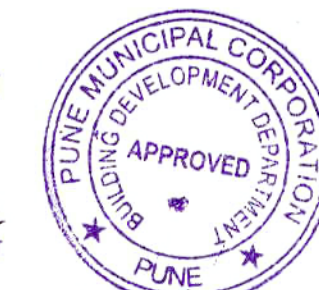


STAMPS OF APPROVAL OF PLANS

महिन निवासी

APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO 1877/22
DATE 20/10/2022Building Inspector Deputy Engineer
Building Development Department

A	AREA STATEMENT	SQ.M.
01	AREA OF PLOT (minimum area of a,b,c, to consider)	1000.00
a	AS PER OWNERSHIP DOCUMENTS (7 /12, CTS ETC.)	1000.00
b	AS PER MEASUREMENT SHEET	1000.13
c	AS PER SITE	1000.00
02	DEDUCTION FOR	
	(a)PROPOSED 6M ROAD WIDENING AREA	142.03
	(a)GREEN BELT D.P. RESERVATIONS AREA	0.00
	TOTAL (a+b)	142.03
03	BALANCE AREA OF PLOT (1-2)	857.97
04	AMINITY SPACE (if applicable 5%)	
	(a)required as per applicable	-
	(b)adjustment of 2(b), if any	-
	(c)balance proposed	-
05	NET PLOT AREA (3-4 (C))	857.97
06	RECREATIONAL OPEN SPACE (if applicable 10%)	-
	(a)required	-
	(b)proposed	-
07	INTERNAL ROAD AREA	-
08	PLOTABLE AREA (if applicable)	-
09	BUILT UP AREA WITH REFERENCE TO BASIC FSI AS PER FRONT ROAD WIDTH (sr. NO. 5x basic fsi (1.10))	943.76
10	ADDITION OF FSI ON PAYMENT OF PREMIUM	0.00
	(a)MAXIMUM PERM.PREMIUM FSI BASED ON ROAD WIDTH / TOD ZONE (1AX0.50)	-
	(b)PROPOSED FSI ON PAYMENT OF PREMIUM	-
11	IN - SITU FSI/TDR LOADING (1aX0.40)	0.00
	(a) In - situ area against D.P. ROAD (2.0xsr. no.2	0.00
	(a)), if any	0.00
	(b) In - situ area against amenity space if handed over	0.00
	(c) TDR area	0.00
	(d) total in situ/tdr loading proposed (11(a+b+c)	0.00
12	ADDITIONAL FSI AREA UNDER CHAPTER 7	0.00
13	TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	
	(a)(9+10(b) + 11d) or 12 whichever is applicable	943.76
	(b)Permissible ancillary area fsi upto 60% with payment of charges. (13ax60%)	566.25
	(c)proposed ancillary area	546.34
	(d)TOTAL ENTITLEMENT (13a+ 3c)	1510.01
14.	UTILIZATION OF FSI (building potential) permissible as per road width (as per regulation no. 6.1 or 6.2 or 6.3 or 6.4 or as applicable x 1.6 or 1.8	1510.01
15.	TOTAL BUILT-UP AREA IN PROPOSAL (excluding area at sr.no.17b)	
	(a)EXISTING BUILT UP AREA	0.00
	(b)PROPOSED BUILT UP AREA (AS PER P-LINE)	1494.04
	(b1) COMMERCIAL	0.00
	(b2) RESIDENTIAL	1494.04
	(c)TOTAL (A+B)	1494.04
16.	F.S.I CONSUMED (15/14) (should not be more than serial no.14 above)	0.98
17.	AREA OF INDUSIVE HOUSING IF ANY (a) required (20% of sr.no.5) (b) proposed	NA NA NA
18.	NO OF TENANTS PRPOSED	14

CERTIFICATE OF AREA

NORTH	certified that the plot under reference was surveyed by me 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 records department / city survey records.
AR. GIRISH MOHILE	

Owner's Declaration-

I/we undersigned hereby confirm that I/We would abide by plans approved by
authority/ collector.I/We would execute the structure as per approved plans. Also
I/We would execute the work under supervision of proper technical person so as to
ensure the quality and safety at the work site.

Owner (s) name and signature

MR. ROHIT KAD (PAH)

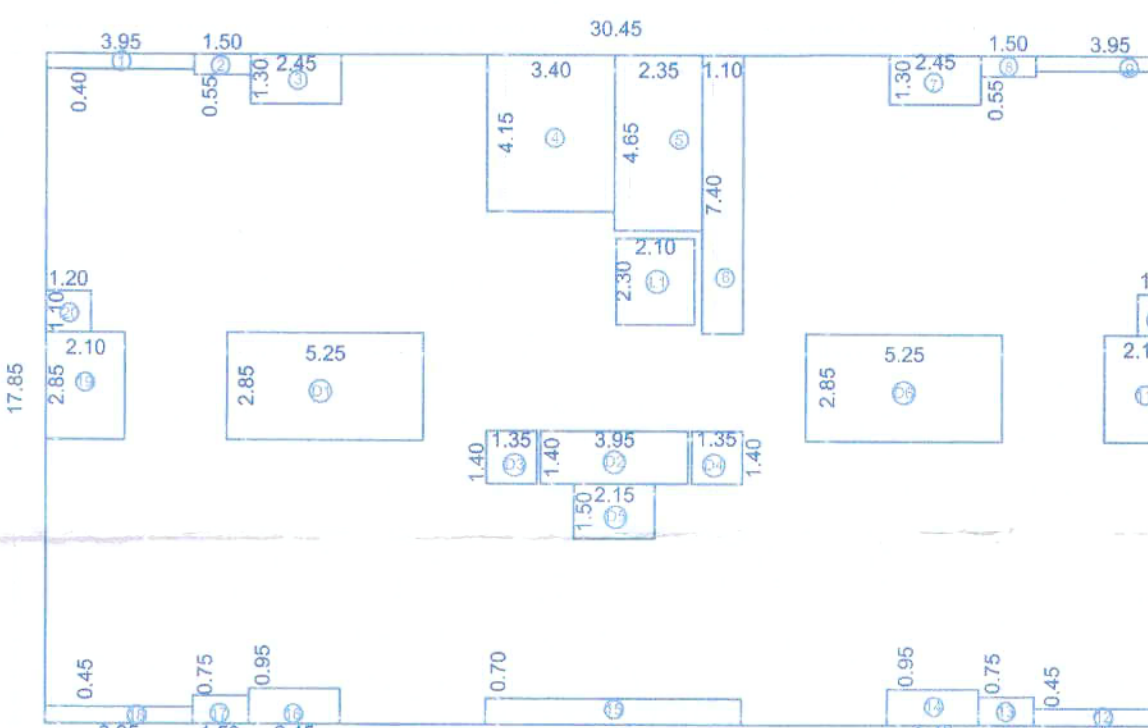
MR. SWAPNIL KARANJAWANE (PAH)

Address: Survey no. 44/5, Bavdhan Khurd, Taluka - Mulshi, Dist-pune

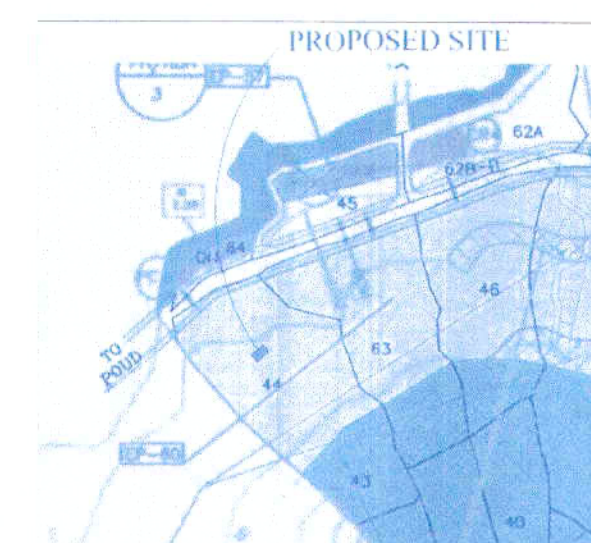
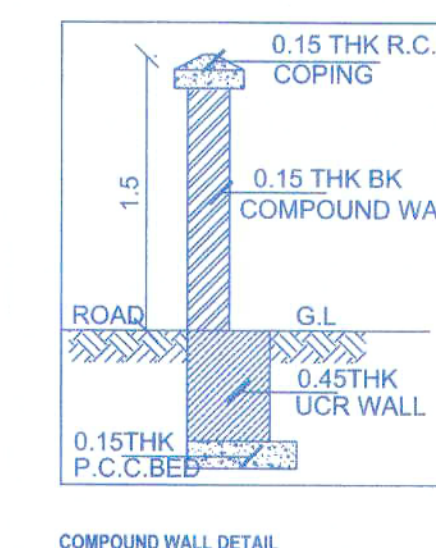
Job no.	Drawing.no	Scale	Drawn.by	Checked.by	Date	Registration No.of Architect/ License [CA/2010/47835]
	1/2	1:100	RB	ASW	18-10-2022	

PROPOSED F.S.I. STATEMENT					
FLOOR	B/UP	LIFT	TENAMENTS	B/UP	
STILT FLOOR	421.96	-	4	421.96	
FIRST FLOOR	421.96	4.83	4	421.96	
SECOND FLOOR	421.96	-	4	421.96	
THIRD FLOOR	421.96	-	4	421.96	
FOURTH FLOOR	228.16	-	2	228.16	
TOTAL	1494.04	4.83	14	1494.04	

A. PLOT Area Triangulation					
1	17.56	X	2.18	X	0.5 = 19.1404
2	22.72	X	2.23	X	0.5 = 25.3328
3	5.76	X	2.05	X	0.5 = 5.904
4	3.95	X	1.88	X	0.5 = 3.713
5	8.95	X	1.85	X	0.5 = 3.6375
6	8.72	X	2.17	X	0.5 = 9.4612
7	8.72	X	2.21	X	0.5 = 9.6356
8	22.28	X	2.19	X	0.5 = 24.3966
9	22.22	X	2.18	X	0.5 = 24.2186
10	6.38	X	2.04	X	0.5 = 6.5076
11	6.38	X	2.03	X	0.5 = 6.4757
12	29.56	X	14.19	X	0.5 = 209.7282
13	29.56	X	16.41	X	0.5 = 242.5398
14	30.16	X	13.83	X	0.5 = 208.5564
15	30.16	X	13.32	X	0.5 = 200.8656
TOTAL					1090.13

PLOT AREA KEY DIAGRAM PLAN
SCALE - 1:200ROAD WIDENING KEY DIAGRAM PLAN
SCALE - 1:200AREA KEY DIAGRAM (Typical 1st to 3rd floor plan)
Scale :- 1:200

(1st to 3rd floor) AREA CALCULATION					
AREA OF BLOCK	30.45	X	17.85	=	543.53
1	3.95	X	0.40	=	1.58
2	1.50	X	0.55	=	0.83
3	2.45	X	1.30	=	3.19
4	3.40	X	4.15	=	14.11
5	2.35	X	4.65	=	10.93
6	1.10	X	7.40	=	8.14
7	2.45	X	1.30	=	3.19
8	1.50	X	0.55	=	0.83
9	3.95	X	0.40	=	1.58
10	1.20	X	1.10	=	1.32
11	2.10	X	2.85	=	5.99
12	3.95	X	0.45	=	1.78
13	1.50	X	0.75	=	1.13
14	2.45	X	0.95	=	2.33
15	6.85	X	0.70	=	4.80
16	2.45	X	0.95	=	2.33
17	1.50	X	0.75	=	1.13
18	3.95	X	0.45	=	1.78
19	2.10	X	2.85	=	5.99
20	1.20	X	1.10	=	1.32
TOTAL				=	74.28
DUCT DEDUCTIONS					
D1	5.25	X	2.85	=	14.96
D2	3.95	X	1.40	=	5.53
D3	1.35	X	1.40	=	1.89
D4	1.35	X	1.40	=	1.89
D5	2.15	X	1.50	=	3.23
D6	5.25	X	2.85	=	14.96
TOTAL				=	42.46
LIFT DEDUCTIONS					
L1	2.10	X	2.30	=	4.83
TOTAL				=	4.83
TOTAL DEDUCTIONS					
				=	121.57
TOTAL BUILTUP AREA					
	543.53			=	421.96

LOCATION PLAN
SCALE:N.T.S.

COMPOUND WALL DETAIL

PARKING STATEMENT :-

DESCRIPTION	CAR	SCOOTER
2 TENE. HAVING CARPET LESS THAN 30 SQ.M.	(00)	0
2 TENE. HAVING CARPET OF 40-80 SQ.M.	(00)	1
EVERY TENE. HAVING CARPET OF 80-150 SQ.M.	(28)	1
TENE. PROPOSED		
2 TENE. HAVING CARPET LESS THAN 30 SQ.M.	(00)	0
2 TENE. HAVING CARPET OF 40-80 SQ.M.	(00)	0
EVERY TENE. HAVING CARPET OF 80-150 SQ.M.	(14)	14
TOTAL PARKING REQUIRED	14	42
TOTAL PARKING PROVIDED	28	84
AREA REQ. PER PARKING	12.5	2
TOTAL PARKING REQUIRED	350	168
TOTAL AREA	518	
5% GUEST PARKING	25.9	
TOTAL PARKING AREA REQUIRED/PROVIDED	543.9	

1ST, 2ND, 3RD FLOOR PLAN
Scale :- 1:100

ADJ. S.NO. 44 (P)

Area left for 6.00 m. wide road

ADJ. S.NO. 44 (P)

6.00 M. INTERNAL ROAD

GROUND FLOOR PARKING PLAN
Scale :- 1:100