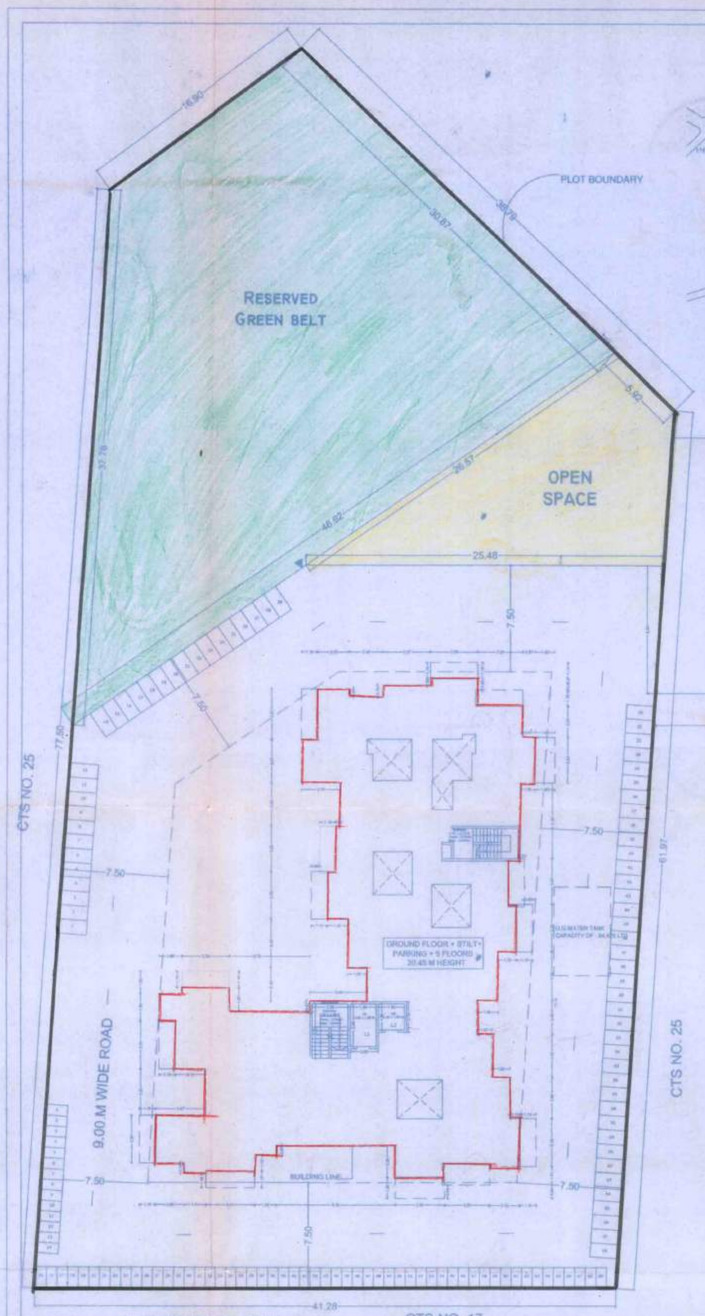
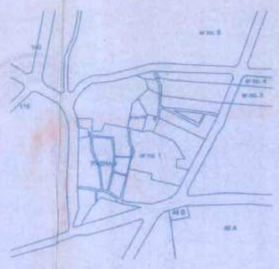
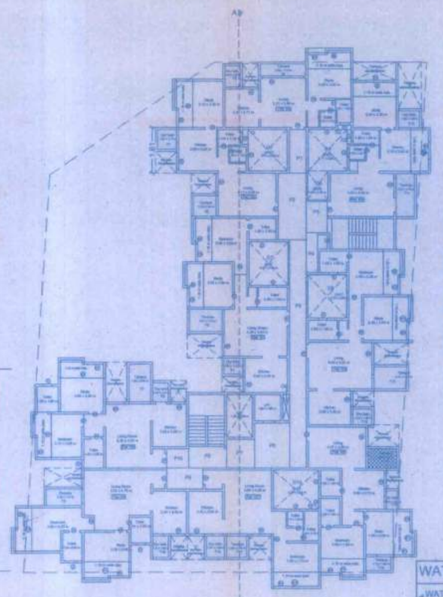


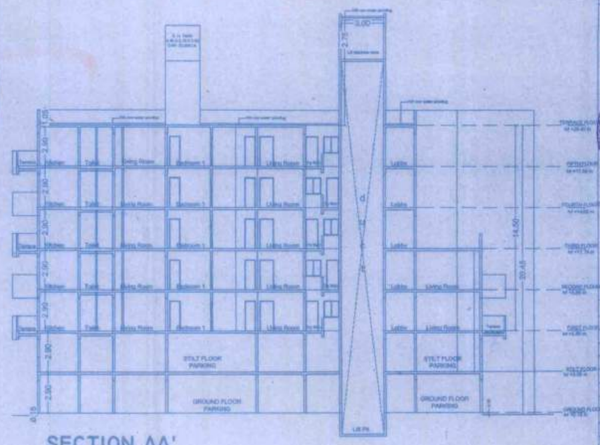
LAYOUT PLAN
SCALE 1:200



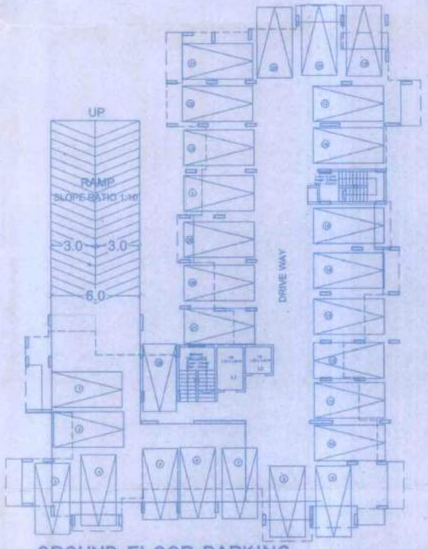
LOCATION PLAN



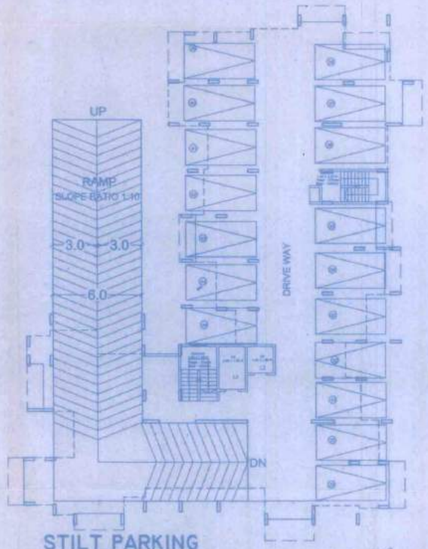
FIRST FLOOR PLAN
SCALE 1:200



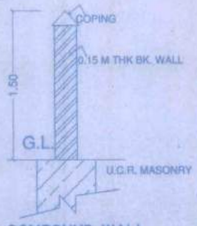
SECTION AA'
SCALE 1:200



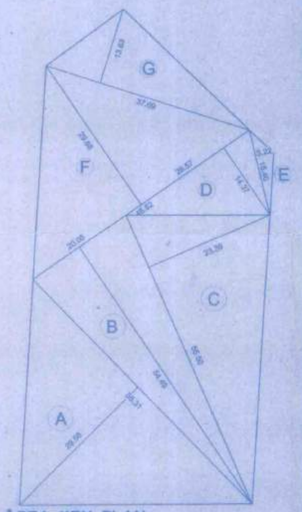
GROUND FLOOR PARKING
SCALE 1:200



STILT PARKING
SCALE 1:200



COMPOUND WALL SECTION



AREA KEY PLAN
SCALE 1:500

WATER REQUIRMENT CALCULATIONS

WATER REQUIRED FOR PER PERSON = 135 LTS.X5 PERSONS=675 LIT.
NO. OF TENEMENTS =34 NOS.
REQUIRED WATER CAPACITY =34 X675= 22950 LITS.
ADD FOR FIRE FIGHTING UGWT. = 50,000 LTS.
PROVIDED O.H. TANK OF CAPACITY = 46,000 LTS.
REQUIRED U.G. TANK =22950 X 1.50 = 34434LTS. + 50,000 LTS (FIRE)
PROVIDED U.G. TANK OF CAPACITY = 84,425 LTS.

AREA OF PLOT BY TRIANGULATION METHOD CALCULATION :

A)=0.5 X 55.31 X 29.58 = 818.03 SQ.M
B)=0.5 X 54.49 X 20.05 = 546.28 SQ.M
C)=0.5 X 55.50 X 23.38 = 648.79 SQ.M

TOTAL AREA = A+B+C+ = 2013.06 Sq.m.

NATIONAL OPEN SPACE AREA BY TRIANGULATION METHOD CALCULATION :

D)=0.5 X 26.57 X 14.37 = 190.90 SQ.M
E)=0.5 X 15.40 X 3.22 = 24.79 SQ.M

TOTAL AREA = D+E = 215.69 Sq.m.

RESERVE GREEN BELT AREA BY TRIANGULATION METHOD CALCULATION :

F)=0.5 X 29.68 X 46.62 = 691.84 SQ.M
G)=0.5 X 37.69 X 13.63 = 256.85 SQ.M

TOTAL AREA = F+G = 948.69 Sq.m.

TOTAL COMPLETE PLOT AREA = 3177.4 Sq.m.

PLOT AREA BY 7/12 EXTRACT = 3100.00 Sq.m.

FLOOR SPACE CALCULATIONS

FLOOR	FLOOR SPACE	PERMISSIBLE BALCONY AREA	PROPOSED BALCONY AREA	TERRACE AREA	STAIR CASE S1 (MAIN STAIRCASE)	STAIR CASE FS (FIRE STAIRCASE)	TOTAL	PASSAGE	LIFT AREA L1	LIFT AREA L2	LIFT AREA LMR	TENEMENTS
GROUND	—		—	—	—	—	—	—				—
STILT PARKING	—		—	—	—	—	—	—				—
FIRST	412.90		59.30	55.44	9.30	9.46	18.76	59.56	3.42	5.27	12.00	9
SECOND	308.89	229.14	43.71	40.02	9.30	9.46	18.76	59.56				7
THIRD	268.61		39.69	37.12	9.30	9.46	18.76	59.56				6
FOURTH	268.61		39.69	34.74	9.30	9.46	18.76	59.56				6
FIFTH	268.61		39.69	37.12	9.30	9.46	18.76	59.56				6
NET TOTAL FSI	1527.62		222.08	204.44	46.50	47.30	93.80	297.80			20.69	34

PARKING STATEMENT

TENEMENT AREA	UNITS	CARS	SCOOTERS	CYCLES
REQUIRED - 25SQM TO 40SQM (FOR EVERY 2)		1	4	4
PARKING REQUIRED	5	3	10	10
REQUIRED - 40SQM TO 80SQM (FOR EVERY 2)		2	4	4
PARKING REQUIRED	29	29	58	58
TOTAL NO.OF PARKING REQD.		33	66	66
NO.OF PARKING PROPOSED		45	66	68
AREA FOR PARKING		x 12.5	x 2.0	x 0.75
		540	136	51
TOTAL AREA FOR PARKING = 765.75 SQ.M.				

STAMP OF APPROVAL

1/4

Previously sanctioned layout with C/C no. 3025/10/32 dated 07/12/2010

Land development charge of Rs. 1,29,070/- for area of 2151.09 Sq.m via chalan number CE/BP/15473/10 on 19/11/2010

POONA MUNICIPAL CORPORATION BUILDING CONTROL DEPARTMENT APPROVED

APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO.: CC/3640/16
Dt 22-03-2017

Building Inspector Deputy Engineer
BUILDING PERMISSION DEPT.
ZONE- P.M.C.

plot

A) AREA STATEMENT		SQ.M.
1. AREA OF PLOT		3100.00
2. DEDUCTIONS FOR		
(a) ROAD ACQUISITION AREA		0.00
(b) EXISTING INTERNAL ROAD		0.00
(c) ANY RESERVATION		948.91
(d) OTHER		0.00
TOTAL (a+b+c+d)		948.91
3. NET GROSS AREA OF PLOT (1-2) :		2151.09
4. DEDUCTIONS FOR	(A)	
(a) TRANSFORMER AREA		0.00
(b) RECREATION OPEN SPACE		215.11
(c) INTERNAL ROADS		0.00
(d) AMENITY SPACE		0.00
(e) OTHERS		0.00
TOTAL (a+b+c+d+e)		215.11
5. NET AREA OF PLOT (3-4) :	(B)	1935.98
6. ADDITION FOR F.S.I.		
(a) EXISTING INTERNAL ROAD		0.00
(b) TRANSFORMER AREA		0.00
(c) RECREATION OPEN SPACE : (NOTIONAL)		215.11
(d) INTERNAL ROADS		0.00
(e) AMENITY SPACE Amenity Area Not Required		0.00
(f) OTHER ADDITION		0.00
TOTAL (a+b+c+d+e+f)		215.11
7. TOTAL AREA (5+6) :	(C)	2151.09
8. F.A.R. PERMISSIBLE	1.00000	2151.09
9. ROAD AREA — AVAILABLE 0.00% 0.00; PERMISSIBLE 40% 774.50		0.00
10. TDR Area	00	0.00
11. PERM. FLOOR AREA (7X8+9+10)		2151.09
12. EXISTING FLOOR AREA		0.00
13. PROPOSED RESIDENTIAL AREA		1527.62
14. PROPOSED COMMERCIAL AREA		0.00
15. PROPOSED INDUSTRIAL AREA		0.00
16. PROPOSED SPECIAL FSI AREA		0.00
17. EXCESS BALCONY AREA TAKEN IN F.S.I.		28.64
18. TOTAL BUILT UP AREA (12 To 17)		1527.62
19. F.S.I. CONSUMED		0.70
20. COVERAGE PERMISSIBLE	000.00	967.99
21. EXISTING COVERAGE		0.00
22. PROPOSED COVERAGE		468.34
23. TOTAL COVERAGE		468.34
B) BALCONY STATEMENT		
(a) PERMISSIBLE BALCONY AREA		229.14
(b) PROPOSED BALCONY AREA		222.08
(c) EXCESS BALCONY AREA (TOTAL)		0.00
C) TENEMENT STATEMENT		
(a) NET AREA OF PLOT (ITEM A(7)ABOVE		2151.39
(b) LESS NON-RESIDENTIAL AREA (SHOPS ETC.)		0.00
(c) AREA FOR TENEMENTS (a-b)		2151.39
(d) TENEMENTS PERMISSIBLE	250/tenement(MPA)	49
(e) TENEMENTS PROPOSED		34

D) PARKING STATEMENT

	CAR	SCOOTER	CYCLE
(a) PARKING REQUIRED BY RULE	33	66	66
(b) PARKING PROVIDED	45	90	100
(c) GARAGES PERMISSIBLE	00	00	00
(d) GARAGES PROPOSED	00	00	00

SPECIFICATIONS

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.

SIGN OF ARCHITECT

LEGEND

PLOT BOUNDARY SHOWN BLACK
PROPOSED WORK SHOWN RED
DRAINAGE LINE SHOWN RED DOTTED
WATERLINE SHOWN BLACK DOTTED
EXISTING TO BE RETAINED HATCHED
DEMOLISHEDN SHOWN HATCHED YELLOW

OWNER'S NAME: MR. DIGAMBER DHADPHALE/ MR.VIVEK SHARMA — OWNER'S SIGN (Mark Signature)

PROJECT:Layout of Building + Building Proposal
SURVEY NO.: 1
HISSA NO: 4 — CTS NO: 38 (P)
PLOT NO: — SOC. NAME:
FINAL PLOT NO: — PETH: Pashan

ARCHITECT: GIRISH C. MOHILE — ARCHITECT SIGN
B-29,SHOUAS COMPLEX,PARIHAR CHOWK,SAUNSHI

JOB NO.	DRG.NO.	SCALE	DRAWN BY	CHECKED BY
		1:100		
INWARD NO.	AD/29/3329913	DATE:	21-12-2013	
KEY NO.	ab5555aa81589	SHEET NO.	1 / 4	