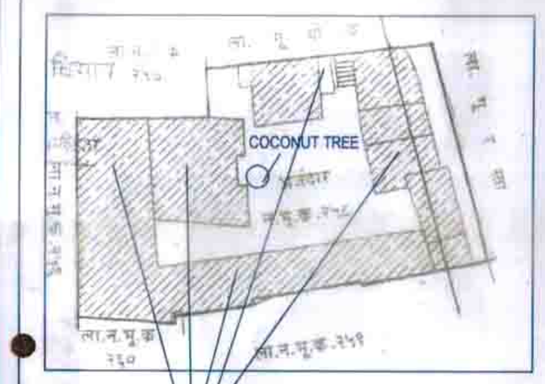
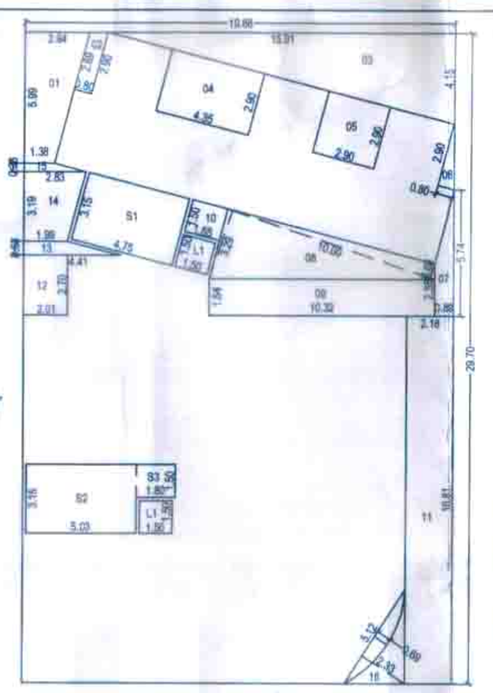
PLOT AREA CALCULATION :-
1 0.50 X 21.07 X 8.37 + 8.68 = 179.62 SQ M
2 0.50 X 18.57 X 0.79 + 2.84 = 33.70 SQ M
3 0.50 X 19.14 X 6.40 + 1.98 = 80.20 SQ M
4 0.50 X 5.20 X 1.83 + 1.61 = 9.94 SQ M
5 0.50 X 24.12 X 9.51 + 1.93 = 137.97 SQ M
6 0.50 X 29.35 X 9.19 + 12.47 = 317.86 SQ M
TOTAL = 758.29 SQ M

ROAD WIDENING AREA CALCULATION :-
1 0.50 X 22.40 X 5.27 + 4.74 = 112.11 SQ M
2 0.50 X 10.19 X 4.38 = 22.32
2/3 X 10.19 X 2.03 = 13.79 = 8.53 SQ M
TOTAL = 120.64 SQ M





AREA KEY PLAN OF STILT FLOOR & B/UP AREA CALCULATION

AREA OF BLOCK A
19.68 X 29.70 X 1 = 584.50 SQ M

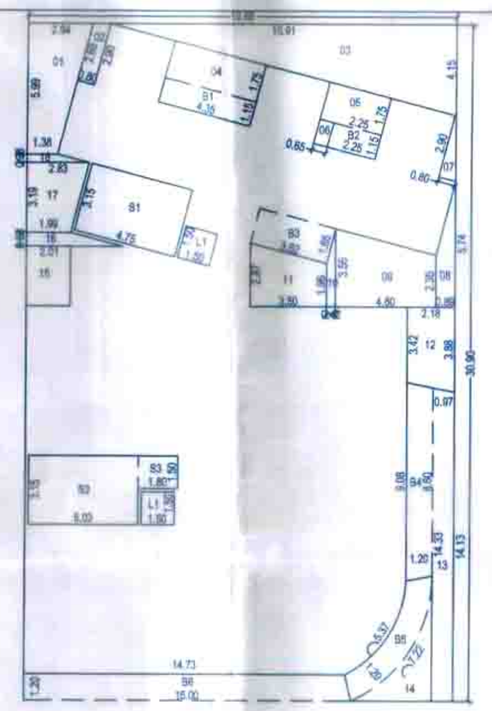
DEDUCTION :-
1 0.50 X 5.99 X 1.38 + 2.94 = 12.94 SQ M
2 0.50 X 0.80 X 2.69 + 2.90 = 2.24 SQ M
3 0.50 X 15.91 X 4.15 = 33.01 SQ M
4 4.35 X 2.90 = 12.62 SQ M
5 2.90 X 2.90 = 8.41 SQ M
6 0.50 X 0.80 X 2.90 = 1.16 SQ M
7 0.50 X 0.89 X 2.35 + 5.74 = 3.60 SQ M
8 0.50 X 10.00 X 3.29 + 0.68 = 19.85 SQ M
9 10.32 X 1.64 = 16.92 SQ M
10 1.65 X 1.50 = 2.48 SQ M
11 2.18 X 16.81 = 36.65 SQ M
12 2.01 X 2.70 = 5.43 SQ M
13 0.50 X 0.63 X 4.41 + 1.99 = 2.02 SQ M
14 0.50 X 3.19 X 1.99 + 2.83 = 7.69 SQ M
15 0.50 X 0.38 X 2.83 + 1.38 = 0.80 SQ M
16 0.50 X 5.12 X 2.33 = 5.96
2/3 X 5.12 X 0.69 = 2.36 = 3.61 SQ M
TOTAL = 169.41 SQ M

STAIRCASE :-
S1 4.75 X 3.15 X 1 = 14.96 SQ M
S2 5.03 X 3.15 X 1 = 15.84 SQ M
S3 1.80 X 1.50 X 1 = 2.70 SQ M
TOTAL = 33.51 SQ M

LIFT :-
L1 1.50 X 1.50 X 2 = 4.50 SQ M

STILT FLOOR B/UP AREA
= 584.50 - (169.41+33.51+4.50)
= 584.50 - 207.42
= 377.08 SQ M

COMMERCIAL B/UP AREA
= TOTAL B/UP AREA - TYPICAL FLR B/UP AREA
= 377.08 - 96.95
= 280.13 SQ M



AREA KEY PLAN OF FIRST FLOOR & B/UP AREA CALCULATION

AREA OF BLOCK A
19.68 X 32.71 X 1 = 643.73 SQ M

DEDUCTION :-
1 0.50 X 5.99 X 1.38 + 2.94 = 12.94 SQ M
2 0.50 X 0.80 X 2.69 + 2.90 = 2.24 SQ M
3 0.50 X 15.91 X 4.15 = 33.01 SQ M
4 4.35 X 1.75 = 7.61 SQ M
5 2.90 X 1.75 = 5.08 SQ M
6 0.65 X 1.15 = 0.75 SQ M
7 0.50 X 0.80 X 2.90 = 1.16 SQ M
8 0.50 X 0.89 X 2.35 + 5.74 = 3.60 SQ M
9 0.50 X 4.60 X 2.35 + 3.55 = 13.57 SQ M
10 0.50 X 0.42 X 1.96 + 3.55 = 1.16 SQ M
11 0.50 X 3.50 X 1.96 + 2.87 = 8.46 SQ M
12 0.50 X 2.18 X 3.42 + 3.88 = 7.96 SQ M
13 0.50 X 0.97 X 14.13 + 14.33 = 13.80 SQ M
14 0.50 X 6.83 X 3.11 = 10.62
2/3 X 6.83 X 1.01 = 4.60 = 6.02 SQ M
15 2.01 X 2.70 = 5.43 SQ M
16 0.50 X 0.63 X 4.41 + 1.99 = 2.02 SQ M
17 0.50 X 3.19 X 1.99 + 2.83 = 7.69 SQ M
18 0.50 X 0.38 X 2.83 + 1.38 = 0.80 SQ M
TOTAL = 133.27 SQ M

STAIRCASE :-
S1 4.75 X 3.15 X 1 = 14.96 SQ M
S2 5.03 X 3.15 X 1 = 15.84 SQ M
S3 1.80 X 1.50 X 1 = 2.70 SQ M
TOTAL = 33.51 SQ M

LIFT :-
L1 1.50 X 1.50 X 2 = 4.50 SQ M

BALCONY :-
B1 4.35 X 1.15 X 1 = 5.00 SQ M
B2 2.25 X 1.15 X 1 = 2.59 SQ M
B3 3.62 X 1.65 X 1 = 5.97 SQ M
B4 0.50 X 1.20 X 8.60 + 9.08 = 10.61 SQ M
B5 0.50 X 1.20 X 5.37 + 7.22 = 7.55 SQ M
B6 0.50 X 1.20 X 14.73 + 15.00 = 17.84 SQ M
TOTAL = 49.56 SQ M

FIRST FLOOR B/UP AREA
= 643.73 - (133.27+33.51+4.50+49.56)
= 643.73 - 220.84
= 387.27 SQ M

PROPOSED SITE UNDER REFERENCE

LOCATION PLAN

STAMP OF APPROVAL
BUILDING PLAN
01/02

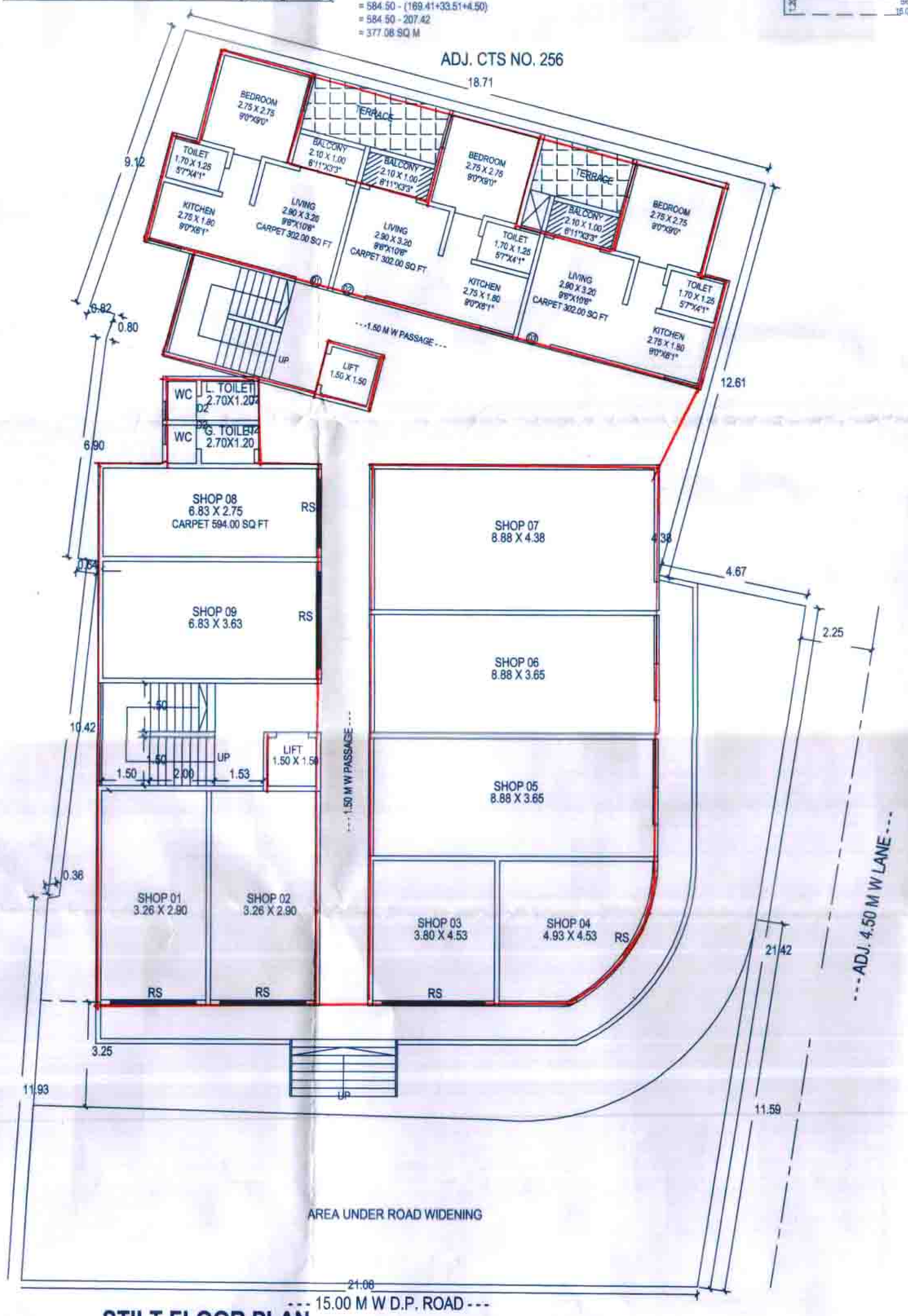
APPROVED SUBJECT TO CONDITIONS
APPROVED UNDER COMMENCEMENT CERTIFICATE NO. ...

Building Contractor
Deputy Engineer BP

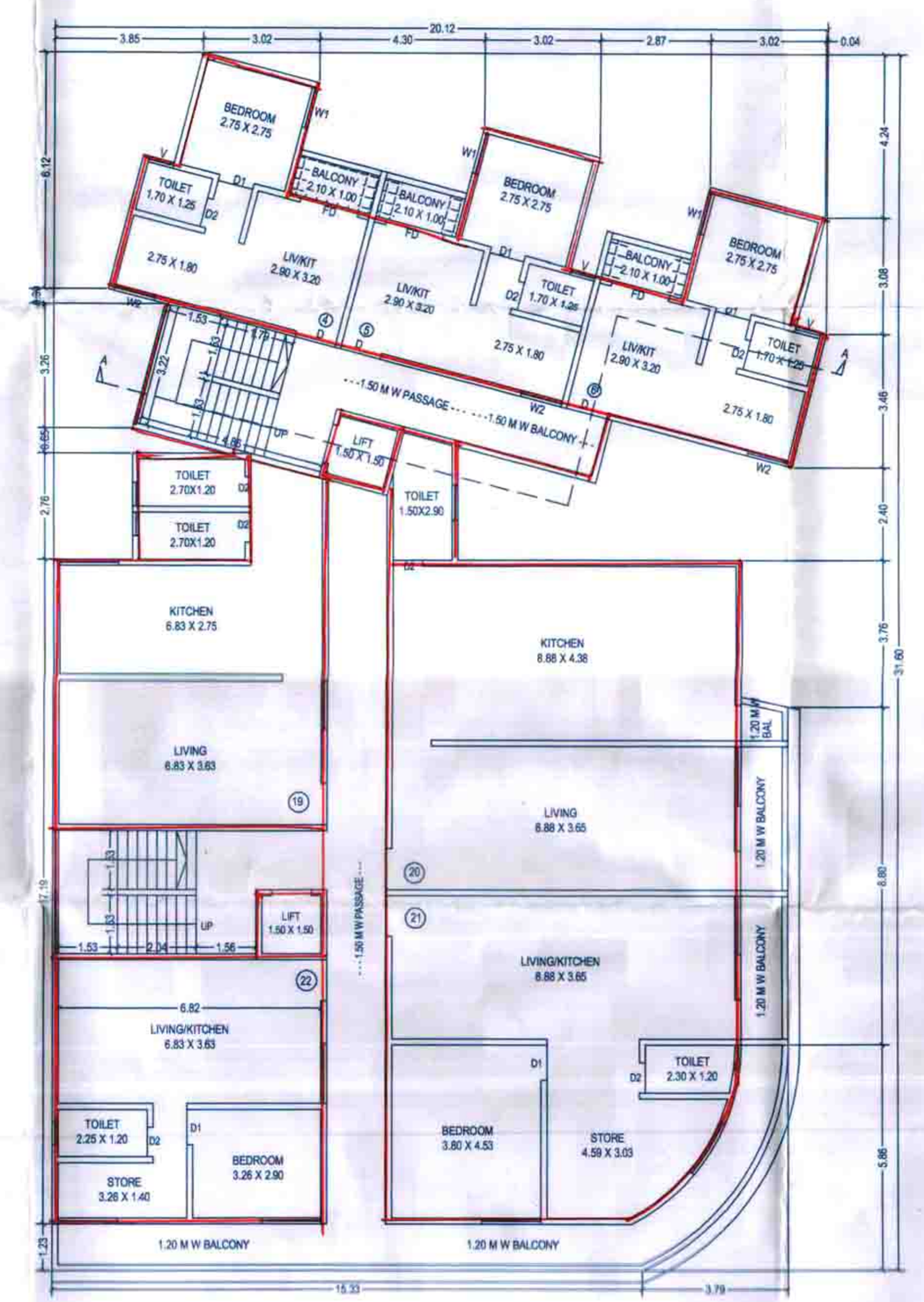
POONA MUNICIPAL CORPORATION BUILDING CONTROL DEPARTMENT APPROVED POONA

BASEMENT FLOOR PLAN

SCALE - 1:100



STILT FLOOR PLAN



FIRST FLOOR PLAN

S.NO.	AREA STATEMNET	AREA	
1	AREA OF PLOT (MINIMUM AREA OF A,B,C TO BE CONSIDERED)	737.40	SQ M
	a) As Per Ownership Document (7/12, PRC)	737.40	SQ M
	b) As Per Demarcation	757.90	SQ M
	c) As Per Site		
2	Deduction For		
	a) Area Under 15.00 MW DP Road Widening	120.64	SQ M
	b) Area Under Green Belt	0.00	SQ M
	c) Area Under TPS	0.00	SQ M
	Total (a+b+c)	120.64	SQ M
3	Gross Area of Plot (1-2)	616.76	SQ M
4	Recreational Open Space		
	a) Required	0.00	SQ M
	b) Proposed	0.00	SQ M
5	Amenity Space		
	a) Required	0.00	SQ M
	b) Proposed	0.00	SQ M
6	Internal Road	0.00	SQ M
7	Net Area of Plot [3-5(b)]	616.76	SQ M
8	B/Up Area With Reference To Basic FSI As per Road Width (S.No. 07 x 2.00)	1233.52	SQ M
9	Addition of Area for FSI		SQ M
	a) Area Against DP Road (S.No. 2a x 3.00)	0.00	SQ M
	b) Area Against Amenity Space (S.No. 5b x 2.00)	0.00	SQ M
	c) Area Under Green Belt	0.00	SQ M
	d) Premium FSI Area (S.No. 7 x 0.25 =154.19)	0.00	SQ M
	e) TDR Area (S.No. 7 x 0.00)	0.00	SQ M
	Total (a+b+c+d+e)	0.00	SQ M
10	Total Area Available (08+09)	1233.52	SQ M
11	Total Commercial FSI	280.13	SQ M
12	Total Residential FSI	872.02	SQ M
11	Total Proposed FSI (11+12)	1152.15	SQ M
	TENEMENT STATEMENT		
A	TENEMENT PERMISSIBLE @ 375 PER HECTOR	25.00	
B	TENEMENT PROPOSED	22.00	

LEGEND

BLACK	PLOT BOUNDRY	BLACK DOTT	DRAINAGE LINE
RED	PROPOSED WORK	RED DOTT	WATER LINE
YELLOW HATCH	EXISTING WORK TO BE DEMOLISHED.		
HATCH	EXISTING WORK TO BE RETAINED.		

BRIEF SPECIFICATION
A. R.C.C. FRAMED STRUCTURE.
B. ALL EXT. & INT. WALLS 150 THK.
C. INT. PLASTER SEMI FINISH, EXT. SAND FACED

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME AND THE DIMENSIONS OF SIDES OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN THE DOCUMENTS OWNERSHIP / T.P. SCHEME RECORDS / LAND RECORDS DEPT. / CITY SURVEY RECORD.

ARCHITECT'S SIGN

PROJECT :-
PROPOSED COMMERCIAL & RESIDENTIAL BUILDING AT, CTS NO. 258, KASABA PETH, PUNE.

OWNERS SIGN
MR. GHATE

JOB NO	DATE	SCALE	NORTH	DRAWN	CHECKED
	23/09/2020	1:100	N	PRASAD	PRASAD

ARCHITECT
ANIL R. GODAMBE.
1/1, EKDANT SOCIETY, BIBWEWADI, PUNE-37.
(PMC LIC. NO. 409)