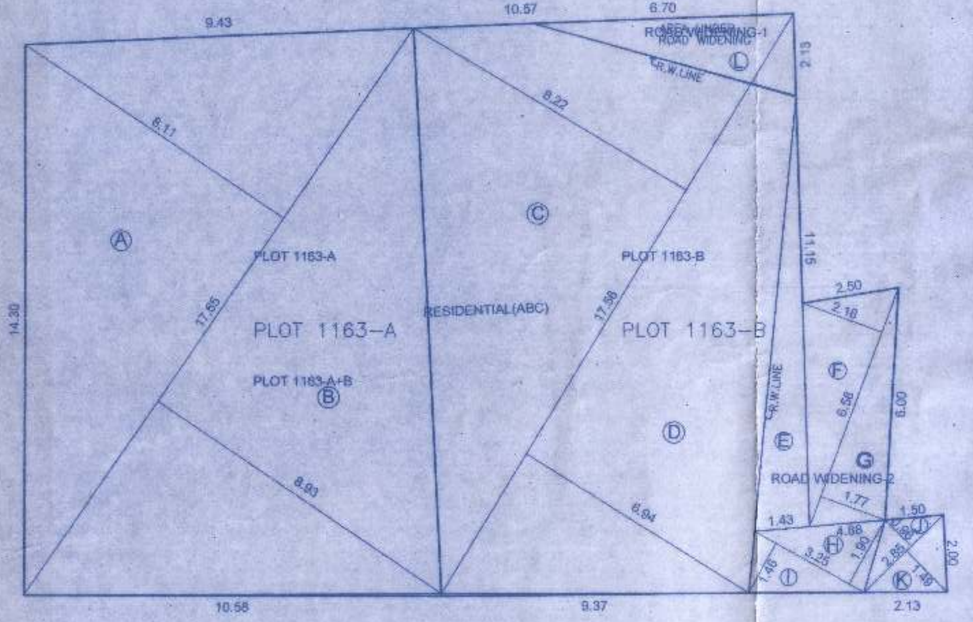


C.T.S.NO - 1163A

A) 0.5 X 17.65 X 8.11 = 71.570 SQM.
B) 0.5 X 17.65 X 8.93 = 78.807 SQM.
TOTAL = 150.37 SQM.

C.T.S.NO - 1163B

C) 0.5 X 17.56 X 8.22 = 72.171 SQM.
D) 0.5 X 17.56 X 6.94 = 60.923 SQM.
E) 0.5 X 11.15 X 1.43 = 7.972 SQM.
F) 0.5 X 6.58 X 2.18 = 7.172 SQM.
G) 0.5 X 6.58 X 1.77 = 5.823 SQM.
H) 0.5 X 3.25 X 1.90 = 3.087 SQM.
I) 0.5 X 3.25 X 1.46 = 2.372 SQM.
J) 0.5 X 2.65 X 0.96 = 1.368 SQM.
K) 0.5 X 2.85 X 1.49 = 2.123 SQM.
TOTAL = 163.02 SQM.

AREA CACULATION

(PLOT NO. 1163 A + 1163 B)
PLOT AREA = 150.90 + 161.80
= 312.70 SQ.M.
PLOT AREA - AREA UNDER ROAD WIDENING
= 312.70 - 37.05 = 275.65 SQ.M.
TOTAL PLOT AREA = 275.65 SQ.M.
(AREA AS PER PRC.)

BALCONY STATEMENT

FIRST,SECOND,THIRD,FOURTH,

1) 2.96 X 1.20 X 02 = 07.10
2) 3.00 X 1.20 X 03 = 10.80
3) 1.20 X 3.30 = 03.96
3) 1.20 X 2.55 = 03.06
TOTAL = 24.92 SQ.M.

FIFTH FLOOR

1) 2.96 X 1.20 = 03.55
2) 3.00 X 1.20 X 02 = 07.20
3) 1.20 X 3.30 = 03.96
4) 1.20 X 2.55 = 03.06
TOTAL = 17.77 SQ.M.
TOTAL = 24.92+17.77.
TOTAL = 42.69 SQ.M.

AREA UNDER ROAD WIDENING PLOT NO-1163B

E) 0.5 X 11.15 X 1.43 = 7.972 SQM.
F) 0.5 X 6.58 X 2.18 = 7.172 SQM.
G) 0.5 X 6.58 X 1.77 = 5.823 SQM.
H) 0.5 X 3.25 X 1.90 = 3.087 SQM.
I) 0.5 X 3.25 X 1.46 = 2.372 SQM.
J) 0.5 X 2.85 X 0.96 = 1.368 SQM.
K) 0.5 X 2.85 X 1.49 = 2.123 SQM.
L) 0.5 X 6.70 X 2.13 = 7.135 SQM.
TOTAL = 37.05 SQM.

PARKING STATEMENT

RESIDENTIAL

PARKING REQUIRED	CAR	SCOOTER	CYCLE
BELOW 40.00 SQ.M. 2 TENA.	01	04	04
40.00 TO 80.00 SQ.M. 2 TENA.	02	04	02

PARKING PROVIDED	CAR	SCOOTER	CYCLE
BELOW 40.00 SQ.M. 19 TENA.	10	38	38
40.00 TO 80.00 SQ.M. 02 TENA.	00	00	00
TOTAL 19 TENA.	10	38	38

PARKING AREA STATEMENT

	AREA REQUIRED	AREA PROPOSED
CAR	12 NOS. X 12.50 SQ.M	150.00
SCOOTER	38 NOS. X 2.00 SQ.M	76.00
CYCLE	38 NOS. X 0.70 SQ.M	26.60
TOTAL		252.60SQ.M.

WATER STORAGE CAPACITY

FOR RES.

AMOUNT OF WATER REQUIRED PER PERSON = 150 lts/day
WATER REQUIRED PER FLAT = 750 lts/day
(05 person per flat)
NO. OF FLATS IN THE SCHEME 19 NOS. = 14,250.00 lts/day
WATER REQUIRED IN THE SCHEME = 14,250.00 lts/day
FOR FIRE FIGHTING = 10,000.00 lts/day
PROVIDED CAPACITY FOR ONE OVERHEAD TANK = 24,250.00 lts/day
PROVIDED CAPACITY FOR ONE UNDERWATER TANK = 21,375.00 lts/day

GROUND COVERAGE

FIRST FLOOR PLAN = 149.57 SQM
TOTAL COVERAGE = 149.57 SQM
NET GROUND COVERAGE = 149.57 SQ.M.

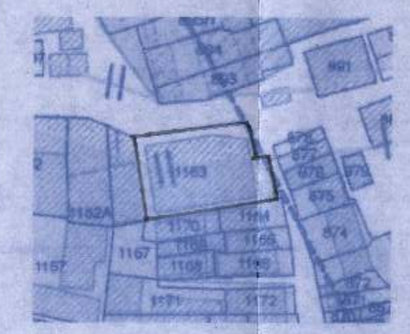
F.S.I. STATEMENT (SQ.M.)

FLOORS	BUILT UP AREA	PERMI. BALCONY (10%)	PROPO. BALCONY	EXCESS BALCONY	PERMI. PASS.	PROP. PASS.	EXCESS PASS.	TOTAL B/UP AREA (B/UP+EXCESS BAL.)	STAIRCASE AREA	LIFT AREA	PROP. TENEM.	TERRACE AREA	LIFT ROOM AREA
FIRST	149.57	22.44	24.92	02.48		5.78			16.52		04	-----	
SECOND	149.57	22.44	24.92	02.48		5.78			16.52		04	-----	
THIRD	149.57	22.44	24.92	02.48		5.78			16.52	1.82	04	-----	
FOURTH	149.57	22.44	24.92	02.48		5.78	----		16.52		04	-----	
FIFTH	106.94	16.04	17.77	01.73		3.64			16.52		03	-----	
TOTAL	705.22		117.45	11.65		28.78	----	716.87	82.60	1.82	19	-----	0.58

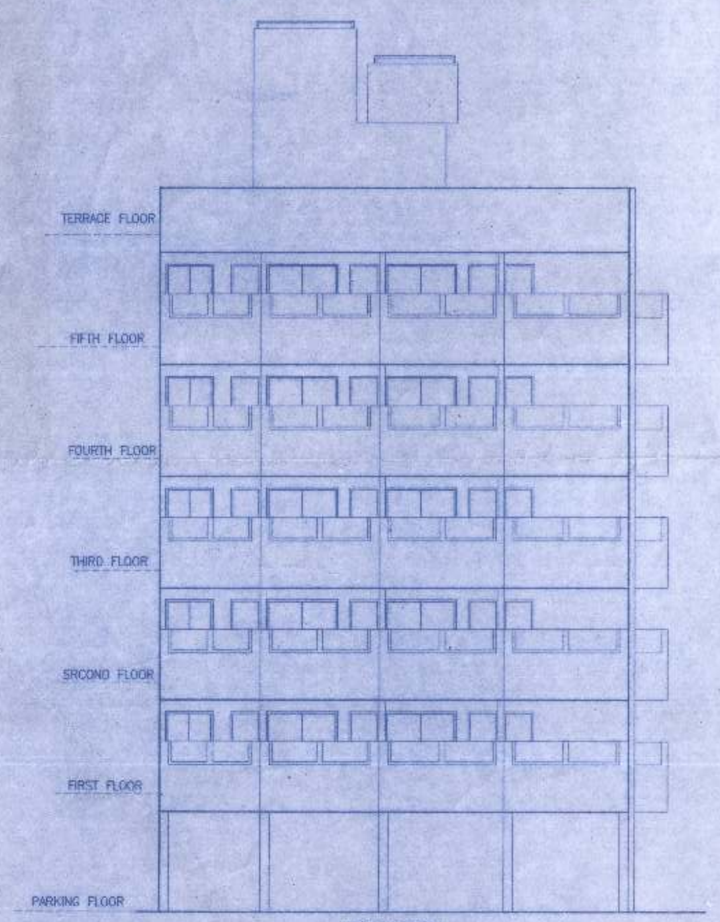
नकाशा निर्गमित दि - 17/03/2020
APPROVED SUBJECT TO CONDITIONS
APPROVED UNDER COMMENCEMENT CERTIFICATE NO. CC/2185/19

Technical Inspector — Deputy Engineer R.M.C.

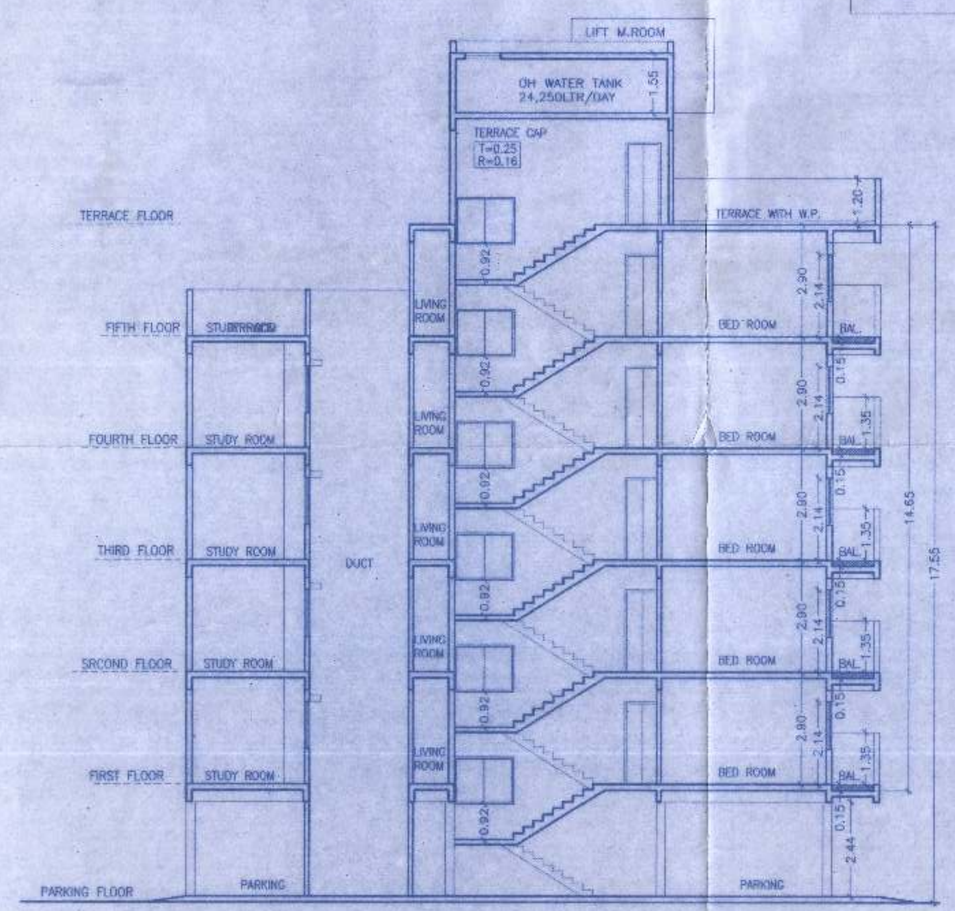
BUILDING CONTROL DEPARTMENT APPROVED POONA MUNICIPAL CORPORATION POONA



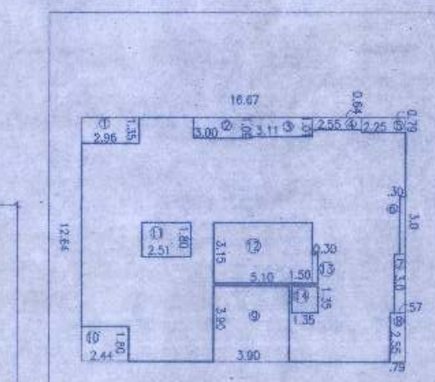
LOCATION PLAN



ELEVATION



SECTION A-A

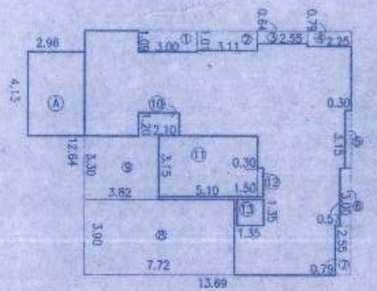


AREA CALCULATION (FIRST, SECOND,THIRD,FOURTH, AND FIFTH)

AREA OF BLOCK =16.67 X 12.64
=210.46 SQ.M.

DEDUCTIONS
01) 2.96 X 1.35 = 04.00
02) 3.00 X 1.09 = 03.27
03) 3.11 X 1.01 = 03.14
04) 2.55 X 0.64 = 01.63
05) 2.25 X 0.79 = 01.78
06) 0.30 X 3.00 = 00.90
07) 0.57 X 3.00 = 01.71
08) 0.79 X 2.55 = 02.01
09) 3.90 X 3.90 = 15.21
10) 2.44 X 1.80 = 04.39
11) 2.51 X 1.80 = 04.52
12) 5.10 X 3.15 = 16.07 STAIR.
13) 1.60 X 0.15 = 00.24 STAIR.
13) 0.30 X 1.50 = 0.45 STAIR.
18) 1.35 X 1.35 = 01.82 LIFT.

TOTAL DEDUCTION = 61.14 SQ.M.
NET B/UP AREA = 210.71-61.14
= 149.57 SQ.M.

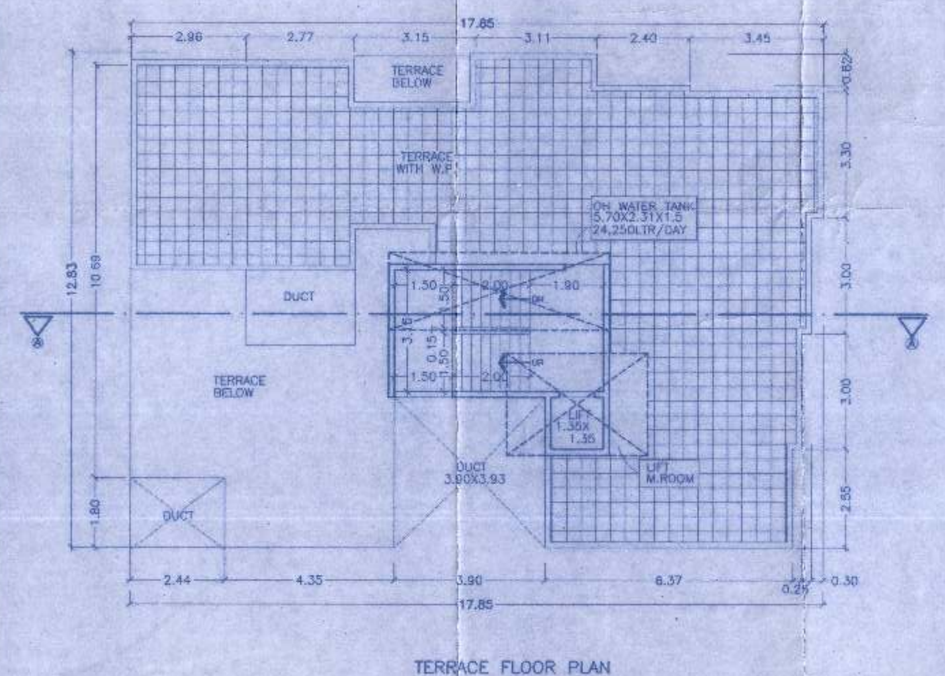


AREA CALCULATION SIXTH FLOOR

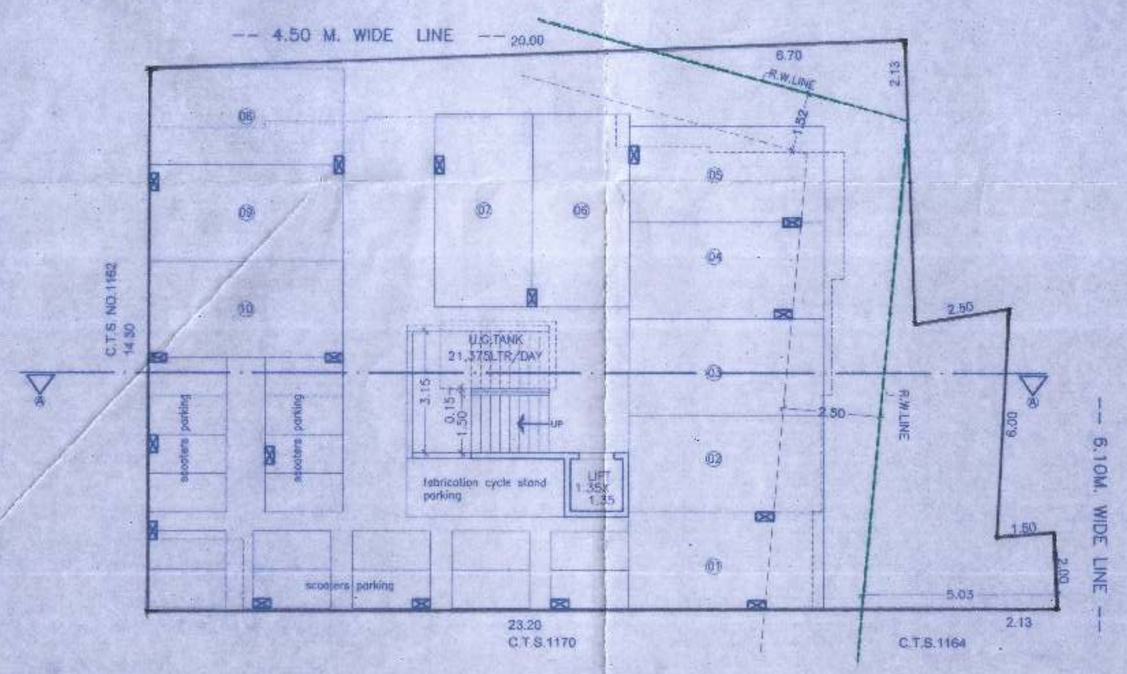
AREA OF BLOCK =13.69 X 12.64
=173.04 SQ.M.

DEDUCTIONS
01) 3.00 X 1.09 = 03.28
02) 3.11 X 1.01 = 03.14
03) 2.55 X 0.64 = 01.63
04) 2.25 X 0.79 = 01.77
05) 0.30 X 3.15 = 00.91
06) 0.57 X 3.00 = 01.71
07) 0.79 X 2.55 = 02.02
08) 7.72 X 3.90 = 30.12
09) 3.82 X 3.30 = 12.62
10) 2.10 X 1.20 = 02.52
11) 5.10 X 3.15 = 16.07 STAIR.
12) 0.30 X 1.50 = 00.45 STAIR
13) 1.35 X 1.35 = 01.82 LIFT

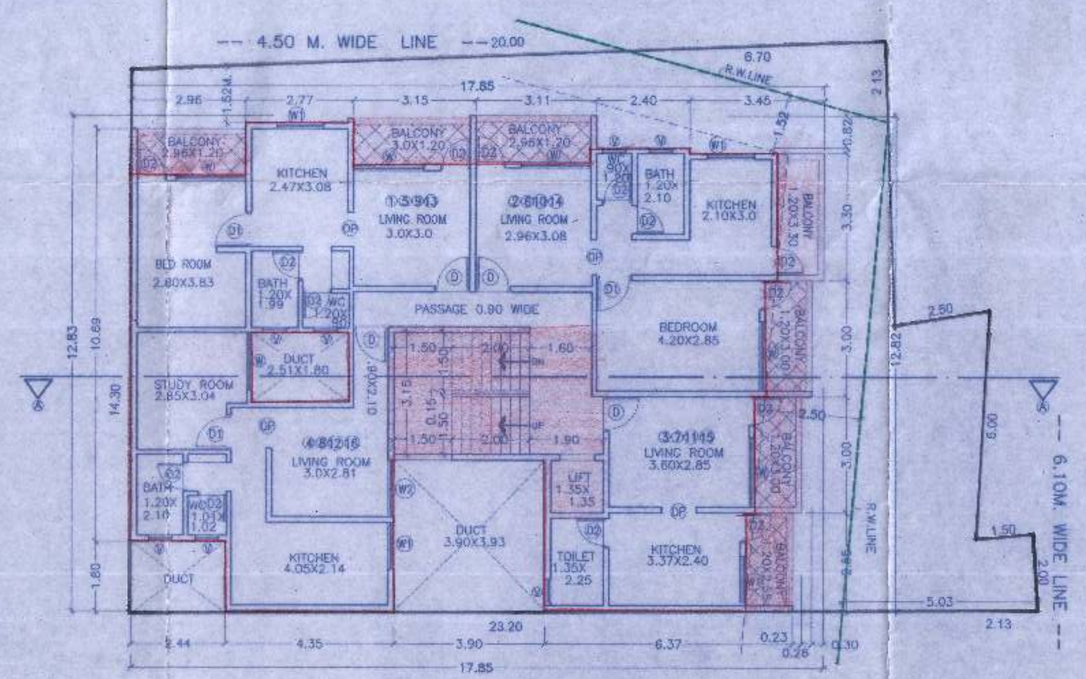
TOTAL DEDUCTION = 78.04 SQ.M.
NET B/UP AREA = 173.04-78.04
= 95.00 SQ.M.
ADD: (A) 2.96 X 4.13 = 11.94
= 106.94 SQ.M.



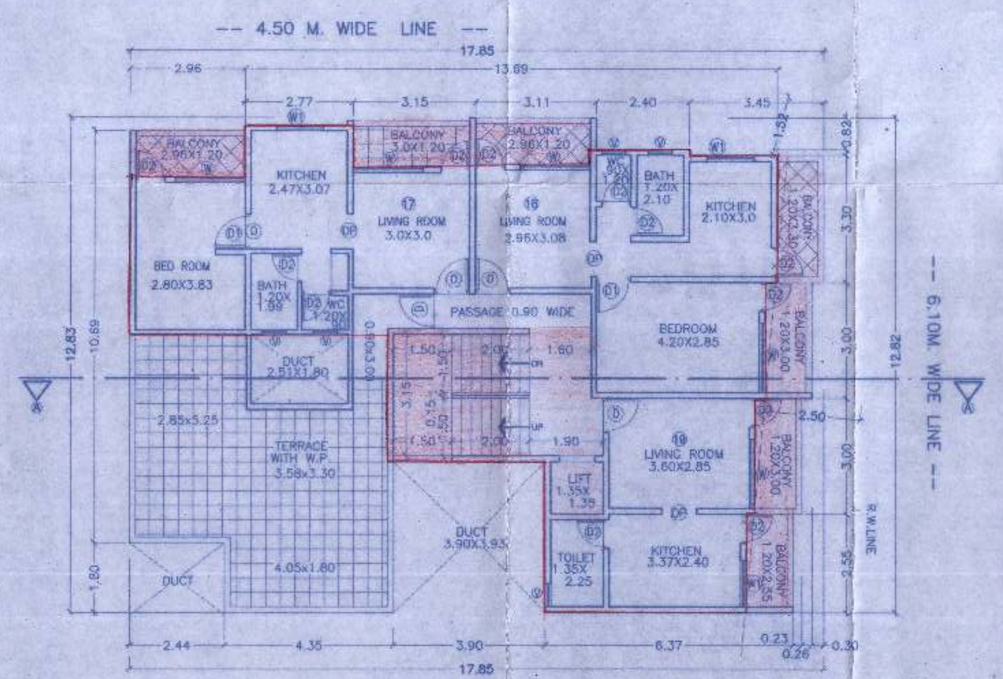
TERRACE FLOOR PLAN



PARKING FLOOR PLAN



TYPICAL FLOOR PLAN
FIRST, SECOND, THIRD, FOURTH



FIFTH FLOOR PLAN

STAMP OF APPROVAL — 01/01

A. AREA STATEMENT	SQ.M.
1 AREA OF PLOT	312.70
2 DEDUCTIONS FOR	
(a) ROAD AQUISITION AREA	37.05
(b) PROPOSED ROAD	
(c) ANY RESERVATION	
TOTAL (a+b+c)	37.05
3 NET GROSS AREA OF PLOT (1-2)	275.65
4 DEDUCTIONS FOR	
(a)RECREATION GROUND AS PER RULE NO.13.3.1	NIL
(b)INTERNAL ROADS	NIL
(c)TOTAL (a+b)	NIL
5 NET AREA OF PLOT (3-4c)	275.65
6 ADDITION FOR F.S.I. (27.87 x 8 + 27.87x8/2)	334.44
7 TOTAL AREA (5+6)	610.09
8 F.A.R. PERMISSIBLE	(275.65 x 1.5 + 334.44)
9 PERMISSIBLE FLOOR AREA (7X8)	747.92
10 EXISTING FLOOR AREA	NIL
11 PROPOSED RESIDENTIAL AREA	705.22
12 PROPOSED COMMERCIAL AREA	-----
13 EXCESS BALCONY AREA TAKEN IN F.S.I.	11.65
14 TOTAL BUILT UP AREA (10+11+12+13)	716.87
15 F.S.I. CONSUMED	0.95
16 COVERAGE PERMISSIBLE (2/3 OF PLOT AREA)	
15 COVERAGE PROPOSED	149.57

B. TENEMENT STATEMENT	
(d)TENEMENTS PERMISSIBLE	
(e)TENEMENTS PROPOSED	19

C. PARKING STATEMENT	CAR	SCOOTER	CYCLE
(a)PARKING REQUIRED BY RULE	12	38	38
(b)PAKING PROVIDED	12	38	38

SPECIFICATIONS

R.C.C. FRAME STRUCTURE	T.W. DOORS
EXT.WALLS 6"TH. CONC. BLOCKS	ALUMINIUM WINDOWS
INT. WALLS 4.5"TH. BRICKS	M.M. FLOORING
EXT. SANDFACED CEM. PLASTER	C.I. PIPES FOR DRAINAGE
INT. NEERU FINISH CEM. PLASTER	C.I. PIPES FOR PLUMBING

SCHEDULE OF OPENINGS

FD	1.83 X 2.13	W	1.80 X 1.22
D	0.90 X 2.13	W1	1.20 X 0.90
D1	0.90 X 2.13	W2	1.46 X 1.22
D2	0.75X 2.13	V	0.60 X 0.90

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON _____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 RECORDS / LAND RECORD DEPTT / CITY SURVEY RECORDS.

SIGN OF ARCHITECT

LEGEND

PLOT BOUNDARY SHOWN BLACK
PROPOSED WORK SHOWN RED
DRAINAGELINE SHOWN RED DOTTED
WATERLINE SHOWN BLACK DOTTED
EXISING TO BE RETAINED HATCHED
DEMOLISHION SHOWN HATCHED YELLOW

OWNER'S NAME AND ADDRESS
MR. VIJAY INAMDAR
OWNER'S SIGN

PROJECT :

PROPOSED BUILDING ON CTS NO 1163 A + 1163 B AT KASBA PETH, PUNE.

ARCHITECT'S SIGN.

PAJGADE & ASSOCIATES
ARCHITECTS, INTERIOR DESIGNERS.
020 - 24432862
+91 - 9822251585
santoshpajgadearch@hotmail.com
2'ND FLOOR, TARA BHUVAN, 1966, SADASHIV PETH, PUNE-30.

JOB NO.	DWG. NO.	SCALE	DRAWN BY	CHECKED BY	DATE
	MD	1:100	ANKITA	SANTOSH	22.05.2019

COM FILE(D:\DRAWINGS\ARCH\INAMDAR\MD.dwg)