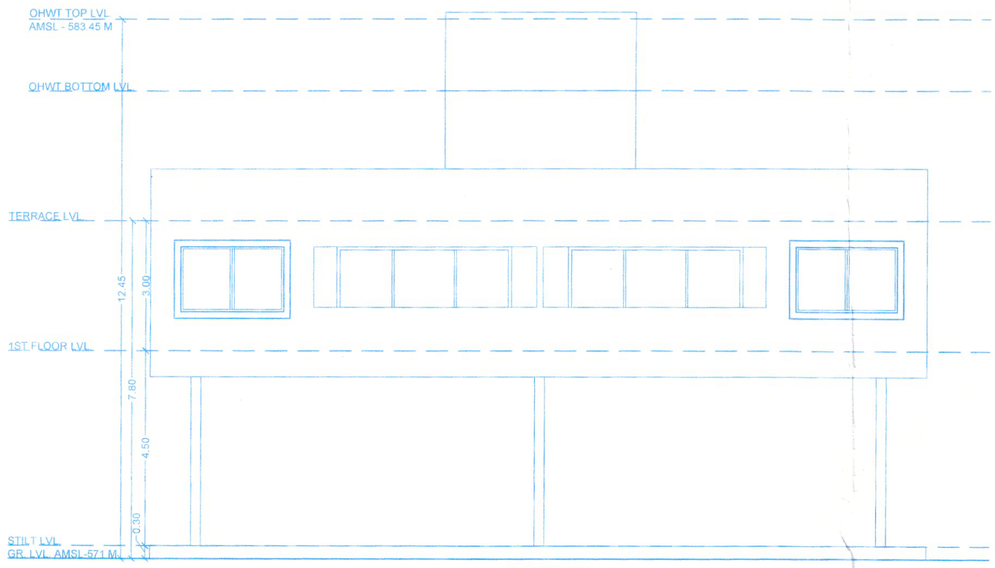
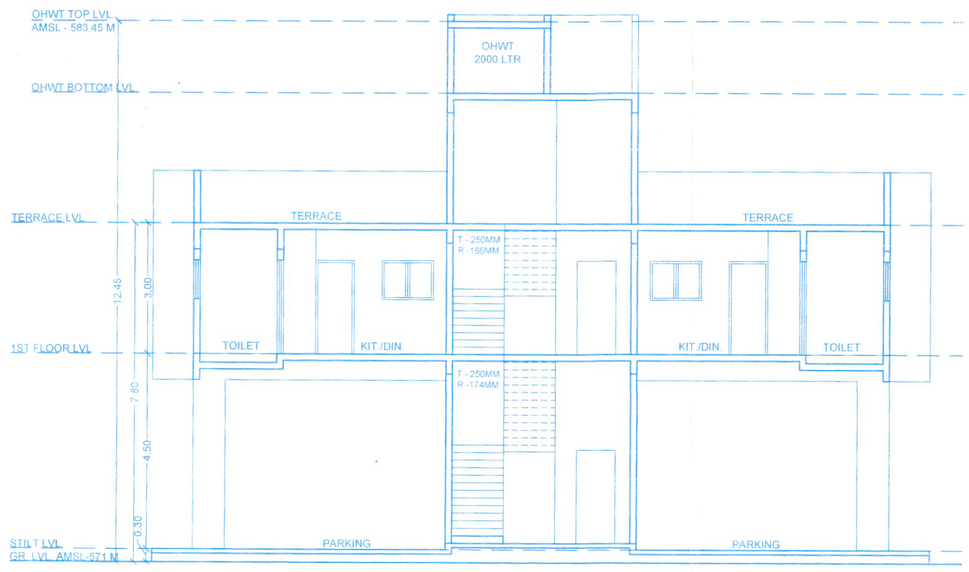



ELEVATION
(SCALE 1:100)




SECTION - AA
(SCALE 1:100)

STAMP OF APPROVAL

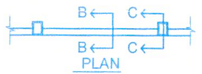
01/01

नकाशा निशाणी दि. 31/03/2022

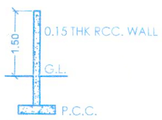
APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO: CC/.4199/.21.....

Building Inspector / Deputy Engineer
BUILDING PERMISSION DEPT.
ZONE- P.M.C.

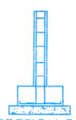
PUNE MUNICIPAL CORPORATION
BUILDING CONTROL DEPARTMENT
APPROVED




PLAN
(SCALE 1:100)




SECTION BB
(SCALE 1:100)



SECTION CC
(SCALE 1:100)

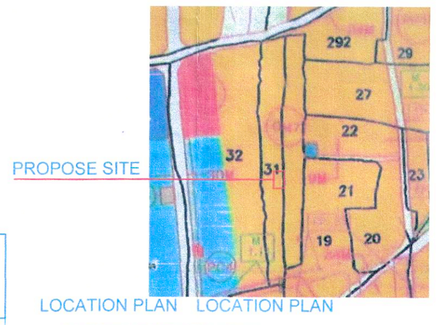
WATER REQUIRMENT

OVERHEAD WATER TANK REQUIRED FOR RESI.
02 FLAT X 5 X 135 = 1350 LTR.
O.H.TANK REQUIRED = 2000 LTR.

UNDER GROUND WATER TANK REQUIRED
= 2000 X 1.50 = 3000 LTR.
UNDER GROUND WATER TANK PROVIDED=3000 LTR.

FSI AREA STATEMENT

| | B/UP AREA | TENAMENT |
|---|---|---|
| STILT FLOOR | 0.000 | 0 |
| 1ST FLOOR | 185.360 | 2 |
| TOTAL | 185.360 | 2 |




LOCATION PLAN LOCATION PLAN

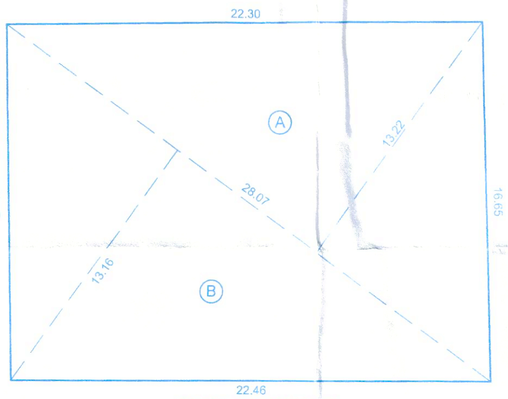
R/W AREA CALCULATION
(SCALE 1:200)

R/W AREA CALC.
BY TRIANGULATION METHOD AS PER D.C.

| | |
|---|---|
| E - 22.54 X 1.49 X 0.50 | = 16.79 SMT. |
| F - 22.54 X 1.49 X 0.50 | = 16.79 SMT. |
| TOTAL PLOT AREA | = 33.58 SMT. |

DOOR & WIN

| | |
|---|---|
| D | = 1.15 X |
| D1 | = 0.95 X |
| D2 | = 0.90 X |
| D3 | = 0.75 X |
| FD | = 4.00 X |

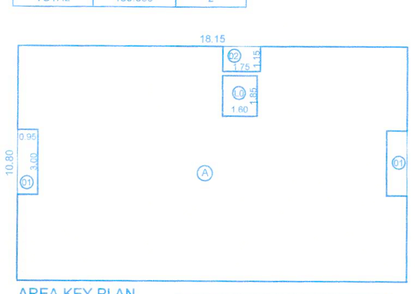



- - - - - - ROAD 6.00 M WIDE - - - - - -

PLOT AREA CALCULATION

S.NO. 31/2B/24.
BY TRIANGULATION METHOD AS PER D.C.

| | |
|---|---|
| A - 28.07 X 13.22 X 0.50 | = 185.54 SMT. |
| B - 28.07 X 13.16 X 0.50 | = 184.70 SMT. |
| TOTAL PLOT AREA | = 370.24 SMT. |
| PROP. 9M ROAD WIDENING | = 33.58 SMT. |




AREA KEY PLAN
(SCALE 1:200)

AREA CALC. FOR 1ST FLOOR
A - 18.15 X 10.80 = 196.02 SQM.

DEDUCTION
01 - 0.95 X 3.00 X 2 = 5.70 SQM.
02 - 1.75 X 1.15 X 1 = 2.01 SQM.
L0 - 1.60 X 1.85 X 1 = 2.95 SQM.
TOTAL = 10.66 SQM.

NET B/UP AREA : 196.02 - 10.66
= 185.36 SQM.

PARKING STATEMENT

| TYPE | | NO OF TENA. | CAR | SCOOTER |
|---|---|---|---|---|
| FOR EVERY 2 TEN. HAVING CARPET AREA 40-80 SQ.M. | PER. | 2 TENA | 01 | 05 |
| | REQ. | 2 TENA | 01 | 05 |
| | PROP. | 2 TENA | 05 | 11 |
| TOTAL | | | 05 | 11 |
| VISITOR PARKING | PER. | 5% | 00 | 00 |
| TOTAL REQUIRED | | | 01 | 05 |
| TOTAL PROPOSED | | | 05 | 11 |

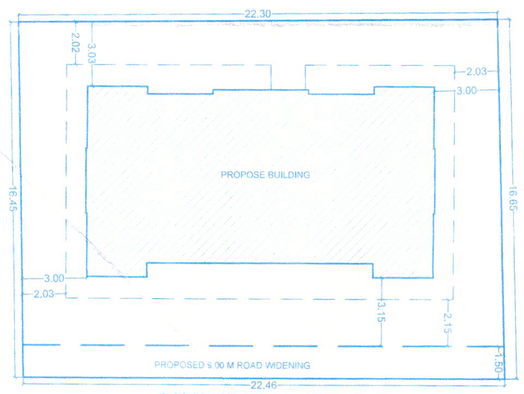
PARKING AREA STATEMENT

| | AREA REQUIRED | AREA PROPOSED |
|---|---|---|
| CAR | 5 NOS. X 12.50 SQ.M. | 62.50 |
| SCOOTER | 11 NOS. X 2.00 SQ.M. | 22.00 |
| TOTAL | | 84.50 |

DOOR & WINDOW SCHEDULE

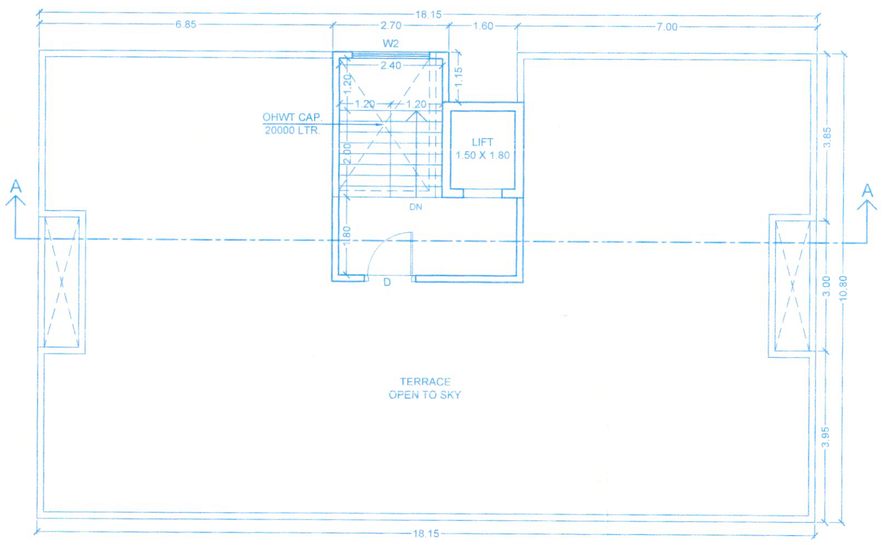
| | | | |
|---|---|---|---|
| D | = 1.15 X 2.30 | W | = 2.40 X 1.50 |
| D1 | = 0.95 X 2.30 | W1 | = 1.20 X 1.10 |
| D2 | = 0.90 X 2.30 | W2 | = 1.80 X 1.50 |
| D3 | = 0.75 X 2.30 | V | = 0.60 X 1.20 |
| FD | = 4.00 X 2.30 | | |

| AREA STATEMENT | | AREA IN SQ.M. |
|---|---|---|
| 1. | a. AREA OF THE PLOT AS PER 7/12 | 370.00 |
| | b. AREA OF THE PLOT AS PER TRAINGULATION METHOD | 370.24 |
| | C. MINIMUM AREA TAKEN FOR CONSIDERATION | 370.00 |
| 2. | DEDUCTIONS IN AREA | |
| | a. AREA UNDER 9.00 M ROAD WIDENING | 33.58 |
| 3. | GROSS AREA OF THE PLOT (1-2) | 336.42 |
| 4. | DEDUCTIONS FOR | |
| | a. OPEN SPACE (10%) | |
| | b. AMINITY SPACE (15%) | |
| 5. | NET AREA OF THE PLOT 3-(4a) | 336.42 |
| 6. | F.S.I. PERMISSIBLE ON NET PLOT AREA (1C X 0.825) | 305.25 |
| 7. | ADDITION FOR F.S.I. | |
| | a. ADD PREMIUM F.S.I. (1d X 0.50) | 0.00 |
| | b. ADD T.D.R. AREA AVAILABLE | 0.00 |
| | c. ADD R/W AREA (2a X 1) | 0.00 |
| | TOTAL (a+b+c) | 277.55 |
| 8. | PERMISSIBLE FLOOR AREA ( 6+7) | 305.25 |
| 9. | ANCILLARY (8 X 0.60) | 0.00 |
| 10. | TOTAL PERMISSIBLE FLOOR SPACE | 305.25 |
| 11. | PROPOSED BUILT-UP AREA | 185.36 |
| 12. | F.A.R. CONSUMED | |
| | COVERAGE STATEMENT | |
| 13. | PERMISSIBLE COVERAGE (0.50 X PLOT AREA) | 168.21 |
| 14. | PROPOSED COVERAGE | 185.36 |
| 15. | EXCESS / BALANCE COVERAGE | |
| | **TENEMENT STATEMENT** | |
| 1. | AREA OF PLOT ITEM 8 ABOVE | 370 |
| 2. | TENEMENTS PERMISSIBLE ( 200/H ) | 7 NO.S. |
| 3. | TENEMENTS PROPOSED | 2 NO.S. |
| | PARKING STATEMENT | |
| | | CAR / SCOOTER |
| 1. | PARKING REQUIRED BY RULES | AS PER STATEMENT |
| 2. | PARKING PROVIDED | AS PER STATEMENT |

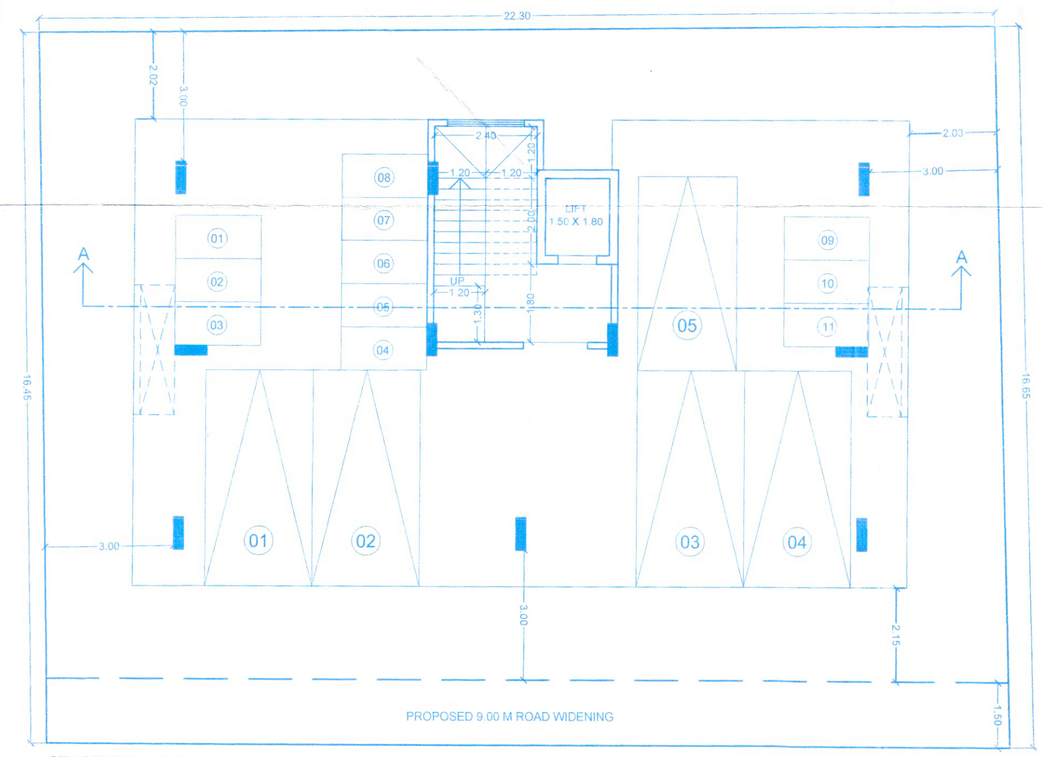



SITE PLAN
(SCALE 1:100)

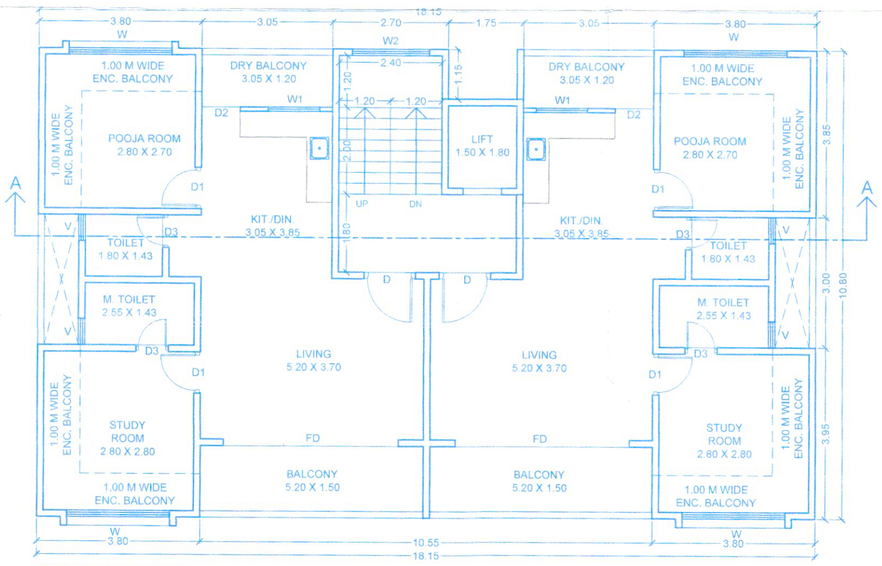
6.00 M W I D E R O A D




TERRACE FLOOR PLAN
(SCALE 1:100)




STILT FLOOR PLAN
(SCALE 1:100)




FIRST FLOOR PLAN
(SCALE 1:100)

CERTIFICATE OF AREA :

CERTIFIED THAT THE PLOT UNDER REFERANCE WAS SURVEYED BY ME ON _____AND THE DIMENSIONS OF SIDES ETC.OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLEES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP/ T.P.SCHEME RECORDS / LAND RECORDS DEPARTMENT/CITY SURVEY RECORDS.

SIGNATURE
(SUPERVISOR 1:-VIJAY KUMBHAR)

NAME OF PROJECT :

PROPOSED RESIDENTIAL BUILDING AT- S.NO.31/2B/1,
PAN CARD CLUB ROAD, BANER, PUNE 411045

NAME & SIGNATURE OF OWNER / P.A.H

MR. SHANKAR KUMBHAR & OTHERS 4

SIGN OF OWNER/PAH

ARCHITECT


VASTU NIRMAN
Shop.No.03,
Gajanan Vijay Building,
S.no.9/16, Balewadi, Pune 411045
Mob. 9881 08 3500
Email-vijayraje@vastunirman.co.in


SIGN

VIJAY KUMBHAR
(SUPERVISOR 1)

| JOB NO. | DATE | DRAWN BY | CHECK BY | SCALE |
|---|---|---|---|---|
| - | 28.01.2022 | AKASH N. | VIJAY K. | 1:100 |