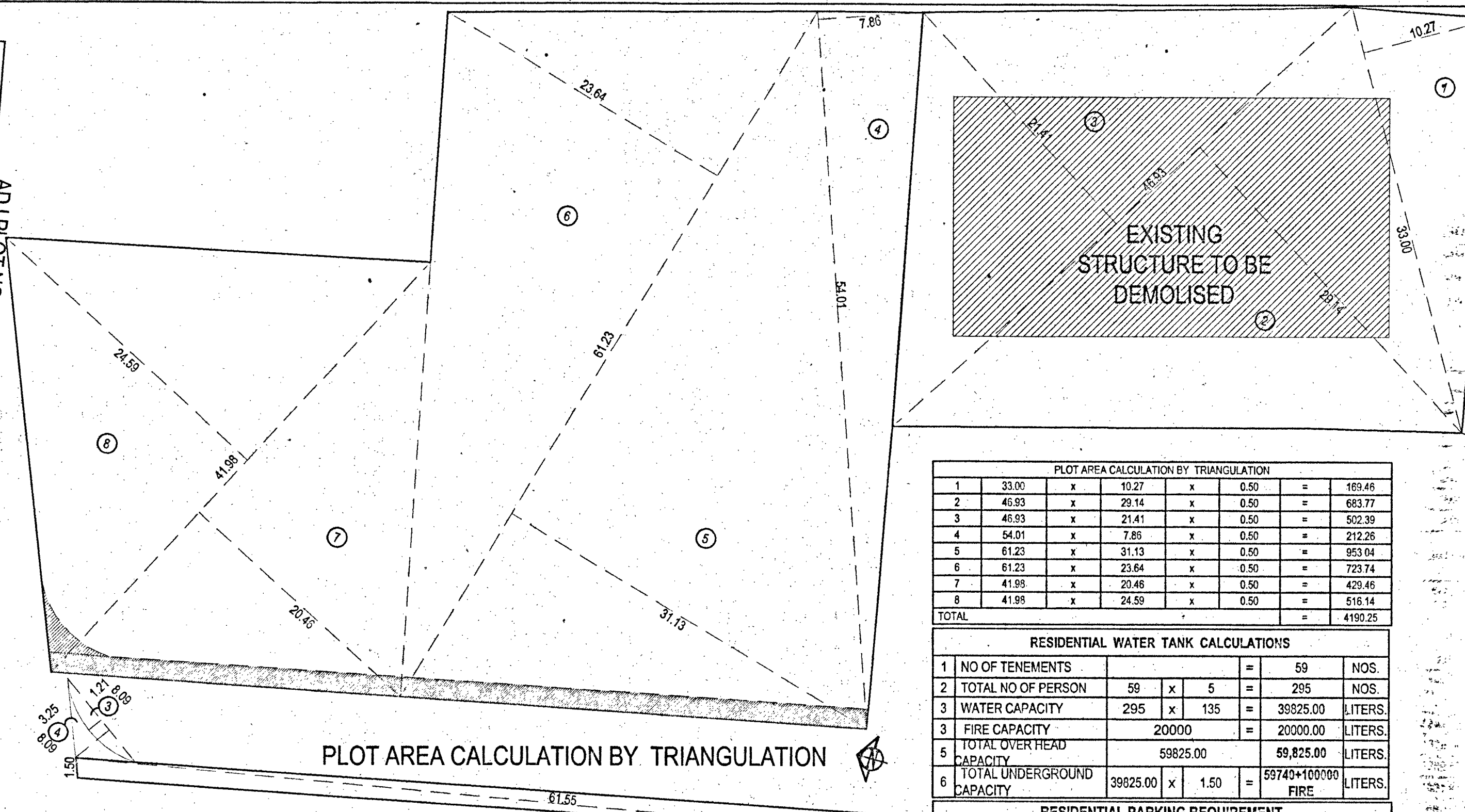




F.S.I AREA STATEMENT (IN SQ.M.)				
BUILD.	FLOOR	PROPOSED F. S. I.	LIFT	TOTAL F. S. I.
BASEMENT+PARKING+ 15 FLOORS	BASEMENT	0.00	(2.65X 1.85)+ (2.65X 1.85)	7244.90
	PARKING	0.00		
	FIRST	440.80		
	SECOND	440.80		
	THIRD	440.80		
	FOURTH	440.80		
	FIFTH	440.80		
	SIXTH	440.80		
	SEVENTH	520.91		
	EIGHTH	540.24		
	NINTH	527.76		
	TENTH	527.76		
	ELEVENTH	527.76		
	TWELFTH	520.91		
	THIRTEENTH	527.76		
FOURTEENTH	527.76			
FIFTEENTH	379.24			
TOTAL		7244.90	9.81	7244.90

STAMP OF APPROVAL

	1 3
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गवर्नर निवासि दि-03/01/2022

APPROVED SUBJECT TO CONDITIONS
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO. CC/1188/22

[Signature]
Building Inspector

[Signature]
Deputy Engineer P.M.C.

POONA MUNICIPAL CORPORATION
BUILDING CONTROL DEPARTMENT
APPROVED
POONA

S.NO	AREA STATEMENT	SQ.M
1	A AREA OF PLOT (AS PER P.R.C.)	4130.13
B	AREA OF PLOT (AS PER TRIANGULATION)	4190.25
C	AREA AS PER DEVELOPMENT AGREEMENT	4165.87
D	MINIMUM AREA CONSIDER	4166.87
	DEDUCTIONS FOR	
2	A ROAD WIDENING AREA	99.00
B	ANY RESERVATION	0.00
	TOTAL (A+B)	99.00
3	NET GROSS PLOT AREA, OF PLOT (1-2)	4087.87
	DEDUCTIONS FOR	
4	A OPEN SPACE	0.00
B	INTERNAL ROADS	0.00
C	TOTAL (A+B)	0.00
	PROPORTIONATE PLOT FOR	
D	APPROPRIATE DEDUCTION (AS PER DEED OF DECLARATION) (4087.87-2043.94)	2043.94
5	NET AREA OF PLOT (4D)	2043.94
	ADDITION FOR	
6	A ROAD WIDENING AREA	0.00
B	TOTAL	0.00
7	TOTAL AREA (5 + 6)	2043.94
8	F.A.R. PERMISSIBLE	1.10
9	PERMISSIBLE FLOOR AREA (7 x 8)	2245.33
10	PERMISSIBLE TDR AREA (2043.94x0.65)	1328.56
11	PROPOSED TDR AREA	1269.87
12	PERMISSIBLE PAID AREA (2043.94x0.50)	1021.97
13	PROPOSED PAID AREA	992.00
14	ANCILLARY FSI PERMISSIBLE(60%)(4528.20X0.80)	2716.62
15	ANCILLARY FSI PROPOSED(4528.20X0.60)	2716.92
16	TOTAL PERMISSIBLE AREA (9+11+13+15)	7245.12
17	TOTAL BUILT UP AREA PROPOSED	7244.90
	BALCONY AREA STATEMENT	
18	A PERM BALCONY AREA PER FL.	AS SHOWN
B	PROPOSED BALCONY AREA PER FL	
C	EXCESS BALCONY AREA (TOTAL)	
	TENEMENT STATEMENT	
19	B TENEMENT PROPOSED	₹9

LEGENDS :-			
PLOT BOUNDARY		DRAINAGE LINE	
PROPOSED WORK		OPEN SPACE	
WATER LINE		AMENITY SPACE	

AREA CERTIFICATE

CERTIFIED THAT THE PLOT REF. WAS SURVEYED BY DEVELOPERS ON _____ AND 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 SO WORKED OUT TALLIES WITH THE AREA STATED IN THE DOCUMENT OF CITY SURVEY / TPS RECORD.

M. J. D. D.

M. J. D. D.

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 83

OWNER (S) NAME AND SIGNATURE

NOTES: 1) ALL DOCUMENTS ARE PROVIDED BY THE OWNER REQUIRED FOR SANCTIONING OF PROPOSAL. WE ARE NOT RESPONSIBLE IF ANY LEGAL DISCREPANCY OR AMBIGUITY FOUND IN DOCUMENTS.
2) WE AS ARCHITECTURAL CONSULTANT ARE NOT RESPONSIBLE FOR QUALITY AND STABILITY OF CONSTRUCTION ON SITE.

WALLS - 5" & 4" Thk. AAC BLOCKS

DESCRIPTION AND ADDRESS OF THE PROPERTY :-

PROPOSED RESI. BLDG. AT ABHINAV CONDOMINIUM
FINAL PLOT NO.996/3, AT - SADASHIV PETH PUNE. FOR PRATHAMESH

DRAWING	CONSTRUCTION
	NAME AND SIGN OF THE OWNER :-

PAH/OWNER'S SIGN. 	ARCHITECT'S SIGN.
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[Handwritten signature] *[Handwritten signature]*

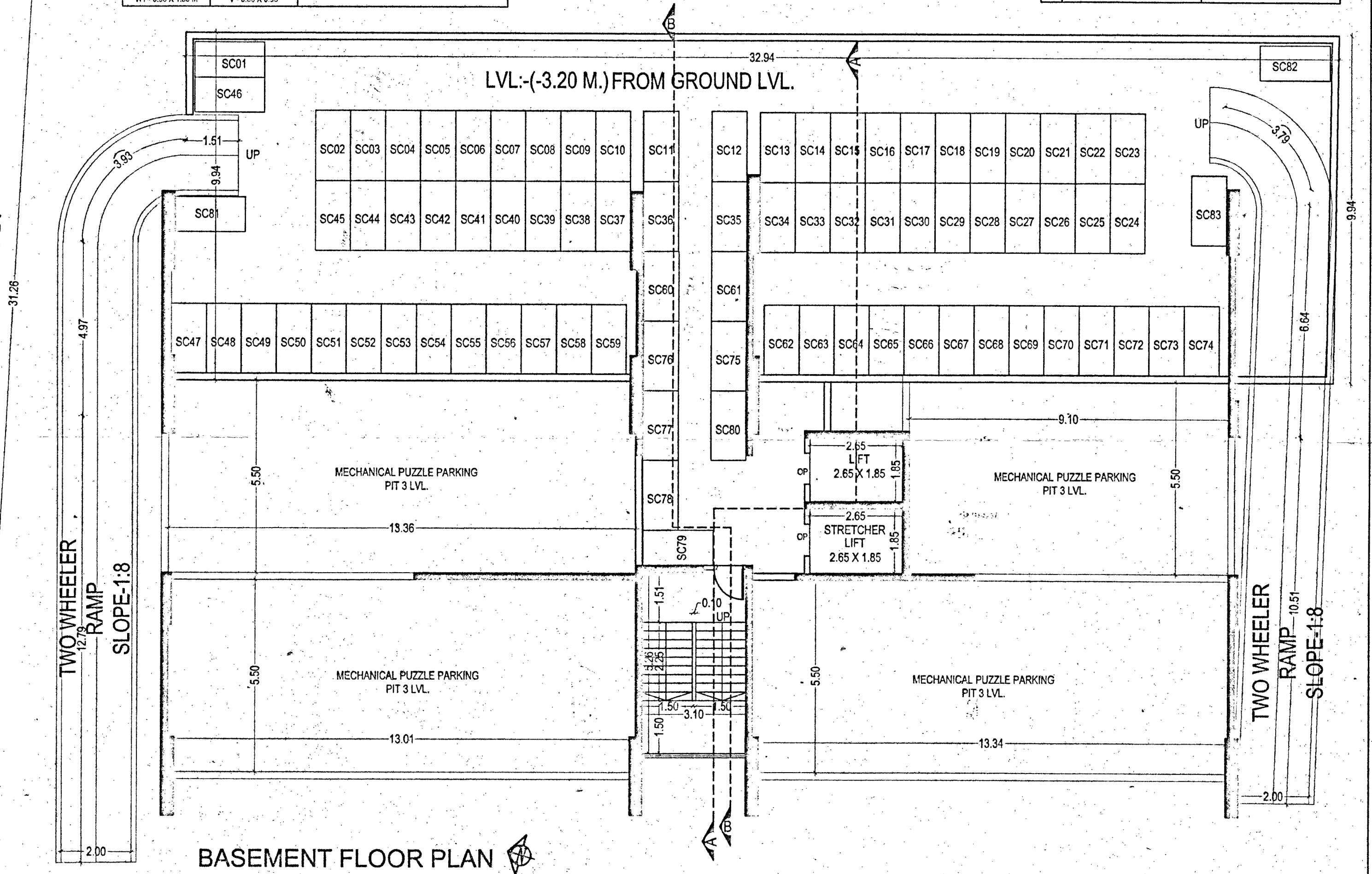
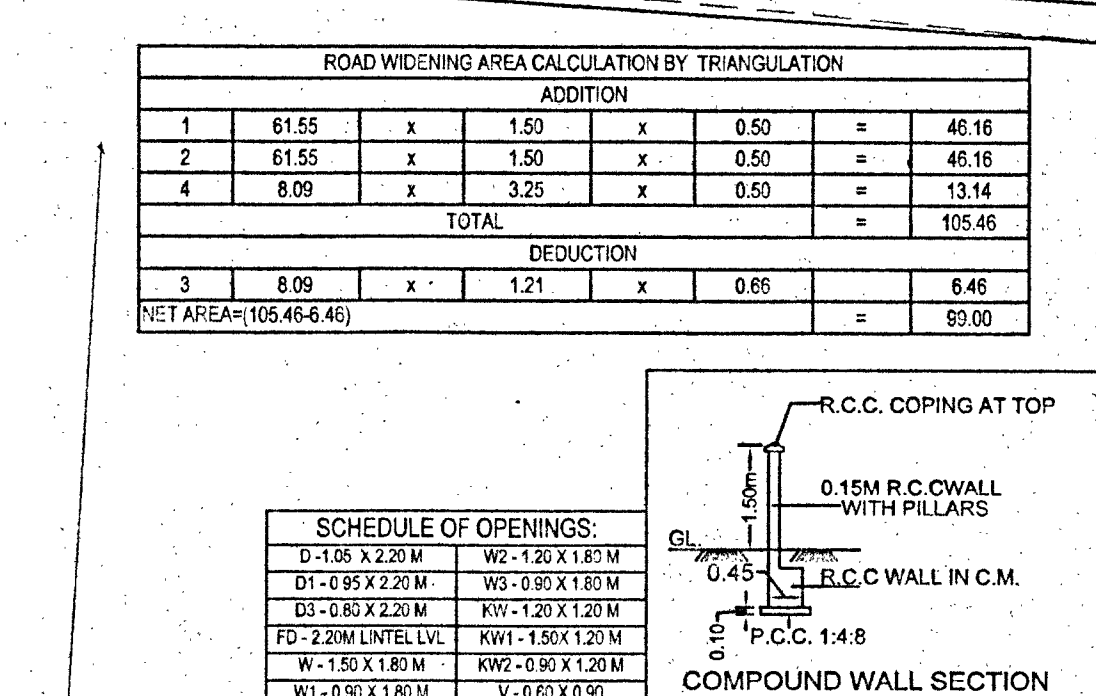
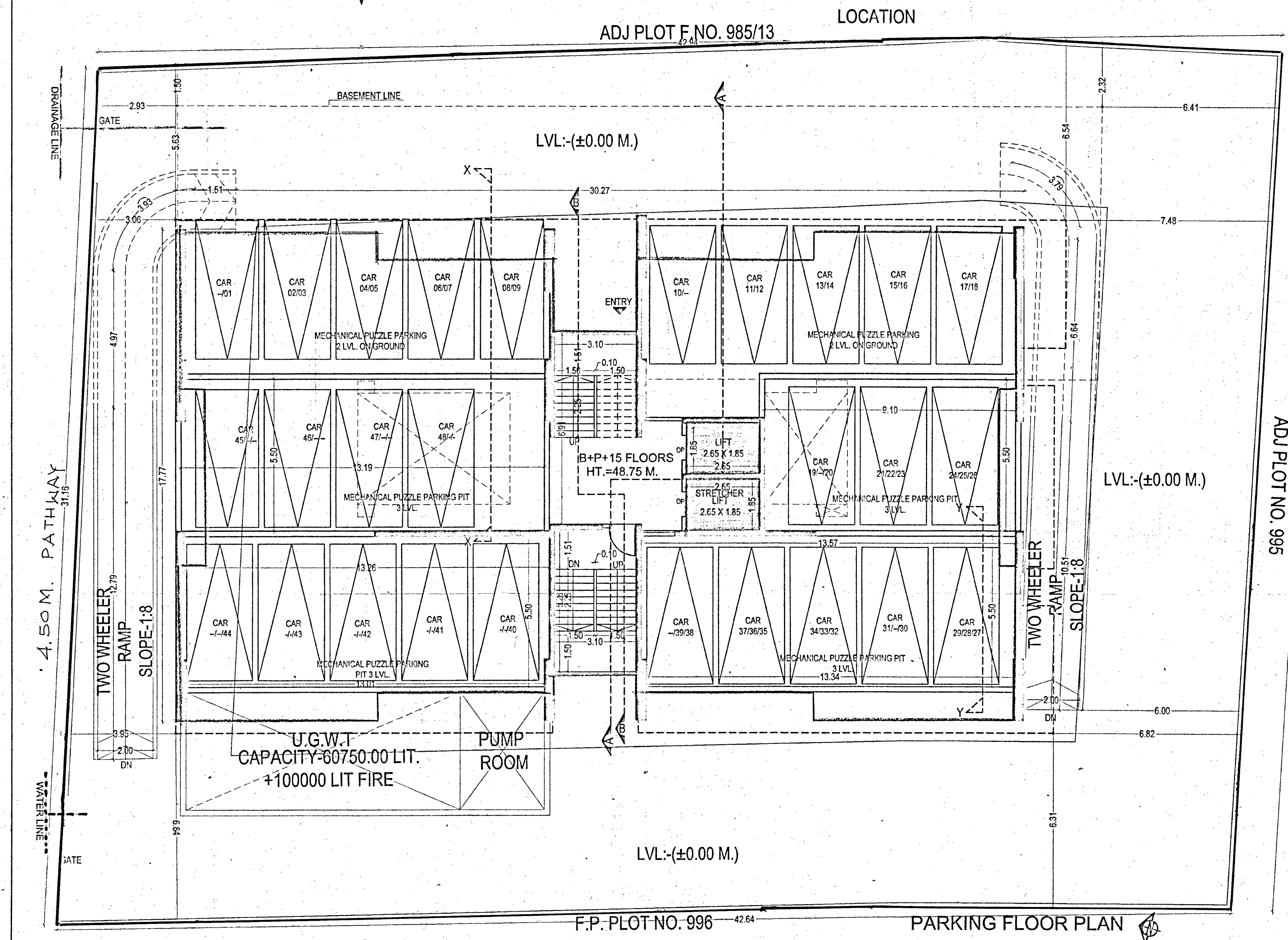
MR. CHAITANYA KULKARNI	ANIRUDH T. SHINDE. CA/9823512
NAME AND SIGN OF ARCHITECT :-	

ARCHITECTS
SHINDE JOSHI & ASSOCIATES

"SUNAND APARTMENT",
1ST FLOOR, FLAT NO 104, CTS NO 163, S.NO 720,

PLOT NO 16, SADASHIV PETH,
 NEAR L.B. SHASTRI ROAD PETROL PUMP, PUNE 411030.
 TEL.: 9322196507, Email: shindejoshiassociates@gmail.com

JOB NO.	SCALE	DRAWN BY	CHKD BY	DATE	
11111	1:100	AB AMIT	...	05-07-2022	



PLOT AREA CALCULATION BY TRIANGULATION						
1	33.00	x	10.27	x	0.50	= 169.46
2	46.93	x	29.14	x	0.50	= 683.77
3	46.93	x	21.41	x	0.50	= 502.39
4	54.01	x	7.89	x	0.50	= 212.26
5	61.23	x	31.13	x	0.50	= 953.04
6	61.23	x	23.64	x	0.50	= 723.74
7	41.98	x	20.46	x	0.50	= 426.46
8	41.98	x	24.59	x	0.50	= 516.14
TOTAL						= 4190.25

RESIDENTIAL WATER TANK CALCULATIONS						
1	NO OF TENEMENTS			=	59	NOS.
2	TOTAL NO OF PERSON	59	x	5	=	295 NOS.
3	WATER CAPACITY	295	x	135	=	39825.00 LITERS.
4	FIRE CAPACITY	20000		=	20000.00	LITERS.
5	TOTAL OVER HEAD CAPACITY	59825.00			59,825.00	LITERS.
6	TOTAL UNDERGROUND	39825.00	x	1.50	=	59740+100000 LITERS.

CAPACITY	RESIDENTIAL PARKING REQUIREMENT			FIRE	
TYPE OF TENEMENT	REQUIRED				
	CAR	SCOOTER	CAR	SCOOTER	
FOR EVERY TWO TENEMENT HAVING CARPET AREA BETWEEN 30-40 SQ.M 0	1	2	0	0	
FOR EVERY TWO TENEMENT HAVING CARPET AREA BETWEEN 40-50 SQ.M 59	1	2	30	24	
FOR EVERY TENEMENT HAVING CARPET AREA BETWEEN 60-100 SQ.M 0	1	1	0	0	
FOR EVERY TENEMENT HAVING CARPET AREA ABOVE 150 SQ.M 0	2	1	0	0	
TOTAL			30	24	
5% EXTRA VISITOR PARKING			2	1	
TOTAL REQUIRED PARKING			32	25	
PROPOSED PARKING			48	23	

01	T.D.R. STATEMENT	
	D1	D.R.C NO. 004640,005881,4604,5812
02	GENERATED FROM	
	FINAL PLOT NO 576/5 & 5.10 CORRESPONDING CTS NO 126/5 & 5.10 SITUATED AT (MAMASARI KARVENGAH/RUNGNE BUDURU TALUKA HAVELI DISTRICT PUNE)	SURVEY NO 200/19(PH/NEW), S.NO. 17/PA/2 KATRAL TALUKA HAVELI DISTRICT PUNE ZONE- NON CONGESTED AREA'.
03	TO BE CONSUMED ON	
	S.NO 13/PA/17/HAVING CTS NO 126/10/17 SITUATED AT (MAMASARI KARVENGAH/RUNGNE BUDURU TALUKA HAVELI DISTRICT PUNE)	CTS NO 12/12 (PART) SURVEY NO 200/19(PH/NEW) SITUATED AT VILLAGE ANDHARWADI TALUKA HAVELI DISTRICT PUNE
04	PROPOSED REB. BLDG AT ASHWINI CONDOMINIUM	
	FINAL PLOT NO 596/5, AT SAKASHI PETH PUNE, FOR PRAMATHES CONSTRUCTION	1375.56 SQ. SQ.M
05	T.D.R. PERMISSIBLE (0.65)	
	65	1289.87 SQ.M
06	UTILIZED TDR	
	0	48.75 M
07	ON WHICH FLOOR	
	0	1374.14/14.15TH FLOOR
08	TOTAL BUIL. HT. PROPOSED	
	0	48.75 M
09	STAGE OF WORK	
	ADD. TENEMENTS PROPOSED	10 NOS
10	TOTAL F.S.I PERMISSIBLE	
	0	7245.12 SQ.M
11	TOTAL F.S.I CONSUMED	
	0	7249.90 SQ.M