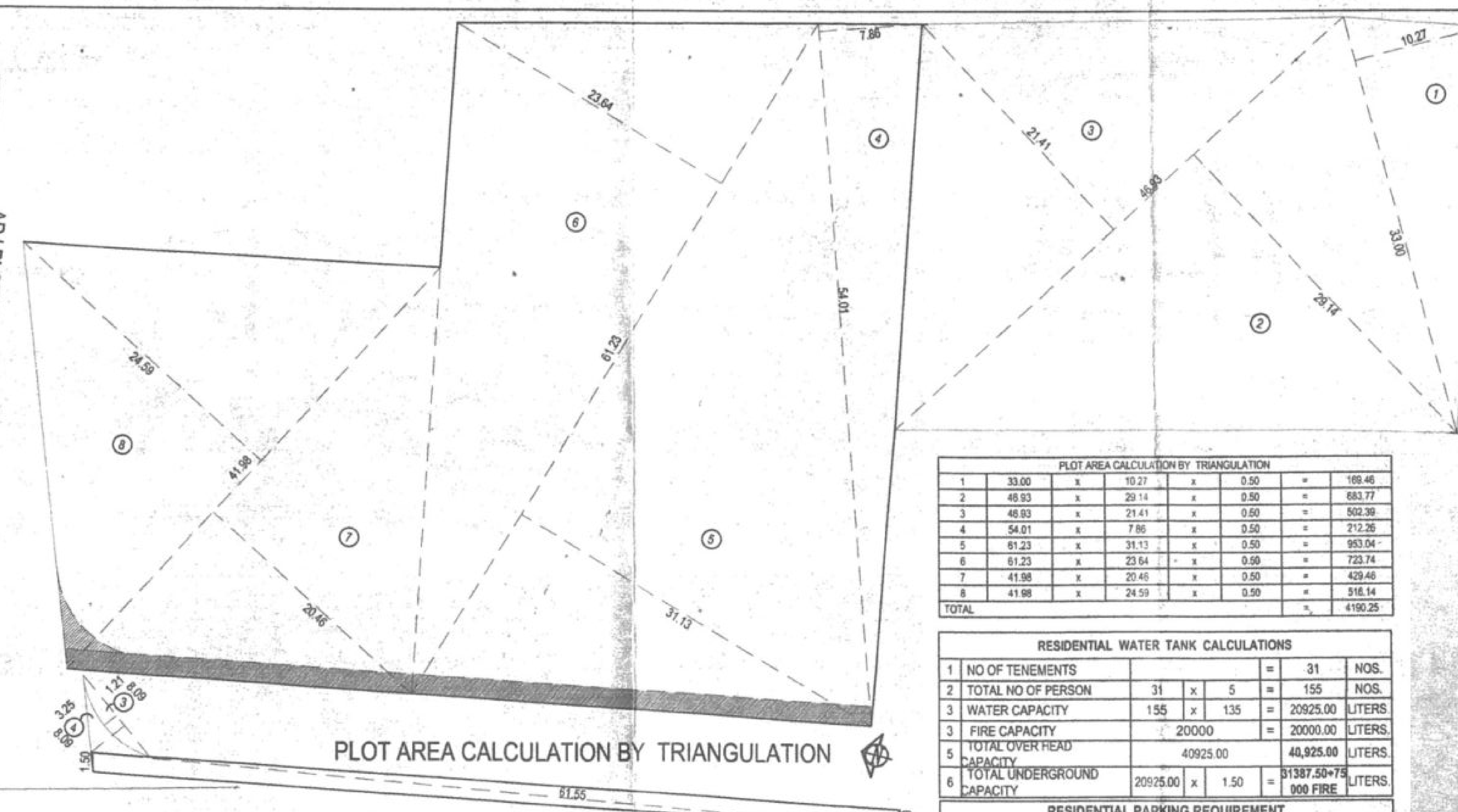
LAYOUTPLAN



PLOT AREA CALCULATION BY TRIANGULATION

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	7.86	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	=	429.46
8	41.98	x	24.59	x	0.50	=	516.14
TOTAL						=	4190.25

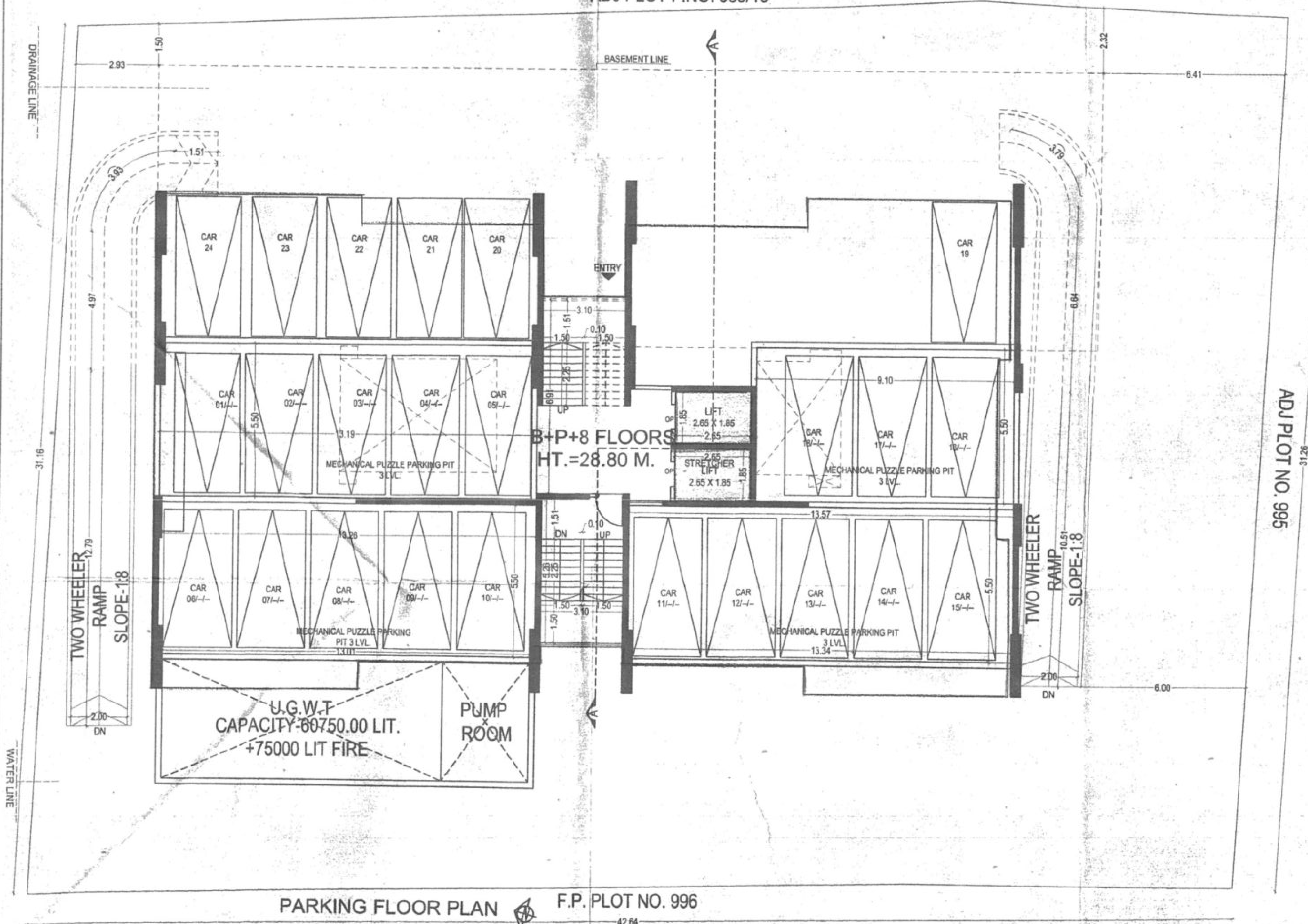
ROAD WIDENING AREA CALCULATION BY TRIANGULATION							
ADDITION							
1	61.55	x	1.50	x	0.50	=	46.16
2	61.55	x	1.50	x	0.50	=	46.16
4	8.09	x	3.25	x	0.50	=	13.14
TOTAL						=	105.46
DEDUCTION							
3	8.09	x	1.21	x	0.66		6.46
NET AREA=(105.46-6.46)						=	99.00

RESIDENTIAL WATER TANK CALCULATIONS							
1	NO OF TENEMENTS				=	31	NOS.
2	TOTAL NO OF PERSON	31	x	5	=	155	NOS.
3	WATER CAPACITY	155	x	135	=	20925.00	LITERS.
3	FIRE CAPACITY	20000			=	20000.00	LITERS.
5	TOTAL OVER HEAD CAPACITY	40925.00				40,925.00	LITERS.
6	TOTAL UNDERGROUND CAPACITY	20925.00	x	1.50	=	31387.50+75000 FIRE	LITERS.

RESIDENTIAL PARKING REQUIREMENT				
TYPE OF TENEMENT			REQUIRED	
CARPET AREA	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 - 80 SQ.M. 31	1	5	16	80
FOR EVERY TENEMENT HAVING CARPETAREA BETWEEN 80-150 SQ.M. 0	1	3	0	0
FOR EVERY TENEMENT HAVING CARPET AREA ABOVE 150 SQ.M. 0	2	3	0	0
TOTAL			16	80
5 % EXTRA VISITOR PARKING			1	4
TOTAL REQUIRED PARKING			17	84
PROPOSED PARKING			24	84

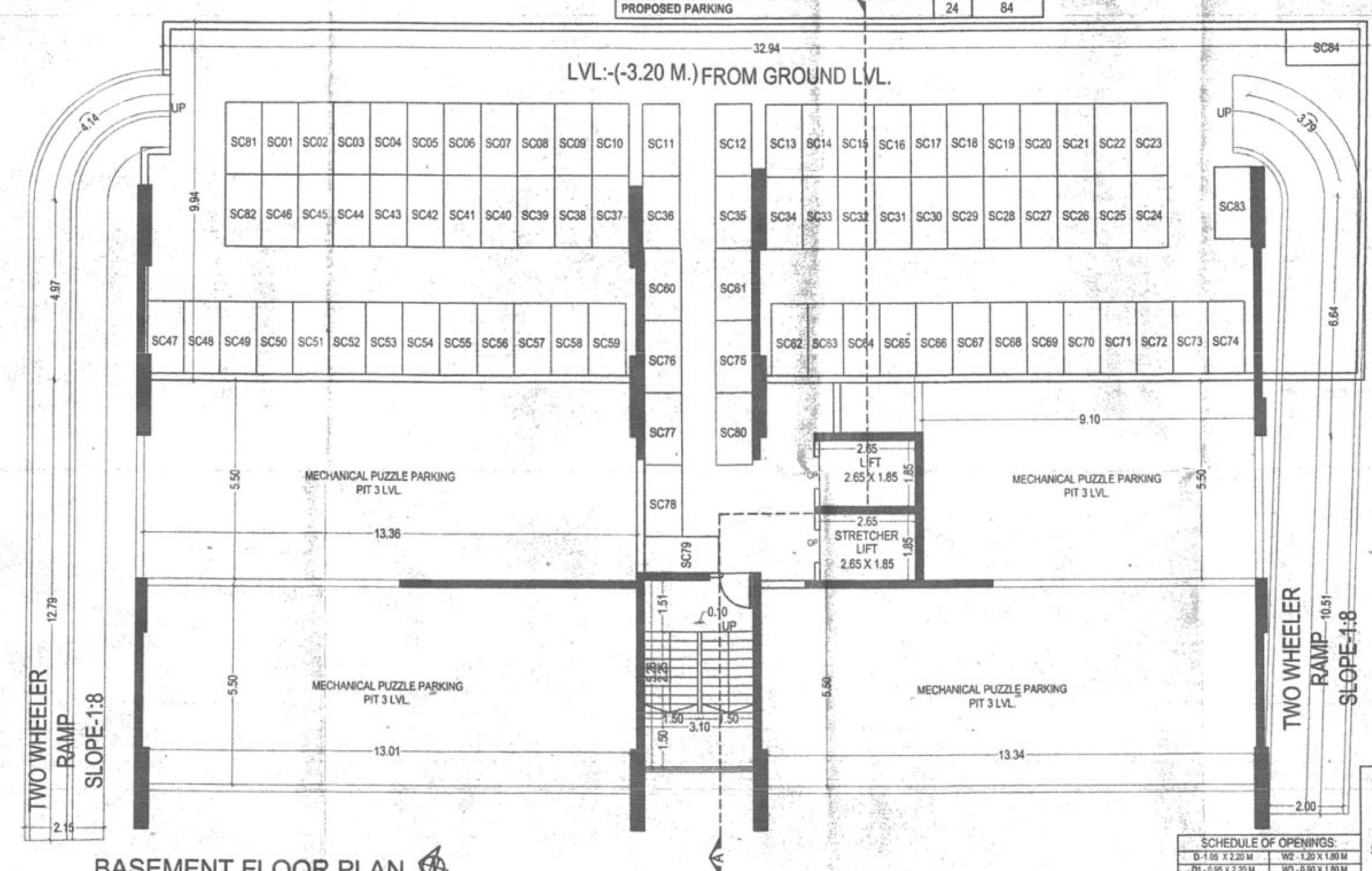
F.S.I AREA STATEMENT (IN SQ.M.)				
BUILDING	FLOOR	PROPOSED F.S.I.	LIFT	TOTAL F.S.I.
BASEMENT+PARKING+ 8 FLOORS	BASEMENT	0.00	(2.65X1.85)+ (2.65X1.85)	0.00
	PARKING	0.00		3586.84
	FIRST	440.80		
	SECOND	440.80		
	THIRD	440.80		
	FOURTH	440.80		
	FIFTH	440.80		
	SIXTH	440.80		
	SEVENTH	523.49		
	EIGHTH	418.55		
TOTAL		3586.84	9.81	3586.84

LOCATION

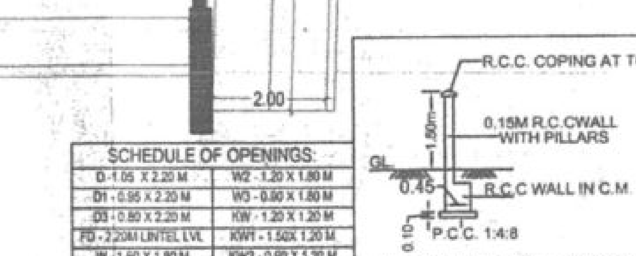


PARKING FLOOR PLAN

F.P. PLOT NO. 996



BASEMENT FLOOR PLAN



COMPOUND WALL SECTION

STAMP OF APPROVAL

1/2

नविन / नियमित दि. १७/२/२०२२
APPROVED SUBJECT TO CONDITIONS
APPROVED UNDER COMMENCEMENT CERTIFICATE NO. CC/3628/29

Building Inspector   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.)	4190.13
	B	AREA OF PLOT(AS PER TRIANGULATION)	4190.25
	C	(AREA AS PER DEVELOPMENT AGREEMENT)	4186.87
	D	MINIMUM AREA CONSIDER	4186.87
2		DEDUCTIONS FOR	
	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
4		DEDUCTIONS FOR	
	A	OPEN SPACE	0.00
	B	INTERNAL ROADS	0.00
	C	TOTAL (A+B)	0.00
	D	PROPORTIONATE PLOT FOR APARTMENT&BUNGALOW.(AS PER DEED OF DECLARATION)(4087.87/2=2043.94)	2043.94
5		NET AREA OF PLOT (4D)	2043.94
6		ADDITION FOR	
	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)	2248.33
10		PERMISSIBLE TDR AREA	0
11		PROPOSED TDR AREA	0.00
12		PERMISSIBLE PAID AREA	0.00
13		PROPOSED PAID AREA	0.00
14		ANCILLARY FSI PERMISSIBLE(60%)(2248.33X0.60)	1348.99
15		ANCILLARY FSI PROPOSED	1338.51
16		TOTAL PERMISSIBLE AREA (9+14)	3597.32
17		PROPOSED AREA	3586.84
18		TOTAL BUILT UP AREA PROPOSED	3586.84
19		BALCONY AREA STATEMENT	
	A	PERM BALCONY AREA PER FL.	AS SHOWN
	B	PROPOSED BALCONY AREA PER FL.	
	C	EXCESS BALCONY AREA. (TOTAL)	
20		TENEMENT STATEMENT	
	A	TENEMENTS PERM. (net plot / 40)	52
	B	TENEMENT PROPOSED	31

PARKING STATEMENT	CAR	SCOOTER
* PARKING REQUIRED BY RULE	17	84
* PARKING PROPOSED	24	84

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.

ANIRUDDHE SHINDE
CA/98/23512
(ARCHITECT)

OWNER'S 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. ALSO I/WE WOULD EXECUTE THE WORK UNDER SUPERVISION OF PROPER TECHNICAL PERSON SO AS TO ENSURE THE QUALITY AND SAFETY AT THE WORK SITE.

OWNER (S) NAME AND SIGNATURE

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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.

SPECIFICATIONS:
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 CONSTRUCTION

NAME AND SIGN OF THE OWNER :-

OWNER'S SIGN.	ARCHITECT'S SIGN.
MR.CHAITANYA KULKARNI	ANIRUDDHE T. SHINDE. CA/98/23512

NAME AND SIGN OF ARCHITECT :-

ARCHITECTS
SHINDE JOSHI & ASSOCIATES
'DECCAN CHAMBER' 6TH FLOOR, CTS NO. 33/40, OPPOSITE JANATA SAHAKARI BANK, ERANDWANE, KARVE ROAD,PUNE
TEL. : 9922196807, Email : shindejoshiassociates@gmail.com

JOB NO.	SCALE	DRAWN BY	CHKD BY	DATE
- - - -	1:100	AR.AMIT	---	02-02-2022

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