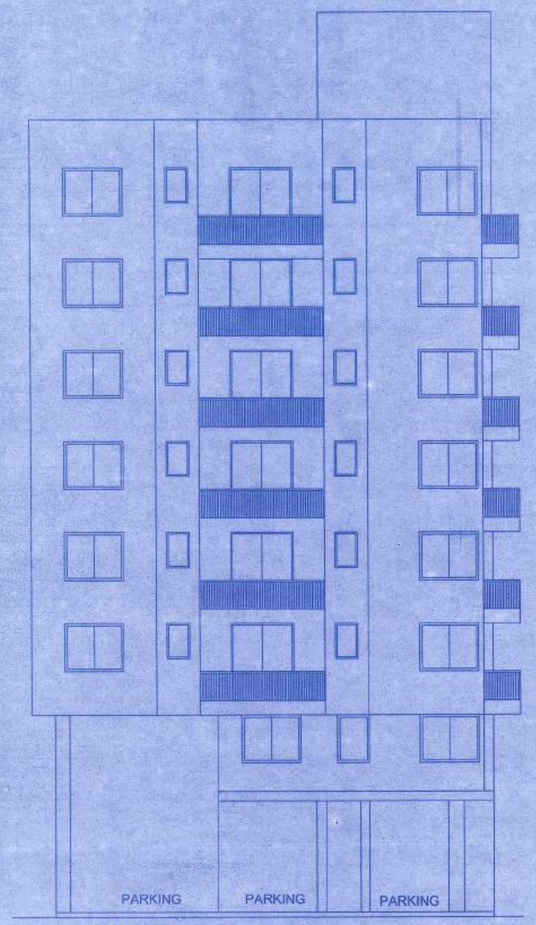
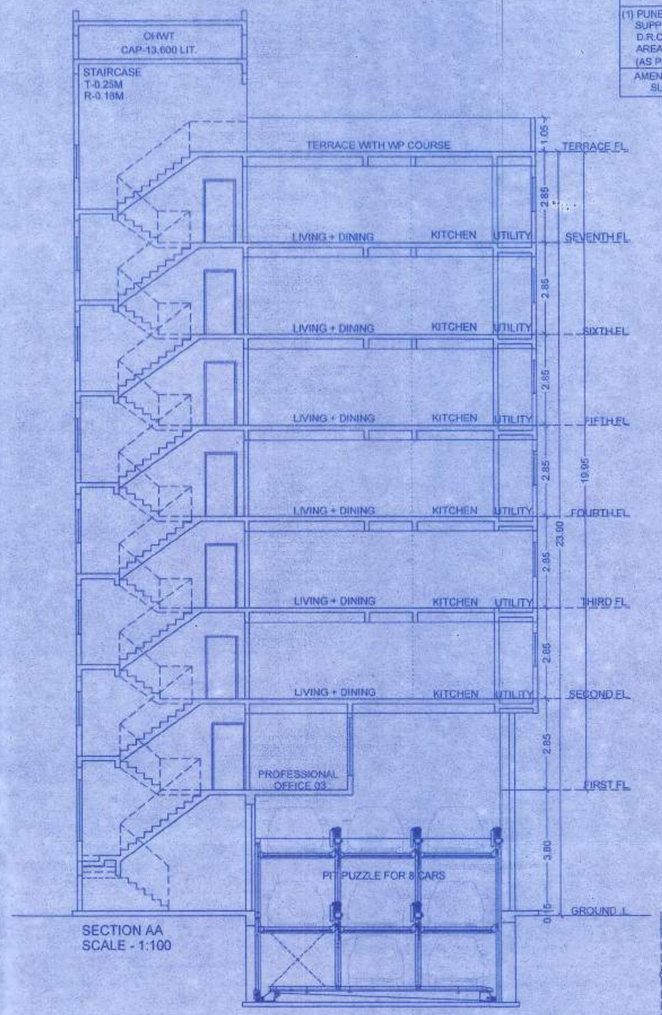


EAST ELEVATION



SECTION AA
SCALE - 1:100

T.D.R. ORIGINATED FROM- (PROPOSED)	
(1) PUNE, WADGAON BK., S.NO.18/1/19/20/3/1 SUPPLEMENT - I FOR DRC NO. 5845 D.R.C. NO. - 003727 AREA = 141.98 SQM. (AS PER TDR INDEXING 162.51 SQ.M.)	(2) PUNE, NANA PETH, CTS NO.561A , 561/B/1A & 562 D.R.C. NO. - 004636 AREA = 67.00 SQM. (AS PER TDR INDEXING 70.85 SQ.M.)
AMENITY=162.51 SQ.M. SLUM=70.85 SQ.M.	

BUILDING FSI AREA CALCULATION

SR. NO	FLOOR	COMM.FSI AREA	RESI. FSI AREA	LIFT AREA	TENE.	OFFICE
1	FIRST FLOOR	95.71	--		--	4
2	SECOND FLOOR	--	198.61		2	--
3	THIRD FLOOR	--	198.61		2	
4	FOURTH FLOOR	--	198.61	2.72	2	
5	FIFTH FLOOR	--	198.61		2	
6	SIXTH FLOOR	--	198.61		2	
7	SEVENTH FLOOR	--	198.61		2	
	TOTAL	95.71	1191.66	2.72	12	4
	GRAND TOTAL	1287.37		--	--	--

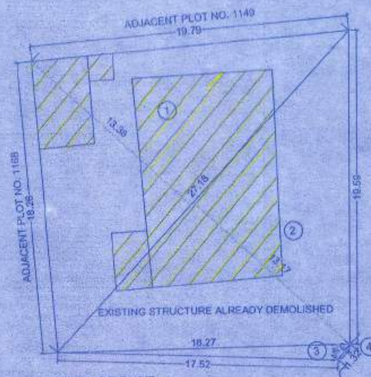
PARKING STATEMENT

PARTICULARS	TENAMENTS	CAR	SCOOTER
FOR COMMERCIAL As per UDCPR			
FOR 200 SQ.M AREA	200.00	3	11
AREA OF OFFICES ON FIRST FLOOR (Carpet Area)	70.49	1	4
FOR RESIDENTIAL As Per Govt. Notification No.TPS-1818/CR- 236 / 18(part-4) /Sec 37 (1AA)(c) & Sec 20(4)/Modification/ UD-13, dated-28/12/2022			
TENE. BETWEEN 80-150 SQ.M REQ	(FOR 1TEN.)	1	1
PROPOSED TENE. BETWEEN 80-150 SQ.M	12	12	12
TOTAL		13	16
5 % FOR METROPOLITAN CITY		1	1
TOTAL PARKING REQUIRED		14	17
TOTAL PARKING PROVIDED		14	17
AREA REQUIRED PER PARKING		12.50	2.00
AREA REQUIRED FOR PARKING		175.00	34.00
PARKING AREA PROVIDED		194.27	51.77

WATER CALCULATION			TOTAL WATER IN LIT
FOR COMMERCIAL			
PROPOSED AREA /10	95.71	10	
WATER TANK	NO. OF PERSON	WATER IN LIT /DAY	
REQ CAPACITY OHT	10	45	430.70
FOR RESIDENTIAL			
TOTAL NO. OF TENE	NO. OF PERSON	WATER IN LIT / DAY	
12	5	135.00	6100.00
REQ TOTAL CAPACITY OHWT			6530.70
FOR FIRE FIGHTING			5000.00
TOTAL REQUIRED OHWT			13530.70
PROPOSED OHWT (SAY)			13600.00
REQ TOTAL CAPACITY UGT	(TOTAL CAPACITY OF OHT X 1.50)		20296.04
PROPOSED UGWT (SAY)			20300.00

PROPOSED SITE

LOCATION MAP

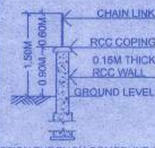


AREA OF PLOT
SCALE - 1:200

SR.NO	AREA OF PLOT						AREA (SQ.MT.)
1	0.50	X	27.18	X	13.38	=	181.63
2	0.50	X	27.18	X	13.17	=	178.98
3	0.50	X	18.27	X	0.96	=	8.77
9	0.67	X	1.23	X	0.20	=	0.16
TOTAL						=	369.75

SECTION Y-Y

SECTION THROUGH SUMP WELL
NTS



SECTION THROUGH COMPOUND WALL
AT CORNER OF PLOT

SECTION THROUGH
EXISTING COMPOUND WALL

BUILDING PLAN (REVISION I) 01/01

STAMP OF APPROVAL OF PLANS

PLANS PREVIOUSLY APPROVED VIDE NO. CC/0397/22, DATED 20/05/2022
CC/2833/23 DT 03/09/2023
APPROVED SUBJECT TO CONDITIONS
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO. CC/2834/22

Building Inspector — Duputy Engineer P.M.C.

POONA MUNICIPAL CORPORATION BUILDING CONTROL DEPARTMENT APPROVED POONA

AREA STATEMENT		SQ.M.
1	AREA OF PLOT	
	a) AS PER OWNERSHIP DOCUMENT (P.R. CARD)	360.00
	b) AS PER 8 FORM	359.92
	c) AS PER DEMARCATION	369.75
	d) MINIMUM AREA TO BE CONSIDERED	359.92
2	DEDUCTION FOR	
	a) AREA UNDER EXISTING D.P.ROAD	0.00
	TOTAL DEDUCTION	0.00
3	BALANCE AREA OF PLOT (1-2)	359.92
4	AMENITY SPACE 5%	
	a) REQUIRED AREA	0.00
	b) BALANCE PROPOSED	0.00
5	NET PLOT AREA (3-4c)	359.92
6	RECREATIONAL OPEN SPACE	
	a) REQUIRED	0.00
	b) PROPOSED	0.00
7	INTERNAL ROAD AREA	0.00
8.	PLOTABLE AREA (IF APPLICABLE)	0.00
9	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (5x1.10)	395.91
10	ADDITION OF FSI ON PAYMENT OF PREMIUM	
	a) PERMISSIBLE PREMIUM FSI (5X0.50)	179.96
	b) PROPOSED FSI ON PAYMENT OF PREMIUM.	179.96
11	IN-SITU FSI / TDR LOADING	
	a) PERMISSIBLE TDR (5 x 0.65)	233.95
	b) PROPOSED TDR (AMENITY TDR 162.51+ SLUM TDR 70.85) = 233.36	233.36
12	ADDITIONAL FSI AREA UNDER CHAPTER NO. 7	0.00
13	TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	
	a) [9 + 10(b)+11(a)] OR 12 WHICHEVER IS APPLICABLE	809.23
	b) INCENTIVE FOR GREEN BUILDING (9X5%)	0.00
	c) TOTAL AREA	809.23
	d) ANCILLARY AREA FSI UPTO 60% (13Cx0.60= 485.54)	485.54
	e) TOTAL ENTITLEMENT (13a+13d)	1294.77
14	MAXIMUM UTILIZATION LIMIT OF F.S.I. (BUILDING POTENTIAL) PERMISSIBLE AS PER ROAD WIDTH (5X3.0+13b)X1.80	--
15	TOTAL BUILT-UP AREA IN PROPOSAL	
	a) PROPOSED BUILT-UP AREA (AS PER 'P-LINE')	1287.37
	b) TOTAL	1287.37
16	F.S.I. CONSUMED (15c/13g)	0.96
17	BALANCED FSI	7.40

SCHEDULE OF OPENINGS

DOORS		WINDOWS	
D	1.00X 2.10	W	1.00 X 1.50
D1	1.05 X 2.10	W1	1.65 X 1.50
D2	0.75 X 2.10	W2	2.15 X 1.50
SD	2.15 X 2.10	W3	2.50 X 1.50
SD1	1.85 X 2.10	W4	1.35 X 1.50
		W5	2.00X 1.50
		V	0.60X 1.00
		V1	0.85X 1.00

BRIEF SPECIFICATIONS
FOUNDATION UPTO HARD STRATA
R.C.C. FRAMED STRUCTURE AS PER STRUCTURAL ENGINEER'S DESIGN
EXTERNAL WALLS IN 0.15THK,INTERNAL WALLS 0.10THK
EXTERNAL SAND FACED PLASTER,INTERNAL NEERU FINISHED
VITRIFIED FLOORING
T.W. DOORS AND ALUMINIMUM WINDOWS

LEGEND
PLOT LINE SHOWN - BLACK
PROPOSED WORK SHOWN - RED
DRAINAGE LINE SHOWN - RED DOTTED
WATER LINE SHOWN - BLACK DOTTED
EXISTING TO BE RETAINED - HATCHED BLUE
EXISTING TO BE DEMOLISHED - HATCHED YELLOW

NORTH

CERTIFICATE OF AREA
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME 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 RECORD.

SIGNATURE
(MILIND V. DIXIT)

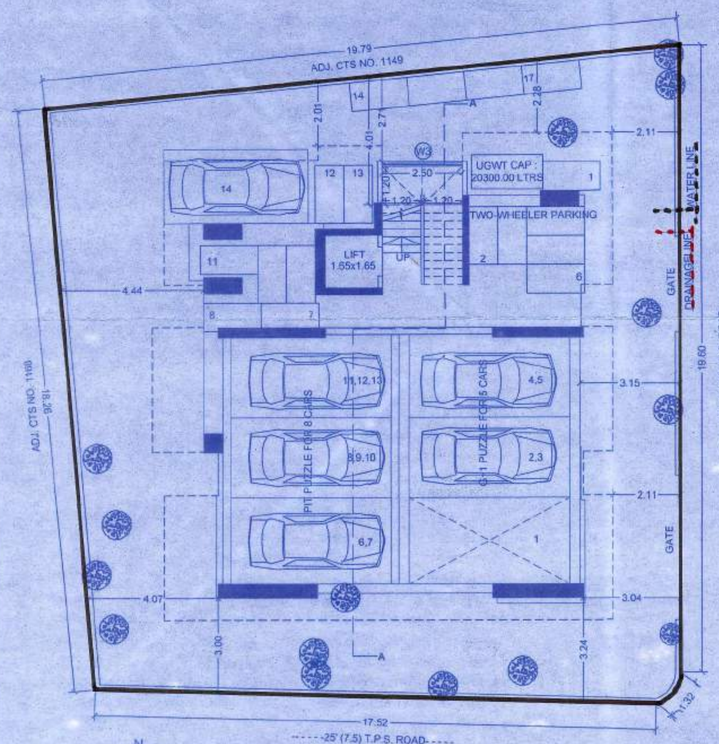
OWNER'S DECLARACTION :-
I/WE UNDERSIGNED HEREBY CONFIRM THAT I/WE WOULD ABIDE BY PLANS SANCTIONED BY PUNE MUNICIPAL CORPORATION.I/WE WOULD EXECUTE THE STRUCTURE AS PER SANCTIONED PLANS ALSO I/WE WOULD EXECUTE THE WORK UNDER SUPERVISION OF PROPER TECHNICAL PERSON SO AS TO ENSURE THE QUALITY AND SAFETY AT THE WORK SITE.

MR. RAHUL RAMESH SHAH / PAH

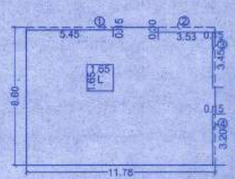
PROJECT :-
PROPOSED CONSTRUCTION ,AT C.T.S. No. 1149, F.P.NO. 48/165,SHUKRAWAR PETH, SUBHASHNAGAR, TPS III, PUNE.

ARCHITECT :-
MILIND V. DIXIT
ARCHITECT
AR.MILIND DIXIT
CA/87/10744
29A,SWANAND SOCIETY, SAHAKAR NAGAR NO.2. PUNE:- 411009
PHONE NO : 982 226 6607
E-mail: arch.milindxit@gmail.com

DATE	DEALT BY	REVISED BY	CHECKED BY	SCALE
19.12.2022	PRATIMA	PRATIMA	---	1:100

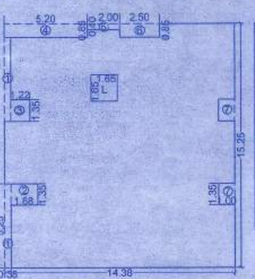


GROUND / PARKING FLOOR PLAN



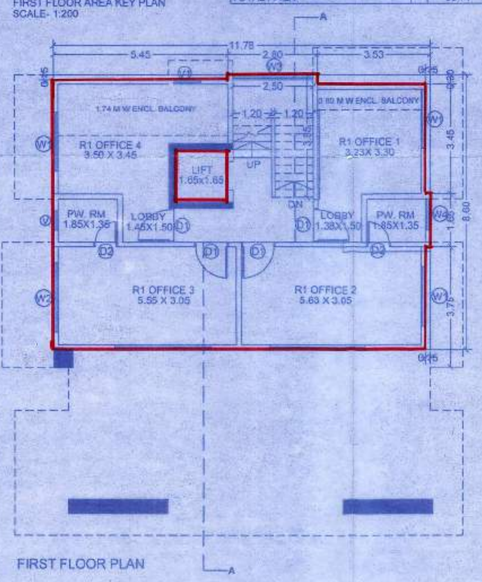
FIRST FLOOR AREA KEY PLAN
SCALE- 1:200

SR NO	FIRST FLOOR AREA STATEMENT							AREA (SQ.MT.)
A	1.00	X	11.78	X	8.60	X	1.00	= 101.31
DEDUCTION								
1	1.00	X	5.45	X	0.15	X	1.00	= 0.82
2	1.00	X	3.53	X	0.30	X	1.00	= 1.06
3	1.00	X	0.15	X	3.45	X	1.00	= 0.52
4	1.00	X	0.15	X	3.20	X	1.00	= 0.48
TOTAL								= 2.88
LIFT								
L	1.00	X	1.65	X	1.65	X	1.00	= 2.72
TOTAL DEDUCTION								= 5.60
TOTAL AREA								= 95.71

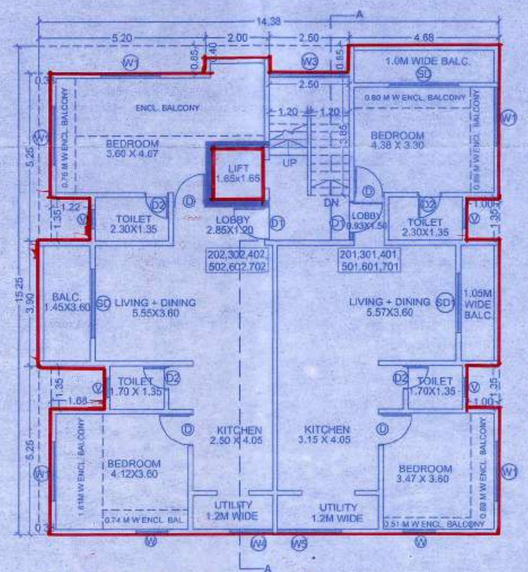


TYPICAL 2ND TO 7TH FLOOR AREA KEY PLAN
SCALE- 1:200

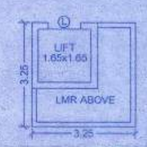
SR NO	SECOND TO SEVENTH FLOOR AREA STATEMENT							AREA (SQ.MT.)
A	1.00	X	14.38	X	15.25	X	1.00	= 219.30
DEDUCTION								
1	1.00	X	0.38	X	5.25	X	2.00	= 3.99
2	1.00	X	1.68	X	1.35	X	1.00	= 2.27
3	1.00	X	1.22	X	1.35	X	1.00	= 1.65
4	1.00	X	5.20	X	0.85	X	1.00	= 4.42
5	1.00	X	2.00	X	0.40	X	1.00	= 0.80
6	1.00	X	2.50	X	0.85	X	1.00	= 2.13
7	1.00	X	1.00	X	1.35	X	2.00	= 2.70
TOTAL								= 17.97
LIFT								
L	1.00	X	1.65	X	1.65	X	1.00	= 2.72
TOTAL DEDUCTION								= 20.69
TOTAL AREA								= 198.61



FIRST FLOOR PLAN



TYPICAL SECOND TO SEVENTH FLOOR PLAN



LIFT SHAFT CALCULATION							
Lt	1	X	1.65	X	1.65	=	2.72
TOTAL AREA (IN Sq.m)						=	2.72

LMR CALCULATION - 01							
1	1	X	3.25	X	3.25	=	10.56
TOTAL AREA (IN Sq.m)						=	10.56

TERRACE FLOOR PLAN
SCALE - 1 :200