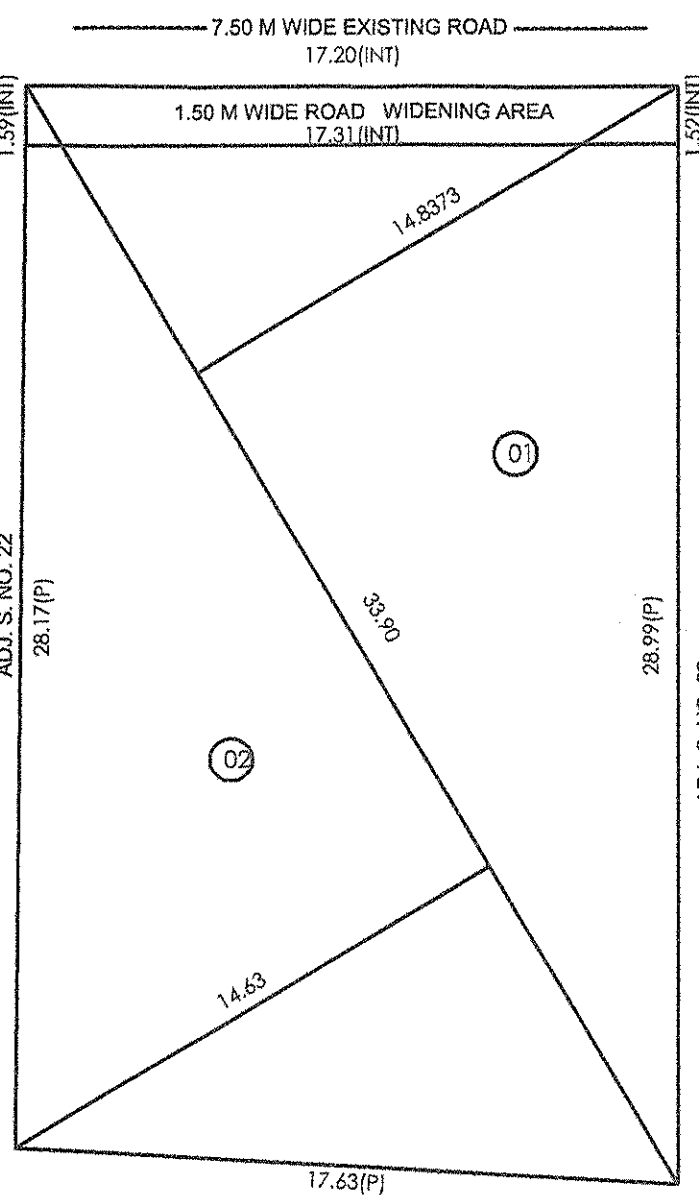




PLOT AREA KEY PLAN
SCALE: 1:200

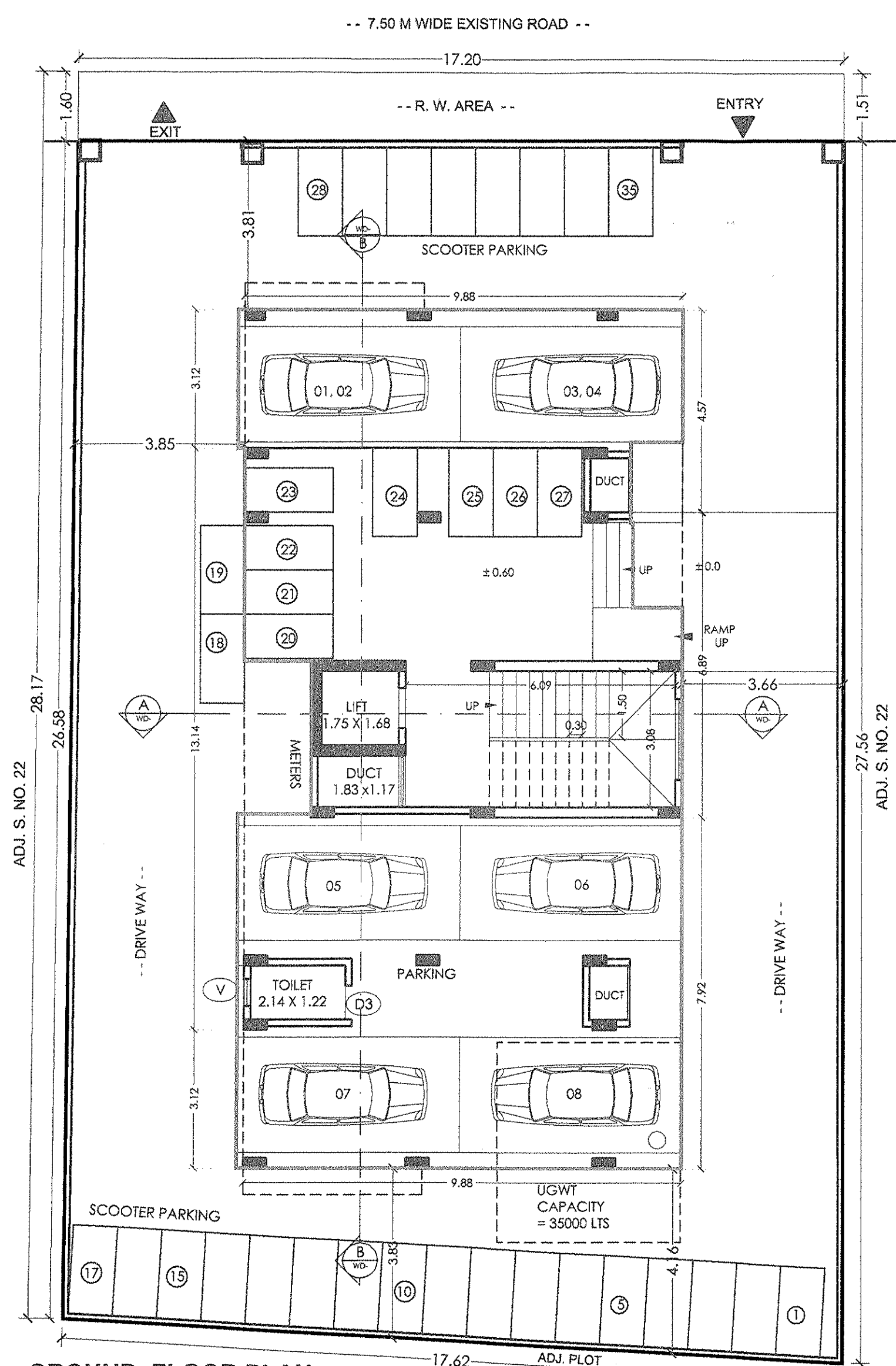
PLOT AREA CALCULATIONS AFTER AMALGAMATION				
01	33.90	X	14.8373	X 0.50 = 251.49 SQM
02	33.90	X	14.63	X 0.50 = 247.95 SQM
TOTAL				499.47

INTERNAL ROAD TRIANGULATION

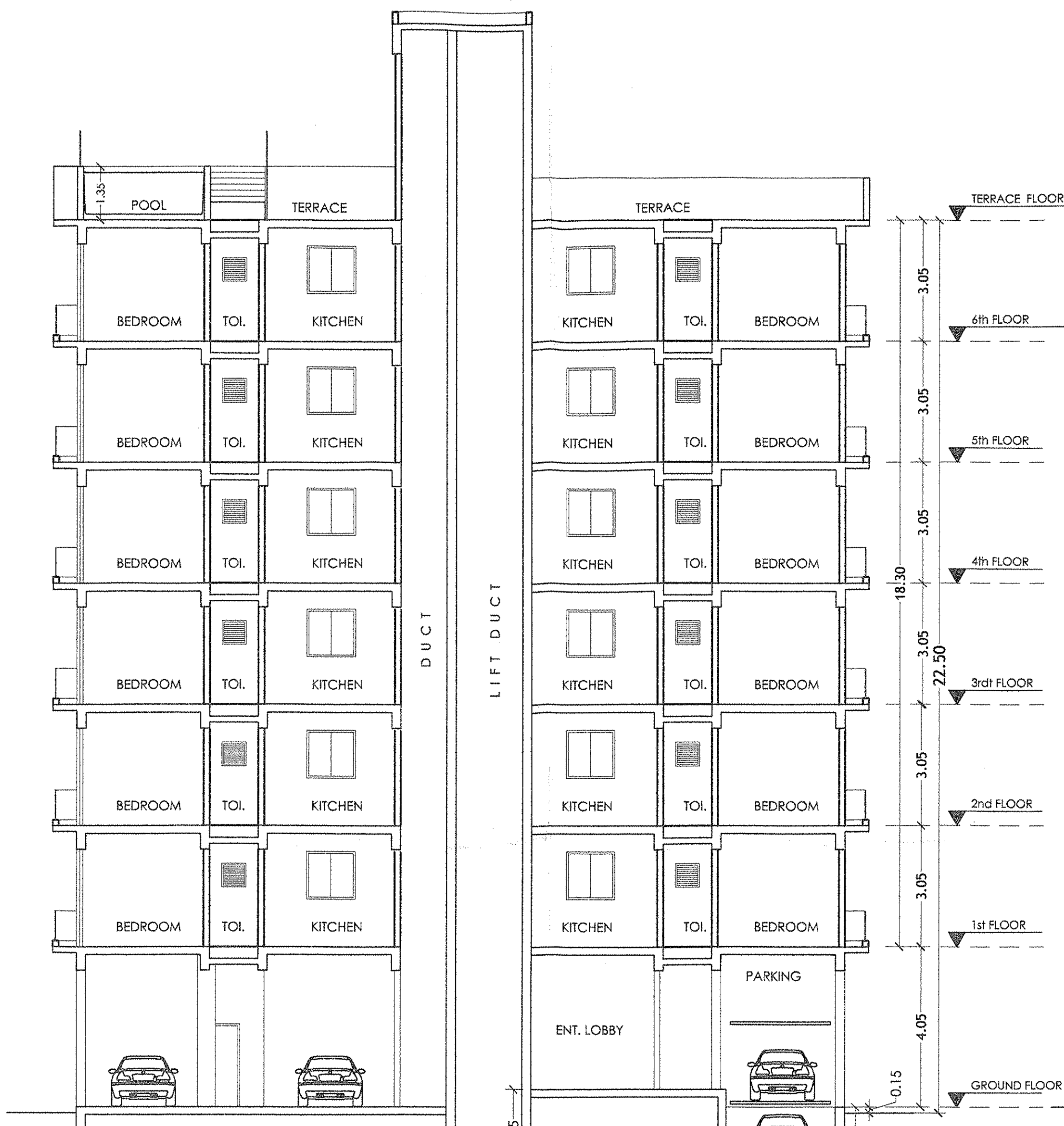
ROAD AREA CALCULATIONS				
1	1.70	X	0.585	X 0.50 = 0.50 SQM
2	17.20	X	1.59	X 0.50 = 13.67 SQM
3	16.66	X	1.066	X 0.50 = 8.88 SQM
4	5.16	X	1.26	X 0.50 = 3.25 SQM
5	1.66	X	0.70	X 0.50 = 0.58 SQM
6	1.53	X	0.09	X 0.50 = 0.07 SQM
TOTAL				26.95

Area as per d.c. = 499.47 SQ.M.
Area as per 7/12 extract = 220 + 276 = 496 SQ.M.
Area considered = 496.00 SQ.M.
(Minimum area considered)

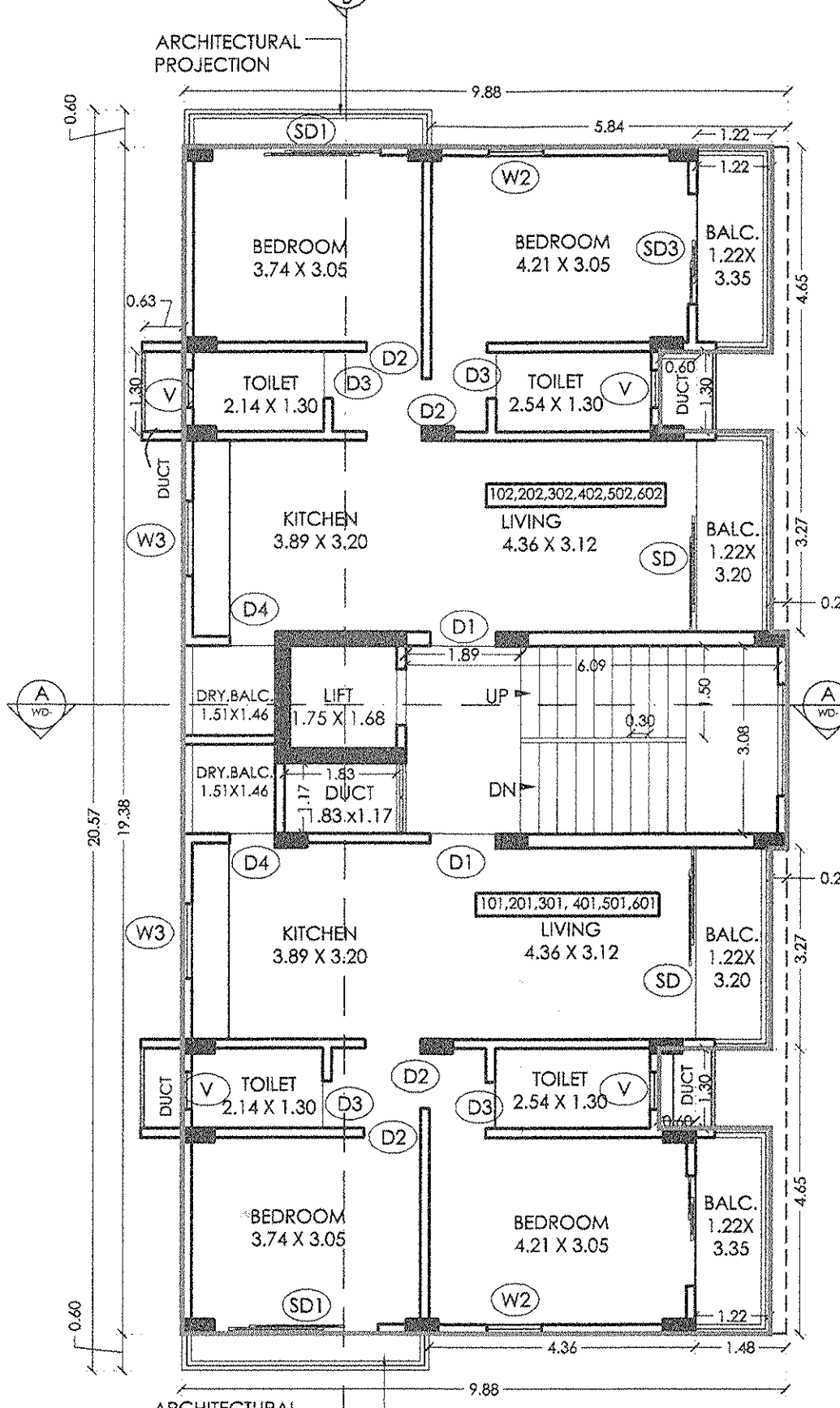
Minimum area considered = 496.00 SQ.M.



GROUND FLOOR PLAN
SCALE: 1:100
CARS: 8 Nos, SCOOTER: 35 Nos



SECTION BB
SCALE: 1:100

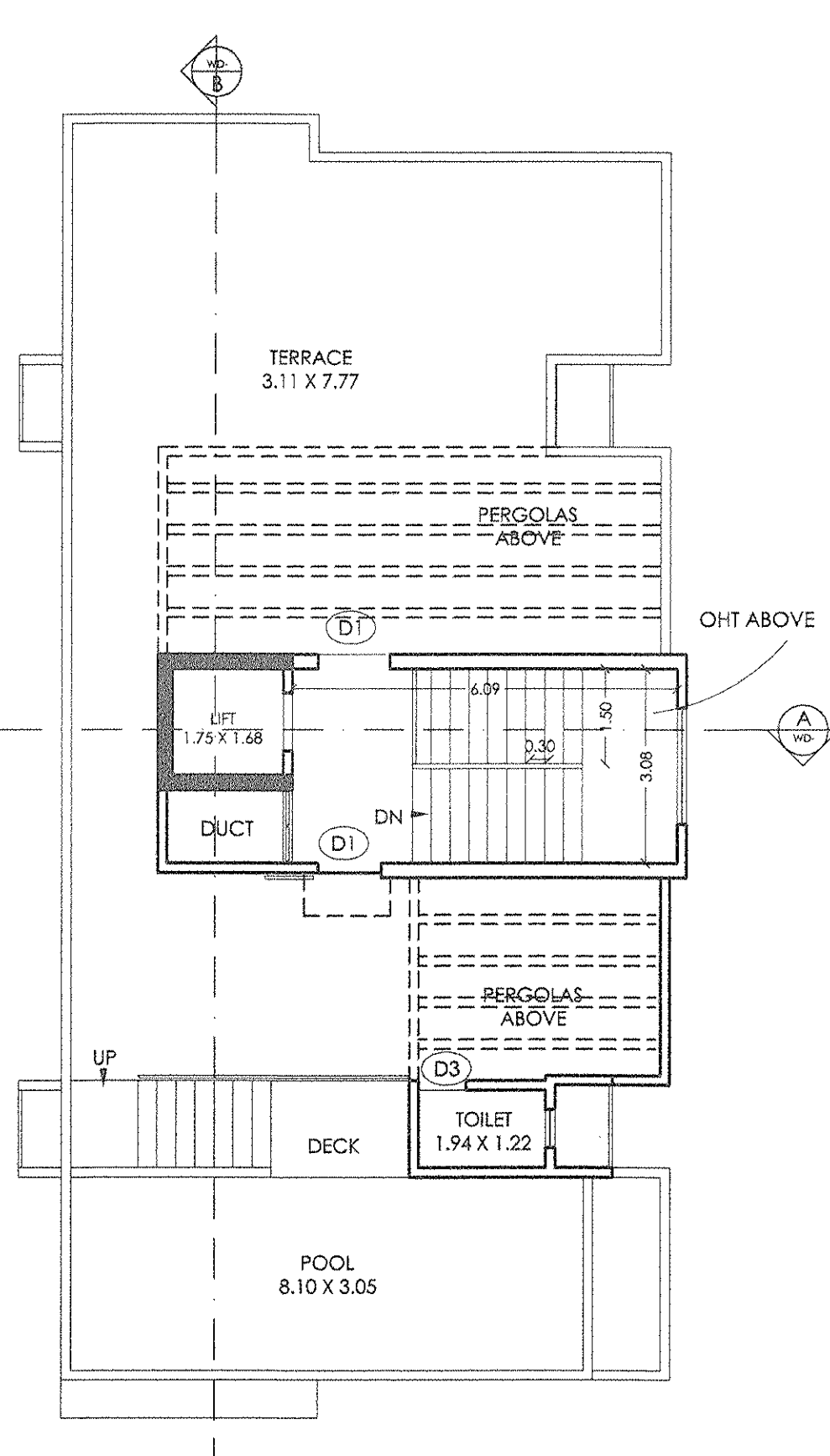
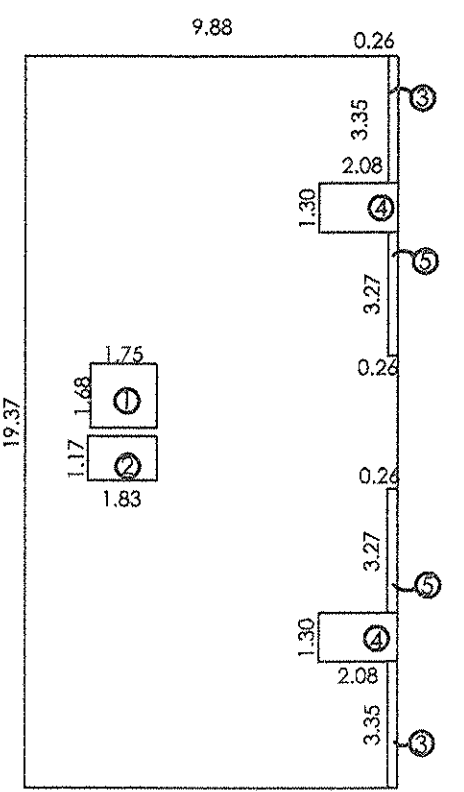


TYPICAL FLOOR PLAN
1ST, 2ND, 3RD, 4TH, 5TH & 6TH FLR.
SCALE: 1:100

TYPICAL FLOOR AREA KEY PLAN
(1st, 2nd, 3rd, 4th, 5th & 6th)

TYPICAL FLOOR AREA CALCULATIONS (1st, 2nd, 3rd, 4th, 5th & 6th)				
Area of block				
A	9.88	X	19.37	X 1.00 = 191.38 SQM
Standard deductions				
1	1.75	X	1.68	X 1.00 = 2.94 SQM
2	1.83	X	1.17	X 1.00 = 2.14 SQM
3	0.26	X	3.35	X 2.00 = 1.74 SQM
4	2.08	X	1.30	X 2.00 = 5.41 SQM
5	0.26	X	3.27	X 2.00 = 1.70 SQM
TOTAL				13.93
NET AREA				191.38 - 13.93 = 177.44

SECTION AA
SCALE: 1:100



TERRACE FLOOR PLAN
SCALE: 1:100

FRONT ELEVATION
SCALE: 1:100

FSI STATEMENT	
FLOORS	TOTAL AREA
GROUND	0.0
1ST FLOOR	177.44
2ND FLOOR	177.44
3RD FLOOR	177.44
4TH FLOOR	177.44
5TH FLOOR	177.44
6TH FLOOR	177.44
TOTAL	1064.64

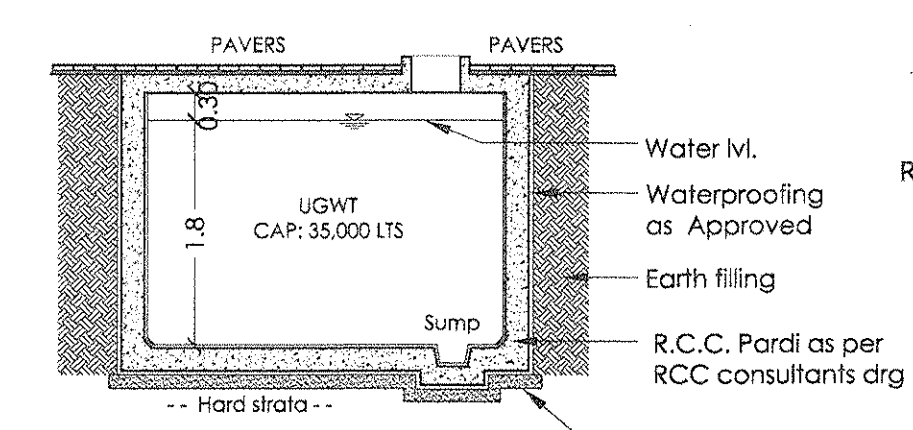
WATER REQUIREMENT CALCULATION

FOR O.H.W.T.
CAPACITY OF O.H.W.T. = 12 TENE X 5 PERSONS X 135 Ltrs = 8100 Ltrs
TOTAL CAPACITY REQUIRED = 8100 Ltrs.
CAPACITY OF O.H.W.T. PROVIDED = 8500 Ltrs.
CAPACITY OF O.H.W.T. PROVIDED = 8500 Ltrs.

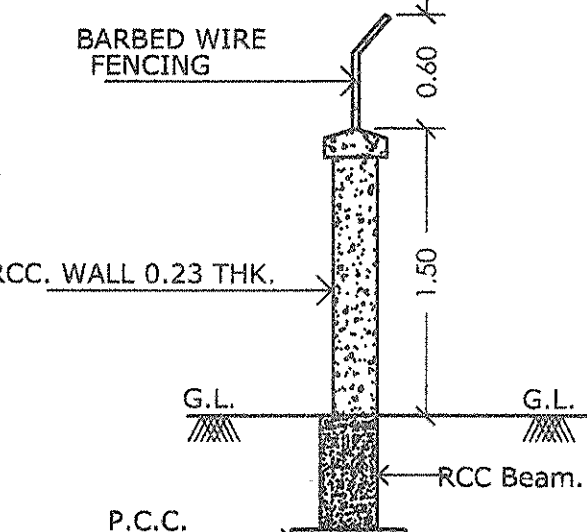
FOR U.G.W.T.
CAPACITY OF U.G.W.T. = TOTAL CAP. OF O.H.W.T. X 150 % = 8500 Ltrs X 150% = 12750 Ltrs
FIRE = 20,000 Ltrs
CAPACITY OF U.G.W.T. = 32,750 Ltrs.
CAPACITY OF U.G.W.T. PROVIDED = 35,000 Ltrs.

PARKING STATEMENT

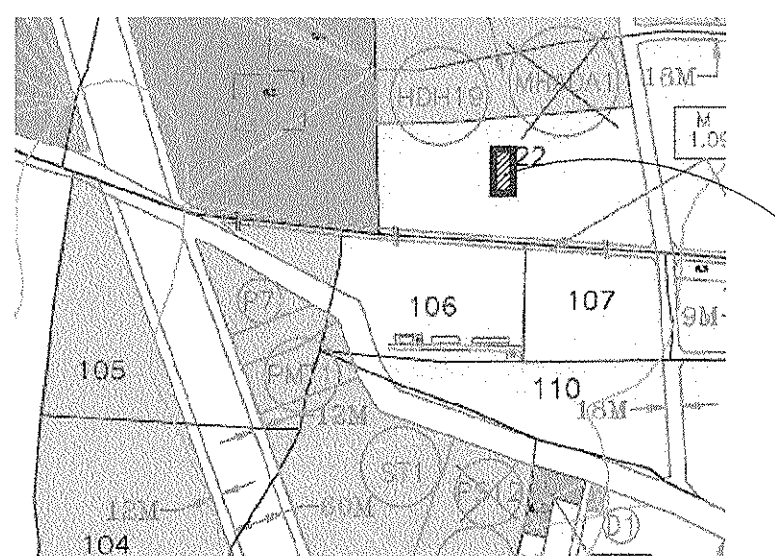
SR.NO	AS PER UNIFIED	TENEMENTS	CAR	SCOOTER
2	FOR EVERY 2 TENE, HAVING CARPET AREA LESS ABOVE 40 SQM BUT LESS THAN 80 SQM	12	1	5
4	5% VISITOR'S PARKING	0	1	2
5	TOTAL PARKING REQUIRED	0	7	32
6	TOTAL PARKING PROPOSED	0	8	35



SECTION THROUGH UGW
SCALE: NTS



COMPOUND WALL SECTION
SCALE: NTS



LOCATION PLAN
SCALE: NTS

STAMP OF APPROVAL 1/1

Revised Residential Perms 28/10/2021
APPROVED SUBJECT TO CONDITION
CERTIFICATE NO CC/2266/21
DATE 28/10/2021
Building Inspector
Building Development Department

NEW
APPROVED UNDER C.C. No. 0819/18
DATED:- 26/06/2018

PROFORMA - 1	
A	AREA STATEMENTS
1.	Area of Plot (Area as per approved amalgamation)
2.	(a) As per ownership document (7/12, CTC extract)
3.	(b) As per measurement sheet
4.	(c) As per site
5.	Deductions for
6.	(a) Proposed DP Road
7.	(b) Any DP Reservation
8.	Total (a + b)
9.	Balance area of Plot (i.e. 1 - 2)
10.	Amenity Space (if applicable)
11.	(a) Required
12.	(b) Adjustment of 2(b) if any
13.	(c) Balance proposed
14.	Net Plot Area (3-4c)
15.	Recreational Open Space (if applicable)
16.	(a) Required
17.	(b) Proposed
18.	Internal road area
19.	Plotable area (if applicable)
20.	Built up area with reference to Basic FSI as per road width (5 x 1.1)
21.	Addition of F.S.I. on payment of premium (a) Max permissible premium FSI/ TOD zone
22.	(b) Proposed FSI on payment of premium (Permissible - 0.5 X 496 = 248) but provided
23.	In-Situ FSI/ TDR loading
24.	(a) In-Situ area against road (2 x Sr.No 20) if any
25.	(b) In-Situ area against Amenity Space if handed over (2 or 1.85 x Sr. No 4b/ 4c)
26.	(c) TDR area
27.	(a) Total In-situ/ TDR loading proposed 11(a+b+c)
28.	Additional FSI area under Chapter No 7
29.	Total entitlement of FSI in the proposal
30.	(a) [P+100+11a] or 12 whichever is applicable
31.	(b) Ancillary Area FSI upto 60% with payment of charges
32.	(c) Total entitlement (a+b)
33.	Maximum utilization limit of FSI
34.	Total Built-up area in proposal (excluding Sr.No 17b)
35.	(a) Existing Built up Area
36.	(b) Proposed Built up Area (as per Pline)
37.	(c) Total (a+b)
38.	FSI consumed (15/13) should not be more than Sr.No 14
39.	Area for Inclusive Housing if any
40.	(a) Required (20% of Sr. no 5)
41.	(b) Proposed

PROFORMA - 2

CERTIFICATE OF AREA
Certified that the plot under reference was surveyed by me on & 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 / 1/2 Scheme Records / Land Records Dept. / City Survey records.

Signature of Licensed Architect

PROPOSAL - REVISED 1

PROPOSED RESIDENTIAL BUILDING AT
SURVEY NO. 22 /10A /16 & 22 /10B/ 12,
BALEWADI, PUNE.

OWNERS

PHANSHUL PROPERTIES LLP

ARCHITECTS

M. B. CHAUDHARI & ASSO.

Reg. No. C.A. 84/6480
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Behind Anar House, Bhandarkar road,
Pune - 4. Ph: 26743034
E-mail: mbc.associates@gmail.com

DATE 04.03.2021 JOB NO. 00000 DWG. NO. 00000 SCALE 1:100 DRN. BY. MRUNAL CHK. BY. HBC