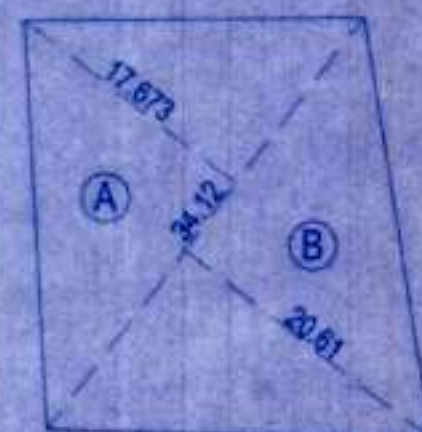
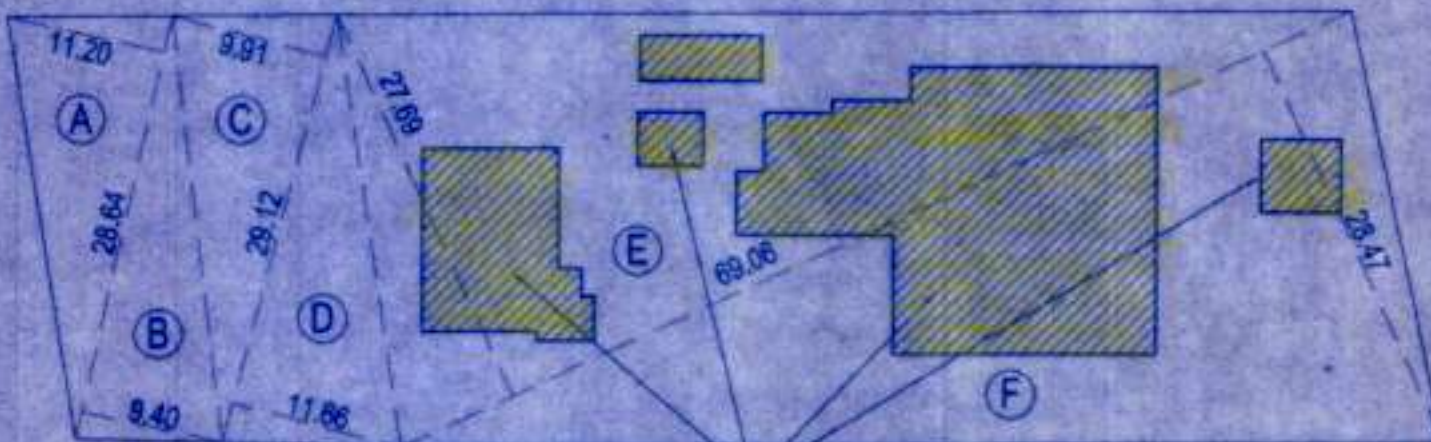




PLOT B
SCALE: 1:200

PLOT B - AREA CALCULATION BY TRIANGLE METHOD
A. $0.50 \times 34.12 \times 17.67 = 301.32 \text{ SQ.M.}$
B. $0.50 \times 34.12 \times 20.51 = 351.00 \text{ SQ.M.}$
TOTAL = 653.32 SQ.M.



PLOT A
SCALE: 1:200

PLOT A - AREA CALCULATION BY TRIANGLE METHOD
A. $0.50 \times 28.64 \times 11.20 = 160.38 \text{ SQ.M.}$
B. $0.50 \times 28.64 \times 9.91 = 144.29 \text{ SQ.M.}$
C. $0.50 \times 29.12 \times 9.91 = 144.29 \text{ SQ.M.}$
D. $0.50 \times 29.12 \times 11.86 = 169.77 \text{ SQ.M.}$
E. $0.50 \times 69.06 \times 27.89 = 955.14 \text{ SQ.M.}$
F. $0.50 \times 69.06 \times 20.47 = 703.07 \text{ SQ.M.}$
TOTAL = 2548.28 SQ.M.

EXISTING STRUCTURE TO BE DEMOLISHED



PROPOSED 24.00 M. ROAD WIDENING AREA CALCULATION BY TRIANGLE METHOD
A. $0.50 \times 29.32 \times 2.40 = 36.50 \text{ SQ.M.}$
B. $0.50 \times 29.32 \times 2.71 = 40.09 \text{ SQ.M.}$
TOTAL = 76.59 SQ.M.



PROPOSED 24.00 M. ROAD WIDENING

PROPOSED 24.00 M. ROAD WIDENING AREA CALCULATION BY TRIANGLE METHOD
A. $0.50 \times 28.64 \times 11.20 = 160.38 \text{ SQ.M.}$
B. $0.50 \times 28.64 \times 9.41 = 134.73 \text{ SQ.M.}$
TOTAL = 295.11 SQ.M.



EXISTING 12.0 M WIDE ROAD WIDENING

EXISTING 12.0 M WIDE ROAD WIDENING AREA CALCULATION BY TRIANGLE METHOD
A. $0.50 \times 29.12 \times 9.90 = 144.14 \text{ SQ.M.}$
B. $0.50 \times 29.12 \times 11.86 = 169.70 \text{ SQ.M.}$
TOTAL = 313.84 SQ.M.

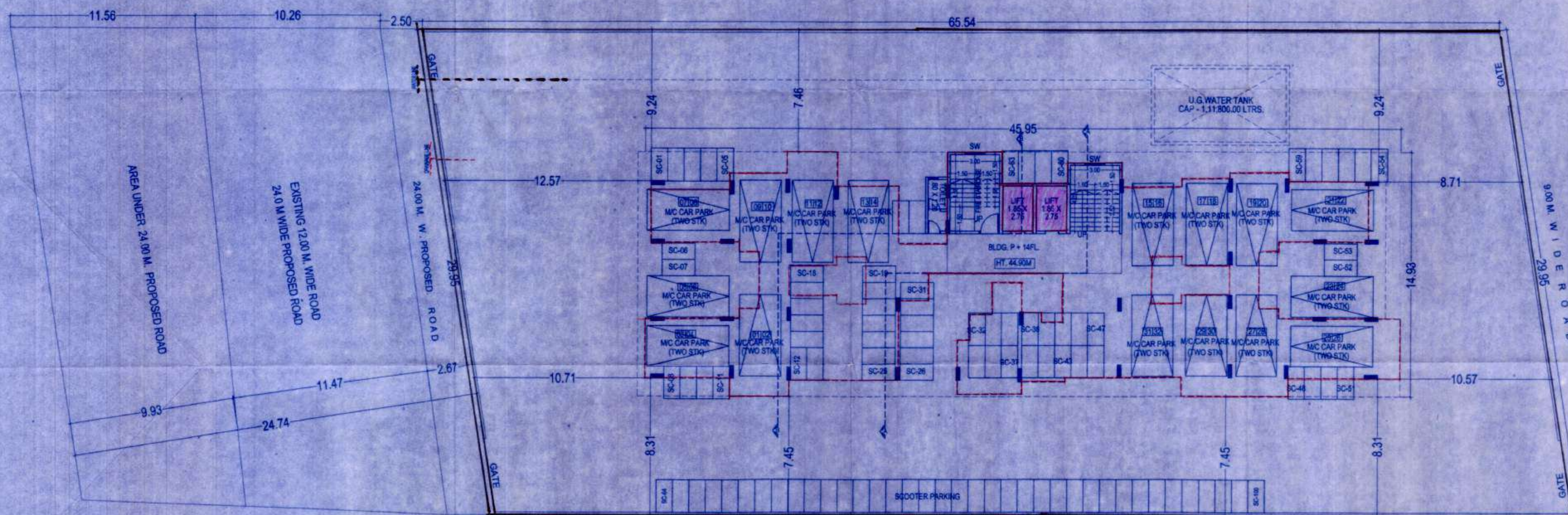
F.S.I. STATEMENT IN SQ.M.				
BUILDING	FLOOR	F.S.I.	LIFT	TOTAL F.S.I.
P + 14 FLOOR	PARKING	---	---	---
	FIRST	436.53	---	---
	SECOND	436.53	---	---
	THIRD	224.86	---	---
	FOURTH	180.75	---	---
	FIFTH	178.33	---	---
	SIXTH	188.04	---	---
	SEVENTH	106.05	1.65 X 2.75 X 2	3129.72
	EIGHTH	196.50	---	---
	NINTH	196.50	---	---
	TENTH	188.04	---	---
	ELEVENTH	188.04	---	---
	TWELFTH	188.04	---	---
	THIRTEENTH	188.04	---	---
	FOURTEENTH	196.50	---	---
TOTAL		3129.72	10.18	3129.72

RESIDENTIAL WATER TANK CALCULATIONS					
1	NO. OF TENEMENTS			23	NOS.
2	TOTAL NO. OF PERSON	23	x	5	= 115 NOS.
3	WATER CAPACITY	115	x	136	= 15625 LITERS.
4	WATER FOR FIRE PROTECTION				= 20,000 LITERS.
5	TOTAL OVER HEAD CAPACITY	15625	+	20000	= 35,525 LITERS.
6	UNDERGROUND CAPACITY	15625	x	1.50	= 23288 LITERS.
7	WATER FOR FIRE PROTECTION	0			= 75,000 LITERS.
8	TOTAL OVER HEAD CAPACITY	23288	+	75000	= 98,288 LITERS.

RESIDENTIAL PARKING REQUIREMENT					
TYPE OF TENEMENT	TENEMENT / CARPET	CAR	SCOOTER	CAR	SCOOTER
EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.M. BUT LESS THAN 80 SQ.M.					
	12	1	5	6	30
EVERY TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 80 SQ.M. BUT LESS THAN 160 SQ.M.					
	21	1	3	21	83
EVERY TENEMENT HAVING CARPET AREA OF 160 SQ.M. AND ABOVE					
	0	2	3	0	0
TOTAL				27	93
5% PARKING				1	5
TOTAL REQUIRED PARKING				28	98
TOTAL PROPOSED PARKING				32	100



LOCATION PLAN



PARKING FLOOR PLAN

ADJ. C.T.S. NO.753 (P)

STAMP OF APPROVAL



25-7-2024
APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO. 651291112
Deputy Engineer

SR.NO.	AREA STATEMENT	SQ.M.
1	AREA OF PLOT A. AS PER OWNERSHIP DOCUMENT (7/12 EXTRACT) B. AS PER MEASUREMENT SHEET (TRANSLATION) C. MINIMUM AREA CONSIDER FOR CALCULATION	3200.00 3201.38 3200.00
2	AS PER SUB-DIVISION A. PLOT - A B. PLOT - B (Reservation Plot)	2548.25 653.12
	TOTAL	3201.37
3	DEDUCTIONS FOR PLOT - A (Area - 2548.25 sq.m.) A. AREA UNDER 12.00 M. EXISTING ROAD B. AREA UNDER 24.00 M. PROPOSED ROAD (296.11 + 75.39) TOTAL DEDUCTION FOR PLOT - A	313.84 370.50 684.34
4	PLOT AREA FOR PROPOSED BLDG. AS PER SUB-DIVISION PLOT - A	1863.90
5	PLOT AREA AS PER PWC	1797.65
6	MINIMUM PLOT AREA CONSIDERED FOR CALCULATION	1797.65
7	BASIC F.S.I. AS PER FRONT ROAD WIDTH (1797.65 x 1.10)	1977.42
8	ADDITION OF F.S.I. ON PAYMENT OF PREMIUM A. PERMISSIBLE PREMIUM F.S.I. (1797.65 x 0.50) B. PROPOSED F.S.I. ON PAYMENT OF PREMIUM	0.00 0.00
9	ADDITION OF F.S.I. T.D.R. A. AREA AGAINST D.P. ROAD B. PERMISSIBLE T.D.R. AREA C. PROPOSED T.D.R. D. TOTAL T.D.R. PROPOSED E. NOBC	0.00 0.00 0.00 0.00 0.00
	F.S.I. STATEMENT A. TOTAL PERMISSIBLE F.S.I. B. PERMISSIBLE ANCILLARY AREA F.S.I. (1977.42 x 60%) C. PROPOSED ANCILLARY AREA F.S.I. D. TOTAL PERMISSIBLE F.S.I. (A + C) E. TOTAL PROPOSED F.S.I.	1977.42 1186.45 1153.00 3130.42 3129.72

PARKING STATEMENT	CAR	SCOOTER
* PARKING REQUIRED BY RULE	28	98
* PARKING PROPOSED	32	100

SPECIFICATIONS - WALLS IN THIS PLAN ARE 9" & 4" TH. AAC BLOCKS

AREA CERTIFICATE
CERTIFIED THAT THE PLOT REF. WAS SURVEYED BY DEVELOPER AND THE DIMENSIONS OF BIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN THE DOCUMENT OF CITY SURVEY / T.P.S. RECORD.

OWNER'S DECLARATION
WE UNDERTAKE TO BE RESPONSIBLE FOR THE QUALITY AND SAFETY OF THE WORK. WE WILL BE RESPONSIBLE FOR THE QUALITY AND SAFETY OF THE WORK. WE WILL BE RESPONSIBLE FOR THE QUALITY AND SAFETY OF THE WORK.

NOTES
1) ALL DOCUMENTS ARE PROVIDED BY THE OWNER REQUIRED FOR SANCTIONING OF PROPOSAL. WE ARE NOT RESPONSIBLE FOR ANY LEGAL DISCREPANCY OR AMBIGUITY FOUND IN DOCUMENTS.
2) WE ARE NOT RESPONSIBLE FOR THE WORKMANSHIP & QUALITY OF MATERIAL OF A CONSTRUCTION OF A RESPECTIVE SITE.
3) THE SITE IS SUPERVISED BY THE PERSON APPOINTED BY THE DEVELOPER / OWNER.
4) THIS DRAWING IS ISSUED ASSUMING ALL LEGAL DOCUMENTS FROM GOVERNMENT RECORDS WILL TALLY TO THE DOCUMENTS SENT BY THE DEVELOPER. ANY DISCREPANCY IN ABOVE RECORDS MAY ALTER THE PLANNING ASPECTS.

DESCRIPTION AND ADDRESS OF THE PROPERTY
PROPOSED RESIDENTIAL BUILDING ON C.T.S. NO. 753, S.NO. 134 / 1 PART, SARITA CO-OP. HOUSING SOCIETY, AT KOTHRUD, PUNE.
CHAIRMAN - MR. KRISHNANATH S. KULKARNI
SECRETARY - MR. HEMANT S. SHOTRI

NAME AND SIGN OF THE OWNER / P.A.H. >
OWNER / P.A.H. SIGN: MR. KRISHNANATH S. KULKARNI
CHAIRMAN
ARCHITECT'S SIGN: ANIRUDDH T. SHINDE
CA/98/22612

NAME OF ARCHITECTS
SHINDE JOSHI & ASSOCIATES
"SUNAND", FIRST FLOOR, PLOT NO. 985/18, C.T.S. NO. 183, S.NO. 720, SADASHIV PETH, PUNE. TEL: 9822198007. Email: shindejoshiassociates@gmail.com

JOB NO.	SCALE	DRAWN BY	CHKD BY	DATE
116	1:100	PRAJAKTA	XXX	03.01.2022