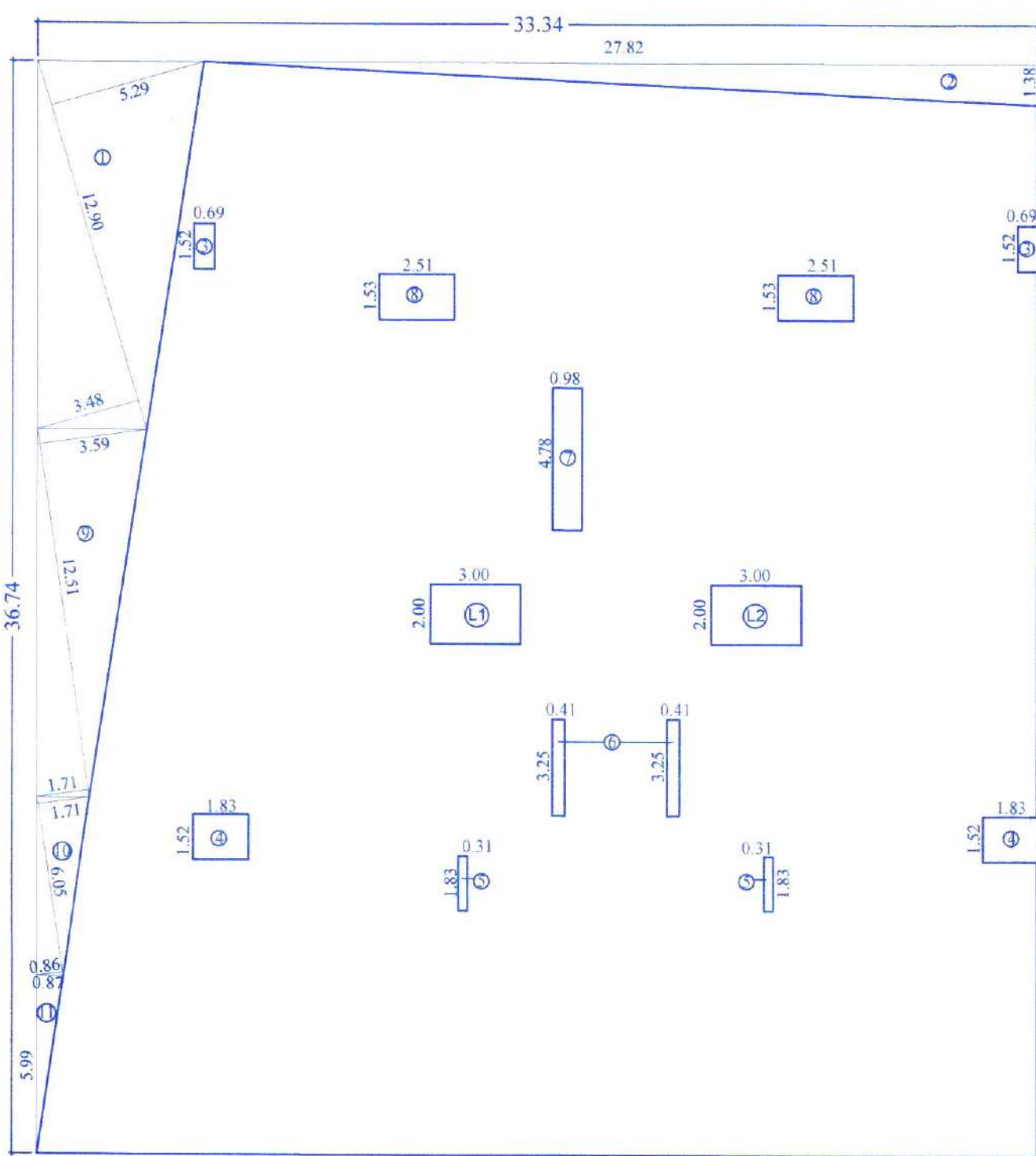
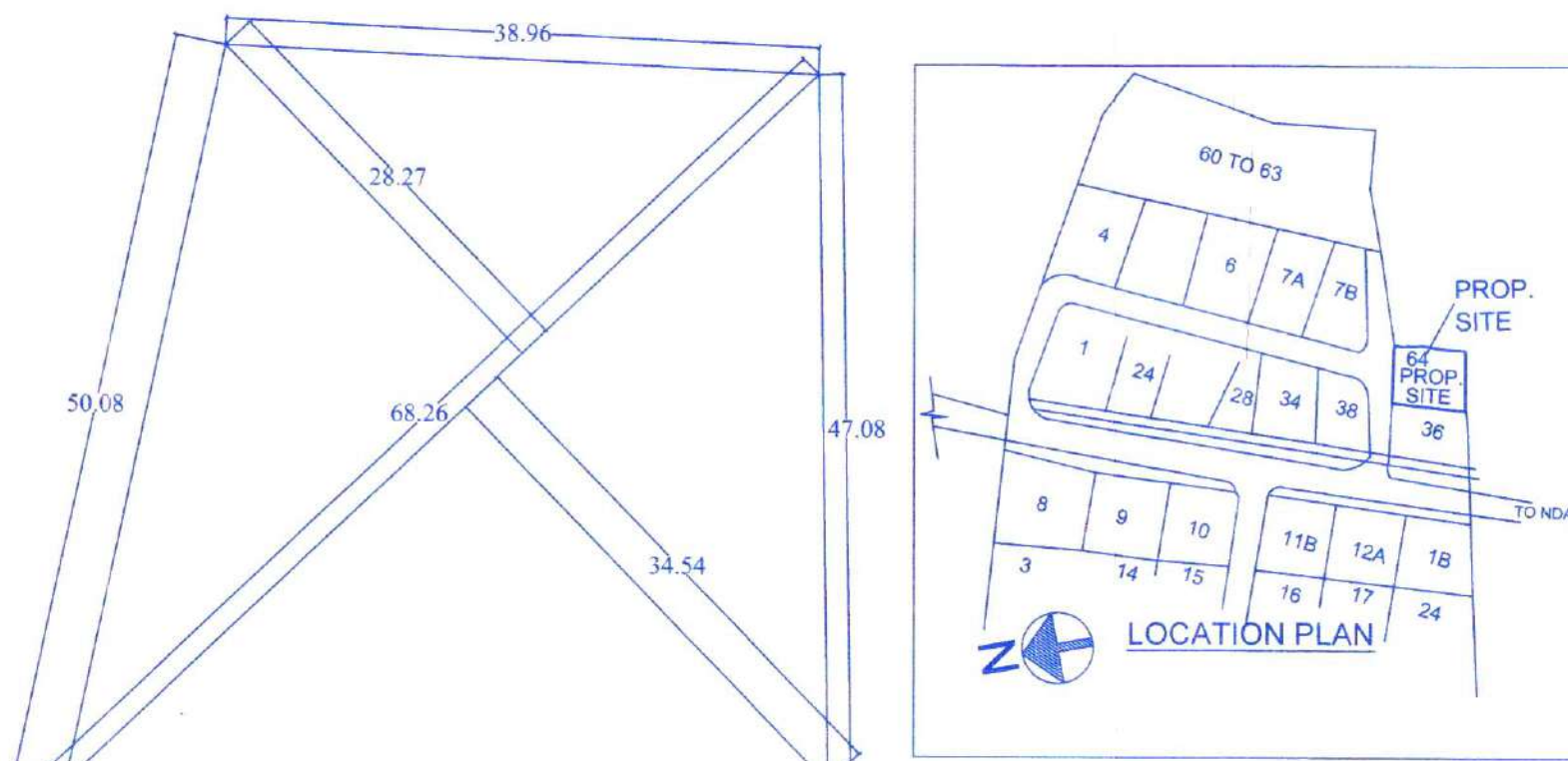




AREA KEY PLAN FOR GROUND FLOOR
SCALE :- 1:200

AREA CALCULATION OF GROUND FLOOR PLAN				
AREA OF BLOCK				
A)	33.34	X 36.74		=1224.91
1)	0.50	X (5.29 + 3.48)	X 12.90	= 56.57 VOID
2)	0.50	X 27.82	X 1.38	=19.20 VOID
3)	0.69	X 1.52	X 2.00	=2.10 DUCT
4)	1.83	X 1.52	X 2.00	=5.56 DUCT
5)	1.83	X 0.31	X 2.00	=1.13 DUCT
6)	3.25	X 0.41	X 2.00	=2.67 DUCT
7)	0.98	X 4.78	X 1.00	=4.68 DUCT
8)	2.51	X 1.53	X 2.00	=7.68 DUCT
9)	0.50	X (3.39 + 1.71)	X 12.51	= 33.15 VOID
10)	0.50	X (1.71 + 0.86)	X 6.05	= 7.77 VOID
11)	0.50	X 5.99	X 0.87	=2.61 VOID
12)	3.00	X 2.00	X 1.00	=6.00 LIFT
13)	3.00	X 2.00	X 1.00	=6.00 LIFT
TOTAL				=155.12
TOTAL BTP AREA (GROUND FLOOR)				1069.79 SQ.M.



AREA KEY PLAN OF PLOT
SCALE :- 1:500
AREA CALCULATION BY TRIANGULATION
0.50 X (28.27+34.54) X 68.26 = 2143.70 SQ.M.
MIN. AREA CONSIDERED AS PER SITE = 2132.60 SQ.M.

AREA STATEMENT IN SQ.MT.				
FLOOR	RUP AREA	LIFT	REFUGEMENTS	
LOWER GROUND FLOOR (SOCIETY OFFICE, MULTIPURPOSE HALL, ENTRANCE LOBBY, MEETING ROOM AND DRIVERS ROOM)				
	152.43	12.00		
GROUND FLOOR (OPEN TO SKY TERRACE OR FLAT TARDIS IN F.S.I.)				
	1069.79	-	-	3.00
FIRST	756.24	-	-	4.00
SECOND	756.24	-	-	4.00
THIRD	756.24	-	-	4.00
FOURTH	756.24	-	-	4.00
FIFTH	756.24	-	-	4.00
SIXTH	756.24	-	-	4.00
SEVENTH	756.24	-	-	4.00
TOTAL	6515.90	12.00	-	31.00

DESCRIPTION OF THE DEVELOPMENT RIGHT CERTIFICATE			
Sr. No.	Description		
A	Development Right Certificate	D.R.C. No. 000580	D.R.C. No. 000856
B	Originated from site	Pune, Lohagan S.no.203, H.No.2A(PART)	Pune, Wadegan BK S.No.76/1 (PART)
C	DRC Zone	C	
D	Reservation of land surrendered	Slum Rehabilitation Scheme	12.0M DP ROAD
E	Development Right Certificate Holder	M/s. Ravina Creative	VINAY VASANT OAK
F	TDR Permissible	29795.00sq.m.	1573.80sq.m.
G	Area of Development Rights	256.00 sq.m.	854.00 sq.m.

WATER REQUIREMENT (PROPOSED BUILDING)			
		Required Capacity (Litres.)	Proposed Capacity (Litres.)
O.H.W.T	Fire	For bldg. ht. more than 15m but less than 35 m.	25000.00
		25,000 lit. per bldg.	subject to fire noc.
	Domestic	Total no. of tenements = 31	
		So, 135 lit. per day / per person = 135 lit. X 160 persons	20925.00
Total O.H.W.T Capacity		45925.00	45925.00
U.G.W.T	Fire	-	subject to fire noc.
	Domestic	1.5 X 21600 = 32400.00litres.	31387.50
	Total U.G.W.T Capacity	31387.50	31387.50
TOTAL O.H.W.T. CAPACITY (Domestic + Fire)		45925.00	
TOTAL U.G.W.T. CAPACITY (Domestic + Fire)		31387.50	

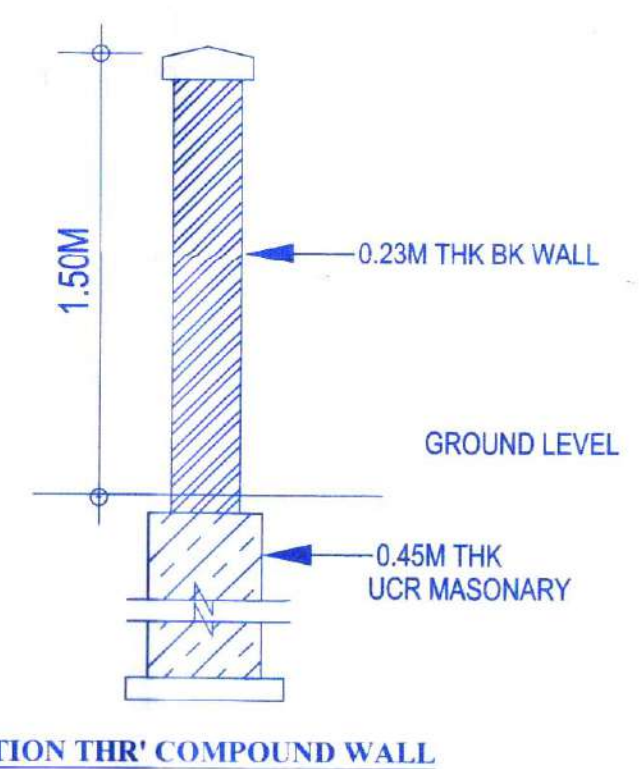
Parking Requirement for Proposed Building			
Size of Tenement	Unit	Tenement nos.	Required Parking
Carpet area above 80 sq.mt. but less than 150 sq.mt. (3BHK)	For every one tenement	15	Car
			Scoters
	Total	15	15
150 sq.mt. and above (4BHK and 5BHK)	For every one tenement	16	Car
			Scoters
	Total	16	16
Required parking		2	1
Total		32	16
Visitors parking(5%)		2	2
Total parking Required (including visitors)		49	33
Total parking Provided (including visitors)		63	33

STAMP OF APPROVAL



APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO. CC/26/2/23
DATE 24/01/2024
Building Inspector
Building Development Department

Proforma- I: Area Statement		
AREA STATEMENT		
Sr. No.	DETAILS	AREAS
1	Area of plot (Minimum area of a,b,c to be considered)	2132.60
	a) As per 7/12, CTS extract	2494.70
	b) As per demarcation	2143.70
	c) As per site	2132.60
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 the plot (1 - 2)	2132.60
4	Amenity Space (if applicable)	0.00
	a) Required	0.00
	b) Adjustment of 2b (if any)	0.00
	c) Balance proposed	0.00
5	Net Plot area (3 - 4c)	2132.60
6	Recreational Open space (If applicable)	
	a) Required - (10% of 5)	0.00
	b) Proposed - (10% of 5)	0.00
7	Internal Road area	0.00
8	Plotable area (If applicable)	2132.60
9	Built up area with reference to Basic F.S.I as per front road width (Sr. No.5 x F.S.I) (i.e. 1.10 x 5) (1.10 X 2132.60)	2345.86
10	Addition of FSI on payment of premium	
	a) Maximum permissible premium FSI based on road width / TOD zone (i.e. 0.50 x Sr.no.5) (0.50 X 2132.60)	1066.30
	b) Proposed FSI on payment of premium	873.54
11	In-situ FSI / TDR loading	
	a) In-situ area against D.P. Road [2.0 x Sr.no.2a] (if any)	0.00
	b) In-situ area Against Amenity space if handed over [2.00 or 1.85 x Sr.no. 4b and / or 4c]	0.00
	c) TDR area purchased (Sr.no.5 X 0.40) - (11a + 11b) [(0.40 X 2132.60) - 0.00]	853.04
	d) Total In-situ FSI / TDR loading proposed [11a + 11b + 11c] (2345.86 + 873.54 + 853.04)	853.04
	f) 30 % SLUM T.D.R. (PURCHASED)	255.91
	II) 70% NORMAL T.D.R. (PURCHASED)	597.13
12	Additional FSI area under Chapter No.7	0.00
13	Total entitlement of FSI in proposal	
	a) 9 + 10b + 11d or 12 whichever is applicable (i.e. 9 + 10b + 11d) (2345.86 + 873.54 + 853.04)	4072.44
	b) Permissible Ancillary Area FSI upto 60% with payment of charges, i.e. (2345.86 + 1066.30 + 853.04 = 4265.20 X 60%)	2559.12
	c) Proposed Ancillary area	2443.46
	d) Total entitlement (a + c) (4072.44 + 2443.46)	6515.90
14	Maximum utilization limit of FSI (building potential) permissible as per the 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 [i.e. (2 x net plot area) X 1.60] [(2 X 2132.60) X 1.6]	6824.32
15	Total Built up Area in proposal (excluding area at Sr.no.17b)	
	a) Existing Built up area	-
	b) Proposed Built-up area	6515.90
	c) Total (a + b)	6515.90
16	F.S.I. Consumed (15e/13c) (Should not be more than serial no.14 above)	1.00
17	Area for Inclusive Housing, If any	-
	a) Required (20% of Sr.no. 5)	-
	b) Proposed	--
Plot Boundary Shown In Black. Proposed Work Shown In Red. Basement Line Shown In Dotted Brown. Podium Line Shown In Dotted Blue. Water Line Shown In Dotted Black. Drainage Line Shown In Dotted Red Existing To Be Retained Blue Hatched. Existing To Be Demolished Yellow Hatched.		



SCHEDULE OF OPENING	
DOORS	WINDOWS
D - 1.05 X 2.10	W - 1.50 X 1.20
D2 - 0.90 X 2.10	W1 - 1.20 X 1.20
D2 - 0.75 X 2.10	W2 - 1.20 X 0.90
	V - 0.60 X 0.90
BRIEF SPECIFICATION	
EXCAVATION UP TO HARD STRATA	
R.C.C FRAMED STRUCTURE	
EXTERNAL WALLS 0.15M THK. BRICK AND	
INTERNAL 0.15M THK. BRICK WALLS	
EXTERNAL SAND FACED PLASTER AND	
INTERNAL NEERU FINISHED PLASTER	
M.M TILES FLOORING AND GLAZED TILE	
FLOORING AND DADO FOR BATH AND W.C	

REVISED BUILDING PLAN

DESCRIPTION OF PROPOSAL	J / RK / 424
REVISED PROPOSED BUILDING AT S.NO. 7-8, PLOT NO. 64, BAYDHAN, PUNE	DWG. NO. 01/03
PARTICULARS OF DRG.	SCALE: AS SHOWN
LOWER GROUND, UPPER GROUND, SITE PLAN, AREA STATEMENT AND AREA STATEMENT.	DATE: 24-8-2023, 23-10-23, 30-01-24
NAME OF OWNER M/S. MANISHA CONSTRUCTION.	DRAWN BY: Vinayak/Kawaljeet
SIGN. OF OWNER	CHECKED BY: Vaibhav Pisal
	SIGN. OF ARCHITECT

subhash shah and associates
architects, valuers, designers and project consultants
branch : 203 parmar chambers, 2nd fl., sadhu vaswani chowk,
3 & 4 b.j. road, pune-411001. phone : 622354
head office : bachubai bldg, 2nd fl., near globe chambers, 16-mangesh