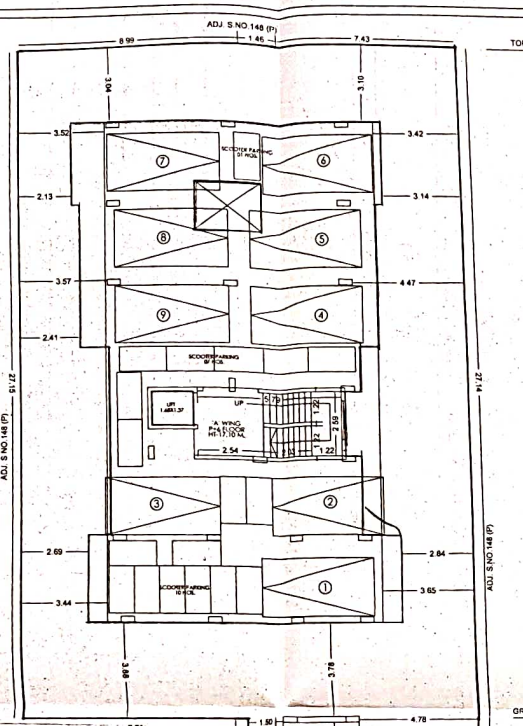
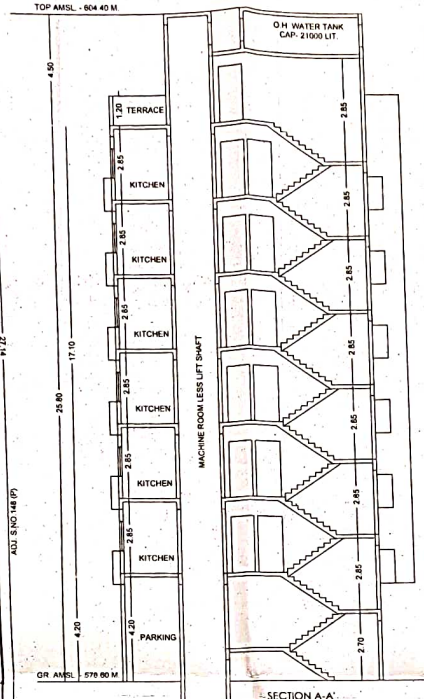
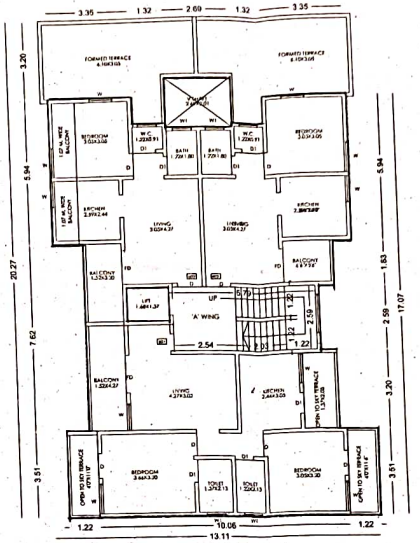
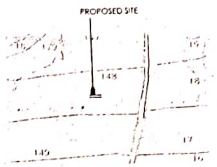




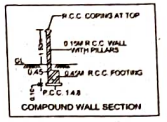
SECTION A-A'



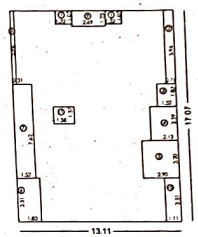
SIXTH FLOOR PLAN



LOCATION PLAN



COMPOUND WALL SECTION



SIXTH FLOOR AREA KEY PLAN

PROJECT

PROPOSED RESIDENTIAL BUILDING AT S. NO. 18/10/5/2, DHAYARI, PUNE. 1/1

STAMP OF APPROVAL OF PLAN

New Residential Dt. 1/2/21
APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT CERTIFICATE NO.: CC/1167/20
Building Inspector / Deputy Engineer
BUILDING PERMISSION DEPT.
ZONE - 2, P.M.C.

POONA MUNICIPAL CORPORATION
BUILDING CONTROL DEPARTMENT
APPROVED
POONA

AREA STATEMENT

		SQ.MT
1	AREA OF THE PLOT	
(a)	AREA OF THE PLOT (AS PER 7/12)	750.00
(b)	AREA OF THE PLOT (AS PER DEMARCATION)	738.70
(c)	AREA OF THE PLOT (AS PER SITE)	738.70
2	DEDUCTIONS FOR	
(a)	PROPOSED D.P./D.P. ROAD WIDENING/SERVICE ROAD	-
(b)	ANY D.P. RESERVATIONS	-
	TOTAL (2=(a))	-
3	BALANCE AREA OF THE PLOT (1-2)	738.70
4	AMENITY SPACE (IF APPLICABALE)	
(a)	REQUIRED	-
(b)	ADJUSTMENT OF 25% IF ANY	-
(c)	BALANCED PROPOSED	-
5	NET AREA OF THE PLOT (3+4(c))	738.70
6	RECREATION SPACE (IF APPLICABALE)	-
(a)	REQUIRED	-
(b)	PROPOSED	-
7	INTERNAL ROAD AREA - LEFT FOR 6.00 M. WIDE ROAD	06.43
	INTERNAL ROAD AREA - LEFT FOR 9.00 M. WIDE ROAD	13.53
8	PLOTABLE AREA (IF APPLICABALE)	-
9	BUILT UP AREA WITH REF. TO BASIC FSI AS PER FRONT ROAD WIDTH (SR.NO. 5 X BASIC FSI = 732.27X1.10)	805.50
10	ADDITIONAL FSI ON PAYMENT OF PREMIUM	-
(a)	MAX. PERMISSIBLE PREMIUM FSI-BASED ON ROAD WIDTH/TOD ZONE (738.70X0.00)	-
(b)	PROPOSED FSI ON PAYMENT OF PREMIUM	-
11	INSITU FSI/TDR LOADING	
(a)	INSITU AREA AGAINST D.P. ROAD (2.00X(SR.NO. 2(a))	-
(b)	INSITU AREA AGAINST AMENITY SPACE (2.00/1.85X(SR.NO. 4(b)-6(c))	-
(c)	TDR AREA	-
	TOTAL (11(a)+(b)+(c))	-
12	ADDITIONAL FSI AREA UNDER CHAPTER NO.7	-
13	TOTAL FSI ENTITLEMENT OF FSI IN THE PROPOSAL	
(a)	(9+(10)+11)(after 12)	805.50
(b)	ANCILLARY AREA FSI UPTO 60% / 80% WITH PAYMENT OF CHARGES	481.08
(c)	TOTAL ENTITLEMENT (9+(c))	1286.58
14	MAX. UTILISATION LIMIT OF FSI PERMISSIBLE AS PER ROAD WIDTH (AS PER REGULATION NO. 6.1.16.2.16.3.16.4.6.8.1.6.OR 1.8) (805.50X1.6)	1288.80
15	TOTAL BUILT UP AREA IN PROPOSAL (EXCLUDING AREA AT SR.NO. 17 (b))	
(a)	EXISTING BUILT-UP AREA	0.00
(b)	PROPOSED BUILT UP AREA (AS PER PLINE)	1286.58
(c)	TOTAL (a+b)	1286.58
16	FSI CONSUMED (15/13)	0.99
17	AREA FOR INCLUSIVE HOUSING (IF ANY)	
(a)	REQUIRED (30% OF SR.NO.15)	-
(b)	PROPOSED	-

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY US ON 24/08/2020 AND THE DIMENSIONS OF SIDES ETC. OF THE PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKEDOUT TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP. T.I. P.S.-SHIVAJI NAGAR, RECORDS, LAND RECORDS DEPARTMENT, CITY SURVEY RECORDS.

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 QUALITY AND SAFETY AS THE WORK SITE.

M/S UJWAL CONSTRUCTION THROUGH PARTNER

MR. BHISHAM BHAGWANT ADHAV (P.A.H.)

MR. SACHIN RANOJI POKALE (P.A.H.)

ARCHITECT NAME AND SIGNATURE	CASE NO.	SCALE	NORTH
SANJAY MURKUTE CS/07/39348		1-100	N

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Shelter Designers
FLAT NO.12, 3RD FLOOR ,TUPE RESIDENCY
THUBE PARK, SHIVAJINAGAR
Pune- 411005
Ph - 9822017627
shelter.designers@yahoo.com

PARKING AREA STATEMENT

TENEMENT	CAR	SCOOTER
REQUIRED		
FOR 2 TEN. 40.0-80.0 SQMT	01	05
FOR 18 TEN. 40.0-80.0 SQMT	09	45
VISITOR	01	03
TOTAL REQUIRED	10	48
TOTAL PROVIDED	10	48
AREA REQUIRED = (10X12.5)+(48X2)= 221.00		
AREA PROVIDED = 387.00 SQM.		

FLOOR	RESI. AREA	LIFT
1 ST	223.42	2.30
2 ND	223.42	
3 RD	223.42	
4 TH	223.42	
5 TH	223.42	
6 TH	169.48	
TOTAL	1286.58	2.30
TOTAL FSI = 1286.58 SQ.M.		

CARPET AREA STATEMENT		
FLOOR	FLAT NO	AREA
1ST FLOOR	101	55.23
	102	43.03
	103	50.18
2ND FLOOR	201	55.23
	202	43.03
	203	50.18
3RD FLOOR	301	55.23
	302	43.03
	303	50.18
4TH FLOOR	401	55.23
	402	43.03
	403	50.18
5TH FLOOR	501	55.23
	502	43.03
	503	50.18
6TH FLOOR	601	55.23
	602	43.03
	603	50.18

ANCILLARY FSI STATEMENT

PERMISSIBLE ANCILLARY FSI 805.5X0.6	483.30
PROPOSED ANCILLARY FSI	481.08

SIXTH FLOOR AREA CALCULATION:

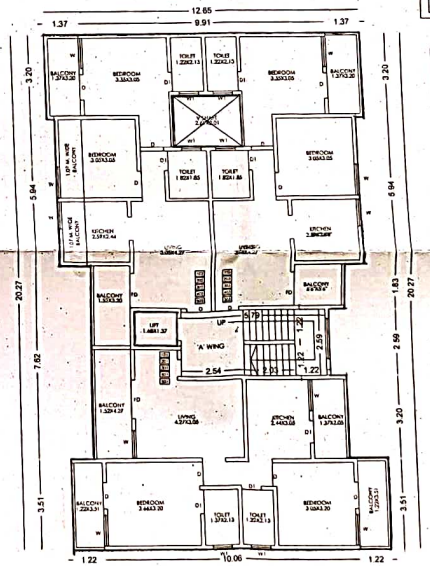
A = (13.11X17.07) = 223.79

DEDUCTION:

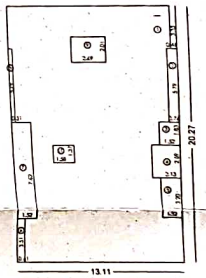
1)	1.32X1.07X2	=	02.82
2)	0.76X5.94	=	04.51
3)	1.52X1.83	=	02.78
4)	2.13X2.59	=	05.52
5)	2.90X3.20	=	09.28
6)	1.83X3.51	=	06.42
7)	1.52X7.62	=	11.58
8)	0.31X5.94	=	01.84
9)	2.69X1.25	=	03.36
10)	1.11X3.51	=	03.90
LT)	1.68X1.37	=	02.30
	TOTAL	=	54.31

A = 223.79-54.31 = 169.48 SQ.M.

TOTAL B/UP AREA = 169.48 SQ.MT.



TYPICAL 1ST,2ND,3RD,4TH & 5TH FLOOR PLAN



TYPICAL FLOOR AREA KEY PLAN

TYPICAL FLOOR AREA CALCULATION:

A = (13.11X20.27) = 265.74

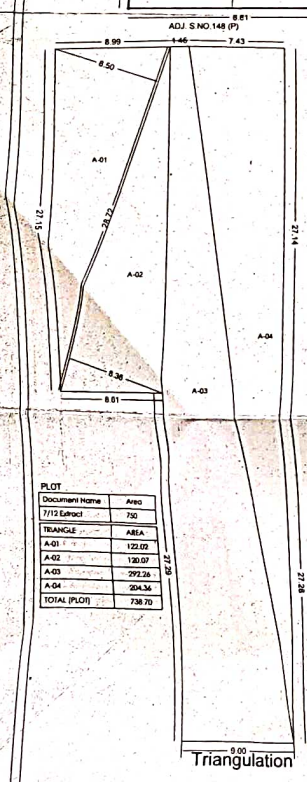
DEDUCTION:

1)	0.46X3.35	=	01.54
2)	0.76X5.79	=	04.40
3)	1.52X1.83	=	02.78
4)	2.13X2.59	=	05.52
5)	1.52X3.20	=	04.86
6)	0.61X3.51	=	02.14
7)	1.52X7.62	=	11.58
8)	0.31X5.79	=	01.79
9)	2.69X2.01	=	05.41
LT)	1.68X1.37	=	02.30
	TOTAL	=	42.32

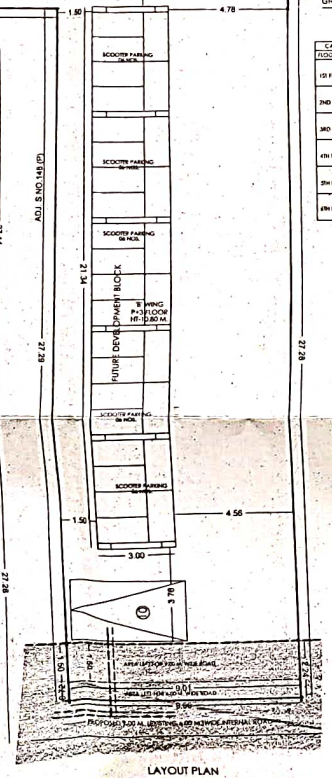
A = 265.74-42.32 = 223.42 SQ.M.

TOTAL B/UP AREA = 223.42 SQ.MT.

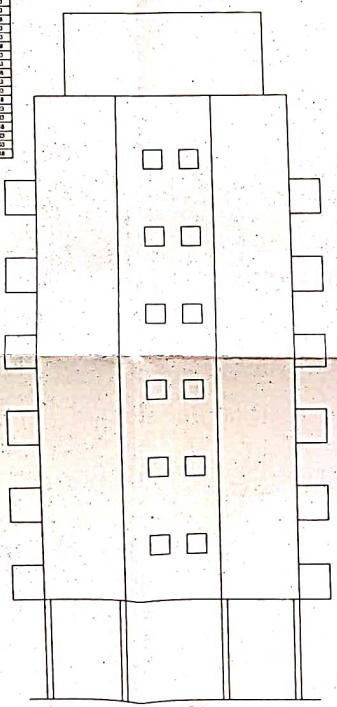
PLOT	
Document Name	Area
7/12 Extract	750
TRIANGLE	AREA
A-01	122.02
A-02	120.07
A-03	292.26
A-04	204.36
TOTAL (PLOT)	738.70



Triangulation



LAYOUT PLAN



ELEVATION