMENT

	AREA REQUIRED	SQ.M.	AREA PROPOSED
CAR	10 X 12.50 SQ.M	125.00	-
SCOOTER	37 X 2.00 SQ.M	74.00	
TOTAL		199.00	



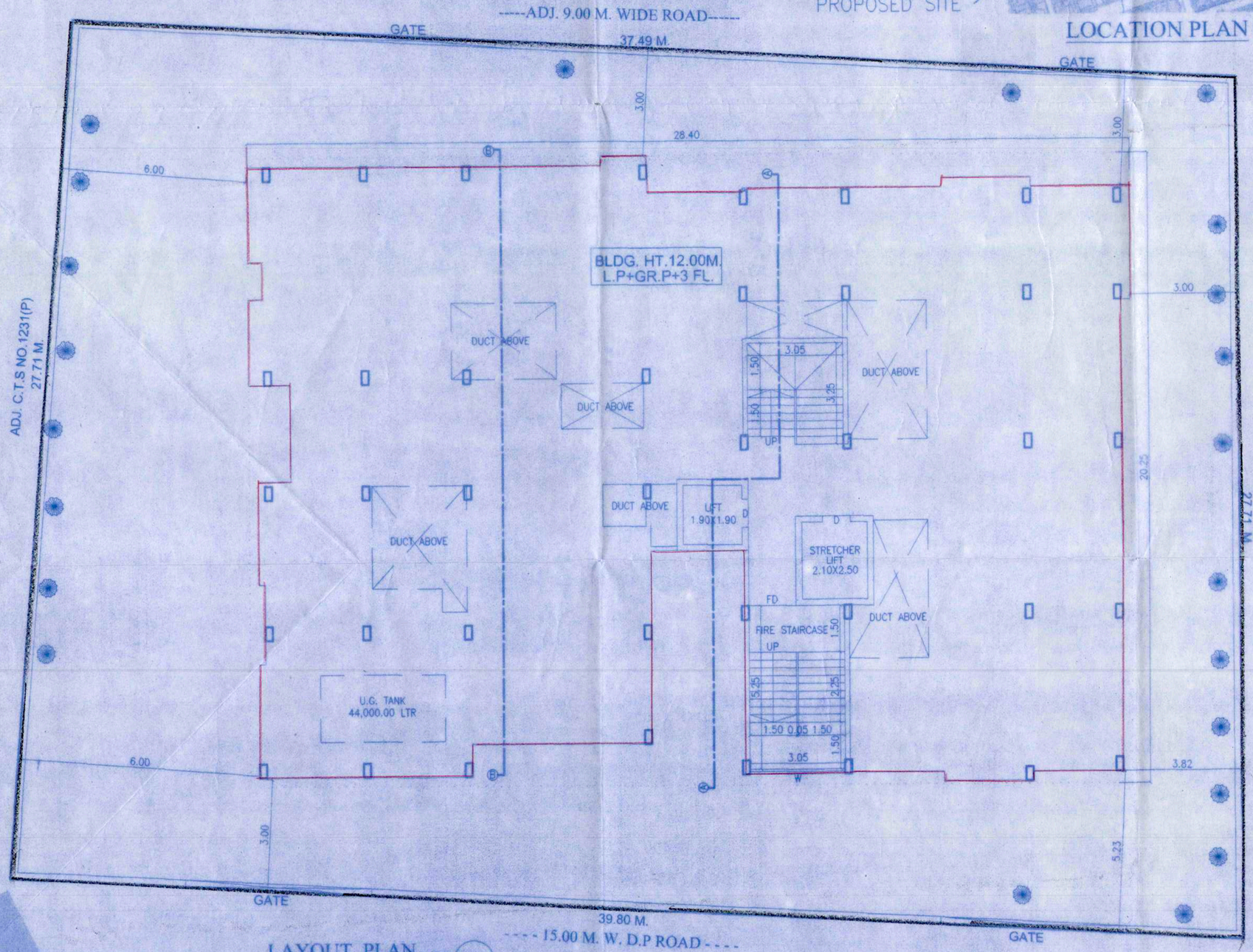
PLOT AREA CALCULATION

SCALE :-1:100

PLOT AREA CALCULATIONS

01] 48.91 X 22.14 X 0.50	=	541.43 SQ.M
02] 48.91 X 23.01 X 0.50	=	562.71 SQ.M
PLOT AREA BY DEMARCATION	=	1,104.14 SQ.M.
PLOT AREA AS PER 7/12	=	1099.20 SQ.M.
MINIMUM AREA TO BE CONSIDER	=	1099.20 SQ.M.

LOCATION PLAN



LAYOUT PLAN

SCALE :-1:100

N

STAMP OF APPROVAL

01/04

FOR PROPOSED SANCTION

LAYOUT PLAN

New Resi. DT. 9/11/2022
APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO. CC/2051/22

Building Inspector (B.P./D.P. Zone-5) P.M.C.

Deputy Engineer P.M.C.

PUNE MUNICIPAL CORPORATION BUILDING CONTROL DEPARTMENT APPROVED

AREA STATEMENT		SQ.M
01.	AREA OF PLOT (Minimum area of a,b,c to be consider)	1099.20
	As per ownership document (7/12, CTC extract)	1099.20
	As per measurement sheet	1104.14
02.	DEDUCTIONS FOR	
	a) Proposed Under 20.00M. WIDE D.P Road	- - - -
	b) Area under chamfer	- - - -
	c) Area under Any reservation	- - - -
	(Total a+b+c)	- - - -
03.	Balance area of plot (1-2)	1099.20
04.	Amenity Space (if applicable)	
	Required -	- - - -
	Proposed -	- - - -
05.	Net Plot Area (3-4 (c))	1099.20
06.	Recreational Open space (if applicable)	
	Required - (Not to be deducted)	- - - -
	Proposed - (Not to be deducted)	- - - -
07.	Area Left For 9.00m wide Road (Not to be deducted)	- - - -
08.	Plotable area (if applicable)	1099.20
09.	Built up area with reference to Basic F.S.I. as per front road width (5 X 1.10)	1209.12
	Add 30% Incentive Area on Existing Area - 1,062.10 SQ.M For 30 Years Old Building (1,062.49 X 0.30 =318.75)	318.75
10.	Addition of FSI on payment of premium	
	Maximum permissible premium FSI - based on road width	- - - -
	Proposed FSI on payment of premium.	- - - -
11.	In-situ FSI / TDR loading	
	a) ADD PER. T.D.R 1,099.20 X 0.90 = 989.28 MINIMUM 30% SLUM TDR(989.28X0.30=293.78) RESERVATION T.D.R.(989.28-293.78= 695.50)	- - - - - - - -
	c) Total in-situ / TDR loading proposed (11 (a)	- - - -
12.	Additional FSI area under Chapter No. 7	- - - -
13.	Total entitlement of FSI in the proposal	- - - -
	[9 + 10(b)+11(d)] or 12 whichever is applicable.	1,527.87
	Ancillary Area (1,527.87 X 0.60 = 916.72)	- - - -
	Total entitlement (a+b)	1,527.87
14.	Maximum utilization limit of F.S.I. (building potential) Permissible as per Road width	4.00
15.	Total Built-up Area in proposal.(excluding area at Sr.No.17b)	1,302.20
	Sanction (Proposed) Built-up Area.	- - - -
	Proposed Built-up Area (as per 'P-line')	1,302.20
	Total (a+b)	1,302.20
16.	F.S.I. Consumed (15/5)	1.18
17.	Area for Inclusive Housing, if any	- - - -
	(a) Required (20% of Sr.No.5)	- - - -

SCHEDULE OF OPENING

D1	0.90 X 2.10		
D2	0.75 X 2.10	W1	0.90 X 1.20
FD	1.80 X 2.10	W2	1.80 X 1.20
FD1	3.00 X 2.10	V	0.60 X 0.90
OP	1.50 X 2.10		

SPECIFICATIONS

R.C.C. FRAME STRUCTURE
EXT.WALLS 0.15 TH. CONC. BLOCKS
INT. WALLS 0.10 TH. BRICKS
EXT. SANDFACED CEM. PLASTER
INT. NEERU FINISH CEM. PLASTER
T.W. DOORS
ALLUMINIUM WINDOWS
M.M. FLOORING
C.I. PIPES FOR DRAINAGE
G.I. PIPES FOR PLUMBING

LEGEND

PLOT BOUNDARY SHOWN BLACK
PROPOSED WORK SHOWN RED
DRAINAGE LINE SHOWN RED DOTTED
WATER LINE SHOWN BLACK DOTTED
EXISTING TO BE RETAINED HATCHED
DEMOLISHION SHOWN HATCHED YELLOW

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE HAS ITS DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN HAS ITS AREA AS MEASUREMENT MENTIONED IN DEMARCATION AND THE AREA TALLIES WITH THE MINIMUM AREA STATED IN THE DOCUMENT OF OWNERSHIP / LAND RECORD DEPTT. & CITY SURVEY RECORDS. ALL THIS INFORMATION IS BASED ON DOCUMENTS PROVIDED BY THE OWNER / POWER OF ATTORNEY HOLDER IN ORIGINAL / TRUE COPY AND PHOTOCOPY.

SIGN

OWNER'S NAME, ADD & SIGN.

THIS MUNICIPAL DRAWING IS PREPARED FROM INSTRUCTIONS, INFORMATION, SPECIFICATION AND LEGAL DOCUMENTS GIVEN BY ME THE OWNER/P.O.A.HOLDER TO THE ARCHITECT. I THE OWNER/P.O.A. HOLDER HAVE READ AND STUDIED THIS AND ALL DRAWINGS ALONG WITH THIS DRAWINGS FOR SUBMISSION AND THEY ARE AS PER MY INSTRUCTIONS AND INFORMATION GIVEN BY ME THE OWNER/P.O.A. HOLDER.

M/S. GODSE SHAHA DEVELOPERS THROUGH
MR. PRANAV RATNAKAR GODSE
MR. SAGAR ABHAY SHAHA
(NAME OF OWNER/POH.)

SIGN.

PROJECT

PROPOSED RESIDENTIAL BUILDING, AT
S.NO.89/1+90/1+91/1, C.T.S. NO.1231(P), PLOT NO.37+38, PARVATI, PUNE.

A R C H I T E C T

MANOJ TATOOSKAR
1221, B/1 WRANGLAR
P A R A N J P E R O A D,
BEHIND BHAVE X-RAY CLINIC,
OFF. F.C. ROAD, PUNE-411004
PH: 25531675/76

REG. NO. CA/91/13744

DATE	SCALE	DRN. BY	CHK. BY
20.10.2022	1:100	P.G.T	M.S.T.

\\WS-4F-FB-05DIT\Documents\GENERAL\MD-PMC OK\P.M.C\CURRENT PROJECTS\MANOJ TATOOSKAR\WORKS CONSTRUCTION\PARVATI PUSHPAMOTI SHANKARNAGAR PARVATI\MUNICIPAL DWG\FULL POTENTIAL\20.10.2022\MD.DWG. plotting scale 1=100