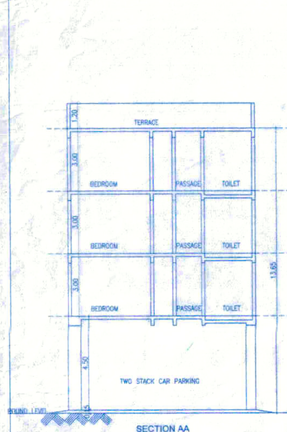
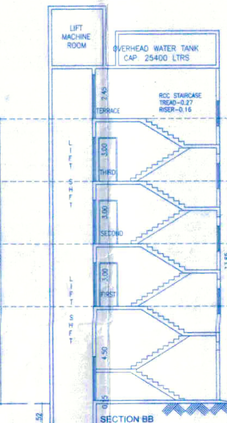
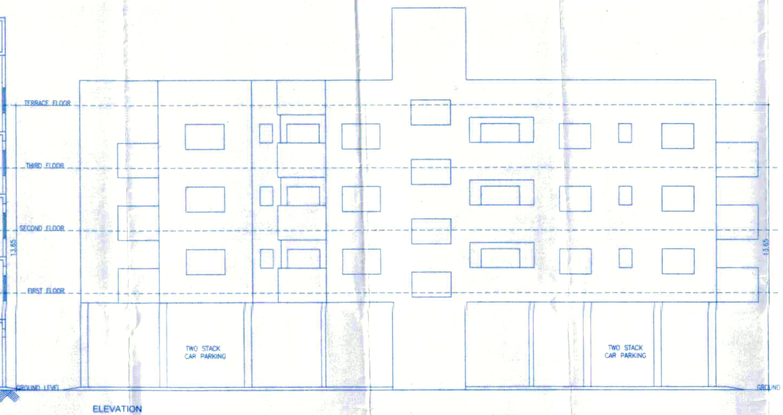


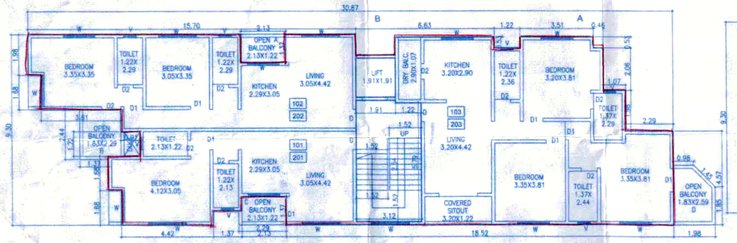
SECTION AA



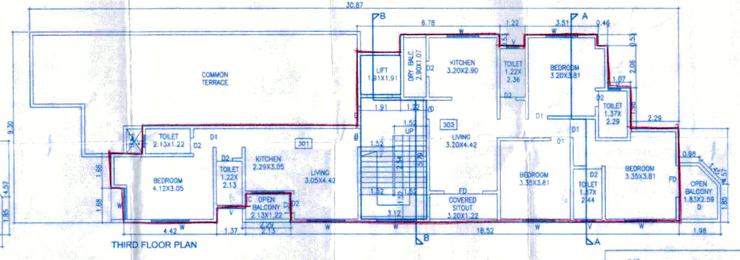
SECTION BB



ELEVATION



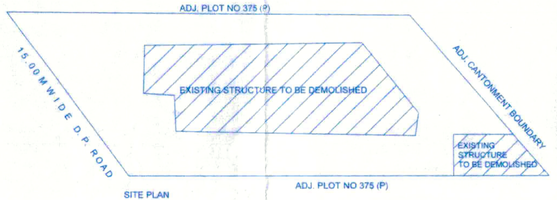
TYPICAL FIRST,SECOND FLOOR PLAN



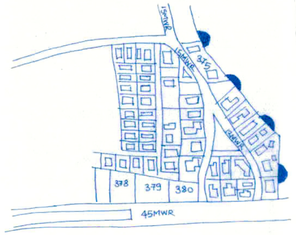
THIRD FLOOR PLAN

AREA STATEMENT

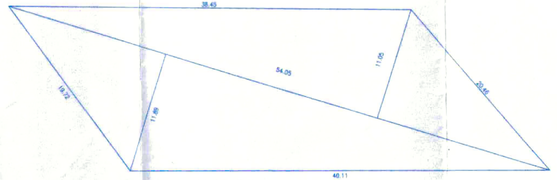
FLOOR	FLOOR AREA SQ.M.	STAIRCASE AREA SQ.M.	LIFT AREA SQ.M.	NET FLOOR AREA SQ.M.	PERMI. BALC. 15% (SQ.M.)	PROPOSED BALC.(SQ.M.)
FIRST	236.13	18.31	3.65	214.17	32.13	15.91
SECOND	236.13	18.31	3.65	214.17	32.13	15.91
THIRD	172.93	18.31	3.65	150.97	22.65	8.25
TOTAL	645.19	54.93	10.95	579.31	86.91	40.07



SITE PLAN



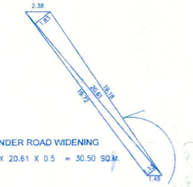
LOCATION PLAN



KEY PLAN FOR PLOT AREA CALCULATION

PLOT AREA BY TRIANGULATION

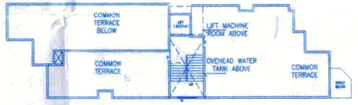
1. {(11.05+11.89) X 54.05 X 0.5 = 619.95 SQ.M.



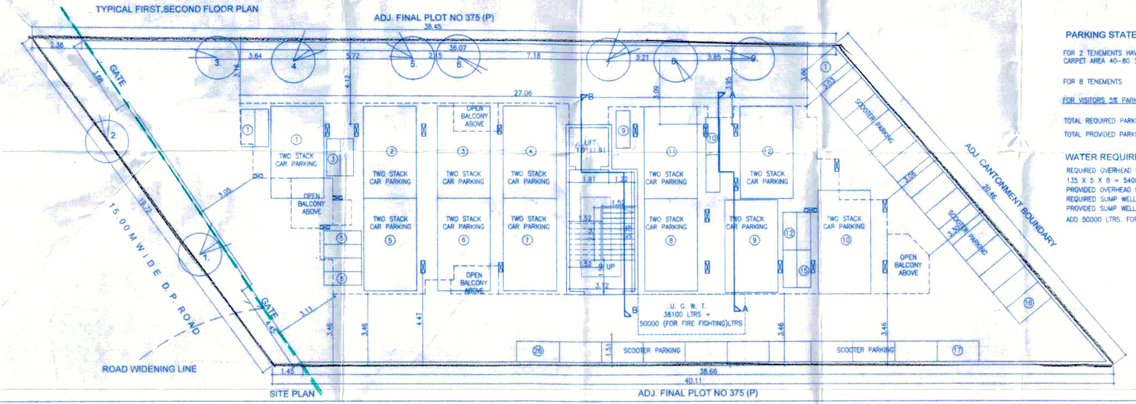
PLOT AREA UNDER ROAD WIDENING

1. (1.83+1.13) X 20.61 X 0.5 = 30.50 SQ.M.

KEY PLAN FOR UNDER ROAD WIDENING AREA CALCULATION



TERRACE FLOOR PLAN



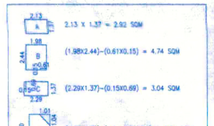
SITE PLAN

PARKING STATEMENT

	CAR	SCOOTER	CYCLE
FOR 2 TENEMENTS HAVING CARPET AREA 40–80 SQ.M.	2	4	2
FOR 8 TENEMENTS	8	16	8
FOR VISITORS 5% PARKING	1	1	1
TOTAL REQUIRED PARKING	9	17	9
TOTAL PROVIDED PARKING	24	26	15

WATER REQUIREMENT STATEMENT

REQUIRED OVERHEAD WATER TANK CAPACITY
135 X 5 X 8 = 5400 + 20000 = 25400 LTRS
PROVIDED OVERHEAD WATER TANK OF CAP. 25400 LTRS
REQUIRED SUMP WELL OF CAP. 25400 X 1.5 = 38100 LTRS.
PROVIDED SUMP WELL OF CAP. 38100 LTRS.
ADD 50000 LTRS. FOR FIRE FIGHTING



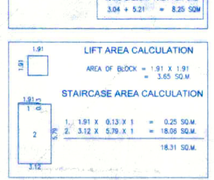
TOTAL BALCONY AREA FOR 1ST AND 2ND
2.92 + 4.74 + 3.04 + 5.21 = 15.91 SQM

TOTAL BALCONY AREA FOR 3RD
3.04 + 5.21 = 8.25 SQM

LIFT AREA CALCULATION

AREA OF BLOCK = 1.91 X 1.91
= 3.65 SQ.M

STAIRCASE AREA CALCULATION

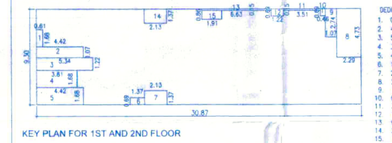


1. 1.91 X 0.13 X 1 = 0.25 SQ.M.
2. 3.12 X 5.78 X 1 = 18.06 SQ.M.

18.31 SQ.M.

AREA CALCULATIONS FOR 1ST AND 2ND FLOOR

AREA OF BLOCK = 30.87 X 9.30
= 287.09 SQ.M.



DEDUCTIONS :–

1. 0.61 X 1.68 X 1 = 1.02 SQ.M.
2. 4.42 X 1.07 X 1 = 4.73 SQ.M.
3. 5.34 X 1.22 X 1 = 6.51 SQ.M.
4. 3.81 X 1.68 X 1 = 6.40 SQ.M.
5. 4.42 X 1.68 X 1 = 7.43 SQ.M.
6. 1.37 X 0.69 X 1 = 0.95 SQ.M.
7. 2.13 X 1.37 X 1 = 2.92 SQ.M.
8. 2.29 X 4.73 X 1 = 10.83 SQ.M.
9. 1.07 X 2.74 X 1 = 2.93 SQ.M.
10. 0.46 X 0.69 X 1 = 0.32 SQ.M.
11. 3.51 X 0.15 X 1 = 0.53 SQ.M.
12. 1.22 X 0.69 X 1 = 0.84 SQ.M.
13. 6.63 X 0.15 X 1 = 0.99 SQ.M.
14. 2.13 X 1.37 X 1 = 2.92 SQ.M.
15. 1.91 X 0.86 X 1 = 1.64 SQ.M.

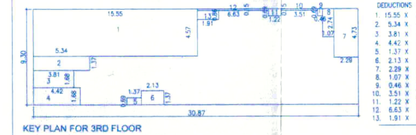
= 50.96 SQ.M.

287.09 – 50.96 = 236.13 SQ.M

KEY PLAN FOR 1ST AND 2ND FLOOR

AREA CALCULATIONS FOR THIRD FLOOR

AREA OF BLOCK = 30.87 X 9.30
= 287.09 SQ.M.



DEDUCTIONS :–

1. 15.55 X 4.57 X 1 = 71.06 SQ.M.
2. 5.34 X 1.37 X 1 = 7.32 SQ.M.
3. 3.81 X 1.68 X 1 = 6.40 SQ.M.
4. 4.42 X 1.68 X 1 = 7.43 SQ.M.
5. 1.37 X 0.69 X 1 = 0.95 SQ.M.
6. 2.13 X 1.37 X 1 = 2.92 SQ.M.
7. 2.29 X 4.73 X 1 = 10.83 SQ.M.
8. 1.07 X 2.74 X 1 = 2.93 SQ.M.
9. 0.46 X 0.69 X 1 = 0.32 SQ.M.
10. 3.51 X 0.15 X 1 = 0.53 SQ.M.
11. 1.22 X 0.69 X 1 = 0.84 SQ.M.
12. 6.63 X 0.15 X 1 = 0.99 SQ.M.
13. 1.91 X 0.86 X 1 = 1.64 SQ.M.

=114.16 SQ.M.

287.09 – 114.16 = 172.93 SQ.M.

KEY PLAN FOR 3RD FLOOR

SEAL OF APPROVAL FOR PLANS

1 / 1

NEW RESIDENTIAL DT 19/03/2018
APPROVED BUT NOT TO CONSTRUCT
APPROVED UNDER COMMENCEMENT CERTIFICATE NO. CC/187/18

Building Inspector — Deputy Engineer P.M.C.

BUILDING PERMISSION & CONTROL DEPARTMENT — PUNE MUNICIPAL CORPORATION — APPROVED — POONA

AREA STATEMENT

		SQ.M.
1.	AREA OF PLOT	
	(a) AS PER 7/12	612.78
	(b) AS PER TRIANGULATION	619.95
	(c) AS PER SITE	
	CONSIDER MINIMUM	612.78
2.	DEDUCTIONS FOR	
	(a) PROPOSED 15.00 M D.P. ROAD WIDENING AREA	30.50
	(b) ANY D.P. RESERVATION AREA	–
3.	GROSS AREA OF PLOT (1–2)	582.28
4.	RECREATIONAL OPEN SPACE	
	(a) REQUIRED	–
	(b) PROPOSED	–
5.	AMENITY SPACE	–
	(a) REQUIRED	
	(b) PROPOSED	
6.	SERVICE ROAD AND HIGHWAY WIDENING	
7.	INTERNAL ROAD AREA	–
8.	NET AREA OF PLOTS = [3–5(b)]	582.28
9.	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (SR. NO. 8 X 1.1)	640.51
10.	ADDITION OF AREA FOR F.S.I.	
	(a) IN–SITU AREA AGAINST D.P. ROAD [1.85Xsr.no. 2(a)], if any	–
	(b) IN–SITU AREA AGAINST AMENITY SPACE [2.00 or 1.85 x sr.no. 5(b)	–
	(c) PREMIUM FSI AREA (subject to maximum of 0.3 of sr.no. 8)	–
	(d) TDR AREA	–
	(e) ADDITIONAL FSI AREA UNDER CHAPTER VIII	–
	TOTAL (a+b+c+d+e)	–
11.	TOTAL AREA AVAILABLE (9+10)	640.51
12.	MAXIMUM UTILIZATION OF F.S.I. PERMISSIBLE AS PER ROAD WIDTH (AS PER REGULATION NO. 15.4)	
13.	TOTAL BUILT–UP AREA IN PROPOSAL (excluding area at sr.no. 15.b)	–
	(a) EXISTING BUILT–UP AREA	–
	(b) PROPOSED BUILT–UP AREA	579.31
	(c) EXCESS BALCONY AREA COUNTED IN F.S.I.	–
	(d) EXCESS DOUBLE HEIGHT TERRACES AREA COUNTED IN F.S.I.	–
	TOTAL (a+b+c+d)	–
14.	F.S.I. CONSUMED (13/8) (SHOULD NOT BE MORE THAN SERIAL NO. 12 ABOVE)	–
15.	AREA FOR INCLUSIVE HOUSING, IF ANY	
	(a) REQUIRED (20% OF SR. NO. 9)	–
	(b) PROPOSED	–

CERTIFICATE OF AREA

Certified that the plot under reference was surveyed by me on / / ; and the dimensions of side etc. of plot stated on plan are as measured on site and the area as worked out tallies with the area stated in documents of Ownership / T. P. schemes records / Land Records Deptt. / City Survey records.

SIGNATURE OF LICENSED ARCHITECT

OWNER'S DECLARATION

I/We undersigned hereby confirm that I/We would abide by plans sanctioned by pune municipal corporation. I/We would execute the structure as per sanctioned plans. also I/We would execute the work under supervision of proper technical persons as to ensure the quality of work site.

Owner's name and signature

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED BUILDING AT C.T.S. NO. 710A/46, FINAL PLOT NO. 377+375 SUB PLOT NO. 13, BHAVANI PETH, PUNE

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NAME & SIGN. OF OWNER	NAME & SIGN. OF ARCHITECT
PRITAM MANDLECHA AND OTHER(PAH)	ROHIT DASNURKAR

ROHIT DASNURKAR
architect & designer
12, ASHTAPAKIL COLONY, SAHAKARNAGAR, PUNE-411009.
PH: 020-24229956, E-MAIL: rohitdasnurkar@gmail.com

NORTH	SCALE	JOB NO.	DRAWN BY	DEALT BY	COMPUTER FILE
N	1:100		DATE 14/5/2018	ROHIT	PC–10/E/DWING/DRAWING PETH/RDS/CORPORATE/1