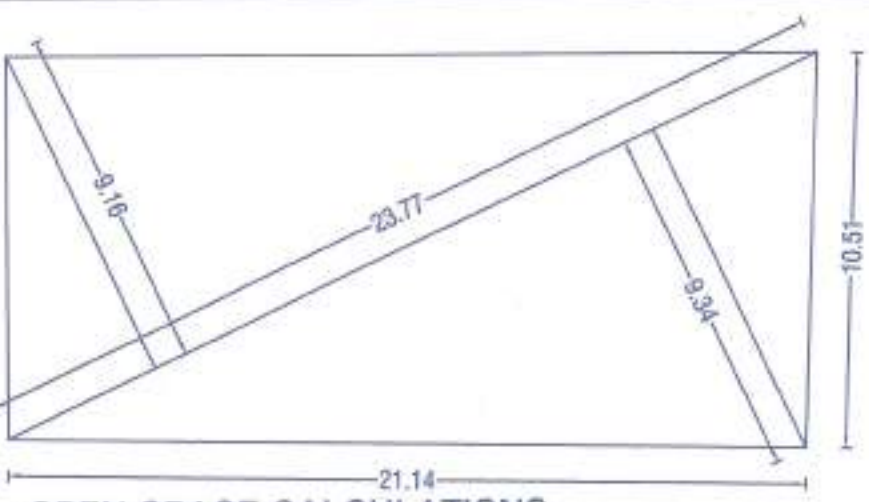




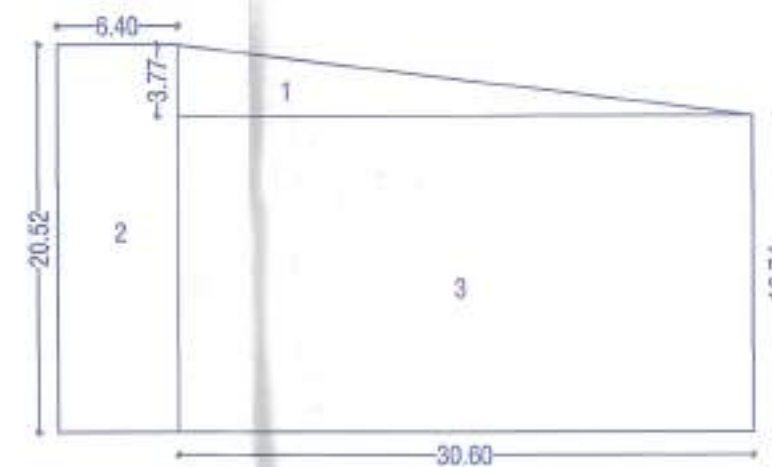
प्रस्तावित निवासी
APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO
DATE 26/10/2021
Building Inspector Deputy Engineer
Building Development Department



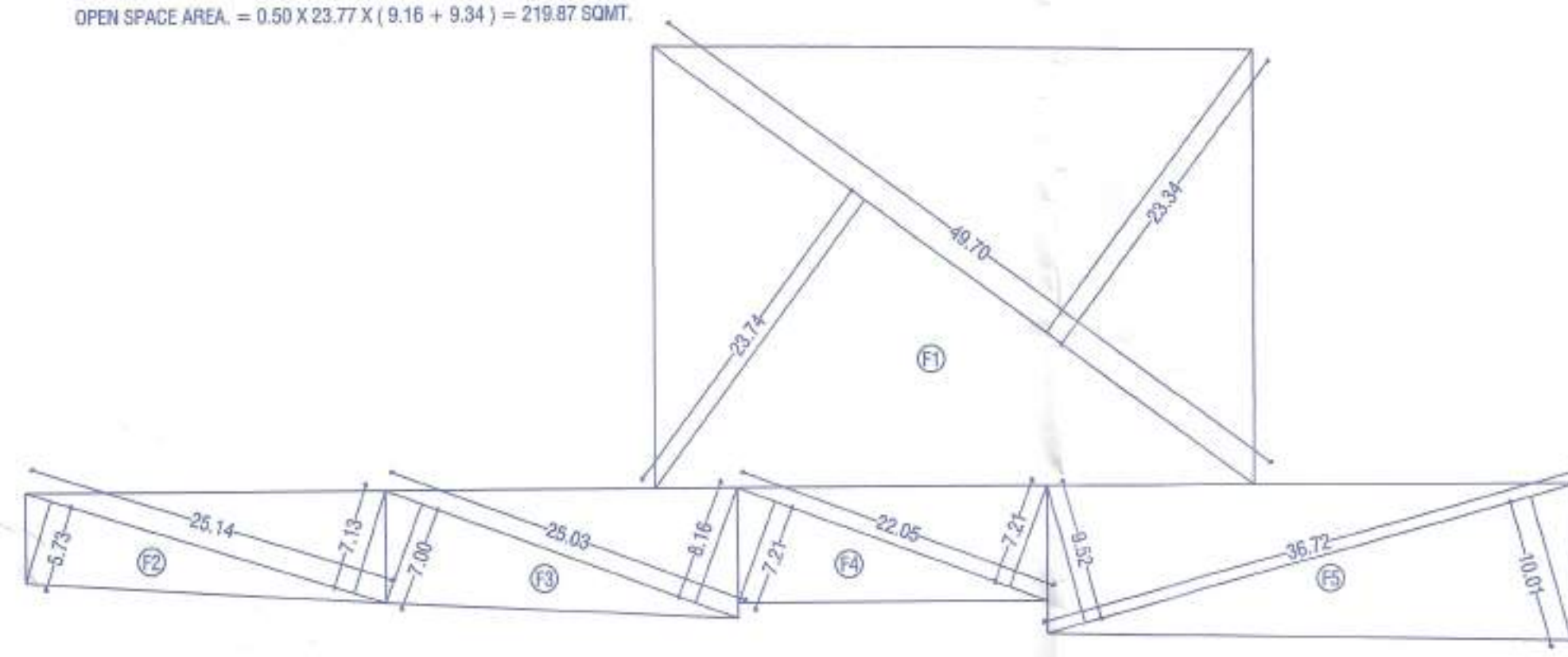
OPEN SPACE CALCULATIONS.
OPEN SPACE AREA = $0.50 \times 23.77 \times (9.16 + 9.34) = 219.87$ SQMT.

PARKING CALCULATIONS.

TYPE	CARPET AREA (M ²)	TENEMENT (NOS.)	CAR (NOS.)	SCOOTER (NOS.)	CYCLE (NOS.)
RESIDENTIAL	25-40	4	0	0	0
RESIDENTIAL	40-60	2	14	0	14
RESIDENTIAL	60-80	1	0	0	21
RESIDENTIAL	> 80	1	14	14	28
TOTAL REQUIRED.	-	-	14	35	42
TOTAL PROPOSED.	-	-	15	37	45



BASEMENT AREA CALCULATIONS.
1) $0.50 \times 30.60 \times 3.77 = 57.68$ SQMT.
2) $6.40 \times 20.82 = 133.33$ SQMT.
3) $30.60 \times 16.74 = 512.24$ SQMT.
BASEMENT AREA = 701.25 SQMT.



PLOT AREA BY TRIANGULATIONS.

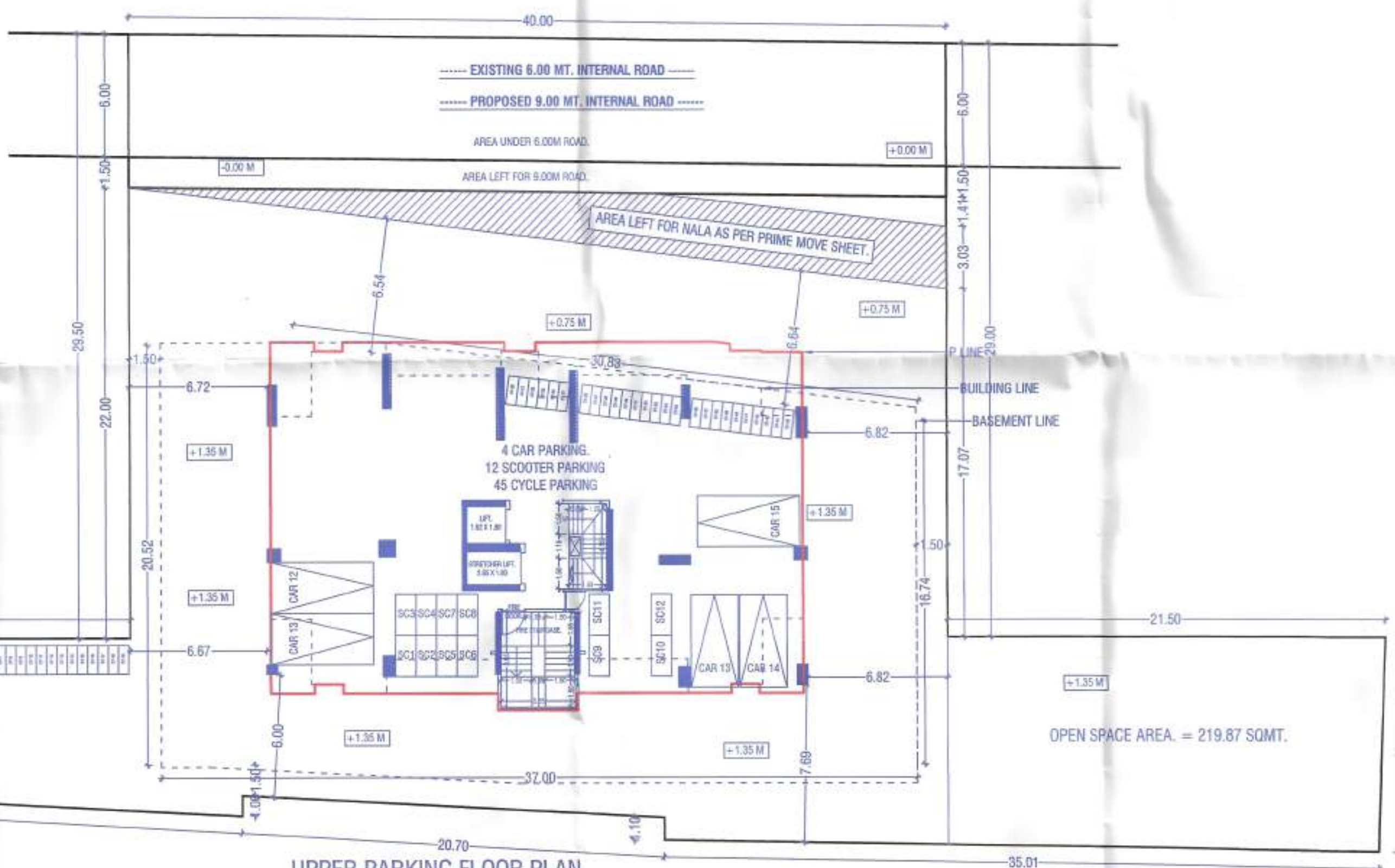
PLOT AREA =
1) $0.50 \times 49.70 \times (23.74 + 23.34) = 1169.94$ SQMT.
2) $0.50 \times 25.14 \times (5.73 + 7.13) = 161.65$ SQMT.
3) $0.50 \times 25.03 \times (7.00 + 8.16) = 189.73$ SQMT.
4) $0.50 \times 22.05 \times (7.21 + 7.21) = 158.98$ SQMT.
5) $0.50 \times 36.72 \times (9.52 + 10.01) = 358.57$ SQMT.
PLOT AREA AS PER SITE. = 2038.87 SQMT.
PLOT AREA AS PER 7/12. = 2000.06 SQMT.
PLOT AREA FOR CALCULATIONS. = 2000.00 SQMT.
AREA UNDER 6.00M ROAD. = $0.50 \times 40.55 \times (5.92 + 5.92) = 240.06$ SQMT.
AREA LEFT FOR 9.00M ROAD. = $0.50 \times 40.16 \times (1.49 + 1.49) = 59.84$ SQMT.
AREA LEFT FOR PRIME MOVE NALA. = 1617.54 SQMT.
BALANCE PLOT AREA. = 1617.54 SQMT.

AREA LEFT FOR PRIME MOVE NALA.

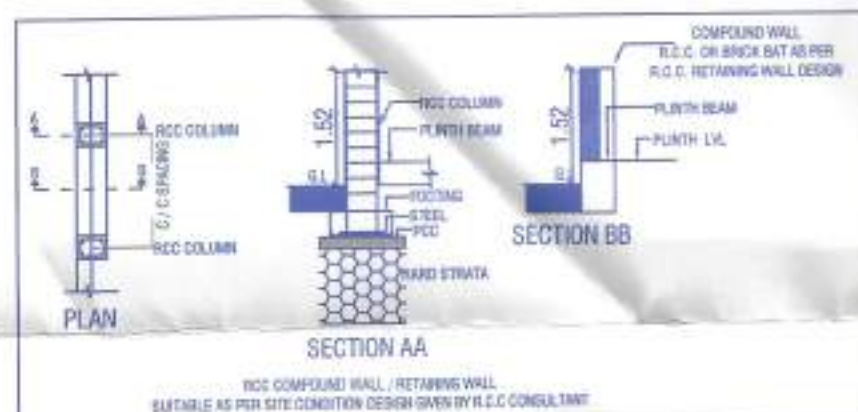
AREA =
1) $0.50 \times 25.72 \times 2.98 = 38.32$ SQMT.
2) $0.50 \times 15.25 \times (2.94 + 2.86) = 44.22$ SQMT.
AREA LEFT FOR PRIME MOVE NALA. = 82.54 SQMT.

F.S.I. STATEMENT.

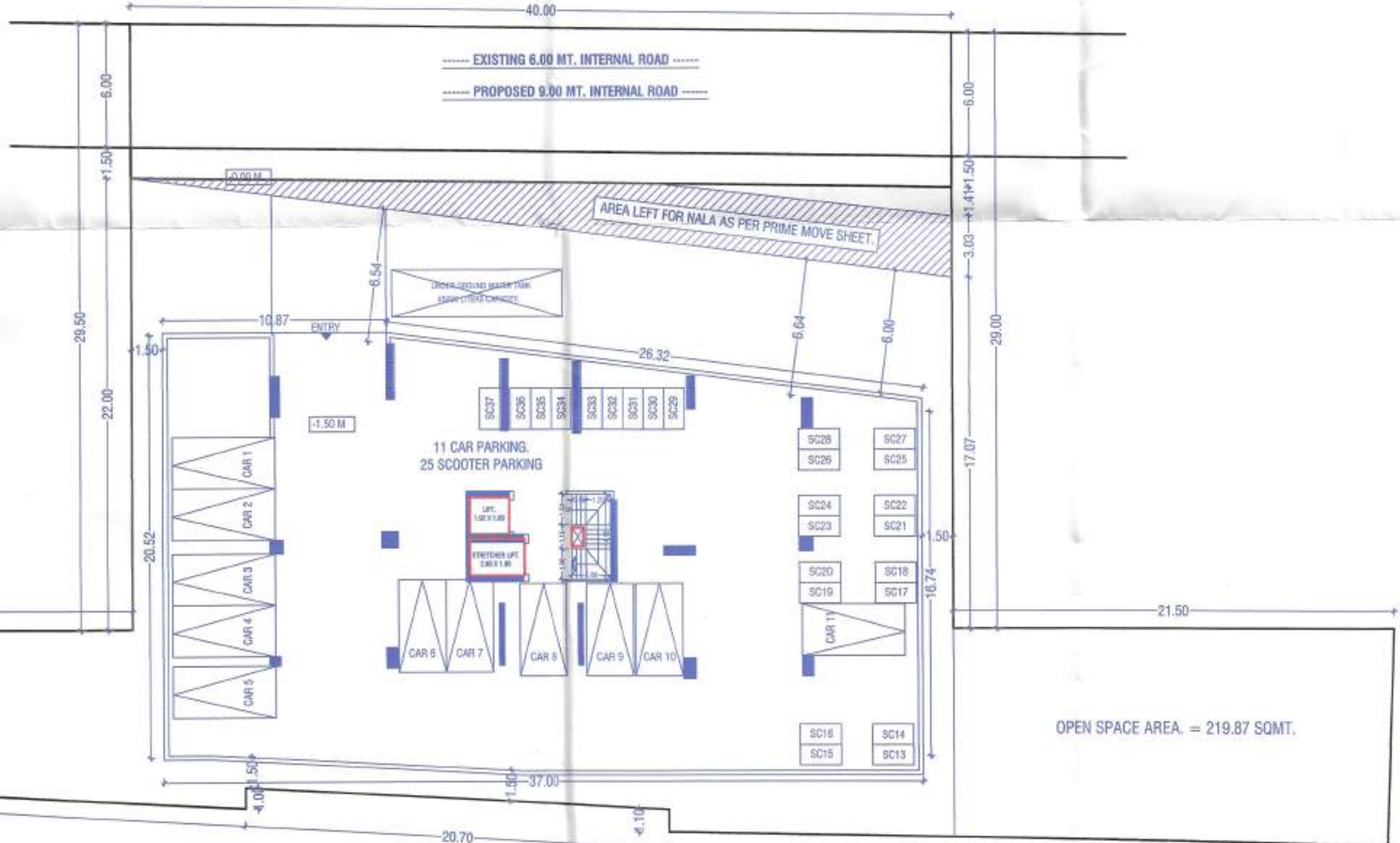
FLOOR.	RESIDENTIAL BUILT - UP (SQMT.)	LIFT AREA (SQMT.)	LIFT M/C RM AREA (SQMT.)	BASIC PERMISSIBLE (SQMT.)	ANCILLARY F.S.I. PERMISSIBLE (SQMT.)	TOTAL PERMISSIBLE (SQMT.)	TOTAL PROPOSED (SQMT.)	TOTAL PROPOSED (SQMT.)
LOWER PARKING	PARKING			$(1617.54 \times 1.10) + 59.84 + 82.54 = 1921.67$	$1921.67 \times 0.60 = 1153.00$	$1921.67 + 1153.00 = 3074.67$	2892.90	971.23
UPPER PARKING	PARKING							
FIRST.	416.15	8.23	14.82					
SECOND.	416.15							
THIRD.	416.15							
FOURTH.	416.15							
FIFTH.	416.15							
SIXTH.	416.15							
SEVENTH.	396.00							
TOTAL	2892.90	8.23	14.82	1921.67	1153.00	3074.67	2892.90	971.23



UPPER PARKING FLOOR PLAN.
(SCALE = 1:200)



SR NO.	FLOOR NO.	FLAT NO.	CARPET AREA.
1.)	1ST, 2ND, 3RD, 4TH, 5TH, 6TH, 7TH	101, 201, 301, 401, 501, 601, 701	64.11 SQMT.
2.)	1ST, 2ND, 3RD, 4TH, 5TH, 6TH	102, 202, 302, 402, 502, 602	83.53 SQMT.
	7TH	702	63.21 SQMT.
4.)	1ST, 2ND, 3RD, 4TH, 5TH, 6TH, 7TH	103, 203, 303, 403, 503, 603, 703	60.09 SQMT.
5.)	1ST, 2ND, 3RD, 4TH, 5TH, 6TH, 7TH	104, 204, 304, 404, 504, 604, 704	57.98 SQMT.



LOWER PARKING FLOOR PLAN.
(SCALE = 1:200)

A) AREA STATEMENT		SQ.M
1)	AREA OF PLOT. (MINIMUM AREA OF a, b, c TO BE CONSIDERED.)	
	a) AS PER OWNERSHIP DOCUMENT (7/12, CTS EXTRACT).	2000.00
	b) AS PER DEMARCATION.	2038.87
	c) AS PER SITE.	2038.87
	MINIMUM PLOT AREA FOR CALCULATIONS.	2000.00
2)	DEDUCTIONS FOR.	
	a) AREA LEFT FOR 6.00M ROAD.	240.08
	b) AREA LEFT FOR 9.00M ROAD.	59.84
	c) AREA UNDER NALA AS PER PRIME MOVE SHEET.	82.54
	TOTAL DEDUCTIONS. (a + b)	382.46
3)	BALANCE AREA OF PLOT (1-2)	1617.54
4)	AMENITY SPACE. (IF APPLICABLE.)	
	a) REQUIRED.	-----
	b) ADJUSTMENT OF 2 (b) , IF ANY.	-----
	c) BALANCE PROPOSED.	-----
5)	NET PLOT AREA. { 3 - 4 (C) }	1617.54
6)	RECREATION OPEN SPACE.	
	a) REQUIRED.	0.00
	b) PROPOSED.	0.00
7)	INTERNAL ROAD AREA.	0.00
8)	PLOTABLE AREA (IF APPLICABLE.)	1617.54
9)	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (BY PAYING 10 % OPEN SPACE CHARGES.) (SR. NO. 5 X BASIC F.S.I.) (1617.54 X 1.10) + 59.84 + 82.54	1921.67
10)	ADDITION OF F.S.I. ON PAYMENT OF PREMIUM.	
	a) MAXIMUM PERMISSIBLE F.S.I. PREMIUM F.S.I. - BASED ON ROAD WIDTH / TOD ZONE.	0.00
	b) PROPOSED F.S.I. ON PAYMENT OF PREMIUM.	0.00
11)	IN - SITU F.S.I. / T.D.R. LOADING.	
	a) IN - SITU AREA AGAINST D.P. ROAD { 2.0 X SR. NO. (a) } IF ANY.	
	b) IN - SITU AREA AGAINST AMENITY SPACE IF HANDED OVER. { 2.00 OR 1.85 X SR. NO. 4(b) AND/OR (c) }	0.00
	c) T.D.R. AREA	0.00
	d) TOTAL IN-SITU / T.D.R. LOADING PROPOSED(11 (a) + (b) + (c))	-----
	ADDITIONAL F.S.I. AREA UNDER CHAPTER NO. 7	
13)	TOTAL ENTITLEMENT OF F.S.I. IN THE PROPOSAL.	
	a) [9 + 10 (b) + 11 (d)] OR 12 WHICHEVER IS APPLICABLE.	1921.67
	b) ANCILLARY AREA F.S.I. UPTO 60% OR 80% WITH PAYMENT OF CHARGES. (1921.67 X 60 %)	1153.00
	c) TOTAL ENTITLEMENT (a + b). (1921.67 + 1153.00)	3074.67
14)	MAX. UTILIZATION LIMIT OF F.S.I. (BUILDING POTENTIAL) PERM. AS PER ROAD WIDTH	3074.67
15)	TOTAL BUILT - UP AREA IN PROPOSAL (EXCLUDING AREA AT SR.NO. 17b)	
	a) EXISTING BUILT - UP AREA	
	b) PROPOSED BUILT - UP AREA (AS PER 'P-LINE')	2892.90
	c) TOTAL (a + b).	2892.90
16)	F.S.I. CONSUMED (15 / 13) SHOULD NOT BE MORE THAN SR. NO. 14 ABOVE.)	0.94
17)	CONSUMED ANCILLARY F.S.I.	971.23
B) PARKING STATEMENT		
	PARKING REQUIRED AS PER D.C. RULE.	CAR. 10 SCOOTER. 50
	PARKING PROPOSED	10 50
C) LEGENDS		
	a.) PLOT BOUNDARY.	-----
	b.) PROPOSED WORK.	-----
	c.) WATER - LINE	-----
	d.) DRAINAGE -LINE.	-----
	e.) ROAD-WIDENING LINE	-----
	f.) EXISTING STRUCTURE.	-----
D) SCHEDULE OF OPENINGS		
DOORS/OPENINGS.		WINDOWS.
1.) D1 = 0.80X2.10 ML.		1.) W1 = 1.20X1.20 ML.
2.) D2 = 0.75X2.10 ML.		2.) W2 = 2.00X2.10 ML.
3.) D3 = 0.90X2.10 ML.		3.) W3 = 0.60X0.75 ML.

CERTIFICATE OF AREA

CERTIFICATE THAT PLOT UNDER REFERENCE WAS SURVEYED BY ME OR...
THE DIMENSIONS OF SITES ETC OF PLOT
STATED ON PLAN ARE AS MEASURED ON SITE & THE AREA SO
WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT
OF OWNERSHIP / P.S. SCHEME RECORDS / LAND RECORDS DEPTT / CITY
SURVEY RECORDS

SIGN OF LICENSED ENGINEER

NAME OF PROPOSAL.

PROPOSED RESIDENTIAL PROJECT AT
S.NO. 17/7/11 + 17/8/11 + 17/7/10
+ 17/8/10 + 16/5B, BALEWADI, PUNE.

NAME OF OWNER.

M/S. AAIJI DEVELOPERS THROUGH
MR. SURESH JIVARAM CHAUDHARY.

ICONS ASSOCIATES
ARCHITECTS & ENGINEERS
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team@iconsarchitect.com

SCALE	DATE	DRG.NO.	DRAWN	NORTH
	07-12-2020	R1		