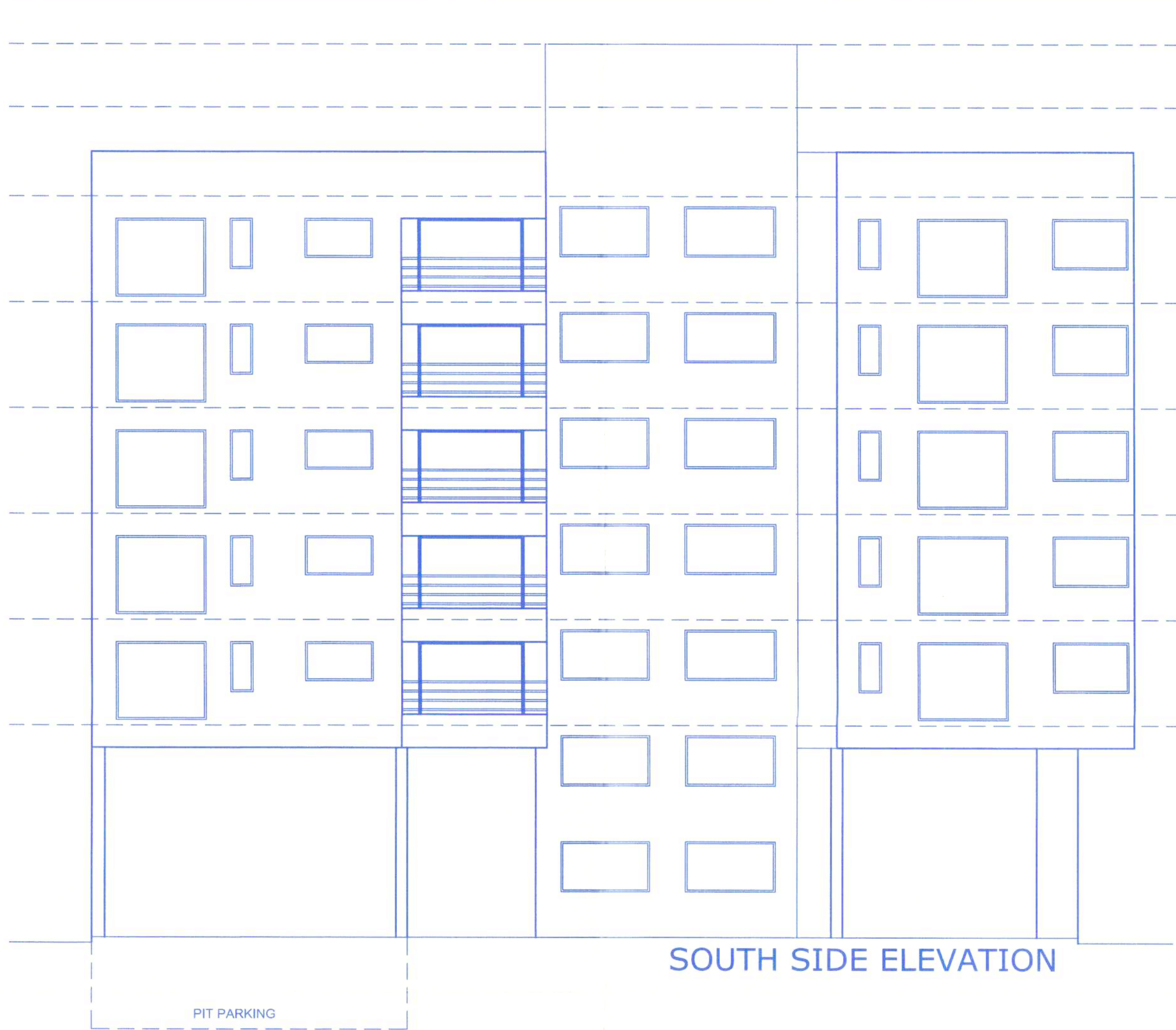
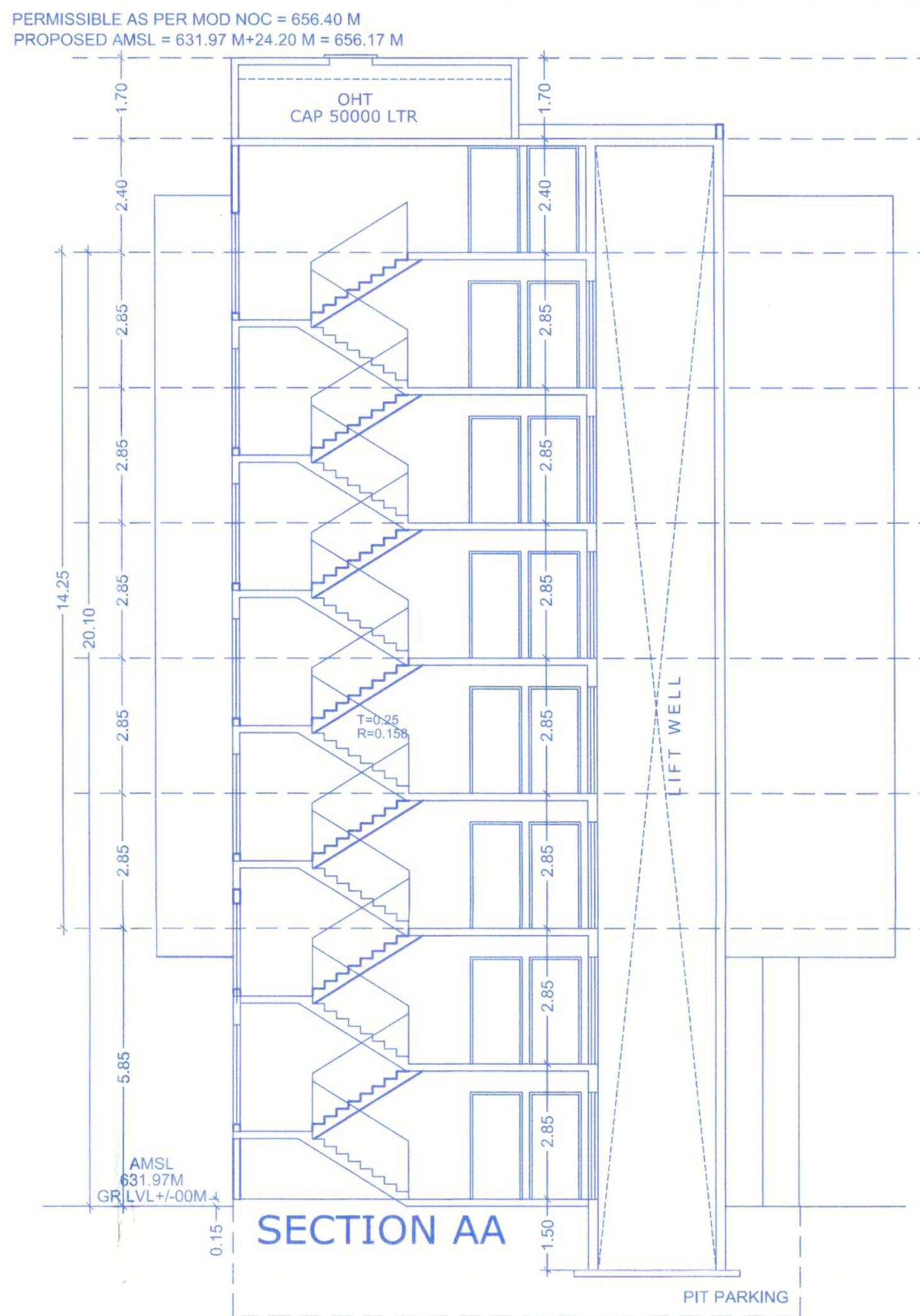
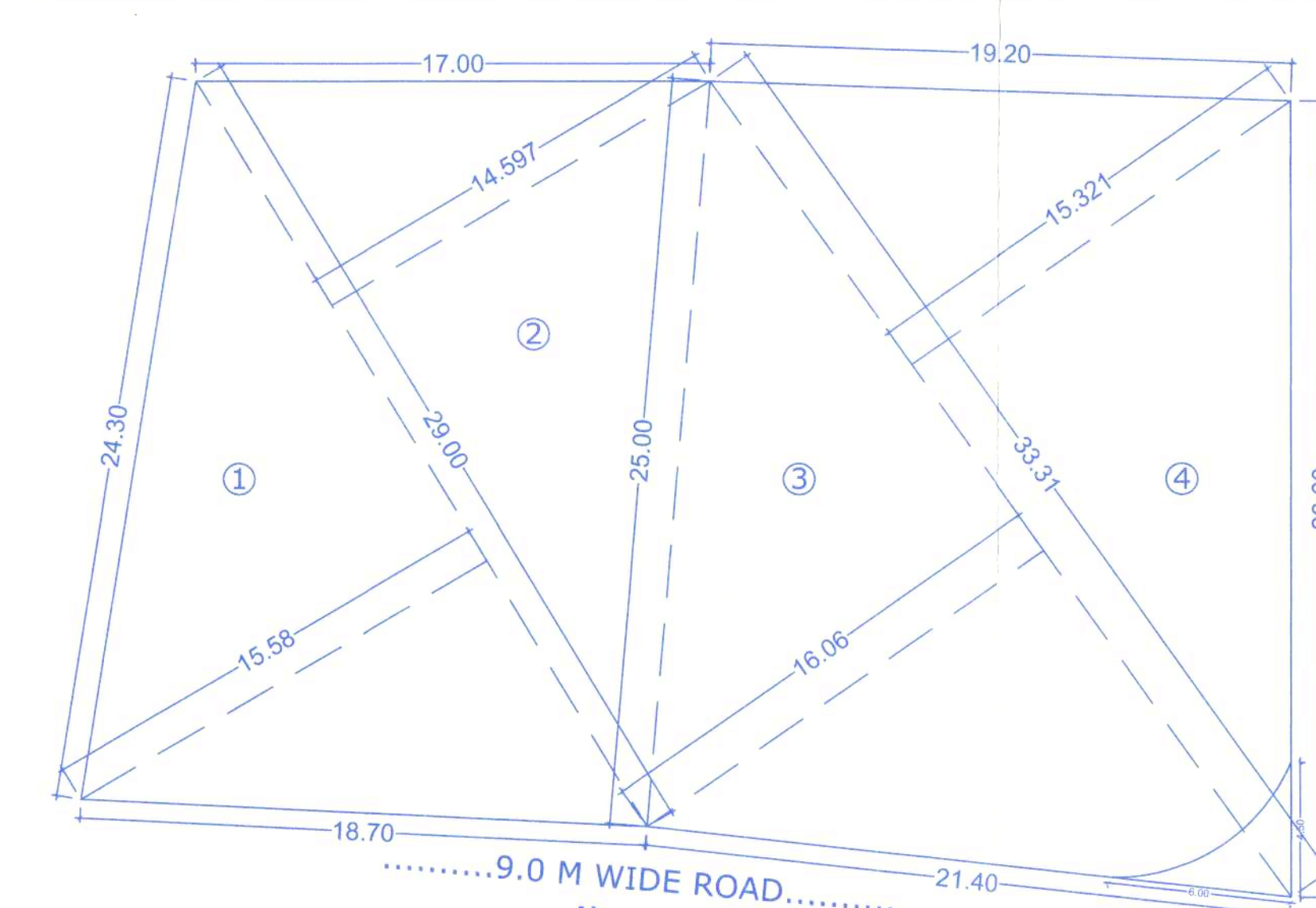




SOUTH SIDE ELEVATION



SECTION AA



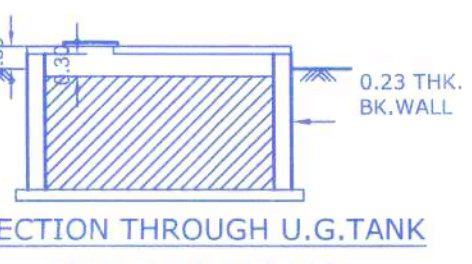
DEMARCATION PLAN
SCALE 1:200

PLOT AREA BY TRIANGULATION

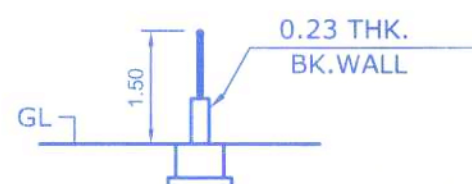
S.NO	14/2+3+4 & 16/1+2 (OLD)
S.NO.	14/2 (NEW),
PLOT NO	103+104
1)	0.50 X 29.00 X 15.58 = 225.91 SQ.M
2)	0.50 X 29.00 X 14.597 = 211.65 SQ.M
3)	0.50 X 33.31 X 16.06 = 267.48 SQ.M
4)	0.50 X 33.31 X 15.321 = 255.16 SQ.M
TOTAL	= 960.20 SQ.M

AREA UNDER CHAMPHER

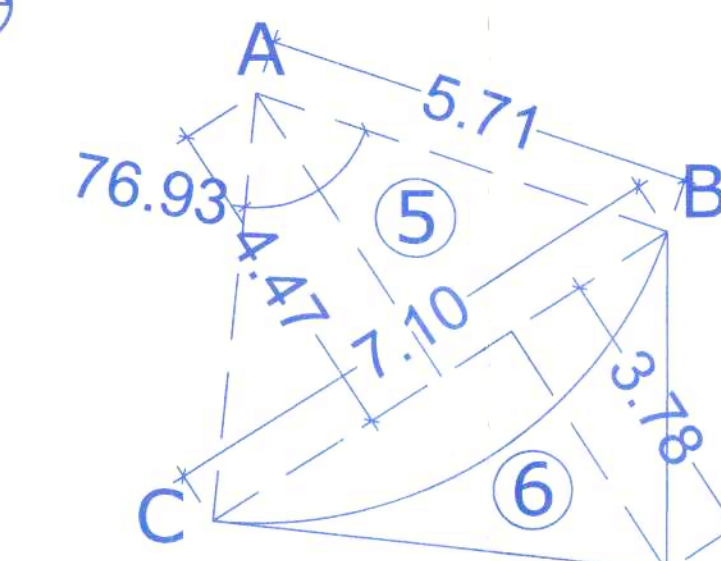
ADD	5) 0.50 X 7.10 X 4.47 = 15.87 SQ.M
6) 0.50 X 7.10 X 3.78 = 13.42 SQ.M	
TOTAL	= 29.29 SQ.M
DEDUCT AREA UNDER SECTOR ABC	(76.93/360) X 3.14 X 5.71 X 5.71 = 21.88 SQ.M
THUS AREA UNDER CHAMPHER =	29.29 - 21.88 = 7.41 SQ.M



SECTION THROUGH U.G. TANK
CAP=1,20,000 LTS



COMPOUND WALL SECTION
AS PER STRUCTURAL ENGINEERS DRAWING



CHAMPHER DIAGRAM

F.S.I. & NON F.S.I STATEMENT

FLOOR	B/UP AREA SQ.M.	TENEMENT NOS.
FSI STATEMENT		
FIRST	355.43	3
SECOND	355.43	3
THIRD	355.43	3
FOURTH	355.43	3
FIFTH	355.43	3
SIXTH	355.43	3
SEVENTH	355.43	3
EIGHT	353.38	3
NINE	355.43	3
TEN	373.81	3
ELEVEN	4.20	
TOTAL	3574.83	30
NON FSI STATEMENT		
GROUND	297.72	
ELEVENTH	370.53	
TOTAL	668.25	
TOTAL (3574.83+668.25)	4243.08 SQ.M	

F.S.I. STATEMENT

FLOOR	B/UP AREA SQ.M.	TENEMENT NOS.
FIRST	352.04	3
SECOND	352.04	3
THIRD	352.04	3
FOURTH	352.04	3
FIFTH	265.24	2
TOTAL	1673.40	14

PARKING CALCULATION

TYPE	CARPET AREA FSI (M2)	TENEMENT (NOS)	CAR (NOS)	SCOOTER (NOS.)
RESIDENTIAL	0-30	2	0	4
RESIDENTIAL	30-40	2	0	2
RESIDENTIAL	40-80	2	9	4.5
RESIDENTIAL	80-150	1	5	1
RESIDENTIAL	>150	1	2	1
VISITOR			5%CAR	5%(SC)
TOTAL	REQUIRED		11	15
TOTAL	PROPOSED		11	15
AREASQ.M	PROPOSED		137.50	30

CARPET AREA STATEMENT

FLOOR	FLAT NOS	CARPET AREA BETW 40 TO 80 SQ.M	CARPET AREA BETW 80 TO 150 SQ.M
FIRST	103	77.73	109.04
	102	77.73	
	101		
SECOND	203	77.73	
	202	77.73	
	201		
THIRD	303	77.73	
	302	77.73	
	301		
FOURTH	403	77.73	
	402	77.73	
	401		
FIFTH	502	77.73	
	501		

COVERAGE CALCULATIONS

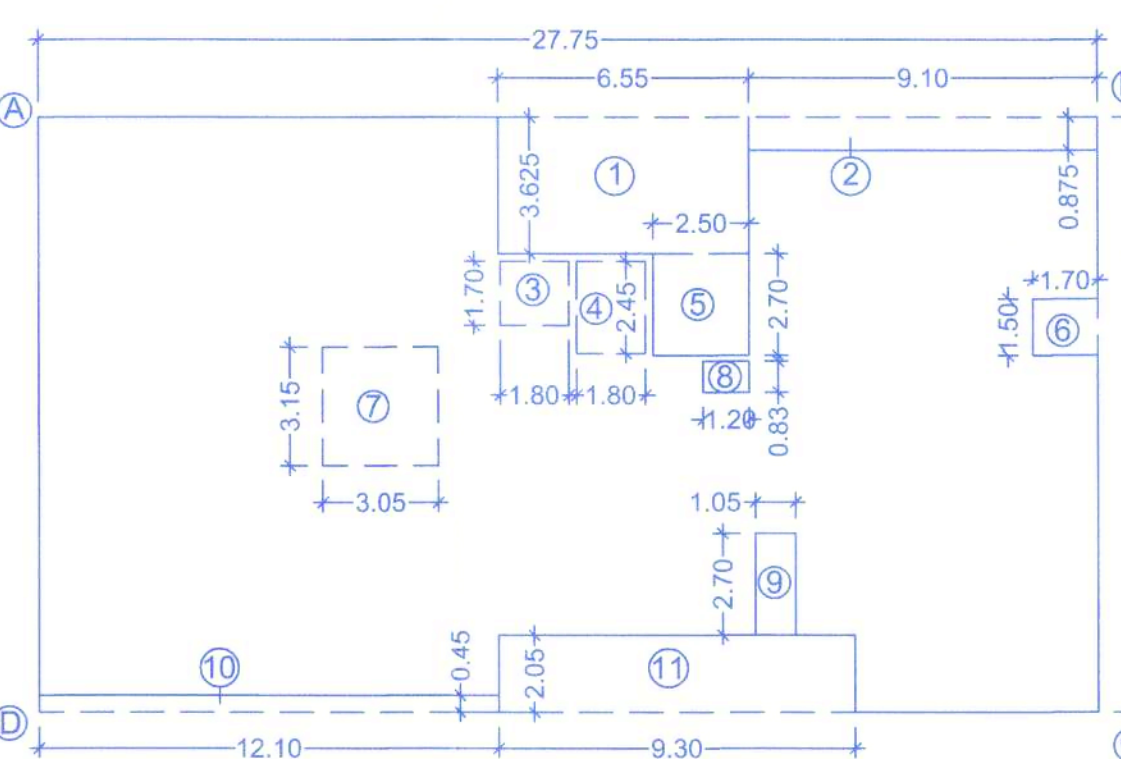
= FIRST FLOOR BUILTUP AREA
= 352.04 SQ.M

WATER REQUIREMENT

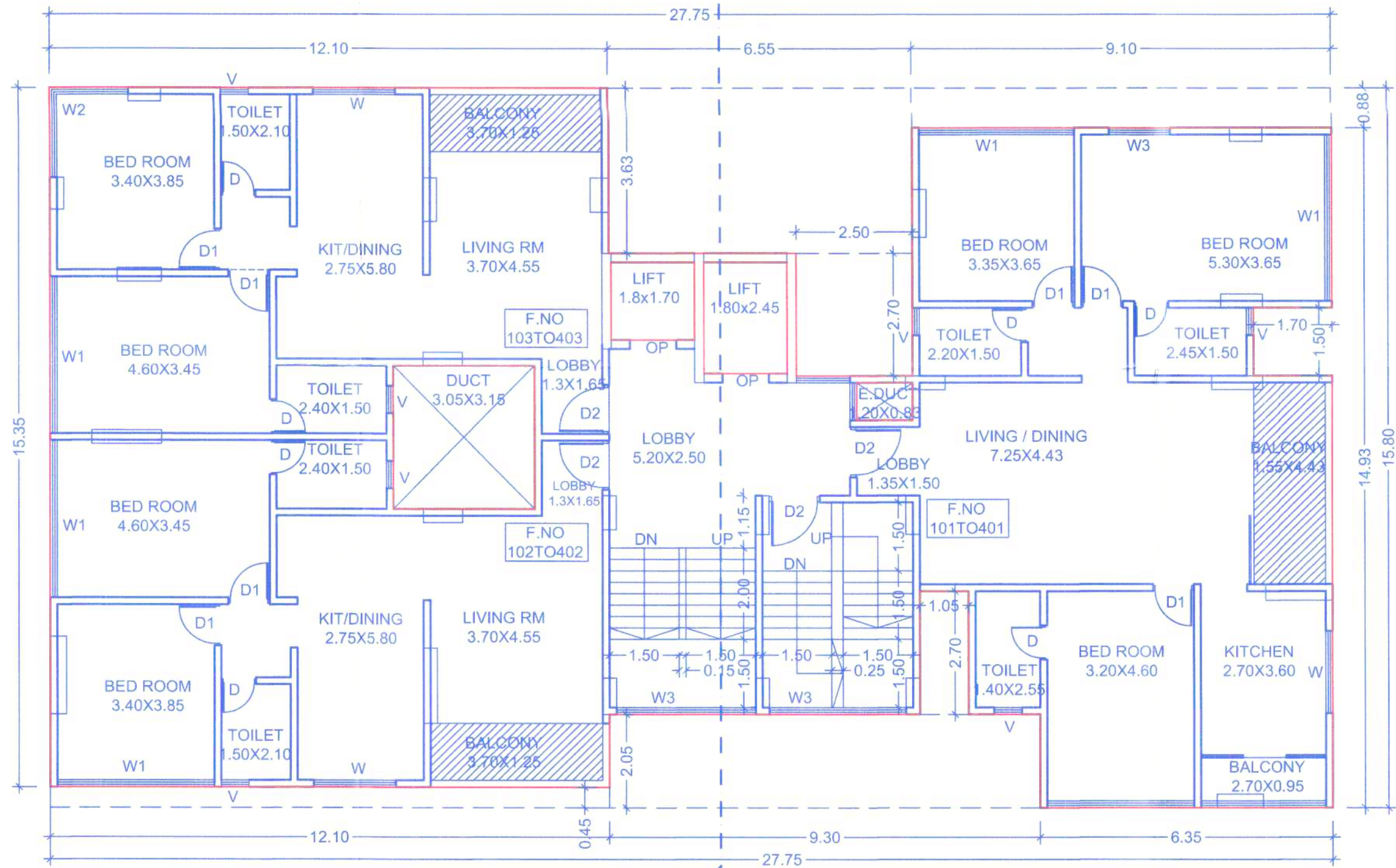
O.H.WATER TANK CAPACITY REQUIRED
2 BHK FLATS (10 NOS)
9 NOSX135X5 = 6,075 LTR.
3 BHK FLATS (5 NOS)
5 NOSX135X6 = 4,050 LTR.
TOTAL REQUIRED = 10,125 LTS
PROVIDED 30,000 LTR
U.G.WATER TANK CAPACITY REQUIRED
10,125 X 1.5 = 15200 LTR.
REQUIRED FOR FIRE 75,000 LTR
TOTAL REQUIRED 90,200 LTR
PROVIDED 1,20,000 LTR

DOOR WINDOW SCHEDULE

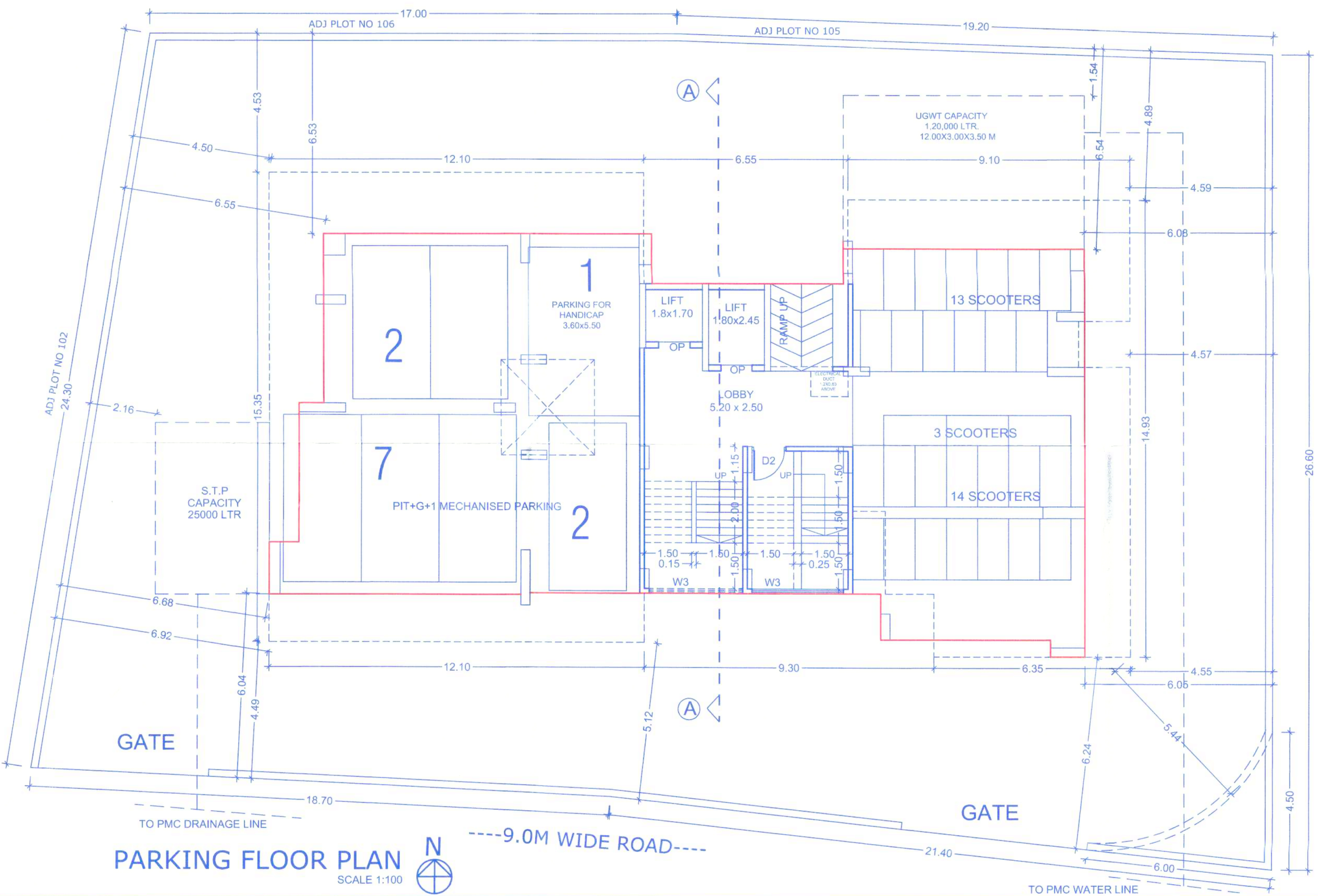
NAME	WIDTH	CILL LVL	LINTEL LVL
V	0.60	1.20	2.25
W	1.80	1.20	2.25
W1	3.45	0.15	2.25
W2	3.30	0.15	2.25
W3	3.00	0.15	2.25
D	0.75	0.00	2.25
D1	0.90	0.00	2.25
D2	1.05	0.00	2.25
D3	2.40	0.00	2.25



TYPICAL FLOOR
1ST TO 4TH FL. KEY PLAN
SCALE 1:200



TYPICAL 1ST TO 4TH FLOOR PLAN
SCALE 1:100



PARKING FLOOR PLAN
SCALE 1:100

STAMP OF APPROVAL

1/2

Revised 3
APPROVED SUBJECT TO CONDITION
CERTIFICATE No. CC/1203/24
DATE 05/08/2024

Building Inspector
Building Development Department
Zone No. P.M.C

AREA STATEMENT

	SQ.M.			
1 AREA OF PLOT AS PER 7/12 extract	1052.00			
a) As per demarcation	960.20			
Minimum of the above to be considered	960.20			
2 DEDUCTION FOR				
a) Proposed D.P./D.P. road widening area/ service road	-			
highway widening	-			
b) Any D.P. reservation	-			
(Total a + b)	0.00			
3 Balance area of plot (1-2)	960.20			
Amenity space (if applicable)	-			
a) Required	-			
b) Adjustment of 2(b) if any	-			
(c) Balanced plot	-			
5 Net plot area (3 - 4(c))	960.20			
6 Recreational open space (if applicable)	-			
a) Required	-			
b) Proposed	-			
7 Internal road area	7.41			
8 Plottable area (if applicable)	-			
9 Builtup area with reference to Basic F.S.I as per front road width (Sr.No 5 x 1.10)	1056.22			
10 Addition of F.S.I on payment of premium				
a) Max permissible premium F.S.I as per front road width (5 x 50%)	480.10			
b) Proposed F.S.I on payment of premium	0.00			
11 In situ F.S.I / TDR loading				
a) In situ area against D.P. road (2xSr.No 2(a)) if any	0.00			
b) In situ area against Amenity space if handed over	-			
c) TDR area (Permissible)	624.13			
d) Total in situ / TDR loading permissible (11(a) + (b) + (c))	624.13			
e) Total in situ / TDR loading proposed (11(a) + (b) + (c))	0.00			
f) Out of above total 624.13 permissible for (slum + regular split up) below				
Slum TDR (30% minimum)	0.00			
Regular TDR (70%)	0.00			
12 Additional FSI area under Chapter No.7				
13 Total entitlement of FSI in the proposal	-			
a) (9 + 10(b) + 11(e)) or 12 whichever is applicable	1056.22			
b) Ancillary area FSI upto 80% with payment of charges	-			
c) Permissible Ancillary area FSI upto 60% with payment of charges = 1056.22 x 60% = 633.73 sq.m	617.18			
d) Total entitlement (a + b + c)	1689.95			
Proposed FSI	1673.40			
Maximum utilisation limit of FSI (building potential) permissible as per road width (as per regulation No.6.3) = (Basic FSI 960.20 x 1.10) = prem fsi (960.20 x 0.50) + TDR (960.20 x 0.65) = 1056.22 + 480.10 + 624.13 = 2160.45 sq.m	3456.72			
ADD 60% ancillary FSI i.e. (2160.45 x 0.60) = 1296.27 sq.m				
Total = 3456.72 sq.m				
15 Total builtup area in proposal (excluding area at Sr.No 17b)				
a) Existing builtup area	0.00			
b) Proposed builtup area (as per P-Line)	1673.40			
c) Total (a + b)	1673.40			
16 FSI consumed (15/13) should not be more than Sr.No 14 above)	0.98			
17 Area for inclusive housing, if any	-			
a) required (20% of Sr.No.5)	-			
b) Proposed	-			
Certificate of area:				
Certified that the plot under reference was surveyed by me on 20/08/18 and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so worked out tallied with the area stated in document of Ownership / T.P. scheme record / Land records dept / City survey records.				
Ar. Nikhil R. Kokate				
Owners declaration / Name and signature				
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.				
Mr. SUNIL W. SHINDE OWNER & P.A.H				
PROJECT				
Proposed Residential building at S.No. 14/2+3+4 & 16/1+2 (old), S.No 14/2 (new), Plot No. 103 + 104, Bavdhan (N), Pune 411021				
NAME ADDRESS & SIGN OF ARCHITECT				
ARCHITECT, NIKHIL R. KOKATE 34, Bhosale Nagar, Torana Bldg, Off Ranghills road Pune 411007.				
SCALE	DATE	JOB/DEALT	CHKD BY	JOB NO
1:100	23-5-24	NK	RD	