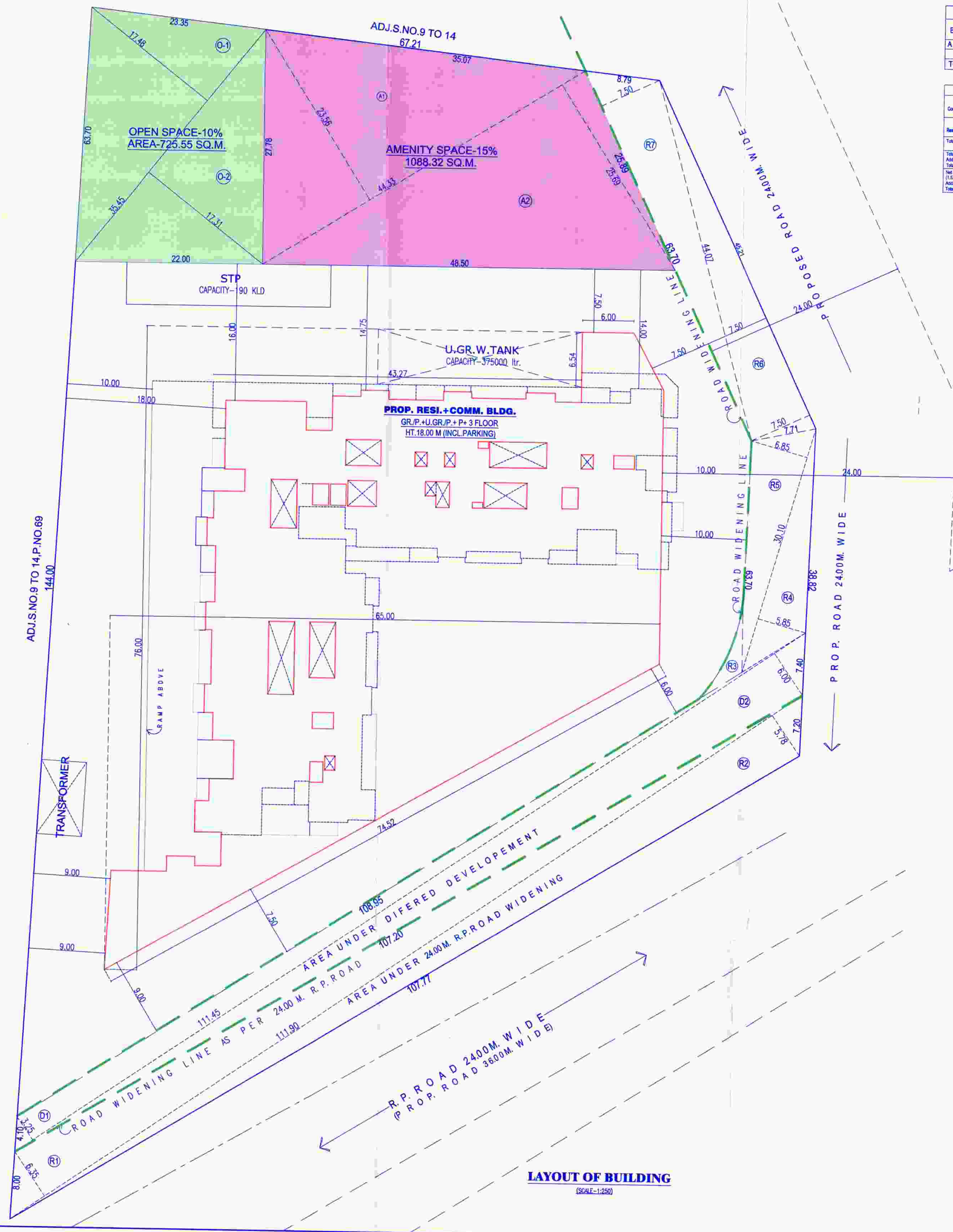


LAYOUT OF BUILDING

(SCALE-1:250)

F. S. I. STATEMENT BLDG.

(SQ.M.)

BLDG.	COMM. AREA PARK./GR	PARK./U.GR.	RESIDENTIAL AREA 1ST.	2ND.	3RD.	4TH	5TH	6TH	7TH	8TH	9TH	10TH	11TH	12TH	13TH	14TH	15TH	16TH	17TH	18TH	19TH	20TH	21TH	TOTAL	TEN. NO.S
A (PROP)	853.07	1034.00	1599.43	1483.75	1470.47	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	6440.72	48
TOTAL	853.07	1034.00	1599.43	1483.75	1470.47	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	6440.72	48

Over Head Water Tank Capacity Calc.(WING "A")					
For Commercial	Floor Area	Occupant Load/sq.m.	No.of Persons	Req.cap. Per person	Total
	1867.07	3	620	45	28305 .LTR.
For Residential	Total Tenement No.		Req.cap./Ten		Total
	48		675		32400 .LTR.
Total Net Capacity Of O.H.W Tank (28305+32400)				=	60705 Ltr
				Total Say =	61000 Ltr.
Total Net Capacity Of G.H.Water Tank				=	61000 Ltr.
Add. Fire Fighting Cap.20,000				=	20,000 ---
Total G.H.W.Tank Capacity				=	81,000 Ltr.
Net Capacity Of U.G.Water Tank (1.5XO.H.Water Tank Capacity)			1.5X81000	=	1,21,500 Ltr.
Add. Fire Fighting Cap. 75,000				=	1,37,500---
Total U.G.Water Tank Capacity				=	1,65,000 Ltr.

Required Parking Table As Per Rule

One Parking Space For Every	Required Parking Car	Scooter	Visitor
Commercial Shop Premises Carpet Up To 100 Sq.m.	2	6	-
2 Veh. Parking Carpet Area Up To 30 Sq.m.	0	4	5%
2 Veh. Parking Carpet Area Up To 40 Sq.m.	1	2	5%
2 Veh. Parking Carpet Area Up To 80 Sq.m.	1	5	5%
1 Veh. Parking Carpet Area Up To 80 To 150 Sq.m.	1	3	5%
1 Veh. Parking Carpet Area 150 Sq.m. Above	2	5	5%

Parking Area Calculations

Tenements	Total Ten.Nos	Required Parking Car	Scooter
2 bhk Blue Heavens Carpet Up To 100 Sq.m.	1+00=30	28	84
2 bhk Heavens Carpet Area Up To 80 To 90 Sq.m.	42	24	06
1 bhk Heavens Carpet Area Up To 40 To 50 Sq.m.	05	05	15
Visitor Parking 5 %		04	15
Total	48	61	210
Total Provided Parking		79	310
Required Area (Parking)		(78013.5)/(1700)=(J) =(475.8)+(600)=(K) = 1356.00 SQ.M.	
Parking Area At Parking Floor		Gr. Parking Floor Area = 1599.43 SQ.M.	

CARPET AREA STATEMENT

SHOP NO.	CARPET AREA (SQ.M.
001,U-01	21.72
002,U-02	27.45
003,U-03	26.99
004,U-04	41.66
005,U-05	43.04
006,U-06	29.05
007,U-07	27.86
008,U-08	27.86
009,U-09	24.98
010,U-10	31.21
011,U-11	37.54
012,U-12	27.12
013,U-13	27.76
014,U-14	27.76
015,U-15	27.76
016,U-16	27.76
017,U-17	27.63
018,U-18	48.60
019,U-19	48.60
020,U-20	35.24
021,U-21	25.57
022,U-22	25.55
023,U-23	36.33

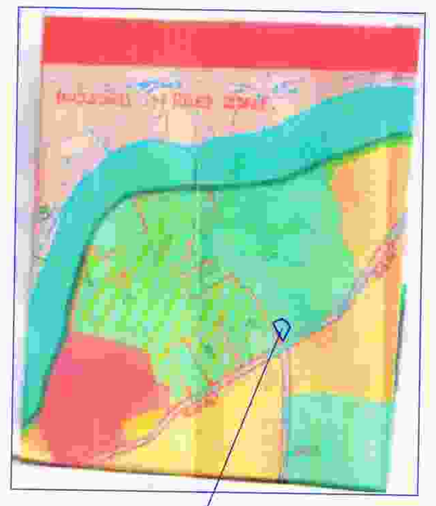
B/UP AREA STATEMENT

COMMERCIAL B/UP AREA STATEMENT

Building No.	Floor No.	Total Built-up Area of floor as per outer construction line.	Total Built-up Area
(1)	(2)	(3)	
	Ground	853.07 SQ.M.	
	UPPER GR.FLOOR	1034.00 SQ.M.	
TOTAL		1887.07 SQ.M.	

RESIDENTIAL B/UP AREA STATEMENT

Building No.	Floor No.	Total Built-up Area of floor as per outer construction line.	
(1)	(2)	(3)	
	1st	1599.43 SQ.M.	
	2nd	1483.75 SQ.M.	
	3rd	1470.47 SQ.M.	
TOTAL		4553.65	6440.72 SQ.M.

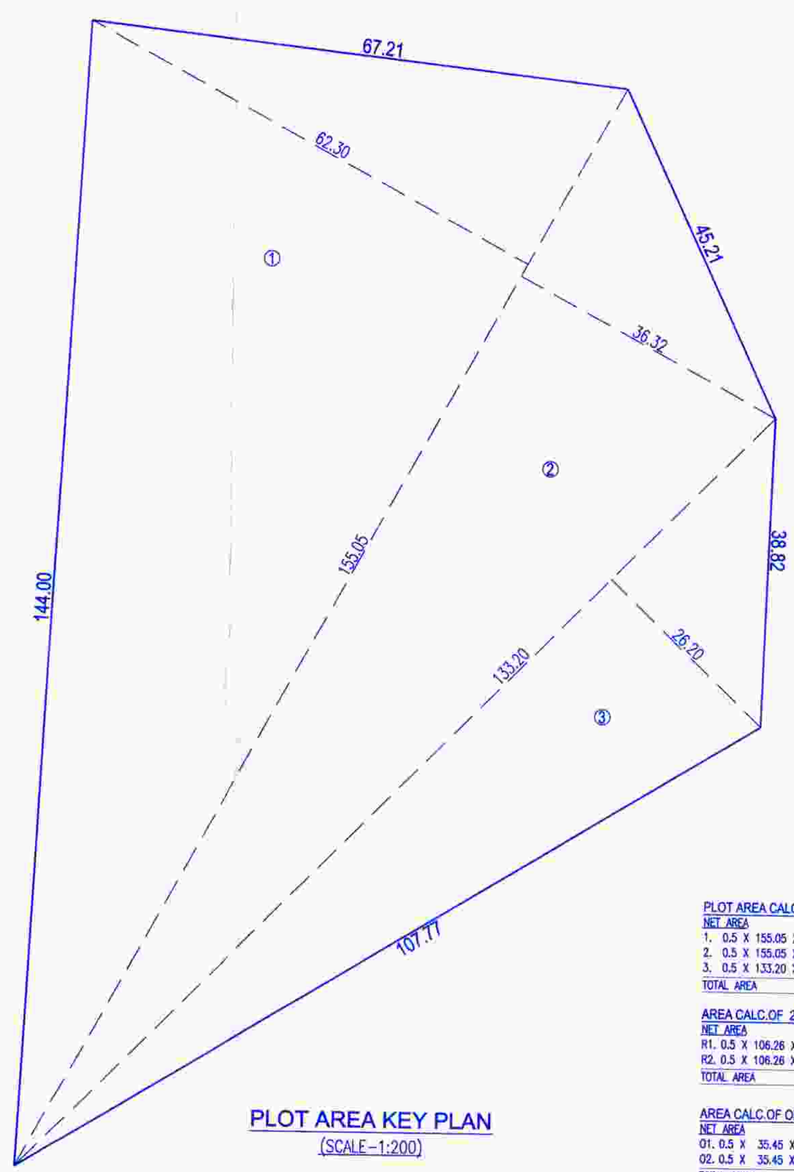


LOCATION PLAN

NORTH

CARPET AREA STATEMENT (IN SQ.M.)

FLAT NO.	UNIT TYPE	FLAT AREA	CP.BALCONY	TERRACE	TOTAL
101	2 BHK	59.86	13.05	-----	72.91
102	2 BHK	61.02	12.85	23.68	97.35
103	2 BHK	62.00	6.79	18.38	87.17
104	2 BHK	58.77	12.29	-----	71.06
105	2 BHK	58.66	11.20	-----	69.86
106	1 BHK	41.30	15.45	-----	56.65
107	2 BHK	59.79	08.42	3.81	72.02
108	2 BHK	59.65	08.45	3.81	71.91
109	2 BHK	59.85	06.57	14.49	80.72
110	2 BHK	59.94	03.31	29.09	92.34
111	2 BHK	59.26	08.75	8.02	76.06
112	2 BHK	59.52	08.88	7.83	76.13
113	2 BHK	59.67	08.75	8.02	76.44
114	3 BHK	86.98	08.48	43.49	138.95
115	2 BHK	61.23	09.34	-----	70.57
116	2 BHK	59.89	11.95	-----	71.84
201	2 BHK	59.58	12.30	-----	71.88
202	2 BHK	60.66	12.30	-----	72.96
203	2 BHK	62.13	6.79	6.75	75.67
204	2 BHK	59.20	8.48	3.81	71.49
205	2 BHK	58.53	7.38	3.81	69.72
206	1 BHK	40.81	8.48	-----	49.29
207	2 BHK	58.80	8.46	3.81	71.07
208	2 BHK	59.38	8.46	3.81	71.65
209	2 BHK	59.71	12.10	-----	71.81
210	2 BHK	59.53	6.79	6.19	72.51
211	2 BHK	58.65	8.37	4.20	71.22
212	2 BHK	58.58	8.88	4.20	72.05
213	2 BHK	58.98	8.17	4.20	71.95
214	3 BHK	85.97	8.48	10.73	105.18
215	2 BHK	60.23	12.30	-----	72.53
216	2 BHK	59.07	11.19	-----	70.26
301	2 BHK	59.86	12.30	-----	72.17
302	2 BHK	61.02	12.45	-----	73.47
303	2 BHK	61.75	6.79	6.09	74.63
304	2 BHK	58.77	8.48	3.81	71.06
305	2 BHK	58.86	7.39	3.81	69.86
306	1 BHK	40.96	8.48	-----	49.45
307	2 BHK	59.42	8.43	3.72	71.57
308	2 BHK	58.72	8.48	3.81	71.02
309	2 BHK	59.85	11.36	-----	71.21
310	2 BHK	59.94	6.79	6.19	72.91
311	2 BHK	58.89	6.36	3.81	71.06
312	2 BHK	59.52	8.50	3.72	71.75
313	2 BHK	59.33	8.40	3.81	71.53
314	3 BHK	85.58	8.48	8.79	102.85
315	2 BHK	60.81	12.30	-----	73.10
316	2 BHK	59.26	11.17	-----	70.44



PLOT AREA KEY PLAN

(SCALE-1:200)

PLOT AREA CALC.AS PER D.C.
NET AREA
1. 0.5 X 155.05 X 62.36 = 4834.46 SQ.M.
2. 0.5 X 155.05 X 36.32 = 2813.70 ----
3. 0.5 X 133.20 X 26.20 = 1744.92 ----
TOTAL AREA = 9393.08 SQ.M.

AREA CALC.OF 24.0M. R.P.ROAD
NET AREA
R1. 0.5 X 106.26 X 6.35 = 337.37 SQ.M.
R2. 0.5 X 106.26 X 5.78 = 307.14 ----
TOTAL AREA = 644.51 SQ.M.

AREA CALC.OF OPEN SPACE
NET AREA
O1. 0.5 X 35.45 X 17.48 = 309.83 SQ.M.
O2. 0.5 X 35.45 X 17.31 = 306.89 ----
TOTAL AREA = 616.72 SQ.M.

AREA LEFT FOR 24.0M. PROP.ROAD
NET AREA
R3. CHAMFHER = 30.96 ----
R4. 0.5 X 30.10 X 5.85 = 88.04 SQ.M.
R5. 0.5 X 30.10 X 6.85 = 103.06 ----
R6. 0.5 X 45.21 X 7.50 = 169.54 ----
R7. 0.5 X 63.70 X 7.50 = 238.87 ----
TOTAL AREA = 630.50 SQ.M.

AREA LEFT FOR DIFFERED DEVELOPEMENT
NET AREA
D1. 0.5 X 111.45 X 3.25 = 181.10 SQ.M.
D2. 0.5 X 111.45 X 6.00 = 334.35 ----
TOTAL AREA = 515.45 SQ.M.

AREA CALC.OF AMENITY SPACE
NET AREA
A1. 0.5 X 44.33 X 23.56 = 522.20 SQ.M.
A2. 0.5 X 44.33 X 25.56 = 566.12 ----
TOTAL AREA =1088.32 SQ.M.

STAMP OF APPROVAL 1/8

PROPOSED LAYOUT OF BUILDING ON S.NO.9 TO 14 H.NO.2/1/1,P.NO.1/70 AT MUNDHWA-KESHAVNAGAR PUNE.

PLAN PREVIOUSLY APPROVED UNDER C.C.NO.
REVISED-

डकस - निवासी + व्यावसायी - दि- 21/07/2022

APPROVED SUBJECT TO CONDITION
APPROVED UNDER C MENCEMENT
CERTIFICATE NO. 1043/22

Building Inspector Deputy Engineer P.M.C.
(B.P./D.P. Zone No.-1) P.M.C.

POONA MUNICIPAL CORPORATION BUILDING CONTROL DEPARTMENT APPROVED POONA

AREA STATEMENT	SQ.M.
1. AREA OF PLOT	7900.00
MINIMUM AREA OF A,B,C,TO BE CONSIDERED	
a) AS PER OWNERSHIP DOCUMENTS (7/12,CTS EXTRACT)	7900.00
b) AS PER MEASUREMENT SHEET	9392.43
c) AS PER SITE	9392.43
2. DEDUCTIONS	
a) PROPOSED R.P./R.P.ROAD WIDENING,SERVICE ROAD	644.51
b) ANY RESERVATION AREA(AREA LEFT FOR 4.50M. TO 6.0M.)	----
C) TOTAL A+B	----
3. BALANCE AREA OF PLOT	7255.49
4. AMENITY SPACE (IF APPLICABLE)	----
a) REQUIRED- 15%OF 7255.49	1088.32
b) ADJUSTMENT OF 2(b) IF ANY (as per previous sanction)	1088.32
c) BALANCE PROPOSED	----
5. NET PLOT AREA (3-4c)	6167.17
6. RECREATIONAL OPEN SPACE (IF APPLICABLE)	----
a) REQUIRED -10% OF 7255.49	725.55
b) PROPOSED--	755.55
7. INTERNAL ROAD AREA	----
8. PLOTARLE AREA (IF APPLICABLE)	----
9. BUILT UP AREA WITH REFERANCE TO BASIC F.S.I.AS PER FRONT road width (SR.NO.5--7)basic fsi) 6167.17X1.10	6783.89
10. ADDITION OF FSI ON PAYMENT OF PREMIUM	----
a) MAXIMUM PERMISIBLE PREMIMUM FSI BASED ON ROAD WIDTH/700 ZONE (PREVIOUS PERMISIBLE IN E.C.LAYOUT=6167.83X0.50)	----
b) PROPOSED FSI BASED ON PAYMENT OF PREMIMUM	----
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 (2.00 OR 1.85XSR.NO.4(b)and/or (c)	----
c) TDR AREA	----
d) TOTAL IN SITU/TDR LOADING PROPOSED --11(a+b+c)prev.sanction	----
12. ADDITIONAL FSI AREA UNDER CHAPTER NO.7	----
13. TOTAL ENTILEMENT OF FSI IN THE PROPOSAL	
a) (9+10+11+d) OR 12 WHICHEVER IS APPLICABLE	6783.89
b) ANCILLARY AREA FSI UP TO 60% FOR COMMERCIAL ANCILLARY AREA FSI UP TO 60% FOR RESIDENTIAL	----
TOTAL ANCILLARY AREA	----
c) TOTAL ENTITLEMENT (a+b)	----
14. MAXIMUM UTILIZATION OF FSI (BUILDING POTENTIAL) PERMISIBLE AS PER ROAD WIDTH (AS PER REGULIZATION NO.6.1,6.2,6.3 OR 6.4 AS APPLICABLE)X1.6 OR 1.8	34760.00
15. TOTAL BUILT UP AREA IN PROPOSAL (EXCLUDING AREA AT SR.NO.17b)	
a) EXISTING BUILT UP AREA	----
b) PROPOSED BUILT UP AREA AS PER (AS PER "F" LINE)	6440.72
c) TOTAL (a+b)	6440.72
16. F.S.I.CONSUMED (SHOULD NOT BE MORE THAN SERIAL NO.14 ABOVE)	0.95
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 DOCUMENT OF OWNERSHIP/T.P. SCHEME RECORDS/LAND RECORDS DEPARTMENT/CITY SURVEY RECORDS.

SIGNATURE

NAME OF ARCHITECT/LICENSED ENGINEER/SURVEYER)

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 PLAN,&I,I/WE WOULD EXECUTE THE WORK UNDER SUPERVISION OF PROPER TECHNICAL PERSON SO AS TO ENSURE THE QUALITY AND SAFETY AT THE WORK SITE.

OWNERS NAME AND SIGNATURE

M/S. BUILDWICK SPACES LLP THROUGH

MR.ANKIT DINESHBHAI PATEL

NORTH

atit admulwa ARCHITECTS
(AN ISO 9001:2015 CERTIFIED COMPANY)
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JOB NO.	SCALE	DRAWN BY	CHECKED BY	DATE
	1:100	PRATIBHA	S.K.	21.07.2022