

STAMP OF APPROVAL

अधीन निवासी दि. ११/०१/२०२२
APPROVED SUBJECT TO CONDITIONS
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO. CC/32/16/21
Building Inspector Deputy Engineer P.M.C.

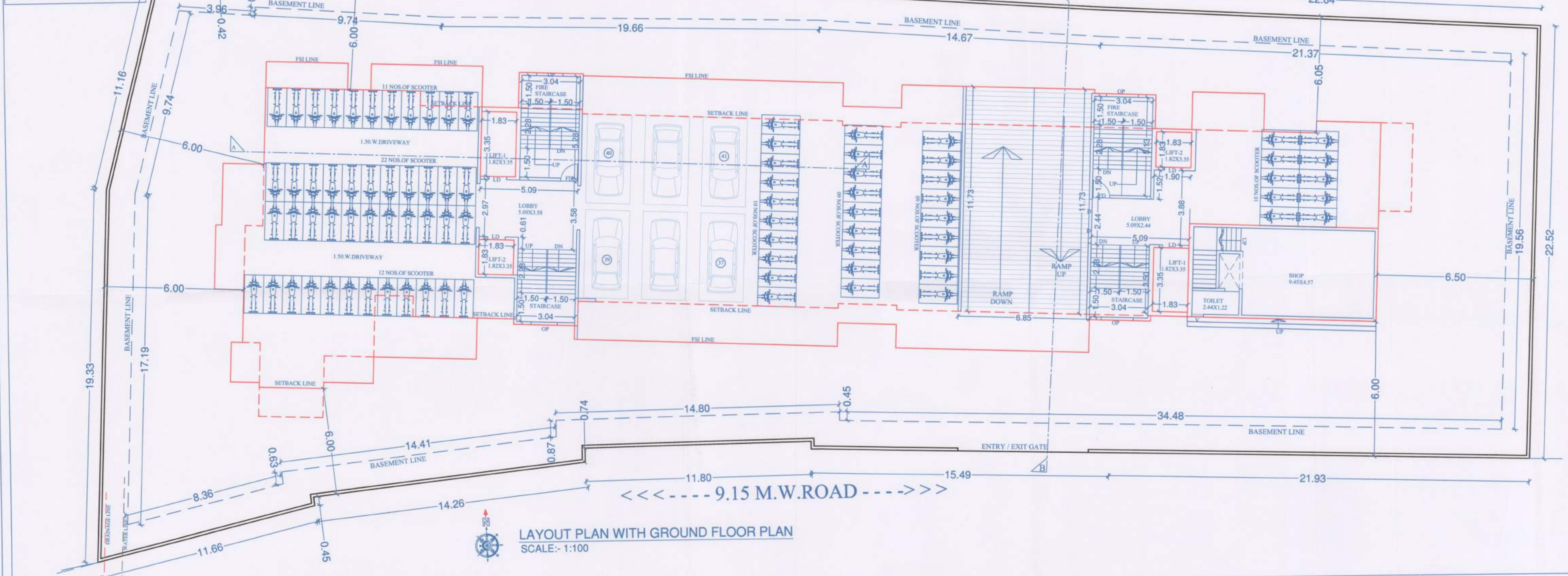
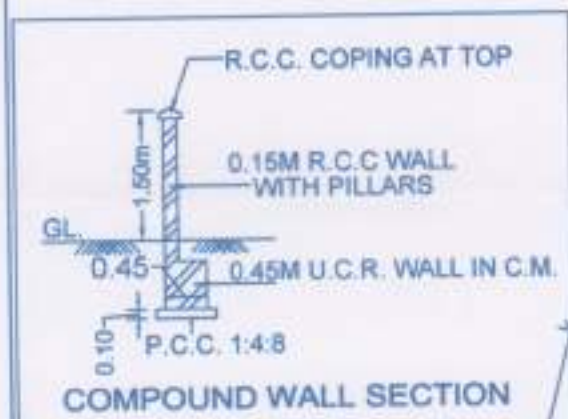


AREA CALCULATIONS (NEW RULE)					
FLOOR	TYPE	BUILT-UP FLOOR AREA	LIFT AREA	RESI. UNITS	COMM. UNITS
GROUND FLOOR	COMM.	47.87	-	-	1
MEZZANINE FLOOR	COMM.	75.91	-	-	-
FIRST FLOOR	RESI.	747.01	-	7	-
SECOND FLOOR	RESI.	747.01	-	7	-
THIRD FLOOR	RESI.	747.01	-	7	-
FOURTH FLOOR	RESI.	747.01	-	7	-
FIFTH FLOOR	RESI.	747.01	-	7	-
SIXTH FLOOR	RESI.	747.01	-	7	-
SEVENTH FLOOR	RESI.	747.01	-	7	-
EIGHTH FLOOR	RESI.	703.90	-	7	-
NINTH FLOOR	RESI.	747.01	-	7	-
TENTH FLOOR	RESI.	747.01	-	7	-
ELEVENTH FLOOR	RESI.	747.01	-	7	-
TOTAL		8297.78	18.96	77	1

WATER REQUIREMENT

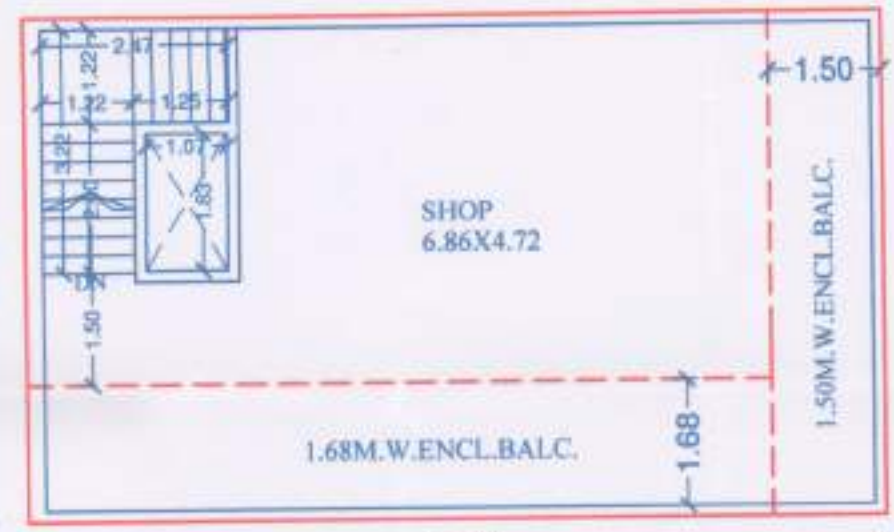
COMMERCIAL :	
CARPET AREA UNDER COMMERCIAL =	= 30 Nos.
NO. OF PERSONS = 90 / 3 = 30	= 30 Nos.
SAY NO. OF PERSONS	= 30 Nos.
WATER @ 45 LTRS / PERSON	= 1350.00 Ltrs.
WATER REQUIRED = 30 X 45	= 1350.00 Ltrs.
RESIDENTIAL :	
TOTAL NO. OF TENEMENTS = 77 Nos.	= 77 Nos.
NO. OF PERSONS PER TENEMENTS = 05 Nos.	= 05 Nos.
TOTAL NO. OF PERSONS = 385 Nos.	= 385 Nos.
WATER REQUIRED @ 150 Ltrs. PER PERSON	= 57750 Nos.
TOTAL REQUIREMENT = 1350.00 + 57750	= 59100 Nos.
OVERHEAD WATER TANK PROVIDED Wing A & B	98100 + 20,000; ADD FIRE FIGHTING WATER REQ. = 79100 Ltrs.
4 OVERHEAD WATER TANK PROVIDED 79100 / 4 = 19775.00 LTRS / TANK	
UNDREGROUND WATER TANK REQUIREMENT	
WATER REQUIRED = 1.50 X WATER REQUIRED (59100) =	= 88650 Nos.
ADD FIRE FIGHTING WATER TANK REQ. 88650 + 50,000 =	= 138650 Ltrs.
UNDER GROUND WATER TANK PROVIDED	= 138650 Ltrs.

PARKING STATEMENT RESIDENTIAL					
TYPE OF FLAT	FLAT NO.	REQD. PARKING	PROV. PARKING	CARS	SCOOTERS
RESIDENTIAL	77	39	77	39	77
FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.M. BUT LESS THAN 80 SQ.M. (1:2)					
TOTAL		39	77	39	77
VISITORS PARKING 5%		1	1	1	1
COMMERCIAL					
For every 100 sq.m. carpet area or fraction thereof (2:6)	90.00	2	5	2	5
TOTAL	77	42	83	42	83
PARKING AREA CALCULATION					
VEHICLE	NOS.	AREA REQUIRED	AREA PROVIDED		
CARS	42	12.50	325.00		
SCOOTERS	83	2.0	166.80		
TOTAL AREA	0		491.80		



- 1) 0.5X12.35X0.31 = 020.44
- 2) 0.5X26.96X0.79 = 107.70
- 3) 0.5X19.27X1.19 = 107.87
- 4) 0.5X11.72X0.44 = 002.57
- 5) 0.5X26.96X0.43 = 054.32
- 6) 0.5X04.06X0.42 = 000.85
- 7) 0.5X07.15X0.28 = 011.72
- 8) 0.5X06.96X0.07 = 010.68
- 9) 0.5X12.05X0.57 = 021.50
- 10) 0.5X28.94X12.05 = 174.36
- 11) 0.5X28.94X13.13 = 189.99
- 12) 0.5X26.40X10.66 = 140.71
- 13) 0.5X26.40X10.46 = 138.07
- 14) 0.5X23.80X0.82 = 009.75
- 15) 0.5X27.54X12.70 = 174.87
- 16) 0.5X27.54X13.02 = 179.28
- 17) 0.5X31.63X16.69 = 263.95
- 18) 0.5X32.63X15.61 = 246.87

TOTAL AREA = 1855.49 SQM



AREA STATEMENT		
SR. NO.	DISCUSSION	AREA IN SQM.
1	AREA TO BE CONSIDERED	1733.25
2	AREA AS PER PLOT	1855.49
3	AREA AS PER TRANSLATION	1733.25
4	MINIMUM AREA TO BE CONSIDERED FOR THE PLOT	1733.25
5	DEDUCTIONS TO BE CONSIDERED	
6	AREA UNDER ROAD WIDENING	0.00
7	15.00 MT. WIDE ROAD	0.00
8	TOTAL AREA UNDER DEDUCTIONS	0.00
9	NET PLOT AREA (14-24)	1733.25
10	FSI POTENTIAL PERMISSIBLE ON PLOT	3.00
11	PERMISSIBLE FSI ON PLOT (1733.25 X 3.00)	5199.75
12	ANNUAL FSI @ 80% FOR RESIDENTIAL USER	3119.85
13	ANNUAL FSI @ 80% FOR COMMERCIAL USER	99.02
14	ANNUAL FSI @ 80% FOR COMMERCIAL USER	99.02
15	TOTAL PERMISSIBLE FSI ON PLOT (5+5a+5b)	8416.82
16	PROPOSED BAUP AREA	8297.78
17	F.A.R. CONSUMED (7/8)	0.98
18	PARKING STATEMENT	
19	PARKING REQUIRED BY RULE	42
20	PARKING PROVIDED	42
21	AREA UNDER PARKING	525.00
22	GARAGE PERMISSIBLE	166.80
23	GARAGE PROPOSED	---
24	LEGENDS	
25	i) PLOT BOUNDARY	BLACK
26	ii) PROPOSED WORK	RED
27	iii) WATER LINE	BLACK DOTTED
28	iv) DRAINAGE LINE	RED DOTTED
29	v) Existing To Be Retained Shown Hatch	
30	vi) Existing To Be Demolished Shown Yellow	
31	DOOR AND WINDOW SCHEDULES	
32	D = 1.05 X 2.14	W = 1.45 X 2.14
33	D1 = 0.9 X 2.14	KW = 1.90 X 0.90
34	D2 = 0.75 X 2.14	KW1 = 3.20 X 0.90

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 / T.P. SCHEME RECORD / LAND RECORD DEPT.
/ CITY SURVEYED RECORDS.

(OWNERS / P.H.A.) DECLARATION
I / WE UNDERSIGNED HEREBY CONFIRM THAT I / WE WOULD ABIDE BY PLAN
APPROVED BY AUTHORITY / COLLECTOR / I WOULD EXECUTE THE STRUCTURE AS
PER APPROVED PLANS ALSO I / WE WOULD EXECUTE THE WORK UNDER
SUPERVISION OF PROPER WORK UNDER SUPERVISION OF PROPER TECHNICAL
PERSON SO AS TO ENSURE THE QUALITY AND SAFETY AT THE WORK SITE.

PROPERTY ADDRESS
CTS NO. 213, PLOT NO. 32-33, SADASHIV PETH, KOLHAPUR, NAGARJANA PETH, PUNE
TALLUKA - HAVELI DISTRICT - PUNE - 411030

SIGN (OWNERS / P.H.A.)
M/S. NUTAN DEVELOPERS
MR. SHRIKANT H. LUNCHA

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