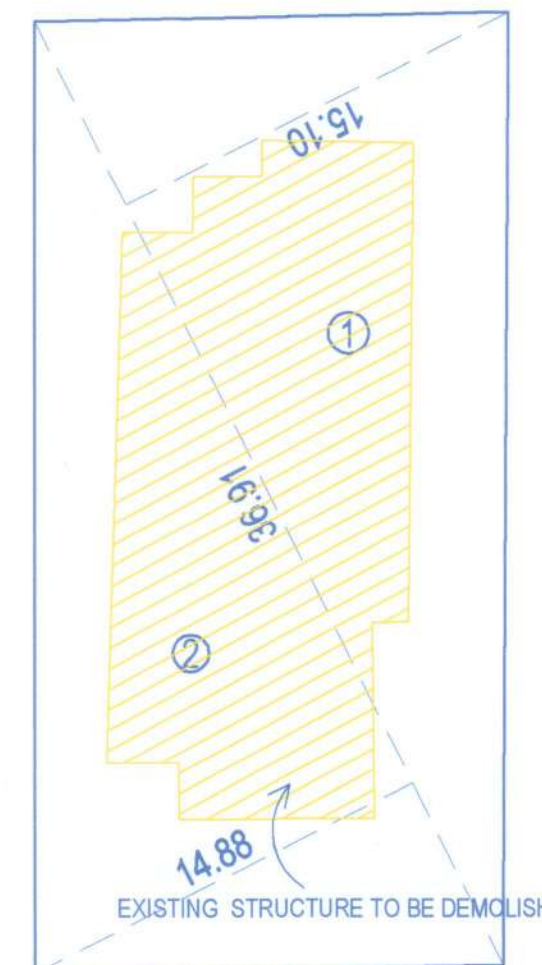
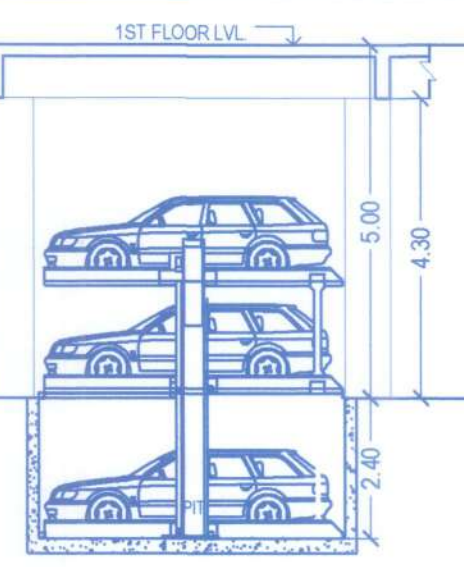


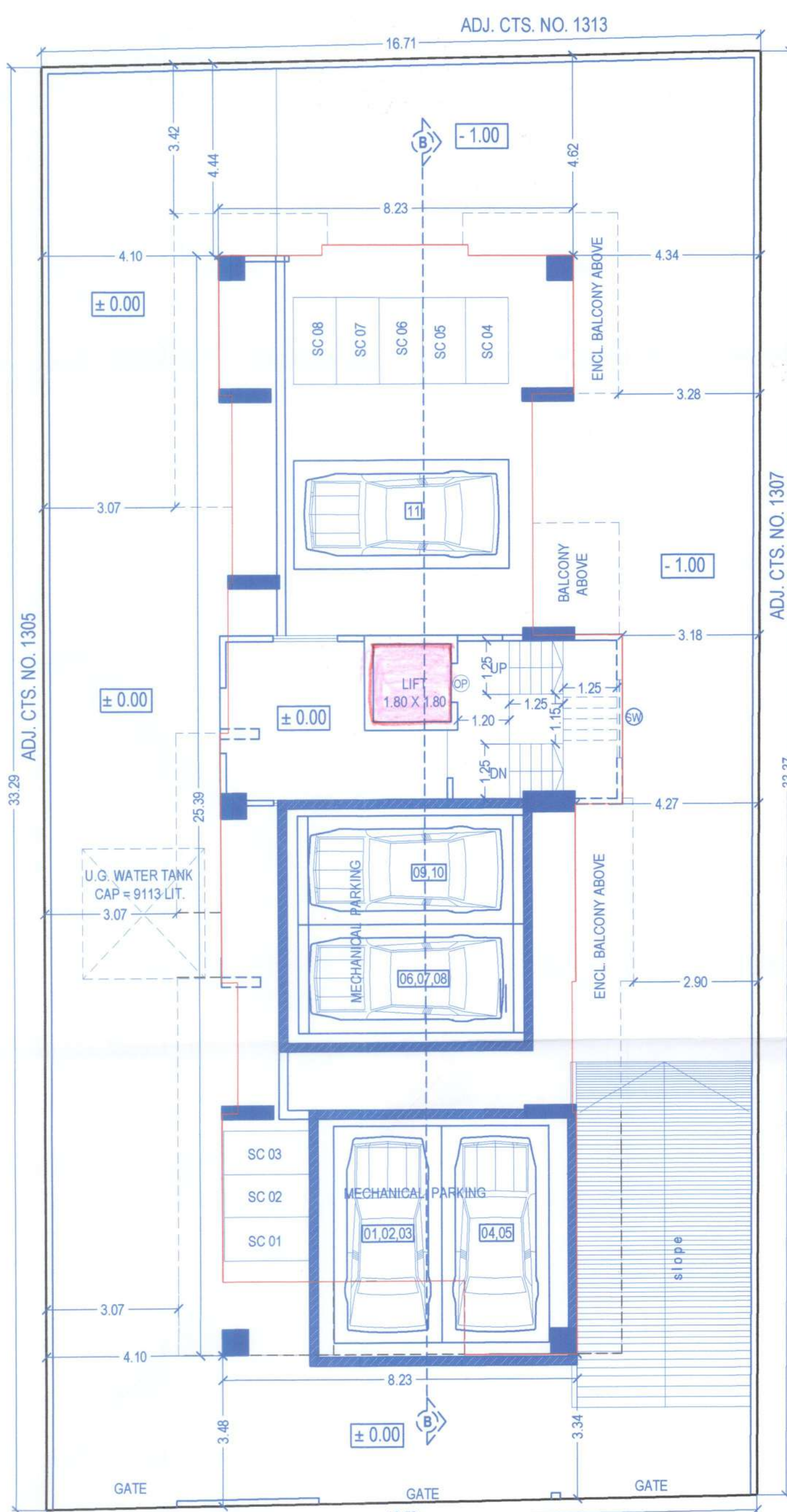
RESIDENTIAL PARKING REQUIREMENT AS PER UDPCR					
TYPE OF TENEMENT	NO. OF TENEMENT	REQUIRED		PROVIDE	
CARPET AREA		CAR	SCOOTER	CAR	SCOOTER
For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m.	3	1	2	2	3
Flat No. - 101,201,301					
For every tenement having carpet area equal to or above 80 sq.m. but less than 150 sq.m.	4	1	1	4	4
Flat No. - 102,202,302,402					
TOTAL	7			6	7
5 % EXTRA VISITOR PARKING				1	1
TOTAL REQUIRED PARKING				7	8
TOTAL PROPOSED PARKING 7 X 150				11	8

F.S.I STATEMENT (IN SQ.M)			
BUILDING	FLOOR	PROPOSED F.S.I.	TENEMENTS
PARKING + 4 FLOORS	PARKING	0	0
	FIRST	247.09	2
	SECOND	253.77	2
	THIRD	253.77	2
	FOURTH	159.94	1
TOTAL		914.57	7

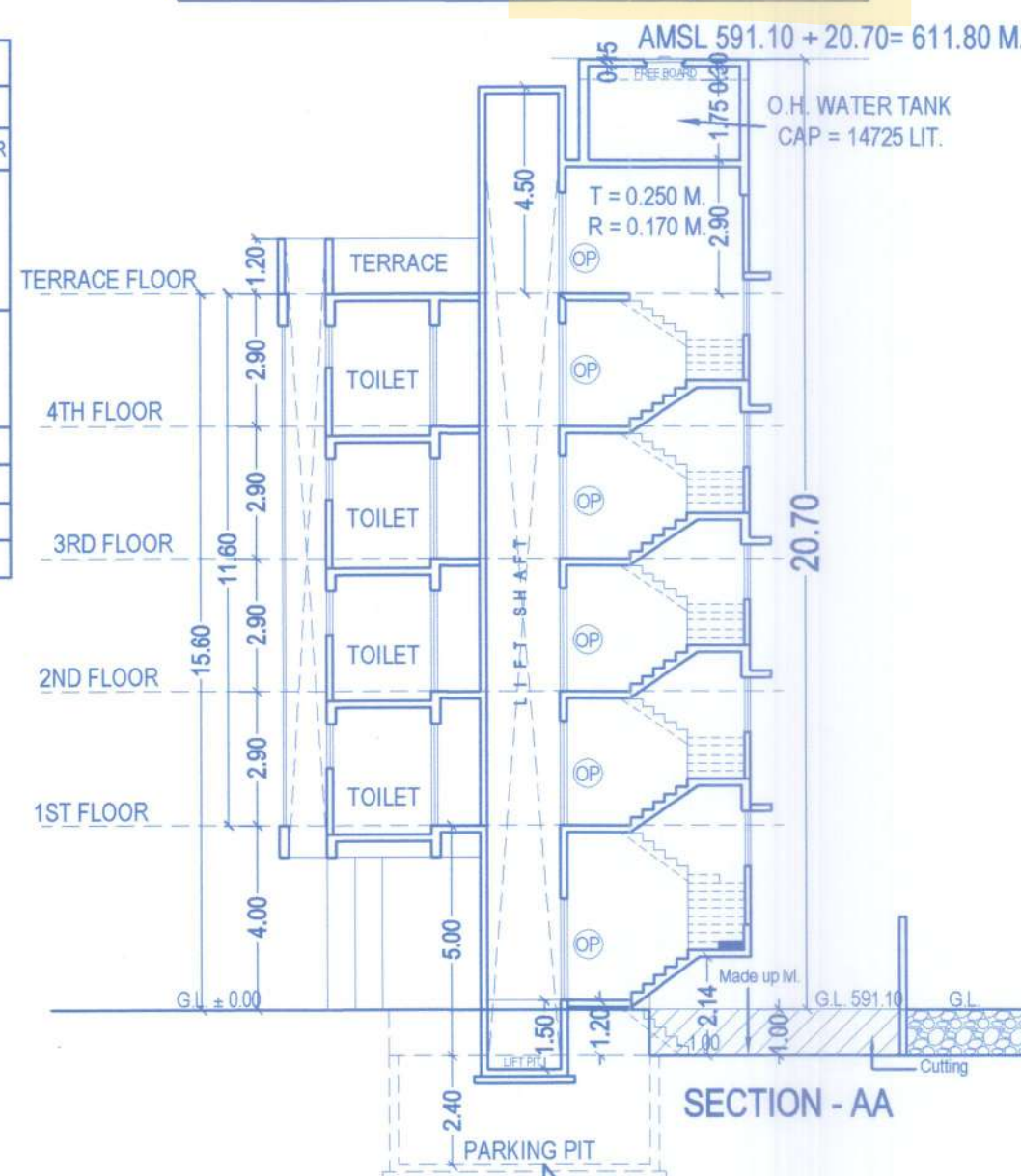
CARPET AREA STATEMENT IN SQ.M		
FLOOR	FLAT NO.	AREA
1ST FLOOR	101	68.80
	102	96.77
2ND FLOOR	201	69.12
	202	96.77
3RD FLOOR	301	69.12
	302	96.77
4TH FLOOR	402	102.83



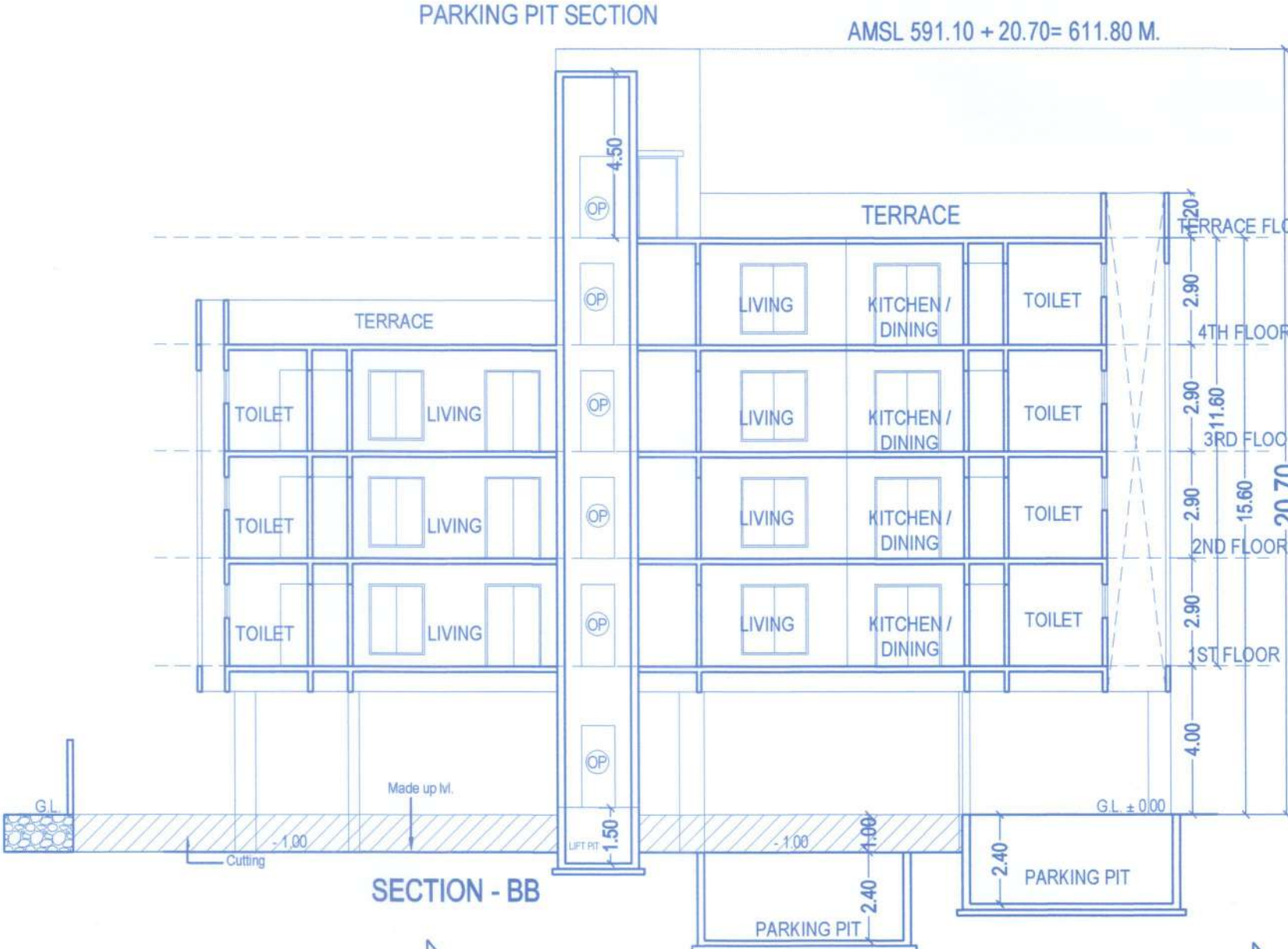
PLOT AREA STATEMENT	
ADDITIONS :-	
1. $1/2 \times 36.91 \times 15.10$	= 278.67 SQ.M
2. $1/2 \times 36.91 \times 14.88$	= 274.61 SQ.M
NET AREA = 553.28	= 553.28 SQ.M



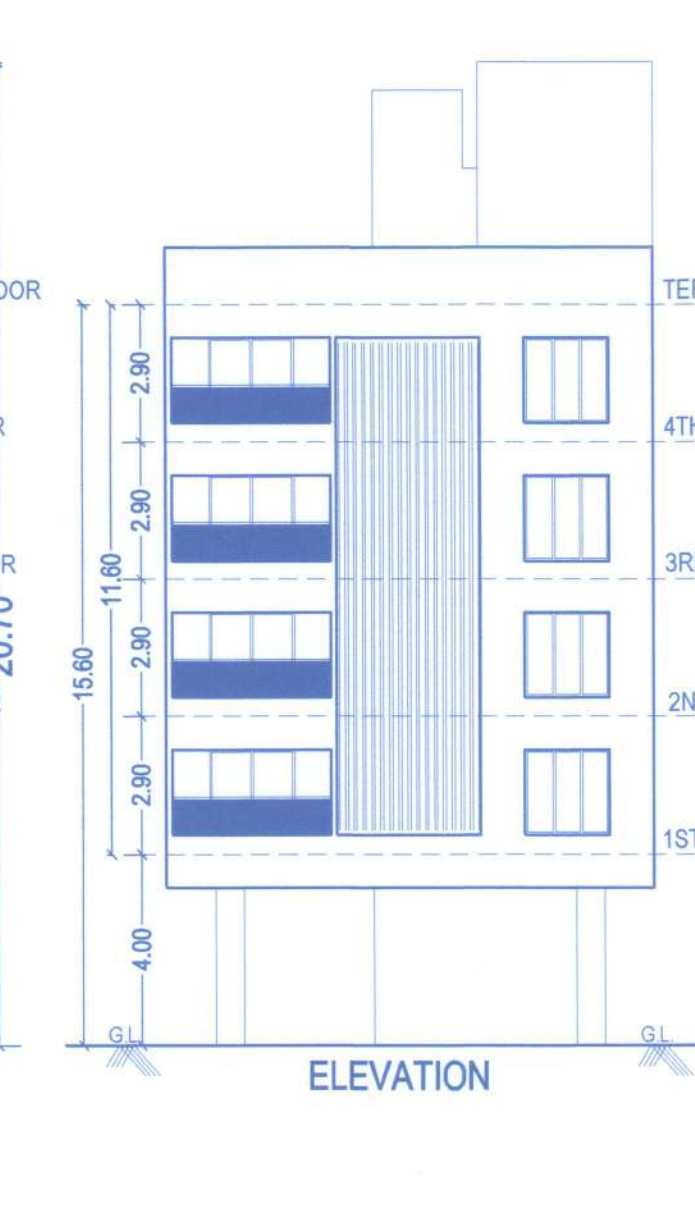
PARKING FLOOR PLAN



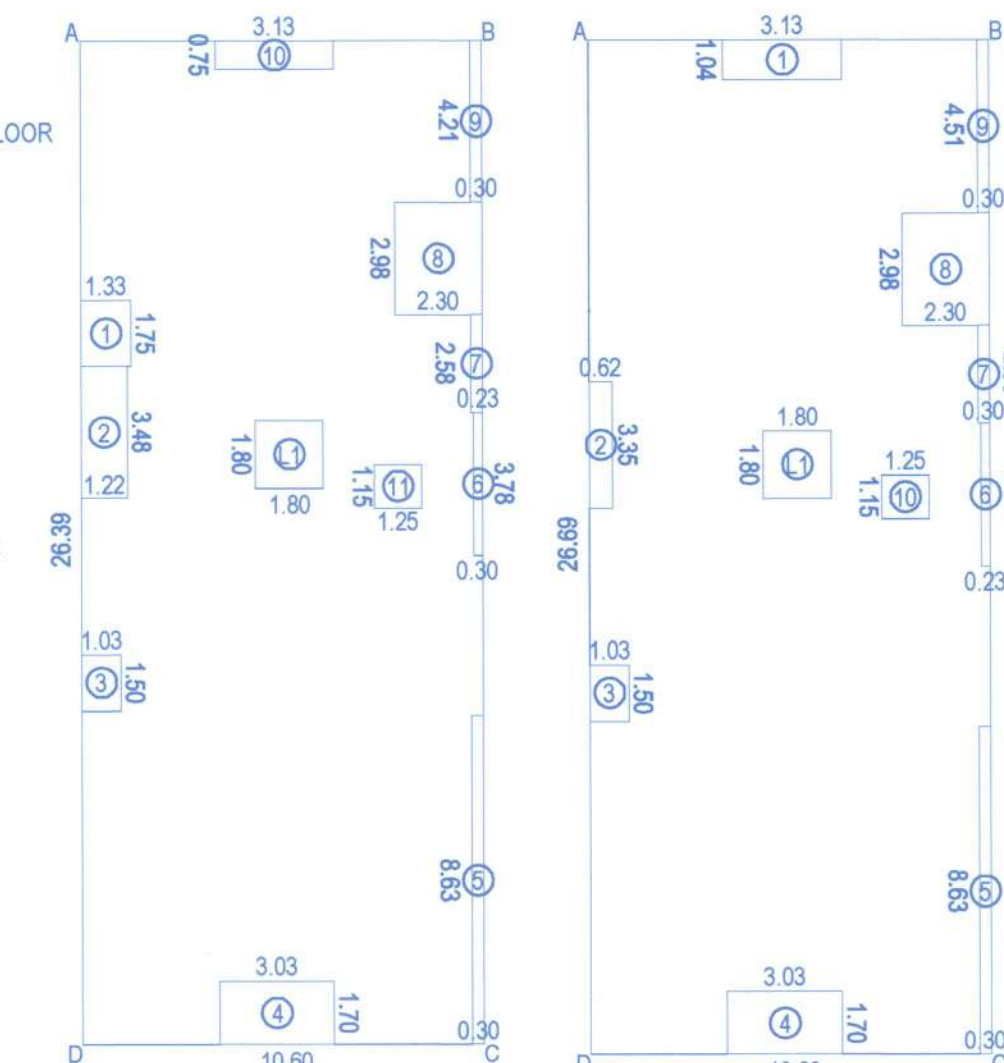
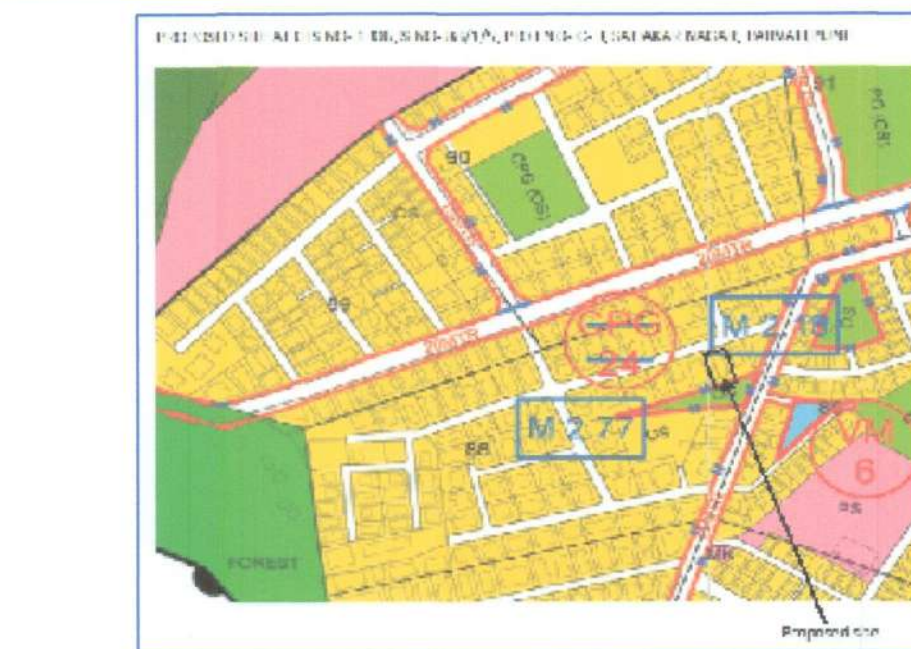
SECTION - AA



SECTION - BB



ELEVATION

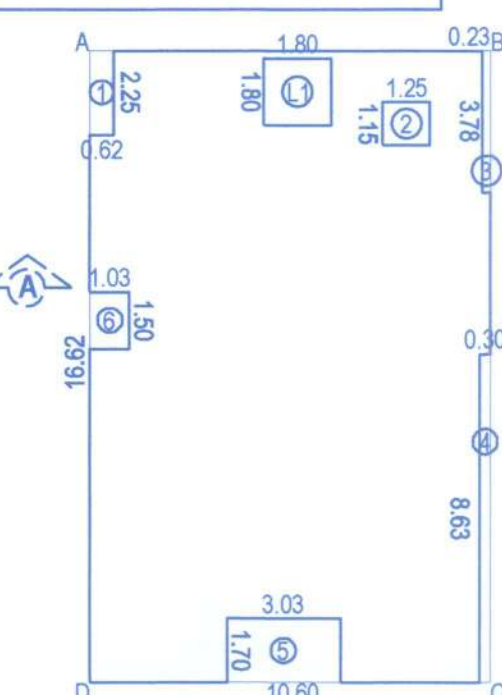


BUILT-UP AREA STATEMENT: 1ST FLOOR PLAN			
AREA OF BLOCK [ABCD] = 10.60 X 26.39 = 279.73 SQ. M			
STANDARD DEDUCTIONS -			
1.	1.33 x	1.75 =	2.33 SQ. M
2.	1.22 x	3.48 =	4.25 SQ. M
3.	0.83 x	1.50 =	1.54 SQ. M
4.	3.03 x	1.70 =	5.15 SQ. M
5.	0.30 x	0.63 =	0.59 SQ. M
6.	0.23 x	3.78 =	0.87 SQ. M
7.	0.30 x	2.58 =	0.77 SQ. M
8.	0.30 x	2.98 =	0.85 SQ. M
9.	0.30 x	4.21 =	1.26 SQ. M
10.	3.13 x	0.75 =	2.35 SQ. M
11.	1.25 x	1.15 =	1.44 SQ. M
L1.	1.80 x	1.80 =	3.24 SQ. M
TOTAL DEDUCTIONS =			32.64 SQ. M
NET AREA =			279.73 - 32.64 = 247.09 SQ. M

BUILT-UP AREA STATEMENT
1ST FLOOR PLAN

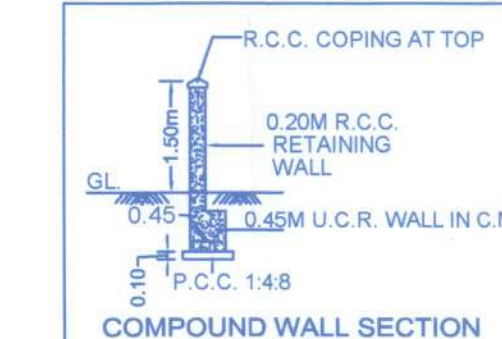
BUILT-UP AREA STATEMENT : 2ND,3RD FLOOR PLAN		
AREA OF FLOOR (ABCD) =		
10.90 X 26.99 = 292.91 SQ.M		
STANDARD DEDUCTIONS -		
1.	3.15 X 1.04 =	3.28 SQ.M
2.	0.82 X 3.35 =	2.76 SQ.M
3.	1.03 X 1.50 =	1.54 SQ.M
4.	3.03 X 1.70 =	5.15 SQ.M
5.	0.30 X 8.63 =	2.59 SQ.M
6.	0.23 X 3.78 =	0.87 SQ.M
7.	0.30 X 2.98 =	0.77 SQ.M
8.	2.30 X 2.98 =	6.85 SQ.M
9.	0.30 X 4.51 =	1.35 SQ.M
10.	1.25 X 1.15 =	1.44 SQ.M
L1.	1.80 X 1.80 =	3.24 SQ.M
TOTAL DEDUCTIONS =		29.14 SQ.M
NET AREA = 292.91 - 29.14 =		263.77 SQ.M

BUILT-UP AREA STATEMENT :
2ND AND 3RD FLOOR PLAN



BUILT-UP AREA STATEMENT : 4TH FLOOR		
AREA OF BLOCK [ABCD] = 10.60 X 16.62 = 176.17 SQ. M		
STANDARD DEDUCTIONS :-		
1.	0.62 X 2.25 =	1.40 SQ.M
2.	1.25 X 1.15 =	1.44 SQ.M
3.	0.23 X 3.78 =	0.87 SQ.M
4.	0.30 X 8.63 =	2.59 SQ.M
5.	3.03 X 1.70 =	5.15 SQ.M
6.	1.03 X 1.50 =	1.54 SQ.M
L1.	1.80 X 1.80 =	3.24 SQ.M
TOTAL DEDUCTIONS =		16.23 SQ.M
NET AREA = 176.17 - 16.23 = 159.94 SQ. M		

BUILT-UP AREA STATEMENT
: 4TH FLOOR



COMPOUND WALL SECTION

1	1
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नविन निवासी दि. ३१/१०/२०२३
APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO. CC/१८५५/२३
Building Inspector Deputy Engineer P.M.C.
(B.P.D.P. Zone-5) P.M.C.



AREA STATEMENT	SQ. M.
1. Area of plot (Minimum area of a, b, c to be considered)	540.00
(a) As per ownership document (PRC)	540.00
(b) as per measurement sheet	553.28
(c) as per site	553.28
2. Deductions for	
(a) Proposed Road widening Area	0.00
(b) Any D.P. Reservation area	0.00
Total (a+b)	0.00
3. Balance area of plot (1-2)	540.00
4. Amenity Space (if applicable)	
(a) Required -	0.00
(b) Adjustment of 2(b), if any -	0.00
(c) Balance Proposed -	0.00
5. Net Plot Area (3-4) (c)	540.00
6. Recreational Open space (if applicable)	
(a) Required -	0.00
(b) Proposed -	0.00
7. Internal Road area	0.00
8. Plottable area (if applicable)	0.00
9. Built up area with reference to Basic F.S.I. as per front road width (1.10)	594.00
10. Additional FSI area under Chapter No. 7 30% on previous sanction f.s.i.	-
11. GBC Area (GREEN BUILDING AREA)	
Total entitlement of FSI in the proposal	594.00
12. Permissible Ancillary Area FSI upto 85% with payment of charges.	356.40
(a) proposed entitlement (i.e.) :=	220.37
(c) total entitlement	336.40
13. Maximum utilization limit of F.S.I. (building potential) Permissible as per Road width (as per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.6 or 1.8	914.57
Total Built-up Area in proposal (excluding area at Sr.No.17 b)	
(a) Existing Built-up Area	0.00
(b) Proposed Built-up Area (as per 'P-line')	914.57
Total (a+b)	914.57
15. F.S.I. Consumed (15%)	1.89
16. proposed leasement	7

ALL THE WALLS IN THIS PLAN ARE

ALL THE WALLS IN THIS PLAN ARE 5" THICK

AREA CERTIFICATE

CERTIFIED THAT THE PLOT REF. 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 SO WORKED OUT TALLIES WITH THE AREA STATED IN THE DOCUMENT OF CITY SURVEY / TPS RECORD.

ANIRUDDHE T. SHINDI
CA/98/23512
(ARCHITECT)


OWNER'S SIGNATURE

DESCRIPTION AND ADDRESS OF THE PROPERTY :-

PROPOSED RESIDENTIAL BUILDING CHANDAN APARTMENT, CTS NO. 1306,
PLOT NO. C-3, S.NO. 88/1/5, PARVATI,
PUNE -411009

NAME AND SIGN OF THE OWNER :

OWNER'S SIGN. / PAH

ARCHITECT'S SIGN.

Aminda

SHREERAM BUILDERS & PROMOTERS

ANIRUDDHE T. SHIND
CA/98/23512

NAME OF ARCHITECT :

ARCHITECTS
SHINDE JOSHI & ASSOCIATES
"SUNAND APARTMENT",
1ST FLOOR, FLAT NO 104, CTS NO 163, S.NO 720,
PLOT NO 16, SADASHIV PETH,
NEAR L.B.SHASTRJI ROAD PRADEEP PUMP,PUNE 411030.
TEL. : 9922196607, Email : shindejoshiassociates@gmail.com

JOB NO.	SCALE	DRAWN BY	CHKD BY	DATE	
	1:100	SAMEER	-----	13-10-2023	