

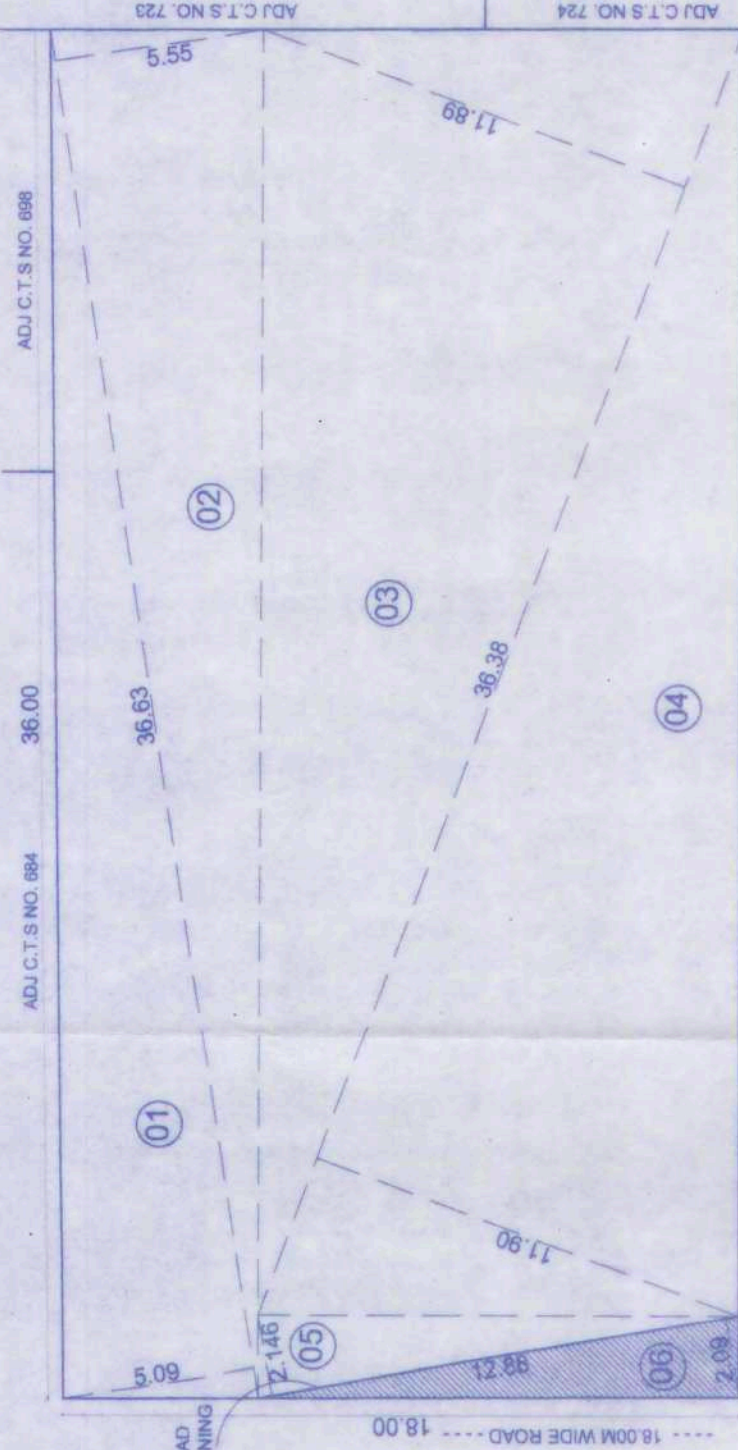
12/03/2022
12/03/2022
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO. CC/PC/35131
Building Inspector



Building Inspector P.M.C.

**BY TRIANGULATION METHOD
PLOT AREA CALCULATION**
AREA BY TRIANGULATION:
01) 01 X 0.50 X 36.63 X 05.09 = 093.22 SQ.M.
02) 01 X 0.50 X 36.63 X 05.55 = 101.64 SQ.M.
03) 01 X 0.50 X 36.63 X 11.89 = 216.27 SQ.M.
04) 01 X 0.50 X 36.63 X 12.88 = 235.82 SQ.M.
05) 01 X 0.50 X 12.88 X 02.09 = 013.45 SQ.M.
TOTAL = 654.88 SQ.M.
**ROAD WIDENING AREA FOR
18.00 M. WIDE ROAD**
06) 01 X 0.50 X 12.88 X 02.09 = 13.45 SQ.M.
07) 01 X 0.50 X 12.88 X 02.09 = 13.45 SQ.M.
TOTAL = 26.90 SQ.M.
PLOT AREA AS PER PERC = 654.88 SQ.M.
MINIMUM PLOT AREA CONSIDERED = 654.88 SQ.M.

KEY PLAN
SCALE 1:200



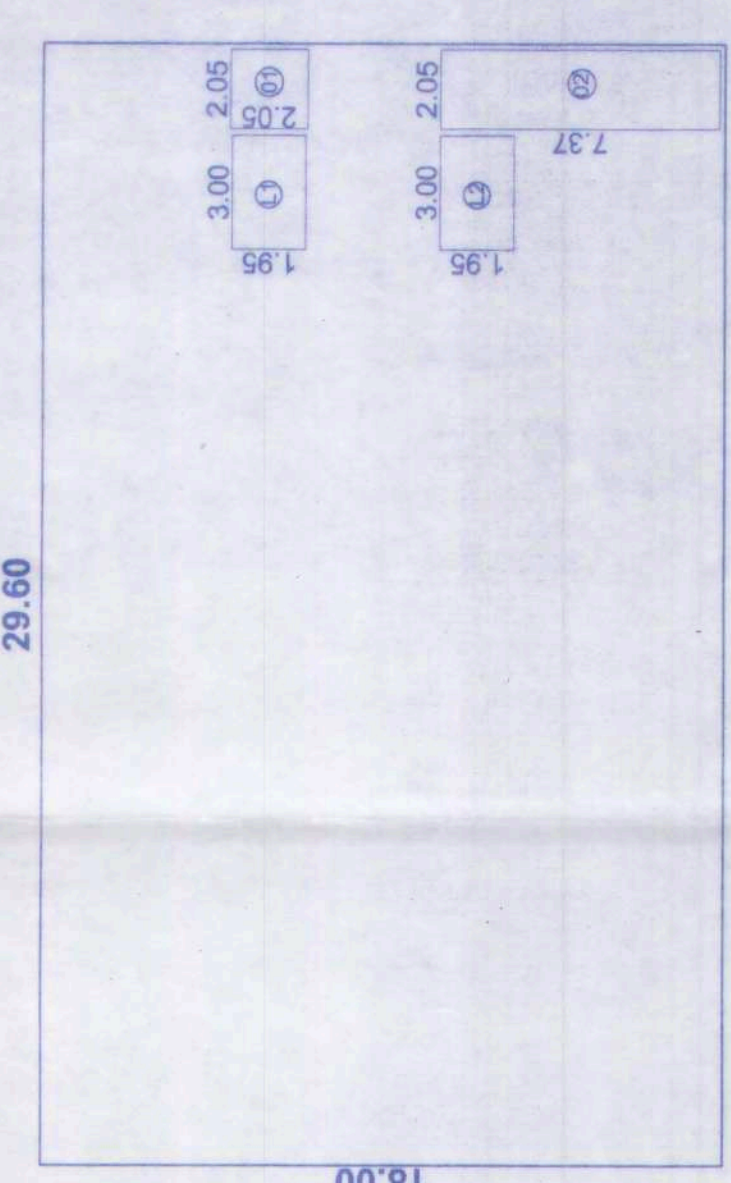
PLOT AREA KEY PLAN
SCALE 1:200

PARKING STATEMENT		TEMA NO.	CAR	SCOOTER
SHOP FOR EVERY 100 SQ.M. CARPET AREA (18)	149.84	02	09	
STORE FOR EVERY 100 SQ.M. CARPET AREA (8)	155.62	00	21	
RESIDENTIAL FOR EVERY 2 TENAMENT LESS THAN 30 SQ.M. CARPET AREA (4)	30	00	60	
TOTAL REQUIRED		02	90	
ADD VISITOR PARKING 5%			05	
TOTAL		2X12.50 = 25.00		90X2.00 = 180.00
PARKING AREA REQUIRED = 215.00 SQ.M.				

FLOOR NAME	COMMERCIAL AREA IN SQ.M.	RESIDENTIAL AREA IN SQ.M.	NO. OF TENANTS	LIFT AREA SQ.M.
LOWER GROUND FLOOR	082.99	---	---	---
UPPER GROUND FLOOR	501.80	---	---	---
STILT FLOOR	501.80	---	---	---
FIRST FLOOR	454.10	---	---	---
SECOND FLOOR	454.10	---	---	---
THIRD FLOOR	394.92	---	---	---
FOURTH FLOOR	---	425.68	10	11.70
FIFTH FLOOR	---	425.68	10	11.70
SIXTH FLOOR	---	425.68	10	11.70
TOTAL	2389.71	1277.04	30	11.70
GRAND TOTAL	3666.75	---	---	---

WATER CALCULATION
NO. OF TENANTS PROPOSED = 30 Nos
WATER REQUIRED RESI. = 30 X 18 X 5
= 2700.00 LTRS
WATER REQUIRED COMM. = 100 X 18 X 5
= 9000.00 LTRS
TOTAL = 11700.00 LTRS
ADDITION FOR FIRE = 10000.00 LTRS
TOTAL = 21700.00 LTRS
O. H. W. TANK PROPOSED
8.90 X 3.15 X 2.10 HT = 45.645 SQ.LTRS
U. G. W. TANK PROPOSED
35.54077 X 1.50 = 53.32461 LTRS
TOTAL = 53.32461 LTRS
U. G. WATER TANK PROPOSED
6.55 X 4.55 X 1.80 HT = 53.64450 LTRS

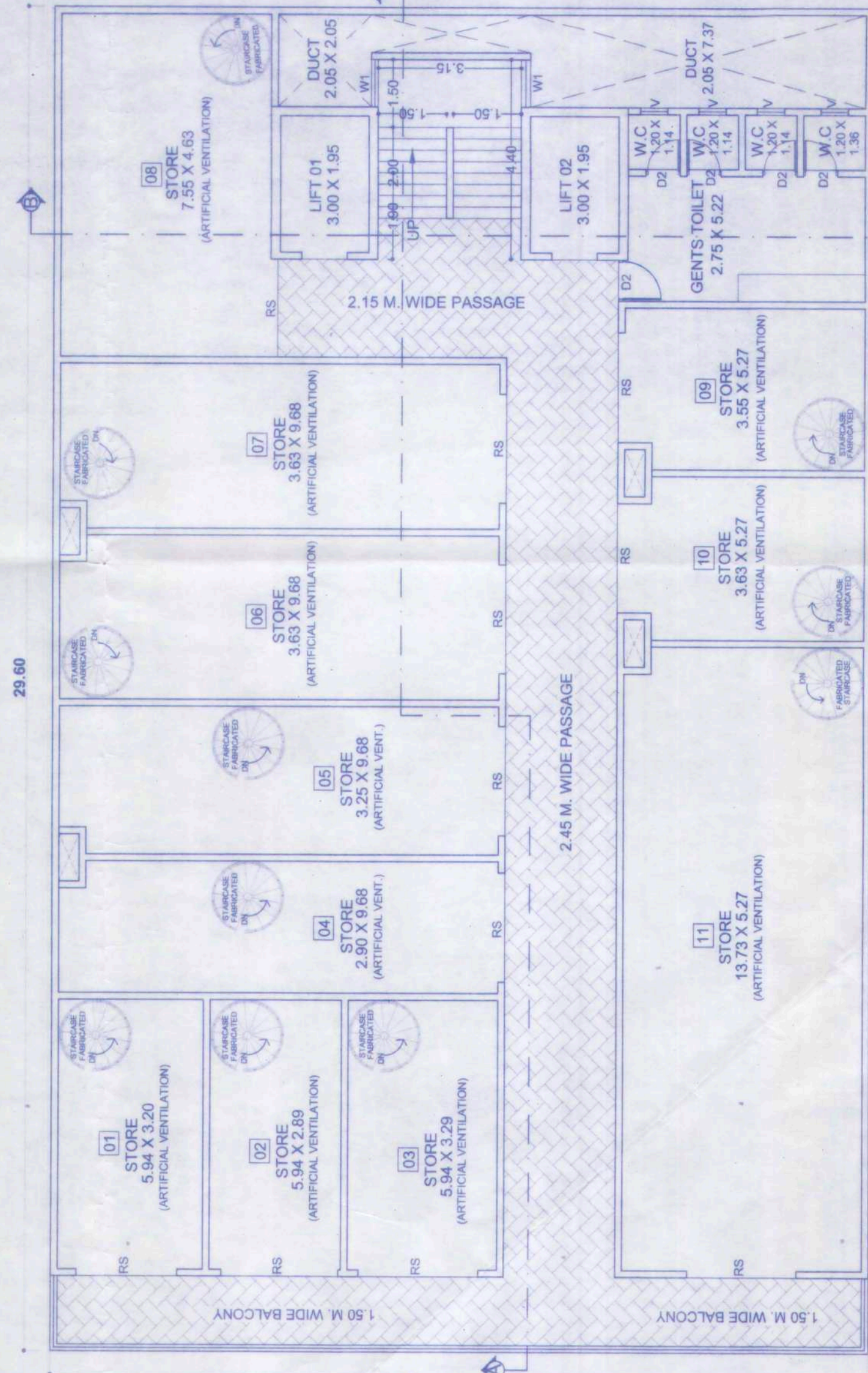
**AREA CALCULATION OF
UPPER GR. & STILT FLOOR**
AREA OF BLOCK = 29.60 X 18.00
= 532.80 SQ.M.
DEDUCTIONS
01) 01 X 02.05 X 02.05 = 04.20 SQ.M.
02) 01 X 02.05 X 07.37 = 15.10 SQ.M.
L1) 01 X 03.00 X 01.95 = 05.85 SQ.M.
L2) 01 X 03.00 X 01.95 = 05.85 SQ.M.
TOTAL = 31.00 SQ.M.
NET AREA = 501.80 SQ.M.
532.80 - 31.00 = 501.80 SQ.M.



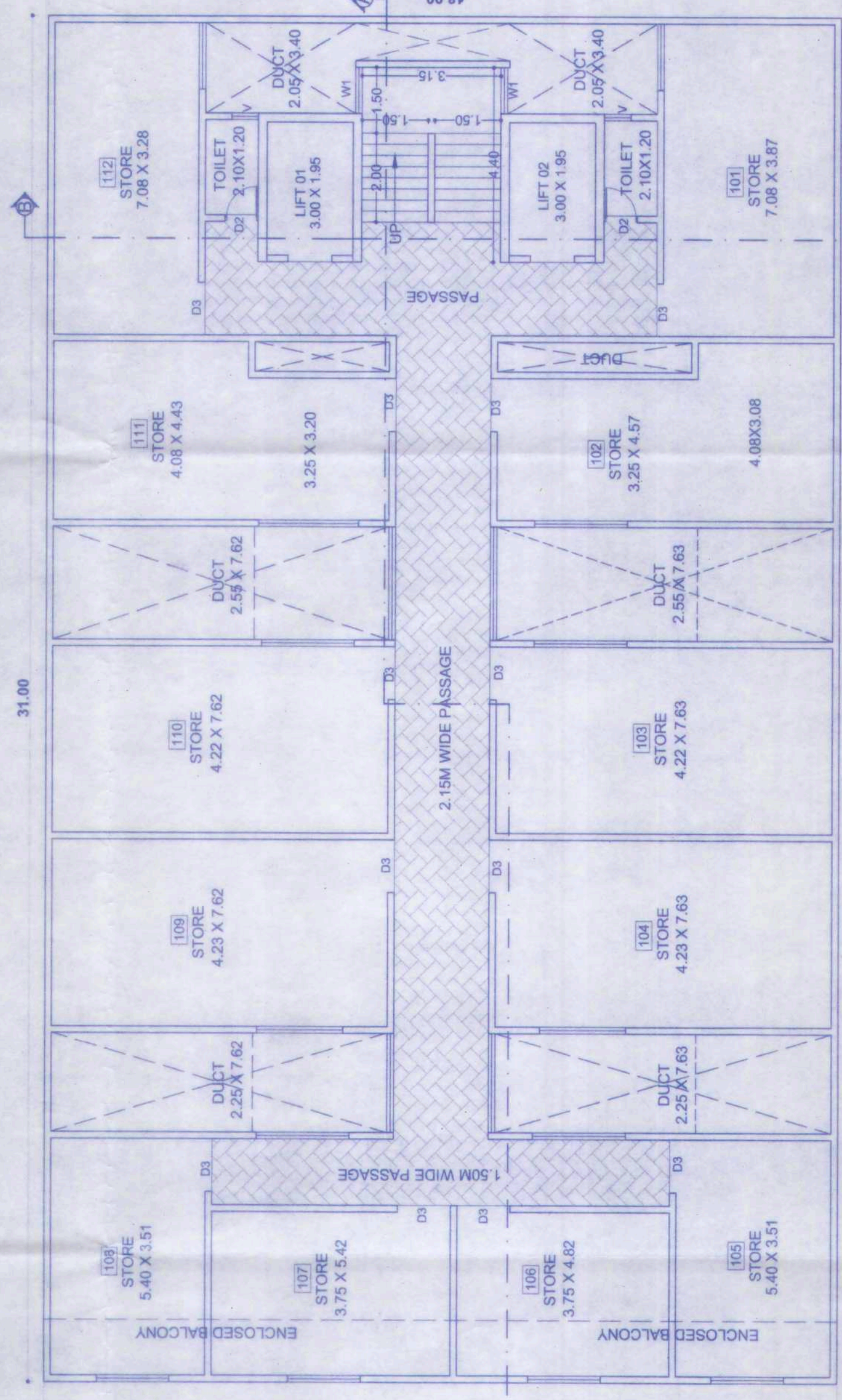
**AREA CALCULATION OF
LOWER GROUND FLOOR**
AREA OF BLOCK = 06.24 X 13.30
= 82.99 SQ.M.

**LOWER GROUND FL.
KEY PLAN**
SCALE 1:200

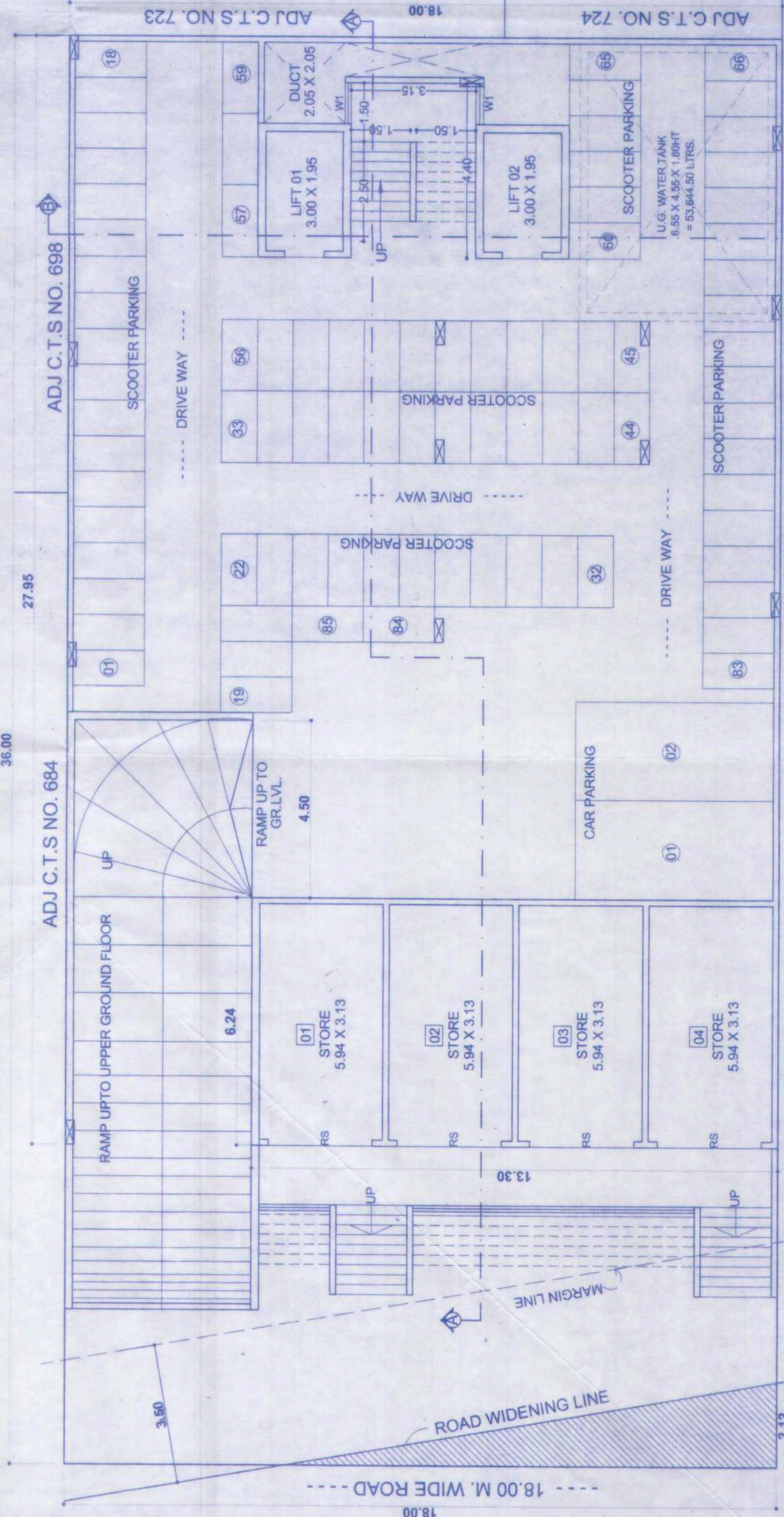
TYP. UPPER GR. & STILT FLOOR KEY PLAN
SCALE 1:200



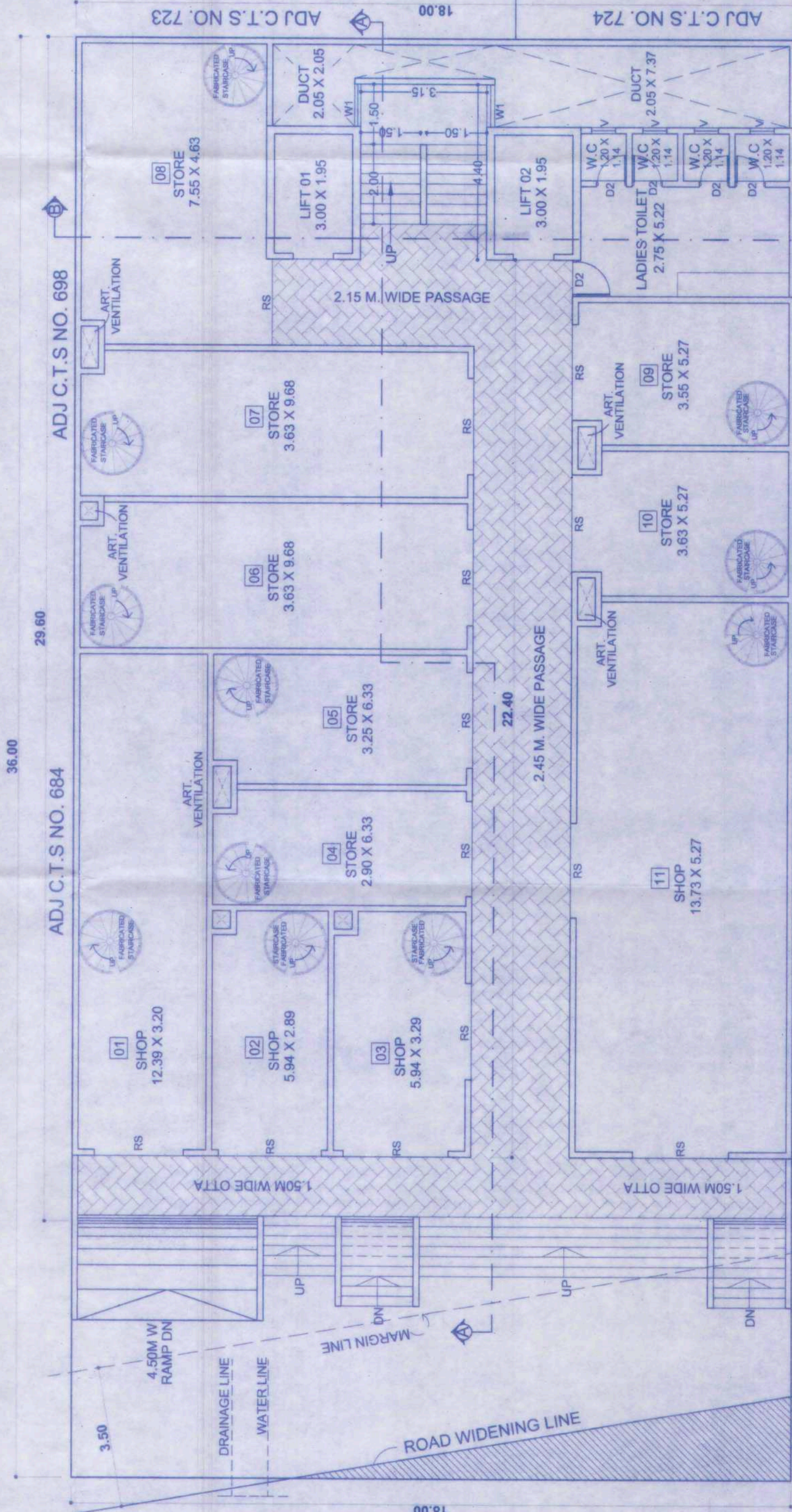
STILT FLOOR PLAN
SCALE 1:100



FIRST FLOOR PLAN
SCALE 1:100



UPPER GROUND FLOOR PLAN
SCALE 1:100



LOWER GROUND FLOOR PLAN
SCALE 1:100

AREA STATEMENT		SQ.M.	
1. AREA OF THE PLOT	a. AS PER PERC	654.88	654.88
	b. AS PER TRIANGULATION	654.88	654.88
	c. MINIMUM PLOT AREA TO BE CONSIDERED	654.88	654.88
2. DEDUCTIONS FOR	a. ROAD WIDENING AREA FOR 18.00M. ROAD	13.45	13.45
	b. NET AREA OF PLOT (1-2)	641.41	641.41
	c. BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (SR.NO. 3 X 2.00)	1282.82	1282.82
3. ADDITION OF AREA FOR F.S.I.	a. IN-SITU AREA AGAINST D.P. ROAD	00.00	00.00
	b. PREMIUM F.S.I. AREA	00.00	00.00
	c. TDR AREA (0.50)	00.00	00.00
4. TOTAL RESIDENTIAL TENANT AREA	d1) TENANT F.S.I.	613.14	613.14
	d2) RESIDENTIAL 01 TENANT F.S.I. (01 X 58.74)	58.74	58.74
	d3) TOTAL RESIDENTIAL TENANT AREA	671.88	671.88
5. ADD 50% TENANT F.S.I.	d4) ADD 50% TENANT F.S.I.	335.94	335.94
	d5) COMMERCIAL 04 (SHOP) TENANT F.S.I. (142.60)	142.60	142.60
	d6) COMMERCIAL 05 (GODWAN) TENANT F.S.I. (117.06)	117.06	117.06
6. TOTAL AREA AVAILABLE (4+5)	(TOTAL OF d3-d4-d5)	259.66	259.66
	PERMISSIBLE ANCILLARY F.S.I. UP TO 80% (SR.NO.6X60%)	1287.48	1287.48
	7. PERMISSIBLE ANCILLARY F.S.I.	2550.30	2550.30
8. TOTAL PERMISSIBLE AREA (6+7a)	a) PROPOSED PERMISSIBLE AREA (6+7a)	1116.50	1116.50
	b) TOTAL BUILT UP AREA IN PROPOSAL	3666.80	3666.80
	c) EXISTING BUILT UP AREA	00.00	00.00
9. PROPOSED RESIDENTIAL BUILT UP AREA	d) PROPOSED RESIDENTIAL BUILT UP AREA	2389.71	2389.71
	e) PROPOSED COMMERCIAL BUILT UP AREA	1277.04	1277.04
	f) TOTAL PROPOSED AREA	3666.75	3666.75

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 PLANS AND THE AREAS WORKED OUT TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP T.P. SCHEME RECORDS AND RECORD DEPARTMENT, CITY SURVEY RECORDS. PERSON SO AS TO ENSURE THE QUALITY AND SAFETY AT THE WORK SITE.

CERTIFICATE OF AREA
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 11/11/2022 AND THE DIMENSIONS OF SIDES ETC. OF THE PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREAS WORKED OUT TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP T.P. SCHEME RECORDS AND RECORD DEPARTMENT, CITY SURVEY RECORDS.

ARCHITECT'S SIGN
TRIPTI GUPTA
ARCHITECTS AND DESIGNERS
PROJECT : PROPOSED RESIDENTIAL + COMMERCIAL BUILDING AT
C.T.S. NO. 683, SHUKRWAR PETH, PUNE.

OWNER'S SIGN
MR. SANTOSH SANKUL
OWNER'S SIGN
C.T.S. NO. 683, SHUKRWAR PETH, PUNE.

TRIPTI GUPTA
ARCHITECTS AND DESIGNERS
B/106, ACRUTTI SANKUL C.T.S. NO. 2011-2055, SADASHIV PETH,
TILAK RD. OPP. BRAHMA CEMETERY, PUNE. 411030
PHONE : +91 9822280905
EMAIL : triptigupta@gmail.com