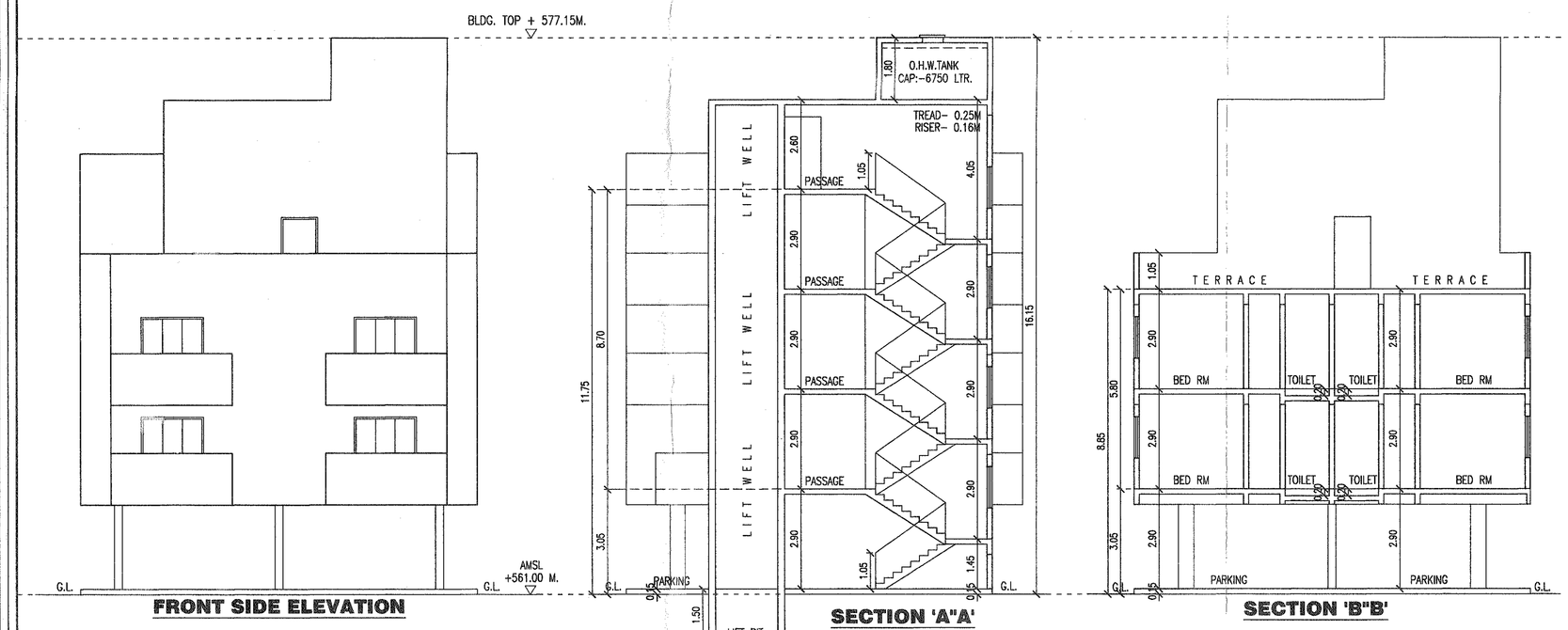


FRONT SIDE ELEVATION

SECTION 'A"A'

SECTION 'B"B'

Flat Carpet Area Statement	
Flat no.	Carpet Area (sq.m.)
101	36.87
102,201,202,301,302	37.09
103,104,203,204	52.43

Area Details Of Apartment (sq.m.)

Building No.	Floor No.	Apartment No.	Carpet area of Apartment	Area of Balcony attached to Apartment	Area of Double height Terrace attached to flat.
(1)	(2)	(3)	(4)	(5)	(6)
	Ground	–	–	–	–
	1st	04	178.83	31.95	–
	2nd	04	179.06	37.63	–
	3rd	02	74.20	17.53	–
	TOTAL	10	432.09	87.13	–

Proposed Building (sq.m.)

Building No.	Floor No.	Total Buil-up Area of floor as per outer construction line.
(1)	(2)	(3)
	Ground	---
	1st	245.60
	2nd	251.34
	3rd	119.07
TOTAL		616.01

Required Parking Table As Per Rule

One Parking Space For Every	Required Parking		
	Car	Scooter	Visitor
2 Ten. Having Carpet Area Upto 30 Sq.m.	0	4	5%
2 Ten. Having Carpet Area Upto 40 Sq.m.	1	2	5%
2 Ten. Having Carpet Area Upto 40 To 80 Sq.m.	1	5	5%

Parking Area Calculations

Tenements	Total Ten.nos.	Required Parking	
		Car	Scooter
up to 40.00 Sq.m.	06	3	06
40 to 80.00 Sq.m.	04	2	10
Visitor Parking (5 %)		01	01
Total	16	06	17
Total Provided Parking		11	37
Required Area	(11X12.50)+(37X2.0) = 137.50 + 74.00 = 211.50 SQ.M.		
Provided Parking Area At Parking Floor	Covered Parking Floor Area = 245.60 Sq.m.		

OVER HEAD WATER TANK CAPACITY CALC.

FOR RESIDENTIAL	TOTAL TENEMENT NO.	REQ.CAP/TEN	TOTAL
	10	675	6750
TOTAL NET CAPACITY OF O.H.W TANK		= 6750	LTR.
NET CAPACITY OF U.GR.WATER TANK (1.5XO.H.WATER TANK CAPACITY)1.50X6750		= 10125	LTR.
AOD. FIRE FIGHTING CAP. 5000X0NOS.		= ----	LTR.
TOTAL U.G.W.TANK CAPACITY		= 10125	LTR.

PROFORMA - I

PROPOSED RESIDENTIAL BUILDING ON OLD S.NO.43/4+5/2/1/2, NEW S.NO. 43/4A/8(PART), AT-WADGAON SHERI,TAL. HAWELI, DIST-PUNE.

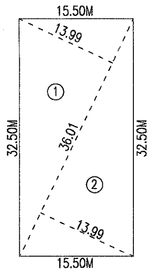
SHEET NO. 1/1

STAMP OF APPROVAL PLANS

नविन नियमावली हि. २२/६/२०२१

APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT CERTIFICATE NO: C.C./0208/21
Building Inspector / Deputy Engineer
BUILDING PERMISSION DEPT.
ZONE- P.M.C.

POONA MUNICIPAL CORPORATION BUILDING CONTROL DEPARTMENT APPROVED POONA

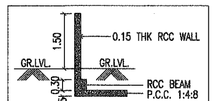


PLOT AREA KEY PLAN (SCALE-1:500)

PLOT AREA CALCULATIONS:-

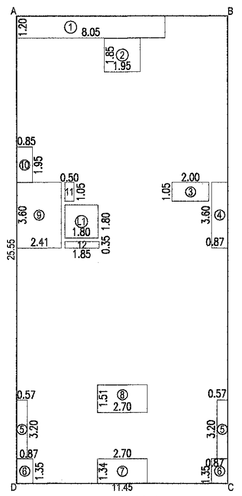
NET AREA

1) 0.5 X 36.01 X 13.99 = 251.88 SQ.M.
2) 0.5 X 36.01 X 13.99 = 251.88 SQ.M.
TOTAL AREA = 503.76 SQ.M.



COMPOUND WALL SECTION

SECTION THROUGH U.GR.WATER TANK



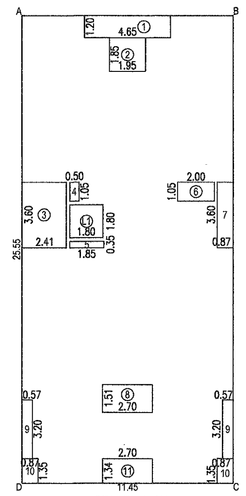
AREA KEY PLAN (1ST FLOOR) (SCALE:-1:200)

BUILT-UP AREA STATEMENT : First Floor

AREA OF BLOCK (ABCD) =
= 11.45 X 25.55 = 292.55 SQ.M

LESS. DEDUCTIONS :-
1. 8.05 X 1.20 X (1) = 9.66 SQ.M
2. 1.95 X 1.85 X (1) = 3.61 ----
3. 2.00 X 1.05 X (1) = 2.10 ----
4. 0.87 X 3.60 X (1) = 3.13 ----
5. 0.57 X 3.20 X (2) = 3.65 ----
6. 0.87 X 1.35 X (2) = 2.35 ----
7. 2.70 X 1.34 X (1) = 3.62 ----
8. 2.70 X 1.51 X (1) = 4.08 ----
9. 2.41 X 3.60 X (1) = 8.68 ----
10. 0.85 X 1.95 X (1) = 1.66 ----
11. 0.50 X 1.05 X (1) = 0.52 ----
12. 1.85 X 0.35 X (1) = 0.65 ----
TOTAL LESS. DEDUCTIONS = 43.71 SQ.M

LIFT DEDUCTIONS :-
L1. 1.80 X 1.80 X (1) = 3.24 SQ.M
TOTAL LIFT DEDUCTIONS = 3.24 SQ.M
TOTAL DEDUCTIONS = 46.95 SQ.M
NET AREA :292.55 - 46.95 = 245.60 SQ.M
TOTAL NET AREA = 245.60 SQ.M



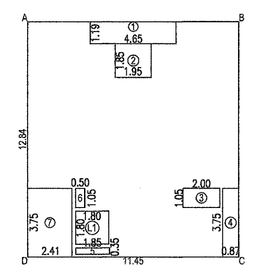
AREA KEY PLAN (2ND FLOOR) (SCALE:-1:200)

BUILT-UP AREA STATEMENT : 2ND FLOOR

AREA OF BLOCK (ABCD) =
= 11.45 X 25.55 = 292.55 SQ.M

LESS. DEDUCTIONS :-
1. 4.65 X 1.20 X (1) = 5.58 SQ.M
2. 1.95 X 1.85 X (1) = 3.61 ----
3. 2.41 X 3.60 X (1) = 8.68 ----
4. 0.50 X 1.05 X (1) = 0.52 ----
5. 1.85 X 0.35 X (1) = 0.65 ----
6. 2.00 X 1.05 X (1) = 2.10 ----
7. 0.87 X 3.60 X (1) = 3.13 ----
8. 2.70 X 1.51 X (1) = 4.08 ----
9. 0.57 X 3.20 X (2) = 3.65 ----
10. 0.87 X 1.35 X (2) = 2.35 ----
11. 2.70 X 1.34 X (1) = 3.62 ----
TOTAL LESS. DEDUCTIONS = 37.97 SQ.M

LIFT DEDUCTIONS :-
L1. 1.80 X 1.80 X (1) = 3.24 SQ.M
TOTAL LIFT DEDUCTIONS = 3.24 SQ.M
TOTAL DEDUCTIONS = 41.21 SQ.M
NET AREA :292.55 - 41.21 = 251.34 SQ.M
TOTAL NET AREA = 251.34 SQ.M



AREA KEY PLAN (3RD FLOOR) (SCALE:-1:200)

BUILT-UP AREA STATEMENT : THIRD FLOOR

AREA OF BLOCK (ABCD) =
= 11.45 X 12.84 = 147.02 SQ.M

LESS. DEDUCTIONS :-
1. 4.65 X 1.19 X (1) = 5.53 SQ.M
2. 1.95 X 1.85 X (1) = 3.61 ----
3. 2.00 X 1.05 X (1) = 2.10 ----
4. 0.87 X 3.75 X (1) = 3.26 ----
5. 1.85 X 0.35 X (1) = 0.65 ----
6. 0.52 X 1.05 X (1) = 0.52 ----
7. 2.41 X 3.75 X (1) = 9.04 ----
TOTAL LESS. DEDUCTIONS = 24.71 SQ.M

LIFT DEDUCTIONS :-
L1. 1.80 X 1.80 X (1) = 3.24 SQ.M
TOTAL LIFT DEDUCTIONS = 3.24 SQ.M
TOTAL DEDUCTIONS = 27.95 SQ.M
NET AREA :147.02 - 27.95 = 119.07 SQ.M
TOTAL NET AREA = 119.07 SQ.M

BALC.AREA CALC.(FIRST FLOOR.)

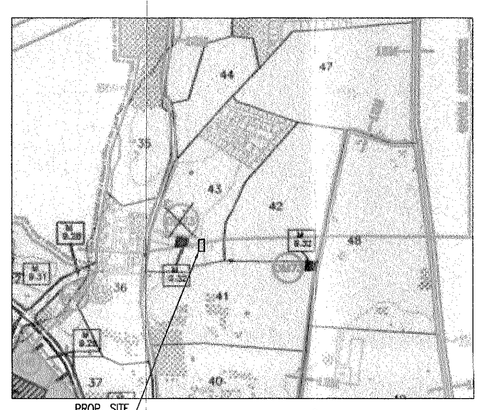
NET AREA :-
B1. 3.40 X 1.20 X (1) = 4.08 SQ.M
B2. 2.50 X 1.80 X (1) = 4.50 ----
B3. 1.65 X 1.95 X (1) = 3.21 ----
B4. 2.48 X 2.10 X (1) = 5.20 ----
B5. 2.45 X 2.25 X (1) = 5.51 ----
B6. 3.50 X 1.35 X (2) = 9.45 ----
TOTAL BALCONY AREA = 31.95 SQ.M

BALC.AREA CALC.(SECOND FLOOR.)

NET AREA :-
B1. 3.40 X 1.20 X (2) = 8.16 SQ.M
B2. 2.50 X 1.80 X (1) = 4.50 ----
B3. 2.45 X 2.10 X (1) = 5.14 ----
B4. 3.50 X 1.35 X (2) = 9.45 ----
B5. 2.45 X 2.25 X (1) = 5.51 ----
B6. 2.50 X 1.95 X (1) = 4.87 ----
TOTAL BALCONY AREA = 37.63 SQ.M

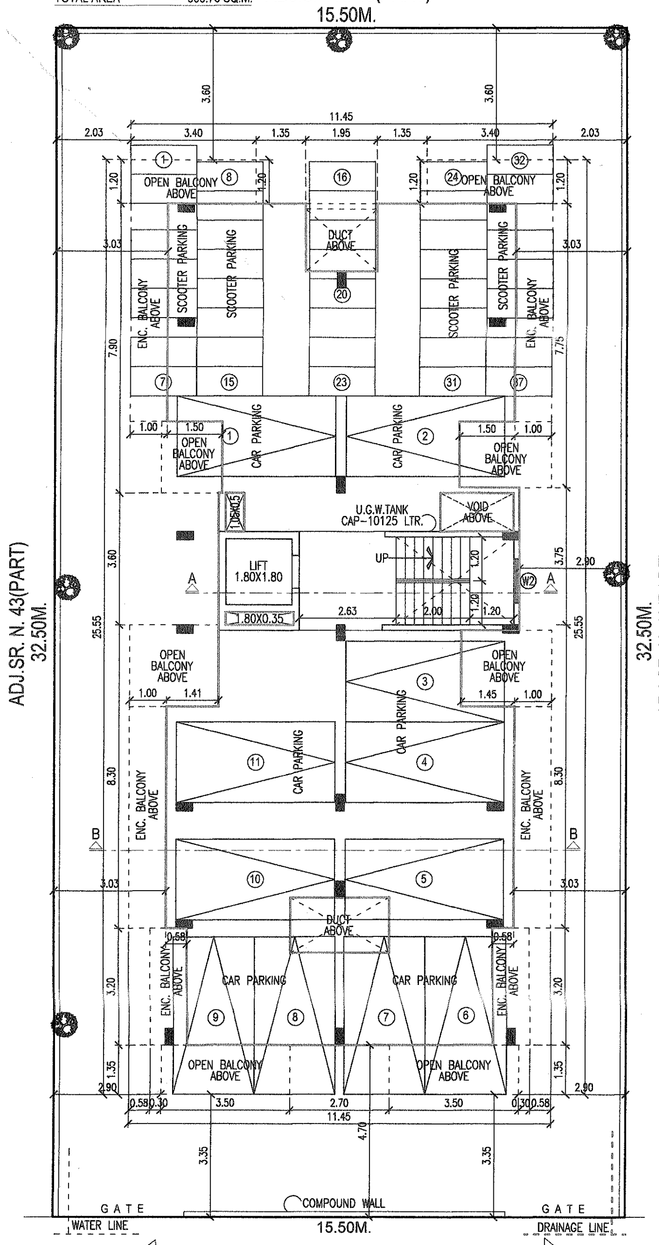
BALC.AREA CALC.(THIRD FLOOR.)

NET AREA :-
B1. 3.40 X 1.20 X (2) = 8.16 SQ.M
B2. 2.50 X 1.80 X (1) = 4.50 ----
B3. 2.50 X 1.95 X (1) = 4.87 ----
TOTAL BALCONY AREA = 17.53 SQ.M

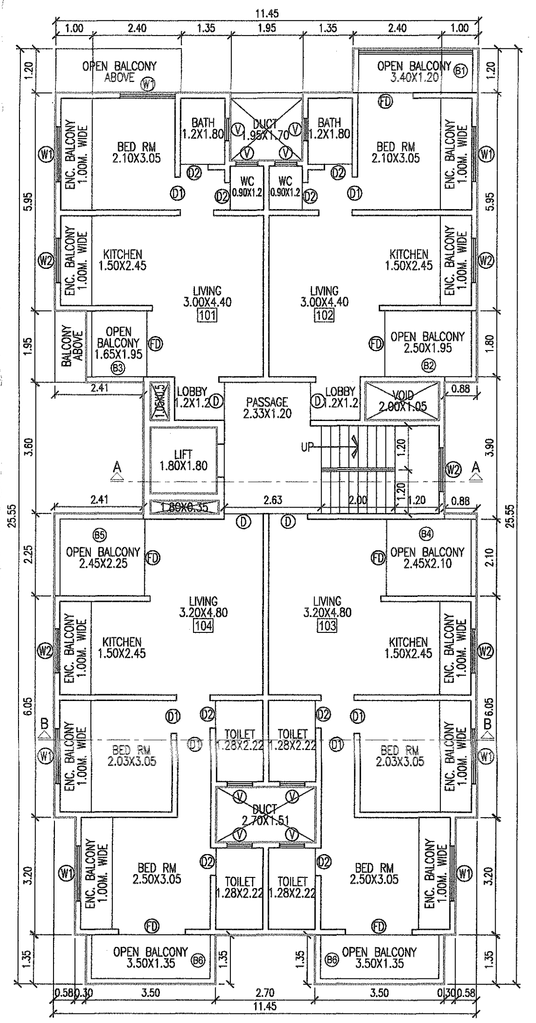


PLAN SHOWING EXISTING STRUCTURE (SCALE-1:500)

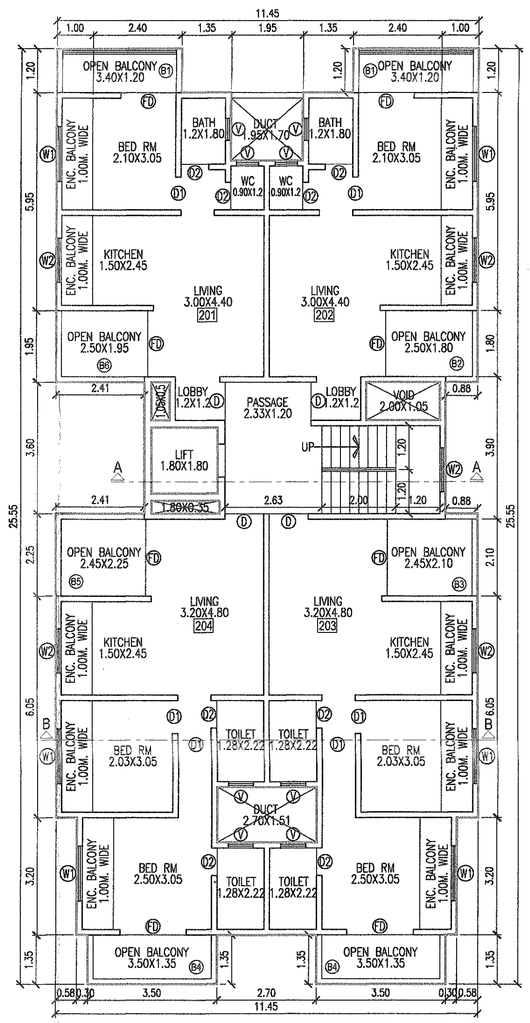
LOCATION PLAN NORTH



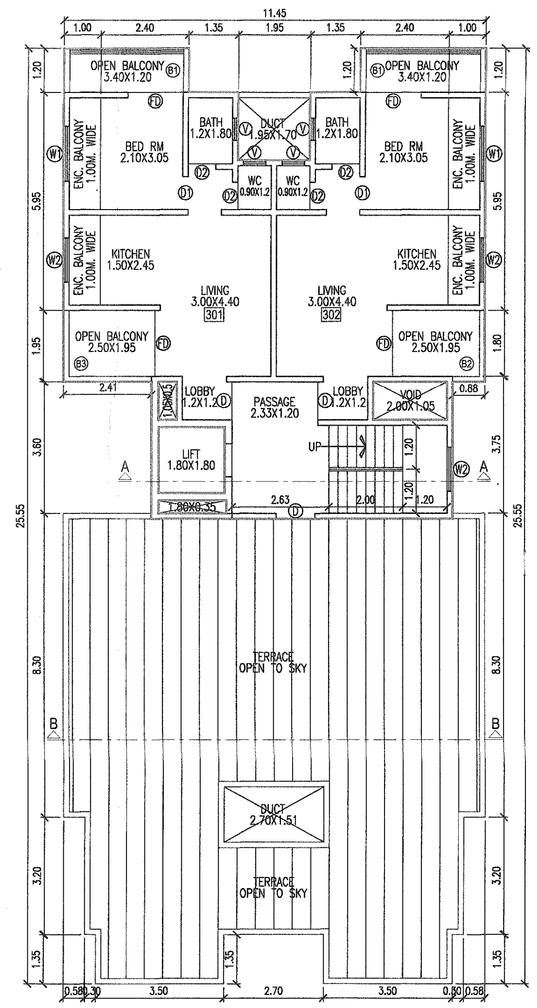
PARKING FLOOR PLAN NORTH



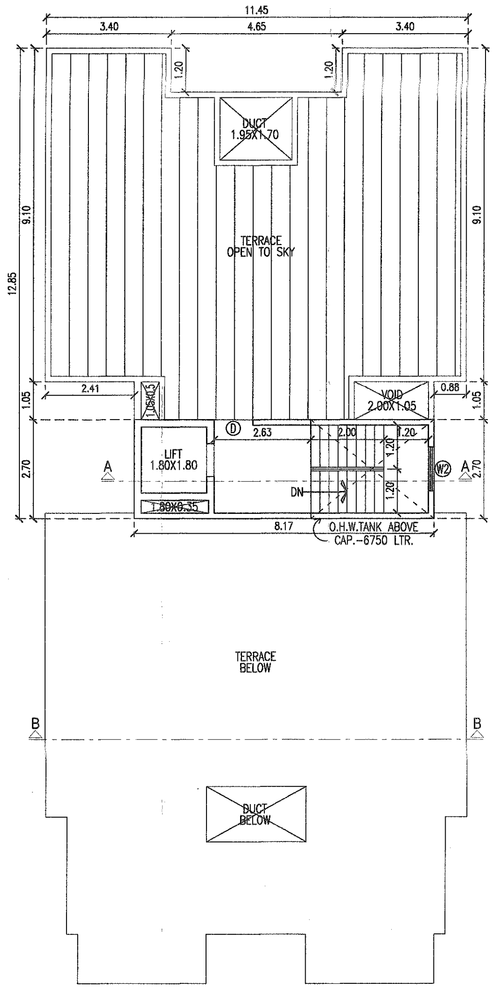
FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN



TERRACE FLOOR PLAN

AREA STATEMENTS		SQ.M.
1.	Area of plot (Minimum area of a,b,c to be considered)	500.00
	a) As per ownership document (7/12, CTS extract)	500.00
	b) As per measurement sheet	503.76
	c) As per site	503.76
2.	Deductions for	
	a) Proposed D.P./D.P. Road widening area/Service road/Highway widening	–
	b) Any D.P.Reservation area	–
	(Total a+b)	–
3.	Balance area of plot (1–2)	500.00
4.	Amenity space (if applicable)	
	a) Required	–
	b) Adjustment of 2(b),if any	–
	c) Balance proposed	–
5.	Net plot area(3–4(c))	–
6.	Recreational Open space (if applicable)	–
	a) Required	–
	b) Proposed	–
7.	Internal road area	–
8.	Plotable area (if applicable)	500.00
9.	Built up area with reference to basic F.S.I. as per front road width (Sr.No. 8 X 0.825)	412.50
10.	Addition of F.S.I. on payment of premium	–
	a) Maximum permissible premium F.S.I.–Based on road width/TDR zone	–
	b) Proposed F.S.I. on payment of premium	–
11.	In–situ FSI/TDR loading	
	a) in–situ area against D.P. road [2.0xsr.no.2(a)],if any	–
	b) in–situ area against Amenity space if handed over [2.0 OR 1.85 xsr.no.4(b)and/or(c)]	–
	c) TDR area (0.65)	–
	d) Total in–situ/TDR loading proposed(11 (a)+(b)+(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	412.50
	b) Ancillary area FSI upto 60% or 80% with payment of charges	247.50
	c) Total entitlement (a+b)	660.00
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 6.4 as applicable)x1.6 or 1.8]	1000.00
15.	Total Built–up Area in proposal (excluding area at sr.no.17b)	
	a) Existing Built–up Area	
	b) Proposed Ancillary F.S.I. (616.01 / 1.60 X 0.60)	231.00
	c) Proposed Regular F.S.I.	385.01
	d) Proposed Built–up Area (as per p–line)	616.01
16.	F.S.I.Consumed(15/13)(should not be more than serial no.14 above)	0.933
17.	Area For Inclusive Housing,if any	
	a) Required (20% of sr.no.5)	–
	b) Proposed	–

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 doccument of Ownership/T.P. Scheme Records/Land Records Department/City Survey records.

SIGNATURE
(Name of Architect/Licensed Engineer/Supervisor.)

LEGEND

1.	PLOT BOUNDRY	THK BLACK
2.	PROPOSED WORK	THK RED
3.	WATER LINE	DOTT.BLACK
4.	DRAINAGE LINE	DOTT.RED
5.	EXST. WORK RETAINED.	BLUE HATCH
6.	ROAD WIDENING LINE	BLUE DOTTED

OPENINGS SCHEDULE

D.	1.05X2.10	W.	2.35X1.20
D1.	0.91X2.10	W1.	1.75X1.20
D2.	0.75X2.10	W2.	1.20X1.20
FD.	1.80X2.10	W3.	0.90X1.20
		V.	0.60X0.90

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.

1) MR. VINAYAK JAGANNATH SURYAWANSHI & OTHERS 2 THRO' P.A.H.- SHRINIWAS DEVELOPERS THRO'

S. B. Rajarshi

1) MR. SANDEEP BALKRISHNA RAJARSHI .

2) MRS. SIMANTINI MADHAV JAGTAP

SIGN.OF L.ENGINEER (L.NO.396/2021)

L.ENGINEER
SOMNATH KERUR
ARCH.CONSULTANT & ENGINEERS
Office No.402&403,"HERAMB COMPLEX"S.No.42, Cts No.228, Kasturbo Housing Society, Bh.Saraswat Bank, Alandi Road, Pune–411015.,Mob.No.8360001590 & 91
EMAIL:-somnathkerurandassa.90@gmail.com & skassociates.91@gmail.com

Job No.	Drg. No.	Scale	Drawn by	Checked by	Date
		1:100	Rajesh	S.K.	19.06.2021