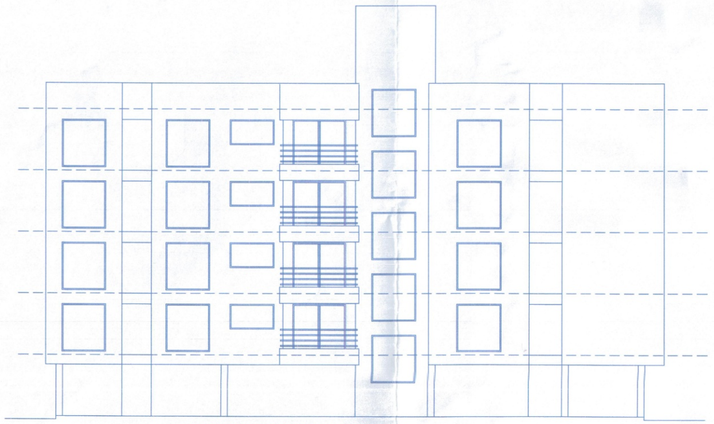
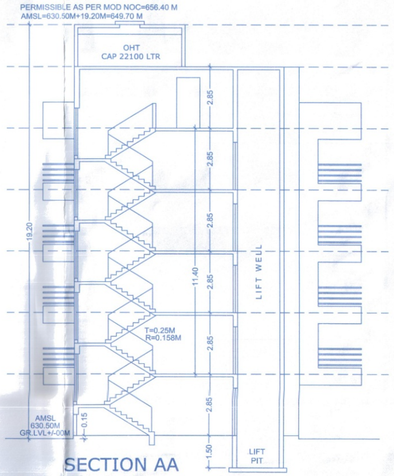
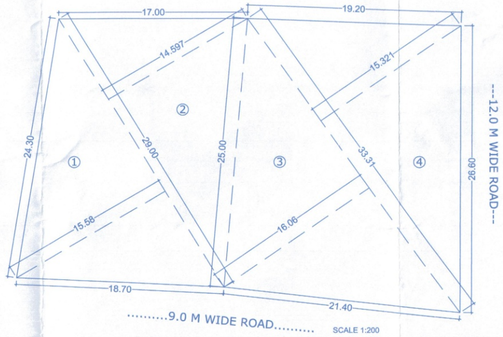


SOUTH SIDE ELEVATION



SECTION AA



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

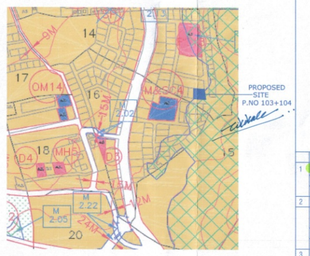
TOTAL = 960.20 SQ.M

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

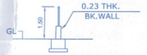
DEDUCT AREA UNDER SECTOR ABC
(76.93/360) X 3.14 X 5.71 X 5.71 = 21.88 SQ.M

THUS AREA UNDER CHAMPHER =
29.29 - 21.88 = 7.41 SQ.M

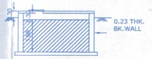


SITE PLAN

N



COMPOUND WALL SECTION
AS PER STRUCTURAL ENGINEERS DRAWING



SECTION THROUGH U.G.TANK
CAP=33150 LTS

COVERAGE CALCULATIONS

= FIRST FLOOR BUILTUP AREA
= 341.57 SQ.M

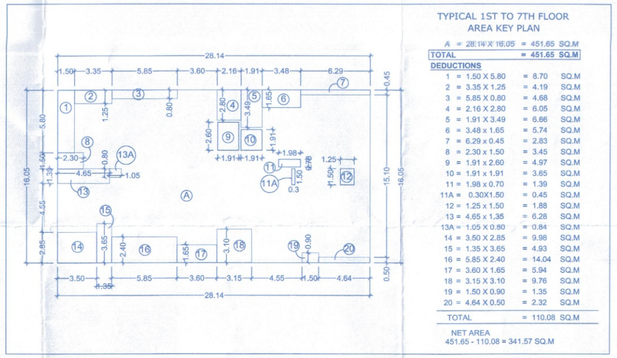
WATER REQUIREMENT

O.H.WATER TANK CAPCAITY
REQUIRED
2 BHK FLATS (11 NOS)
11NOSX135X5 = 7425 LTR.
3 BHK FLATS (4 NOS)
4NOSX135X6 = 3240 LTR.
TOTAL REQUIRED = 10665 LTS
PROVIDED 22100 LTR

U.G.WATER TANK CAPCAITY
REQUIRED
10665 X 1.5 = 15998 LTR.
PROVIDED 33,150 LTR

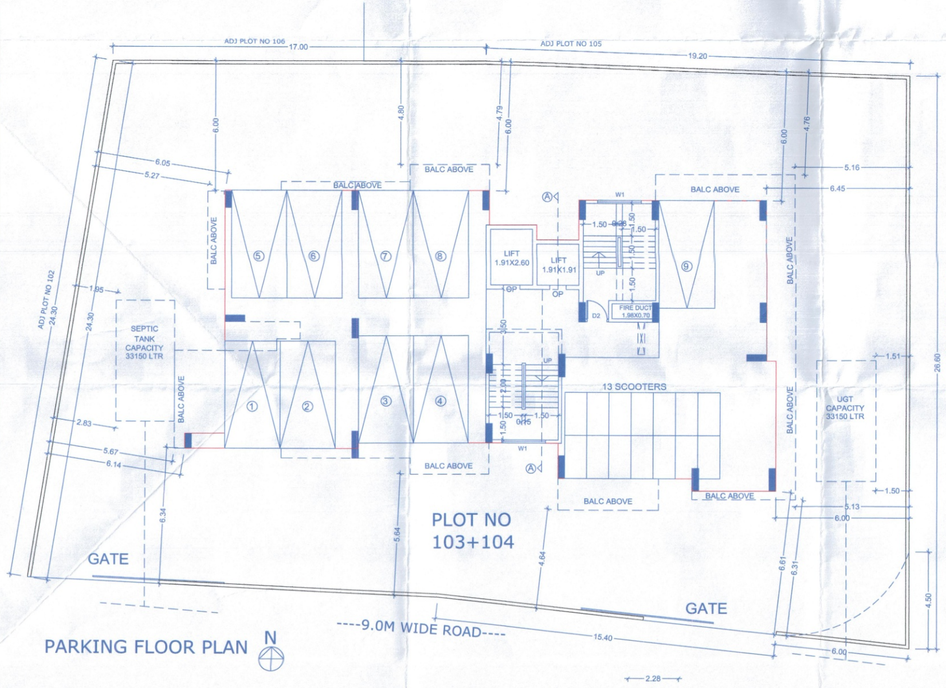
CARPET AREA STATEMENT

FLOOR	FLAT NOS	CARPET AREA (BETW 40 TO 80 SQ.M	CARPET AREA (BETW 80 TO 150 SQ.M
FIRST	101	68.86	
	102	68.50	
	103		101.13
SECOND	201	68.86	
	202	68.50	
	203		101.13
THIRD	301	68.86	
	302	68.50	
	303		101.13
FOURTH	301	68.86	
	302	68.50	
	303		101.13



DOOR WINDOW SCHEDULE

NAME	WIDTH	CILL LVL	LINTEL LVL	HEIGHT
V	0.60	1.20	2.35	1.15
W	2.00	1.20	2.35	1.15
W1	2.00	0.15	2.35	2.20
D	0.75	0.00	2.35	2.35
D1	0.90	0.00	2.35	2.35
D2	1.05	0.00	2.35	2.35
D3	2.40	0.00	2.35	2.35



PARKING FLOOR PLAN

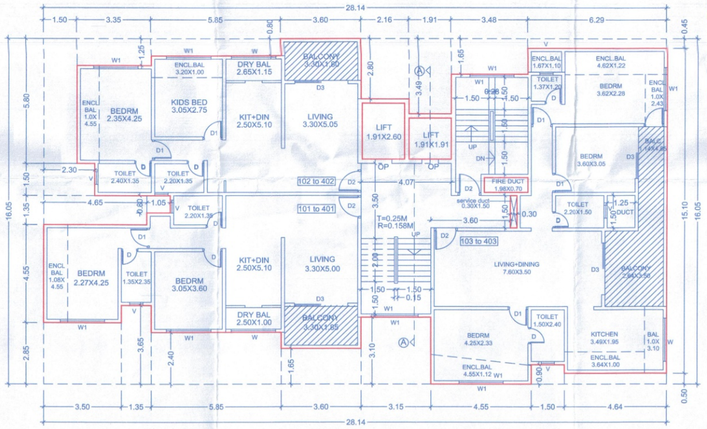
N

F.S.I. STATEMENT

FLOOR	B/UP AREA SQ.M.	TENEMENT NOS.
FIRST	341.57	3
SECOND	341.57	3
THIRD	341.57	3
FOURTH	341.57	3
TOTAL	1366.28	12

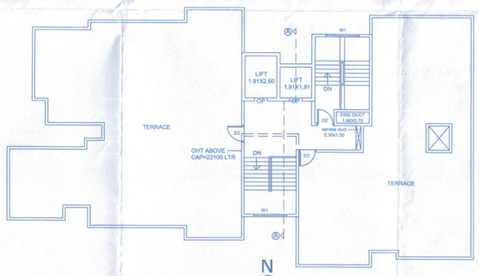
PARKING CALCULATION

TYPE	CARPET AREA/ FSI (M2)	TENEMENT (NOS)		CAR (NOS)		SCOOTER (NOS.)	
		UNIT	PROP.	BY RULE	REQD.	BY RULE	REQD.
RESIDENTIAL	0-30	2		0		4	
RESIDENTIAL	30-40	2	0	1	0	2	0
RESIDENTIAL	40-80	2	8	1	4	2	8
RESIDENTIAL	80-150	1	4	1	4	1	4
RESIDENTIAL	>150	1		2		1	
VISITOR				5%CAR	1	5%(SC)	1
TOTAL	REQUIRED				9		13
TOTAL	PROPOSED				9		13
AREASQ.M	PROPOSED				112.50		26



TYPICAL 1ST TO 4TH FLOOR PLAN

N



TERRACE FLOOR PLAN

N

SCALE 1:200

STAMP OF APPROVAL

M1

Revised 2 + Amalgamation
APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO. CC/0049/24
DATE 2/4/2024

Building Inspector Deputy Engineer
Building Develoement Department

PUNE MUNICIPAL CORPORATION
BUILDING DEVELOPMENT DEPARTMENT
APPROVED
PUNE

	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
4	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	Plotable 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 / T.D.R loading	0.00
	a) In-situ area against D.P road (ZoSr.No 2(a)) if any	0.00
	b) In-situ area against Amenity space if handed over	-
	c) TDR area	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
	Out of above total 624.13 permissible tdr (sum + regular spill as below)	
	Sum 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 60% with payment of charges	-
	c) Permissible Ancillary area FSI upto 60% with payment of charges = 1056.22 x 60% = 620.54 sq.m	310.06
	Proposed ancillary FSI = 310.06 sq.m	
	d) Total entitlement (a + b + c)	1366.28
	Proposed FSI	1366.28
14	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 ADD 60% ancillary FSI i.e (2160.45 x0.60) = 1296.27 sq.m Total = 3456.72 sq.m	3456.72
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)	1366.28
	c) Total (a + b)	1366.28
16	FSI consumed (15/13)(should not be more than Sr.No 14 above)	0.83
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 20/06/18 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 Indersigned 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

Mrs. SHOBHANA Y. YADAV

Baner, Pune 411045

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(Kh), Pune 411021

NAME ADDRESS & SIGN OF ARCHITECT

ARCHITECT. NIKHIL R . KOKATE
34, Bhosale Nagar, Tarana Bldg, Off Rangehills road
Pune 411007.

SCALE	DATE	JOB/DEALT	CHKD BY	JOB NO
1:100	12-3-24	NK	RD	