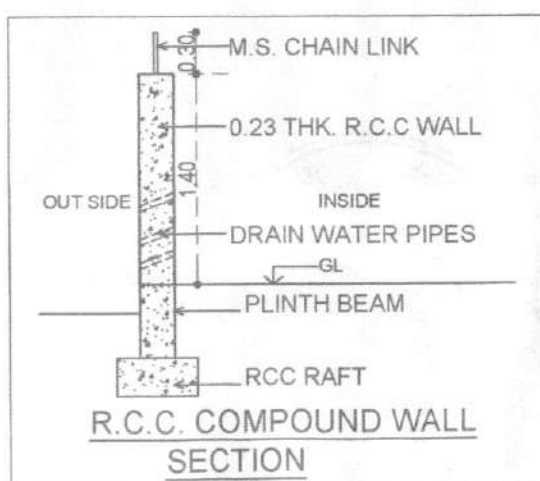
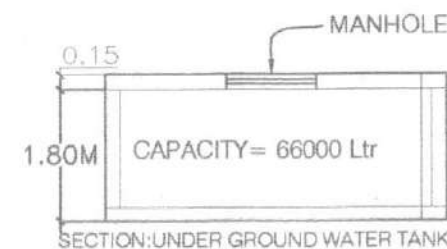


WATER STORAGE CAPACITY	
FOR COMMERCIAL PURPOSE	
OCCUPANT LOAD FOR UPP, GR, MEZZANINE, 1st & 2nd FLOOR	= 1824.86/2
NO. OF PERSONS = (60/100) X 1824.86/2	= 609 PERSONS
AMOUNT OF WATER REQUIRED PER PERSON	= 45 ltr/day
WATER REQUIRED = 609 X 45	= 27405.00 ltr/day
FOR RESIDENTIAL PURPOSE	
AMOUNT OF WATER REQUIRED PER PERSON	= 135 ltr/day
WATER REQUIRED PER FLAT (3 person per flat)	= 405 ltr/day
NO. OF FLATS IN THE SCHEME	= 24 FLATS
WATER REQUIRED	= 16200.00 ltr/day
TOTAL = 27405.00 + 16200.00	= 43605.00 ltr/day
WATER REQUIRED (D.H.W.T)	= 44500.00 ltr/day
CAPACITY OF UNDER GROUND WATER TANK (4.000X1.50)	= 66000.00 ltr/day



60M ROAD WIDENING AREA CALCULATIONS:					
1	0.50	X	45.53	X	13.69
2	0.50	X	45.53	X	25.59
TOTAL AREA					= 311.65 SQM
					= 894.21 SQM

12 M ROAD WIDENING AREA CALCULATIONS:					
1	0.50	X	43.68	X	11.51
2	0.50	X	43.68	X	11.00
TOTAL AREA					= 251.38 SQM
					= 240.24 SQM
					= 491.62 SQM

PLOT - A AREA TRIANGULATION CALCULATIONS:					
5	0.50	X	74.99	X	34.68
6	0.50	X	74.99	X	35.98
TOTAL AREA					= 1900.33 SQM
					= 1949.07 SQM
					= 2649.40 SQM

PLOT - B AREA TRIANGULATION CALCULATIONS:					
1	0.50	X	56.12	X	15.98
2	0.50	X	56.12	X	20.56
TOTAL AREA					= 148.40 SQM
					= 146.91 SQM
					= 3025.31 SQM

60M ROAD WIDENING AREA CALCULATIONS:					
1	0.50	X	45.53	X	13.69
2	0.50	X	45.53	X	25.59
TOTAL AREA					= 311.65 SQM
					= 894.21 SQM

12 M ROAD WIDENING AREA CALCULATIONS:					
3	0.50	X	43.68	X	11.51
4	0.50	X	43.68	X	11.00
TOTAL AREA					= 251.38 SQM
					= 240.24 SQM
					= 491.62 SQM

F.S.I STATEMENT					
FLOOR	PROP. B/UP AREA COMM.	PROP. B/UP AREA RESI.	TOTAL	LIFT & M/C	TENAMENT
LOWER GROUND	PARKING				
UPPER GROUND	626.58	82.83			15 SHOP
MEZZANINE FLOOR	363.04	82.83			
FIRST	755.71	82.83	(COMM. 7.74) + (RESI. 13.25) = 24.80 = 38.03		14 SHOP
SECOND	755.71	82.83			14 SHOP
THIRD	PARKING				
FOURTH	---	1072.73			12 FLAT
FIFTH	---	1072.73			12 FLAT
TOTAL	2501.04	2476.78	4977.82	45.77	43 SHOP, 24 FLAT



GOOGLE IMAGE

PROPOSED SITE
UNDRI, S.NO. 55/2/1(P)

SANITATION DETAIL							
BLDG NAME	RULE NAME	BY RULE		REQUIRED			PROPOSED
		1ST MALE GR	1ST FEMALE GR	MALE	FEMALE	TOTAL	
A BUILDING	NO. OF PERSONS	501.95 (GRD CARPET) / 3.00 = 671.42 (1st CARPET) / 6.00 = 280. MALE (2/3) = 186, FEMALE (1/3) = 94.					
GROUND FLOOR SHOP & MEZZANINE & FIRST FLOOR SHOP	WATER CLOSET	50	50	04	02	05	06
	URINALS	50	00	04	02	06	06
	WASH BASIN	50	50	04	02	06	06

PARKING STATEMENT	
FOR COMMERCIAL PURPOSE	
UPP, GR & MEZZANINE, 1st & 2nd FLOOR (SHOP)	
FOR 100.00 SQ M AREA	
(2-CARS, 6 SCOOTERS)	
FOR 1624.88 SQ M CARPET AREA) REQUIRED	37 110
FOR RESIDENTIAL	
4th & 5th FLOOR	
FLAT CARPET AREA UP TO 80 TO 160 SQM FOR 1 UNIT	02 02
(1-CARS, 1 SCOOTERS.) FOR 02 UNITS	
FOR RESIDENTIAL	
4th & 5th FLOOR	
FLAT CARPET AREA UP TO 40 TO 80 SQM FOR 2 UNIT	11 22
(1-CARS, 2 SCOOTERS.) FOR 22 UNITS	
VISITORS PARKING 5% FOR RESI. ONLY	01 02
PROVIDED PARKING	51 136
TOTAL PARKING AREA REQUIRED	
CAR AREA = 51 NOS X 12.5 = 637.50 SQ. M.	
SCOOTERS AREA = 136 NOS X 2.00 = 272.00 SQ. M.	
TOTAL PARKING AREA REQUIRED = 909.50 SQ. M.	

OPENING SCHEDULE:			
NAME	WIDTH	HEIGHT	NOS.
RS	2.40	2.40	43
FD	1.50	2.30	12
D1	1.00	2.30	12
D2	0.78	2.30	67

OPENING SCHEDULE:			
NAME	WIDTH	HEIGHT	NOS.
V	0.80	0.80	65
W	1.52	1.37	02
W1	1.37	1.37	29
W2	1.20	1.37	02

- SPECIFICATIONS**
- 1) R.C.C. FRAME STRUCTURE.
 - 2) 0.15 M. THK BRICK WALL EXT. & 0.15 M. THK INT.
 - 3) ALUMINIUM SLIDING WINDOWS & M.S. DOORS FRAMES
 - 4) NEERU FINISH PLASTER INSIDE & SAND FACE PLASTER OUTSIDE.
 - 5) CERAMIC TILES FLOORING AND GLAZED TILES DADO.

PROPOSED COMM. & RESI. BUILDING AT
S.NO. 55/2(P), 55/2/1(P)
UNDRI, TAL. - HAVELI, DIST- PUNE

1/6

STAMP OF APPROVAL OF PLANS :

Revised - Res+comm-Date -29/03/2023.
APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENTS
CERTIFICATE NO. CC/3547/22...

Building Inspector Assistant Engineer P.M.C.



AREA STATEMENT:	SQ. M.
1 Area of plot (Minimum area of a, b, c to be considered)	5000.00
a) As per ownership document (1712, CTS extract)	5000.00
b) as per measurement sheet	5000.54
c) as per site	
2 Deductions for	000.00
a) Proposed D.P.T. Road widening Area/Service Road/Highway widening (18m)	1385.83
b) Any D.P. Preservation Area 15 M wide road	
Total a+b	
3 Balance area of plot (1-2)	3614.17
4 Amenity Space (if applicable)	361.41
a) Required	363.92
b) Adjustment of 2(b), if any	
c) Proposed - as per 102 Sanctioned	
5 Net Plot Area (3-4 (c))	3250.25
6 Recreational Open space (if applicable)	NA
a) Required	361.41
b) Proposed	363.92
7 Internal Road area Taken in FSI	
8 Plottable Area (if applicable)	
9 Built Up Area With Reference To Basic F.S.I. As Per Front Road With	3575.27
(Sr. No. 5Xbasic FSI) 1.1 (3250.25 X 1.1 = 3575.27)	
10 Addition of FSI on payment of premium	3575.27
a) Maximum permissible TDR - 1.40% of 3250.25 X 1.40 = 4550.35/2770.00	0000.00
b) proposed FSI on payment of premium of 3250.25X 50% = 1625.12	0000.00
11 In-situ FSI/TDR loading	
a) In-situ against D.P. road (2.00 or no.2 (a)), if any	0000.00
b) In-situ against Amenity Space (if provided over 2.00 or 1.85 x Sr. no. 4 (b) and for (c))	
c) TDR area	0000.00
d) Total in-situ TDR loading proposed (11a)+(b)+(c)	0000.00
12 Additional FSI area under Chapter No. 7	00.00
13 Total Entitlement of FSI in the proposal	3575.27
a) 18-100% (108) = 100% is applicable	
b) Ancillary Area FSI upto 80% (2501.04/3 = 1969.46X 0.8 = 1111.56	1111.56
c) Ancillary Area FSI upto 60% (2185.81X 0.60 = 1311.48)	1311.48
d) Total Ancillary (1111.56 + 1311.48 = 2423.04)	2423.04
e) Proposed Ancillary	1402.55
f) Total entitlement (a-e)	4977.82
14 Maximum utilization limit of F.S.I. (building potential) permitted as per road width (as per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.6 or 1.8	
15 Total Built-up Area in proposal. (excluding area at Sr.No 17b) as per existing Building Area	
a) Proposed Built-up Area (as per P-line)	4977.82
c) Total (a+b)	
16 F.S.I. Consumed (15/13) (should not be more than serial no.14 above.	1.00
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 and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of Ownership/T.P. Scheme Records/Land Records Department/City Survey records.

(Name of A/c. Officer/ Eng/ Supervisor)

Owner's Declaration:
(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 of the work and records.

Owner (s) Name and Signature

LEGEND

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

PROMOTERS / OWNERS

M/S. MAHALAXMI CONSTRUCTION THROUGH PARTNERS

MR. SACHIN GHULE

MR. NITIN GHULE

SCALE: 1:100 ARCHITECTS SIGN

DATE: 01/04/2023

DELT BY: DD

DEEPAK HONKAN

ARCHITECTS & INTERIOR DESIGNERS

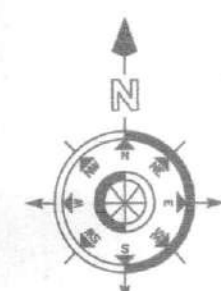
REGD NO CA/01/27217

487, NARAYAN PETH, "SUVARNA CHAMBERS" SHOP NO. 1, 2, 3 - 2nd FLOOR,

NEAR PATRYA MARUTI CHOWK PUNE - 411 030.

E-mail: its2deep@gmail.com E-mail: its2deep@hotmail.com

Mobile: 9011020260



LAYOUT PLAN
SCALE - 1:400

AFTER AMALGAMATION
SCALE 1:500