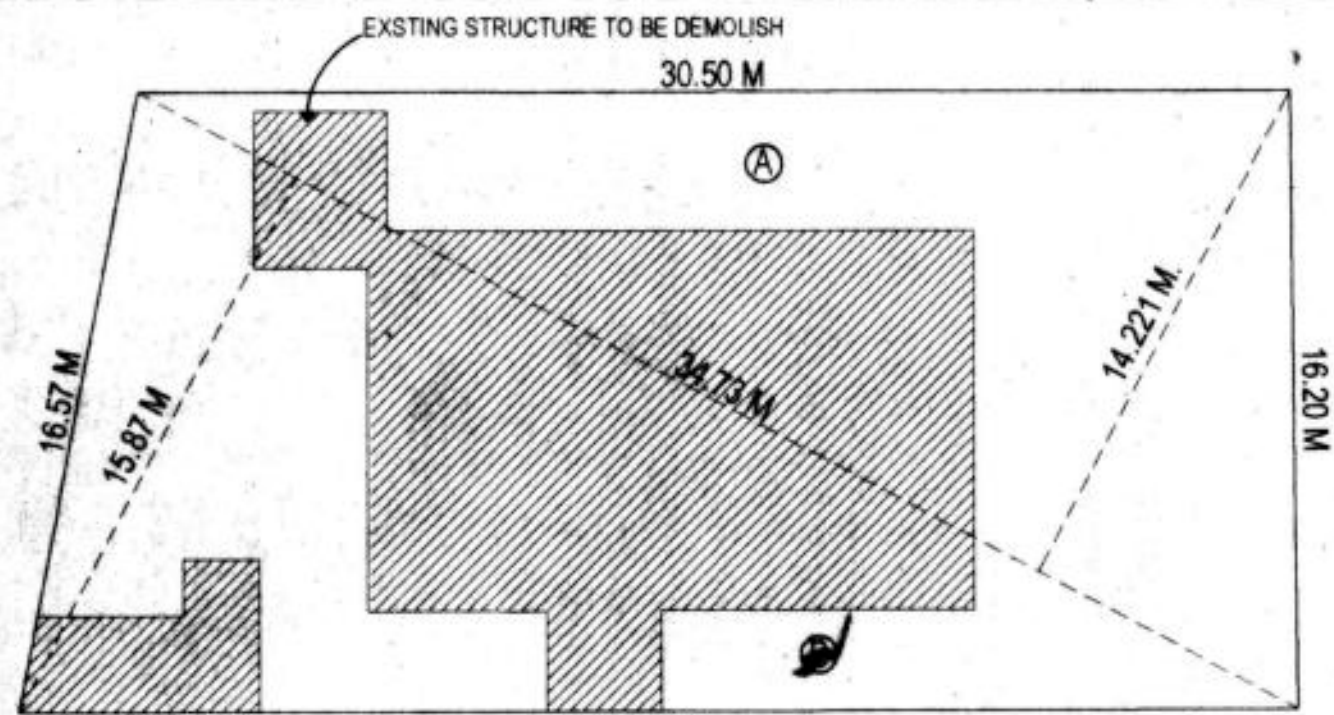


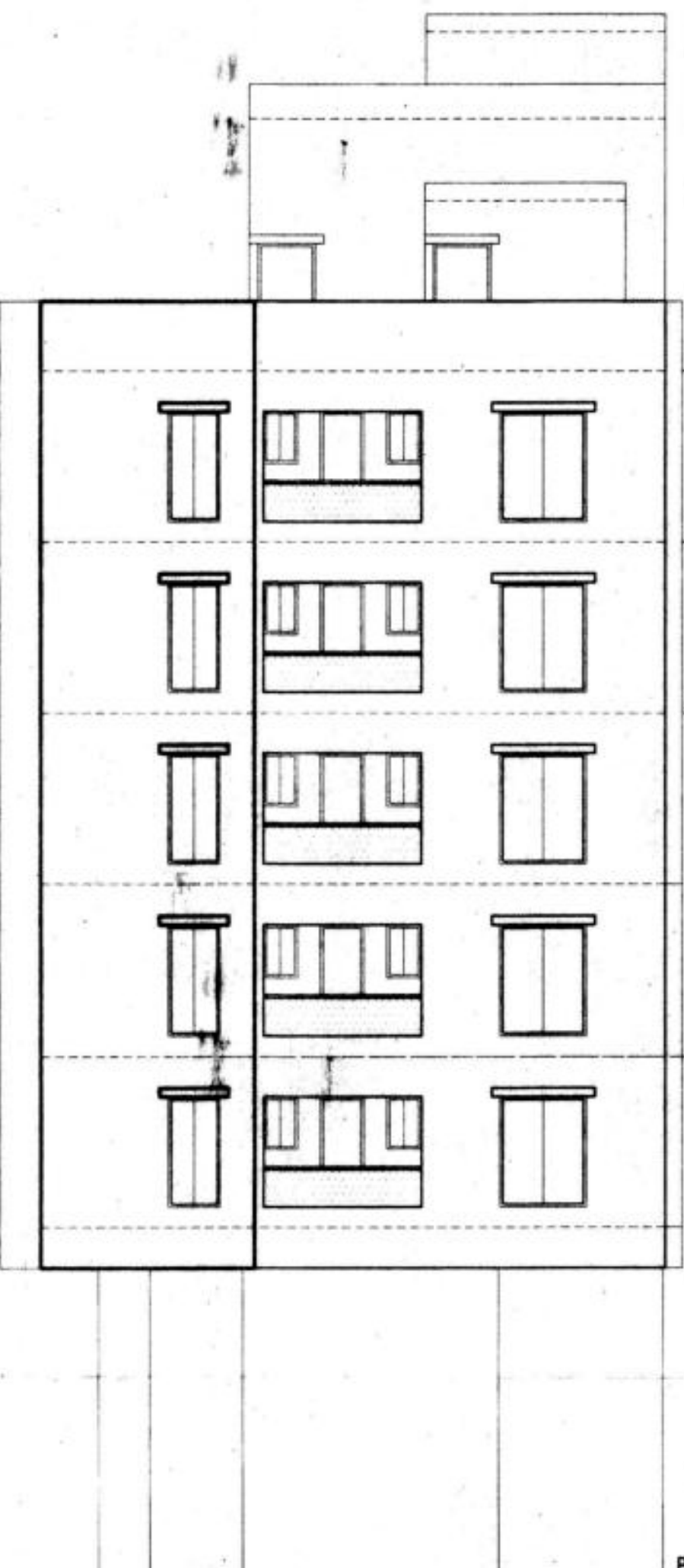


PLOT AREA CALCULATION
SCALE = 1:200

PLOT AREA CALCULATION BY TRIANGLE METHOD					
TAG	M.	M.	M.	M.	SQ.M.
A	0.50	x	34.73	x	17.36
B	0.50	x	34.73	x	17.36
TOTAL PLOT AREA SITE MEASUREMENT					522.53

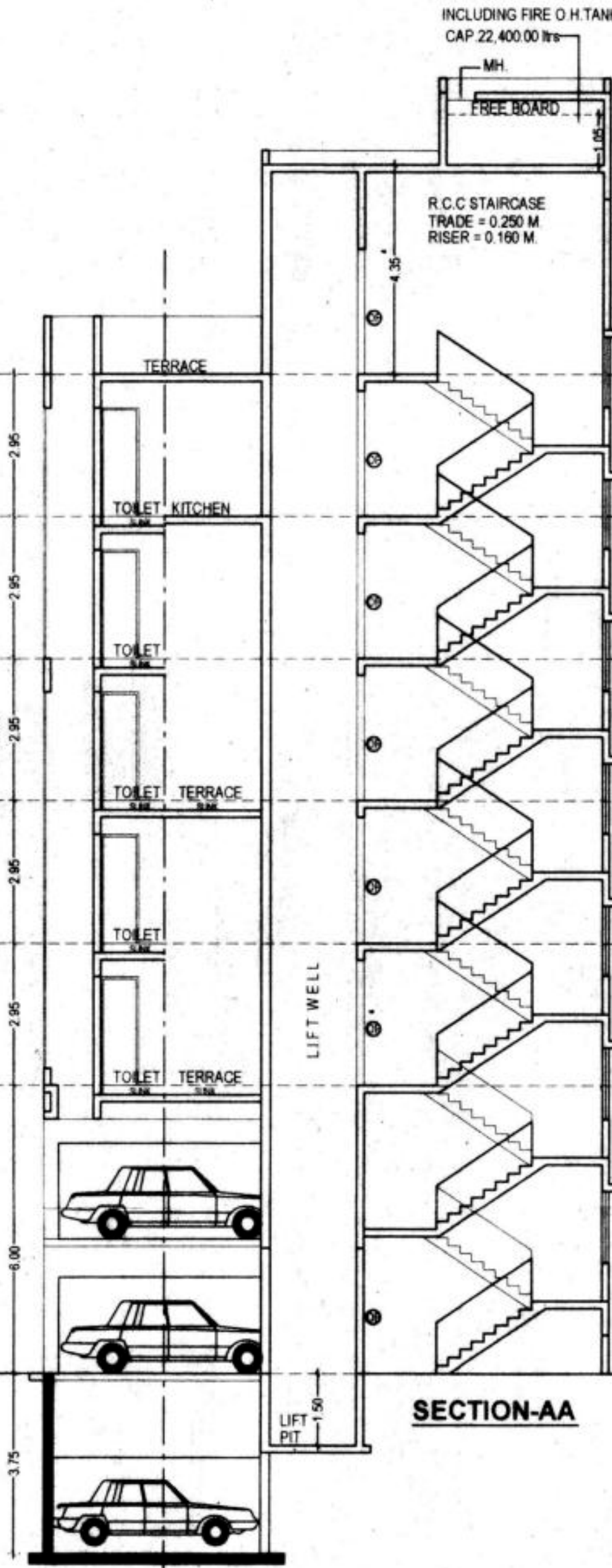
GROUND COVERAGE AREA CALCULATION					
PERMISSIBLE COVERAGE = PLOT AREA X 50%	512.80	x	50	=	256.40
MAXIMUM FLOOR AREA + TERRACE AREA = TOTAL COVERAGE					
MAXIMUM FLOOR AREA				=	205.86
TERRACE AREA FIRST FLOOR				=	28.37
TERRACE AREA SECOND FLOOR				=	9.55
TOTAL GROUND COVERAGE					240.78

RESIDENTIAL PARKING REQUIREMENT						
TYPE OF TENEMENT	REQUIRED			PROVIDE		
CARPET AREA	CAR	SCOOTER	CYCLE	CAR	SCOOTER	CYCLE
AREA BELOW 40 SQ. M.	1	4	4	0	0	0
AREA BETWEEN 40-80 SQ. M.	2	4	2	11	22	11
AREA BETWEEN 80-150 SQ. M.	2	2	2	6	6	6
AREA ABOVE 150 SQ. M.	3	2	2	0	0	0
TOTAL	17	28	17	17	28	17
5% EXTRA VISITOR PARKING	1	1	1	1	1	1
TOTAL PARKING	18	29	18	18	29	18
TOTAL REQUIRED PARKING AREA	12.50	2.00	1.40	225.00	56.00	25.20



ELEVATION

TERRACE FLOOR
FIFTH FLOOR
FOURTH FLOOR
THIRD FLOOR
SECOND FLOOR
FIRST FLOOR
PARKING FLOOR



SECTION-AA

F.S.I. AREA STATEMENT (IN SQ.M.)									
BUILDING	FLOOR	PROPOSED F. S. I.	PERMISSIBLE BALCONY 15%	PROPOSED BALCONY	EXCESS BALCONY	RMISSIBLE TERRACE 20%	PROPOSED TERRACE	PROPOSED STAIRCASE	LIFT
PARKING FLOOR	PARKING	0	0.00	0	0.00	0.00	0	0	1.88 X 1.84
	FIRST	203.47	30.52	28.28	0	40.89	28.37	20.45	
	SECOND	203.47	30.52	28.28	0	40.89	6.55	20.45	
	THIRD	205.03	30.75	31.54	0	41.01	29.53	15.62	
	FOURTH	203.47	30.52	28.28	0.79	40.89	6.55	20.45	
	FIFTH	205.86	30.88	21.24	0	41.17	29.97	20.45	
TOTAL		1021.30	153.20	137.62	0.79	204.26	100.97	97.42	3.46

T.D.R. STATEMENT	
01 D.R.C. NO.	004501
02 GENERATED FROM	S.NO. 46 (P) 47 (P) 172 TO 177 AT: SHIRANWADIA KOTHRUD
03 TO BE CONSUMED ON	PROPOSED RESIDENTIAL BUILDING AT: S.NO. 12518 C.T.S. NO. 1128 PLOT NO. 43 GIRJA CO. OP. HSG. KOTHRUD PUNE
04 T.D.R. PERMISSIBLE (0.85)	333.32 SQ.M.
05 T.D.R. PURCHASED	333.32 SQ.M.
06 T.D.R. PROPOSED	333.32 SQ.M.
07 ON WHICH FLOOR	FOURTH & FIFTH FLOOR
08 TOTAL BUIL. HT. PROPOSED	26.75 M.
09 STAGE OF WORK	
10 ADD. TENEMENTS PROPOSED	02 NOS.
11 TOTAL F.S.I. PERMISSIBLE	1025.80 SQ.M.
12 TOTAL F.S.I. PROPOSED	1022.09 SQ.M.

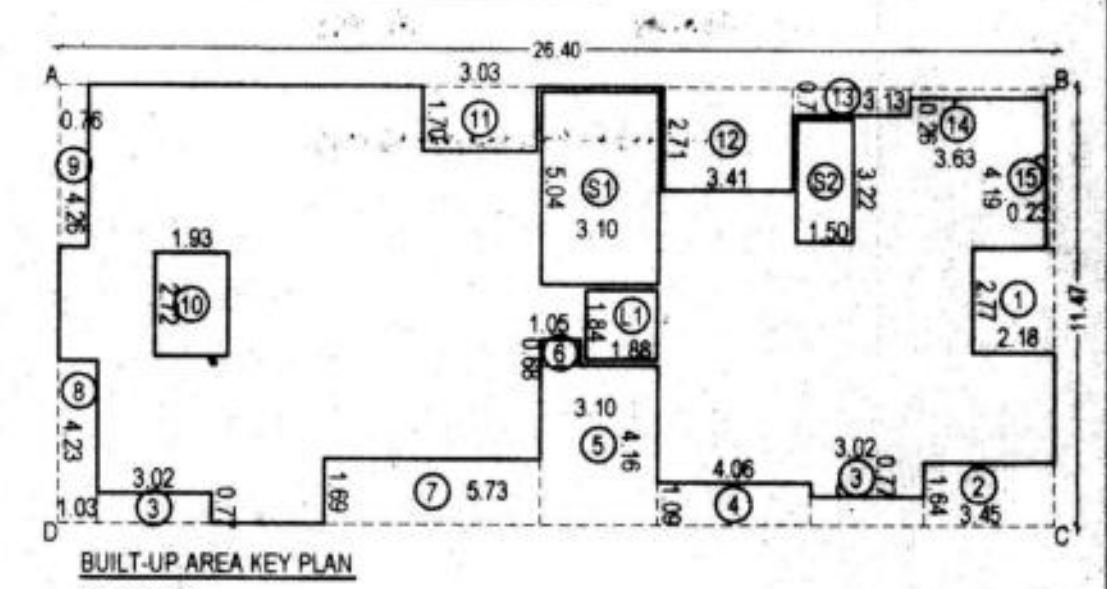
BALCONY AREA CALCULATION 1ST FLOOR					
B1	3.41	x	2.00	x	1 = 6.82
B2	1.95	x	2.77	x	1 = 5.40
B3	3.45	x	1.00	x	1 = 3.45
B4	5.73	x	1.05	x	1 = 6.02
B5	1.03	x	3.46	x	1 = 3.56
B6	3.03	x	1.00	x	1 = 3.03
TOTAL					28.28

TERRACE AREA CALCULATION 1ST FLOOR					
T1	4.06	x	1.25	x	1 = 5.08
T2	3.10	x	4.31	x	1 = 13.36
T3	1.05	x	0.68	x	1 = 0.71
T4	3.16	x	0.80	x	1 = 2.53
T5	2.57	x	0.80	x	1 = 2.06
T6	3.03	x	0.70	x	1 = 2.12
T7	3.54	x	0.71	x	1 = 2.51
TOTAL					28.37

RESIDENTIAL WATER TANK CALCULATIONS			
1 NO. OF TENEMENTS		=	14 NOS.
2 TOTAL NO. OF PERSON	14 x 5	=	70 NOS.
3 WATER CAPACITY	70 x 135	=	9450.00 LITERS
4 WATER FOR FIRE PROTECTION		=	10,000.00 LITERS
5 TOTAL OVER HEAD CAPACITY	9450.00 + 10000.00	=	19,450.00 LITERS
6 TOTAL UNDERGROUND CAPACITY	19450.00 x 1.50	=	29175.00 LITERS

Girja Co-operative Housing Society Ltd.
Chairman Secretary

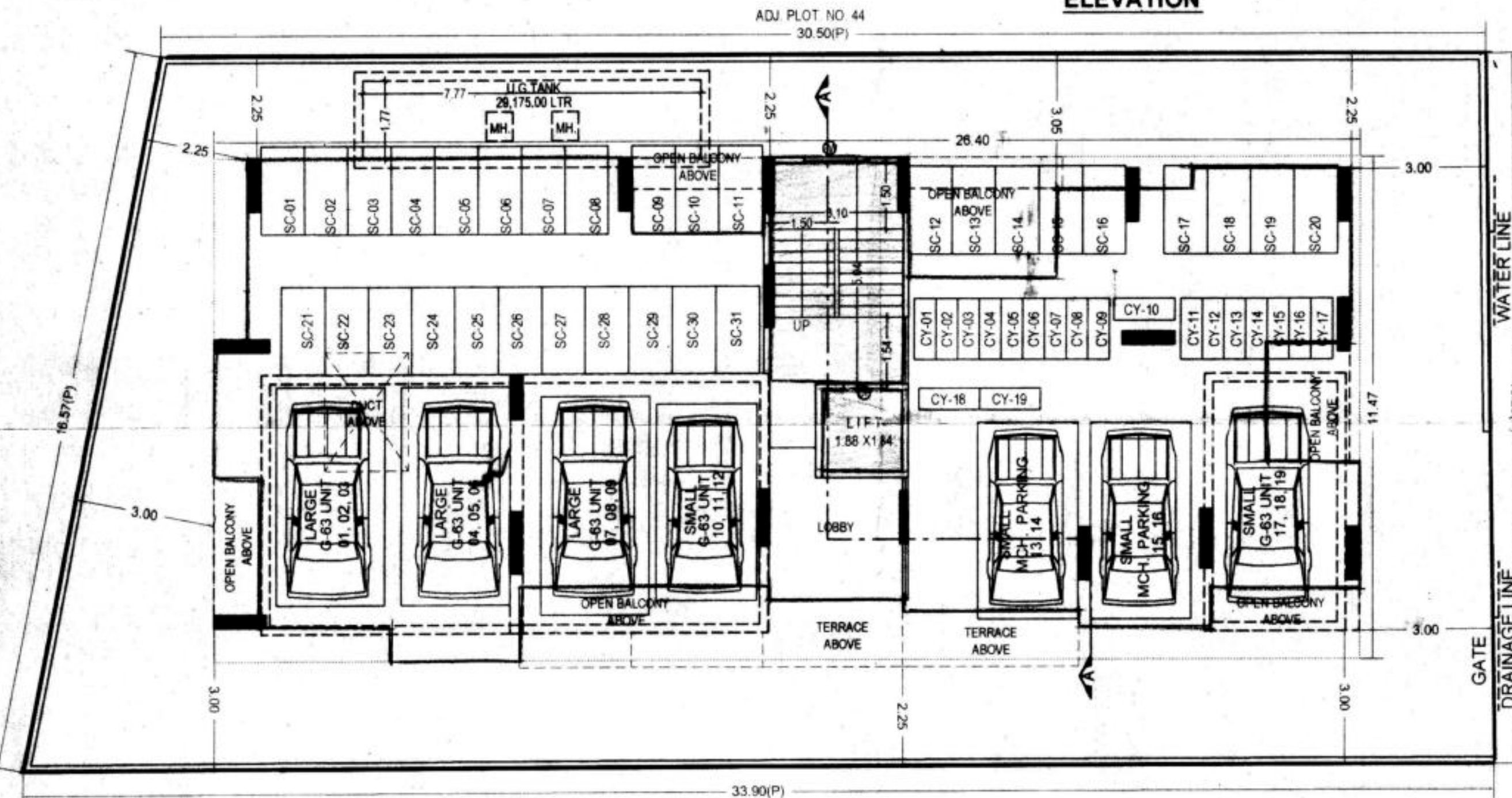
LOCATION PLAN



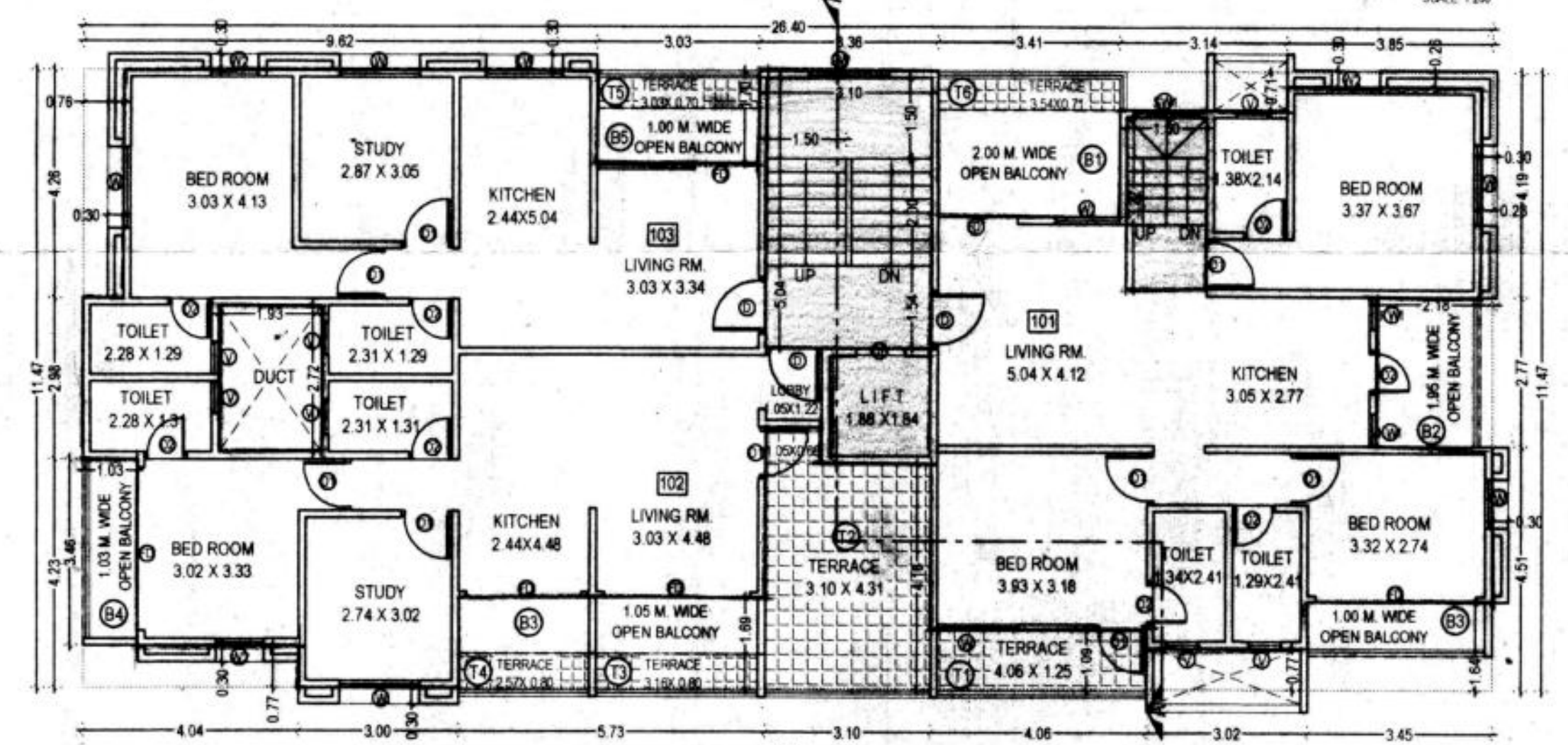
BUILT-UP AREA KEY PLAN
(1ST FLOOR)
SCALE 1:200

BUILT-UP AREA CALCULATION FOR FIRST FLOOR	
AREA OF BLOCK (ABCD) = 26.40 X 11.47 = 302.81 SQ.M.	
STANDARD DEDUCTIONS :-	
1. 2.18 X 2.77 =	6.04 SQ.M.
2. 3.45 X 1.64 =	5.66 SQ.M.
3. 3.02 X 0.77 X 2 =	4.65 SQ.M.
4. 4.06 X 1.09 =	4.43 SQ.M.
5. 3.10 X 4.16 =	12.90 SQ.M.
6. 1.05 X 0.88 =	0.71 SQ.M.
7. 5.73 X 1.69 =	9.68 SQ.M.
8. 1.03 X 4.23 =	4.36 SQ.M.
9. 0.75 X 4.25 =	3.24 SQ.M.
10. 1.93 X 2.72 =	5.25 SQ.M.
11. 3.03 X 1.70 =	5.15 SQ.M.
12. 3.41 X 2.71 =	9.24 SQ.M.
13. 3.13 X 0.71 =	2.22 SQ.M.
14. 3.63 X 0.26 =	0.94 SQ.M.
15. 0.23 X 4.19 =	0.96 SQ.M.
STAIRCASE DEDUCTIONS :-	
S1. 3.10 X 5.04 =	15.62 SQ.M.
S2. 1.50 X 3.22 =	4.83 SQ.M.
LIFT DEDUCTIONS :-	
L1. 1.88 X 1.84 =	3.46 SQ.M.
L2. 1.88 X 1.84 =	3.46 SQ.M.
TOTAL DEDUCTIONS =	
NET AREA = 302.81 - 99.34 =	203.47 SQ.M.

SCHEDULE OF OPENINGS:			
D - 1.05 M X 2.20 M	W - 1.80 M X 1.80 M		
D1 - 0.90 M X 2.20 M	W1 - 0.90 M X 1.80 M		
D2 - 0.75 M X 2.20 M	W2 - 1.50 M X 1.80 M		
D3 - 1.05 M X 2.20 M	W3 - 1.50 M X 1.50 M		
D4 - 1.00 M X 2.20 M	W4 - 1.00 M X 1.50 M		
D5 - 1.00 M X 2.20 M	W5 - 0.60 M X 0.90 M		



PARKING FLOOR PLAN



FIRST FLOOR

STAMP OF APPROVAL

APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO. CC/223C/19C

Building Inspector Deputy Engineer P.M.C.

12

MUNICIPAL CORPORATION
BUILDING CONTROL DEPARTMENT
PUNE

S.NO	AREA STATEMENT	SQ.M.
1	A AREA OF PLOT (AS PER P.R.C.)	512.80
2	B AREA OF PLOT (AS PER TRIANGULATION)	522.53
3	C MINIMUM AREA CONSIDER	512.80
4	DEDUCTIONS FOR	
5	A ROAD WINDING AREA	0.00
6	B OPEN SPACE	0.00
7	C ANY RESERVATION	0.00
8	TOTAL (A+B+C)	0.00
9	NET GROSS PLOT AREA OF PLOT (1-2)	512.80
10	DEDUCTIONS FOR	
11	A OPEN SPACE	0.00
12	B INTERNAL ROADS	0.00
13	C TOTAL (A+B)	0.00
14	NET AREA OF PLOT (3-4C)	512.80
15	ADDITION FOR	
16	A INTERNAL ROADS	0.00
17	B OPEN SPACE	0.00
18	C TOTAL (A+B)	0.00
19	TOTAL AREA (5+6)	512.80
20	F.A.R. PERMISSIBLE	1.10
21	PERMISSIBLE FLOOR AREA (7x6)	594.08
22	PERMISSIBLE TDR AREA \$12.80 X 0.85	333.32
23	PROPOSED TDR AREA	333.32
24	PERMISSIBLE PREMIUM AREA (AS PER SOCIETY RESOLUTION)	128.20
25	PROPOSED PREMIUM AREA	128.20
26	TOTAL PERMISSIBLE AREA (9+10+12)	1025.00
27	PROPOSED AREA	1021.30
28	EXCESS BALCONY AREA	0.79
29	TOTAL BUILT UP AREA PROPOSED (ON 15+16)	1022.09
30	F.A.R. CONSUMED (17/7)	1.99
31	BALCONY AREA STATEMENT	
32	A PERM BALCONY AREA PER FL.	
33	B PROPOSED BALCONY AREA PER FL.	
34	C EXCESS BALCONY AREA (TOTAL)	AS SHOWN
35	TENEMENT STATEMENT	
36	A TENEMENTS PERM. (net plot / 40)	
37	B TENEMENT PROPOSED	14
38	PARKING STATEMENT	
39	* PARKING REQUIRED BY RULE	CAR SCOOTER CYCLE
40		18 29 18
41	* PARKING PROPOSED	
42		19 31 19
43	LEGENDS :-	
44	PLOT BOUNDARY	DRAINAGE LINE
45	PROPOSED WORK	OPEN SPACE
46	WATER LINE	AMENITY SPACE
47	AREA CERTIFICATE	
48	CERTIFIED THAT THE PLOT REF. WAS SURVEYED BY DEVELOPERS ON AND THE DIMENSIONS OF SITES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN THE DOCUMENT OF CITY SURVEY / TDS RECORD	
49	THIS DRAWING IS THE PROPERTY OF MRS. SHINDE JOSHI AND ASSO (PUNE) AND NOT TO BE COPIED OR USED WITHOUT THEIR PERMISSION	
50	NOTES :- ALL DOCUMENTS ARE PROVIDED BY THE OWNER/DEVELOPER FOR DEDUCTIONS OF PROPOSAL. WE ARE NOT RESPONSIBLE FOR ANY DISCREPANCY OR INACCURACY FOUND IN DOCUMENTS. 2) WE AS ARCHITECTURAL CONSULTANT ARE NOT RESPONSIBLE FOR QUALITY AND STABILITY OF CONSTRUCTION ON SITE.	
51	DESCRIPTION AND ADDRESS OF THE PROPERTY :-	
52	PROPOSED RESIDENTIAL BUILDING AT: S.NO. 12518 C.T.S. NO. 1128, PLOT NO. 43 GIRJA CO. OP. HSG. KOTHRUD PUNE	
53	PRATHAMESH CONSTRUCTIONS MR. CHAITANYA KULKARNI & OTHERS (PAA)	
54	NAME AND SIGN OF THE OWNER :-	
55	OWNER'S SIGN ARCHITECT'S SIGN	
56	PRATHAMESH CONSTRUCTIONS MR. CHAITANYA KULKARNI & OTHERS (PAA)	
57	NAME AND SIGN OF ARCHITECT :-	
58	ARCHITECTS SHINDE JOSHI & ASSOCIATES	
59	25/26, PLOT NO. 5, OM ANAND BUNGLOW, GROUND FLOOR, INDIRA CO. OP. SOCIETY ERANDWANE, PUNE	
60	TEL: 020 - 25445505, 9922198907, Email: shindejoshiassociates@gmail.com	
61	JOB NO. SCALE DRAWN BY CHKD BY DATE	
62	1:100 Maheshbub 08-08-2018	