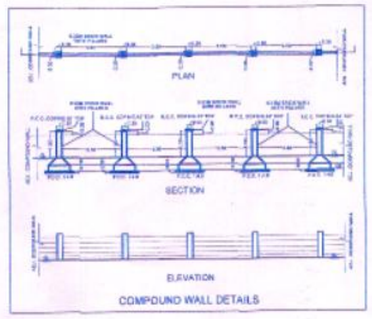
F.S.I. STATEMENT											
FLOOR	PROPOSED BUILT UP AREA		PERMISSIBLE OPEN BALC. 15%	PROPOSED OPEN BALCONY	PERMISSIBLE TERRACE 20%	PROPOSED TERRACE AREA	PROPOSED STAIRCASE AREA	FIRE STAIRCASE AREA	PROPOSED TENEMENTS	LIFT AREA	FIRE LIFT AREA
	COMMERCIAL	RESIDENTIAL									
LOWER PARKIG	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
UPPER GROUND	256.89	-----	-----	-----	-----	-----	-----	-----	11		
FIRST	-----	601.89	90.28	65.89	120.38	9.32	21.53	15.49	12		
SECOND	-----	606.57	90.99	84.25	121.31	13.39	21.53	15.49	12	3.35	3.35
THIRD	-----	606.57	90.99	84.25	121.31	13.44	21.53	15.49	12		
FOURTH	-----	606.57	90.99	84.25	121.31	13.39	21.53	15.49	12		
FIFTH	-----	218.76	32.81	16.90	43.75	8.99	21.53	15.49	04		
TOTAL	256.89	2640.36	396.05	335.54	528.07	58.53	107.65	77.45	63	3.35	3.35

F.S.I. STATEMENT											
FLOOR	PROPOSED BUILT UP AREA		PERMISSIBLE OPEN BALC. 15%	PROPOSED OPEN BALCONY	PERMISSIBLE TERRACE 20%	PROPOSED TERRACE AREA	PROPOSED STAIRCASE AREA	FIRE STAIRCASE AREA	PROPOSED TENEMENTS	LIFT AREA	FIRE LIFT AREA
	COMMERCIAL	RESIDENTIAL									
BUILDING	256.89	2640.36	396.05	335.54	528.07	58.53	107.65	77.45	63	3.35	3.35
TOTAL	2897.25										
PERMISSIBLE FLOOR		2926.36									
BALANCE AREA =		29.11									

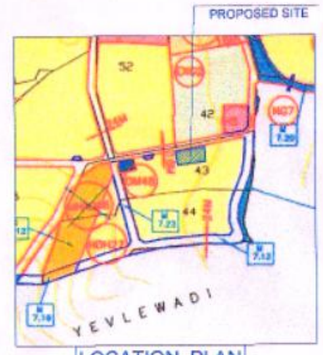
TOTAL PREMIUM AREA
PROPOSED TERRACE AREA
58.53

WATER REQUIRED CALCULATIONS (COMMERCIAL)						
ASSUME 5 PERSONS / TENEMENT - WATER REQUIRED / PERSON / DAY = 135 LITERS						
WING	TOTAL AREA	TOTAL FLATS	TOTAL PERSONS	FIRE FIGHTING CAPACITY	O.H.W.T. CAPACITY	U.G.W.T. CAPACITY
WING - A	256.89	86	86 X 45 = 3853	20000.00 Lits	23853.35 Lits	23853.35 X 1.5 = 35780.03 Lits
TOTAL	256.89	86	3853	20000.00 Lits	23853.35 Lits	35780.03

WATER REQUIRED CALCULATIONS (RESIDENTIAL)						
ASSUME 5 PERSONS / TENEMENT - WATER REQUIRED / PERSON / DAY = 135 LITERS						
WING	TOTAL FLATS	TOTAL PERSONS	WATER REQD / DAY	FIRE FIGHTING CAPACITY	O.H.W.T. CAPACITY	U.G.W.T. CAPACITY
WING - A	52	52 X 05 = 260	260 X 135 = 35100.00	20000.00 Lits	55100.00 Lits	55100.00 X 1.5 = 82650.00 Lits
TOTAL	52	260	35100.00	20000.00 Lits	55100.00 Lits	82650.00 Lits



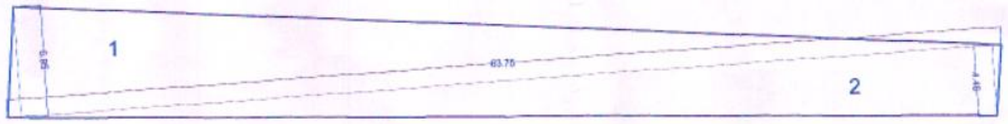
COMPOUND WALL DETAILS



LOCATION PLAN

GROUND COVERAGE STATEMENT
FLOOR BUILT-UP = 601.89
OPEN BALCONY = 65.89
TERRACE = 9.32 + 13.39
TOTAL = 601.89 + 65.89 + 9.32 + 13.39 = 690.49 SQ.M.
PROPOSED GROUND COVERAGE AREA : 690.49 SQM
PERMISSIBLE GROUND COVERAGE - 1 / 3 OF PLOT 3060.96 / 3 = 1020.33 SQ.M.

SECTION:U.G TANK



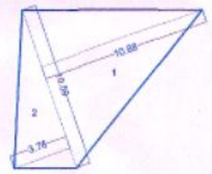
OPEN SPACE KEY PLAN SCALE-1:200

18 M PROPOSED ROAD WINDING KEY PLAN SCALE-1:200

18.00 M PROPOSED ROAD WINDING AREA CALCULATION (AREA CALCULATION BY TRIANGULATION METHOD)							
Sr.No.	Length Meter		Width Meter		No.		Total Sq.M.
1]	63.75	X	6.95	X	0.5	=	221.53
2]	63.75	X	4.46	X	0.5	=	142.16
TOTAL INTERNAL ROAD AREA						=	362.05

OPEN SPACE AREA CALCULATION (AREA CALCULATION BY TRIANGULATION METHOD)							
Sr.No.	Length Meter		Width Meter		No.		Total Sq.M.
1]	28.19	X	9.50	X	0.5	=	133.90
2]	28.19	X	9.50	X	0.5	=	133.90
TOTAL OPEN SPACE AREA						=	267.81
SAY						=	266.33

BUS BAY AREA CALCULATION (AREA CALCULATION BY TRIANGULATION METHOD)							
Sr.No.	Length Meter		Width Meter		No.		Total Sq.M.
1]	10.59	X	10.88	X	0.5	=	57.81
2]	10.59	X	3.78	X	0.5	=	20.02
TOTAL OPEN SPACE AREA						=	77.62

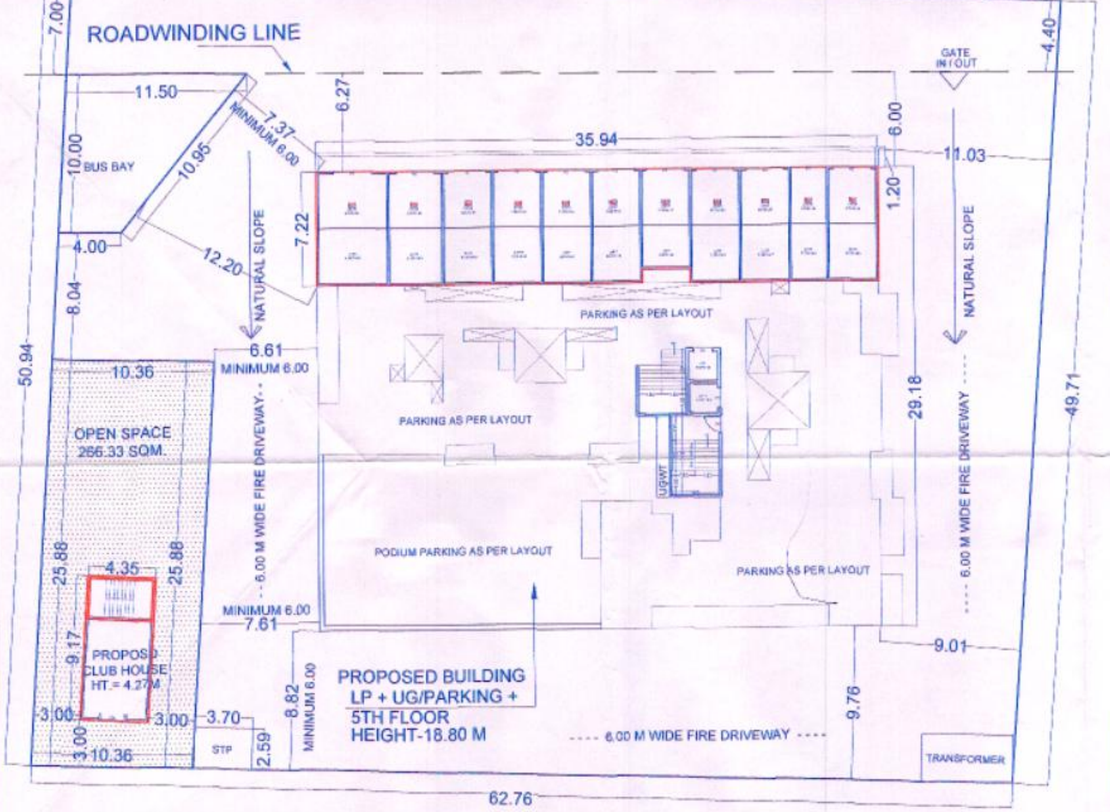


BUS BAY KEY PLAN SCALE-1:100

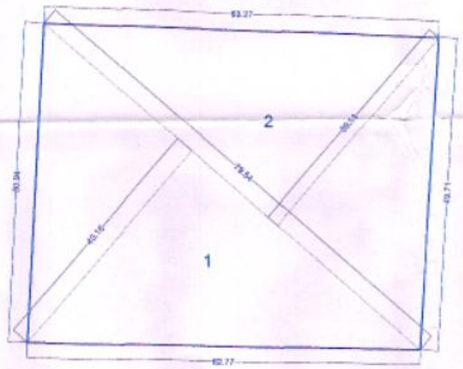
PARKING AREA STATEMENT (COMMERCIAL)				
PARKING REQUIRED FOR COMMERCIAL		CARS	SCOOTERS	CYCLES
TOTAL AREA 256.89 SQM	FOR 100 SQM FOR 256.89 SQM	3 FACTOR - 2.56	9	3
PARKING REQUIRED		08	23	08
VISITOR PARKING 05%		01	02	01
TOTAL PARKING PROVIDE		09	25	09
TOTAL PARKING AREA		09 X 12.50	25 X 2.00	09 X 0.70
		112.50 SQM	50.00 SQM	6.30 SQM

PARKING AREA STATEMENT (RESIDENTIAL)				
PARKING REQUIRED FOR RESIDENTIAL		CARS	SCOOTERS	CYCLES
TOTAL NO. OF FLATS FOR 52 FLATS	FOR 2 TENEMENTS HAVING CARPET AREA BETWEEN 40 TO 80 SQM	2 FACTOR = 19.00	4	2
PARKING REQUIRED	FOR 20 FLATS	20	40	20
	FOR 2 TENEMENTS HAVING CARPET AREA BETWEEN UP TO 40 SQM	1 FACTOR - 16.00	4	4
PARKING REQUIRED	FOR 32 FLATS	16	64	64
PARKING PROVIDE		36	104	84
VISITOR PARKING 05%		02	05	04
TOTAL PARKING (RESIDENTIAL)		38	109	88
TOTAL PARKING AREA		38 X 12.50	109 X 2.00	88 X 0.70
		475.00 SQM	218.00 SQM	61.60 SQM
PARKING REQUIRED FOR (RESIDENTIAL+ COMMERCIAL)		47	134	97
PARKING PROPOSED FOR (RESIDENTIAL+ COMMERCIAL)		105	291	133

PARKING AREA STATEMENT				
CAR	47 X 1.50	= 70.50 X 12.5	=	881.25 SQ.M.
SCOOTERS	134 X 1.50	= 201.00 X 2.00	=	402.00 SQ.M.
CYCLES	97 X 1.50	= 145.50 X 0.70	=	101.85 SQ.M.
TOTAL AREA			=	1385.10 SQ.M.



SITE PLAN SCALE-1:200



PLOT AREA CALCULATION (AREA CALCULATION BY TRIANGULATION METHOD)							
Sr.No.	Length Meter		Width Meter		No.		Total Sq.M.
1]	79.54	X	40.18	X	0.5	=	1597.96
2]	79.54	X	39.53	X	0.5	=	1572.11
TOTAL PLOT AREA						=	3105.12

PLOT AREA KEY PLAN SCALE-1:500

STAMP OF APPROVAL

01 / 05

- SITE PLAN, F.S.I. STATEMENT, PARKING LAYOUT
- PLOT AREA KEY PLAN, PLOT AREA CALCULATIONS
- PARKING AREA STATEMENT, WATER CALCULATIONS

Revised I
APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE No. CC/1788/19 07/08/2019

Building Inspector (Jr. Engg./Sect. Engg.) — Deputy Engineer
BUILDING PERMISSION DEPT.
ZONE - 2 P.M.C.

PUNE MUNICIPAL CORPORATION BUILDING CONTROL DEPARTMENT APPROVED PUNE

	PLOT	
A	AREA STATEMENT :	SQ. M.
	AREA OF PLOT as per 7/12	3100.00
	1a. As Per ownership document (7/12, CTS extract)	3100.00
	1b. as Per measurment sheet	3105.12
	1c. as Per site	3105.12
2.	DEDUCTIONS FOR	
	a.) ROAD ACQUISITON AREA	362.05
	b.) RESERVATION	77.62
	(Total)	439.67
3.	GROSS AREA OF PLOT (1a - 2)	2660.33
4.	RECREATIONAL OPEN SPACE	
	a.) REQUIRED -	266.03
	b.) PROPOSED -	266.03
5.	AMENITY SPACE a.) REQUIRED - b.) PROPOSED -	—— ——
6.	SERVICE ROAD AND HIGHWAY WINDING	——
7.	INTERNAL ROAD AREA	——
8.	NET AREA OF PLOT = {(3 - 5 (b) }	2660.33
9.	BUILT UP AREA WITH REFERNCE TO BASIC F.S.I AS PER FRONT ROAD WIDTH SR.NO 8 X 1.10	2926.36
10.	ADDTION OF AREA FOR F.S.I	
a.)	IN-SITU AREA AGAINST 9.00M WIDE ROAD WINDING [1.50]	——
b.)	IN-SITU AREA AGAINST AMENITY SPACE[2.00 X SR. NO 5 (a)]	——
c.)	PREMIUM FSI AREA (SUBJECT TO MAXIMUM OF 0.50 OF SR.NO 6 PAID F S I 50% AS PER PMC	——
d.)	ROAD ACQUISITION AREA	——
e.)	TOTAL TDR	——
f.)	ADDITIONAL FSI AREA UNDER CHAPTER VIII	——
	(Total a + b + c + d + e)	0.00
11.	TOTAL AREA AVAILABLE (9+10)	2926.36
12.	MAXIMUM UTILIZATION OF F.S.I PERMISSABLE AS PER RULE	1.10
13.	TOTAL BUILT UP AREA IN PROPOSAL (EXCLUDING AREA AS SR.NO 15 b)	2897.25
a.)	existing built up area	0.00
b.)	proposed built up area commercial + residential	2897.25
c.)	excess balcony area counted in F S I	——
d.)	excess double height terraces w/ht counted area counted in F S I	0.00
	(Total a + b + c + d)	2897.25
14.	F.S.I COUSUMED (13/8)(should not be more than serial no 12 above)	1.08
15.	AREA FOR INCLUSIVE HOUSING, IF ANY	
	a.) REQUIRED (25% OF SR.NO 9)	
	b.) PROPOSED	
16.	BALANCE AREA	29.11

B	LEGENDS :		COLOUR
	1) DOUBLE HT TERRACE SHOWN	[GREEN]	
	2) PROPOSED BULD WORK SHOWN	[RED]	
	3) PLOT LINE	[THICK GREEN]	
	4) ROAD WIDENING LINE	[GREEN DOTTED]	
	5) OPEN SPACE SHOWN	[GREEN]	
	6) AMENITY SPACE SHOWN	[ORANGE]	

TITLE :

P.M.C DRAWING
BUILDING PLAN & BUILDING LAYOUT

PROPOSAL :

REVISED LAYOUT OF COMMERCIAL AND RESIDENTIAL BUILDING, SURVEY NO. 43 [P] HISSA NO.2/1 + 2/9 AT - KONDHWA BK, TAL - HAVELI, DIST - PUNE.

OWNER / POA :	OWNER'S SIGN
M/S. TANVI DEVELOPERS	
MR. SACHIN SURESH HAKKE & OTHERS	

SCALE = 1 : 100
DATE : 07 / 11 / 2019
DESIGN : MUKTA
CHECK BY : AA
NORTH
DWG. NO. MD/001/R0
ARCHITECT'S SIGN CA / 2006 / 41697

ARCHITECT :
atit admulwar™
ARCHITECTS | PLANNER'S
(AN ISO 9001:2015 CERTIFIED COMPANY)
FLAT NO.05, THIRD FLOOR, SHREE TOWERS, BEHIND MAGARPATTA CHOWK, HADAPSAR, PUNE-28
Office : +91 88 8803 4702, +91 88 8841 9700
office@atitadmulwar.com
atit@atitadmulwar.com
www.atitadmulwar.com