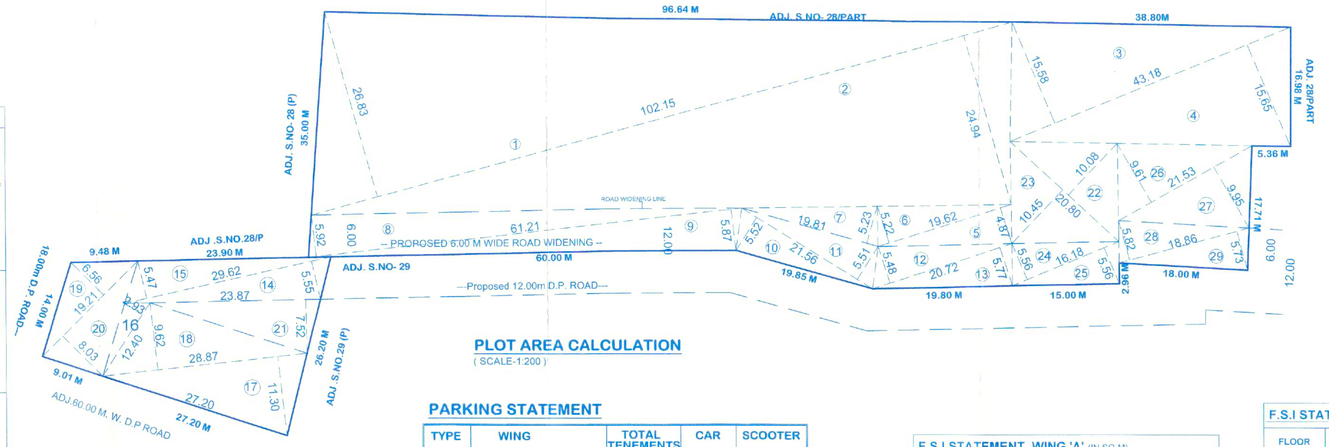
PLOT AREA CALCULATION											
1.	0.50	X	102.15	X	26.77	X	1	=	1367.27		
2.	0.50	X	102.15	X	24.94	X	1	=	1273.81		
3.	0.50	X	43.18	X	15.58	X	1	=	336.37	18.00M & 12.0M WIDE ROAD	
4.	0.50	X	43.18	X	15.65	X	1	=	337.88		
5.	0.50	X	19.62	X	4.87	X	1	=	47.77		
6.	0.50	X	19.62	X	5.22	X	1	=	51.20		
7.	0.50	X	19.81	X	5.23	X	1	=	51.80		
8.	0.50	X	61.21	X	5.92	X	1	=	181.18		
9.	0.50	X	61.21	X	5.87	X	1	=	179.65		
10.	0.50	X	21.56	X	5.52	X	1	=	59.50		
11.	0.50	X	21.56	X	5.51	X	1	=	59.40		
12	0.50	X	20.72	X	5.48	X	1	=	56.77		
13	0.50	X	20.72	X	5.77	X	1	=	59.77		
14.	0.50	X	29.62	X	5.55	X	1	=	82.20		
15.	0.50	X	29.62	X	5.47	X	1	=	81.01		
16.	0.50	X	12.40	X	2.93	X	1	=	18.17		
17.	0.50	X	28.87	X	11.30	X	1	=	163.12		
18.	0.50	X	28.87	X	9.62	X	1	=	138.86		
19.	0.50	X	19.21	X	6.56	X	1	=	63.01		
20.	0.50	X	19.21	X	8.03	X	1	=	77.13		
21.	0.50	X	23.87	X	7.52	X	1	=	89.75		
22.	0.50	X	20.80	X	10.08	X	1	=	104.83		
23.	0.50	X	20.80	X	10.45	X	1	=	108.68		
24.	0.50	X	16.18	X	5.56	X	1	=	44.98		
25.	0.50	X	16.18	X	5.56	X	1	=	44.98		
26.	0.50	X	21.53	X	9.61	X	1	=	103.49		
27.	0.50	X	21.53	X	9.95	X	1	=	107.11		
28.	0.50	X	18.86	X	5.82	X	1	=	54.88		
29.	0.50	X	18.86	X	5.73	X	1	=	54.02		
TOTAL AREA									5398.59		1418.62



PLOT AREA CALCULATION
(SCALE-1:200)

PARKING STATEMENT

TYPE	WING	TOTAL TENEMENTS	CAR	SCOOTER
RESI.	WING A SHOP - For every 100 sqm. carpet area or fraction thereof (2 : 6) prop.carpet area -224.28 sqm.	---------	4	13
	FOR RESI. - 2 tenement having carpet area less than 40 sqm but more than 30sqm (1:2)	20 Nos.	10	20
	FOR RESI. - 2 tenement having carpet area of above 40 sqm & less than 60 sqm. - (1 : 2)	06 Nos.	03	06
	WING-B SHOP - For every 100 sqm. carpet area or fraction thereof (2 : 6) prop.carpet area -506.29 sqm	---------	10	30
	FOR RESI. -for every tenement having carpet area equal to or above 60 sqm. but less than 150 sqm. - (1 : 1)	05 Nos.	05	05
	FOR RESI. - 2 tenement having carpet area of above 40 sqm & less than 80 sqm. - (1 : 2)	39 Nos.	20	39
TOTAL		70 Nos.	52 Nos	113 Nos.
5% VISITORS PARKING			3 Nos.	06 Nos.
TOTAL PARKING REQUIRED			55 Nos.	119 Nos.
TOTAL PARKING PROVIDED			142 Nos.	244 Nos.

PARKING PROVIDED

WING - A & B	CAR	SCOOTER
GROUND FLOOR	58	32
UPPER BASEMENT FLOOR	51	191
LOWER BASEMENT FLOOR	33	21
TOTAL	142	244

F.S.I STATEMENT WING 'A' (IN SQ.M)

FLOOR	COMM. F.S.I	RESI. F.S.I	LIFT AREA	TENEMENT
GROUND FLOOR	361.32	-----	1.90X1.90 X2 = 7.22 sqm	-----
1ST FLOOR	-----	533.19		8
2ND FLOOR	-----	536.99		8
3TH FLOOR	-----	533.19		8
4TH FLOOR	-----	194.01		2
TOTAL	361.32	1797.38	7.22	26

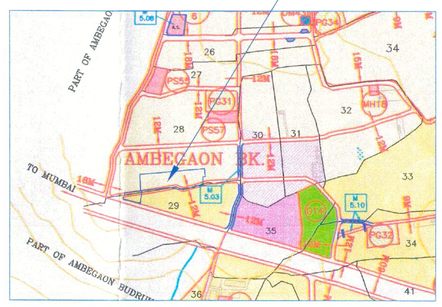
F.S.I STATEMENT WING 'B' (IN SQ.M)

FLOOR	COMM. F.S.I	RESI. F.S.I	LIFT AREA	TENEMENT
GROUND FLOOR MEZZANINE/ 1ST FLOOR FLOOR	488.82	-----	1.90X1.90 + 1.90X2.45 = 3.61 + 4.66 = 8.26 sqm	-----
	183.96	-----		-----
2ND	-----	839.10		9
3RD	-----	835.30		9
4TH	-----	835.30		9
5TH	-----	835.30		9
6TH	-----	759.88		8
TOTAL	672.78	4104.88	8.26	44

WING - A & B TOTAL PROPOSED F.S.I. = 6936.36 SQM.
(361.32 + 1797.38 + 672.78 + 4104.88)

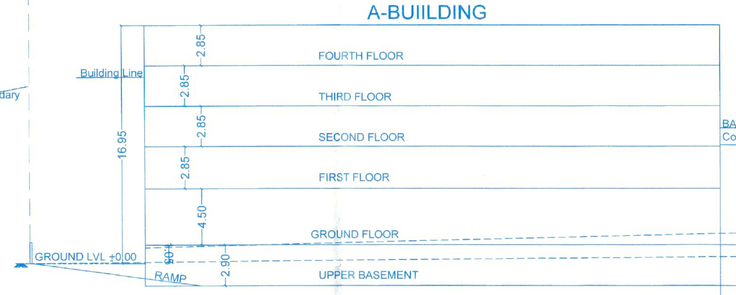
GOOGLE PLAN

PROPOSED SITE



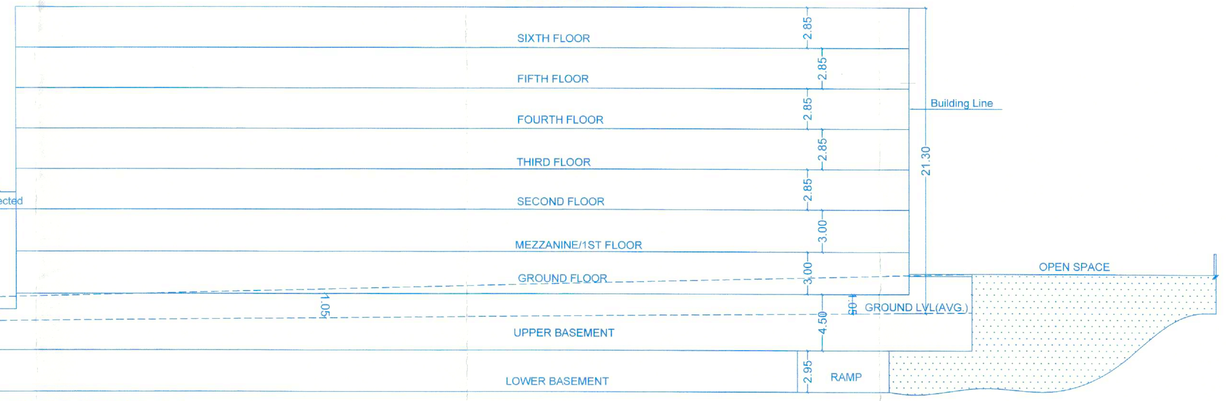
SITE PLAN

A-BUIILDING



SCHEMATIC SECTION A -A

B-BUIILDING

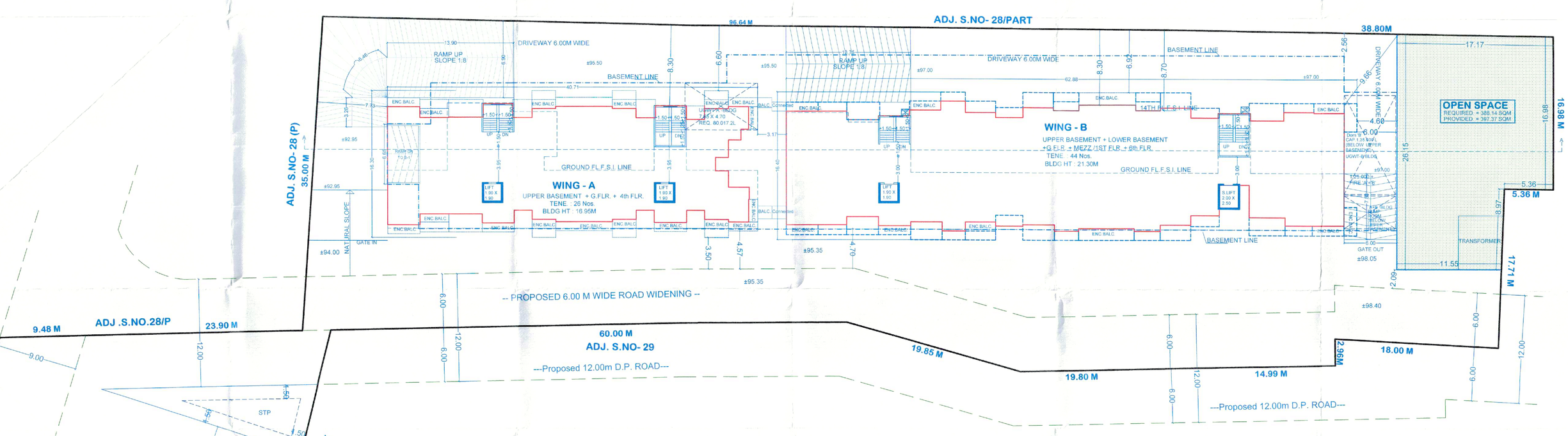


O.H. WATER TANK STATEMENT

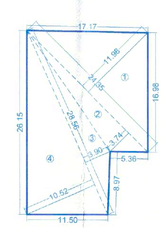
		O.H.WATER TANK PROVD.
RESI.	WING A	23,000 LTR.
	WING-B	54,000 LTR.
TOTAL		77,000 LTR.

U.G. WATER TANK STATEMENT

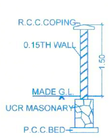
		U.G.WATER TANK PROVD.
RESI.	WING A	55,000 LTR.
	WING-B	85,000 LTR.
TOTAL		1,40,000 LTR.



OPEN SPACE AREA CALCULATION										
1.	0.50	X	24.35	X	11.98	X	1	=	145.86	
2.	0.50	X	24.35	X	3.74	X	1	=	45.53	
3.	0.50	X	28.56	X	3.90	X	1	=	55.69	
4.	0.50	X	28.56	X	10.52	X	1	=	150.28	
TOTAL AREA									397.37	



OPEN SPACE AREA CALCULATION



SECTION - C,C

STAMP OF APPROVAL
(WING - A & B) LAYOUT

01 / 06

1ST SANCTION CC.NO.0262/14, DATE- 29 / 04 / 2014
2ND SANCTION CC.NO.4173/21, DATE- 31 / 03 / 2022

दि. 30/06/2023
APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT CERTIFICATE NO. 0x0661/23

Building Inspector (Jr.Engg./Sect. Engg.) BUILDING PERMISSION DEPT. ZONE-2, P.M.C.
Deputy Engineer

PUNE MUNICIPAL CORPORATION BUILDING CONTROL DEPARTMENT APPROVED PUNE

AREA STATEMENT

		SQM.
1	AREA OF PLOT (Minimum Area of a,b,c to be considered)	5300.00
	a) AS PER OWNERSHIP DOCUMENT (7/12,CTS Extract)	5300.00
	b) AS PER MEASUREMENT SHEET	5398.58
	c) AS PER SITE	5300.00
2	DEDUCTIONS FOR	
	a) NON-BUILDABLE AREA	0.00
	b) PROPOSED 18.00m.D.P./ 12.00m D.P.ROAD WIDENING AREA / SERVICE ROAD / HIGHWAY WIDENING	1418.62
	c) ANY D.P.RESERVATION	0.00
	TOTAL (a + b + c)	1418.62
3	BALANCE ARE OF PLOT (1 - 2)	3881.38
4	AMENITY SPACE	
	a) AMENITY SPACE REQUIRED	0.00
	b) ADJUSTMENT OF 2(b), IF ANY	0.00
	c) BALANCE PROPOSED	0.00
5	NET PLOT AREA [3 - 4 (c)]	3881.38
6	RECREATIONAL OPEN SPACE	
	a) OPEN SPACE REQUIRED [(3) X 0.10]	388.14
	b) OPEN SPACE PROVIDED	397.37
7	INTERNAL ROAD AREA	0.00
8	PLOTABLE AREA (IF APPLICABLE)	
9	BUILT UP AREA WITH REFERANCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (SR.NO. 5.i/BASIC FSI 1.10)	4269.51
10	ADDITION OF FSI ON PAYMENT OF PREMIUM	
	a) MAXIMUM PERMISSIBLE PREMIUM FSI – BASED ON ROAD WIDTH / TOD ZONE. [(sr. no 1) X 0.50]	0.00
	b) PROPOSED FSI ON PAYMENT OF PREMIUM (PROPOSENET)	0.00
11	IN-SITU FSI / TDR LOADING	
	a) IN-SITU AREA AGAINST 18.00m.& 12.00m.D.P.ROAD [1.0 X. 2(a)]	0.00
	a1) IN-SITU AREA AGAINST 60.00m.D.P.ROAD [2.0 x SR.NO. 2(b)].IF ANY	0.00
	b) IN-SITU AREA AGAINST AMENITY SPACE IF HANDED OVER [2.00 or 1.85 x Sr.no. 4(b) and / or (c)]	0.00
	c) TDR AREA [(1) X 0.65] - 11a- 11a1-11b	0.00
	d) TDR PROPOSED AREA	0.00
	e) TOTAL IN-SITU / TDR LOADING PROPOSED [11(a) + (11d)]	0.00
12	ADDITIONAL FSI AREA UNDER CHAPTER NO.7	
13	TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	
	a) [9 +10b+11(e)] OR 12 WHICHEVER IS APPLICABLE	4269.51
	b) ANCILLARY AREA FSI UPTO 80% WITH PAYMENT OF CHARGES [4269.51- 574.50] = 3695.01 X 0.60 = 2217.00	2676.49
	c) ANCILLARY AREA FSI UPTO 80% WITH PAYMENT OF CHARGES [1034.10] /1.80 X 0.80 = 459.60	
	c) TOTAL ENTITLEMENT (a+b+c)	6946.00
14	MAXIMUM UTILIZATION LIMIT OF F.S.I. (Building Potential) PERMISSIBLE AS PER ROAD WIDTH	6946.00
15	TOTAL BUILT-UP AREA IN PROPOSAL.(Excluding Area at Sr.no.17 b)	
	A) COMMERCIAL PROPOSED BUILT-UP AREA	1034.10
	b) RESIDENTIAL PROPOSED BUILT-UP AREA (as per "P-Line")	5902.26
	c) TOTAL (a+b)	6936.36
16	F.S.I. CONSUMED (15/13) (should not be more than serial No.14 above.)	
17	AREA FOR INCLUSIVE HOUSING,IF ANY	
	a) REQUIRED (20% of Sr.No.5)	0.00
	b) PROPOSED	0.00

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE 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 TALLES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP /T.P. SCHEME RECORDS /LAND RECORDS DEPARTMENT / CITY SURVEY RECORDS.

RAHUL R.MALWADKAR.

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

SHREE BALAJI CONSTRUCTION

J.N.D. CONSTRUCTION

LEGEND

PLOT BOUNDARY———BLACK
PROPOSED WORK———RED
DRAINAGE LINE————RED DOTTED
WATER LINE————BLACK DOTTED
ROAD WIDENING LINE——GREEN DOTTED

PROJECT

PROPOSED COMM.& RESI. BUILDING LAY-OUT AT S.NO. 28/22/4/4, 28/22/1/2, 28/22/1/3, 28/22/4/2 28/22/4/3, 28/22/4/7, 28/24/12, 28/24/3, 28/24/2,28/24/5,28/24/8 ,29/1/2, AMBEGAON [BH], PUNE.- 411046

MALWADKAR ARCHITECTS PVT. LTD.
RAHUL. R. MALWADKAR. - (CA/93/15629)
"SAMARTH BUILDING"
PLOT NO.10,LOKESH SOCIETY(B),
S.NO.672/673 OPP.CANARA BANK,
BIBWEWADI, PUNE. 411-037
PH.NO. - 020 3500 2052 / 020 3500 2053
E.MAIL ID - rahul@malwadkararchitects.com

Scale	Date	Drawn by	Checked by	REF.- Y:\X:\Ravs A:\Ambegaon\Drawings\F.M.C\FINC 2021\CC\RC\UR4- REVISED PMC DWG D - 30-05-2022 (add. basic fs & ancillary fs).dwg
1:200	03/06/2023	RAVI	"	