

PARKING STATEMENT:

PARKING REQUIRED FOR EVERY TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 80 SQ.M BUT LESS THAN 150 SQ.M - 1 CAR, 3 SCOOTERS

NO OF SUCH TENEMENTS PROPOSED - 5

PARKING REQUIRED - 5 CARS, 15 SCOOTERS

PARKING REQUIRED FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.M BUT LESS THAN 80 SQ.M - 1 CAR, 5 SCOOTERS

NO OF SUCH TENEMENTS PROPOSED - 2

PARKING REQUIRED - 1 CAR, 5 SCOOTERS

VISITOR PARKING REQUIRED - 1 CAR, 1 SCOOTER

TOTAL PARKING REQUIRED - 7 CARS, 21 SCOOTERS

TOTAL PARKING PROVIDED - 7 CARS, 21 SCOOTERS

STATEMENT OF WATER REQUIREMENT:

TOTAL NO. OF PERSONS FOR ONE TEN = 7

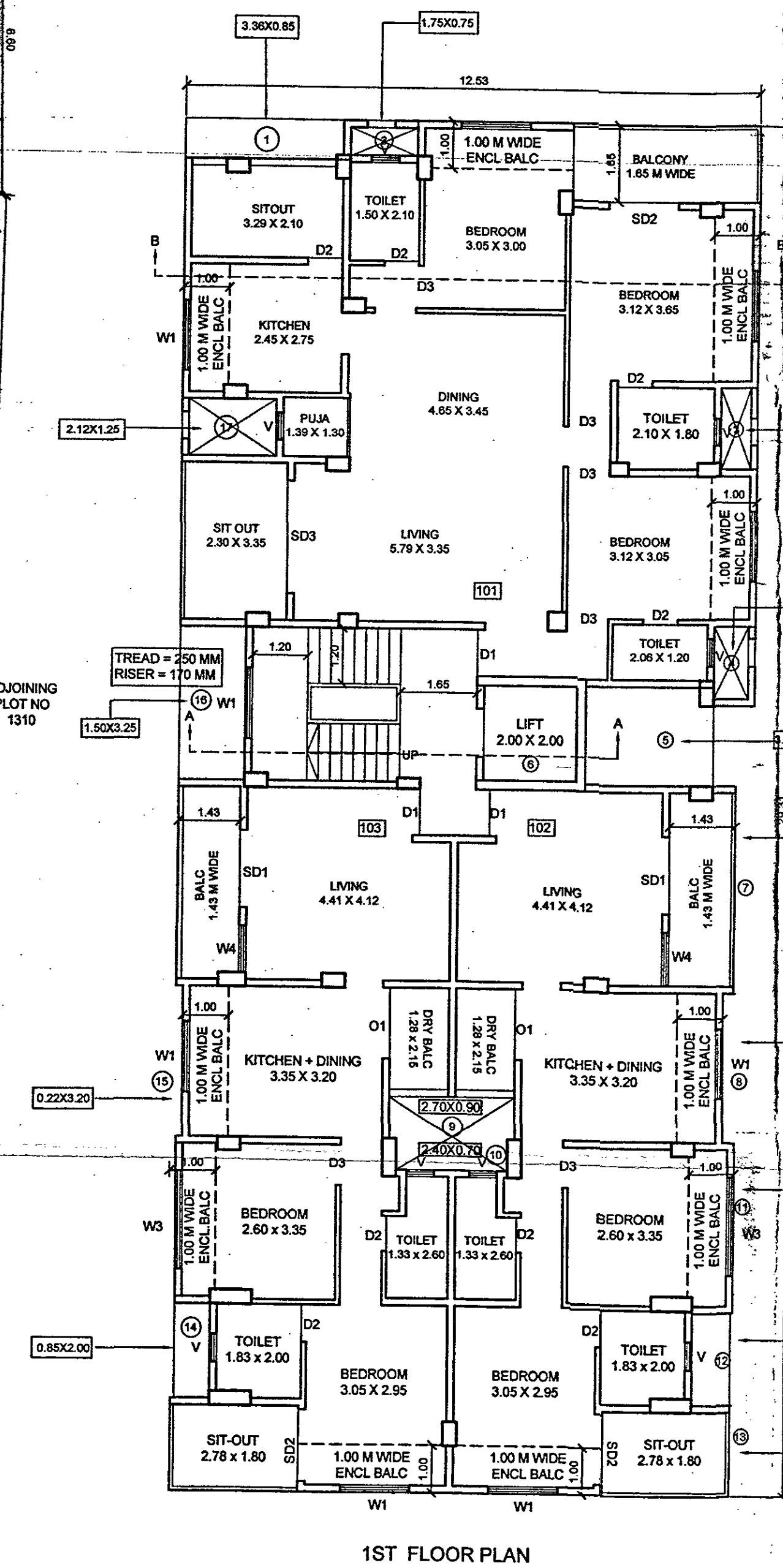
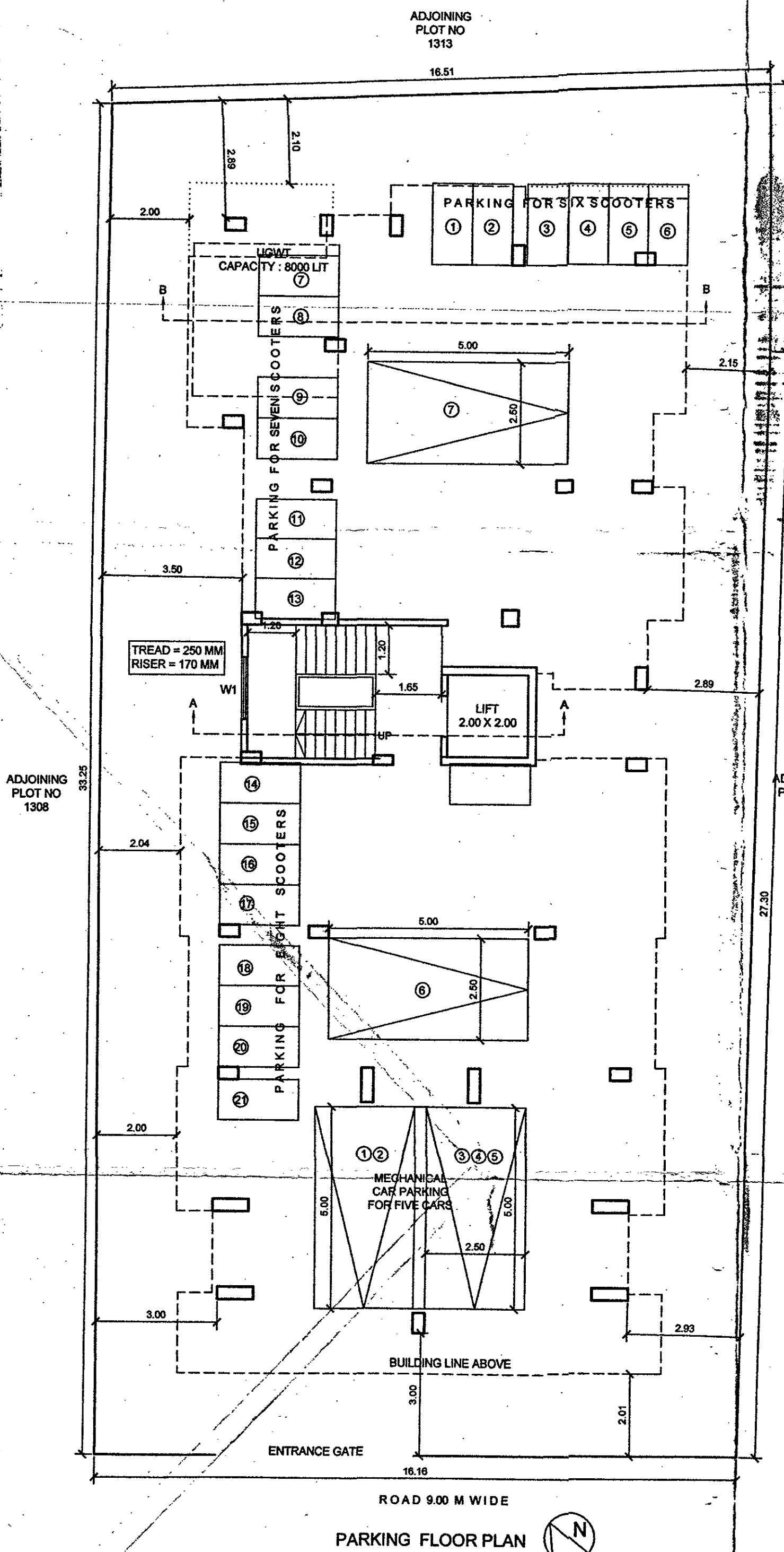
WATER REQUIRED @ 150 LIT/PERSON = 7 X 7 = 4725 LIT

UG TANK CAPACITY REQUIRED = 150 X 4725 = 7087.50 LIT

UG TANK CAPACITY PROVIDED = 8000 LIT

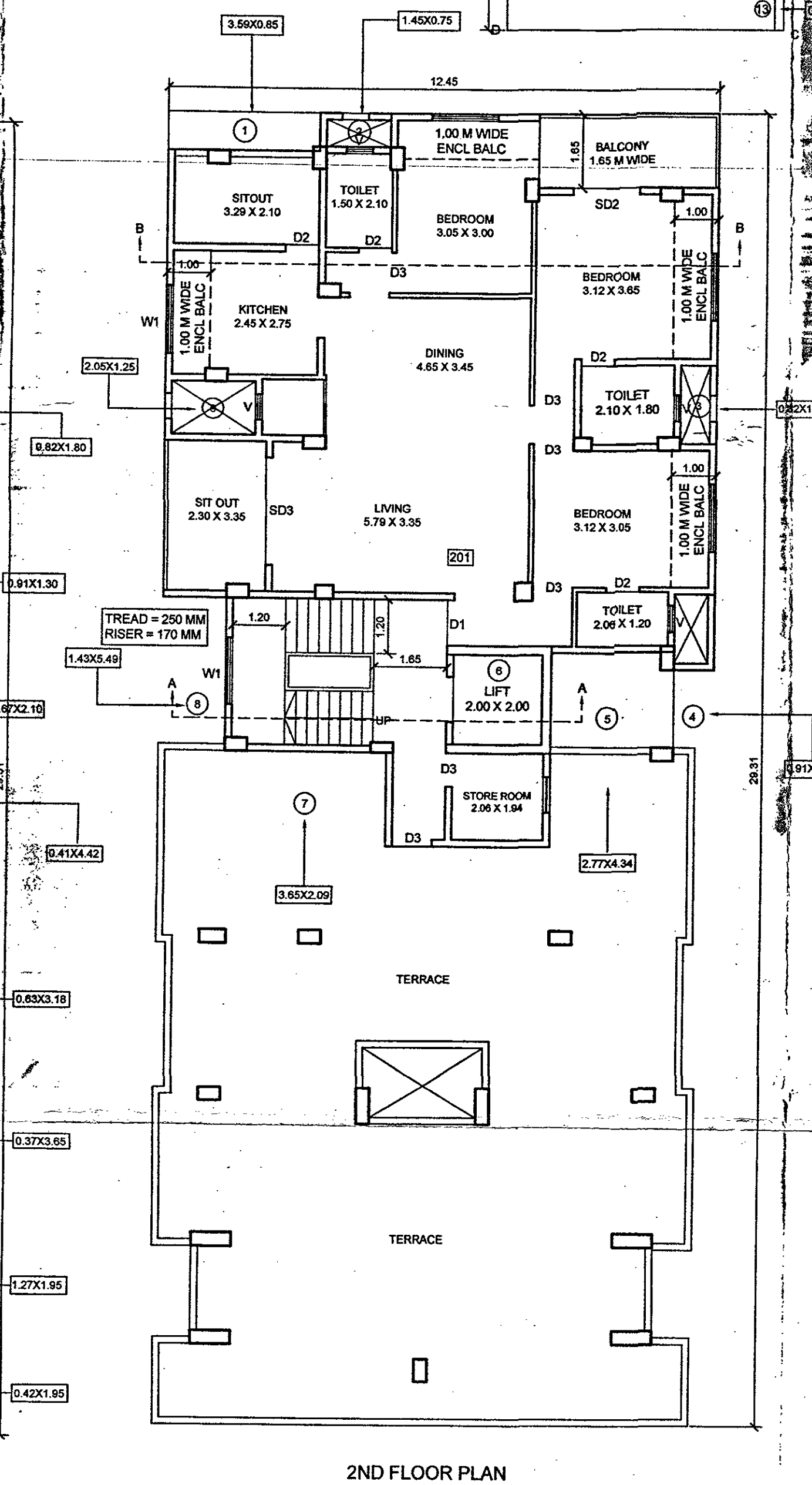
OVERHEAD WATER TANK CAPACITY PROVIDED = 17000 LIT

FLOOR	FLOOR AREA				TOTAL PROPOSED AREA (A+B+C+D)	TEN PER FLOOR
	(A) BASIC FSI	(B) PREMIUM FSI	(C) TDR AREA	(D) ANCILLARY AREA		
FIRST	203.91	NIL	NIL	122.34	326.25	3
SECOND	99.56	NIL	NIL	59.74	159.30	1
THIRD	99.56	NIL	NIL	59.74	159.30	1
FOURTH	99.56	NIL	NIL	59.74	159.30	1
FIFTH	99.56	NIL	NIL	59.74	159.30	1
TOTAL	602.15	NIL	NIL	361.30	963.45	7



P LINE AREA CALCULATIONS FOR TYPICAL FLOOR 2ND, 3RD, 4TH, 5TH FLOOR

AREA OF RECTANGLE ABCD	12.45 X 16.38 = 203.93 SQ.M
DEDUCTIONS	
1 - 3.59 X 0.85 = 3.05 SQ.M	
2 - 1.45 X 0.75 = 1.08 SQ.M	
3 - 0.82 X 1.80 = 1.47 SQ.M	
4 - 0.91 X 5.84 = 5.33 SQ.M	
5 - 2.77 X 4.34 = 12.02 SQ.M	
6 - 2.00 X 2.00 = 4.00 SQ.M	
7 - 3.65 X 2.09 = 7.62 SQ.M	
8 - 1.43 X 5.49 = 7.85 SQ.M	
9 - 2.05 X 1.25 = 2.56 SQ.M	
TOTAL DEDUCTIONS = 44.62 SQ.M	
NET AREA = 203.93 - 44.62 = 159.31 SQ.M	

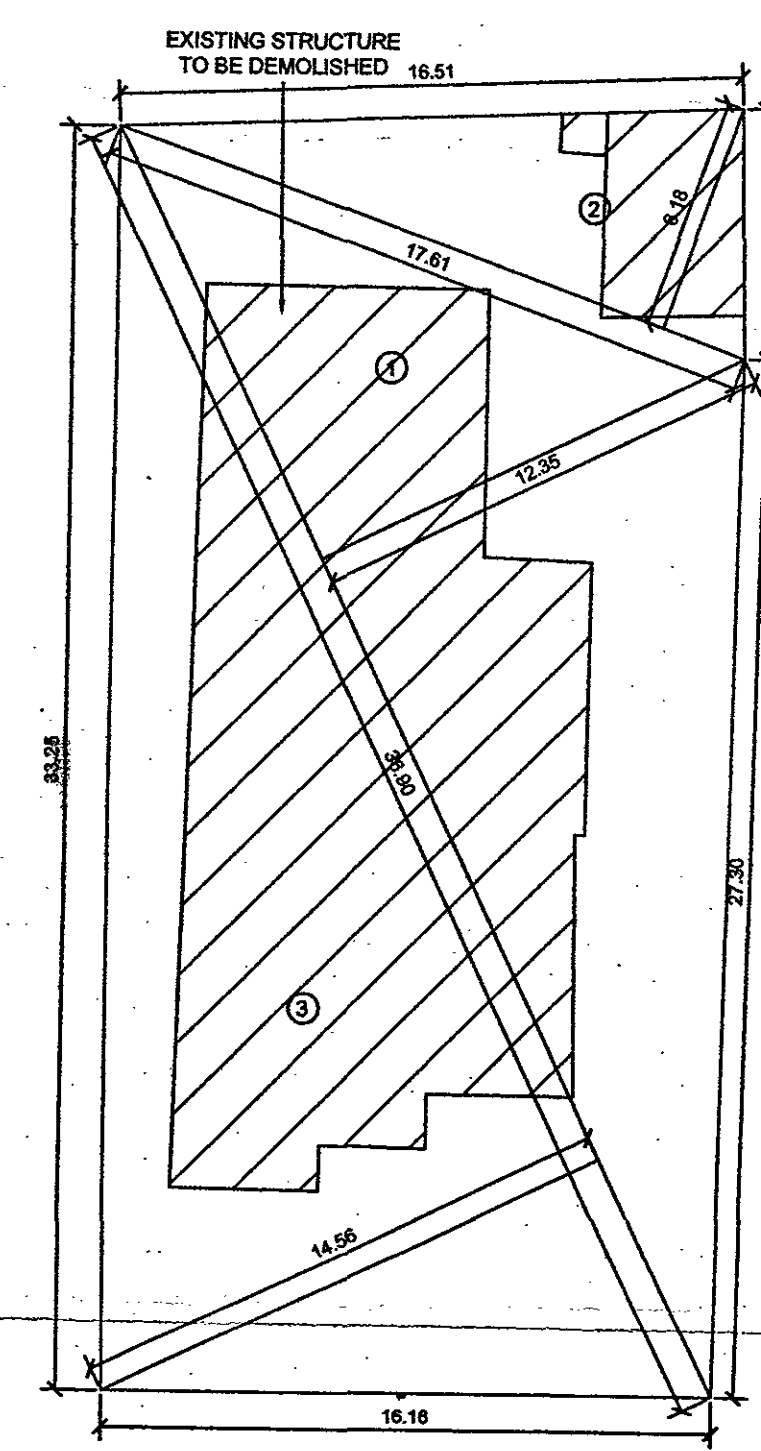


P LINE AREA CALCULATIONS FOR 1ST FLOOR

AREA OF RECTANGLE ABCD	12.53 X 29.31 = 367.25 SQ.M
DEDUCTIONS	
1 - 3.36 X 0.85 = 2.85 SQ.M	
2 - 1.75 X 0.75 = 1.31 SQ.M	
3 - 0.82 X 1.80 = 1.47 SQ.M	
4 - 0.91 X 1.30 = 1.18 SQ.M	
5 - 3.67 X 2.10 = 7.70 SQ.M	
6 - 2.00 X 2.00 = 4.00 SQ.M	
7 - 0.41 X 4.42 = 1.81 SQ.M	
8 - 0.63 X 3.18 = 2.00 SQ.M	
9 - 2.70 X 0.90 = 2.43 SQ.M	
10 - 2.40 X 0.70 = 1.68 SQ.M	
11 - 0.37 X 3.65 = 1.35 SQ.M	
12 - 1.27 X 1.95 = 2.47 SQ.M	
13 - 0.42 X 1.95 = 0.82 SQ.M	
14 - 0.85 X 2.00 = 1.70 SQ.M	
15 - 0.22 X 3.20 = 0.70 SQ.M	
16 - 1.50 X 3.25 = 4.87 SQ.M	
17 - 2.12 X 1.25 = 2.65 SQ.M	
TOTAL DEDUCTIONS = 40.99 SQ.M	
NET AREA = 367.25 - 40.99 = 326.25 SQ.M	

SCHEDULE OF DOORS, WINDOWS AND OPENINGS

WINDOWS	DOORS	OPENINGS
W1=1.50 X 1.20	D1=1.00 X 2.10	O1=1.50 X 2.10
W2=1.20 X 1.20	D2=0.75 X 2.10	
W3=2.10 X 1.20	D3=0.90 X 2.10	
W4=1.15 X 1.20	SD1=1.65 X 2.10	
V=0.60 X 0.90	SD2=1.50 X 2.10	
	SD3=2.40 X 2.10	



PLOT AREA CALCULATIONS

AREA OF TRIANGLE 1 = 1/2 X 36.90 X 12.35 = 227.85 SQ.M
AREA OF TRIANGLE 2 = 1/2 X 17.61 X 6.18 = 54.41 SQ.M
AREA OF TRIANGLE 3 = 1/2 X 36.90 X 14.56 = 268.63 SQ.M
TOTAL AREA OF PLOT = 550.89 SQ.M
AREA OF PLOT AS PER PRC = 547.50 SQ.M
LEAST AREA OF PLOT TO BE CONSIDERED = 547.50 SQ.M

CERTIFICATE

I, MR. SHRIKAR C. GOWAIKAR, REGISTERED ARCHITECT, HAVE EXAMINED ORIGINALS OF SANCTIONED PLANS AND COMMENCEMENT LETTER NO. 2/190/1/21 DATED 20/09/2021, AND I DO HEREBY CERTIFY THAT I HAVE PERSONALLY VERIFIED AND CHECKED THE COPIES OF THE PLANS AND ALL THE STATEMENTS THEREIN, AND ARE TRUE TO BE CORRECT AND AS PER THE PLANS ORIGINALLY APPROVED.

SHRIKAR C. GOWAIKAR
REGD. NO. CA/86/9899

STAMP OF APPROVAL OF PLANS 1/2

NEW Residential Date 30/9/2021

APPROVED SUBJECT TO CONDITION APPROVED UNDER COMMENCEMENTS CERTIFICATE NO. 2/190/1/21

Building Inspector *[Signature]* Assistant Engineer P.M.C.

PUNE MUNICIPAL CORPORATION

PROJECT:

PROPOSED REDEVELOPMENT FOR MADHURA CO-OP HOUSING SOCIETY, CTS NO 1309 PARVATI, PUNE 411009

Stamp of Approval of Plans

A	AREA STATEMENT	SQ. MT
1	Area of Plot	
	(Minimum area of a,b,c to be considered)	547.50
	(a) as per ownership document	547.50
	(b) as per measurement sheet	550.89
	(c) as per site	550.89
2	Deductions for	
	(a) Proposed D.P / D.P Road widening area / service road / highway	
	(b) Any D.P Reservation area	
	(Total a+b)	
3	Balance area of plot (1-2)	547.50
4	Amenity Space (If applicable)	
	(a) Required	
	(b) Adjustment of 2(b), if any	
	(c) Balance proposed	
5	Net plot Area (3-4(c))	547.50
6	Recreational Open space (If applicable)	
	(a) Required	
	(a) Proposed	
7	Internal road area	
8	Plotable area (If applicable)	
9	Built up area with reference to Basic F.S.I as per road width 547.50 X 1.1 = 602.25	602.25
10	Addition of FSI on payment of premium	
	(a) Maximum permissible premium FSI - based on road width / TOD zone.	
	(b) Proposed FSI on payment of premium	
11	In situ FSI / TDR loading	
	(a) In situ area against D.P road (2.0 x Sr.No.2 (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))	
	(c) TDR area	
	(d) Total in situ / TDR loading proposed (11(a)+(b)+(c))	
12	Additional FSI area under Chapter no.7	
13	Total entitlement of FSI in the proposal	
	(a) (9+10(b)+(11(d)) or 12 whichever is applicable	602.25
	(b) Ancillary Area FSI upto 60% with payment of charges	361.35
	(d) Total entitlement (a+b)	963.60
14	Maximum utilization limit of FSI (building potential) Permissible as per road width (as per regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable)	963.60
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')	963.45
	(c) Total (a+b)	963.45
16	FSI consumed (15/13) (should not be more than serial No.14 above)	0.94

Certificate of Area:

I, the undersigned, hereby certify that the plot under reference was surveyed by me on 20/09/2021 and the dimensions of sides etc of the plot as shown on plan are as measured on site and the area so worked out tallies with the area stated in document of ownership / 12 scheme records/Land records department / City survey records, Area 1/17/1/21.

[Signature]

Name of Architect
Mr. Shriekar Gowaiakar
CA/86/9899

Owners Declaration:

I, the undersigned hereby confirm that I/we would abide by plans approved by Authority / Collector. I/we would execute the structure as per approved plans. I/we would ensure the work under supervision of proper technical person so as to ensure the structure is built as per approved plans.

U.A.V.V.V.
Upala Arvind Bhave
Signature / Secretary,
Madhura Co-op Housing Society

ARCHITECT

KOLHATKAR & GOWAIKAR

759/88, BHANDARKAR ROAD,
DECCAN GYMKHANA,
PUNE-411 004.

[Signature]

SHREEKAR GOWAIKAR
CA/86/9899

PROJECT	DRIVING NAME	DATE	SCALE	DEALT
001 NK/01	SD-PMC01A	09/09/2021	1:100	NK

