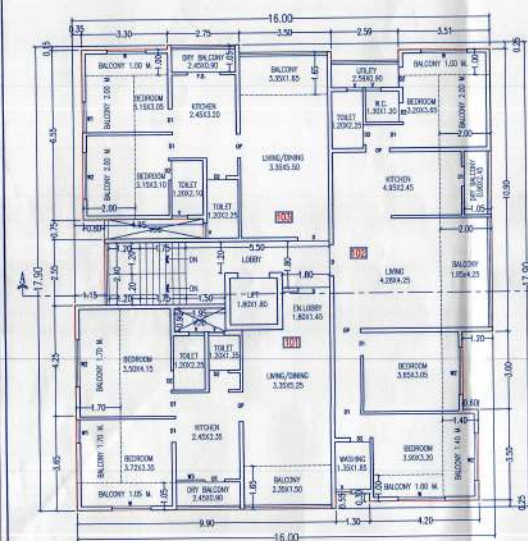
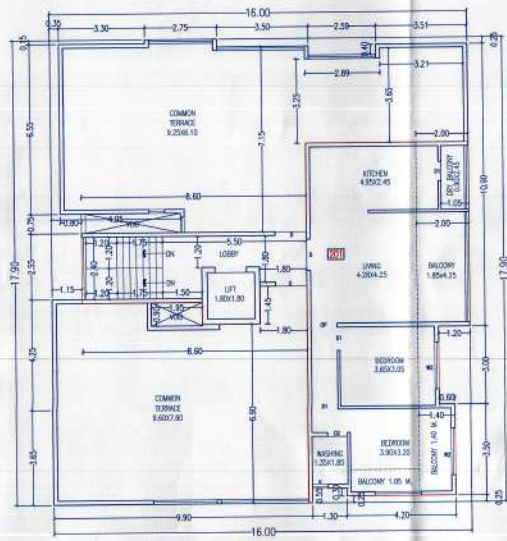
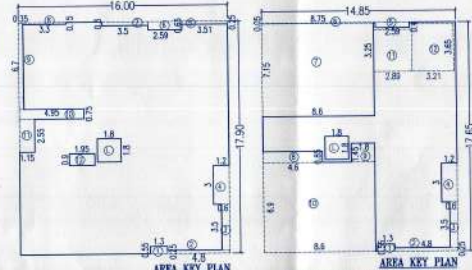




FIRST FLOOR PLAN
SCALE = 1:100

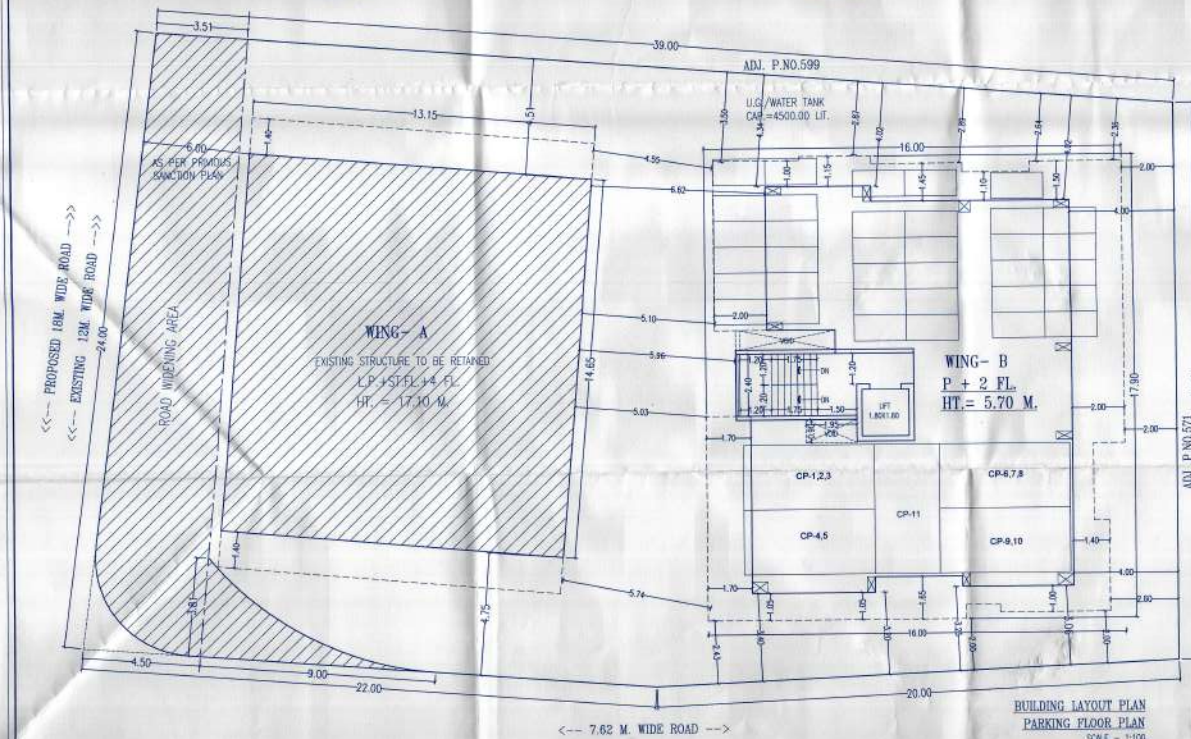


SECOND FLOOR PLAN
SCALE = 1:100



FIRST FLOOR AREA
AREA OF BLOCK
16.00 X 17.90 X 1 = 286.40 SMT.
DEDUCTION :-
(1) 01.30 X 0.55 X 1 = 0.77 SMT.
(2) 04.80 X 0.25 X 1 = 0.12 SMT.
(3) 00.60 X 3.50 X 1 = 0.21 SMT.
(4) 01.20 X 3.00 X 1 = 0.36 SMT.
(5) 03.51 X 0.25 X 1 = 0.88 SMT.
(6) 02.59 X 0.05 X 1 = 0.13 SMT.
(7) 03.50 X 0.30 X 1 = 0.10 SMT.
(8) 03.30 X 0.15 X 1 = 0.50 SMT.
(9) 00.30 X 6.70 X 1 = 0.23 SMT.
(10) 04.95 X 0.25 X 1 = 0.12 SMT.
(11) 01.15 X 2.55 X 1 = 0.29 SMT.
(12) 01.95 X 0.90 X 1 = 0.17 SMT.
(13) 01.80 X 1.80 X 1 = 0.32 SMT.
TOTAL = 25.72 SMT.
NET B/U.P. AREA -
286.40 - 25.72 = 260.68 SMT.

SECOND FLOOR AREA
AREA OF BLOCK
14.85 X 17.95 X 1 = 266.10 SMT.
DEDUCTION :-
(1) 01.30 X 0.55 X 1 = 0.77 SMT.
(2) 04.80 X 0.25 X 1 = 0.12 SMT.
(3) 00.60 X 3.50 X 1 = 0.21 SMT.
(4) 01.20 X 3.00 X 1 = 0.36 SMT.
(5) 02.59 X 0.40 X 1 = 0.10 SMT.
(6) 08.75 X 0.05 X 1 = 0.04 SMT.
(7) 08.60 X 7.15 X 1 = 61.49 SMT.
(8) 04.60 X 0.85 X 1 = 0.39 SMT.
(9) 01.60 X 1.45 X 1 = 0.23 SMT.
(10) 08.60 X 6.90 X 1 = 59.34 SMT.
(11) 02.89 X 3.25 X 1 = 0.93 SMT.
(12) 03.21 X 3.65 X 1 = 11.71 SMT.
(13) 01.80 X 1.80 X 1 = 0.32 SMT.
TOTAL = 160.78 SMT.
NET B/U.P. AREA -
266.10 - 160.78 = 105.32 SMT.



BUILDING LAYOUT PLAN
PARKING FLOOR PLAN
SCALE = 1:100

F.S.I. STATEMENT (SMT.) WING-B

FLOOR	B/U.P. AREA RESI. (A)	LIFT AREA	TENEMENTS	TOTAL B/U.P. AREA
FIRST FL.	260.68		03	
SECOND FL.	101.32	3.24	01	362.00 SMT.
TOTAL	362.00	3.24	04	362.00 SMT.

AS PER SANCTION PLAN CC/1399/04, DATE 15/07/04
LOWER PARKING + STILT FL + 4 FL., HT. = 17.10 M.
[COMM. AREA 79.95 + RESI. AREA 654.32 + EXCESS BALC. AREA 82.90]
EXISTING WING-A TOTAL BUILT UP AREA = 817.17 SMT.

PARKING STATEMENT

PARKING REQUIRED	CAR	SCOOTER	CYCLE
40.00 TO 80.00 SQ.M. 2 TENA.	01	5	02
80.00 TO 150.00 SQ.M. 1 TENA.	01	03	01
VISITORS PARKING 5% ADDITION			
TOTAL = 04 NOS	04	12	05

PARKING AREA STATEMENT

AREA REQUIRED	AREA PROPOSED
CAR 04 NOS. X 12.50 SQ.M.	50.00 SQ.M.
SCOOTER 12 NOS. X 02.00 SQ.M.	24.00 SQ.M.
CYCLE 05 NOS. X 0.75 SQ.M.	3.75 SQ.M.
TOTAL	77.75 SQ.M.
TOTAL PARKING AREA REQUIRED = 77.75 SQ.M.	
TOTAL PARKING AREA PROPOSED = 240.45 SQ.M.	

T.D.R. DETAILS (EXISTING T.D.R. UTILIZATION AREA = 370.00 SMT.)
DRC NO. = 0001362
T.D.R. TYPE = PRIMARY SCHOOL (96)
T.D.R. ZONE = C
AREA ALLOWED UTILIZATION = 370.25 SMT.
NAME DRC IS ISSUED = MR. ABHIJIT V. SHENDE
NAME OF PERSON UTILIZING T.D.R. = MR. VINAYAK C. SURKOTIA
MR. F.B. PARKAR
FOR M/S P.S. DEVELOPERS

STAMP OF APPROVAL 01/02

APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO. CC-1347/22
Date 25/01/22
Building Inspector
(P.S.D.P. Zone-5 P.M.C.)



A) AREA STATEMENT

AREA OF PLOT AS PER 712	SQ.M.
1. AREA OF PLOT AS PER 712	830.00
2. DEDUCTIONS FOR	
(a) AREA OF PLOT AS PER P.R.C.	774.00
(b) ROAD ACQUISITION AREA	165.11
(c) EXISTING INTERNAL ROAD	---
(d) ANY RESERVATION	---
(e) OTHER	---
TOTAL (a+b+c+d+e)	670.89
3. NET GROSS AREA OF PLOT (1-2)	670.89
4. DEDUCTIONS FOR	
(a) TRANSFORMER AREA	---
(b) RECREATION OPEN SPACE	---
(c) INTERNAL ROADS	---
(d) AMENITY SPACE	---
(e) OTHERS	---
TOTAL (a+b+c+d+e)	670.89
5. NET AREA OF PLOT (3-4)	670.89
6. ADDITION FOR F.S.I.	
(a) BASIC F.S.I. (1.10)	737.98
(b) PAID F.S.I. (0.50)	---
(c) PERMISSIBLE T.D.R. (670.89 X 90% = 603.80 SMT.)	---
(d) (WING-A EXISTING T.D.R. UTILIZATION = 370.00 SMT.)	370.00
(e) ANCILLARY F.S.I. (80%)	---
(f) OTHER ADDITION	---
TOTAL (a+b+c+d+e+f)	1107.98
7. TOTAL PERM. BUILT UP AREA : [737.98 + 370.00]	1107.98
8. EXISTING FLOOR AREA WING-A	817.17
9. NET BUILT UP AREA	290.81
10. ANCILLARY F.S.I. (290.81 SMT. X 80%)	174.49
11. PERM. FLOOR BUILT UP AREA (8+10) [290.81+174.49 = 465.30]	1282.47
12. PROPOSED RESIDENTIAL AREA	362.00
13. PROPOSED COMMERCIAL AREA	---
14. PROPOSED INDUSTRIAL AREA	---
15. PROPOSED SPECIAL FSI AREA	362.00
16. EXCESS BALCONY AREA TAKEN IN F.S.I.	---
17. TOTAL BUILT UP AREA (8 + 12) [817.17 + 362.00]	1179.17
18. F.S.I. CONSUMED	0.92

C) TENEMENT STATEMENT
NET AREA OF PLOT ITEM ABOVE
(1) LESS NON-RESIDENTIAL AREA (SHOPS ETC.)
(2) AREA FOR TENEMENTS (a-b)
(3) TENEMENTS PERMISSIBLE
(4) TENEMENTS PROPOSED (EXIST. 13 NOS + PROP. 04 NOS) = 17 NOS

CERTIFICATE OF AREA
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON
AND THE DIMENSION OF SIDES, ETC. OF PLOT STATED ON PLAN AREAS AS
MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA
STATED IN DOCUMENT OF OWNERSHIP / 7/73 SCHEME RECORD / LAND RECORD DEPT.
/ CITY SURVEYED RECORDS.

LEGEND
PLOT BOUNDARY SHOWN BLACK
PROPOSED WORK SHOWN RED
EXISTING WORK SHOWN RED DOTTED
WATERLINE SHOWN BLACK DOTTED
EXISTING TO BE RETAINED HATCHED
DEMOLITION SHOWN HATCHED YELLOW

OWNER'S NAME:
FOR - M/S EMPHIRE DEVELOPERS THROUGH
(MR. OMKAR DATTATRAY CHANKAWADE)

PROJECT:
PROPOSED REDEVELOPMENT RES. BLDG. ON
S.NO. - 6352+6421+643, PLOT NO. - 96 & 97, C.T.S. NO. - 600 & 601
AT BHIVNAND, DAUNGERI, PUNE.
TALUKA - HAVELI, DIST. - PUNE.

ARCHITECT: SATISH SHRIRAM KARALE
S.K. DESIGN & CONSULTANT
ARCHITECTURE, INTERIOR, LANDSCAPE
SAVANT VIHAR, S.NO. 822,
PHASE - II, SHOP NO. G-14, KATRAJ,
PUNE SATARA ROAD, PUNE - 411 043.

ARCHITECT'S SEAL:
ARCHITECT'S SIGNATURE
DATE: 25-08-2022
SCALE: 1:100
KEY NO. INWARD NO. SHEET NO. 01/02