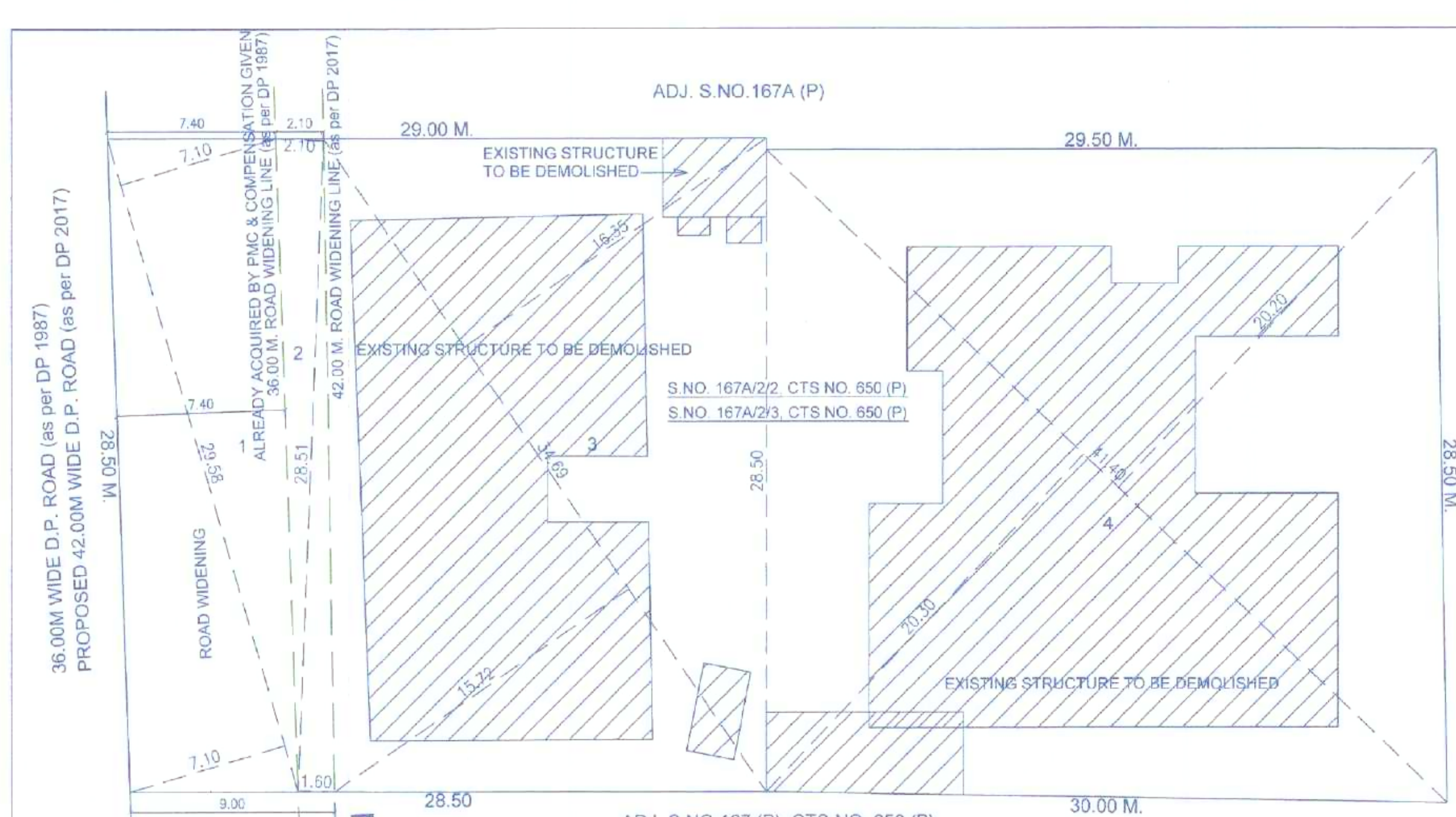




ADJ. S.NO.167 (P), CTS NO. 650 (P)
PLOT AREA KEY PLAN
SCALE-1:200

ROAD WIDENING AREA CALCULATION :-
36.00 M ROAD WIDENING AREA (as per DP 1987)
1) $0.50 \times (7.10+7.10) \times 29.58 = 210.00$
TOTAL = 210.00 SQM

ROAD WIDENING AREA CALCULATION :-
42.00 M ROAD WIDENING AREA (as per DP 2017)
2) $0.50 \times (1.60+2.10) \times 28.51 = 52.75$
TOTAL = 52.75 SQM

PLOT AREA CALCULATION :-
S.NO. 167A/2/2, CTS NO. 650 (P)+S.NO. 167A/2/3, CTS NO. 650 (P)
1) $0.50 \times (7.10+7.10) \times 29.58 = 210.00$
2) $0.50 \times (1.60+2.10) \times 28.51 = 52.75$
3) $0.50 \times (15.72+16.35) \times 34.69 = 556.25$
4) $0.50 \times (20.20+20.30) \times 41.40 = 838.35$
TOTAL = 1657.35 SQM

MINIMUM AREA TO BE CONSIDERED = 1635.00 SQM
WHICHEVER IS MINIMUM IS TO BE CONSIDERED



D.P. LOCATION PLAN

WATER REQUIREMENT STATEMENT :-
(FOR COMMERCIAL)

O.H. WATER TANK:-
369.71 / 3 = 124 PERSON
47 PER x 45 LIT = 5,580.00 LIT.
TOTAL O.H. WATER TANK CAPACITY = 5,580.00 LIT.

U.G. WATER TANK:-
1.50 x 5,580.00 LIT = 8,370.00 LIT.
TOTAL U.G. WATER TANK CAPACITY = 8,370.00 LIT.

(FOR RESIDENTIAL)
O.H. WATER TANK:-
5 PER. x 135 LIT. x 13 TEN. = 8,775.00 LIT.
FIRE FIGHTING TANK = 10,000.00 LIT.
TOTAL O.H. WATER TANK = 18,775.00 LIT.

U.G. WATER TANK:-
1.50 x 8,775.00 LIT. = 13,163.00 LIT.
FIRE FIGHTING TANK = 10,000.00 LIT.
TOTAL U.G. WATER TANK CAPACITY = 23,163.00 LIT.

MINIMUM AREA TO BE CONSIDERED = 1635.00 SQM
WHICHEVER IS MINIMUM IS TO BE CONSIDERED

PARKING FL. AREA KEY PLAN
SCALE-1:200

UPPER GROUND FL. AREA CALC.
AREA OF BLOCK = 1.60 x 2.40
= 3.84 SQM.

F.S.I. STATEMENT :-

FLOOR	PROP. COMM. AREA	PROP. RESI. AREA	LIFT/M.RM. AREA	TENE. NO.
PARKING FL.	---	3.84	---	---
UPPER GR. FL.	264.83	---	---	---
FIRST FL.	107.90	324.51	5.60+	4
SECOND FL.	---	550.14	4.27	3
THIRD FL.	---	557.96	---	5
TOTAL	372.73	1436.45	9.87	13

GRAND TOTAL = COMMERCIAL+RESIDENTIAL
GRAND TOTAL = 372.73 + 1436.45 = 1809.18

PARKING STATEMENT:-

DESCRIPTION	CAR	SCOOTER
TENE. BETN 100 SQ.M. (FOR COMMERCIAL)	2	6
AREA PROPOSED (309.74 SQ.M.)	7	19
TENE. CARPET AREA 40.0-80.0 SQM (FOR 2 TENE.)	1	5
TENE. PROPOSED (6 NOS.)	3	15
TENE. CARPET AREA 80.0-150.0 SQM (FOR 1 TENE.)	1	3
TENE. PROPOSED (7 NOS.)	7	21
PARKING REQUIRED	17	55
VISITOR PARKING (5%)	1	3
TOTAL PARKING REQUIRED	18	58
AREA REQ. PER PARK	12.50	2.00
TOTAL PARKING AREA REQ.	225.00	115.00
TOTAL PARKING AREA REQUIRED = 341.00 SQ.M.		
TOTAL PARKING AREA PROPOSED = 341.00 SQ.M.		

SANITARY REQUIREMENT

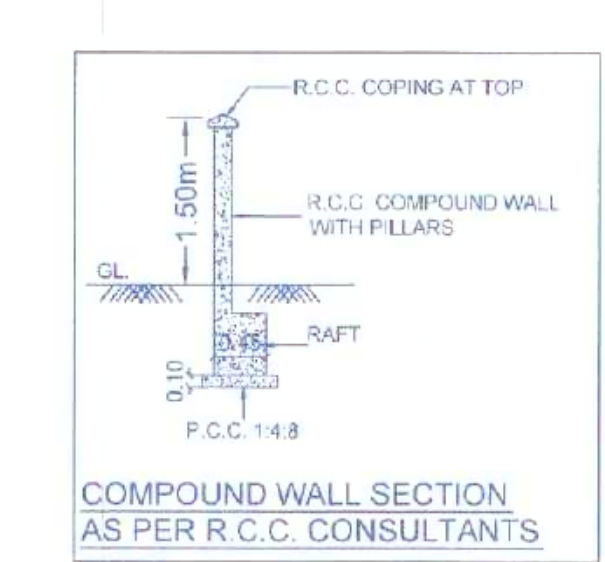
OCCUPANCY LOAD
GR. FLOOR = 369.71/3 = 124
TOTAL NO. OF PERSONS = 124

NO. OF MALES (1/2) = 62
NO. OF FEMALES (1/2) = 62

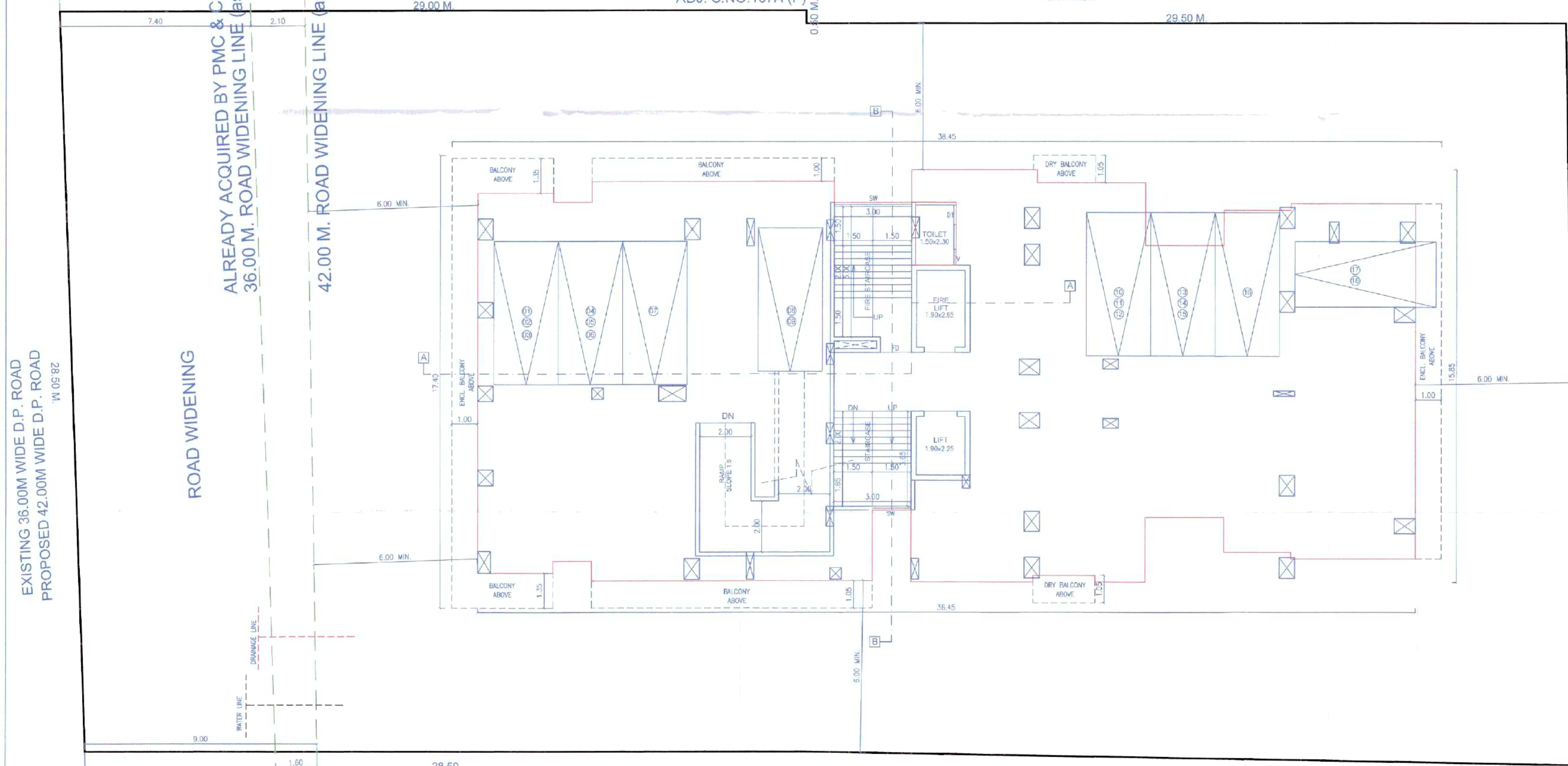
REQ.1 W.C./15 PERSONS - FEMALES
REQ.1 W.C./25 PERSONS - MALES

TOTAL W.C. = 4
TURAL PER 20 PERSON - MALES

	LADIES	GENTS
REQ. PROP.	REQ. PROP.	REQ. PROP.
W.C./TOILET	5	3
URINAL	---	4



COMPOUND WALL SECTION
AS PER R.C.C. CONSULTANTS



ADJ. S.NO.167 (P), CTS NO. 650 (P)
PARKING FLOOR PLAN

STAMP OF APPROVAL

APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO. 2022/0127

Building Inspector Deputy Engineer

POONA MUNICIPAL CORPORATION
BUILDING CONTROL DEPARTMENT
APPROVED

AREA STATEMENT (PLOT B)

1 AREA OF THE PLOT (Minimum area of a, b, c to be considered)	1635.00
a) AREA AS PER 7/12	1809.00
b) AREA AS PER TRANGULATION	1657.35
c) AREA AS PER AMALAGAMATION	1635.00
2 DEDUCTION FOR	
a) AREA UNDER ROAD WIDENING (as per 1987) (already acquired by pmc & compensation given)	210.00
b) AREA UNDER ROAD WIDENING (as per 2017)	52.75
TOTAL AREA (2a)	262.75
3 BALANCE AREA OF PLOT (1-2a)	1372.25
4 AMENITY SPACE (IF APPLICABLE)	---
a) REQUIRED	---
b) ADJUSTMENT OF 2(B), IF ANY	---
c) BALANCE PROPOSED	---
5 NET PLOT AREA (3-4c)	1372.25
6 RECREATIONAL OPEN SPACE (IF APPLICABLE)	---
a) REQUIRED	---
b) PROPOSED	---
7 INTERNAL ROAD	---
8 PLOTABLE AREA (IF APPLICABLE)	---
9 BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH(SR. NO. 5X1.10)	1509.48
10 ADDITION OF FSI ON PAYMENT OF PREMIUM	
a) MAXIMUM PERMISSIBLE FULL POTENTIAL TOD ZONE. (2.50-1.10=1.40)	---
b) PAID FSI (75% ON 1.40)=1.05 AS PER TOD PERMISSIBLE PAID FSI ON 1 (839.71x1.05)=881.70 SQ.M.	---
11 IN-SITU FSI / TDR LOADING	
a) IN-SITU AREA AGAINST D.P. ROAD(2.0XSR.NO.2(a))	---
b) In-situ area against Amenity Space if handed over [2.00 or 1.85 x Sr. No. 4 (b) and /or(c)]	---
c) TDR AREA (25% ON 1.40)=0.35 AS PER TOD PERMISSIBLE TDR AREA ON 3 (790.19x0.35)=276.57	---
d) Total in-situ/TDR loading proposed (11(a)+(c))	---
12 ADDITIONAL FSI AREA UNDER CHAPTER NO. 7	---
13 TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	
(a) [9+10(b)+11(d)] or 12 whichever is applicable.	1509.48
(b) Ancillary Area FSI upto 60% with payment of charges.(1509.48 x 0.60)=905.69 SQ.M.	299.77
(c) Total entitlement (a+b)	1809.25
14 Maximum utilization limit of F.S.I. (building potential) Permissible as per Road width(as per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable)x 1.6 or 1.8	
(a) Existing Built-up Area	---
(b) Proposed Commercial Built-up Area(as per 'P-line')	372.73
(b) Proposed Residential Built-up Area (as per 'P-line')	1436.45
(c) Total (a+b)	1809.18
16 F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	
(a) Required (20% of Sr.No.5)	---
(b) Proposed	---

CERTIFICATE OF AREA

CERTIFIED THAT THE AREA UNDER REFERENCE WAS SURVEYED BY ME AND THE DIM. OF SIDES ETC. OF THE PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP, T.P. SCHEME RECORDS, LAND RECORD DEPARTMENT, CITY SURVEY RECORDS.

CA/2005/36501
AR. MANGESH GOTAL

BRIEF SPECIFICATIONS

FOUNDATION UP TO HARD STRATA
R.C.C. FRAMED STRUCTURE IN M-20
EXTERNAL WALLS IN 0.15THK, INTERNAL WALLS 0.10THK
EXTERNAL SAND FACED PLASTER, INTERNAL NEERU FINISHED
MARBLE MOZAC FLOORING
T.W. DOORS AND M.S. WINDOWS

SCHEDULE OF OPENINGS

DOORS	WINDOWS	VENTILATORS
ED-1.05x2.10	SD-1.80x2.10	W-1.80x1.20
D-1.05x2.10	SD-1.90x2.10	W-1.80x1.20
D1-0.75x2.10	SD2-1.20x2.10	W2-1.20x1.20
		W3-0.90x1.20

LEGEND

PLOT LINE SHOWN - BLACK
PROPOSED WORK SHOWN - RED
DRAINAGE LINE SHOWN - RED DOTTED
WATER LINE SHOWN - BLACK DOTTED
EXISTING TO BE RETAINED - HATCHED BLUE
EXISTING TO BE DEMOLISHED - HATCHED YELLOW

OWNER'S NAME, SIGNATURE :-

M/S. METRICON BUILDERS PVT. LTD.
THROUGH ITS DULY PARTNER MR. HARSHWARDHAN P. SHIMPI & OTHERS

PROJECT :-

PROPOSED COMMERCIAL + RESIDENTIAL BUILDING

S.NO. 167A/2/2+167A/2/3, CTS.NO - 650 (P), PLOT NO. 1 + PLOT NO. 2

KOTHRUD, PUNE.

ARCHITECT :-

AR. MANGESH GOTAL

705, A Wing, Variaz Parkway Society
Behind Variaz Company,
Paud Road, Kothrud, Pune 411038

DATE 28/06/2022 DEALT BY AKRAM REVISED BY CHECKED BY SCALE 1:100