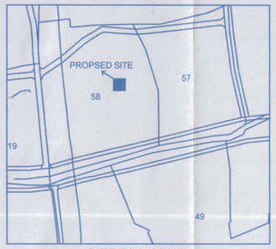
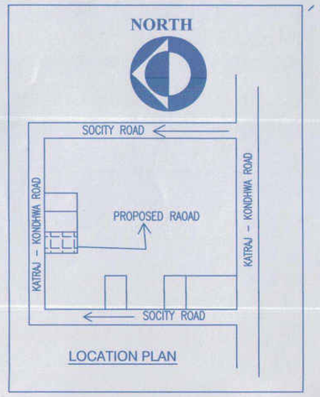
CARPET DETAILS

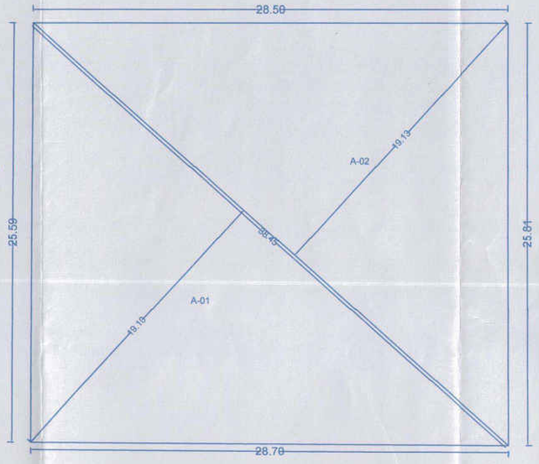
BUILDING NAME	FLOOR NAME	CARPET NAME	CARPET AREA	ENC BAL AREA	TERRACE AREA	OPEN BAL AREA
A (BUILDING)	FOURTH FLOOR PLAN	401	34.98	0.00	3.20	7.09
		402	34.59	0.00	3.20	6.92
		403	32.71	0.00	4.41	6.14
	SECOND FLOOR PLAN	201	34.98	0.00	3.20	6.97
		202	34.59	0.00	3.20	6.96
		203	32.72	0.00	4.41	6.69
		204	35.03	0.00	2.38	7.09
		205	33.03	0.00	4.52	3.39
	TYPICAL - 1& 3 FLOOR PLAN	101,301	34.93	0.00	2.98	6.30
		102,302	34.55	0.00	2.98	6.15
		103,303	32.67	0.00	4.63	7.20
		104,304	35.03	0.00	2.38	6.76
		105,305	32.84	0.00	4.87	3.88



SITE PLAN PLAN



LOCATION PLAN



Triangulation

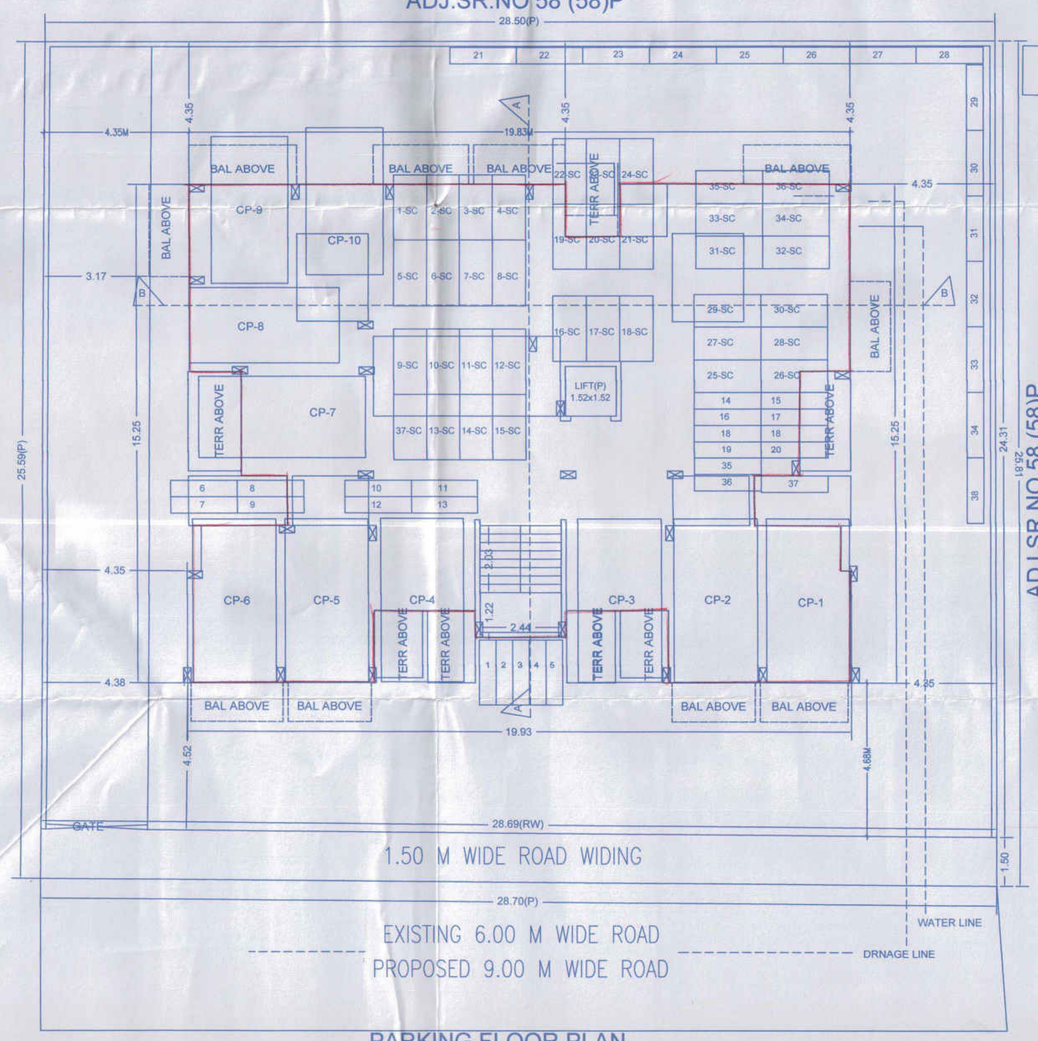
TRIANGLE	AREA
A-01	367.21
A-02	367.84
TOTAL (PLOT)	735.05

BUILDING WISE FSI STATEMENT

BUILDING	FSI AREA				BALCONY			PASSAGE	STAIR	LIFT	TERRACE	LIFT M/C ROOM	TENE.	TOTAL
	COMM.	RESI.	IND.	SPEC.	PERM.	PROP.	EXCESS		FREE OF FSI	FREE OF FSI				FSI AREA
A-1 (BUILDING)	0.00	782.05	0.00	0.00	117.30	111.83	0.00	0.00	46.56	2.32	68.71	9.00	18	782.05
TOTAL	0.00	782.05	0.00	0.00	117.30	111.83	0.00	0.00	46.56	2.32	68.71	9.00	18	782.05

FLOOR WISE FSI STATEMENT: A (BUILDING)

FLOORS	FSI AREA				BALCONY			PASSAGE	STAIR		LIFT	TERRACE	LIFT M/C ROOM	TENE.	TOTAL
	COMM.	RESI.	IND.	SPEC.	PERM.	PROP.	EXCESS		NORMAL STAIR	FIRE STAIR	FREE OF FSI				FSI AREA
PARKING FLOOR	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-	0	0.00
FIRST FLOOR	0.00	214.96	0.00	0.00	32.24	30.29	0.00	0.00	11.64	0.00	2.32	17.84	-	5	214.96
SECOND FLOOR	0.00	214.96	0.00	0.00	32.24	31.10	0.00	0.00	11.64	0.00	0.00	17.70	-	5	214.96
THIRD FLOOR	0.00	214.96	0.00	0.00	32.24	30.29	0.00	0.00	11.64	0.00	0.00	17.84	-	5	214.96
FOURTH FLOOR	0.00	137.17	0.00	0.00	20.58	20.15	0.00	0.00	11.64	0.00	0.00	15.33	-	3	137.17
TOTAL	0.00	782.05	0.00	0.00	117.30	111.83	0.00	0.00	46.56	0.00	2.32	68.71	9..00	18	782.05



PARKING FLOOR PLAN

A-01

Road Widening Triangulation

RW

TRIANGLE	AREA
A-01	43.04
TOTAL	43.04

BUILDING WISE COVERAGE TABLE

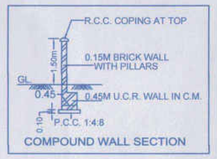
BUILDING	AREA
A-1 (BUILDING)	250.53

OPENING SCHEDULE: A (BUILDING)

NAME	WIDTH	HEIGHT	NOS.
V	0.60	0.60	32
WINDOW-112	0.60	112.00	01
WINDOW-190	0.60	190.00	01
WINDOW-270	0.60	270.00	02
W	1.33	1.20	04
W	1.50	1.20	41
WINDOW-101	1.50	101.00	01
WINDOW-105	1.50	105.00	01
WINDOW-115	1.50	115.00	01
WINDOW-139	1.50	139.00	01
WINDOW-141	1.50	141.00	01
WINDOW-145	1.50	145.00	01
WINDOW-193	1.50	193.00	01
WINDOW-218	1.50	218.00	02
WINDOW-220	1.50	220.00	02
WINDOW-224	1.50	224.00	02
WINDOW-273	1.50	273.00	02
WINDOW-99	1.50	99.00	01

TERRACE CALCULATIONS: A (BUILDING)

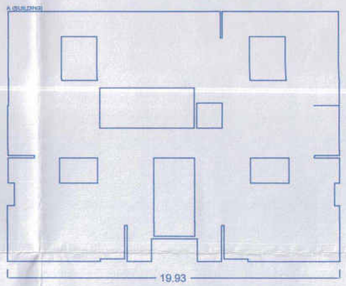
FLOOR	SIZE	AREA	TOT. AREA
FOURTH FLOOR	1.45 X 2.21 X 2	6.40	98.82
	1.52 X 2.89 X 1	4.41	
	1.52 X 2.97 X 1	4.52	
	BLOCK	83.49	
THIRD FLOOR	1.45 X 2.06 X 2	5.96	17.84
	1.47 X 1.61 X 1	2.38	
	1.52 X 3.05 X 1	4.63	
	1.60 X 3.05 X 1	4.87	
SECOND FLOOR	1.45 X 2.21 X 2	6.40	17.70
	1.47 X 1.61 X 1	2.38	
	1.52 X 2.89 X 1	4.41	
	1.52 X 2.97 X 1	4.52	
FIRST FLOOR	1.45 X 2.06 X 2	5.96	17.84
	1.47 X 1.61 X 1	2.38	
	1.52 X 3.05 X 1	4.63	
	1.60 X 3.05 X 1	4.87	
TOTAL	-	-	152.19



COMPOUND WALL SECTION

BALCONY CALCULATIONS: A (BUILDING)

FLOOR	SIZE	AREA	TOT. AREA
FOURTH FLOOR	1.10 X 2.74 X 1	3.02	20.15
	1.10 X 2.83 X 1	3.12	
	1.15 X 3.43 X 1	3.93	
	1.20 X 2.49 X 2	5.97	
	1.20 X 3.43 X 1	4.11	
THIRD FLOOR	1.19 X 3.23 X 1	3.86	30.29
	1.20 X 2.49 X 2	5.97	
	1.20 X 2.64 X 1	3.17	
	1.20 X 2.74 X 1	3.29	
	1.20 X 2.76 X 1	3.31	
	1.20 X 2.90 X 1	3.47	
	1.20 X 3.23 X 1	3.88	
	1.22 X 2.74 X 1	3.35	
SECOND FLOOR	1.14 X 2.49 X 2	5.68	31.11
	1.20 X 2.74 X 1	3.29	
	1.20 X 2.83 X 1	3.39	
	1.20 X 2.83 X 1	3.40	
	1.20 X 3.43 X 2	8.26	
	1.26 X 2.74 X 1	3.45	
	1.26 X 2.90 X 1	3.64	
FIRST FLOOR	1.19 X 3.23 X 1	3.86	30.29
	1.20 X 2.49 X 2	5.97	
	1.20 X 2.64 X 1	3.17	
	1.20 X 2.74 X 1	3.29	
	1.20 X 2.76 X 1	3.31	
	1.20 X 2.90 X 1	3.47	
	1.20 X 3.23 X 1	3.88	
	1.22 X 2.74 X 1	3.35	
TOTAL	-	-	111.84



PLOT

Document Name	Area
7/12 Extract	835

COVERAGE	AREA
A (BUILDING)	250.53

PARKING CALCULATION

TYPE	CARPET AREA/ FSI (M2)	TENEMENT (NOS)		CAR (NOS)		SCOOTER (NOS.)		CYCLE (NOS.)	
		UNIT	PROP.	BY RULE	REQD.	BY RULE	REQD.	BY RULE	REQD.
RESIDENTIAL	0 - 40	2	18	1	9	4	36	4	36
RESIDENTIAL	40 - 80	2	0	2	0	4	0	2	0
RESIDENTIAL	80 - 150	1	0	2	0	2	0	2	0
RESIDENTIAL	> 150	1	0	3	0	2	0	2	0
VISITOR				5%(Car)	1	5%(SC)	2	5%(CY)	2
TOTAL	REQUIRED	-	-	-	10	-	38	-	38
TOTAL	PROPOSED	-	-	-	10	-	38	-	38

WATER REQUIREMENT

TANK		OCCUPANT LOAD			CONS / DAY (LIT)	REQD. CAP.(LIT)	PROP. CAP.(LIT)
			FACT.				
OHWT	RESI.REQMT.	18	5	90	135	12150	
	COM.REQMT.	0	3	0	45	0	
		0	6	0	45	0	
	IND.REQMT.	0	10	0	30	0	
	SPE.REQMT.	0	10	0	0	0	
						12150	
	FIRE REQMT.					0	
						12150	24520
UGWT			1.5			18225	40842

STAMP OF APPROVAL

1/2

जोडीन नियमावली नि -10/01/2019

APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO: CC/3152/18

Building Inspector / Deputy Engineer
BUILDING PERMISSION DEPT.
ZONE- P.M.C.

POONA MUNICIPAL CORPORATION BUILDING CONTROL DEPARTMENT APPROVED POONA

PLOT

A) AREA STATEMENT		SQ.M.
1. AREA OF PLOT		735.05
2. DEDUCTIONS FOR		
(a) ROAD ACQUISITION AREA		43.04
(b) EXISTING INTERNAL ROAD		0.00
(c) ANY RESERVATION		0.00
(d) OTHER		0.00
TOTAL (a+b+c+d)		43.04
3. NET GROSS AREA OF PLOT (1-2) :		692.01
4. DEDUCTIONS FOR	(A)	
(a) TRANSFORMER AREA		0.00
(b) RECREATION OPEN SPACE		0.00
(c) INTERNAL ROADS		0.00
(d) AMENITY SPACE		0.00
(e) OTHERS		0.00
TOTAL (a+b+c+d+e)		0.00
5. NET AREA OF PLOT (3-4) :	(B)	692.01
6. ADDITION FOR F.S.I.		
(a) EXISTING INTERNAL ROAD		0.00
(b) TRANSFORMER AREA		0.00
(c) RECREATION OPEN SPACE : (NOTIONAL)		0.00
(d) INTERNAL ROADS		0.00
(e) AMENITY SPACE	Amenity Area Not Required	0.00
(f) OTHER ADDITION		0.00
TOTAL (a+b+c+d+e+f)		0.00
7. TOTAL AREA (5+6) :	(C)	692.01
8. F.A.R. PERMISSIBLE	1.1000	761.21
9. ROAD AREA — AVAILABLE	6.22% 43.04	43.04
9. ROAD AREA — PERMISSIBLE	40% 276.80	
10. TDR Area	00	0.00
11. PERM. FLOOR AREA (7X8+9+10)		804.25
12. EXISTING FLOOR AREA		0.00
13. PROPOSED RESIDENTIAL AREA		782.05
14. PROPOSED COMMERCIAL AREA		0.00
15. PROPOSED INDUSTRIAL AREA		0.00
16. PROPOSED SPECIAL FSI AREA		0.00
17. EXCESS BALCONY AREA TAKEN IN F.S.I.		0.00
18. TOTAL BUILT UP AREA (12 To 17)		782.05
19. F.S.I. CONSUMED		1.0600
20. COVERAGE PERMISSIBLE	000.00	346.00
21. EXISTING COVERAGE		0.00
22. PROPOSED COVERAGE		-
23. TOTAL COVERAGE		250.53
B) BALCONY STATEMENT		
(a) PERMISSIBLE BALCONY AREA		117.31
(b) PROPOSED BALCONY AREA		111.84
(c) EXCESS BALCONY AREA (TOTAL)		0.00
C) TENEMENT STATEMENT		
(a) NET AREA OF PLOT ITEM A(7)ABOVE		692.01
(b) LESS NON-RESIDENTIAL AREA (SHOPS ETC.)		0.00
(c) AREA FOR TENEMENTS (a-b)		692.01
(d) TENEMENTS PERMISSIBLE	250/Hec.(NPA)	
(e) TENEMENTS PROPOSED		18

D) PARKING STATEMENT

	CAR-L	CAR-S	SCOOTER	CYCLE
(a) PARKING REQUIRED BY RULE	5	5	38	38
(b) PARKING PROVIDED	5	5	38	38
(c) GARAGES PERMISSIBLE	00	00	00	00
(d) GARAGES PROPOSED	00	00	00	00

SPECIFICATIONS

CERTIFICATE OF AREA

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

SIGN OF ARCHITECT

LEGEND

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

OWNER'S NAME: | OWNER'S SIGN:

ESTATE CORPORASTION THROUGH SHRI SANDIP S ZAGADE & OTHER 3

PROJECT: Building Proposal

SURVEY NO: 58

HISSA NO: 3(P) | CTS NO:
PLOT NO: | SOC. NAME:
FINAL PLOT NO: | PETH: Kondhwa-Budruk

ARCHITECT: HARISHCHANDRA R ANARSE | ARCHITECT'S SIGN:

S.NO.17/18, LANE NO.06,MALANI APRT., SUKHSAGAR NAGAR, AR,KATRAJ,$PUNE-411046.

JOB NO.	DRG.NO.	SCALE	DRAWN BY	CHECKED BY
		1:100		

INWARD NO.	ADCR/3163/18	DATE	19-12-2018
KEY NO.	°½½ÉÀ¥ÆÀÉÆÀÄ	SHEET NO.	1 / 2

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