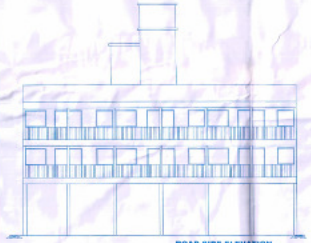
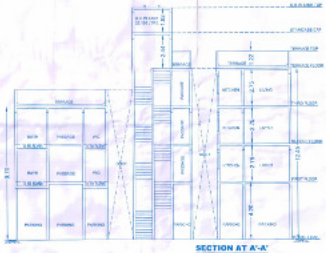


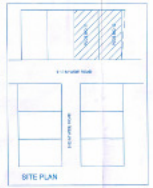
ROAD SIDE ELEVATION



SECTION AT A'-A'

F.S.I STATEMENT.

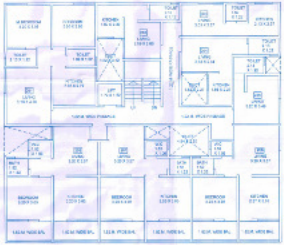
FLOOR	PROPOSED FSI (SQ.M)	LIFT+LIFT MACHINE ROOM	TENEM. NO
PARKING	------		------
FIRST	309.60	2.61 + 0.00	06
SECOND	319.19		09
THIRD	100.39		02
TOTAL	728.08	11.61	18



SITE PLAN

LOCATION PLAN

FIRST FLOOR PLAN



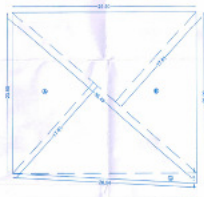
SECOND FLOOR PLAN

THIRD FLOOR PLAN

PLOT AREA CALCULATION BY Δ METHOD
AREA BEFORE AMALGAMATION [PLOT.11 A]
1. 0.50 X 24.52 X 6.70 = 82.14 SQ.M
2. 0.50 X 24.52 X 6.70 = 82.14 SQ.M
TOTAL AREA = 164.28 SQ.M

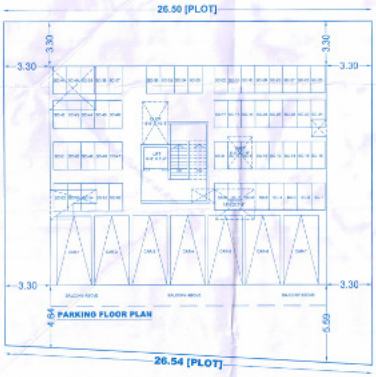
PLOT AREA CALCULATION BY Δ METHOD
AREA BEFORE AMALGAMATION [PLOT.11 B]
1. 0.50 X 24.52 X 6.71 = 82.26 SQ.M
2. 0.50 X 24.52 X 6.71 = 82.26 SQ.M
3. 0.50 X 14.22 X 0.80 = 5.67 SQ.M
TOTAL AREA = 170.13 SQ.M

PLOT AREA CALCULATION BY Δ METHOD
AREA BEFORE AMALGAMATION PLOT.12
1. 0.50 X 27.99 X 11.65 = 163.00 SQ.M
2. 0.50 X 27.99 X 11.65 = 163.00 SQ.M
3. 0.50 X 12.52 X 0.79 = 4.95 SQ.M
TOTAL PLOT AREA = 330.95 SQ.M



PLOT AREA CALCULATION BY Δ METHOD
PLOT AREA AFTER AMALGAMATION
A. 0.50 X 36.45 X 17.61 = 320.94 SQ.M
B. 0.50 X 36.45 X 17.61 = 320.94 SQ.M
C. 0.50 X 26.54 X 1.52 = 20.17 SQ.M
TOTAL PLOT AREA = 662.05 SQ.M

WATER TANK REQUIREMENT.
RESIDENTIAL
NO. OF TENEMENT = 18 NOS
18 X 5 PERSONS 90 PERSONS
D.H.WATER REQ. = 135 lit. PER DAY PER PERSON
90 PERSONS X 135.00 lit. = 12.150 LTRS.
FIRE FIGHTING REQUIREMENT = 10,000 LTRS.
D.H.WATER TANK REQ. = 22,150 LTRS.
PROP. O.H WATER TANK = 22,150 LTRS.
U.G SUMP REQ. = 1 X 22,150 lit. = 33,225 LTRS.
U.G SUMP PROP. = 33,225 LTRS.



PARKING FLOOR PLAN

KEY PLAN AT FIRST FLOOR (SCALE 1:200)

AREA CALCULATION 1ST FLOOR
BLOCK = 19.90 X 17.40 = 346.26 SQ.M
DEDUCTION
1) 3.34 X 3.20 = 10.69 SQ.M
2) 1.82 X 3.12 = 5.68 SQ.M
3) 1.07 X 1.22 = 1.31 SQ.M
4) 1.82 X 2.27 = 4.13 SQ.M
5) 2.87 X 2.20 = 6.31 SQ.M
6) 1.67 X 1.00 = 1.67 SQ.M
7) 3.34 X 1.00 = 3.34 SQ.M
8) 1.67 X 1.21 = 2.02 SQ.M
L) 1.72 X 1.52 = 2.61 SQ.M
TOTAL = 37.75 SQ.M
346.26 - 37.75 = 308.50 SQ.M

KEY PLAN AT SECOND FLOOR (SCALE 1:200)

AREA CALCULATION 2ND FLOOR
BLOCK = 19.90 X 17.40 = 346.26 SQ.M
DEDUCTION
1) 1.82 X 3.12 = 5.68 SQ.M
2) 1.07 X 1.22 = 1.31 SQ.M
3) 1.82 X 2.27 = 4.13 SQ.M
4) 2.87 X 2.20 = 6.31 SQ.M
5) 1.67 X 1.00 = 1.67 SQ.M
6) 3.34 X 1.00 = 3.34 SQ.M
7) 1.67 X 1.21 = 2.02 SQ.M
L) 1.72 X 1.52 = 2.61 SQ.M
TOTAL = 27.07 SQ.M
346.26 - 27.07 = 319.19 SQ.M

KEY PLAN AT THIRD FLOOR (SCALE 1:200)

AREA CALCULATION 3RD FLOOR
BLOCK = 15.35 X 6.96 = 119.71 SQ.M
DEDUCTION
1) 1.97 X 5.72 = 11.27 SQ.M
2) 1.82 X 2.27 = 4.13 SQ.M
3) 1.07 X 1.22 = 1.31 SQ.M
L) 1.72 X 1.52 = 2.61 SQ.M
TOTAL = 19.32 SQ.M
119.71 - 19.32 = 100.39 SQ.M

PARKING STATEMENT REQUIRED	TIN.NO.	CAR.	SCT.
ABOVE 45 SQ.M EVERY 2 TENE.	01	01	05
ABOVE 30 SQ.M EVERY 2 TENE	08	01	02
LESS THAN 30 SQ.M EVERY 2 TENE	09	03	04
PROPOSED	18	07	56
PARKING AREA			
1) CAR 07 NOS. X 12.50 = 87.50 SQ.M			
3) SCT 56 NOS. X 2.00 = 112.00 SQ.M			
TOTAL	= 199.50 SQ.M		

SECTION THRO U.G WATER TANK

COMPOUND WALL SECTION

STAMP OF APPROVAL 1/2

A	AREA STATEMENT	SQ. M.
1.	AREA OF PLOT (Minimum area)	
	a) As per ownership documents (7/12 extract)	669.93
	b) as per demarcation	662.00
	c) plot area as per town regulation	662.00
	d) minimum plot area consider	662.00
2.	DEDUCTIONS FOR	
	a) proposed t.p.sch./ road widening area/ service road/ highway widening	NIL
	b) any d.p. reservation area	NIL
	TOTAL (a + b)	NIL
3.	BALANCE AREA OF PLOT (1-2)	662.00
4.	AMENITY SPACE (IF APPLICABLE)	
	a) REQUIRED	NIL
	b) ADJUSTMENT OF 2(b) IF ANY	NIL
	c) BALANCE PROPOSED	NIL
5.	NET PLOT AREA (3-4(c))	662.00
6.	recreational open space (if applicable)	
	a) REQUIRED	NIL
	b) PROPOSED	NIL
7.	internal road area	NIL
8.	plotable area (if applicable)	NIL
9.	built up area with reference to base F.S.I as per front road width (662.00 x 1.10)	728.20
	ADDITION OF FSI ON PAYMENT OF PREMIUM	NIL
	a) Max inv.an permissible over un FSI based on road width/TOD Zone	
	b) proposed fsi on payment of premium	NIL
10.	In -situ /stilt/ loading	
	a) in-situ area with reference d.p. road	NIL
	b) in-situ area against community space if has 3rd over	NIL
	c) TCR area	NIL
	d) total in-situ /stilt loading proposed	NIL
11.	ADDITIONAL FSI AREA	
12.	TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	
	a) (9+10+11) WHICHEVER IS APPLICABLE	728.20
	b) ANCILLARY AREA FSI UPTO	NIL
	c) TOTAL ENTITLEMENT	728.08
13.	TOTAL BUILT-UP AREA IN PROPOSAL	
	a) EXIST NO BUILT UP AREA	000.00
	b) PROPOSED BUILT UP AREA (AS PER P-LINE	728.08
	c) TOTAL (a+b)	728.08
14	FSI CONSUMED	1.00

CERTIFICATE OF AREA
CERTIFIED THAT "NET PLOT" UNDER REFERENCE WAS SURVEYED BY ME ON ---------- AND THE DIMENSIONS OF BOUNDARIES OF PLOT ESTATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORK OUT TALLIES WITH THE AREA SHOWN IN THE DOCUMENTS OF OWNERSHIP / T.P. SCHEME / LAND SURVEY DEPT. / CITY SURVEY RECORDS.

(Name of Architect/Licensed Eng./Land Surveyor)

OWNER'S DECLARATION
I/WE UNDERSIGNED OWNER/S CONFIRM THAT WE WOULD ABIDE BY THE PLAN APPROVED BY AUTHORITY/COLLECTOR. I/WE WOULD ENSURE THE STRUCTURE AS PER APPROVED PLAN. ALSO I/WE WOULD EXECUTE THE WORK UNDER SUPERVISION OF PROPER TECHNICAL PERSON SO TO ENSURE THE QUALITY AND SAFETY AT THE WORK SITE.

Owner Name And Signature

OWNER'S / F.A.H. SIGN. | ARCHITECT SIGN.

PROJECT
PROPOSED RESIDENTIAL BUILDING AT S.NO.49 PLOT NO. 11+12 KHARADI,PUNE.

ARCHITECTS / CIVIL ENGINEERS
RAJENDRA NAWAD
Office No. 1, Second Floor, Kumbhar Park, Opp.Hotel Radisson, Kalyani Nagar, Pune, Ahmednagar, Pune, 411014
Mo. 9881101923
Email: rajendra.nawad@gmail.com

SCALE	DRAWN BY	DATE	CHECK. BY
1:1000	MAnesh	16-08-2021	RAJENDRA SIR

26.50 [PLOT]

23.50 [PLOT]

25.00 [PLOT]

26.54 [PLOT]

----------9.10 M. WIDE ROAD----------