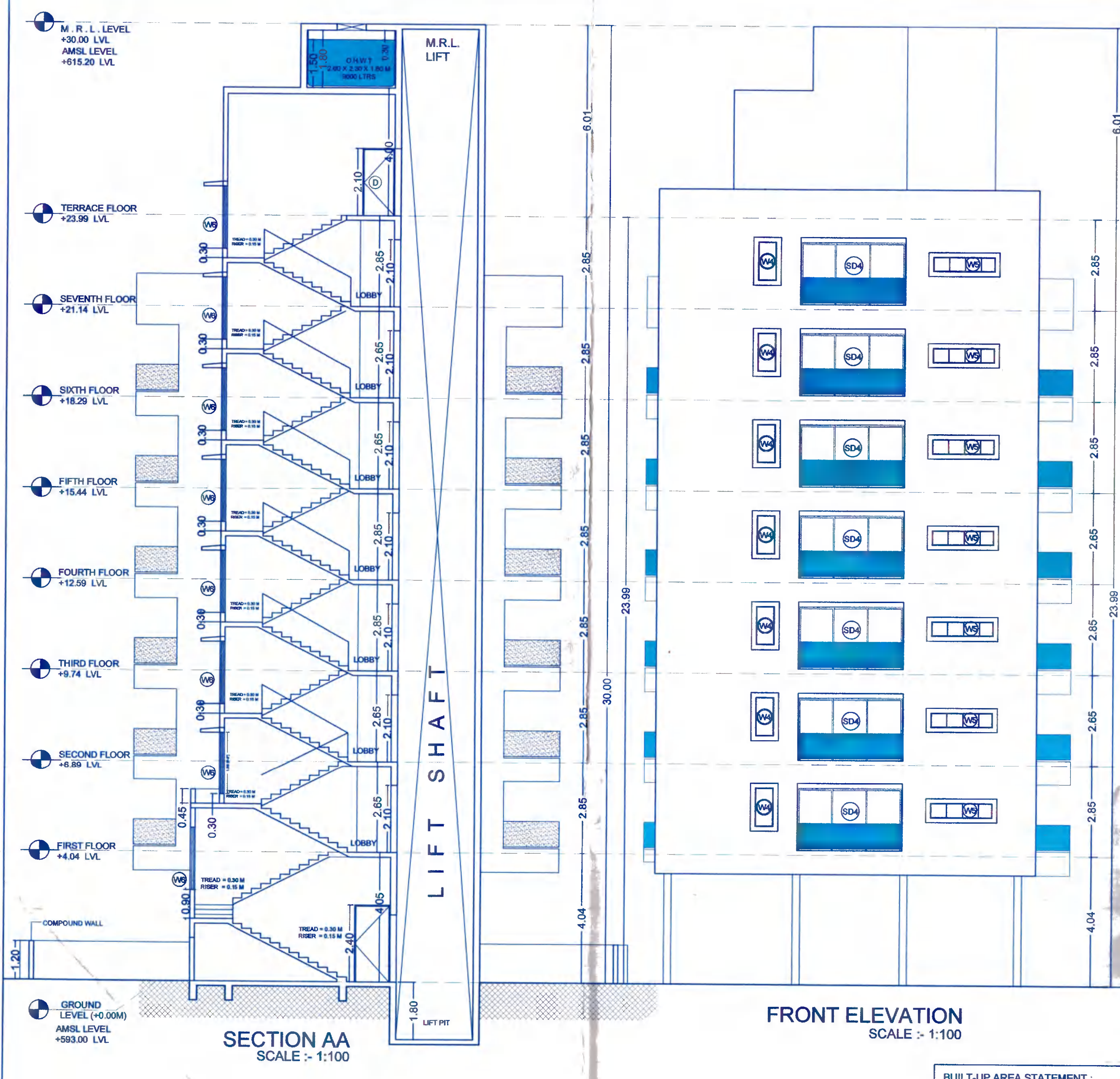




PARKING CALCULATION

TYPE	CARPET AREA (SQ.M)	TENEMENT (NOS)	CAR (NOS)	SCOOTER (NOS)	BY RULE REQD.	BY RULE REQD.
RESIDENTIAL	30-40	2	0	0	2	0
RESIDENTIAL	40-50	2	0	0	2	0
RESIDENTIAL	50-100	1	13	13	3	38
RESIDENTIAL	>100	1	0	0	3	0
VISITOR			WITH 5% (CAR)	5% (SC)	41	
TOTAL	REQUIRED	UNIT	PROP	14		41
TOTAL	PROPOSED	UNIT	PROP	14		41

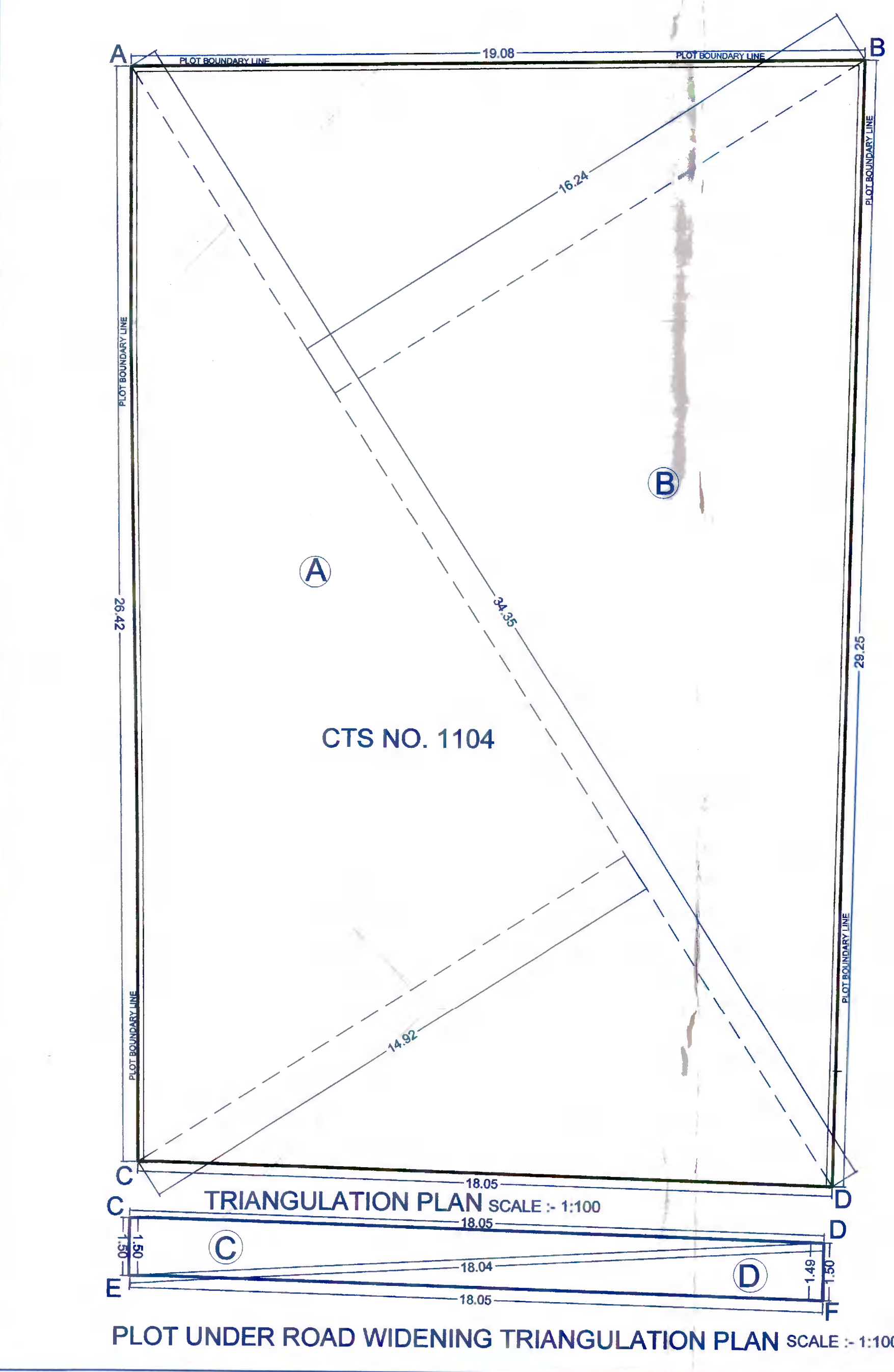
FLOOR WISE FSI STATEMENT

FLOORS	COMM.	RES.	IND.	SPEC.	LIFT	TENEMENT	TOTAL
PARKING/GROUND FLOOR	0.00	0.00	0.00	0.00	0.00	0	0
FIRST FLOOR	0.00	270.67	0.00	0.00	4.56	2	270.67
SECOND FLOOR	0.00	270.67	0.00	0.00	0.00	2	270.67
THIRD FLOOR	0.00	270.67	0.00	0.00	0.00	2	270.67
FOURTH FLOOR	0.00	270.67	0.00	0.00	0.00	2	270.67
FIFTH FLOOR	0.00	270.67	0.00	0.00	0.00	2	270.67
SIXTH FLOOR	0.00	270.67	0.00	0.00	0.00	2	270.67
SEVENTH FLOOR	0.00	126.69	0.00	0.00	0.00	2	126.69
TOTAL	0.00	1750.71	0.00	0.00	4.56	13	1750.71

BUILT-UP AREA STATEMENT
TYPICAL FLOOR FIRST TO SIXTH
AREA OF BLOCK (1234) =
13.43 X 24.08 = 323.39 SQ.M

STANDARD DEDUCTIONS:
A. 1.15 X 1.35 X 1 = 0.155 SQ.M
B. 0.08 X 4.02 X 1 = 0.3216 SQ.M
C. 2.77 X 2.40 X 1 = 0.6648 SQ.M
D. 0.43X 3.45 X 1 = 0.1485 SQ.M
E. 1.12 X 2.85 X 1 = 0.3192 SQ.M
F. 3.37 X 0.43 X 1 = 0.1450 SQ.M
G. 4.87 X 1.07 X 1 = 0.5210 SQ.M
H. 2.55 X 1.35 X 1 = 0.3443 SQ.M
I. 1.07 X 3.45 X 1 = 0.3692 SQ.M
J. 2.40 X 1.90 X 1 = 0.4560 SQ.M
K. 2.45 X 1.14 X 1 = 0.2793 SQ.M
L. 2.74 X 1.45 X 1 = 0.3973 SQ.M
M. 1.90 X 1.30 X 1 = 0.2470 SQ.M
N. 4.38 X 0.38 X 1 = 0.1664 SQ.M
O. 4.80 X 0.74 X 1 = 0.3552 SQ.M
P. 3.30 X 0.54 X 1 = 0.1782 SQ.M
Q. 1.35 X 1.84 X 1 = 0.2484 SQ.M

TOTAL DEDUCTIONS = 52.72 SQ.M
NET AREA = 323.39 - 52.72 = 270.67 SQ.M



SECTION OF R.C.C. COMPOUND WALL
N.T.S.

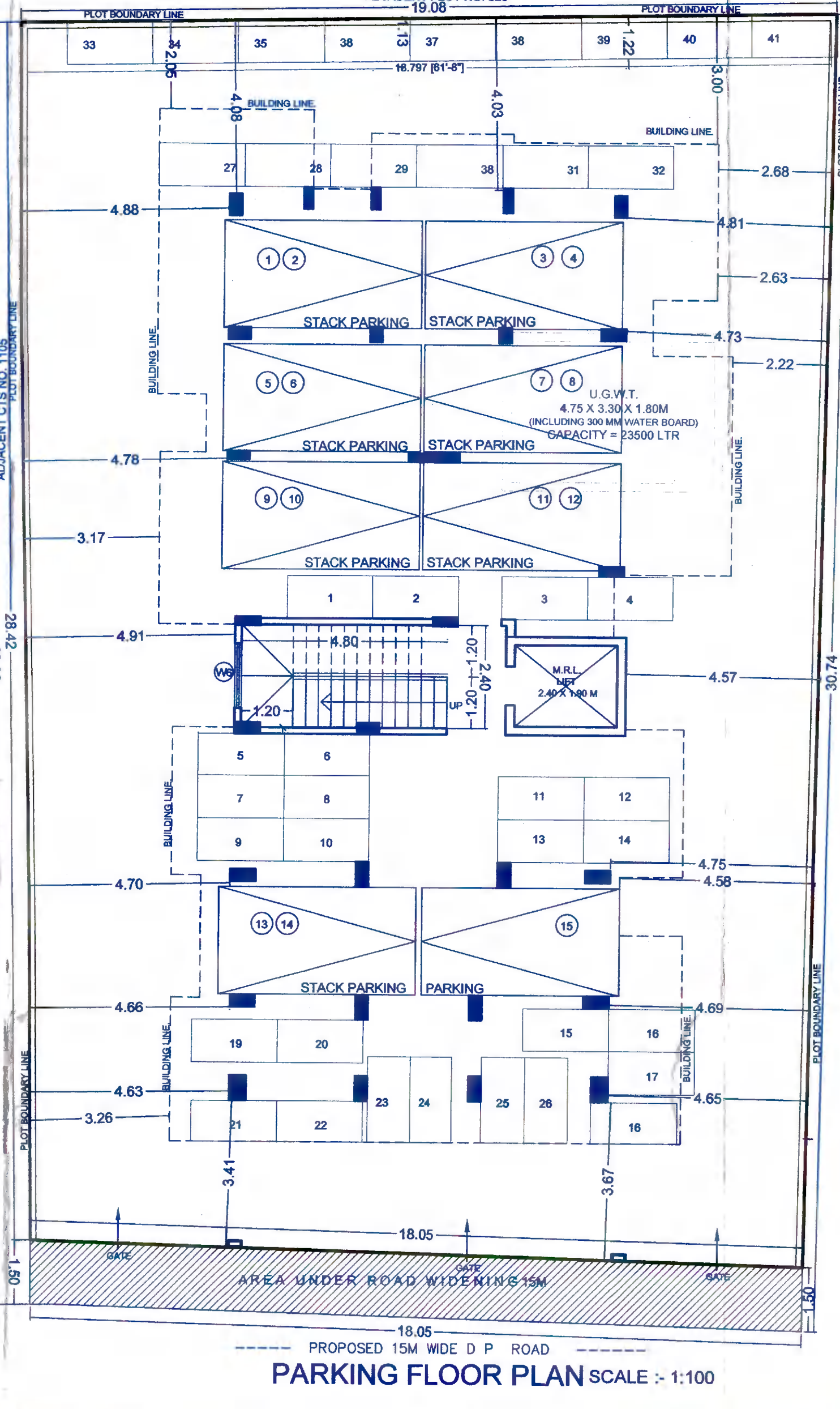
NOTE: COMPOUND WALL DETAILING SHALL BE AS PER SITE CONDITIONS FOR INSTRUCTIONS GIVEN BY R.C.C. CONSULTANT

AREA OF PLOT (NET PLOT AREA) (A,B,C,D) (BY TRIANGULATION METHOD)
A) 0.5 X 34.35 X 14.92 = 266.25 SQ.M
B) 0.5 X 18.04 X 1.50 = 13.53 SQ.M
C) 0.5 X 18.04 X 1.49 = 13.44 SQ.M
D) 0.5 X 18.04 X 1.49 = 13.44 SQ.M
TOTAL AREA = 286.97 SQ.M

AREA OF GROSS PLOT (BY ADDITION OF (A,B,C,D) (C,D,E,F))
1) AREA OF (A,B,C,D) = 286.97 SQ.M
2) AREA OF (C,D,E,F) = 26.97 SQ.M
TOTAL AREA = 313.94 SQ.M

WATER REQUIREMENT STATEMENT

WATER REQUIRED BY RULE	TENANT	LTS.
138 LTS PER PERSON	13	8775
PER PERSON		
CH.W.T. CAPACITY PROVIDED		9000
U.G.W.T. CAPACITY PROVIDED		13800
TOTAL U.G.W.T. CAPACITY PROVIDED		23800

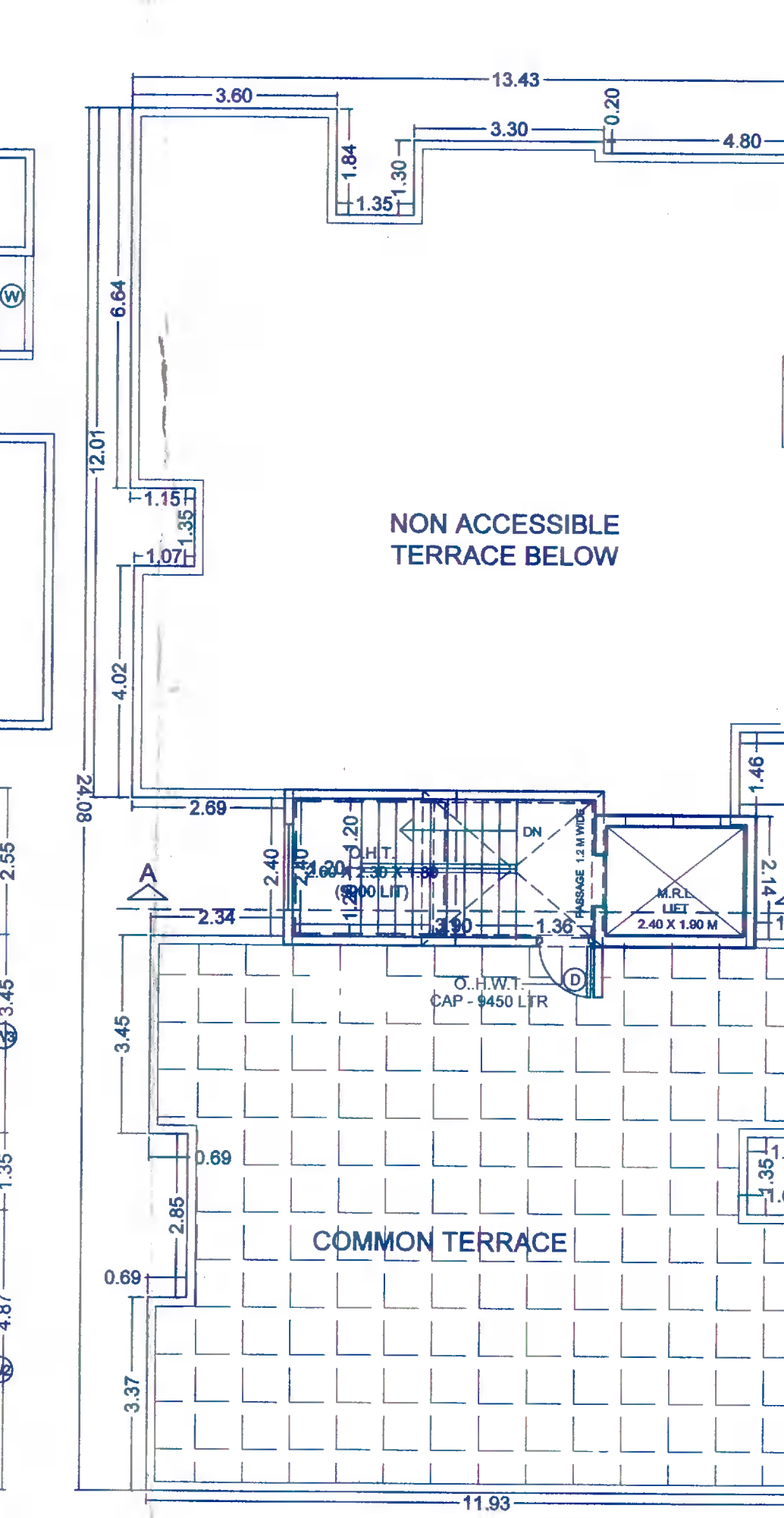
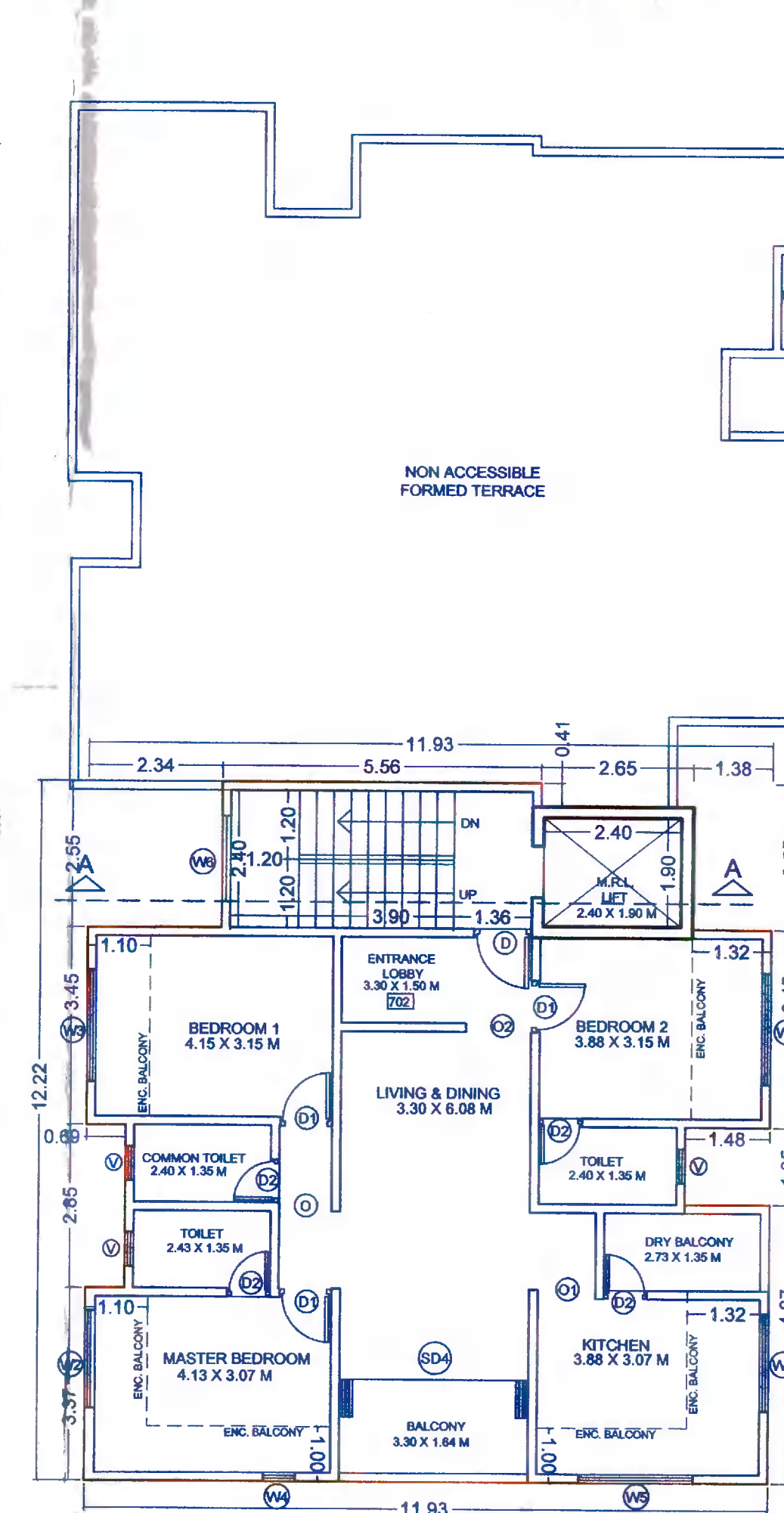
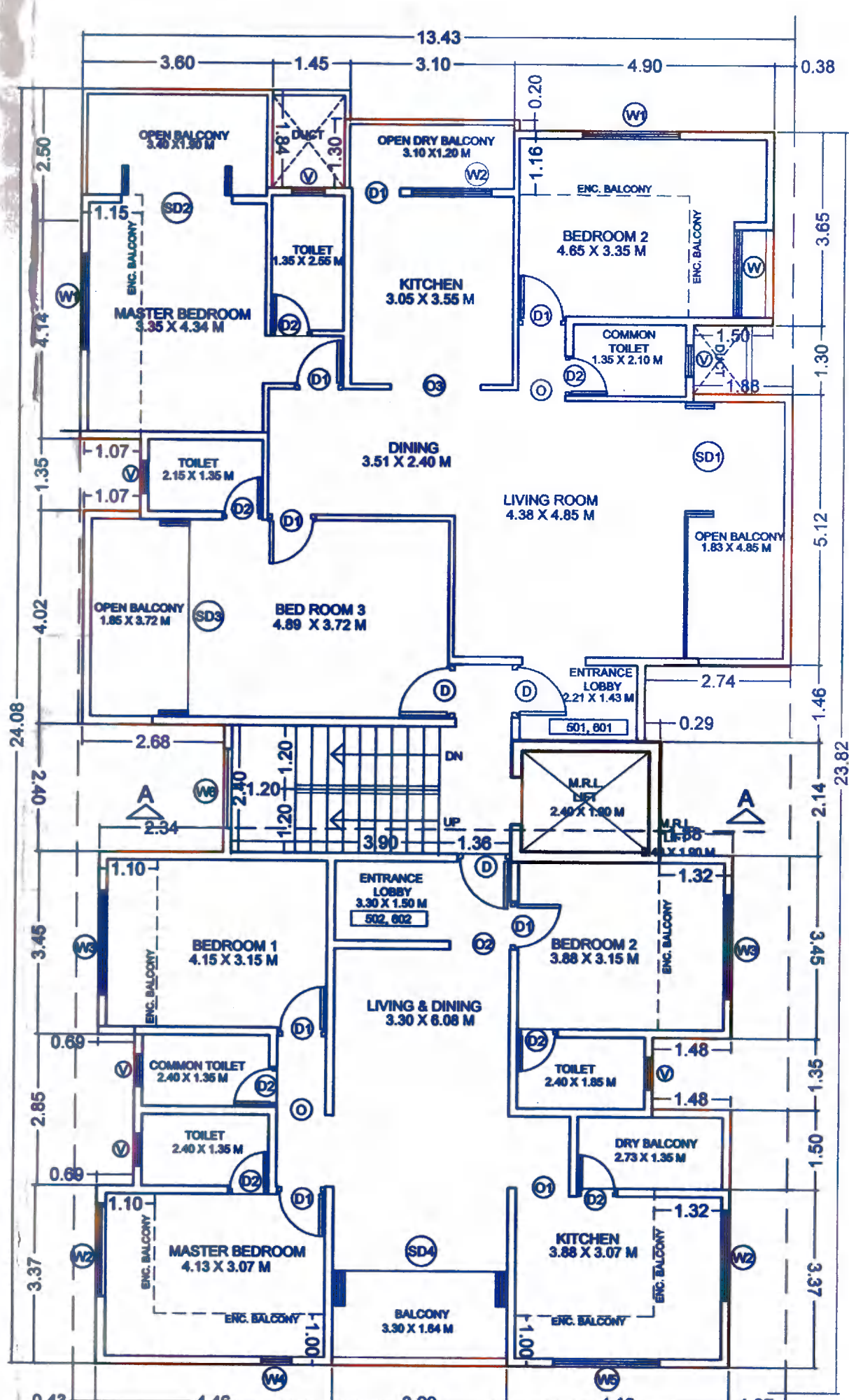


BUILT-UP AREA STATEMENT
SEVENTH FLOOR
AREA OF BLOCK (5678) =
11.83 X 12.22 = 144.78 SQ.M

STANDARD DEDUCTIONS:
R. 2.34 X 2.55 X 1 = 5.97 SQ.M
S. 2.85 X 0.41 X 1 = 1.18 SQ.M
T. 2.40 X 1.90 X 1 = 4.56 SQ.M
U. 1.38 X 2.55 X 1 = 3.51 SQ.M
V. 0.99 X 2.85 X 1 = 2.82 SQ.M
W. 1.48 X 1.35 X 1 = 1.99 SQ.M
TOTAL DEDUCTIONS = 19.09 SQ.M
NET AREA = 144.78 - 19.09 = 125.69 SQ.M

LOCATION PLAN
N.T.S.

EXISTING LAYOUT
SCALE: 1:200

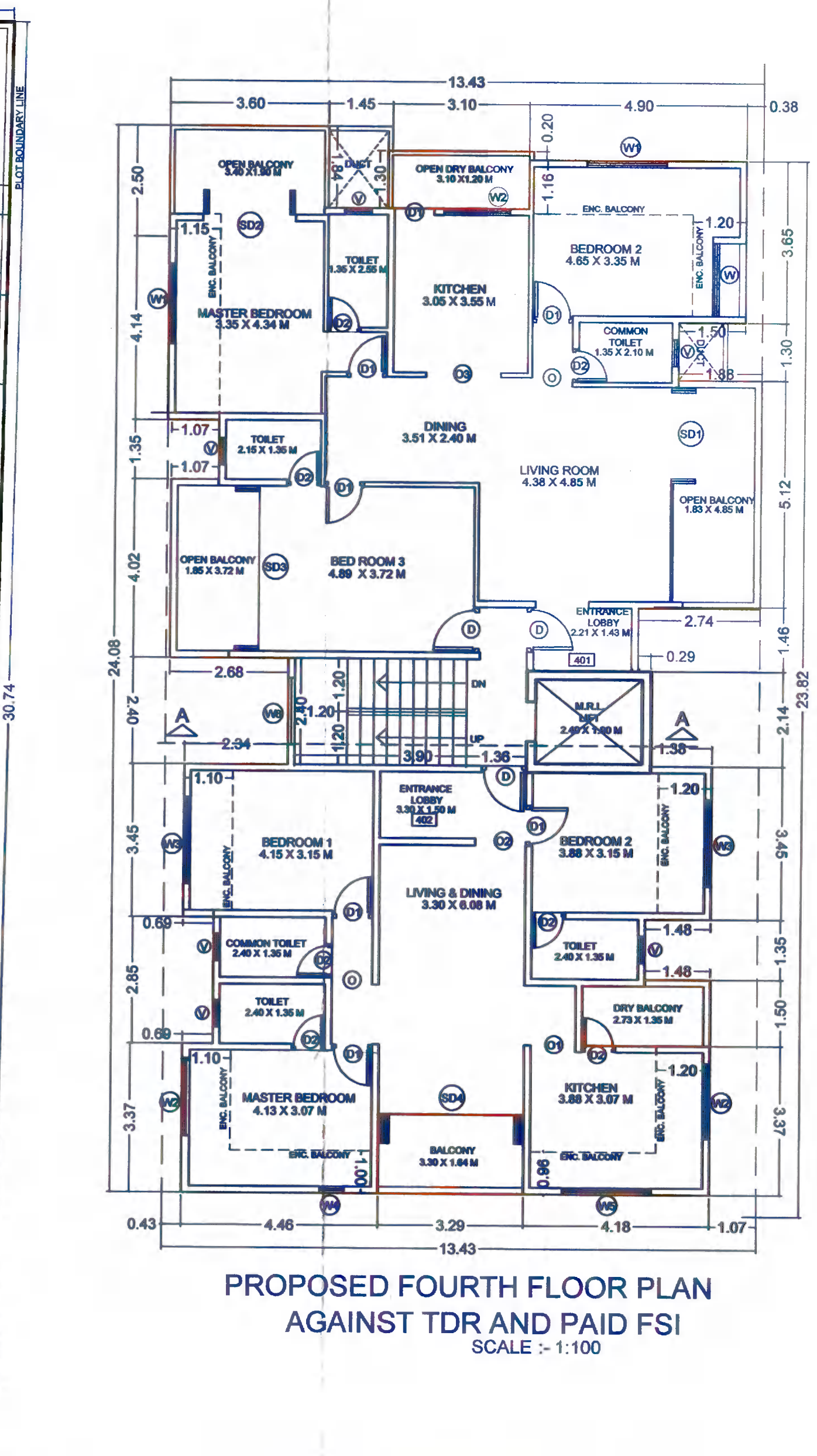
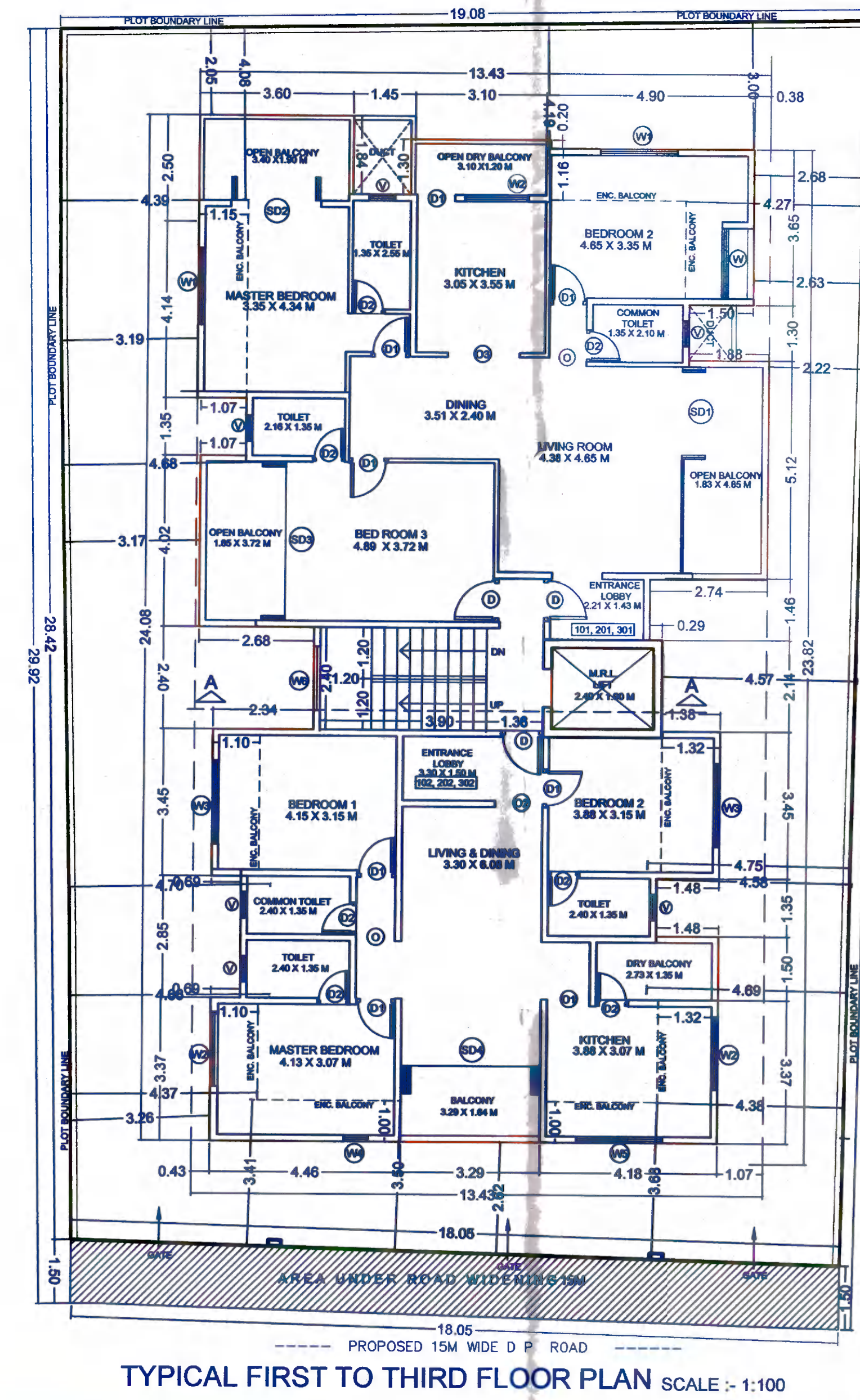


SEVENTH FLOOR KEY PLAN
SCALE: 1:100

PROPOSED FIFTH AND SIXTH FLOOR PLAN
AGAINST TDR AND PAID FSI
SCALE: 1:100

PROPOSED SEVENTH FLOOR PLAN
AGAINST TDR AND PAID FSI
SCALE: 1:100

TERRACE FLOOR PLAN
SCALE: 1:100



STAMP FOR PAYMENT OF APPROVAL

APPROVED SUBJECT TO CONDITION APPROVED UNDER COMMENCEMENT CERTIFICATE NO. CC/05/18/22

Building Inspector: [Signature]
Assigned Engineer: P.M.C.

APPROVED

T.D.R. GENERATION

D.R.C. NO.	TYPE	LOCATION & DETAILS OF LAND SURRENDERED	NAME OF THE D.R.C. HOLDER
004812	SUM REHABILITATION	PUNE MANGALWAR PETH, P. NO. 37	MRS. SADA-ANAND (DEVELOPERS L.V.)
005845	PLAY GROUND	PUNE MANGALWAR PETH, P. NO. 37	MRS. SADA-ANAND (DEVELOPERS L.V.)

T.D.R. UTILIZATION STATEMENT IN SQ. M

D.R.C. NO.	D.R.C. TYPE	D.R.C. AREA (SQ.M)	INDEXING (D.R.C. LOAD AREA OF APPROVAL)	AREA FOR UTILIZATION	BALANCE AREA
004812	SUM REHABILITATION	209.74	0.6310	132.00	132.00
005845	PLAY GROUND	210.03	1.0579	228.54	148.13
TOTAL		360.54		278.13	82.41

AREA STATEMENT

1A	AREA OF PLOT AS PER 7/12 EXTRACT	SQ.M.
1B	AREA OF PLOT ON SITE	562.14
1C	AREA OF PLOT AS PER DEMARCATION	562.14
1D	AREA OF PLOT AS PER PROPERTY CARD	487.50
1E	CONSIDER MINIMUM	487.50
2	LESS DEDUCTION	
a	AREA UNDER ROAD (INTERNAL ROAD)	0.00
b	AREA UNDER ROAD (15 M WIDE D.P. ROAD)	26.97
c	ANY RESERVATION	-
TOTAL A + B + C		26.97
3	NET AREA OF PLOT	460.53
4	LESS DEDUCTION	
a	OPEN SPACE 10%	-
b	AMENITY SPACE 15%	-
c	INTERNAL ROAD	-
TOTAL (a+b+c)		-
5	NET AREA OF PLOT	460.53
6	ADDITIONS FOR FSI	
a	AMENITY SPACE 15%	-
b	INTERNAL ROAD	-
c	AREA UNDER D.P. ROAD (15 M WIDE D.P. ROAD)	26.97
7	TOTAL AREA (5+6) (GROSS PLOT AREA)	487.50
8	PERMISSIBLE BASIC F.S.I. (1.10 OF SR.NO. 5)	506.58
9	PROPOSED BASIC F.S.I.	506.58
10	PERMISSIBLE INCENTIVE F.S.I. (0.30 OF GROSS PLOT AREA (0.30 X 543.06))	162.92
11	PROPOSED INCENTIVE F.S.I.	162.92
12	PERMISSIBLE F.S.I. ON PAYMENT OF PREMIUM (0.50 X 487.50)	243.75
13	PROPOSED F.S.I. ON PAYMENT OF PREMIUM	149.76
14	PERMISSIBLE F.S.I. AGAINST TDR (0.90 X 460.53)	414.48
15	PROPOSED F.S.I. AGAINST TDR	278.13
16	PERMISSIBLE ANCELLARY FSI W.R.T. 60% OF (506.58+162.92+149.76+278.13=1097.39X 60% = 658.43)	653.43
17	PROPOSED ANCELLARY FSI	653.32
18	TOTAL PERMISSIBLE FLOOR AREA (8+10+12+14+16)	1986.16
19	TOTAL PROPOSED FLOOR AREA (9+11+13+15+17)	1750.71
a	RESIDENTIAL AREA	1750.71
b	COMMERCIAL AREA	-
20	TOTAL BUILT-UP AREA	1750.71
21	TENEMENTS PROPOSED	13

SCHEDULE OF OPENING

DOORS	WINDOWS
D1 = 1.00 x 2.10 M	W1 = 1.65 x 1.20 M
D2 = 0.90 x 2.10 M	W2 = 1.50 x 1.20 M
D3 = 0.75 x 2.10 M	W3 = 2.15 x 1.20 M
SD1 = 2.10 x 2.10 M	W4 = 0.58 x 1.20 M
SD2 = 2.20 x 2.10 M	W5 = 2.20 x 0.45 M
SD3 = 3.72 x 2.10 M	W6 = 1.50 x 1.95 M
SD4 = 3.29 x 2.10 M	
O = 0.90 x 2.10 M	V = 0.60 x 0.00 M
O1 = 1.00 x 2.10 M	
O2 = 1.13 x 2.10 M	
O3 = 1.70 x 2.10 M	

CERTIFICATE OF AREA
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 24/11/2021 AND THE DIMENSIONS OF SITES ETC. OF THE PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND DOCUMENTS OF OWNERSHIP, P. SCHEME RECORDS/ LANDRECORDS DEPT/CITY SURVEY RECORDS.

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 THICK BLACK
PROPOSED WORK SHOWN THICK RED
DRAINAGE LINE SHOWN DOTTED RED
EXISTING TO BE RETAINED YELLOW HATCH
ROAD WIDENING LINE DOTT GREEN

SITE ADDRESS
PROPOSED RESIDENTIAL BUILDING SR NO 80-50/9/11/14, CTS NO - 1104, PLOT NO - 54, SAHAKARNAGAR PUNE 411009

NAME OF OWNER / DEVELOPER
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. I THE OWNER/P.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.

MEDIA APARTMENT CONDOMINIUM THR.

MR. VISHNU JOSHI
(CHAIRMAN)

MR. SANJEEV PATANKAR
(SECRETARY)

STUDIO 24
STUDIO 24
THR. AR. PUSHAN LIMAYE
2134/Adishthan, Office #6,
Sadashiv Path, Off Tiak Road,
Pune-411030, India.
Phone 020 - 24324558

SCALE
1:190

DATE
24.03.2022

DRAWN BY
KAUSHAL

CHECKED BY
SHREASH