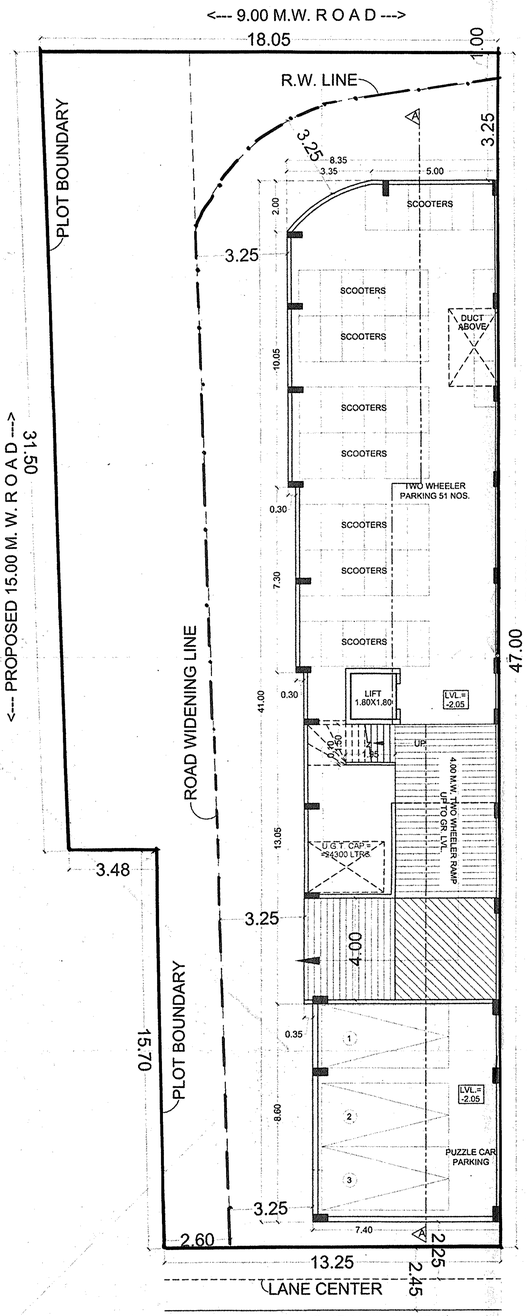
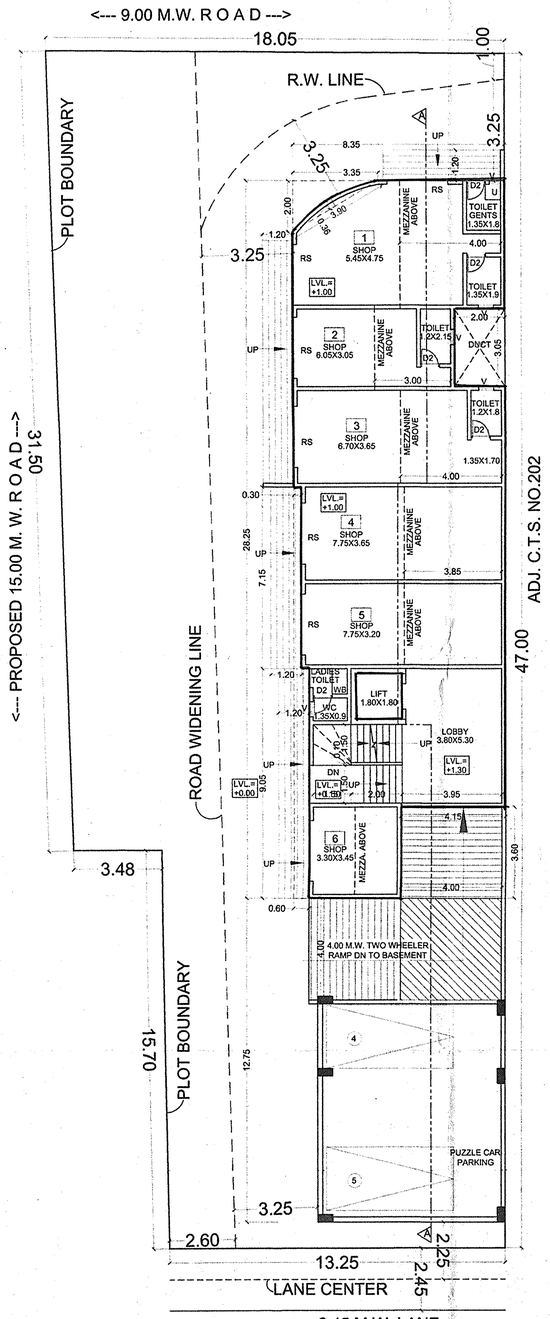
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

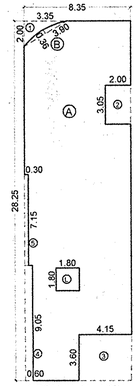


PARKING FLOOR PLAN



GROUND FLOOR PLAN

BUILDING F.S.I. AREA STATEMENT (IN SQ. MT.)				
FLOORS	COMM. AREA	RESI. AREA	LIFT AREA	TENEMENT
GROUND	201.62	-		0
MEZZANINE	151.38			0
FIRST		267.13		03
SECOND		260.73		03
THIRD		310.32		05
FOURTH		159.94		03
FIFTH		159.94		03
SIXTH		159.94		03
LIFT M/C RM AREA		7.52		0
TOTAL	353.00	1325.52		0
NET TOTAL	1678.52		3.24	20

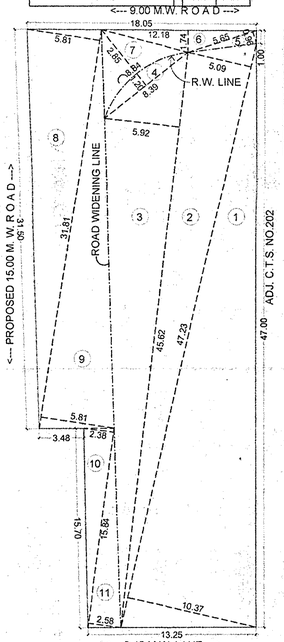


GROUND FL. AREA KEY PLAN

GROUND FLOOR AREA CALCULATION								
AREA OF BLOCK								
A	8.35	X	28.25	X	1	=	235.89	SQ. M.
B	3.90	X	0.36	X	1/2	=	0.94	SQ. M.
TOTAL						=	236.82	SQ. M.
STD. DEDUCTIONS								
1	3.35	X	2.00	X	0.50	=	3.35	SQ. M.
2	2.00	X	3.05	X	1	=	6.10	SQ. M.
3	4.15	X	3.60	X	1	=	14.94	SQ. M.
4	0.60	X	9.05	X	1	=	5.43	SQ. M.
5	0.30	X	7.15	X	1	=	2.15	SQ. M.
L	1.80	X	1.80	X	1	=	3.24	SQ. M.
TOTAL						=	35.21	SQ. M.
NET B/UP OF 1 FLOOR						=	201.62	SQ. M.

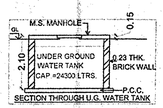
PLOT AREA CALCULATION								
1	47.23	X	10.37	X	0.50	=	244.89	SQ. M.
2	45.62	X	5.09	X	0.50	=	116.10	SQ. M.
3	45.62	X	5.92	X	0.50	=	135.04	SQ. M.
4	8.39	X	1.20	X	1/2	=	5.03	SQ. M.
5	5.65	X	0.96	X	0.50	=	2.71	SQ. M.
6	12.18	X	1.74	X	0.50	=	10.60	SQ. M.
7	6.84	X	2.85	X	1/2	=	16.80	SQ. M.
8	31.81	X	5.81	X	0.50	=	92.41	SQ. M.
9	31.81	X	5.81	X	0.50	=	92.41	SQ. M.
10	15.84	X	2.35	X	0.50	=	18.85	SQ. M.
11	15.84	X	2.58	X	0.50	=	20.43	SQ. M.
TOTAL						=	756.94	SQ. M.

ROAD WIDEING AREA CALCULATION								
5	5.65	X	0.96	X	0.50	=	2.71	SQ. M.
6	12.18	X	1.74	X	0.50	=	10.60	SQ. M.
7	6.84	X	2.85	X	1/2	=	16.80	SQ. M.
8	31.81	X	5.81	X	0.50	=	92.41	SQ. M.
9	31.81	X	5.81	X	0.50	=	92.41	SQ. M.
10	15.84	X	2.38	X	0.50	=	18.85	SQ. M.
11	15.84	X	2.58	X	0.50	=	20.43	SQ. M.
TOTAL						=	254.20	SQ. M.



PLOT AREA KEY PLAN, scale=1:200

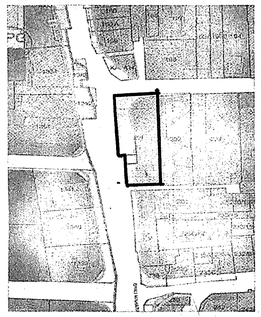
WATER CALCULATION (IN LITERS)			
	FLOORS	TENEMENTS	PROP. CAPACITY
O.H.T.	PER TENEMENT 5 X 135	20	13500
	COMM.178.36/3= 59.45, SAY 60X 45 PERSON	60	2700
	TOTAL		16200
U.G.T.	OHT X 1.5	16200	24300



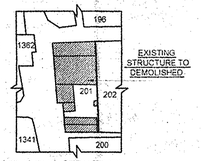
SECTION THROUGH U.G. WATER TANK

SANITATION REQUIREMENTS STATEMENT				
FOR COMMERCIAL				
CARPET AREA 178.36/3= 59.45 SAY=60 PERSON				
MALE=30, FEMALE=30				
DESCRIPTION	REQ.		PROPOSED	
	Male	Female	Male	Female
WATER CLOSET	1 per 50	1 per 50	01	01
URINALS	1 per 50	--	01	--

PARKING AREA CALCULATION (IN SQ. MT.)			
TYPE	TENEMENTS	CAR	SCOOTER
40 TO 80 SQ.MT. (1-4) for 2 TENA.	06	3	12
30 TO 40 SQ.MT. (1-1) for 2 TENA.	2	1	1
BELOW 30 SQ.MT. (0-4) for 2 TENA.	12	0	24
TOTAL	20	4	37
IN ADD 5% VISITOR PKG		1	2
MERCANTILE EVERY 100 SQ.MT. (1-6)	178.36	2	12
TOTAL		7	51
AREA		12.50	2.00
REQUIRED		87.50	102.00
PROVIDED		189.50	



LOCATION PLAN — PROPOSED SITE



EXISTING STRUCTURE DEMOLISHED PLAN

CARPET AREA STATEMENT
FORM OF STATEMENT-3

PROPOSED AREA DETAILS OF APARTMENT/ SHOPS, OFFICES AND FLATS :

BUILDING NO.	FLOOR NO.	APARTMENT NO/SHOP NO/ OFFICE NO	CARPET AREA OF APARTMENT	AREA OF SITOUT MEZZ.ATTACHED OF APARTMENT	AREA OF BALC ATTACHED OF APARTMENT	AREA OF DOUBLE HT. TERRACES ATTACHED TO FLAT	TOTAL CARPET AREA IN SQM
B+G+6	GROUND	01	33.72	19.00	---	---	52.72
	GROUND	02	18.81	09.15	---	---	27.96
	GROUND	03	29.74	14.60	---	---	44.34
	GROUND	04	28.64	14.05	---	---	42.69
	GROUND	05	25.16	12.32	---	---	37.48
	GROUND	06	11.74	05.69	---	---	17.43
	GROUND	07	30.55	---	---	---	30.55
	TOTAL		178.36	---	---	---	
	1ST.	101	79.98	---	15.38	---	95.36
	1ST.	102	46.10	---	08.22	---	54.32
	1ST.	103	38.45	---	02.41	6.09	46.95
	2ND.	201	79.98	---	15.38	---	95.36
	2ND.	202	46.10	---	08.22	---	54.32
	2ND.	203	38.45	---	02.41	---	46.95
	3RD.	301	64.41	---	10.23	---	74.64
	3RD.	302	46.10	---	08.22	---	54.32
	3RD.	303	29.28	---	02.41	---	31.69
	3RD.	304	28.63	---	02.83	---	31.46
	3RD.	305	28.51	---	03.04	---	31.55
	4TH,5TH,6TH	403,503,603	29.28	---	02.41	---	31.69
	4TH,5TH,6TH	404,504,604	28.63	---	02.83	---	31.46
	4TH,5TH,6TH	405,505,605	28.51	---	03.04	---	31.55

STAMP OF APPROVAL 1/3

नकाशा मंजूरीसाठी + व्यापारी वि. 2190/2021
APPROVED SUBJECT TO CONDITIONS
APPROVED UNDER COMMENCEMENT CERTIFICATE NO. CC/2203/21
Building Inspector — Deputy Engineer P.M.C.
POONA MUNICIPAL CORPORATION BUILDING CONTROL DEPARTMENT APPROVED POONA

A)	AREA STATEMENT	IN SQ.M.
1)	AREA OF PLOT	
	(a) As per document (PRC,7/12 extract)	677.30
	(b) as per site (demarcation)	756.94
	(c) Minimum area be considered	677.30
2)	DEDUCTIONS FOR	
	(a) Prop. D.P./ D.P. Road widening Area 9.0M. & 15.0M. Service Road / Highway widening	254.20
	(b) Any D.P. Reservation area (NDZ)	---
	(Total a+b)	---
3)	BALANCE AREA OF PLOT (1-2)	423.10
4)	AMENITY SPACE	---
	(a) Required -	---
	(b) Adjustment of 2(b), if any -	---
	(c) Balance Proposed -	---
5)	NET PLOT AREA (3-4C)	423.10
6)	RECREATIONAL OPEN SPACE	---
	(a) Required - 10%	---
	(b) Proposed	---
7)	ADD R. W. AREA	0.00
8)	PLOTABLE AREA	---
9)	PERMI. BASIC F.S.I. AS PER FRONT ROAD WIDTH (Sr. No. 5 X basic FSI)= (423.10 X2.00)	846.20
9A)	REHAB F.S.I. 27.87 X 5 TENEMENTS=139.35 INCENTIVE AREA 139.35 X 0.50 = 69.67 TOTAL REHAB AREA= 139.35+69.67=209.02	209.02
10)	ADDITION OF F.S.I. ON PAYMENT OF PREMIUM	
	(a)Maxim. permi. premium FSI (b) Proposed FSI on payment of premium.	---
11)	F.S.I./ T.D.R. LOADING	
	(a) Area against D.P. road (R.W. AREA HANDED OVER TO PCMC)	---
	(b) Area against Amenity Space if handed over (2.00 or 1.85 x Sr. No. 4 (b)and /or(c)),	---
	(c)Maxim. permi. TDR area	---
	(d) Total TDR loading prop.	---
12)	ADDITIONAL F.S.I. AREA UNDER CHAPTER NO.7	---
13)	TOTAL F.S.I. PERMI. IN THE PROPOSAL	---
15)	(a) [7+9 + 9A whichever is applicable.	1055.22
	(b) Ancillary Area FSI upto 60% or 80% with payment of charges. (1055.22 X 0.60)	633.13
	(c) Ancillary F.S.I. utilized	---
	(d) Total F.S.I. permi. (a+b+c)	1688.35
	TOTAL F.S.I. PROP. IN PROPOSAL (excluding area at Sr.No.17 b)	
	(a) Existing Commercial f.s.i. area (as per 'P-line')	---
	(b) Proposed Commercial f.s.i. area (as per 'P-line')	353.00
	(c) Existing Resi. f.s.i. area (as per 'P-line')	---
	(d) Prop. Resi. f.s.i. area (as per 'P-line')	1325.52
	(e) Prop. Ancillary f.s.i. area (as per 'P-line')	---
	(f) Total (a+b+c+d+e)	1678.52
16)	F.S.I. CONSUMED (15/13) (should not be more than serial No.14 above.)	---
B)	TENEMENT STATEMENT	
	A) TENEMENTS PROPOSED	20

C) PARKING STATEMENT			
DESCRIPTION	CAR	SCOOTER	CYCLE
(i) PARKING REQUIRED BY RULE	7	51	---
(iii) TOTAL PARKING PROPOSED	7	51	---

OWNER'S DECLARATION

I/We undersigned hereby confirm that I/We would abide by plans approved by Authority / Collector. I/We would execute the structure as per approved plans.Also I/We would execute the work under supervision of proper technical person so as to ensure the quiltry and saftely at the work site.

SIGN OF OWNER

SPECIFICATIONS

1) R.C.C. FRAME STRUCTURE.
2) 0.15 M. THK BRICK WALL EXT. & 0.15 M. THK INT.
3) ALLUMINIUM SLIDING WINDOWS & M.S. DOORS FRAMES.
4) NEERU FINISH PLASTER INSIDE & SAND FACE PLASTER OUT SIDE.
5) CERAMIC TILES FLOORING AND GLAZED TILES DADO.

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 SURVEYED RECORDS.

SIGN OF ARCHITECT

OWNER	SIGN
1) MR. RAJENDRA BARVE	
2) MR. JAYANT BARVE	
3) MR. RAVINDRA BARVE	
4) MRS. JAYASHREE BARVE	

LEGEND

PLOT BOUNDARY SHOWN BLACK
PROPOSED WORK SHOWN RED
DRAINAGELINE SHOWN RED DOTTED
WATERLINE SHOWN BLACK DOTTED
EXISTING TO BE RETAINED HATCHED
DEMOLISHION SHOWN HATCHED YELLOW

PROJECT:-

PROPOSED COMMERCIAL + RESIDENTIAL BUILDING C.T.S. NO. 201, SHUKRAWAR PETH, PUNE.

ARCHITECT:-

Rajendra Khire CA/90/13574	Milind Bhide CA/92/14605
SIGN	SIGN

JOB NO.	DRG.NO.	SCALE	DRAWN BY	CHECK BY
		1:100	MANIK	MR. KHIRE
INWARD NO.	---	DATE	15/07/2021	
KEY NO.	---	SHEET NO.		

KHIRE-BHIDE & ASSOCIATES
Architects & Designers
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Near Modi Ganpati, Pune - 411030
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www.khirebhide.com

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