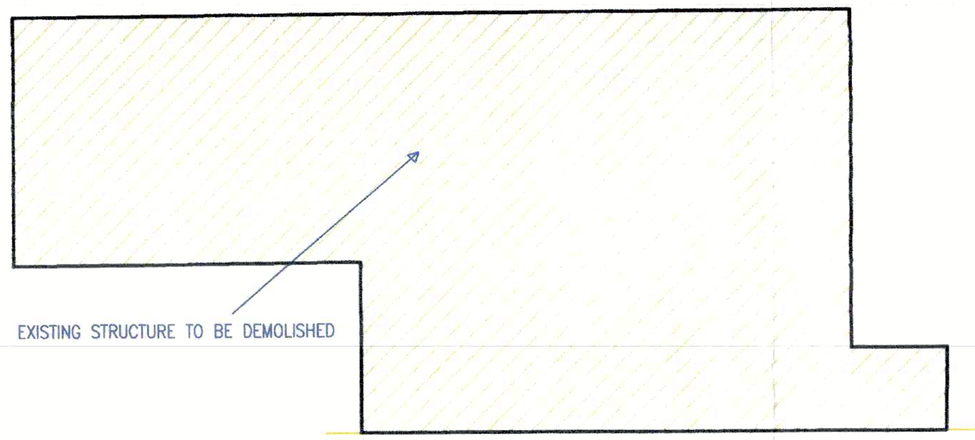
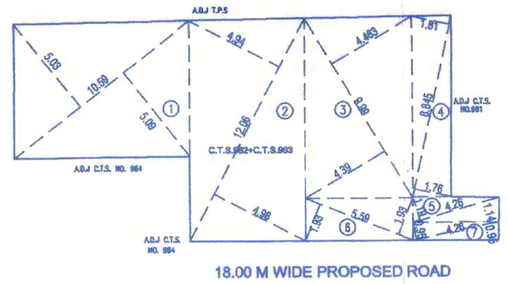


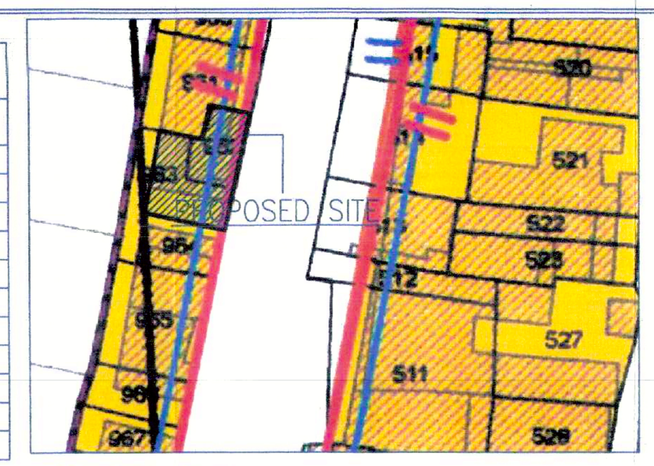
EXISTING STRUCTURE PLAN
SCALE – 1:100



PLOT AREA KEY PLAN & CALCULATION

PARKING CALCULATIONS BUILDING				
CATEGORY OF TENE.	PARKING REQUIRED		PARKING PROVIDED	
	CARS	SCOOTERS	CARS	SCOOTERS
For Residential- for 9 tent. upto 30-40 sq.m (for every 2 tent.- 1 - 1) (for-6 tenements)	1	3	1	3
for 6 tent. upto 30 sq.m (for every 2 tent.- 0 - 4) (for-6 tenements)	0	12	0	12
For Commercial- For every 100 sq.m carpet area (183.22 sq.m) (1 - 6)	1	11	1	11
TOTAL	2	26	2	26
5% visitors	0	1	0	1
TOTAL	2	27	2	27
			2	27
			X 12.50	X 02.00
			25.00	54.00
TOTAL PROPOSED PARKING AREA			79.00 SQ.M	
TOTAL PROVIDED PARKING AREA			79.00 SQ.M	

F.S.I. STATMENT				
FLOORS	PROP. COMM. (SQ.M.)	PROP. RESI. (SQ.M.)	F.S.I. PROPOSED (SQ.M.)	
LOWER GROUND FLOOR	41.09 SQ.M	---	41.03 SQ.M	
UPPER GROUND FLOOR	123.04 SQ.M	---	123.04 SQ.M	
MEZZANINE FLOOR	49.62 SQ.M	---	49.62 SQ.M	
FIRST FLOOR	---	---	---	
SECOND FLOOR	---	125.04 SQ.M	125.04 SQ.M	
THIRD FLOOR	---	125.04 SQ.M	125.04 SQ.M	
FORTH FLOOR	---	125.04 SQ.M	125.04 SQ.M	
FIFTH FLOOR	---	125.04 SQ.M	125.04 SQ.M	
SIXTH FLOOR	---	125.04 SQ.M	125.04 SQ.M	
SEVENTH FLOOR	---	125.04 SQ.M	125.04 SQ.M	
TOTAL	213.69 SQ.M	750.24 SQ.M	963.93 SQ.M	



LOCATION PLAN

PLOT AREA STATEMENT (CTS NO 962&963)

ADDITIONS :–

1.	0.5X10.59(5.09+5.03)	=	53.58 SQ.M
2.	0.5X12.06(4.94++4.98)	=	59.82 SQ.M
3.	0.5X9.99 (4.39+4.463)	=	44.22 SQ.M
4.	0.5X8.845 (1.81+1.76)	=	15.79 SQ.M
5.	0.5X4.26 (1.14+1.19)	=	04.96 SQ.M
6.	0.5X5.59(1.93+1.93)	=	10.79 SQ.M
7.	0.5X4.26(0.95+0.95)	=	4.05 SQ.M
	TOTAL ADDITIONS	=	193.21 SQ.M

FLOOR	SHOP NO.	CARPET AREA	MEZZANINE AREA (50%)
UPPER GROUND FLOOR	SHOP-O1	79.34 SQ.M	39.67 SQ.M
	SHOP-O2	05.92 SQ.M	2.96 SQ.M
	SHOP-03	13.99 SQ.M	6.99 SQ.M
	TOTAL	99.25 SQ.M	49.62 SQ.M

AREA DETAIL OF APARTMENT -

BUILDING NO.	FLOOR NO.	APARTMENT NO	CARPET AREA OF APARTMENT	AREA OF BALCONY ATTACHED TO APARTMENT	AREA OF DOUBLE HEIGHT HEIGHT TERRACES ATTACHED TO APARTMENT
1	2	3	4	5	6
1.	LOWER GROUND FLOOR	B-01	27.66 SQ.M	00.00	00.00
		B-02	08.20 SQ.M	00.00	00.00
	UPPER GROUND FLOOR	SHOP-O1	79.34 SQ.M	00.00	00.00
		SHOP-O2	05.92 SQ.M	00.00	00.00
		SHOP-03	13.99 SQ.M	00.00	00.00
	2ND FLOOR	201	29.75 SQ.M	08.55 SQ.M	00.00
		202	39.10 SQ.M	03.04 SQ.M	00.00
	3RD FLOOR	301	29.75 SQ.M	08.55 SQ.M	00.00
		302	39.10 SQ.M	03.04 SQ.M	00.00
	4TH FLOOR	401	29.75 SQ.M	08.55 SQ.M	00.00
		402	39.10 SQ.M	03.04 SQ.M	00.00
	5TH FLOOR	501	29.75 SQ.M	08.55 SQ.M	00.00
		502	39.10 SQ.M	03.04 SQ.M	00.00
	6TH FLOOR	601	29.75 SQ.M	08.55 SQ.M	00.00
		602	39.10 SQ.M	03.04 SQ.M	00.00
	7TH FLOOR	701	29.75 SQ.M	08.55 SQ.M	00.00
		702	39.10 SQ.M	03.04 SQ.M	00.00

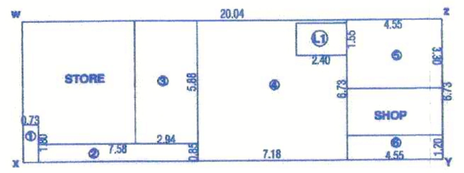
WATER CALCULATION

FOR COMMERCIAL
BUIL/UP AREA / 3
213.69 / 3 = 71.23 SAY 72 PERSON
72 X 45 = 3240.00 LTR
SAY = 3240.00LTR (1)

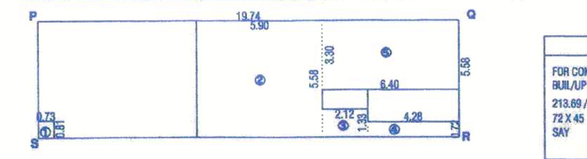
FOR RESIDENTIAL
CAPACITY OF WATER REQUIRED PER PERSON = 135 ltrs/day
WATER REQUIRED PER TENEMENT = 675 ltrs/day
(5 person per tenement)
TOTAL NO. OF TENEMENT = 12 NOS.
WATER REQUIRED FOR 1 TENEMENT = 675.00 ltrs
PROVIDED CAPACITY OF OVERHEAD TANK = 12 TEN X 675
12 TEN X 675 = 8100 lts
SAY = 8500 lts – (2)

ADDING 1+2
=3240 +8500
= 11740.00 LIT
SAY = 12000.00 LIT

PROVIDED CAPACITY OF G.H.W.TANK. = 12000.00 X 1.50
PROVIDED CAPACITY OF U.G.W.T. = 18000.00 lts
PROVIDED CAPACITY OF U.G.W.T. SAY = 18000.00 lts
PROVIDED CAPACITY OF U.G.W.T. = 18000.00 lts
FIRE FIGHTING WATER . = 10000.00 lts
= 28000.00 lts



LOWER GROUND FLOOR PLAN



MEZZANINE FLOOR PLAN

BUILT-UP AREA STATEMENT : LOWER GROUND FLOOR PLAN
AREA OF BLOCK [WXYZ] = 20.04 X 6.73 = 134.87 SQ.M

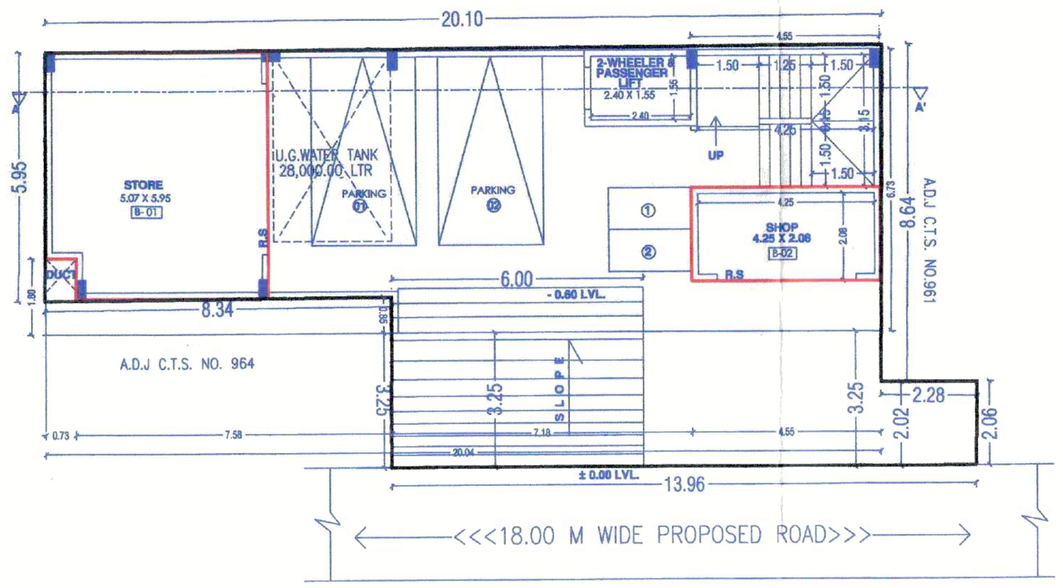
STANDARD DEDUCTIONS :–

1.	0.73 X 1.80	=	01.31 SQ.M
2.	7.58 X 0.85	=	06.44 SQ.M
3.	2.94 X 5.88	=	17.28 SQ.M
4.	7.18 X 6.73	=	48.32 SQ.M
5.	4.55 X 3.30	=	15.01 SQ.M
6.	4.55 X 1.20	=	05.46 SQ.M
TOTAL STANDARD DEDUCTIONS =			93.82 SQ.M
TOTAL =			93.82 SQ.M
GROSS AREA :134.86 – 95.82 =			41.03 SQ.M
NET AREA :			
TOTAL NET AREA =			41.03 SQ.M

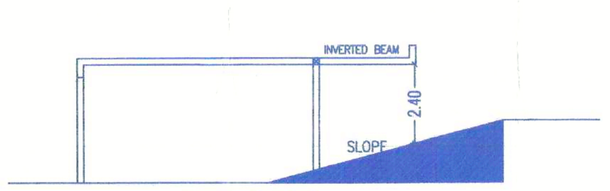
BUILT-UP AREA STATEMENT : MEZZANINE FLOOR PLAN
AREA OF BLOCK [WXYZ] = 19.74 X 5.58 = 110.15 SQ.M

STANDARD DEDUCTIONS :–

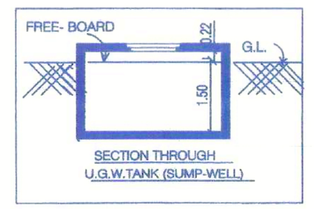
1.	0.73 X 0.81	=	00.59 SQ.M
2.	5.58 X 5.90	=	32.92 SQ.M
3.	2.12 X 1.33	=	02.82 SQ.M
4.	4.28 X 0.72	=	03.08 SQ.M
5.	6.40 X 3.30	=	21.12 SQ.M
TOTAL STANDARD DEDUCTIONS =			60.53 SQ.M
TOTAL =			60.53 SQ.M
GROSS AREA :110.15 – 60.53 =			49.62 SQ.M
NET AREA :			
TOTAL NET AREA =			49.62 SQ.M

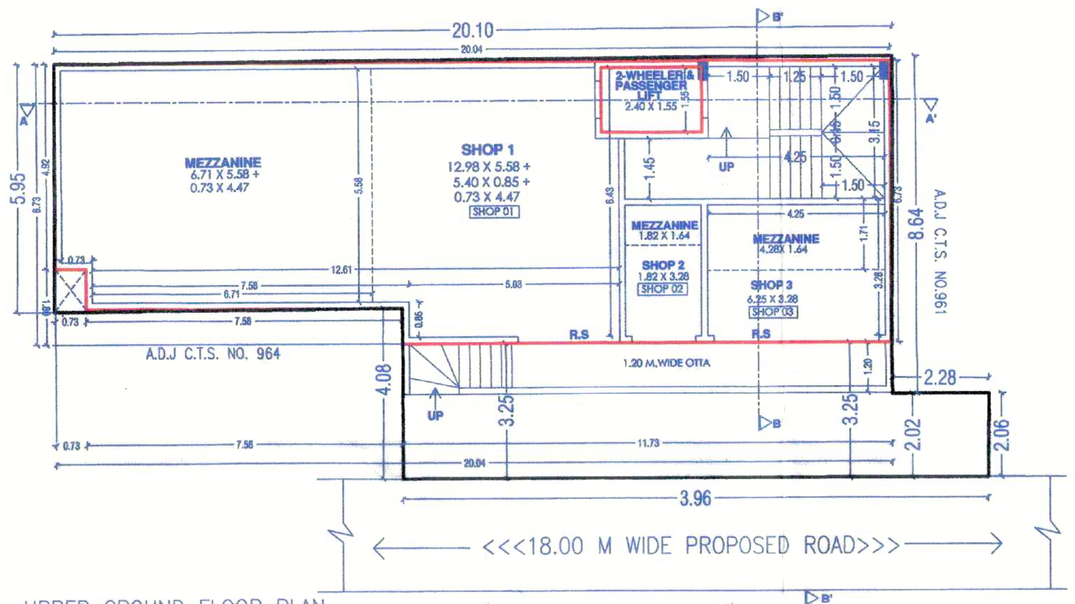


LOWER GROUND FLOOR PLAN
SCALE – 1:100

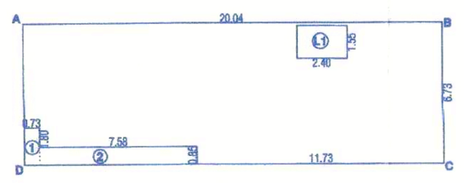


RAMP SECTION





UPPER GROUND FLOOR PLAN
SCALE – 1:100

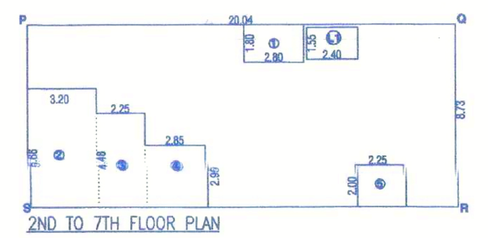


UPPER GROUND FLOOR PLAN

BUILT-UP AREA STATEMENT : UPPER GROUND FLOOR PLAN
AREA OF BLOCK [ABCD] = 20.04 X 6.73 = 134.87 SQ.M

STANDARD DEDUCTIONS :–

1.	0.73 X 1.80	=	01.31 SQ.M
2.	7.58 X 0.85	=	06.44 SQ.M
TOTAL STANDARD DEDUCTIONS =			07.75 SQ.M
LIFTASE DEDUCTIONS =			
L1. 2.40 X 1.55 =			03.72 SQ.M
TOTAL =			11.47 SQ.M
GROSS AREA : 134.87 – 11.47 =			123.40 SQ.M
NET AREA :			
TOTAL NET AREA =			123.04 SQ.M



2ND TO 7TH FLOOR PLAN

BUILT-UP AREA STATEMENT : 2ND TO 7TH FLOOR PLAN
AREA OF BLOCK [PQRS] = 20.04 X 8.73 = 174.94 SQ.M

STANDARD DEDUCTIONS :–

1.	1.80 X 2.80	=	05.04 SQ.M
2.	3.20 X 5.66	=	18.11 SQ.M
3.	4.48 X 2.25	=	10.08 SQ.M
4.	2.85 X 2.95	=	08.45 SQ.M
5.	2.00 X 2.25	=	04.50 SQ.M
TOTAL STANDARD DEDUCTIONS =			46.18 SQ.M
LIFTASE DEDUCTIONS =			
L1. 2.40 X 1.55 =			03.72 SQ.M
TOTAL =			49.90 SQ.M
GROSS AREA :174.94 –49.90 =			125.04 SQ.M
NET AREA :			
TOTAL NET AREA =			125.04 SQ.M

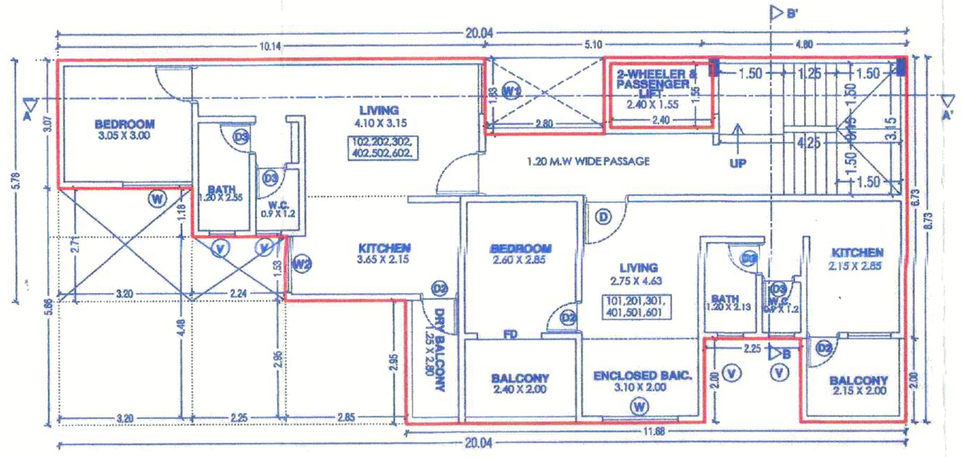
COMMERCIAL TENANTS TABLE

COMM. TENANTS NO.	FLOOR	FLAT NO.	SQ.M.
1	LOWER+UPPER		SQ.M
	GROUND FLOOR		SQ.M
2	UPPER GR. FLOOR		SQ.M

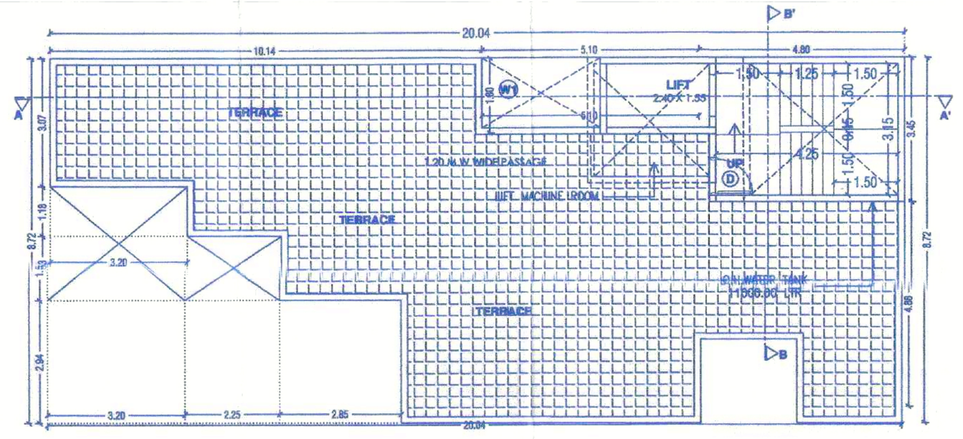
RESIDENTIAL TENANTS TABLE

RESI. TENANTS NO.	FLOOR	FLAT NO.	SQ.M.
1	THIRD FLOOR		27.87 SQ.M
2	FOURTH FLOOR		27.87 SQ.M
3	FIFTH FLOOR		27.87 SQ.M
4	SIXTH FLOOR		27.87 SQ.M
5	SEVENTH FLOOR		27.87 SQ.M

COPY OF CERTIFICATION
THIS TRUE COPY IS AS PER PLANS APPROVED BY PUNE MUNICIPAL CORPORATION VIDE COMMENCEMENT CERTIFICATE.
NO. CC/3592/21 DATE 14/02/2022
THE SAME IS VERIFIED ME PERSONALLY
17/02/2022
DATE AMOD A. DOSHI. (ARCHITECT)
PLACE PUNE REGISTRATION NO. CA/2002/30376



2ND TO 7TH FLOOR PLAN
SCALE – 1:100



TERRACE FLOOR PLAN

PARKING FIRST FLOOR PLAN
SCALE – 1:100

STAMP OF APPROVAL 1/2

PROJECT
REVISED PLAN OF PROPOSED RESIDENTIAL+COMMERCIAL BUILDING AT C.T.S. NO. 962 & 963, SHUKRAVAR PETH, IN PUNE - 042

PREVIOUS SANCTION CC. NO:- CC/0897/19
DATE- 22/07/2019

12-02-22 Pr. 17/02/2022
APPROVED SUBJECT TO CONDITIONS
APPROVED UNDER COMMENCEMENT CERTIFICATE NO. CC/3592/21
Building Inspector — Dupty Engineer P.M.C.

POONA MUNICIPAL CORPORATION BUILDING CONTROL DEPARTMENT APPROVED POONA

AREA STATEMENT		SQ.M.
1	Area Of Plot (Minimum area of a,b,c to be considered)	190.78
	(a)As per ownership document(7/12,CTS extract)	190.78
	(b)As per measurement sheet	190.78
	(c)Minimum	190.78
2.	Deduction	0.00
	(a) Proposed D.P./ D.P. Road widening Area /Service Road/ Higjiway widening	0.00
	(b) Any D.P. Reservation area	0.00
	(Total a+b)	0.00
3.	Balance area of plot (1+2)	190.78
4.	Amenity space (if applicable)	0.00
	(a) Required-	0.00
	(b) Adjustment of 2(b), if any-	0.00
	(c) Balance proposed-	0.00
5.	Net plot area (3-4(c))	190.78
6	Recreational open space (if applicable)	0.00
	(a) Required-	0.00
	(b) Proposed	0.00
7	Internal road area	0.00
8	Plotable area (if applicable)	190.78
9	Built up area with reference to Basic F.S.I.(190.78 x 2.0) Basic F.S.I. as per front road width (ar.no.5 x basic FSI)	381.56
10	Addition of FSI on payment of premium	00.00
	(a) Maximim permissible premium FSI (190.78 x 0.50) - based on road width / TOD zone	00.00
	(b) proposed FSI on payment premium (190.78 X 0.30)	00.00
11	Additional FSI area under chapter no.7	00.00
	Commercial tenement FSI (4.58 + 20.90)	25.48
	Residential tenement FSI (6 X 27.87X 1.5 = 209.02)	209.02
12	Total entitlement of FSI in the proposal	616.13
	(a) [9+10(b)+11(d)]or 12 whichever is applicable.	616.13
	(b) previous sanction existing built-up area	0.00
	(c) proposed balance FSI	0.00
	(d) Maximim permissible premium FSI - based on road width / TOD zone	0.00
	(e) In-situ area against D.P. road (3.0 x ar.no.2(a)),if any	0.00
	(f) Ancillary area FSI upto 60% or 60% with payment or charges.	396.99
	i) Commercial - 60% = (196.99 x 0.60 = 109.27)	109.27
	ii) Residential - 60% = (478.54 x 0.60 = 287.72)	287.72
	(g) Total proposed entitlement(c+d+e+f)	1010.12
13	Maximum utilization limit of F.S.I. (building potential) permissible as per road width [(as per regulation no. 6.1 or 6.3 or 6.4 as application x 1.5 or 1.8 (2.5 x 1.5)	4.16
14	Total built-up area in proposal. [FSI + Ancillary= 616.13+ 347.86] (excluding area atar.no.16)	963.93
	(a) Existing built-up area.	00.00
	(b) Proposed built-up area (as per P-line)	963.93
	(c) total (a+b)	963.93
15	F.S.I. Consumed (14/12)(should not be more than aerial no.14 above.)	0.99
16	Area for Inclusive Housing , If any	

BRIEF SPECIFICATION
1. r.c.c framed structure
2. 0.15 m thk external & internal B.B masonary wall
3. external walls sand faced finished & internal wall are neeru finished
4. T.W door M.S glazed window
5. mm tile flooring

LEGEND
Plot Boundary Shown Thick Black — Water Line Shown Black (Dotted)
Proposed Work Shown Red — Existing Work To BE Retained Blue
Drainage Line Shown Red (Dotted) — Existing Work To Be Demolished Yellow

SHEDULE OF OPENINGS

DOORS	WINDOWS
D =1.05 X 2.10	W = 1.80 X 0.90
D1=0.90 X 2.10	W1 = 1.50 X 0.90
D2=0.75 X 2.10	W2 = 1.50 X 1.20

CERTIFICATE OF AREA
CERTIFIED THAT THE PLOT UNDER REFERRENCE WAS SURVEYED BY ME ON. AND THE DIMENSION OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENTS OF OWNNERSHIP T.P. SCHEME RECORDS LAND RECORDS DEPTT.CITY SURVEY RECORDS.
ARCHITECT'S SIGN.

OWNERS 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.

OWNER NAME & SIGN
SAI KRUPA DEVELOPERS
1.SHRI. PRAKASH S. GAVALI
2.SHRI. RAKESH M. OSWAL

SCALE	DATE	DRN BY	CKD BY	JOB NO	NORTH
1:100	08/02/22	ROHIT K.			

ARCHITECT & INTERIOR DESIGNER Ar. Amod A. Doshi Reg. No. CA/2002/ 30376 PUNE

AMOD A. DOSHI.
ARCHITECT & INTERIOR DESIGNER.
PUNE 2.
, 362, SHUKRAWAR PETH,