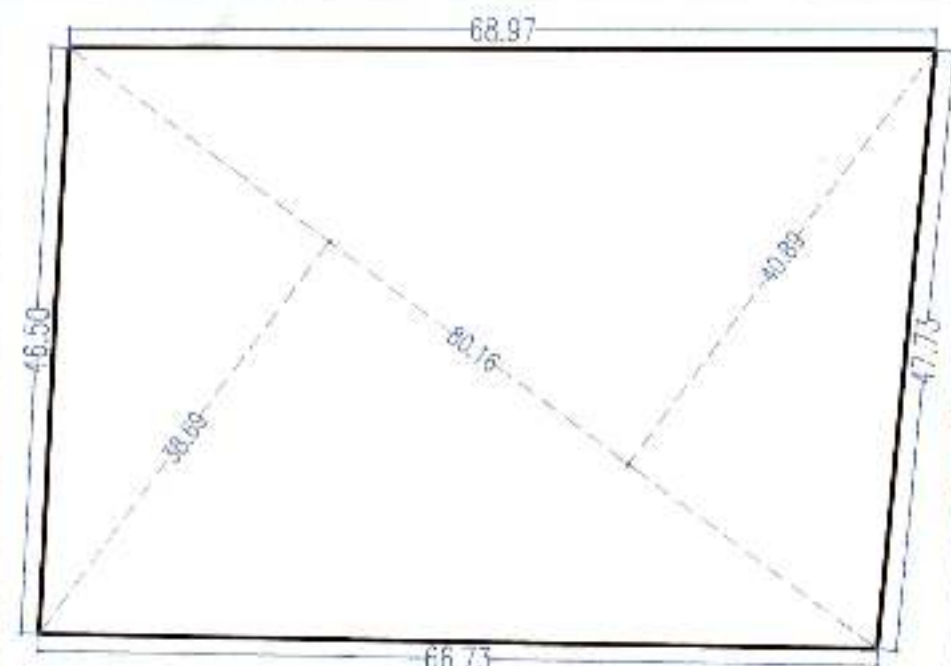




PLOT AREA CALCULATION

0.5 X (38.00 + 40.00) X 50.16 = 3189.58 Sq.m.

18.00 M. WIDE DP ROAD WIDENING AREA CALC'N

- ROAD WIDENING AREA - 1
- 1) 0.5 X 8.45 X 5.00 = 21.13 Sq.m.
 - 2) 0.5 X 10.29 X 5.39 = 27.48 Sq.m.
 - 3) 0.5 X 23.38 X 1.93 = 22.63 Sq.m.
 - 4) 0.5 X 46.50 X 0.41 = 9.55 Sq.m.
 - 5) 0.5 X 24.88 X 3.13 = 38.94 Sq.m.
 - 6) 0.5 X 13.65 X 6.01 = 41.01 Sq.m.
- TOTAL = 130.74 Sq.m.

INTERNAL ROAD AREA CALC'N

- INTERNAL ROAD AREA - 1
- 7) 0.5 X (1.5 + 1.5) X 8.00 = 12.00 Sq.m.
 - 8) (10.10 X 0.100.5) = 10.10 Sq.m.
 - 9) (23.10 X 1.001.932) = 44.54 Sq.m.
- INTERNAL ROAD AREA - 2
- 9) 0.5 X (1.5 + 1.49) X 0.964 = 14.14 Sq.m.
 - 10) (10.60 X 3.78 X 0.5) = 20.13 Sq.m.
 - 11) (23.10 X 0.601.621) = 23.10 Sq.m.
- TOTAL INTERNAL ROAD AREA = 97.77 + 30.90 = 128.67 Sq.m.

PROPOSED F.S.I. STATEMENT (IN SQ.M)

FLOOR	NET BLP AREA	AREA OF STAIRCASE	AREA OF FIRE ST. CASE	AREA OF PASSAGE	PERM. BALCONY	PROP. BALCONY	EXCESS BALCONY	TERRACE AREA	LIFT AREA	FIRE LIFT AREA	LIFT ROOM AREA	GROUND COVERAGE	PROP. TENES	HT. OF BLDG.	BASEMENT AREA
FIRST	316.34	8.16	8.82	34.01		47.44		73.69					04		
SECOND	316.34	8.16	8.82	34.01		47.44		69.62					04		
THIRD	316.34	8.16	8.82	34.01		47.44		73.69					04		
FOURTH	316.34	8.16	8.82	34.01		47.44		69.62	3.24	4.50	08.70+16.02	459.85	04	21.20	1164.42
FIFTH	316.34	8.16	8.82	34.01		47.44		73.69					04		
SIXTH	316.34	8.16	8.82	34.01		47.44		69.62					04		
TOTAL	1898.04	48.96	52.92	204.06	294.71	284.64	0.00	429.93	3.24	4.50	24.72	459.85	24	21.20	1164.42

PARKING STATEMENT

TYPE OF FLAT	NO. OF TENANTS	PERM. PARKING	REQ. PARKING	PROP. PARKING
40 TO 50 sq.m.	12 FLATS	02	04	02
50 TO 100 sq.m.	12 FLATS	02	02	02
VISITOR (5%)			02	02
TOTAL		04	08	04

VEHICAL	NOS.	AREA REQUIRED	AREA PROVIDED
CARS	35	12.6 SQ.M./CAR	475.00
SCOOTERS	61	3.0 SQ.M./SC.	183.00
CYCLES	38	1.4 SQ.M./CY.	53.20
TOTAL			681.20

PREVIOUS SANCTION NO. CC/1703/15 DATE : 01/09/2015

REVISED DATE : 22/03/2016
APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO. CC/4206/15
DATE : 22/03/2015

S. D. / XXX Building Inspector
S. D. / XXX Deputy Engineer
Building Development Department
Zone No. 3 P.M.C.



TRUE COPY

APPROVED SUBJECT TO CONDITIONS
VICE COMMENCEMENT CERTIFICATE
NO. CC/4206/15
DATE : 22/03/2016 BY PUNE
MUNICIPAL CORPORATION.

DATE : 04/07/16



NOTIONAL OPEN SPACE AREA CALC'N

0.5 X (11.20 + 9.23) X 28.043 = 286.94 Sq.m.

COVERAGE AREA CALC'N

MAX. BLP AREA + TERR. AREA
318.34 + (73.69 + 69.62)
= 459.85 Sq.m.

WATER STORAGE CAPACITY

RESIDENTIAL:
AMOUNT OF WATER REQUIRED PER PERSON = 135 ltr/day
WATER REQUIRED PER FLAT = 675 ltr/day
(5 person per flat)
NO. OF FLATS IN THE BLDG. = 24 NOS.
REQUIRED CAPACITY OF OVERHEAD TANK = 16200.00 ltr/day
WATER REQUIRED FIRE FIGHTING = 10000.00 ltr/day
TOTAL REQD CAPACITY OF OVERHEAD TANK = 26200.00 ltr/day
PROVIDED CAPACITY OF OVERHEAD TANK = 30000.00 ltr/day
PROV. CAP. OF U.G.W. TANK (3000X1.5) = 45000.00 ltr/day



DATE & STAMP OF APPROVAL

1/4

A AREA STATEMENT	SQ.M.
01 Area of Plot (By Triangulation)	3189.58
02 Area of Plot (As per 7/12 Extract)	3185.23
03 Area of Plot (As per sale Deed)	3142.23
04 Area of Plot (Minimum Considered)	3142.23
05 Deductions for:	
(a) Area Under Road widening (18.00 M. W. DP ROAD)	320.50
(b) Internal Road	195.33
(c) Total (a + b)	515.83
06 GROSS Area of Plot (03-04c)	2826.40
07 Deductions for:	
(a) Transformer Area	36.00
(b) Open space (Notional)	262.64
(c) Total (a + b)	298.64
08 Net Area of the Plot (05 - 08c)	2327.76
09 Addition for:	
(a) Area Under Road widening (04a)	0.00
(b) Transformer Area (08a)	36.00
(c) Open space (Notional) (08b)	262.64
(d) Total (a + b + c)	298.64
10 Total area (7+8d)	2626.40
11 F.A.R. Permissible	0.75
12 Permissible Floor Area (8X10)	1969.80
13 Add TDR (40% of 11)	0.00
14 Add Slum TDR (20% of 11)	0.00
15 Total Permissible Floor Area (11+12+13)	1969.80
16 Existing Floor Area	0.00
17 Proposed Area Residential Area	1888.04
18 Excess Balcony Area (taken in F.A.R.)	0.00
19 Total BUILT-UP Area (12 + 13 + 14)	1888.04
20 F.A.R. Consumed	0.95
21 PERMISSIBLE GROUND COVERAGE (20% 2669.40)	533.88
22 PROPOSED GROUND COVERAGE	459.85

B TENEMENT STATEMENT

01 NET AREA of Plot	2626.40
02 Less Non-Residential Area (Shops etc.)	00.00
03 Area for Tenements (01 - 02)	2626.40
04 Tenements Permissible (250/H)	88
05 Tenements PROPOSED	24

C PARKING STATEMENT

	Cars	Motorcycles	Cycles
01 Parking required by rule	38	51	38
02 Parking provided	38	51	38
03 Garages permissible	000	000	000
04 Garages provided	000	000	000

D CERTIFICATE OF AREA

Certified that the Plot under reference was surveyed by me on _____ and the dimensions of sizes etc. of the plot shown 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 Record Dept. / City Survey records.

Sign of the Architect: _____

E LEGEND

Plot Boundary : Black	Water line : Black Dotted
Proposed Work : Red	Existing to be retained Hatched
Drainage Line: Red Dotted	Demolitions: Yellow hatched

F OWNERS' DETAILS

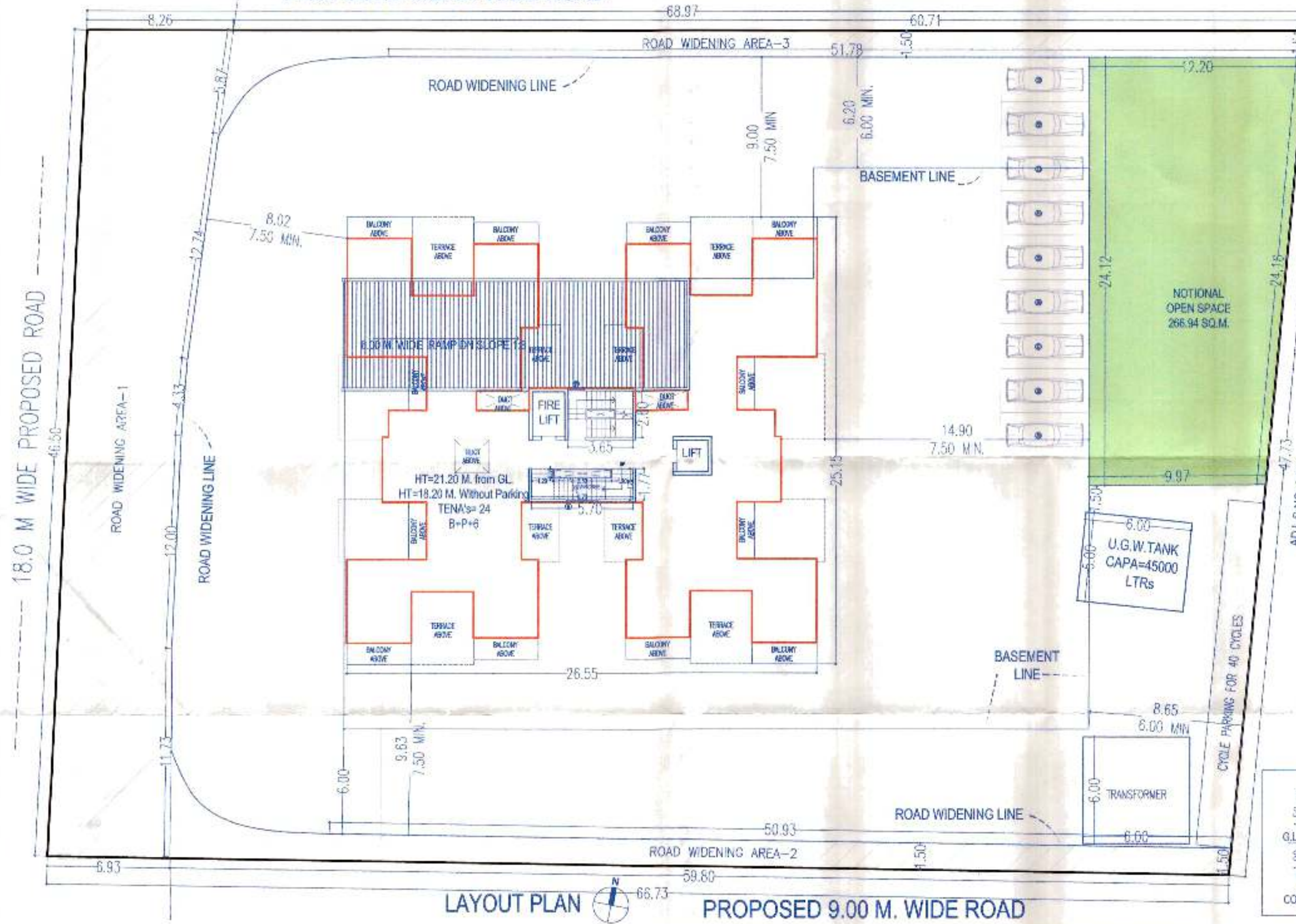
Owner(s) Name	Owner(s) sign:
1) Rohit Lokhande	
2) Sushma Garje	

Council of Architecture reg. no. CA/84/8465

VK:a architecture
Regd. M/s. V.K. Architecture
Regd. No. 4206/15
25/03/2016
Off. Location: Pune
Phone: 020-26200001
020-26200002
www.vk-a.com

Client: Capstone Landmarks Pvt. Ltd.
Proposed Residential Bldg.
On S.No. 34/3, Plot No. 9+10+11+12+13+14
Banner - PUNE.

Drawn by: Uday D.
Checked by: Sachin T.
Date: 01/02/16
Scale: 1:200
Sheet: 201
For Sanction



LAYOUT PLAN

PROPOSED 9.00 M. WIDE ROAD