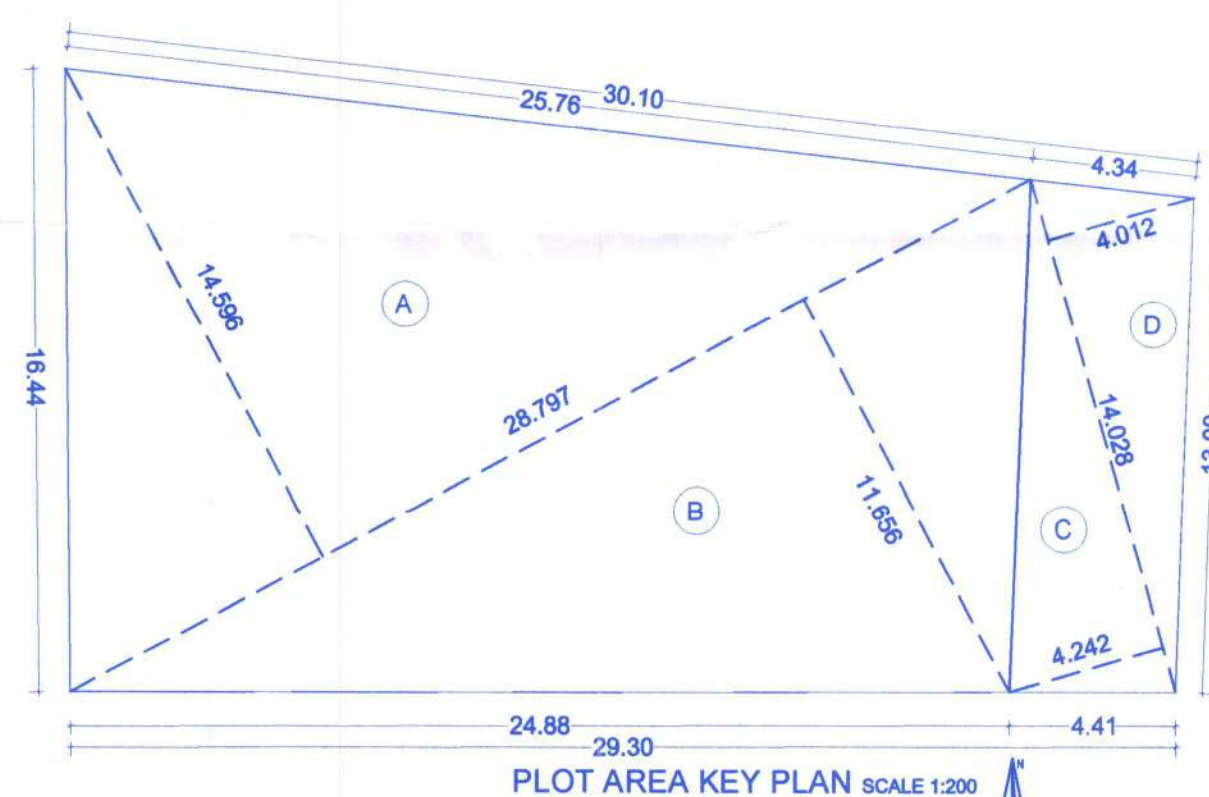
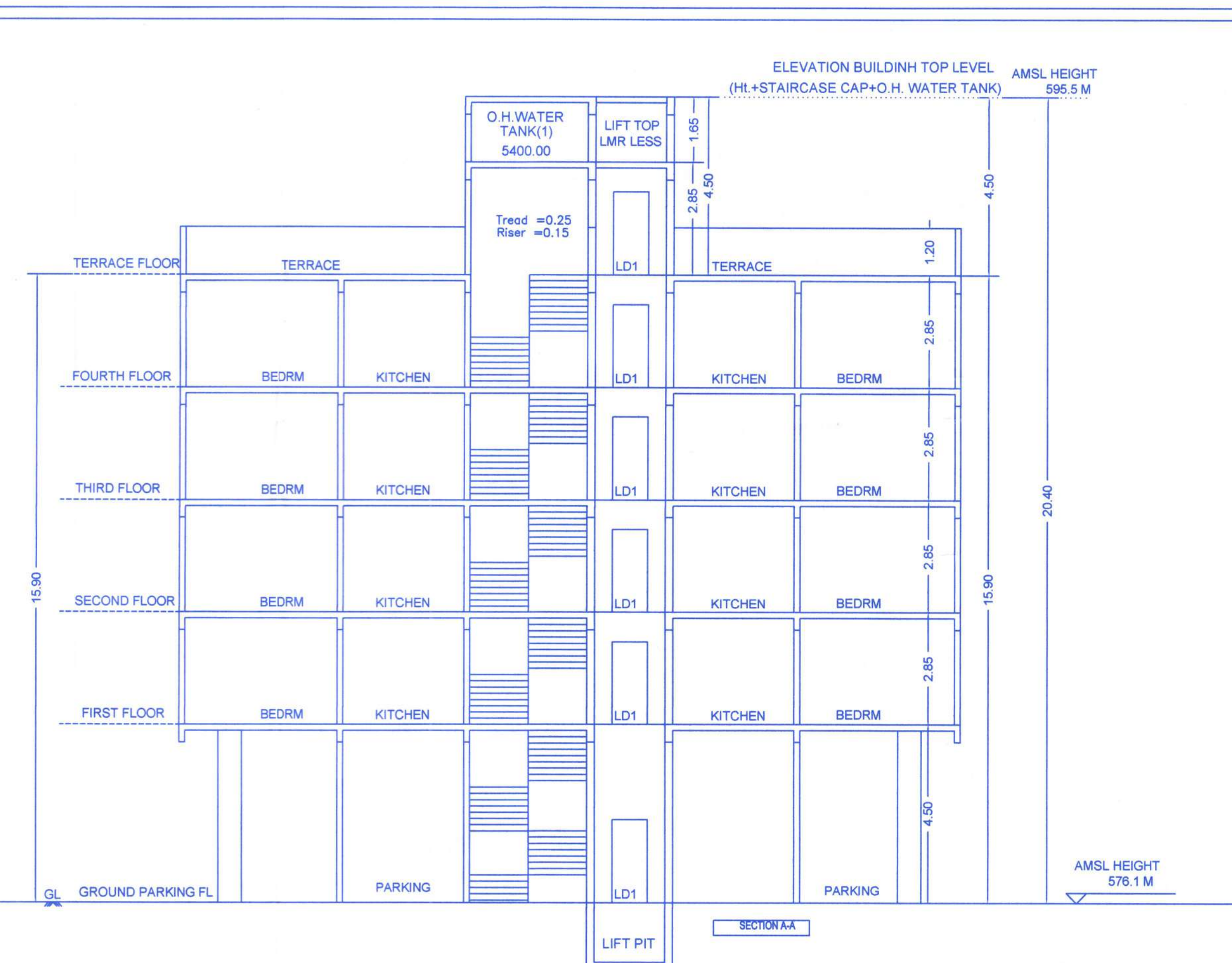
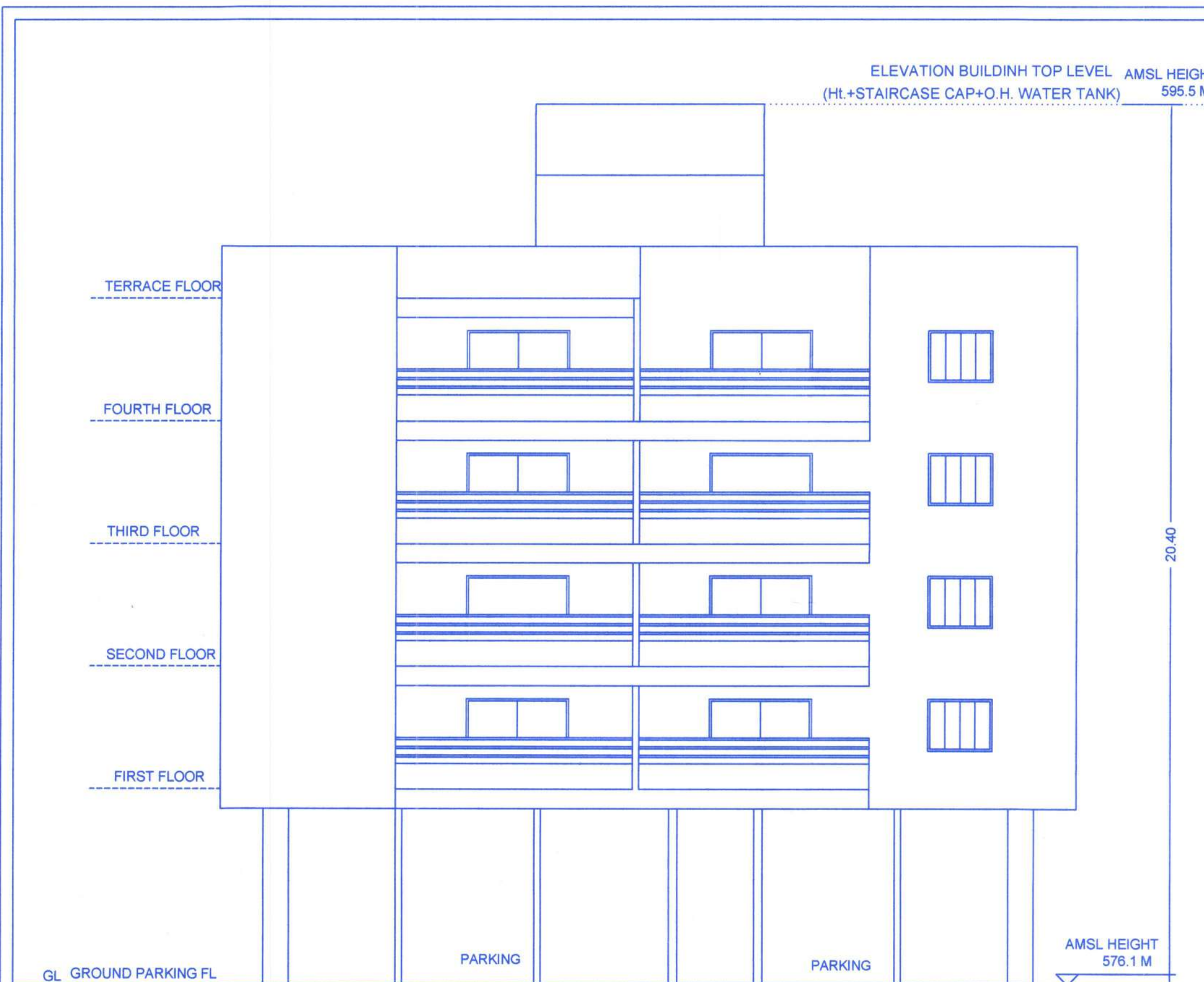


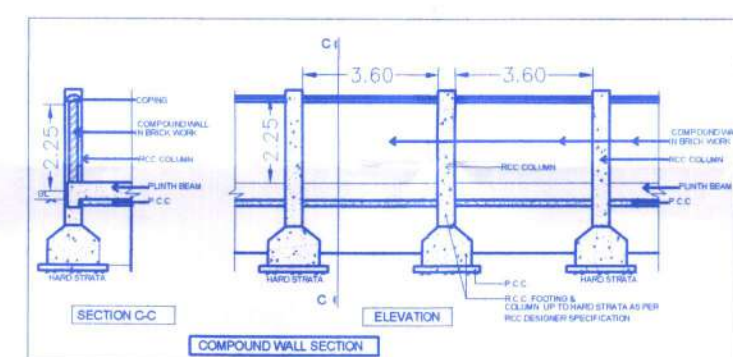


PLOT AREA TRIANGULATION

A) 0.50 X 28.797 X 14.596	210.16
B) 0.50 X 28.797 X 11.656	167.83
C) 0.50 X 14.028 X 4.242	29.75
D) 0.50 X 14.028 X 4.012	28.14
TOTAL PLOT AREA	435.88

WATER STORAGE REQUIREMENTS

RESIDENTIAL REQ.
8 TENA X 5 PER X 135 Lts = 5400.00 LITS
TOTAL REQUIREMENT = 5400.00 LITS
O.H. WATER TANK = 5400.00 LITS + 10.000 (FIRE) = 18910 LITS
U.G. WATER TANK = 5400.00 X 1.50 = 8100.00 LITS
O.H. WATER TANK = 8100.00 LITS + 10.000 (FIRE) = 18100.00 LITS



TYPICAL FLOOR STAIRCASE AREA CALCULATIONS:

ADDITIONS
1) 5.67 X 3.00 X 1 = 17.01
TOTAL = 17.01

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	8	4
RESIDENTIAL	80 - 150	1	0	2
RESIDENTIAL	150 - above	1	0	3
VISITOR			5% (Car)	1% (SC)
TOTAL REQUIRED			05	21
TOTAL PROPOSED			08	21

PARKING AREA

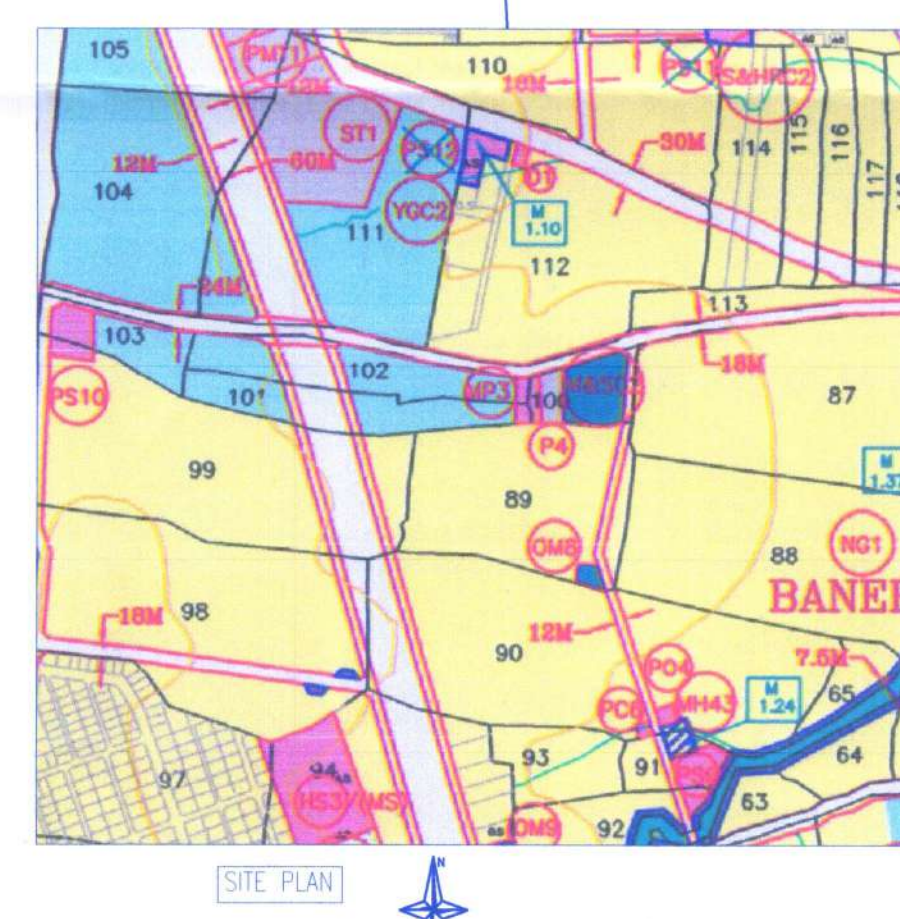
REQUIRED	CAR	SCOOTER	PROVIDED AREA
12.50 X 09	112.50		
2.00 X 21	42.00	154.50	
TOTAL			154.50

FLOOR RES. AREA LIFT STAIRCASE AREA ENCLOSED BALCONY OPEN BALCONY BASIC FSI PERMISSIBLE ANCILLARY FSI PERMISSIBLE TOTAL FSI PERMISSIBLE TOTAL FSI PROPOSED

FIRST FL	193.45	17.01	31.95	15.54	435.88 X 1.1 = 479.47	479.47 X 0.6 = 287.68	766.24
SECOND FL	193.45	2.70	31.95	15.54	435.88 X 1.1 = 479.47	479.47 X 0.6 = 287.68	766.24
THIRD FL	193.45	17.01	31.95	15.54	435.88 X 1.1 = 479.47	479.47 X 0.6 = 287.68	766.24
FOURTH FL	183.89	17.01	31.95	7.77	479.47	287.68	766.24
TOTAL	766.24	2.70	68.04	127.80	479.47	287.68	766.24

CARPET AREA STATEMENT

FLOOR	FLAT NO.	CARPET AREA	OPEN BALC	OPEN TERR	TOTAL AREA
FIRST SECOND & THIRD FLOOR	101,201,301	68.35	7.77		76.12
FOURTH FLOOR	102,202,302	70.96	7.77		78.73
FOURTH FLOOR	401	68.35	7.77		76.12
FOURTH FLOOR	402	70.96		7.77	78.73



STAMP OF APPROVAL 1/1

BUILDING PLAN APPROVED VIDE CO/1382/20 Date: 10/12/2020
BUILDING PLAN APPROVED REVISED VIDE CO/3078/21 Date: 31/12/2021

Revised
APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO. CC/10458/23
Date: 21/01/2023
Building Inspector
Building Development Department



A AREA STATEMENT sq.mt.

a) Area of the Plot (As per 7/12 / PRC)	500.00
b) Area of the Plot (As per Demarcation)	435.88
c) Area of the Plot (As per Site)	435.88
d) Area of the Plot (As per Minimum Considered)	435.88
2 Deductions for:	
a) Proposed D.P./D.P. Road Widening Area (Service Road / Highway Widening)	0.00
b) Any D.P. Reservations Area	
Total Area (a+b)	435.88
3 Balance Area of the Plot (1-2)	435.88
4 Amenity Space (If applicable)	
a) Required Area	
b) Adjustment of 2 (b) if any	
c) Balanced Proposed	
5 Net Area of the Plot (3-4 (C))	435.88
6 Recreation Open Space (If Applicable)	
a) Required Area	
b) Proposed Area	
7 Internal Road Area - Left for 6.00 M. Wide Road	
8 Transformer Area	
9 Net Plot Area (If Applicable)	435.88
10 Built up Area with reference to basic F.S.I. as per front road width (S.No. 5 as per F.S.I. = 435.88 x 1.10)	479.47
11 Additional F.S.I. on payment of premium	
a) ADD. INTERNAL ROAD AREA - LEFT FOR 9.00 M. WIDE ROAD	
b) Maximum permissible premium F.S.I.-based on Road width/Tod zone (S.No. 5 as per F.S.I.) (0.00 X 1.90)	
c) Proposed F.S.I. on payment of premium	
12 In-Situ F.S.I. / TDR loading	
a) In-Situ Area against D.P. Road	
b) In-Situ Area against Amenity space (200/1.85 X S.No. 4 (b) & (c))	
c) TDR Area	
d) Total In-Situ / TDR loading proposed (11 (a) + (b) + (c))	
13 Additional F.S.I. Area under Chapter no. 2/A.1	
14 Total Entitlement of F.S.I. in the proposed	
a) (7+10)+(b)+(c) or 12 whichever applicable	479.47
b) Ancillary Area F.S.I. upto 60% or 80% with payment of charges	287.68
c) Proposed Ancillary Area	
d) Total Entitlement (a+b)	767.15
15 Maximum utilization limit of F.S.I. (Building potential) (as per regulation no. 6.1/2/3/4/5/6/7/8/9/10/11/12/13/14/15/16/17/18/19/20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100)	767.15
16 Total Built up Area in proposed	
a) Existing Built-up Area	
b) Proposed Built up Area (as per p-line)	766.24
c) Total Area (a+b)	766.24
17 F.S.I. consumed (15/13)	
18 Area for inclusive Housing if any	
a) Required (20% of S.No.5)	
b) Proposed	

B NOTE

1) Drawing is prepared as per Document (7/12) and Demarcation Provided by Owner and Developers.
2) Architect will not be responsible for any legal case.

C OWNERS' DETAIL (OWNER)

We undersigned hereby confirm that I/We would abide by plans sanctioned by Pune Municipal Corporation/I/We would execute the structure as per sanctioned plans. Also I/We would execute the work under supervision of proper technical person so as to ensure the quality and safety of the work site.

OWNER SIGNATURE

D CERTIFICATE OF AREA (ARCHITECT)

I certify that this Plan and reference was surveyed by me on _____ and the Dimension of sides, etc., of plot stated on plan areas as measured on site on the area so worked out tallies with the area stated in Document of Ownership / T.P. Scheme record / Land Record dept. / City Surveyed Record

E LEGEND

PLOT BOUNDARY SHOWN BLACK
PROPOSED WORK SHOWN RED
DRAINAGE LINE SHOWN RED DOTTED
WATERLINE SHOWN BLACK DOTTED
EXISTING TO BE RETAINED HATCHED
DEMOLITION SHOWN HATCHED YELLOW

F PROPOSAL DETAILS

PROPOSED RESIDENTIAL DEVELOPMENT ON AT S.NO. 90, H.NO. 2/18/9 (PART) VILLAGE BANER, TALUKA HAVELI DISTRICT PUNE

OWNER'S NAME: M/S. MAK DEVELOPERS THROUGH MR. DAMJIBHAI VASTABAI MARWANA

OWNER'S SIGN: [Signature]

PROJECT: Building Proposal
SURVEY NO: 99
HISSA NO: 90/2/18/9
PLOT NO: 99
FINAL PLOT NO: BANER
ARCHITECT: NILESH SURESH SASWADE
CTS 477 KASBA PETH, PUNE

JOB NO. DRG. NO. SCALE DRAWN BY CHECKED BY
INWARD NO. ADR/6173/18 DATE 18-06-2022
KEY NO. *%4AAAEAA/ SHEET NO. 1/1

THIS IS A SYSTEM GENERATED DRAWING (COPY CELL COPY) AS PER THE SOFT COPY SUBMITTED BY THE ARCHITECT/ENGINEER