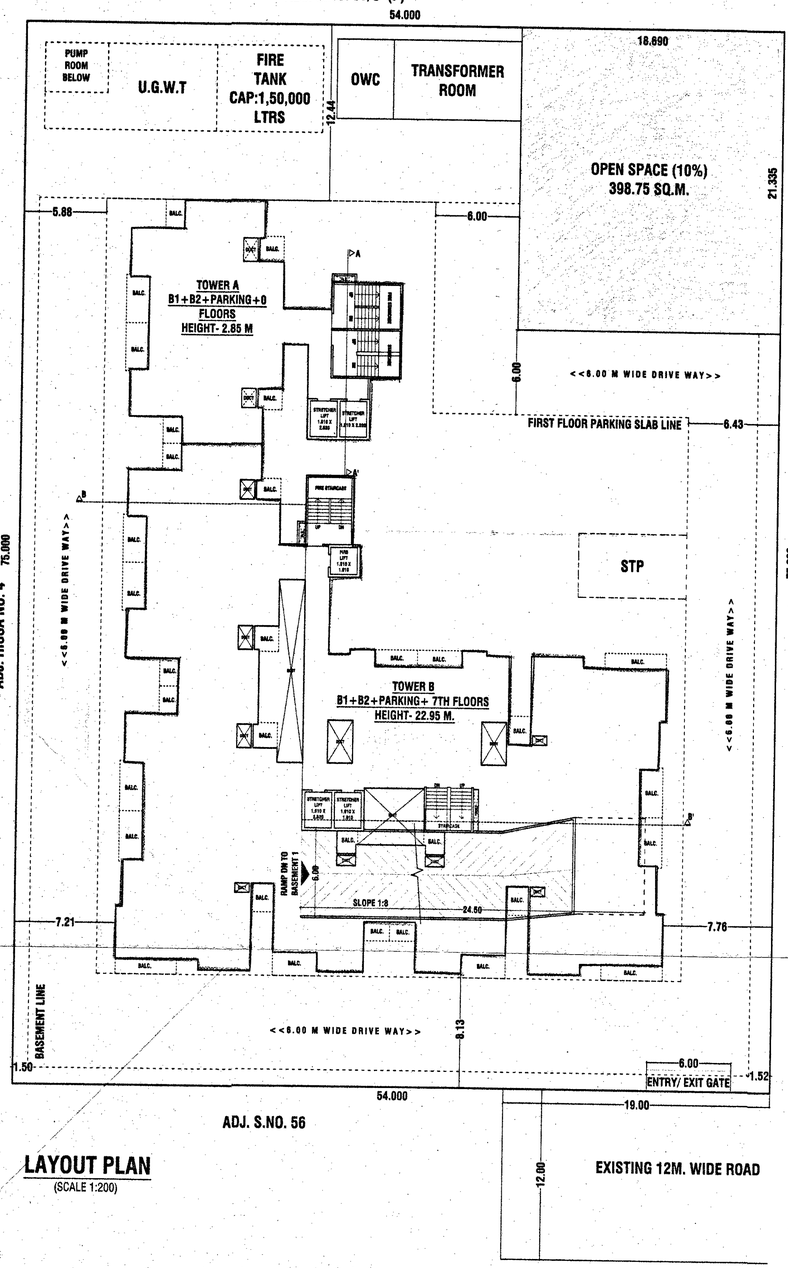
AS PER UDCPR PROVISION				
TYPE OF TENEMENT	REQUIRED		PROVIDED	
	CAR	SCOOTER	CAR	SCOOTER
TENEMENTS HAVING CARPET AREA 40-80 SQ.M. (PROPOSED 32 TENEMENTS)	1	2	16	32
	FOR 2 TENEMENTS			
TENEMENTS HAVING CARPET AREA 80-150 SQ.M. (PROPOSED 36 TENEMENTS)	1	1	36	36
	FOR 1 TENEMENT			
VISITOR PARKING (5%)			3	4
TOTAL PARKING REQUIRED			55	72
TOTAL PARKING PROVIDED			58	81

AREA STATEMENT				
TOWER	NO. OF FLOOR	HT. OF BLDG. FROM GF.FL.	TOTAL TENEMENT	('P' LINE) AREA
A	B1+B2+PARKING	---	---	---
B	B1+B2+PARKING+7TH RESI. FLOORS	22.95	68	6706.67
			68	6,706.67

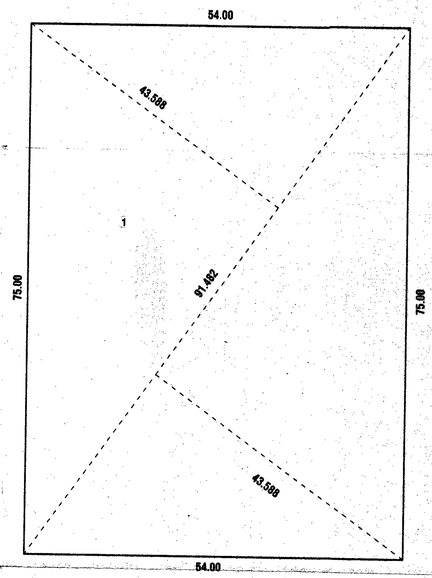
TOWER A & B WATER STATEMENT											
TOWER	NO. OF TENEMENT	NO. OF PERSONS/TEN.	LTRS/ PERSON	TOTAL CAPACITY	SAY	ADD 20,000.00 LTRS FOR FIRE	O.H W.T. CAPACITY LTRS.	U.G.W.T. CAPACITY 1.5 X O.H. CAP.	ADD 75,000.00 LTRS FOR FIRE	U.G.W.T CAPACITY LTRS.
A	---	---	---	---	---	---	---	---	---	---
B	68	5	135.00	45,900.00	46,000.00	20,000.00	66,000.00	69,000.00	75,000.00	1,44,000.00

AREA STATEMENT FOR ENVIRONMENTAL CLEARANCE PURPOSE								
FLOOR	TOWER A F.S.I.	TOWER B F.S.I.	TOWER A DEFAULT TERRACE	TOWER A TOP TERRACE	TOWER A O.H.W.T. (TOP & BOTT.)	PARKING	SERVICES	TOWER B TEN.
	RESI.	RESI.						
BASEMENT 2	---	---	---	---	---	3810.00	259.00	---
BASEMENT 1	---	---						---
GROUND	---	---						---
FIRST	---	956.20						8
SECOND	---	956.20						10
THIRD	---	956.20						10
FOURTH	---	956.20	TOWER B DEFAULT TERRACE	TOWER B TOP TERRACE	TOWER B O.H.W.T. (TOP & BOTT.)			10
FIFTH	---	956.20	102.44	932.52	91.22			10
SIXTH	---	956.20						10
SEVENTH	---	956.20						10
TOTAL	---	6,693.40	102.44	932.52	91.22	3,810.00	259.00	66
LIFT AREA	---	13.27						
G.TOTAL		6,706.67						

ENVIRONMENT STATEMENT			
A	PROPOSED F.S.I	=	6,706.67
	NON F.S.I STATEMENT		
1)	DEFAULT TERRACE	=	102.44
2)	TOP TERRACE AREA	=	932.52
3)	O.H.W.T TOP/BOTTOM	=	91.22
4)	PARKING	=	3810.00
5)	SERVICES	=	259.00
B	TOTAL FREE OF F.S.I		5,195.16
	TOTAL BUILT UP AREA		
	A+B	=	11901.85

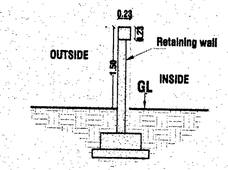


LAYOUT PLAN
(SCALE 1:200)

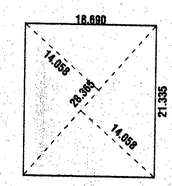


PLOT AREA KEY PLAN
(SCALE 1:400)

PLOT AREA CALCULATION										
1)	0.50	x	43.588	+	43.588	x	91.482	=	3,987.50
TOTAL								=	3,987.50

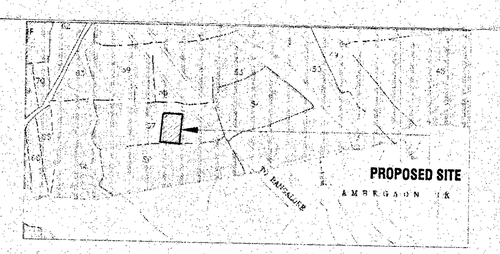


RCC RETAINING COMPOUND WALL SECTION



OPEN SPACE AREA KEY PLAN
(SCALE 1:400)

OPEN SPACE AREA CALCULATIONS									
1)	0.50	x	14.058	+	14.058	x	28.365	=	398.75
TOTAL									398.75



LOCATION PLAN

STAMP OF APPROVAL 01/05
LAYOUT

5584 Dt. 08/02/2023
APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO. 22-03/23

Building Inspector (Jr.Engg./Sect. Engg.) — Deputy Engineer
BUILDING PERMISSION DEPT.
ZONE-2, P.M.C.

PUNE MUNICIPAL CORPORATION BUILDING CONTROL DEPARTMENT APPROVED PUNE

AREA STATEMENT:	SQ.MT.
1) AREA OF PLOT	
(Minimum area of a,b,c to be considered)	3,987.50
a) As per ownership document (7/12,CTS extract)	4,000.00
b) As per measurement sheet	3,987.50
c) As per site	
2) Deductions for	
a) Proposed D.P. Road widening Area	0.00
b) Existing Road	0.00
c) Primove Nala	0.00
(Total a+b+c)	0.00
3) Balance area of plot (1-2)	3,987.50
4) Amenity space (if applicable)	
a) Required -	0.00
b) Adjustment of 2(b), if any	0.00
c) Balance Proposed	0.00
5) Net plot area (3-4(c))	3,987.50
6) Recreational open space (if applicable)	
a) Required	398.75
b) Proposed	398.75
7) Internal road area	0.00
8) Plotable area (if applicable)	0.00
9) Built up area with reference to basic F.S.I as per front road width (sr.no. 5x basic FSI) (3,987.50 X 1.10 = 4,386.25)	4,386.25
10) Addition of F.S.I. on payment of premium	
a) Maximum permissible premium FSI- based on road width	0.00
b) Proposed F.S.I. on payment of premium	0.00
11) In-situ FSI/TDR loading	
a) In-situ area against D.P. road [(2.0 x sr.no.2(a)], if any	0.00
b) In-situ area against Amenity space if handed over [2.0 or1.85(sr.no.4(b)and/ or c].	0.00
c) TDR area	0.00
d) Nala area	0.00
e) Total in-situ/TDR loading proposed (11(a) + (b) + (c)	0.00
12) Additional FSI area under Chapter no 7	0.00
a) IT Additional FSI 200% of basic FSI	0.00
b) Incentive FSI 7% of basic FSI	0.00
13) Total entitlement of FSI in the proposal	
a) (9+10(b)+11(d)) or 12 whichever is applicable	4,386.25
b) Ancillary Area FSI upto 60% with payment of charges. 4386.25 X 60% = 2631.75	2365.91
c) Total entitlement(a+b)	6,752.16
14) Maximum utilization of FSI Permissible as per road width (as per regulation no15.4) (sr.no. 5 X 2.75)	0.00
15) Total Built-up Area in proposal (excluding area at sr.no.17 b)	
a) Existing Built-up Area	0.00
b) Proposed Built-up Area (as per 'P'-Line)	6,706.67
C) Total (a+b)	6,706.67
16) Area for inclusive housing, if any	
a) Required (20% of sr.no. 9)	0.00
b) Proposed	0.00

LEGEND
- a) PLOT BOUNDRY SHOWN IN BLACK
- b) PROPOSED WORK SHOWN IN RED
- c) DRAINAGE LINE SHOWN IN RED DOTTED
- d) WATER LINE SHOWN IN BLACK DOTTED
- e) EXISTING WORK SHOWN IN BLUE HATCHED
- f) AMENITY SPACE IN PINK HATCHED& D/S GREEN HATCHED
- g) ROAD WIDENING LINE SHOWN IN GREEN DOTTED

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON SITE——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 STATED IN DOCUMENT OF OWNERSHIP/ T. P. SCHEME RECORD / LAND RECORD DEPT CITY SURVEY RECORDS

SIGN. OF ARCHITECT

PROPOSED & REVISED BUILDING LAYOUT ON S.No. 57/3 (P) VADGAON BK., TAL- HAVELI, PUNE

FOR : M/s. VELENTINA 7 BUILDCON LLP PARTNERSHIP FIRM THROUGH

MR. SWAPNIL CHARWAD

MR. MANGESH BELDARE

SCALE : 1:200	CHECKED BY :-	DRG. NO.
DATE : 13-11-2023	REVISION NO. :	01 / 05
APPROVED BY: AR.SHAHN		
DELT BY : MADIHA		

N

PARVEZ JAMADAR & ASSOCIATES
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FILE PATH - \\comp8\d\madiha\beldare\57 wadgaon\01-11-23\revised 1 acre basic+ ancillary\submission drawing 13-11-23.dwg