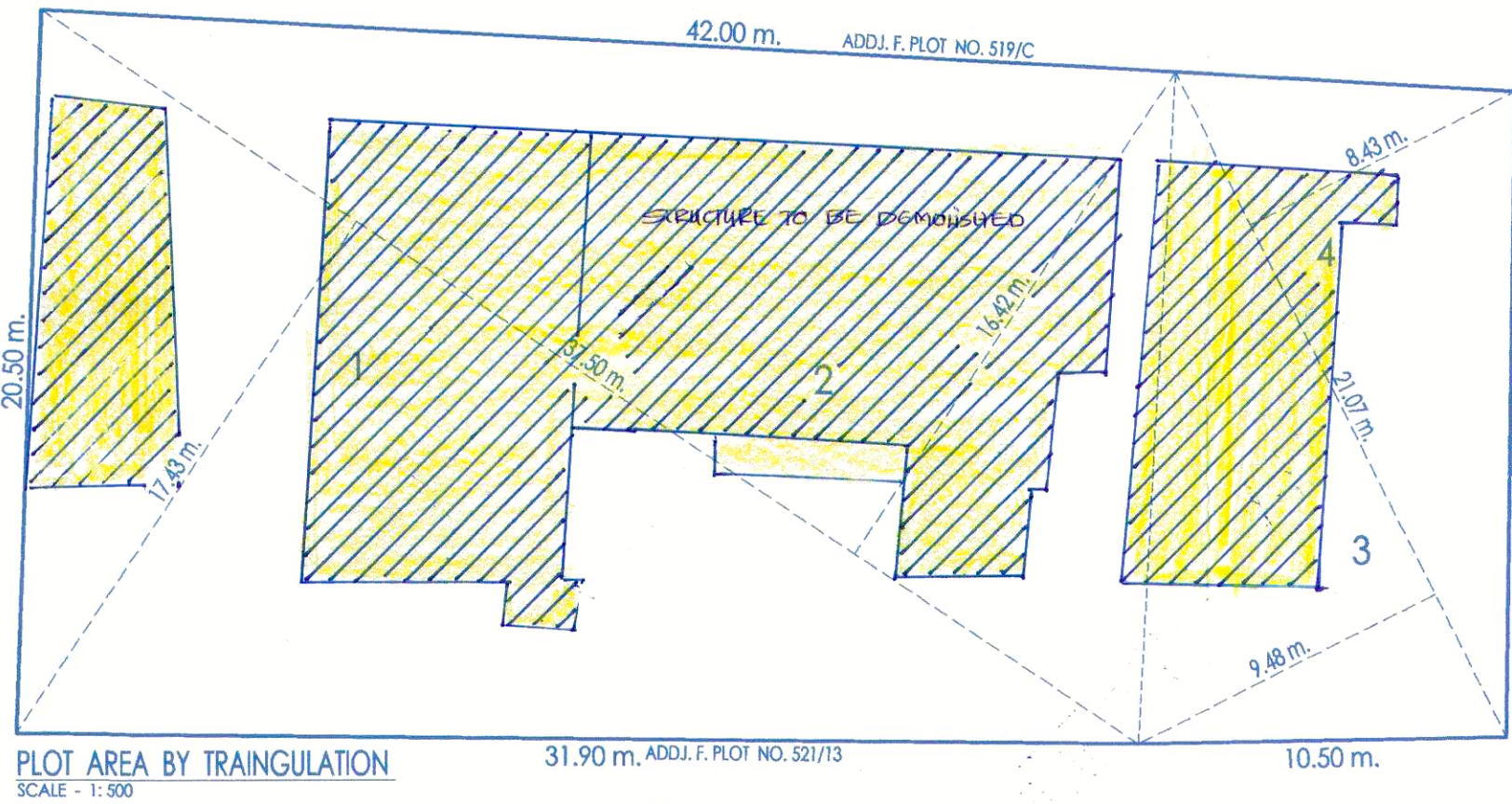




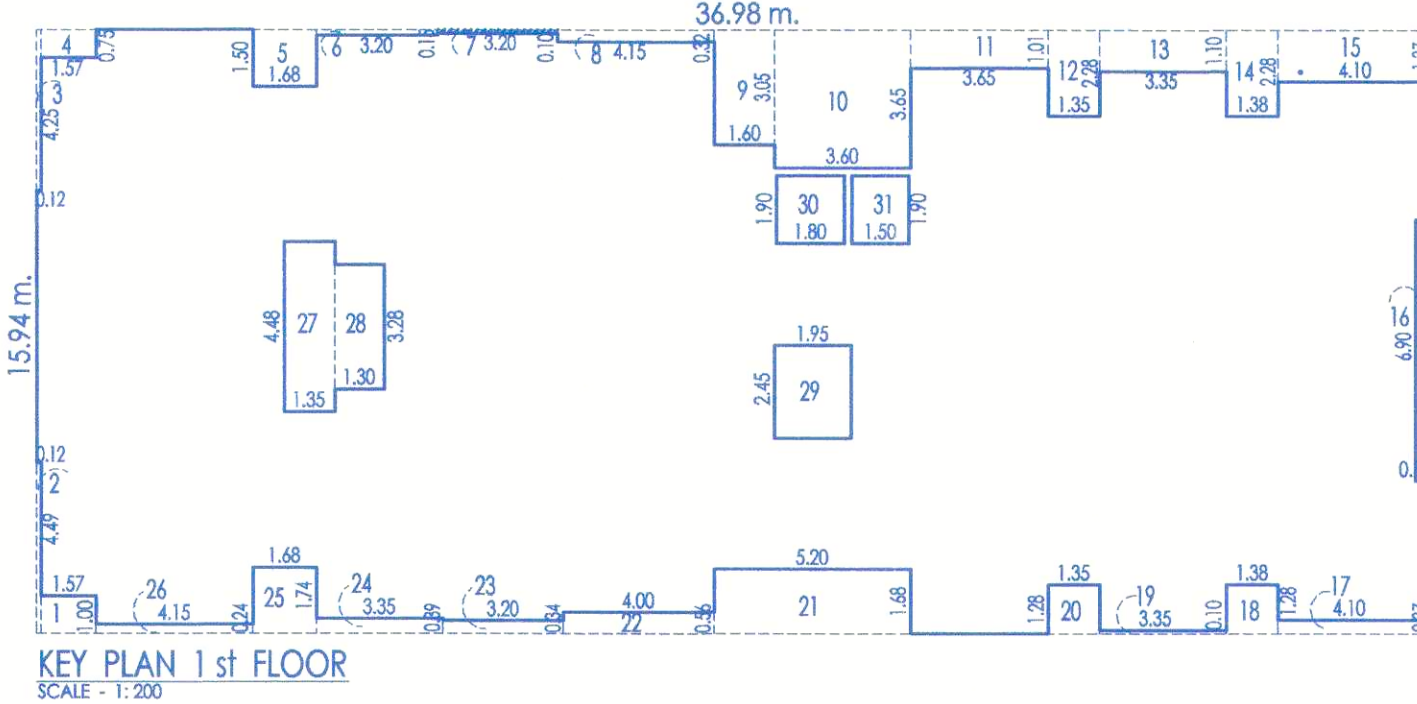
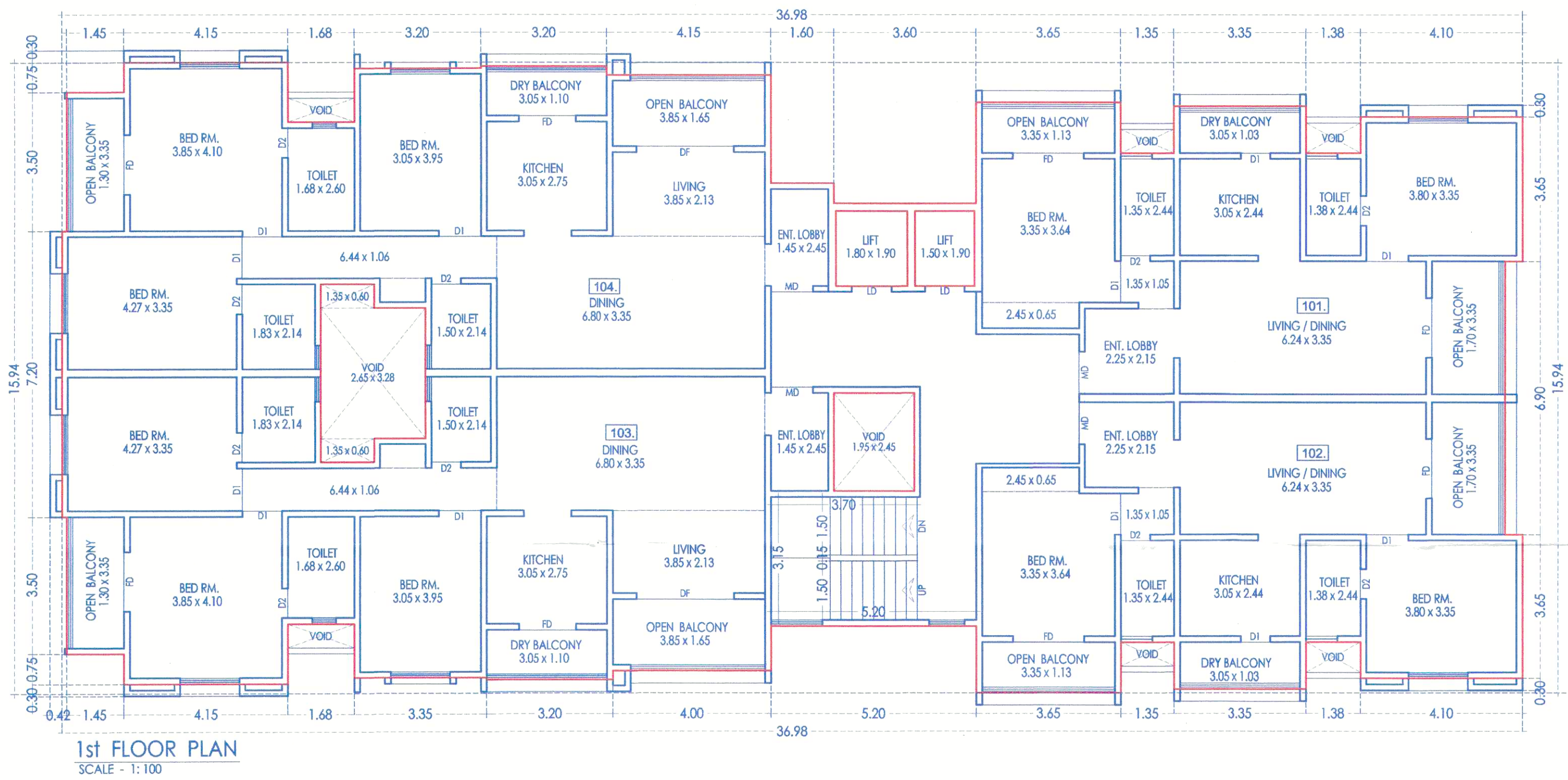
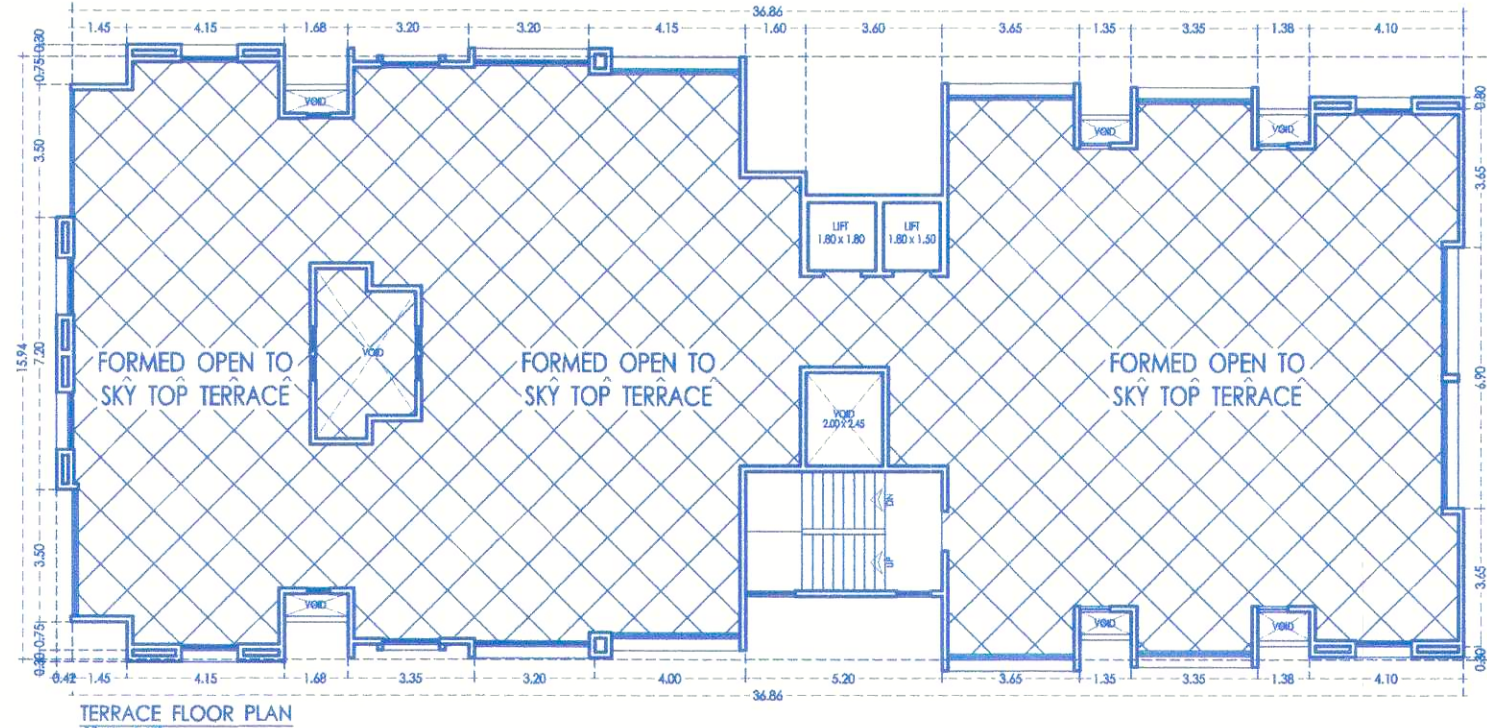
PLOT AREA BY TRIANGULATION
1. $37.50 \times 17.43 \times 0.50 = 326.81$ SQ.M.
2. $37.50 \times 16.42 \times 0.50 = 307.87$ SQ.M.
3. $21.07 \times 9.48 \times 0.50 = 99.87$ SQ.M.
4. $21.07 \times 8.43 \times 0.50 = 88.81$ SQ.M.
TOTAL AREA PLOT = 823.36 SQ.M.

PARKING TOD ZONE							
TYPE OF TENEMENT	UNIT	CAR	SCOOTER	CAR	SCOOTER	CAR	SCOOTER
BETWEEN 40 TO 80 SQ.M. @ 2 TENT. 1 - 2	-	-	-	-	-	-	-
BETWEEN 80 TO 150 SQ.M. @ TENT. 1 - 1	4	4	4	2	2	4	4
VISITORS @ 5%	01	02	01	02	01	02	
TOTAL	4	5	6	3	4	5	6

PARKING AREA CALCULATION			
VEHICAL	AREA REQUIRED	AREA PROVIDED	
CARS	$12.50 \times 4 = 50.00$	$12.50 \times 4 = 50.00$	
SCOOTERS	$3.00 \times 6 = 18.00$	$3.00 \times 6 = 18.00$	
TOTAL	68.00 SQ.M.	68.00 SQ.M.	

CARPET AREA STATEMENT			
BETWEEN 60.00 TO 120.00 SQ.M.			
FLAT No.	CARPET	FLAT No.	CARPET
101, 102.	82.20	103, 104.	119.10

WATER STORAGE CAPACITY			
WATER REQUIRED (28 x 475)	=	18,900.00	lit/day
FIRE FIGHTING WATER REQUIRED	=	10,000.00	lit/day
PROVIDED OVERHEAD TANK	=	20,000.00	lit/day
PROVIDED U.G. WATER TANK	=	35,000.00	lit/day
PROVIDED FIRE FIGHTING WATER TANK	=	10,000.00	lit/day



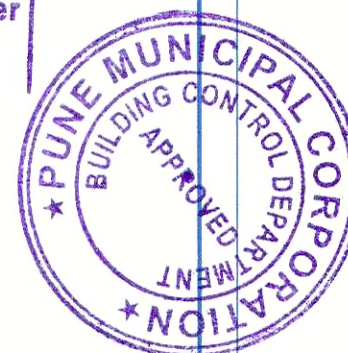
B / UP AREA CALCULATION			
TYPICAL 1st FLOOR			
GROSS	36.98 x 15.94	=	589.46 SQ.M.
DEDUCTIONS			
1. 1.57 x 1.00 x 1.00	=	1.57 SQ.M.	
2. 0.12 x 4.49 x 1.00	=	0.53 SQ.M.	
3. 0.12 x 4.25 x 1.00	=	0.51 SQ.M.	
4. 1.57 x 0.75 x 1.00	=	1.17 SQ.M.	
5. 1.68 x 1.50 x 1.00	=	2.52 SQ.M.	
6. 3.20 x 0.15 x 1.00	=	0.48 SQ.M.	
7. 3.20 x 0.10 x 1.00	=	0.32 SQ.M.	
8. 4.15 x 0.32 x 1.00	=	1.32 SQ.M.	
9. 1.60 x 3.05 x 1.00	=	4.88 SQ.M.	
10. 3.60 x 3.65 x 1.00	=	13.14 SQ.M.	
11. 3.65 x 1.01 x 1.00	=	3.68 SQ.M.	
12. 1.35 x 2.28 x 1.00	=	3.07 SQ.M.	
13. 3.35 x 1.10 x 1.00	=	3.68 SQ.M.	
14. 1.38 x 2.28 x 1.00	=	3.15 SQ.M.	
15. 4.10 x 1.37 x 1.00	=	5.61 SQ.M.	
16. 0.44 x 6.90 x 1.00	=	3.03 SQ.M.	
TOTAL DEDUCTION			92.58 SQ.M.
TOTAL B / UP AREA	589.46	-	92.58 = 496.88 SQ.M.

F.S.I. STATEMENT				
TYPE OF BUILDING	FLOOR	B/UP AREA	LIFT AREA	TENEMENTS PER FL.
BUILDING	PARKING FLOOR	NIL	6.27	
	FIRST FLOOR	496.88		4 No.
TOTAL B/UP RESIDENTIAL		496.88 SQ.M.		4 No.



DESCRIPTION OF PROPOSAL
PROPOSED RESIDENTIAL OF BUILDING ON
C.T.S. No. 1144 Plot No. 520,
AT BHAMBURAD SHIVAJINAGAR, PUNE.
STAMP OF APPROVAL OF PLANS

महिन निविदा - 01/30/10/2023
APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO. 61/1822/23
Building Inspector Deputy Engineer
BUILDING PERMISSION DEPT.
ZONE - 6 P.M.C.



TOD ZONE

AREA STATEMENT (T.O.D. ZONE)		SQ. M.
1. Area of Plot		
a. As per ownership document (7/12, CTS extracts)		819.48
b. As per Measurement Sheet		823.36
c. As per site		823.36
Minimum area of a, b, c to be considered		819.48
2. DEDUCTION FOR		
a. Proposed D.P. Road widening Area		
i. 20.00 m. Wide D.P. Road		00.00
(Total Road widening Area)		00.00
b. Any D.P. Reservation Area		
i. Area Under Un-Buildable Plot		NIL
(Total D.P. Reservation Area)		NIL
Total Area a + b		00.00
3. Balance Area of Plot (1 - 2)		819.48
4. Amenity Space (if applicable)		
a. Required Amenity Space		N.A.
b. Adjustment of 2(b), if any		
c. Balance Proposed		NIL
5. Net Plot Area (3 - 4 c)		819.48
6. Recreational Open Space (if applicable)		
a. Required Open Space (10% of s.no. 5)		N.A.
b. Proposed Open Space (as per 3.4.1c.)		NIL
7. Internal Road Area		NIL
8. Platable Area (if applicable)		NIL
9. Built-up Area with reference to Basic F.S.I. as per front Road width (819.48 x 1.10 as per 3.4.1 UDPR)		901.42
10. Addition of F.S.I. on payment of Premium		
a. Maximum Permissible Full Potential TOD (142.12 TPS No. 1818/99/CR/138/19 Dated 10.10.2022)		NIL
819.48 x 2.50 = 2048.70 - (11a) = 2048.70		
b. Premium F.S.I. (2048.70 x 0.75) = 1536.52 Max.		NIL
11. In-situ F.S.I. / T.D.R. loading		
a. Area against D.P. Road (2a x 2), if any		NIL
b. Area against Amenity Space if Handovered (200 or 1.85 x (4b))		N.A.
c. T.D.R. Area (2048.70 x 0.25) = 512.17 Max.		NIL
Total In-situ F.S.I./T.D.R. loading (11.a + b + c)		NIL
12. Additional F.S.I. area under Chapter No. 7 (Redevelopment Existing F.S.I. x 30%)		NIL
13. Total Entitlement of F.S.I. in the Proposal		
a. [9 + 10 + 11 + 12] whichever applicable		901.42
b. Ancillary Area F.S.I. upto 60% or 80% (with payments Commercial - x 0.80)		NIL
(with payments Residential - x 0.60) Max.		NIL
Total Entitlement (a + b)		901.42
14. Max. Utilization limit of F.S.I. (Building Potential) Permissible as per Road Width [(as per Regulation 6.1/6.2 / 6.3 / 6.4 as applicable) = 819.48 x 2.50 x 1.60]		3,277.92
15. Total Built-up Area in Proposal (excluding 17.)		
a. Previous Sanctioned Built-up Area		NIL
b. Proposed Built-up Area		496.88
c. Ancillary Area F.S.I.		NIL
Total Built-up Area (a + b + c) (as per T-Line)		496.88
16. F.S.I. Consumed (15 / 13) (not more than 14.)		55.00 %
17. Area for LIG / MIG if any		
a. Required (20% of s.no. 5)		N.A.
b. Proposed Area		N.A.

Owner's / P.O.A.H. 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.

Mr. Rahul Anantwar Pandit
Certificate of Area:
Certified that the Plot under reference was Surveyed by Me on 10/07/2023 and the Dimensions of sides etc. of Plot stated on Plan are as per measured on the Site and the area so worked out tallies with the area stated in Document of Ownership / T.P. Scheme Records / Land Record Department / City Survey Records

Mr. Pradeep J. Kosumbkar
JOB NO. 1007/2023 SCALE AS SHOWN
DRG. NO. PMC-B-01 DRAWN BY Deep DATE - 01/09/2023
Architect / Licensed Engineer

iDeas and iMages
of
Mr. Pradeep J. Kosumbkar (Lic. No. 1031)
architects, interior designer and project consultant
4/11, BHAGRATHI TOWERS, HOTEL KONKAN EXPRESS
LANE, KOTHRUD, PUNE - 411 038.
Ph: 9890 176 727, @ Mail: ideasimages@rediffmail.com

