

STAMP OF APPROVAL

नविन निवासी दि: 28/04/2022
 APPROVED SUBJECT TO CONDITION
 APPROVED UNDER COMMENCEMENTS
 CERTIFICATE NO 02/1/22
 Building Inspector *[Signature]* P.M.C

AREA STATEMENT

1 Area of Plot (minimum area of a,b,c to be considered)	1089.99
A) As per ownership document (7/12, CTS extract)	1100.00
B) As per measurement sheet	1089.99
C) As per site	1089.99

7 Deduction for

A) Proposed D/P Road widening area/service road/ Highway widening	0.00
B) Any D/P Reservation area	0.00
Total a+b)	0.00

3 Balance area of Plot

4 Amenity space (if applicable)	0.00
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a) Required-

b) Adjustment of 2(b) if any-	0.00
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c) Balance proposed-

5 Net Plot Area (3-4)	1089.99
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6 Recreational open space (if applicable)

a) Required-	0.00
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b) Proposed

7 Internal Road area	0.00
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8 Plotted Area (if applicable)

9 Builtup area with reference Basic FSI as per front road width (1089.99 X 1.1)	1198.99
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10 Addition of FSI on payment of premium

11 In setu/FSI/TDR Loading	0.00
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a) In setu area against D/P road any

b) In setu area against amenity space if handed over (2.00 or 1.85 or 4(b) and/or c)	0.00
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c) TDR Area

d) Total in setu/TDR loading proposed (11(a)+(b)+(c))	0.00
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12 Additional FSI area under chapter no 7

13 Total entitlement of FSI in the proposal	1198.99
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a) [9+10(b)+11(d)] or 12 whichever is applicable

b) Ancillary Area FSI upto 60% or 80% with payment of charges (1198.99 X 60%)	719.39
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c) Total entitlement (a+b)

14 Maximum utilization limit of FSI (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)	0.00
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15 Total builtup area in proposal (excluding area of sr no-17b)

a) Existing builtup area	0.00
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b) Proposed builtup area (as per P Line)

c) Total A+B	1877.87
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16 FSI Consumed (15) (should not be more than serial no 14 above)

17 Area for inclusive Housing, if any	0.00
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a) Required (20% of sr no-5)

b) Proposed MHADA Builtup Area	0.00
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18 Total P Line Builtup Area

1877.87	1877.87
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Certificate of Area

Certified that the plot under reference was surveyed by me on _____ and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of ownership/T P Scheme Records/Land Records Department/City Survey record

[Signature]
 (As DHIRAJ TAKKEKAR)

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 at the work site

[Signature]
 Mr. Vishal Jagtap Mr. Yogesh Tupe

LEGEND

PROPOSED WORK SHOWN RED
 EXISTING WORK SHOWN BLACK
 ORANGE LINE SHOWN RED DOTTED
 WATER LINE SHOWN BLACK DOTTED
 EXISTING TO BE RETAINED YELLOW
 DEMOLITION SHOWN HATCHED YELLOW

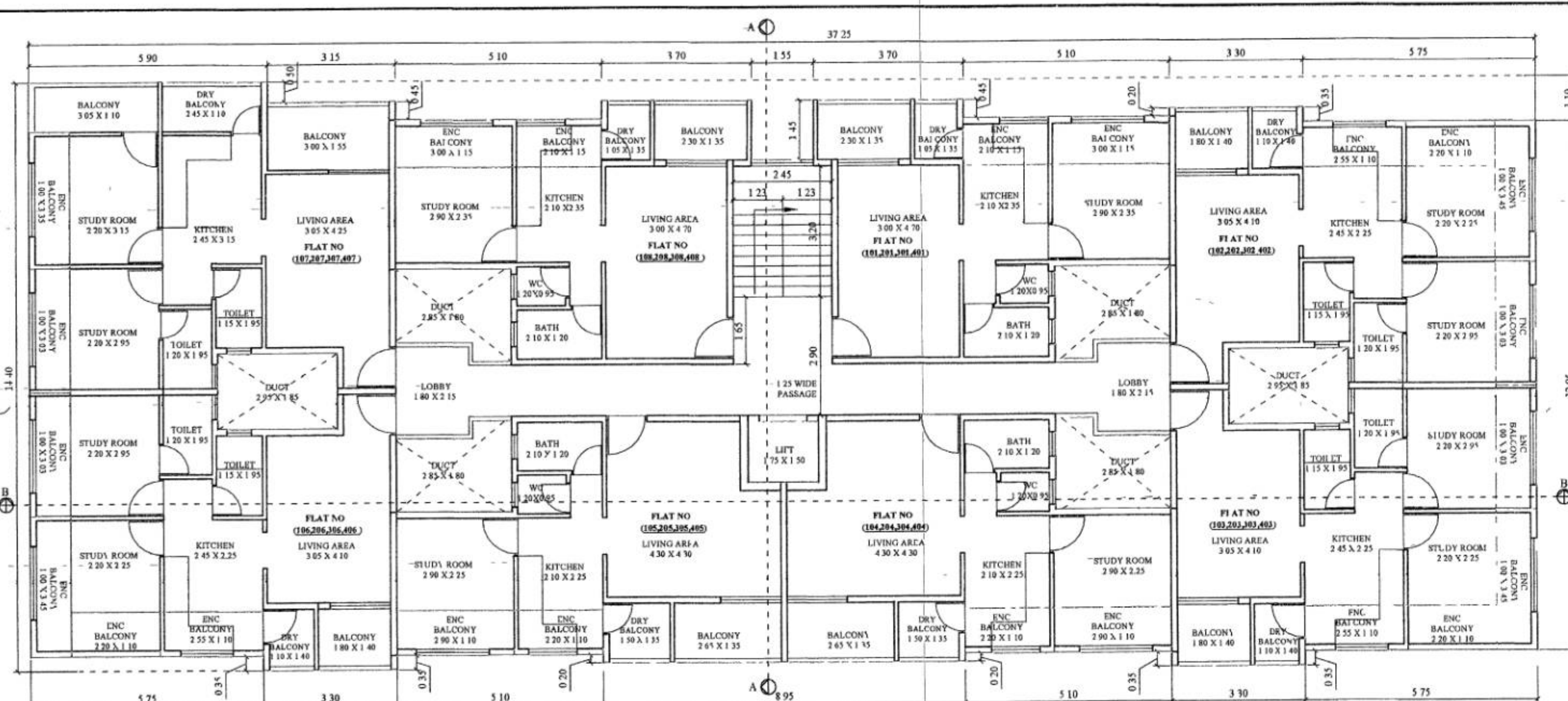
Dhiraj Takkekar architect, urban planner
apt studio
 apt architecture planning & technology
 Pune, Maharashtra (Herting) - plot no 76-77 flat no 1 CDC Purnanagar
 Phadikaram Near RTO Office Chaudhary Phase 411019
 Ph +91 888885494 e-mail dhiraj@aptstudio.com Web www.aptstudio.com

OWNER'S NAME
 SAMARTH DEVELOPERS
 THROUGH MR VISHAL JAGTAP &
 MR YOGESH TUPE

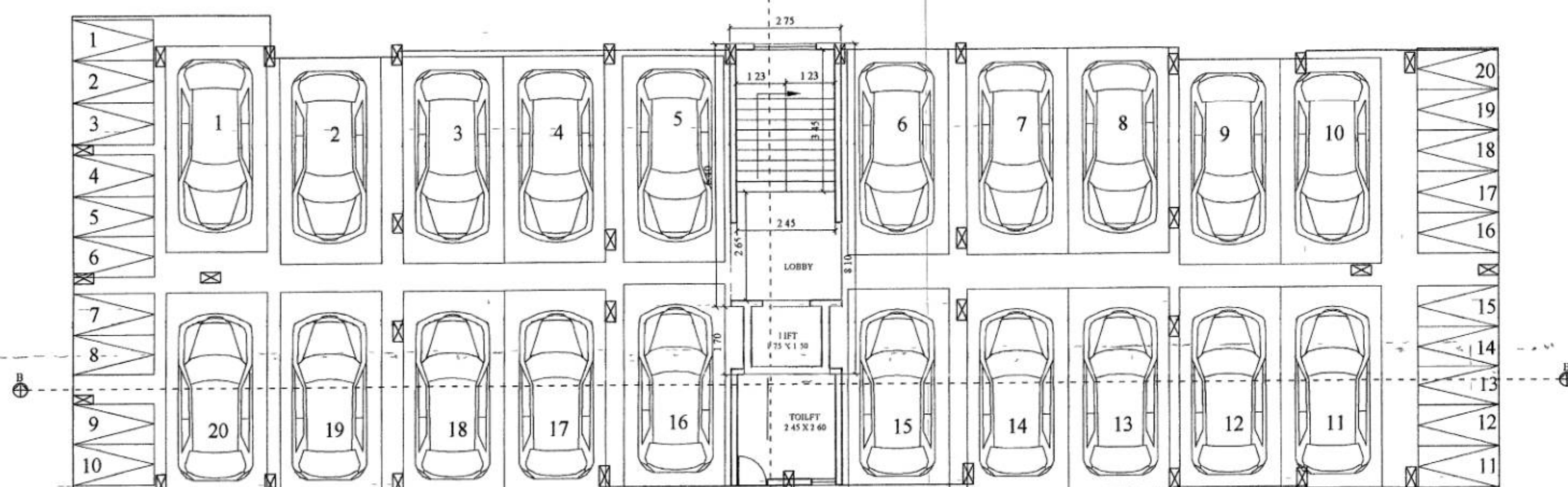
PROJECT
 SURVEY NO S NO - 211/7/1 HISSA NO
 PLOT NO CTS NO
 DESCRIPTION VILLAGE MALWADI HADAPSAR Tal HAVELI PUNE

ARCHITECT
 Dhiraj Laxman Takkekar

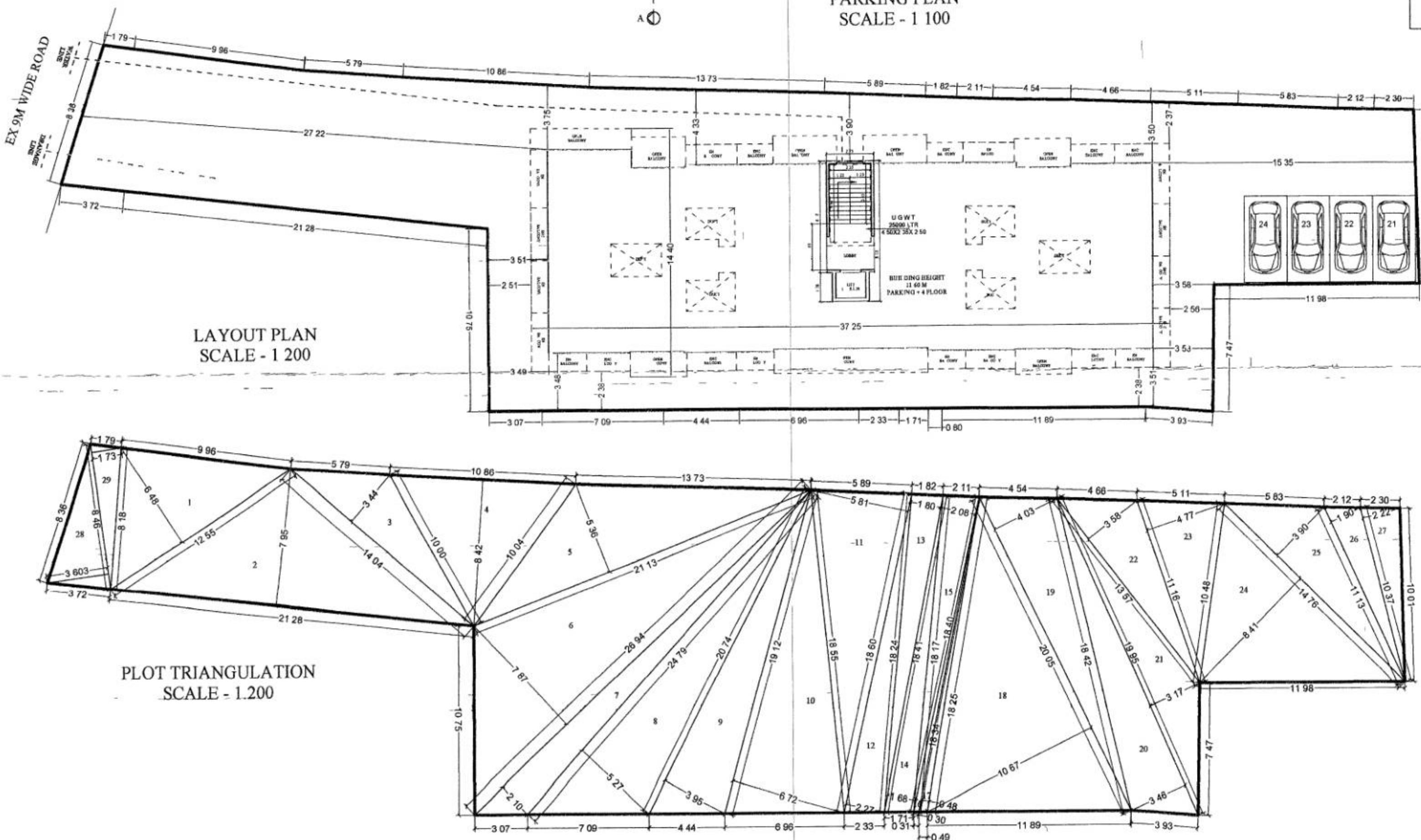
JOB NO DRG NO SCALE DRAWN BY CHECKED BY
 1 100
 INWARD NO DATE 15 FEB 2022
 KEY NO SHEET NO 1/2



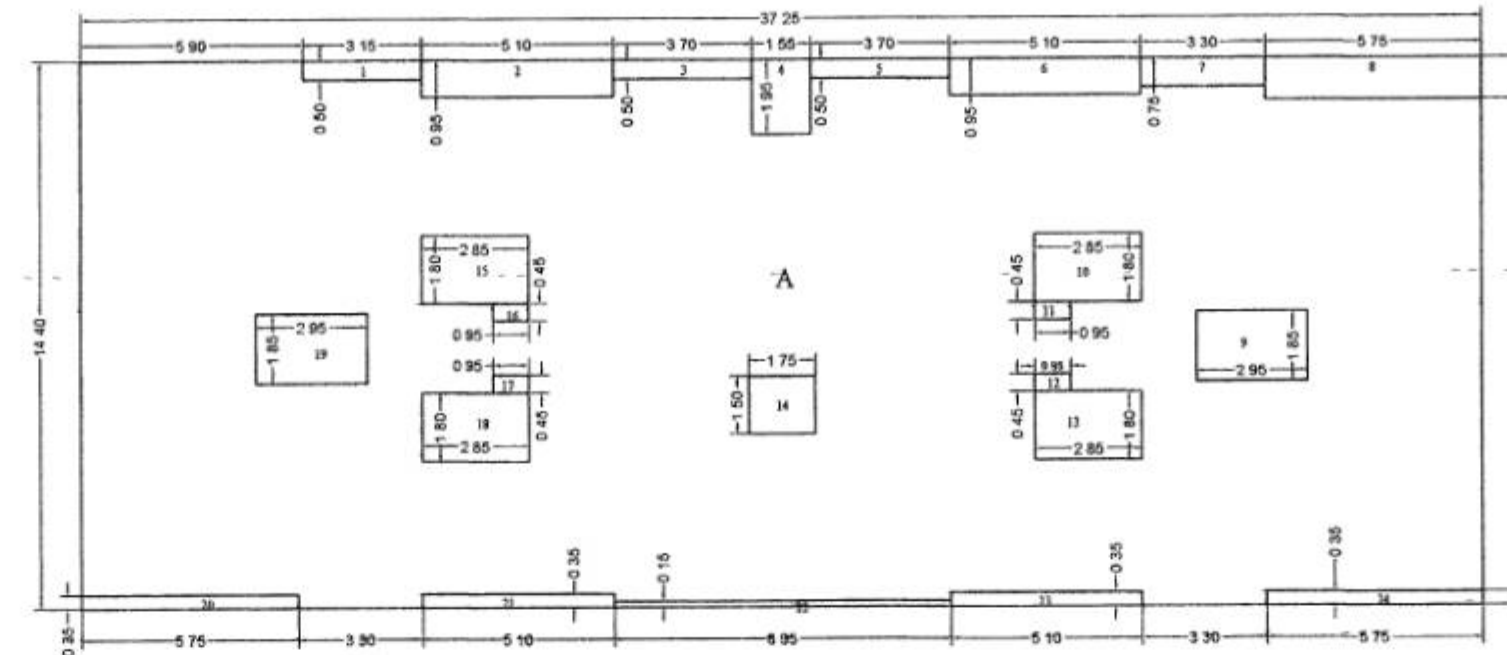
TYPICAL 1ST TO 4TH FLOOR PLAN
 SCALE - 1 100



PARKING PLAN
 SCALE - 1 100



PLOT TRIANGULATION
 SCALE - 1 200



TYPICAL 1ST TO 4TH FLOOR PLAN
 AREA STATEMENT SCALE - 1 200

SR NO	AREA
1	2.7
2	1.75
3	0.30
TOTAL	3.65
TOTAL BUILT UP AREA	18.23

PARKING PLAN
 AREA STATEMENT
 SCALE - 1 100

Form of Statement 3 [Sr.No.9(g)]
 Proposed Building

Area details of Typical Floor

Building No	Floor No	Apartment No	Carpet area of apartment	Area of Balcony attached to Apartment	Area of double height terrace attached to flat
BUILDING 1	TYPICAL	101,201,301,401	36.74	4.52	0.00
	2ND,3RD,	102,202,302,402	47.96	4.06	0.00
	& 4TH	103,203,303,403	47.96	4.06	0.00
	FLOOR	104,204,304,404	39.06	5.18	0.00
		105,205,305,405	39.06	5.18	0.00
		106,206,306,406	47.96	4.06	0.00
		107,207,307,407	48.43	10.42	0.00
		108,208,308,408	36.74	4.52	0.00

PARKING CALCULATIONS

RESIDENTIAL	CARPET AREA	TENEMENT	CAR	SCOOTER
For every two carpet area equal to or above 40 sq m but less than 80 sq m	PER 2 TENEMENT	1	5	
32	16	80		
QUEST PARKING	5% GUEST PARKING	REQ PARK	PROVIDED	100
TOTAL REQ NOS			17	84
TOTAL NO OF CAR PROVIDED			24 CARS	

LOCATION PLAN



Form of Statement 2
 [Sr.No.9(a)]
 Proposed Building

Building No	Floor No	Total Built-up Area of floor, as per outer construction line	No of Tenement
BUILDING 1	PARKING F	18.23	0.00
	1st	464.91	8.00
	2nd	464.91	8.00
	3rd	464.91	8.00
	4th	464.91	8.00
	Total	1877.87	32.00

UNDERGROUND WATER TANK CALCULATIONS

NO OF TENEMENTS	= 12 TENEMENTS
HOUSEHOLD SIZE (1/2BHK)	= 5 PERSONS
NO OF PERSONS	= 160 PERSON
REQUIREMENT	= 135 LIT/DAY
REQUIREMENT OHT	= 21600 LTRS
TOT REQUIREMENT OHT	= 22000 LTRS
FIRE REQUIREMENT	= 0.000 LTRS
TOT REQUIREMENT OHT	= 22000 LTRS
UNDERGROUND TANK	= 25000 LTRS
FIRE REQUIREMENT	= 25000 LTRS
UNDERGROUND TANK 1	= 25000 LTRS
TANK 1 SIZE	= 4.50 X 3.00 X 2.00

