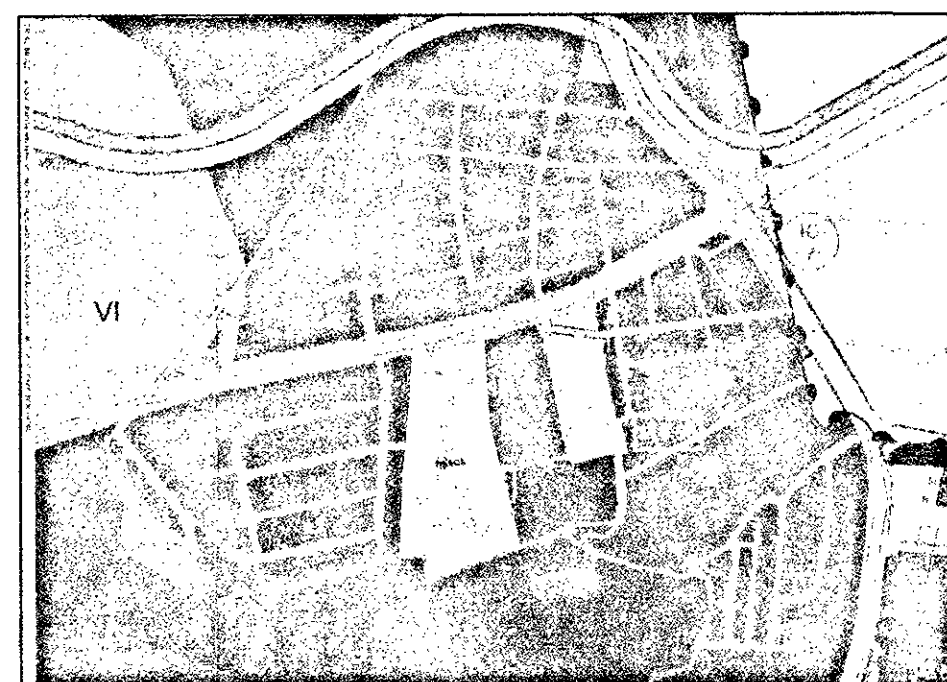
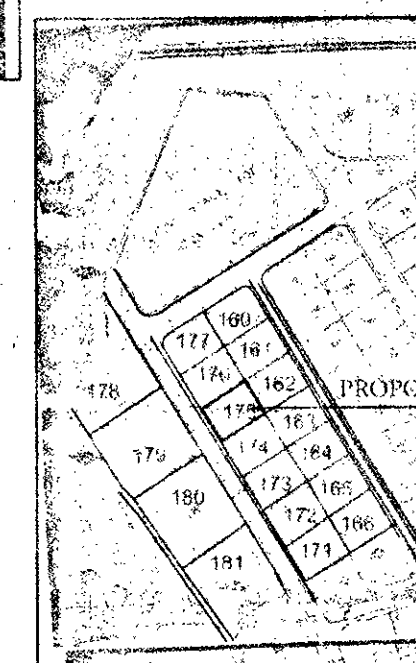
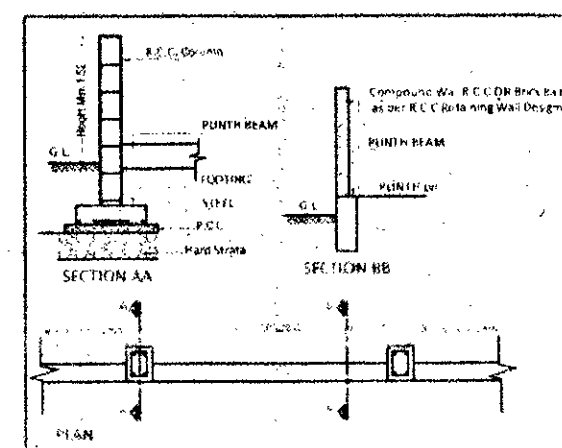


PARKING AREA STATEMENT FOR BLDG.			
PARKING REQUIRED BY RULE	NO. OF TENE.	CAR	SCOOTER
1 TENEMENTS HAVING CARPET UP AREA BETWEEN 80.00 TO 150.00 SQ.M.	1	1	3
REQUIRED PARKING FOR 14 TENEMENTS	14	14	42
TOTAL	14	14	42
5% ADDITION PARKING		1	2
TOTAL		15	44
TOTAL RED. PARKING		15 X 12.50	44 X 2
TOTAL AREA		187.50	88.00
TOTAL PARKING AREA			275.50

B/U/P AREA CALC. FOR TYPICAL FLOOR									
1st,2nd,3rd,4th,5th,6th Floor									
AREA OF BLOCK A'									
A	1	x	1	14.45	x	21.45	=	309.95	
STANDARD DEDUCTION									
1	4	x	1	1.52	x	1.13	=	6.84	
2	1	x	1	0.60	x	4.73	=	2.87	
3	1	x	1	1.17	x	4.73	=	5.53	
4	1	x	1	0.95	x	1.48	=	1.41	
TOTAL								=	16.65
LIFT DEDUCTION									
L1	1	x	1	1.90	x	1.90	=	3.61	
TOTAL								=	3.61
TOTAL DEDUCTION								=	20.26
NET B/U/P AREA CALC. FOR TYPICAL FLOOR									
1st,2nd,3rd,4th,5th,6th & 7th Floor									
				309.95	-	20.26	=	289.69	
LIFT AREA TAKEN IN FSI AT FIRST FLOOR									
				289.69	+ 3.61	=	293.30		

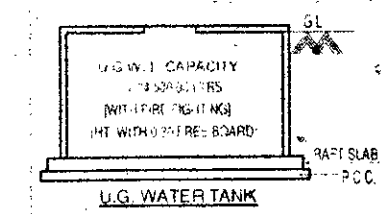


LOCATION PLAN

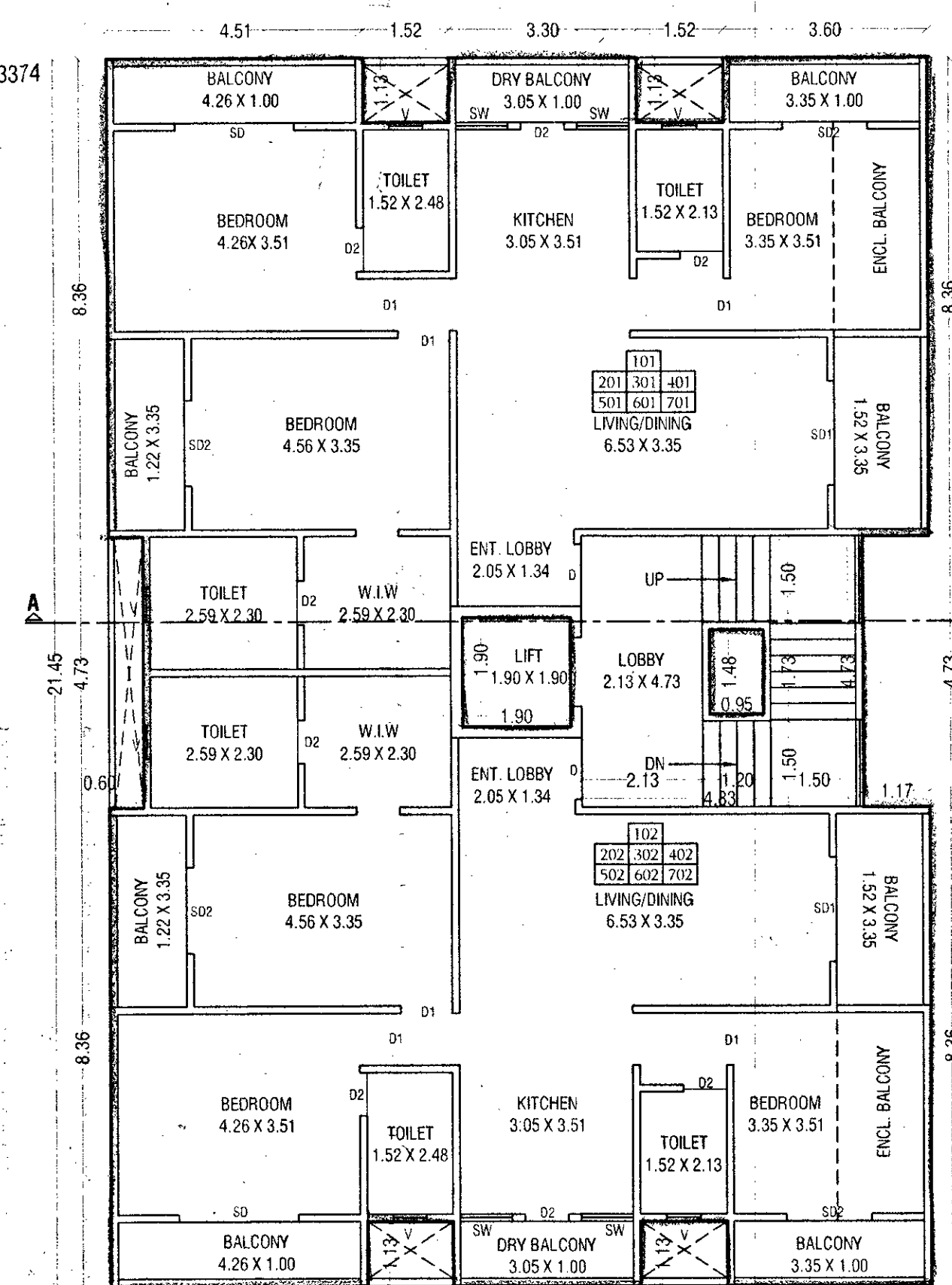


ADJCTS NO.3373

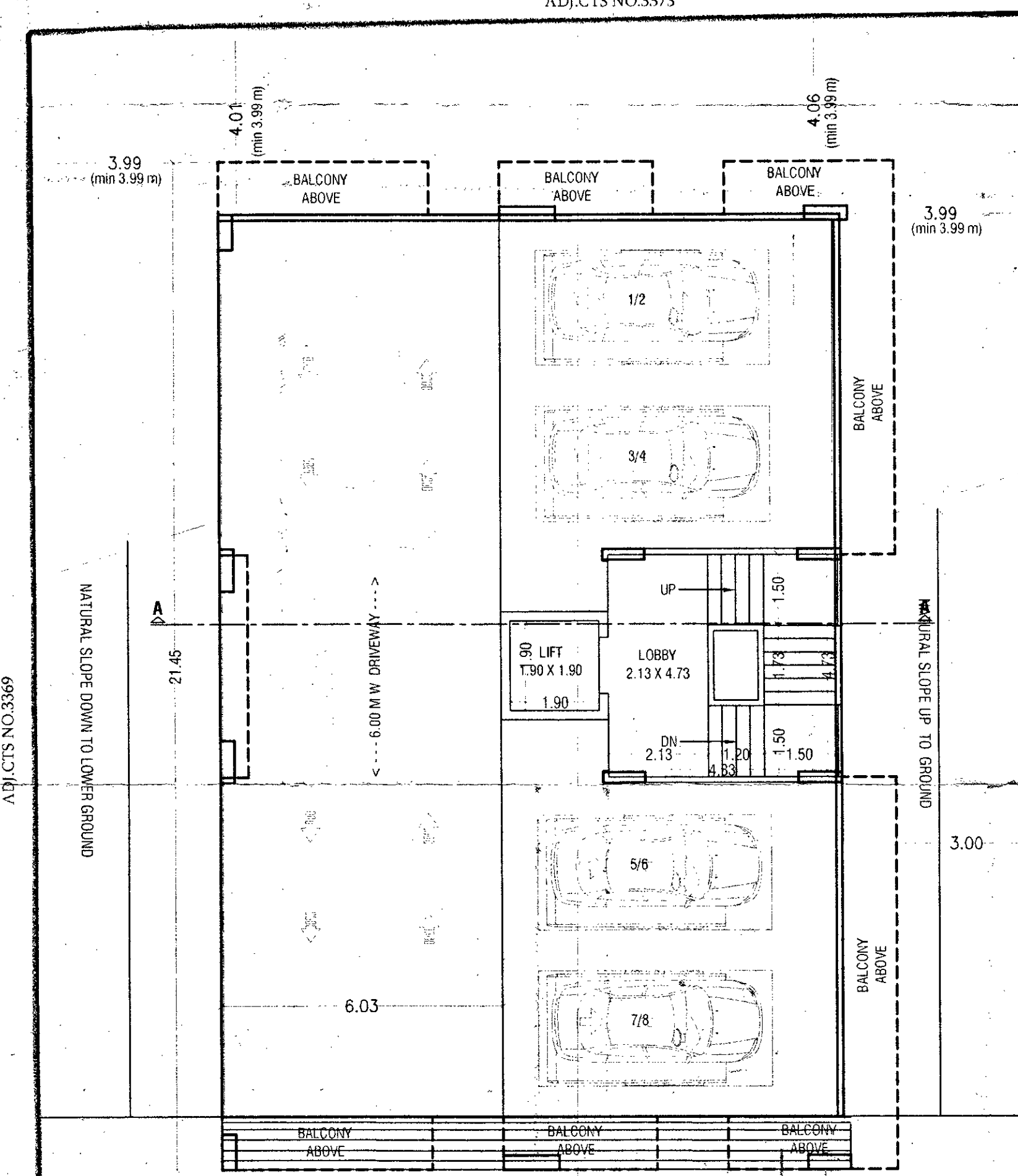
PLOT AREA AREA CALCULATION						
1	0.50	x	34.52	x	17.07	= 294.63
2	0.50	x	34.52	x	17.07	= 294.63
TOTAL					=	589.26
Minimum area considered 7/12					=	577.50



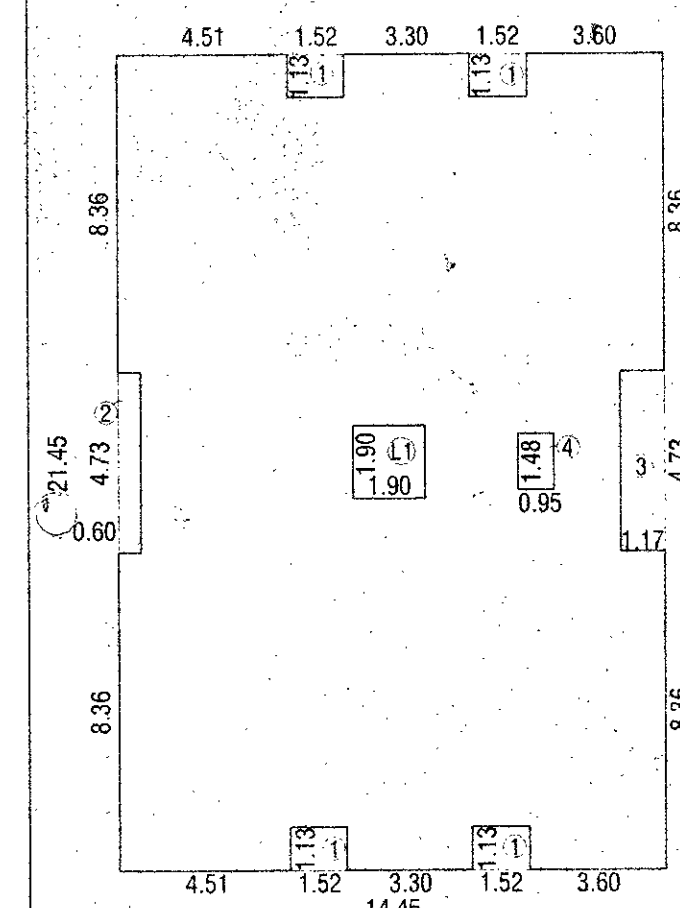
DI.CTS NO.3373



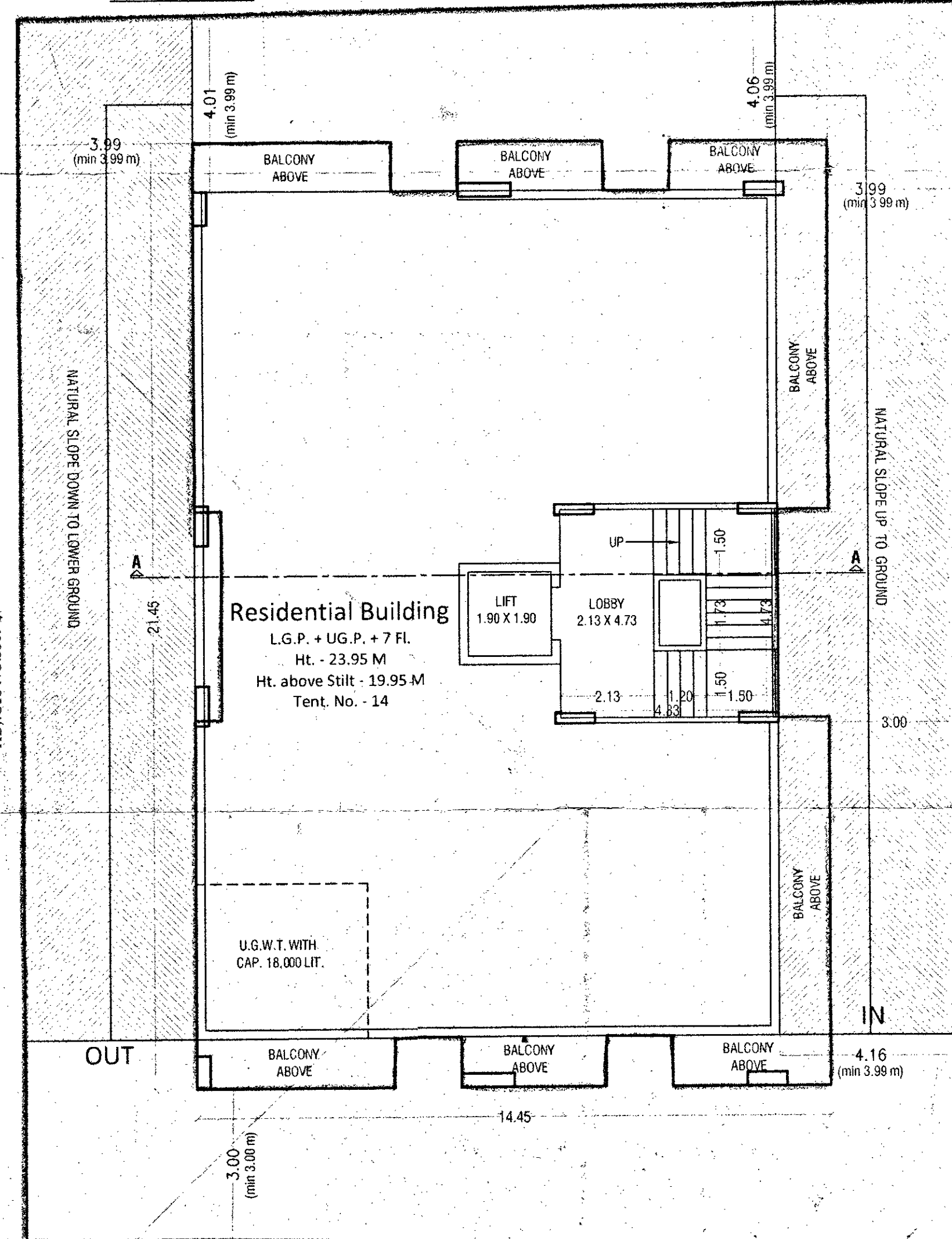
TYPICAL FLOOR PLAN
(1ST TO 7TH FLOOR)



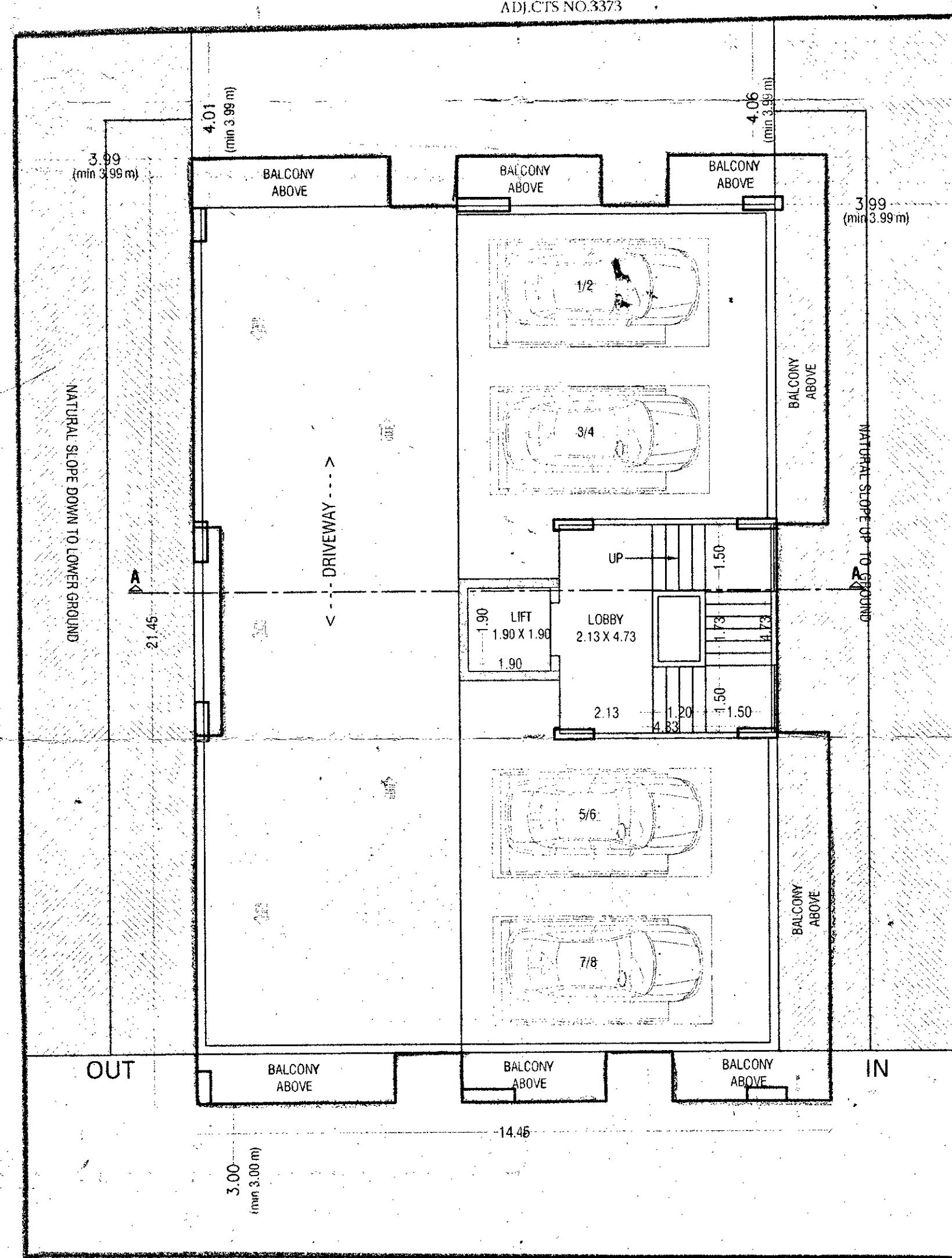
UPPER GROUND PARKING FLOOR PLAN



14.45
KEY PLAN FOR TYPICAL FLOOR
(1ST TO 7TH FLOOR)



21.35



21.35
LOWER GROUND PARKING FLOOR PLAN

STAMP OF APPROVAL

RESI. BUILDING (LG+UG+ 7th Fl.)

01

02

पुणे नगरपालिका दि. 31/3/2022

APPROVED SUBJECT TO CONDITION

APPROVED UNDER COMMENCEMENT

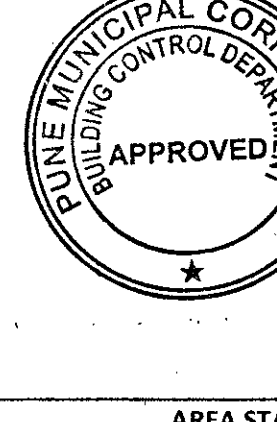
CERTIFICATE NO. C-4 (22-77) 21

(Signature)

Building Inspector

(Signature)

Assistant Engineer P.M.C



A	AREA STATEMENT	SQ.M.
1	Area of Plot (Minimum area of a.b.c to be considered)	= 577.50
	a) As per yemrshhip document (7712 CTS extract)	= 577.50
	b) As per measurement sheet	= 589.26
	c) As per site	= 591.08
2	Deductions for	
	a) Existing Road widening Area	= 0.00
	b) Proposed D.P / D.P Road widening Area	= 0.00
	c) City Reservation Area	= 0.00
	Total (a + b + c)	= 0.00
3	Balance area of Plot (A-2)	= 577.50
4	Amenity Space (if applicable)	=
	(a) Required	=
	(b) Adjustment of 2(b), if any	=
	(c) Balance Proposed	= 577.500
5	Net Plot Area (3-4(c))	=
6	Recreation Net Open space (if applicable)	=
	(a) Required	= 0.00
	(b) Proposed	=
7	Internal Road area	=
8	Problee area (if applicable)	= 577.50
9	Final up area w th reference to Basic F.S.I. as per front road width (Fr. No. 5.5 basic F.S.I) (577.50 X 1.10)	= 635.25
10	Addition of FSI on payment of premium	
	(a) Maximum permissible premium FSI - based on road width " TOF" Zone	= 288.75
	(b) Proposed FSI on payment of premium:	= 274.5
11	In-situ FSI / TDR loading	
	a) In-situ area against D.P. road (2.00 x ---) if any	= 0.00
	(b) In-situ area against Amenity Space (if loaded over 2.00 or 1.85 X Sr. No. (ground area))	=
	c) Perm. TDR area (577.50 X 0.65)	= 375.31
	d) Prop. TDR area	= 359.89
	e) Total in situ TDR loading proposed (11(a)+(b)+(c)+(d))	= 359.89
12	Total area available (3 + 10)	= 1269.6
13	Total entitlement of FSI in the proposal	
	(a) 10 + 10(b) + 11(c) or 12 whichever is applicable	= 1269.6
	(b) Permissible Ancillary Area FSI up to 60% or 80% with any other charges (13.5 X 25 X 60%)	= 761.7
	(c) Total entitlement (a + c)	= 2031.4
	Maximum utilization limit of F.S.I. (building potential),	
14	Permissible as per Road width (as per Regulation No. 6.1 or 6.2 or 3 or 4 as applicable) X 1.10 or 1.81, 2.25	= 2079.0
15	Total Built up Area in proposal, (excluding area as Sr.No.17 - 19)	
	(a) Existing Built up Area	= 0.00
	(b) Proposed Built up Area (as per TDR)	= 2031.4
	(c) Total (a + b)	= 2031.4
16	F.S.I. Consumed (15/13) (should not be more than serial No 14 shows)	
	(a) Area for Inclusive Housing, if any	
	(b) Required (20% of Sr.No.5)	
	(c) Proposed	

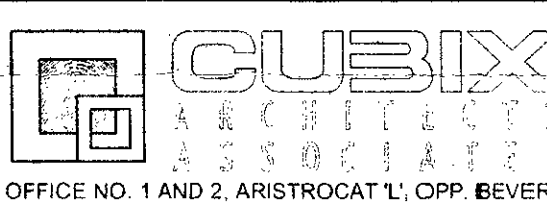
Schedule Of Openings

Doors Opening		Windows Opening	
Symbol	Size	Symbol	Size
D	1.05 X 2.15	W	1.80 X 1.50
D1	0.90 X 2.15	W1	1.50 X 0.90
D2	0.75 X 2.15	W2	1.10 X 1.50
SD	2.10 X 2.15	W3	0.60 X 1.50
SD 1	1.80 X 2.15	SW	0.90 X 0.90
SD 2	1.50 X 2.15	V	0.60 X 0.90

PROJECT :-

PROPOSED BUILDING AT CTS NO. 3368, PLOT NO. 175, LULLA NAGAR MUNJERI,BEWBEWADI PUNE.

DESIGN ARCHITECT:



OFFICE NO. 1 AND 2, ARISTOCRAAT', OPP. BEVERLY HILLS HOTEL, NEAR MAGNUS CLUB, LULLA NAGAR, BEWBEWADI, PUNE. E-MAIL: cubixarchitects@gmail.com
CONTACT NO :- 7757043686, 7757043087

OWNER SIGN.

ARCHITECTS SIGN.

(Signature)

MR. SHASHANK SUBHASH
BAFNA

(Signature)

AR. SANDEEP HARDIKAR
[CA /90/12777]

ARCHITECTS

SANDEEP HARDIKAR & ASSOCIATES

ARCHITECTS - INTERIOR DESIGNER

502, 'SADHANA APTS',NARVEER TANAJIWADI,
SHIVAJINAGAR,OPP. VIKRAM TILES,PUNE-05
TEL - 25531182, 9371236397
Email - syhardikar@gmail.com.

DATE	SCALE	DRN BY	REV BY
12.04.2022	1:100		---