

BLDG. HEIGHT	NO OF TENEMENTS	BLDG. NAME	PROPOSED B/UP AREA	LIFT AREA	LIFT MACHINE ROOM AREA	GROUND COVERAGE
12.40M.	2	TOWER-A	704.98	10.41	NIL	568.67
41.00M.	10	TOWER-B	3608.97	8.89	NIL	342.69
	12	TOTAL	4313.95	19.30	NIL	911.36

ANCILLARY AREA STATEMENT
RESI.B/UP AREA = 4313.95 SQ.M.
= 4313.95 SQ.M. X 100
= 2696.22X0.60=1617.73 SQ.M.
TAKEN IN ANCILLARY=1615.65 SQ.M.

BLDG. HEIGHT	NO OF TENEMENTS	FLOOR NAME	PROPOSED B/UP AREA	LIFT AREA	GROUND COVERAGE
12.40 M.	150 & ABOVE				
	PARKING	LO.PARKING FLOOR	---	---	---
	PARKING	UP.PARKING FLOOR	---	---	---
	2	FIRST FLOOR	568.67	10.41	568.67
	-	SECOND FLOOR	136.31		
	2	TOTAL	704.98	10.41	568.67

TOWER-A
PARKING CALCULATION-RESIDENTIAL (As updated upto 30th January,2024)

TYPE	CARPET AREA FSI (M2)	TENEMENT (NOS)	CAR (NOS)	SCOOTER (NOS.)
		UNIT	PROP BY RULE	PROP BY RULE
RESIDENTIAL	0-30	2	0	0
	30-40	2	0	1
	40-80	2	0	1
	80-150	1	0	1
	> 150	1	2	4
TOTAL	REQUIRED	-	2	-
TOTAL	PROPOSED	-	2	-

CLAUSE NO:-8.1.1 (V) PAGE NO 156
COMPOSITE PARKING- ALSO, SIX SCOOTERS PARKING MAY BE ALLOWED TO BE CONVERTED IN ONE CAR PARKING.
6 SC = 1 CAR $\frac{2 \times 1}{6} = 1$ CAR
2 SC = ?? $\frac{2}{6}$
TOTAL REQUIRED CAR PERKING = 4 + 1 = 5 NOS
ADD 5% VISITOR PARKING = 5 CAR X 5% = 0 CAR
TOTAL REQUIRED CAR PARKING + VISITORS PARKING=5+0=5 NOS
TOTAL PROPOSED CAR PARKING = 5 NOS
CAR AREA = 5X12.50=62.50 SQ.M.
TOTAL=62.50 SQ.M.

TOTAL REQUIRED PARKING
TOWER-A
TOWER-B
TOTAL

BLDG. HEIGHT	NO OF TENEMENTS	FLOOR NAME	PROPOSED B/UP AREA	LIFT AREA	GROUND COVERAGE
41.00 M.	150 & ABOVE				
	PARKING	LO.PARKING FLOOR	---	---	---
	PARKING	UP.PARKING FLOOR	---	---	---
	1	FIRST FLOOR	342.69	8.89	342.69
	1	SECOND FLOOR	342.69		
	1	THIRD FLOOR	342.69		
	1	FOURTH FLOOR	342.69		
	1	FIFTH FLOOR	342.69		
	1	SIXTH FLOOR	335.38		
	1	SEVENTH FLOOR	342.69		
	1	EIGHTH FLOOR	342.69		
	1	NINTH FLOOR	342.69		
	0	TENTH FLOOR	342.69		
	-	ELEVENTH FLOOR	189.38		
	-	TERRACE FLOOR	---		
	10	TOTAL	3608.97	8.89	342.69

TOWER-B
PARKING CALCULATION-RESIDENTIAL (As updated upto 30th January,2024)

TYPE	CARPET AREA FSI (M2)	TENEMENT (NOS)	CAR (NOS)	SCOOTER (NOS.)
		UNIT	PROP BY RULE	PROP BY RULE
RESIDENTIAL	0-30	2	0	0
	30-40	2	0	1
	40-80	2	0	1
	80-150	1	0	1
	> 150	1	5	2
TOTAL	REQUIRED	-	5	-
TOTAL	PROPOSED	-	5	-

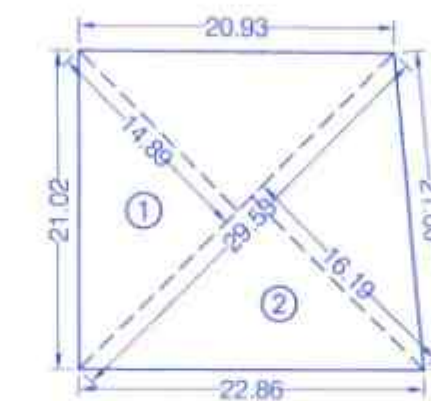
CLAUSE NO:-8.1.1 (V) PAGE NO 156
COMPOSITE PARKING- ALSO, SIX SCOOTERS PARKING MAY BE ALLOWED TO BE CONVERTED IN ONE CAR PARKING.
6 SC = 1 CAR $\frac{5 \times 1}{6} = 1$ CAR
5 SC = ?? $\frac{5}{6}$
TOTAL REQUIRED CAR PERKING = 10 + 1 = 11 NOS
ADD 5% VISITOR PARKING = 11 CAR X 5% = 1 CAR
TOTAL REQUIRED CAR PARKING + VISITORS PARKING=11+1=12 NOS
TOTAL PROPOSED CAR PARKING = 12 NOS
CAR AREA = 12X12.50=150.00 SQ.M.
TOTAL=150.00 SQ.M.

TOTAL PROPOSED PARKING
BIG CAR
SMALL CAR
TOTAL

PLOT-2 AREA CALCULATION & METHOD
1 0.50 10.31 X 4.51 = 23.25 SQ.M.
2 0.50 10.31 X 3.70 = 19.07 SQ.M.
3 0.50 13.38 X 5.97 = 39.94 SQ.M.
4 0.50 13.38 X 6.01 = 40.21 SQ.M.
5 0.50 27.33 X 13.21 = 180.51 SQ.M.
6 0.50 27.33 X 11.11 = 151.82 SQ.M.
7 0.50 33.16 X 16.58 = 274.90 SQ.M.
8 0.50 33.16 X 15.25 = 252.85 SQ.M.
9 0.50 24.58 X 10.45 = 128.43 SQ.M.
10 0.50 24.58 X 10.42 = 128.06 SQ.M.
11 0.50 60.99 X 19.95 = 608.38 SQ.M.
12 0.50 60.99 X 20.33 = 619.96 SQ.M.
TOTAL = 2467.37 SQ.M.

WATER REQUIREMENT - TOWER-A
TOTAL NO.OF TENEMENTS = 2 NOS.
5 PERSONS PER TENANT = 5 X 2 = 10 PERSONS
WATER REQUIRED=135LIT/HEAD/DAY
TOTAL WATER REQUIRED = 135 X 10 = 1350.00 Lit.
OVER HEAD WATER CAPACITY (for resi bldg.)=1,350.00 Lit.
TOTAL=1,400.00 Lit.
SAY =1,400.00 Lit.
UNDER GROUND SUMP WELL CAPACITY=1.50 X 1,400.00 Lit.
TOTAL=2,100.00 Lit.
SAY=2,100.00 Lit.

WATER REQUIREMENT - TOWER-B
TOTAL NO.OF TENEMENTS = 10 NOS.
5 PERSONS PER TENANT = 5 X 10 = 50 PERSONS
WATER REQUIRED=135LIT/HEAD/DAY
TOTAL WATER REQUIRED = 135 X 50 = 6750.00 Lit.
OVER HEAD WATER CAPACITY (for resi bldg.)=6,800.00 Lit.
ADD FIRE =20,000.00 Lit.
TOTAL=26,800.00 Lit.
SAY =26,800.00 Lit.
UNDER GROUND SUMP WELL CAPACITY=1.50 X 6,800.00 Lit.
TOTAL=10,200.00 Lit.
ADD FIRE =75,000.00 Lit.
TOTAL=85,200.00 Lit.
SAY=85,200.00 Lit.

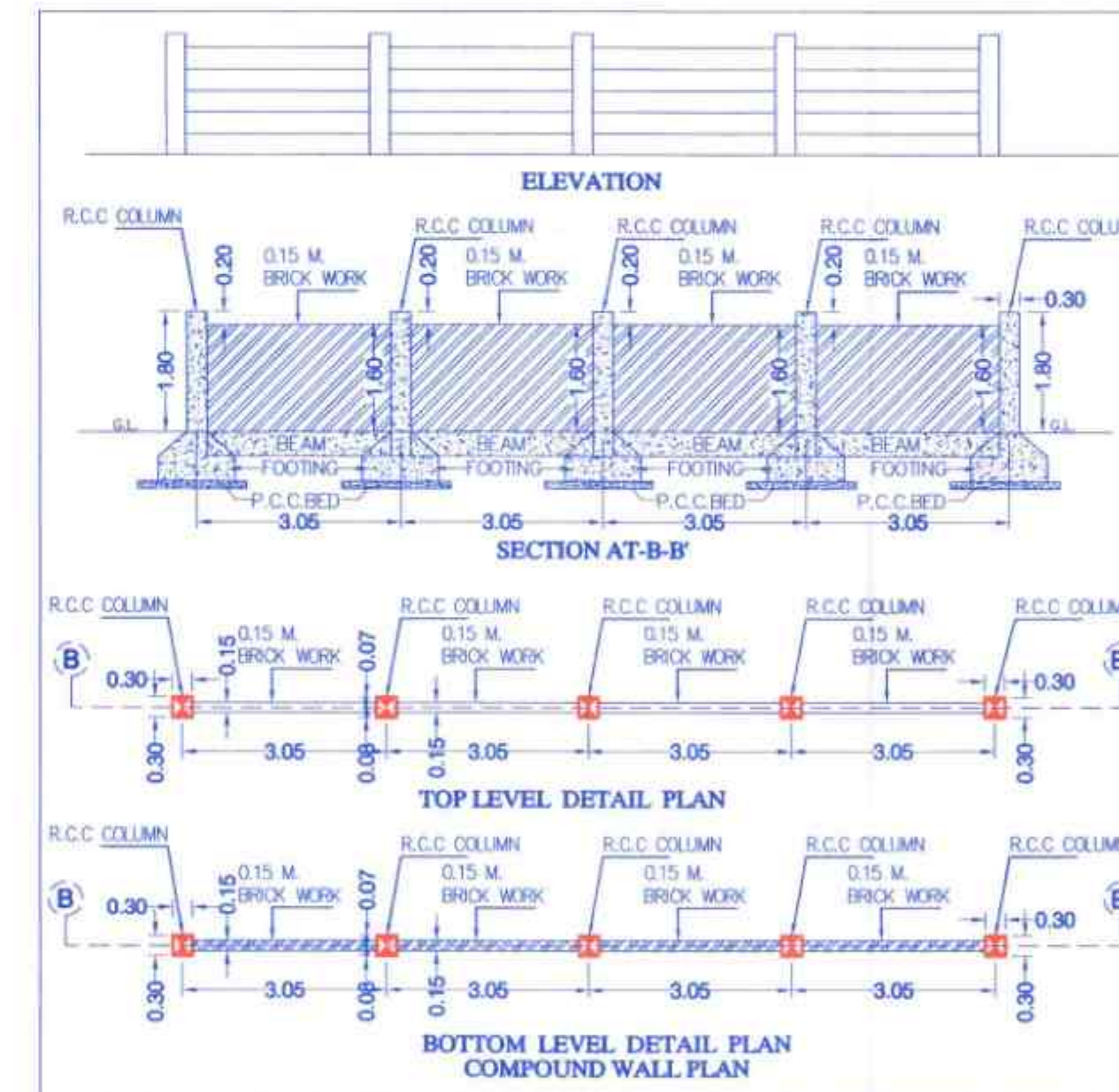


OPEN SPACE AREA KEY PLAN
(SCALE:-1:500)

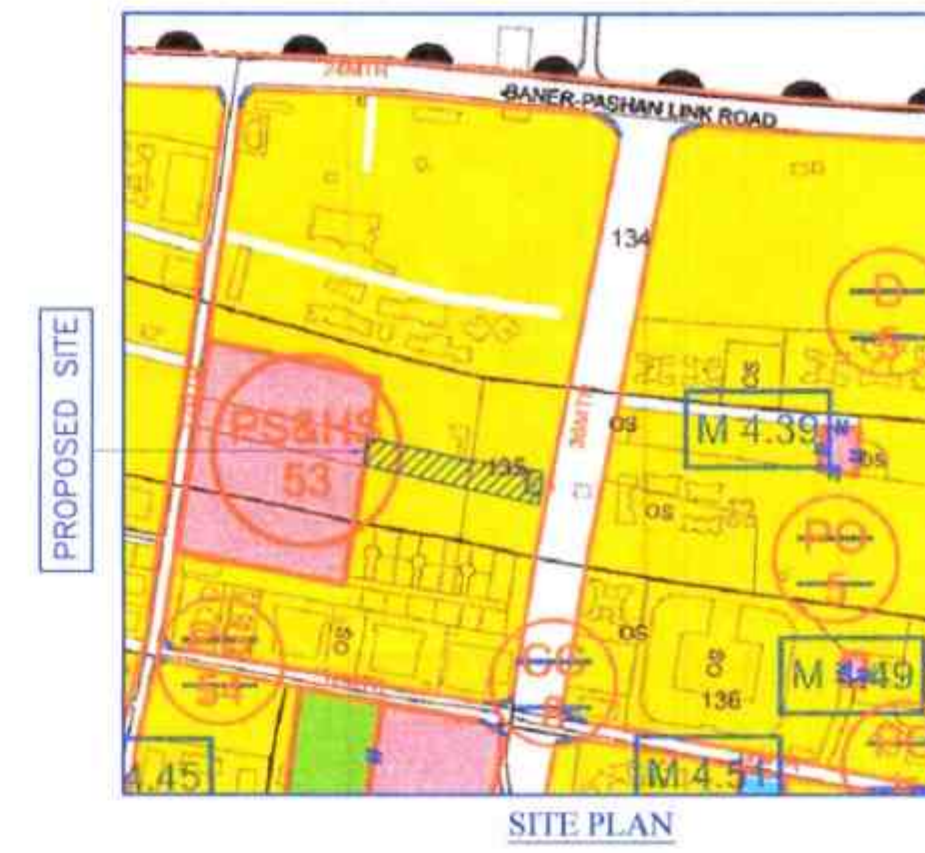
OPEN SPACE CALCULATION & METHOD
1 0.50 29.53 X 14.89 X 1 = 219.85 SQ.M.
2 0.50 29.53 X 16.19 X 1 = 239.05 SQ.M.
TOTAL AREA = 458.90 SQ.M.



- BRIEF SPECIFICATIONS
1. R.C.C. FRAMED STRUCTURED.
 2. EXT. SAND FACED CEMENT PLASTER
 3. INT. NERU FINISHED CEMENT PLASTER
 4. EXT. WALLS ARE 0.15 M. THK BRICK
 5. INT. WALLS ARE 0.15 M. THK BRICK
 6. T. W. DOOR & M. S. WINDOWS.
 7. GRAY MOSAIC TILE FLOORINGS.
 8. 0.15 M THK.R.C.C.SLAB WITH I.P.S. FINISH



SECTION AT-B-B
TOP LEVEL DETAIL PLAN
BOTTOM LEVEL DETAIL PLAN
COMPOUND WALL PLAN



SITE PLAN

STAMP OF APPROVAL
LAY-OUT

दुरुस्त विवादी दि-21/7/2024
APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO:-CC/0826/24
Building Inspector Deputy Engineer
BUILDING PERMISION DEPT.
ZONE- P.M.C.



PROPOSED BUILDING ON S.NO.135 (P), C.T.S.NO.2311(P)+2289+2290+2291+2292+2293(P)+2294(P)+2295+2288(P)+2308(P), PETH-PASHAN

Drawing sheet no: 1/7

STAMPS OF APPROVAL OF PLANS:

A) AREA STATEMENTS	SQ.M.
1 AREA OF PLOT NO 2 (Minimum area of a,b,c to be considered)	2453.00
(a) As per ownership documents(7/12, CTS extract)	2791.41
(b) As per measurement sheet	---
(c) As per sanction lay-out	---
2 DEDUCTION FOR:	---
(a) Proposed D.P./D.P. Road widening Area/Service Road/ Highway widening	---
(b) Any D.P. Reservation Area (NON CONFIRMING RESERVATION & BRT AREA)	---
Total (a+b)	---
3 BALANCE AREA OF THE PLOT (01-02)	2453.00
4 AMENITY SPACE (if Applicable)	---
(a) Required 10%	---
(b) Adjustment of 2(b), if any	---
(c) Balanced Proposed	---
5 NET PLOT AREA (3-4(c))	2453.00
6 RECREATION OPEN SPACE (if Applicable)	---
(a) Required	---
(b) Proposed	458.89
7 Internal Road Area	---
8 Platable Area (if Applicable)	2453.00
9 Built up area with reference to Basic F.S.I. as per front road (Sr.No.05basic FSI) (2453.00x1.10=2698.30 sq.m.)	2698.30
10 Addition of FSI on payment of premium	---
(a) Maximum permissible premium FSI -based on road width/TOD zone. (2453.00X0.50)	---
(b) Proposed FSI on payment of premium	---
(c) Total payment of premium (b+c)	---
11 In-situ FSI / TDR loading	---
(a) In-situ area against D.P./R.P.road [2.0xSr.No.2(a)] if any	---
(b) In-situ area against Amenity Space if handed over [2.00 or 1.85 x Sr.No. 4(b) and/or (c)]	---
(c) TDR area (2453.00X1.40=3434.20 SQ.M.)	---
T.D.R. (Regular T.D.R.- AREA 30% SLUM T.D.R.-	---
(d) Total in-situ/TDR loading proposed (11(a)+(b)+(c))	---
12 Incentive for green building	---
13 Total entitlement of FSI in the proposal	---
(a) [9+10(b)+11(d)] or 12 whichever is applicable	2698.30
(b) Ancillary Area FSI (upto 60% OR 80% with payment of charges)	1615.65
(c) Total entitlement (a+b+c)	4313.95
14 Maximum utilization limit of FSI (building potential) Permissible 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)	---
(a) Existing Built up area	---
(b) Proposed Built up area (As per 'P'-line)	4313.95
(c) Total (a+b)	4313.95
16 FSI Consumed (15/13) (should not be more than Sr. no. 14 above)	1.0
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 DIMENSION OF SIZES, ETC. OF PLOT STATED IN PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / T.P.S. SCHEME RECORDS / LAND RECORD DEPT. / CITY SURVEYED RECORDS.

SIGNATURE OF ARCHITECT
CA/2004/34113

OWNER'S DECLARATION

I/WE UNDERSIGNED HERE BY 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.

OWNER'S NAME:

M/S. ACCENT PROJECT DEVELOPERS LLP THROUGH AUTHORISED PARTNER:

SHRI. RAMKRISHNA DESHPANDE

PROJECT: Building Proposal

SURVEY NO: 135/1 (P)

HISSA NO: C.T.S. NO:-2311(P)+2289+2290+2291+2292+2293(P)+2294(P)+2295+2288(P)+2308(P),

PLOT NO: 2283(P)+2294(P)+2295+2288(P)+2308(P),

FINAL PLOT NO: PETH-PASHAN

ARCHITECT: SWAPNIL PRAKASHRAO KSHIRSAGAR ARCHITECT'S SIGN

801,12,MONTREAL BUSINESS CENTER, S.NO.272, PALLOD FARMS, OFF.BANER ROAD,PUNE-411045

JOB NO. DRG.NO. SCALE DRAWN BY CHECKED BY REGISTRATION NO OF ARCHITECT

617 1:100 CA/2004/34113

ADJ.C.T.S.NO 1675

LAY-OUT
(SCALE:-1:200)



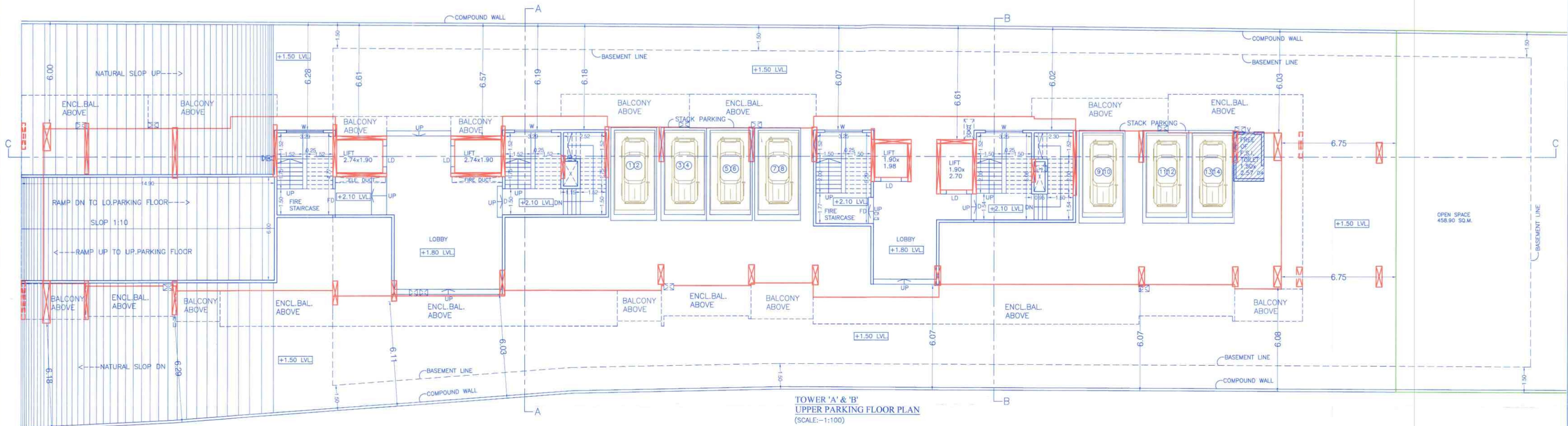
ADJ.S.NO.135(P), C.T.S.NO2311(P)

ADJ.S.NO.135(P), C.T.S.NO2311(P)

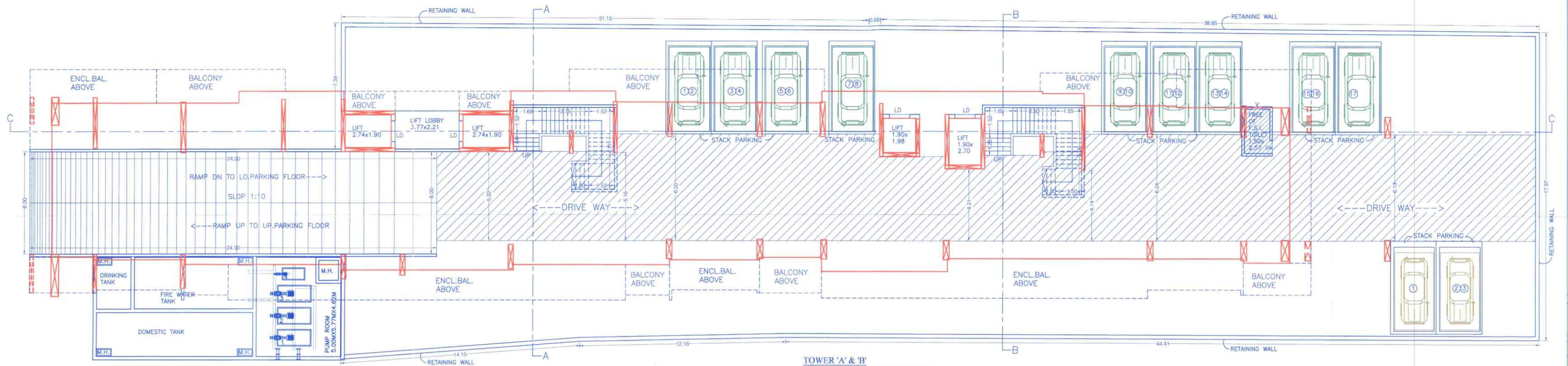
डुकरत निवशी दि. 2/7/24

APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO. C.C. 10826/24

Building Inspector/Deputy Engineer
BUILDING PERMISSION DEPT.
ZONE - P.M.G.



TOWER 'A' & 'B'
UPPER PARKING FLOOR PLAN
(SCALE: 1:100)



TOWER 'A' & 'B'
LOWER PARKING FLOOR PLAN
(SCALE: 1:100)

OWNER'S NAME:

M/s. ACCENT PROJECT DEVELOPERS LLP THROUGH AUTHORISED PARTNER;

SHRI. RAMKRISHNA DESHPANDE

PROJECT:- Building Proposal

SURVEY NO: 135/1 (P)

HISSA NO: C.T.S. NO:-2311(P)+2289+2290+2291+2292+

PLOT NO: 2293(P)+2294(P)+2295+2288(P)+2308(P),

FINAL PLOT NO: PETH-PASHAN

ARCHITECT: SWAPNIL PRAKASHRAO KSHIRSAGAR ARCHITECT'S SIGN

801/12, MONTREAL BUSINESS CENTER, S.NO.272,

PALLOD FARMS, OFF. BANER ROAD, PUNE-411045

JOB NO./DRG.NO. SCALE DRAWN BY CHECKED BY REGISTRATION NO. OF ARCHITECT

617 1:100 CA/2004/34113



कुस्त निवसी दि- 2/7/24

APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO: 66/19826/24Building Inspector Deputy Engineer
BUILDING PERMISSION DEPT.
ZONE- P.M.C.OWNER'S NAME:
M/s. ACCENT PROJECT DEVELOPERS LLP THROUGH AUTHORISED PARTNER:SHRI. RAMKRISHNA DESHPANDE
PROJECT:-Building Proposal
SURVEY NO: 135/1 (P)
C.T.S. NO:-2311(P)+2289+2290+2291+2292+
PLOT NO: 2293(P)+2294(P)+2295+2288(P)+2308(P),
FINAL PLOT NO: PETH-PASHANARCHITECT: SWAPNIL PRAKASHRAO KSHIRSAGAR ARCHITECT'S SIGN
801,12,MONTREAL BUSINESS CENTER, S.NO.272,
PALOD FARMS, QFT,BANER ROAD,PUNE-411046

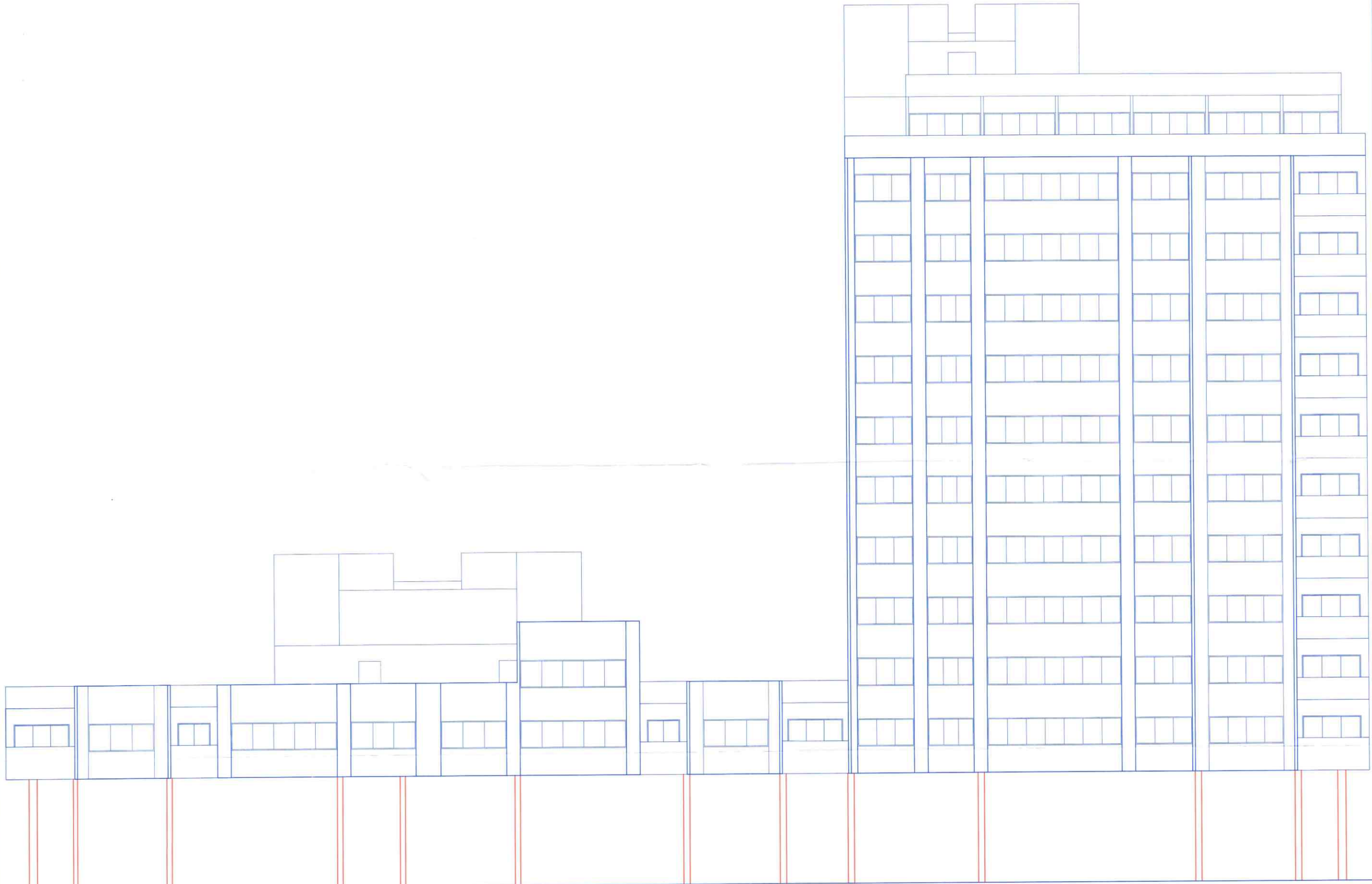
NORTH

JOB NO. DRG.NO. SCALE DRAWN BY CHECKED BY REGISTRATION NO
1:100 OF ARCHITECT
CA/2004/34113

दस्तावेज दि-217/24

APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO: SC/10826/24

Building Inspector Deputy Engineer
BUILDING PERMISSION DEPT.
ZONE- P.M.C.



TOWER 'A' & 'B'
ELEVATION

OWNER'S NAME:
M/s. ACCENT PROJECT DEVELOPERS LLP THROUGH AUTHORISED PARTNER;

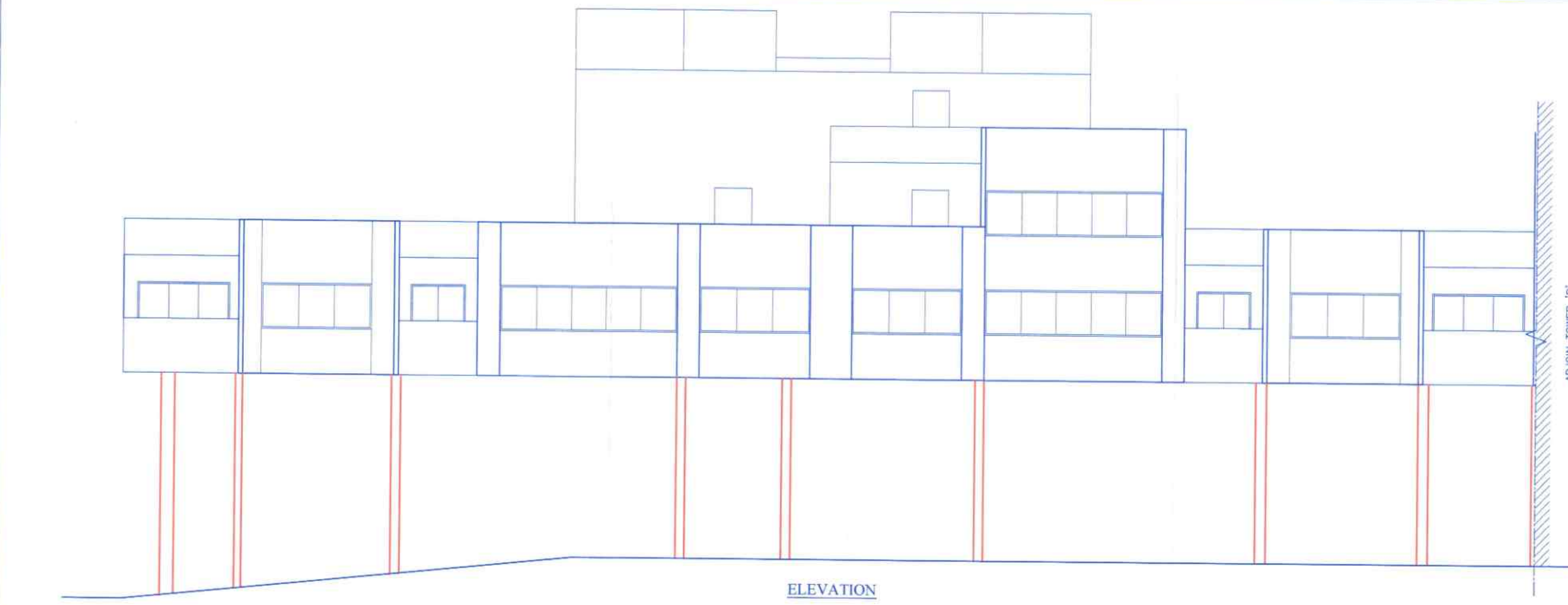
SHRI. RAMKRISHNA DESHPANDE
PROJECT:-Building Proposal
SURVEY NO: 135/1 (P)
HISSA NO: C.T.S. NO:-2311(P)+2289+2290+2291+2292+
2293(P)+2294(P)+2295+2288(P)+2308(P),
PLOT NO: PETH-PASHAN
FINAL PLOT NO: PETH-PASHAN

ARCHITECT: SWAPNIL PRAKASHRAO KSHIRSAGAR ARCHITECT'S SIGN
801,T2,MONTREAL BUSINESS CENTER, S.NO.272,
PALLOD FARMS, OFF.BANER ROAD,PUNE-411046



NORTH

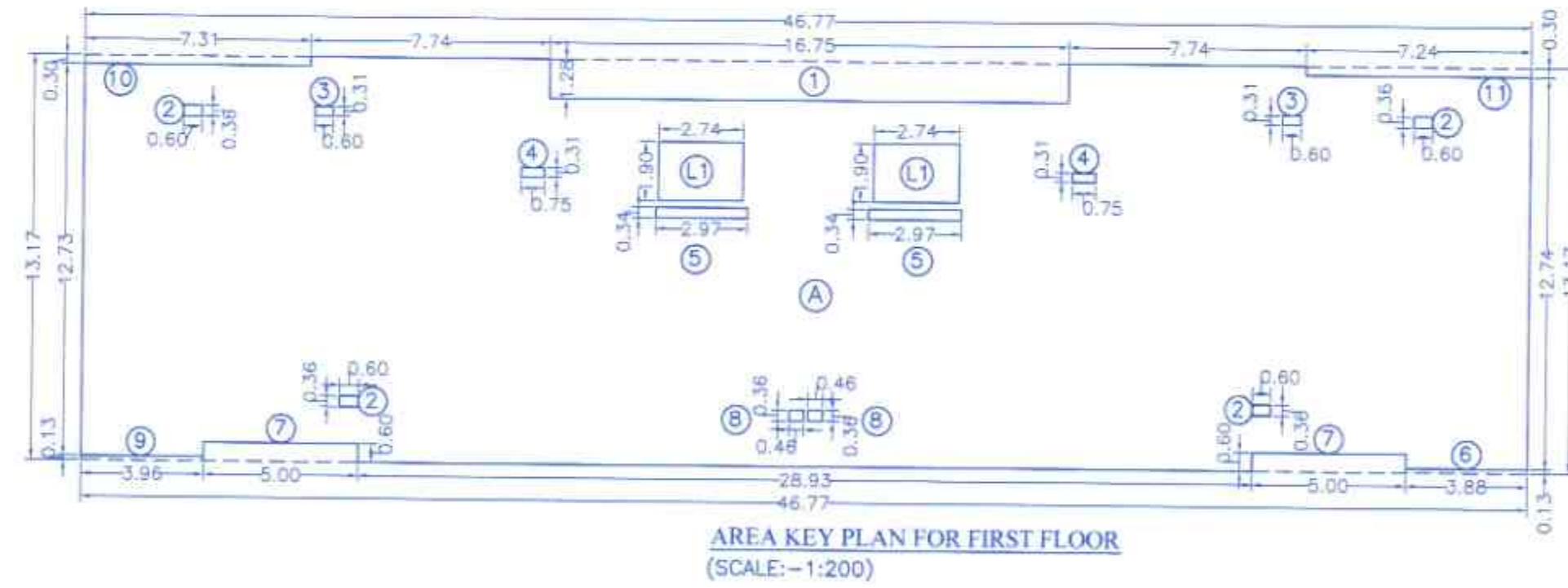
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F.S.I STATEMENT (UDCPR 2020)

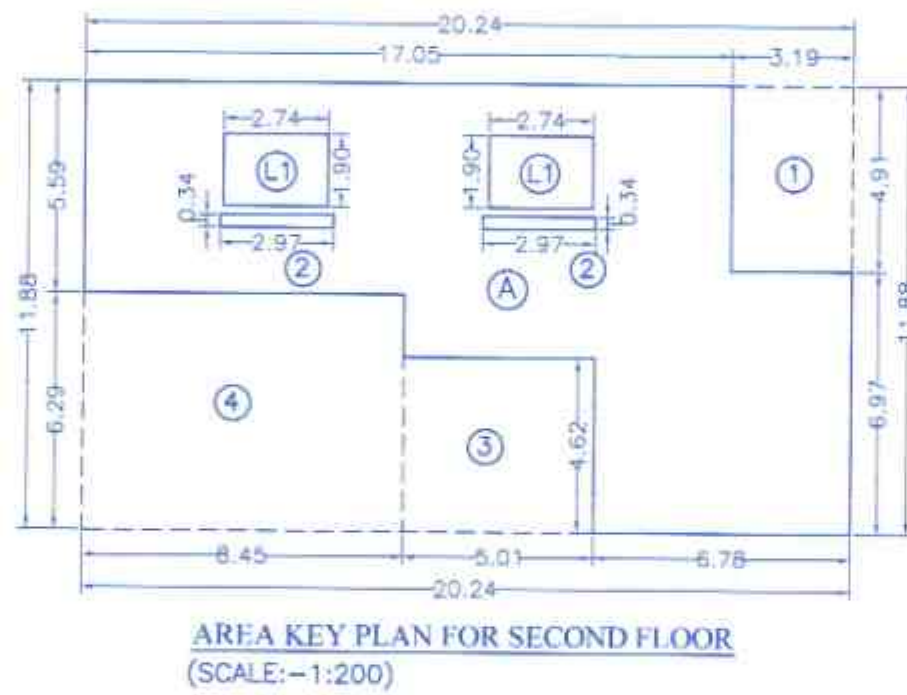
BLDG. HEIGHT	NO OF TENEMENTS 150 & ABOVE	FLOOR NAME	PROPOSED B/UP AREA	LIFT AREA	GROUND COVERAGE
12.40 M.	PARKING	LO.PARKING FLOOR	---	---	---
	PARKING	UP.PARKING FLOOR	---	---	---
	2	FIRST FLOOR	568.67	10.41	568.67
	---	SECOND FLOOR	136.31	---	---
	2	TOTAL	704.98	10.41	568.67

Form of Statement 3 [Sr. No.9 (g)]						
Area Details of Apartment						
BUILDING NO	FLOOR NO	APARTMENT NO	CARPET AREA OF APARTMENT	AREA OF OPEN BALCONY ATTACHED TO FLAT	AREA OF ENCL. BALCONY ATTACHED TO FLAT	AREA OF SIT-OUT ATTACHED TO FLAT
TOWER-A	UP.PARKING FLOOR	---	---	---	---	---
	LO.PARKING FLOOR	---	---	---	---	---
	FIRST FLOOR	101	210.98X1=210.98	25.36X1=25.36	---	---
		102	210.98X1=210.98	25.36X1=25.36	---	---
	TOTAL-->	2	421.96 SQ.M.	50.72 SQ.M.	---	---



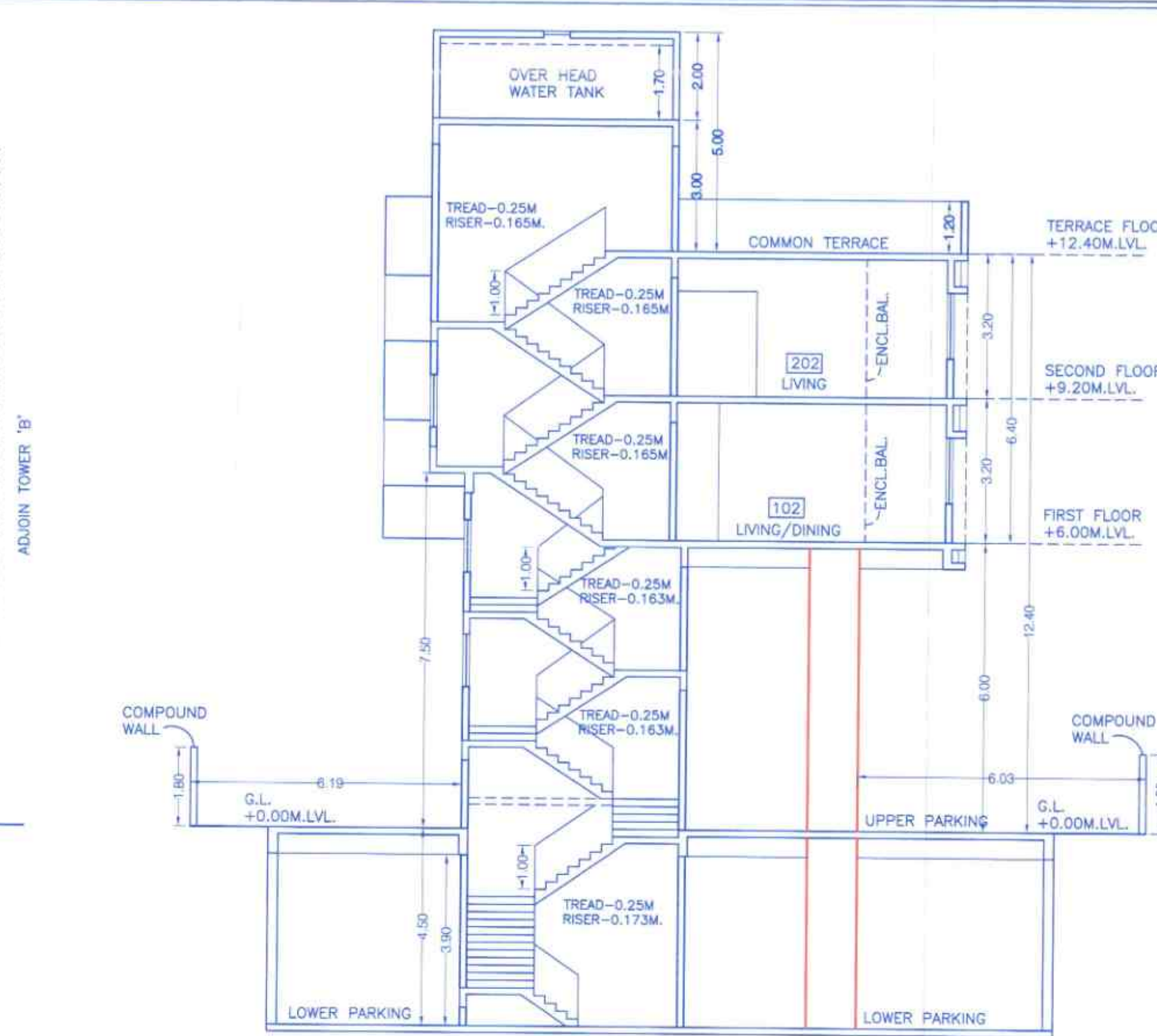
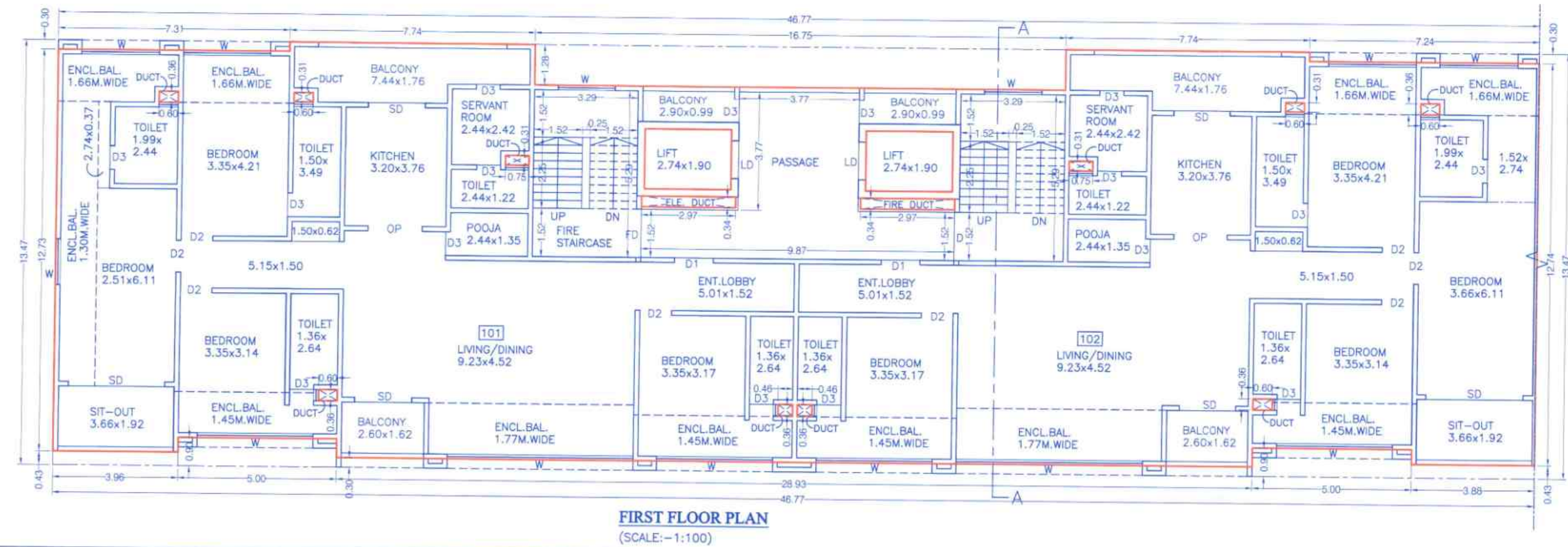
AREA CALCULATION
FIRST FLOOR

A	46.77	X	13.17	=	615.96	SQ.M.
DEDUCTION						
1	16.75	X	1.28	X	1	= 21.44 SQ.M.
2	0.80	X	0.36	X	4	= 0.86 SQ.M.
3	0.60	X	0.31	X	2	= 0.37 SQ.M.
4	0.75	X	0.31	X	2	= 0.47 SQ.M.
5	2.97	X	0.34	X	2	= 2.02 SQ.M.
6	3.88	X	0.13	X	1	= 0.50 SQ.M.
7	5.00	X	0.60	X	2	= 6.00 SQ.M.
8	0.46	X	0.36	X	2	= 0.33 SQ.M.
9	3.96	X	0.13	X	1	= 0.51 SQ.M.
10	7.31	X	0.30	X	1	= 2.19 SQ.M.
11	7.24	X	0.30	X	1	= 2.17 SQ.M.
L1	2.74	X	1.90	X	2	= 10.41 SQ.M.
TOTAL AREA = 47.29 SQ.M.						
NET TOTAL AREA = 568.67 SQ.M.						



AREA CALCULATION
SECOND FLOOR

A	20.24	X	11.88	=	240.45	SQ.M.
DEDUCTION						
1	3.19	X	4.91	X	1	= 15.66 SQ.M.
2	2.97	X	0.34	X	2	= 2.02 SQ.M.
3	5.01	X	4.62	X	1	= 23.15 SQ.M.
4	6.45	X	6.26	X	1	= 52.90 SQ.M.
L1	2.74	X	1.90	X	2	= 10.41 SQ.M.
TOTAL AREA = 104.14 SQ.M.						
NET TOTAL AREA = 136.31 SQ.M.						

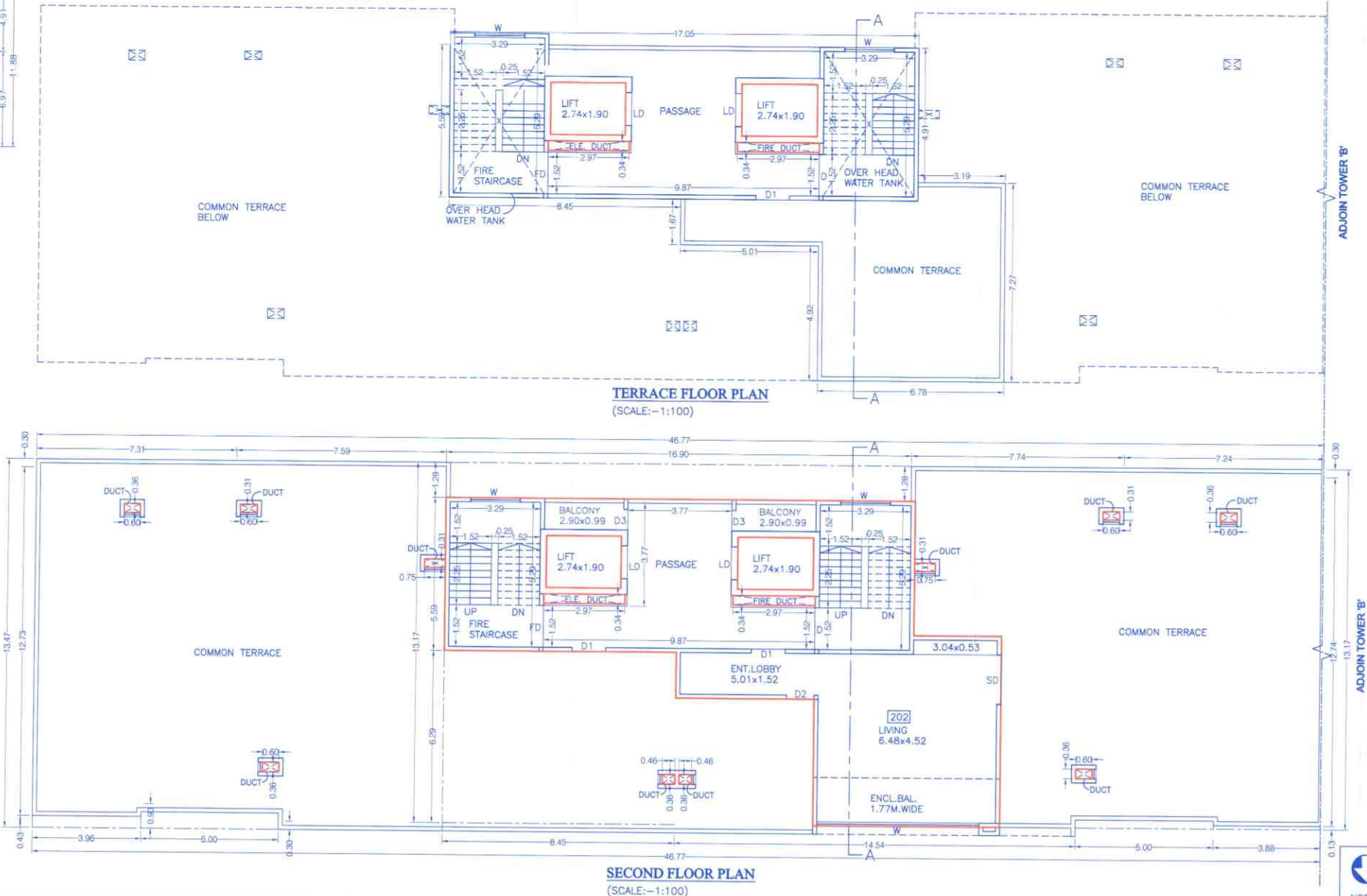


TOWER-A-WATER REQUIREMENT

TOTAL NO.OF TENEMENTS = 2 NOS.
5 PERSONS PER TENANT = 5 X 2 = 10 PERSONS
WATER REQUIRED=135LIT/HEAD/DAY
TOTAL WATER REQUIRED = 135 X 10 = 1350.00 Lit.
OVER HEAD WATER CAPACITY (for resi bldg.)=1,350.00 Lit.
TOTAL=1,400.00 Lit.
SAY =1,400.00 Lit.
UNDER GROUND SUMP WELL CAPACITY=1.50 X 1,400.00 Lit.
TOTAL=2,100.00 Lit.
SAY=2,100.00 Lit.

SCHEDULE OF OPENING

DOORS	WINDOWS
SD-1.80X2.10	W-2.40X1.20
D-1.20X2.10	W1-1.50X1.20
D1-0.90X2.10	W2-0.90X1.20
D2-0.75X2.10	V-0.60X0.90
LD-0.90X2.10	



STAMP OF APPROVAL 5/7

TOWER 'A'

अनुमति दिनांक - 27/7/24

APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO: CC/82624

Building Inspector Deputy Engineer
BUILDING PERMISSION DEPT.
ZONE- P.M.C.

APPROVED

OWNER'S NAME:
M/s. ACCENT PROJECT DEVELOPERS LLP THROUGH AUTHORISED PARTNER;

SHRI. RAMKRISHNA DESHPANDE

PROJECT:-Building Proposal
SURVEY NO: 135/1 (P)

HISSA NO: C.T.S. NO:-2311(P)+2289+2290+2291+2292+
2293(P)+2294(P)+2295+2296(P)+2308(P).

PLOT NO: PETH-PASHAN

ARCHITECT: SWAPNIL PRAKASHRAO KSHIRSAGAR ARCHITECT'S SIGN
801/12,MONTREAL BUSINESS CENTER, S.NO.272,
PALLOD FARMS, OFF.BANER ROAD,PUNE-411042

JOB NO.DRG.NO. SCALE/DRAWN BY CHECKED BY REGISTRATION NO
OF ARCHITECT

617 1:100 CA/2004/34113

F.S.I. STATEMENT (UDCPR 2020)

BLDG. HEIGHT	NO OF TENEMENTS 150 & ABOVE	FLOOR NAME	PROPOSED B/UP AREA	LIFT AREA	GROUND COVERAGE
41.00 M.	PARKING	LO.PARKING FLOOR	---	---	---
		UP.PARKING FLOOR	---	---	---
	1	FIRST FLOOR	342.69	8.89	342.69
	1	SECOND FLOOR	342.69		
	1	THIRD FLOOR	342.69		
	1	FOURTH FLOOR	342.69		
	1	FIFTH FLOOR	342.69		
	1	SIXTH FLOOR	335.38		
	1	SEVENTH FLOOR	342.69		
	1	EIGHTH FLOOR	342.69		
	1	NINTH FLOOR	342.69		
	1	TENTH FLOOR	342.69		
	0	ELEVENTH FLOOR	189.38		
	---	TERRACE FLOOR	---		
	10	TOTAL	3608.97	8.89	342.69

Form of Statement 3 [Sr. No.9 (g)]						
Area Details of Apartment						
BUILDING NO	FLOOR NO	APARTMENT NO	CARPET AREA OF APARTMENT	AREA OF OPEN BALCONY ATTACHED TO FLAT	AREA OF ENCL. BALCONY ATTACHED TO FLAT	AREA OF SIT-OUT ATTACHED TO FLAT
TOWER-B	UP.PARKING FLOOR	---	---	---	---	---
	LO.PARKING FLOOR	---	---	---	---	---
	TYPICAL-1st.,2nd.,3rd.,4th.,5th.,7th.,8th.,9th. & 10th.FLOOR	101,201,301,401,501,701,801,901,1001	246.00X9=2214.00 SQ.M.	28.43X9=255.87 SQ.M.	---	---
	SIXTH FLOOR	601	246.00X1=246.00 SQ.M.	21.55X1=21.55	---	---
	TOTAL-->	10	2460.00 SQ.M.	277.42 SQ.M.	---	---

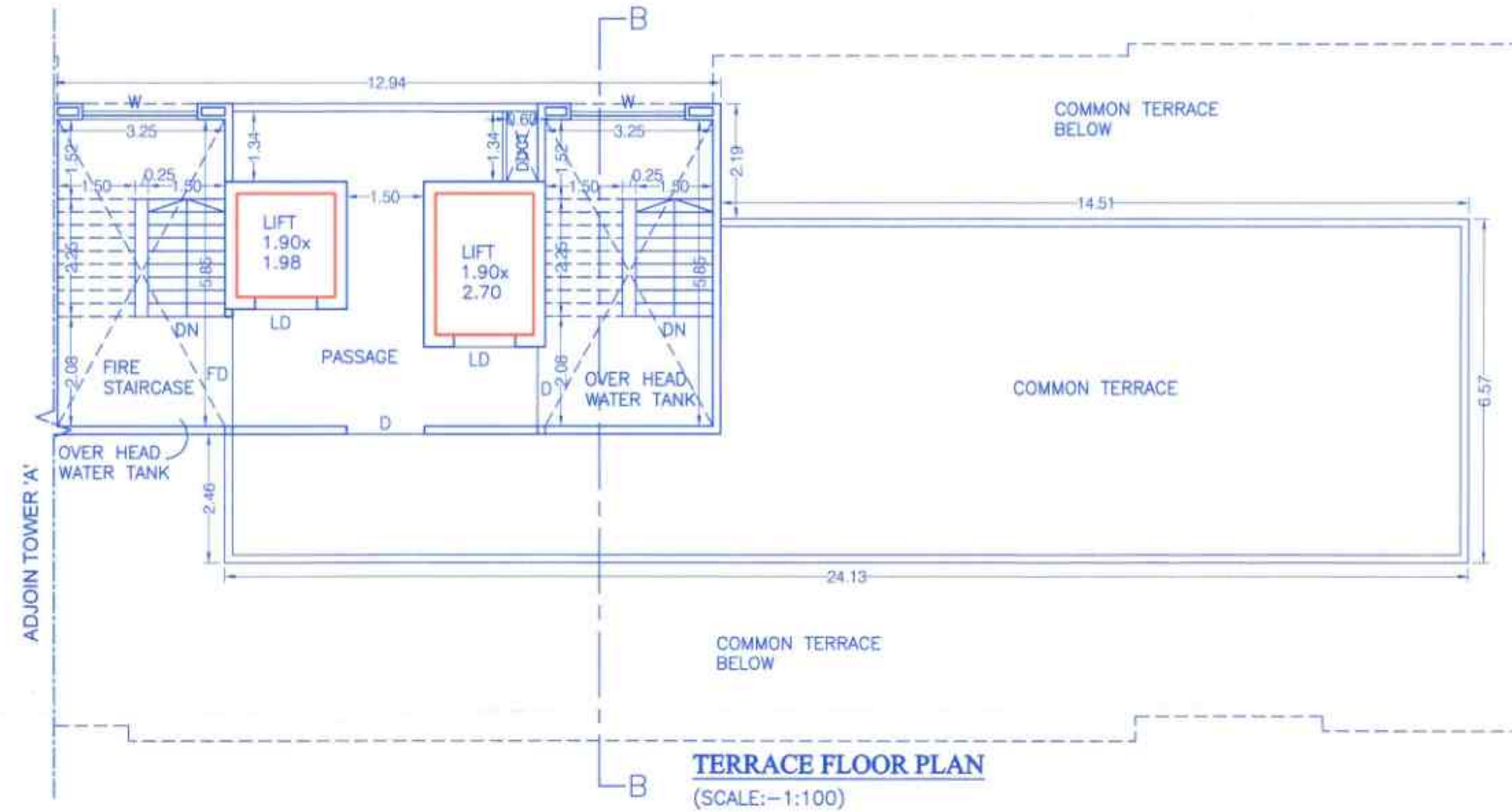
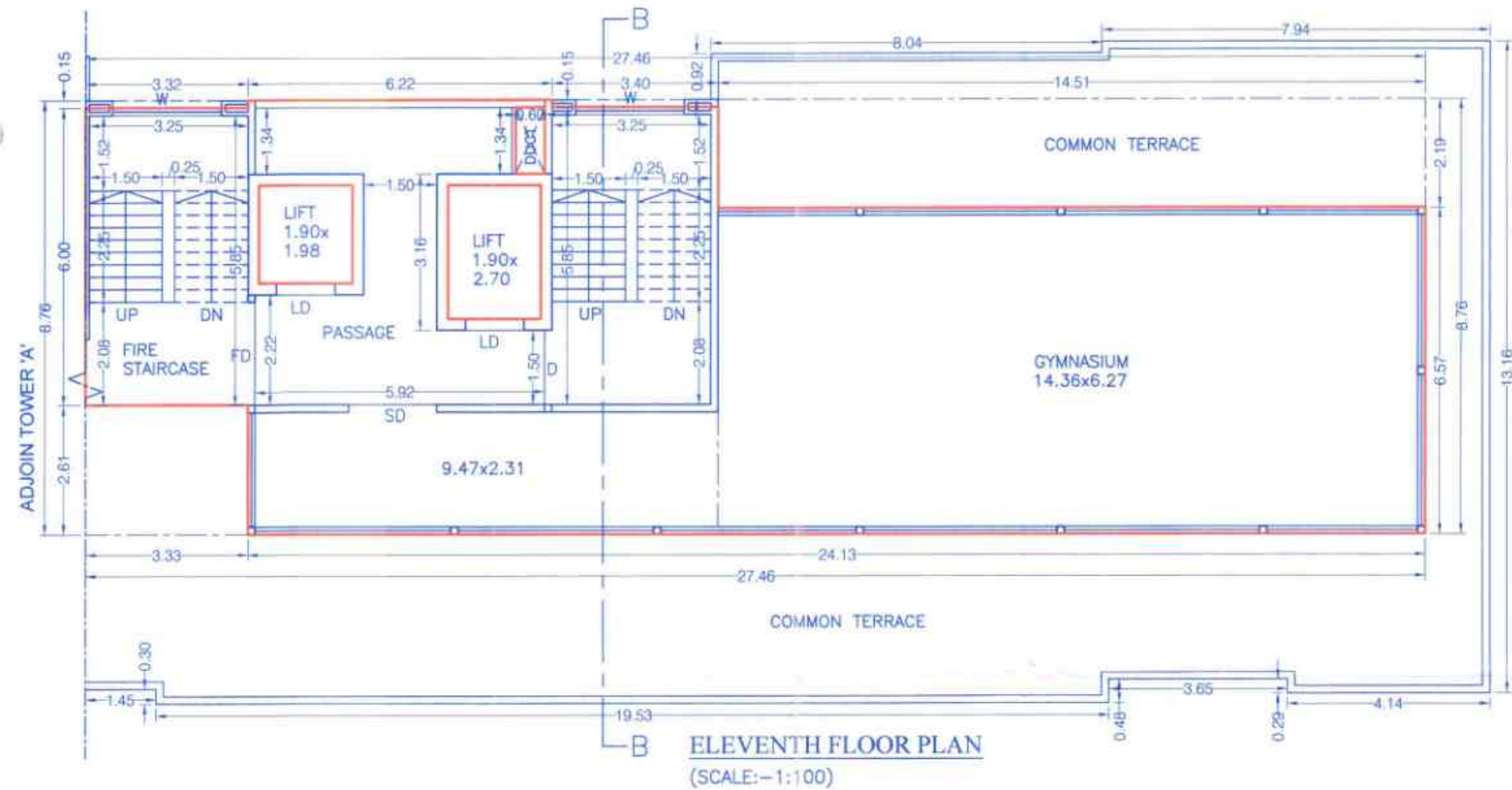
TOWER-B
PARKING CALCULATION-RESIDENTIAL (As updated upto 30th January,2024)

TYPE	CARPET AREA FSI (M2)	TENEMENT (NOS)	CAR (NOS)	SCOOTER (NOS)
RESIDENTIAL	0-30	2	0	0
	30-40	2	0	0
	40-80	2	0	0
	80-150	1	0	0
	> 150	1	5	2
TOTAL REQUIRED	---	---	10	5
TOTAL PROPOSED	---	---	10	5

CLAUSE NO:-8.1.1 (V) PAGE NO 156
COMPOSITE PARKING- ALSO, SIX SCOOTERS PARKING MAY BE ALLOWED TO BE CONVERTED IN ONE CAR PARKING.

6 SC = 1 CAR $\frac{5 \times 1}{6} = 1$ CAR
5 SC = ?? $\frac{5}{6} = 1$ CAR

TOTAL REQUIRED CAR PARKING = 10 + 1 = 11 NOS
ADD 5% VISITOR PARKING = 11 CAR X 5% = 1 CAR
TOTAL REQUIRED CAR PARKING + VISITORS PARKING=11+1=12 NOS
TOTAL PROPOSED CAR PARKING = 12 NOS
CAR AREA = 12X12.50=150.00 SQ.M.
TOTAL =150.00 SQ.M.

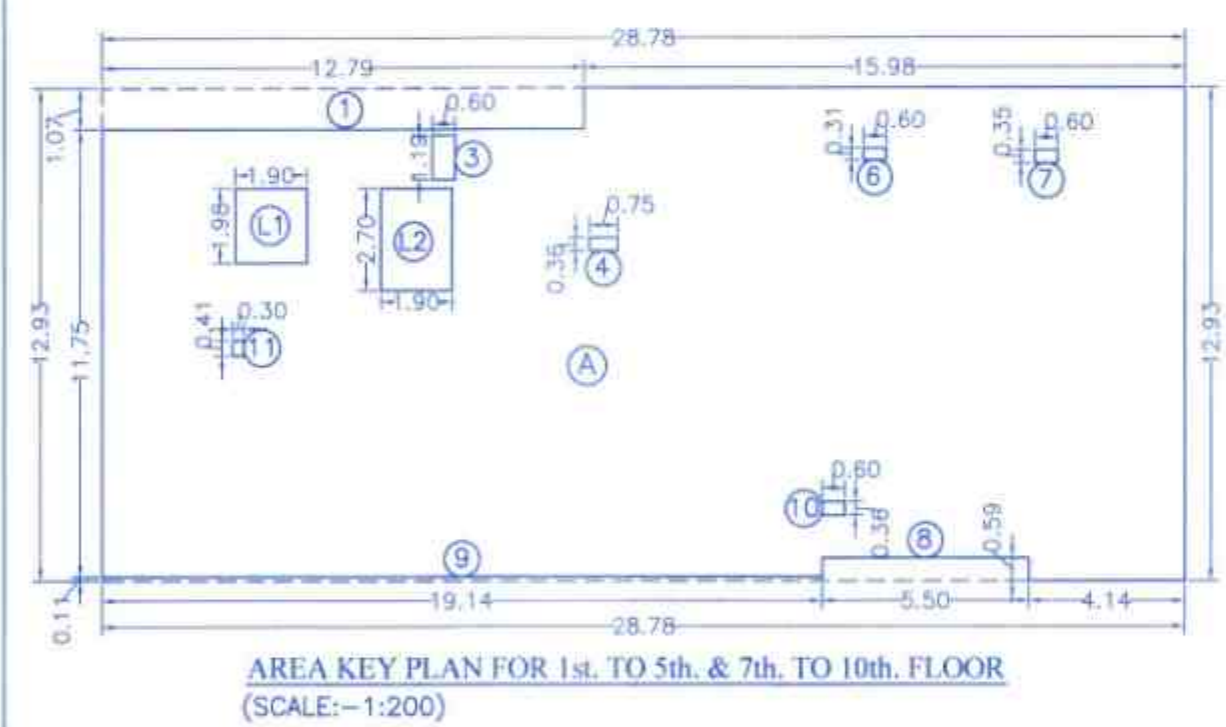


WATER REQUIREMENT- TOWER-B

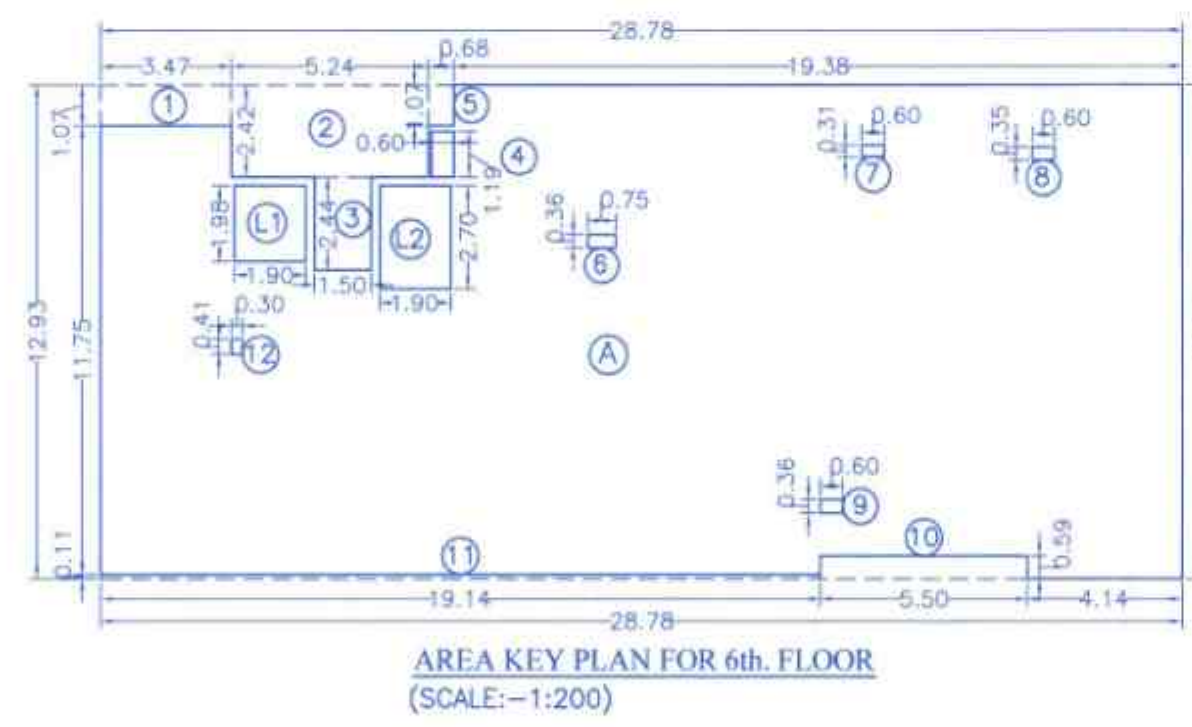
TOTAL NO.OF TENEMENTS = 10 NOS.
5 PERSONS PER TENANT = 5 X 10 = 50 PERSONS
WATER REQUIRED=135LIT/HEAD/DAY
TOTAL WATER REQUIRED = 135 X 50 = 6750.00 Lit.
OVER HEAD WATER CAPACITY (for resi bldg.)=6,800.00 Lit.
ADD FIRE =20,000.00 Lit.
TOTAL=26,800.00 Lit.
SAY =26,800.00 Lit.
UNDER GROUND SUMP WELL CAPACITY=1.50 X 6,800.00 Lit.
TOTAL=10,200.00 Lit.
ADD FIRE =75,000.00 Lit.
TOTAL=85,200.00 Lit.
SAY=85,200.00 Lit.

SCHEDULE OF OPENING

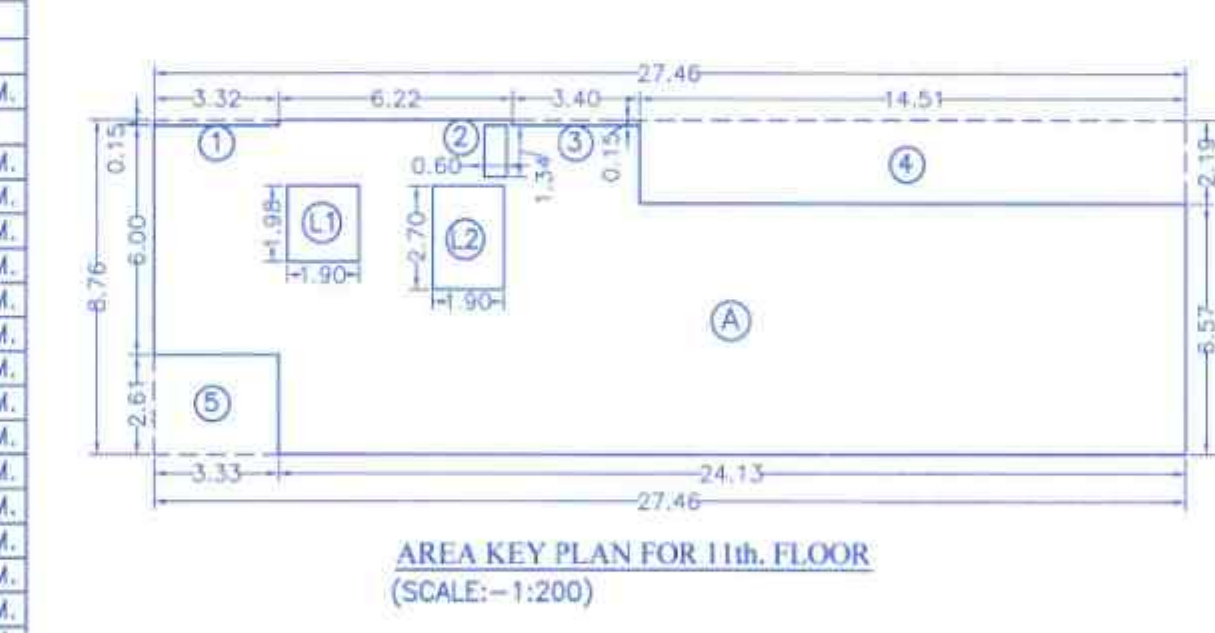
DOORS	WINDOWS
SD-1.80X2.10	W-2.40X1.20
D-1.20X2.10	W1-1.50X1.20
D1-0.90X2.10	W2-0.90X1.20
D2-0.75X2.10	V-0.60X0.90
LD-0.90X2.10	



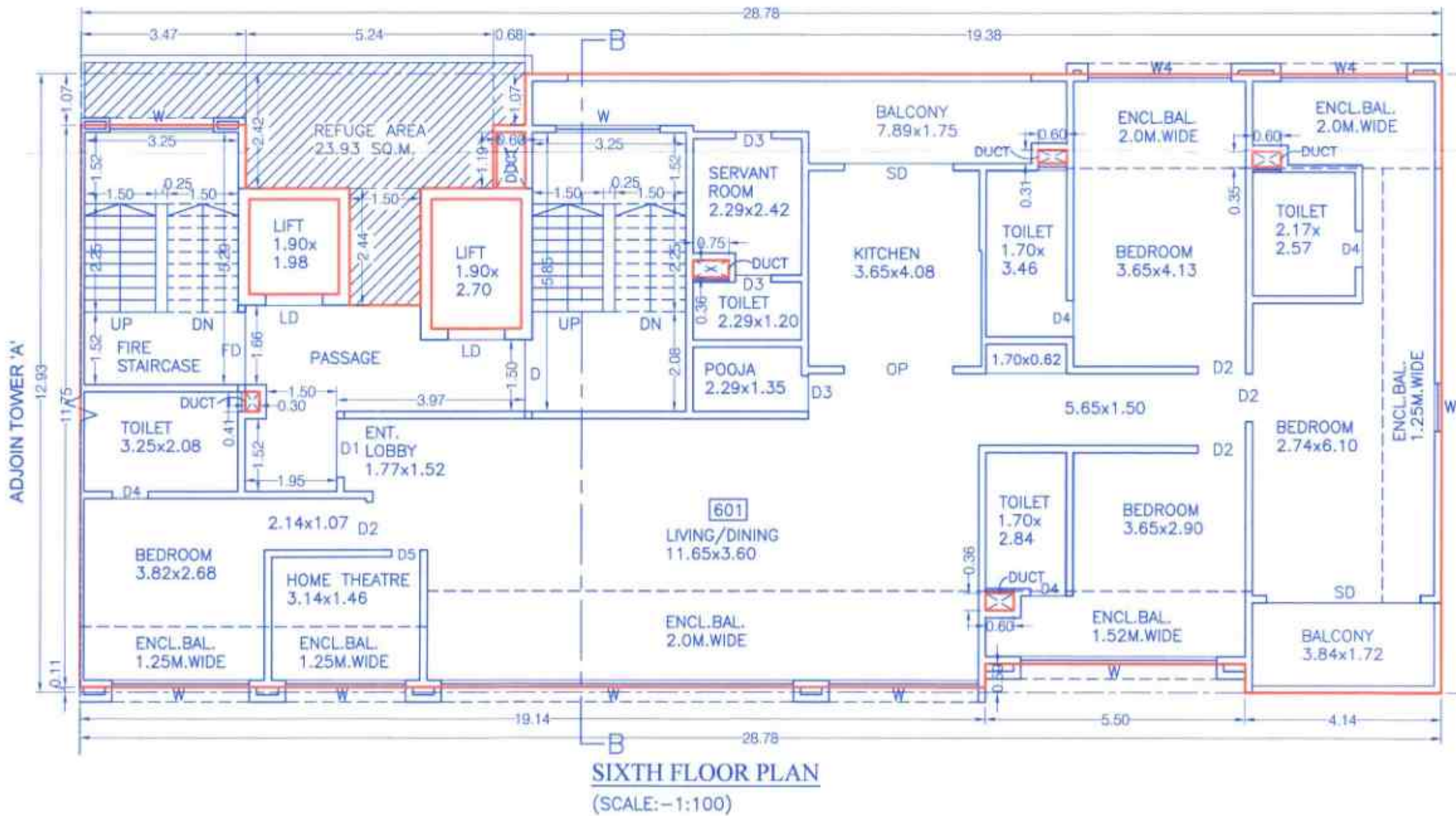
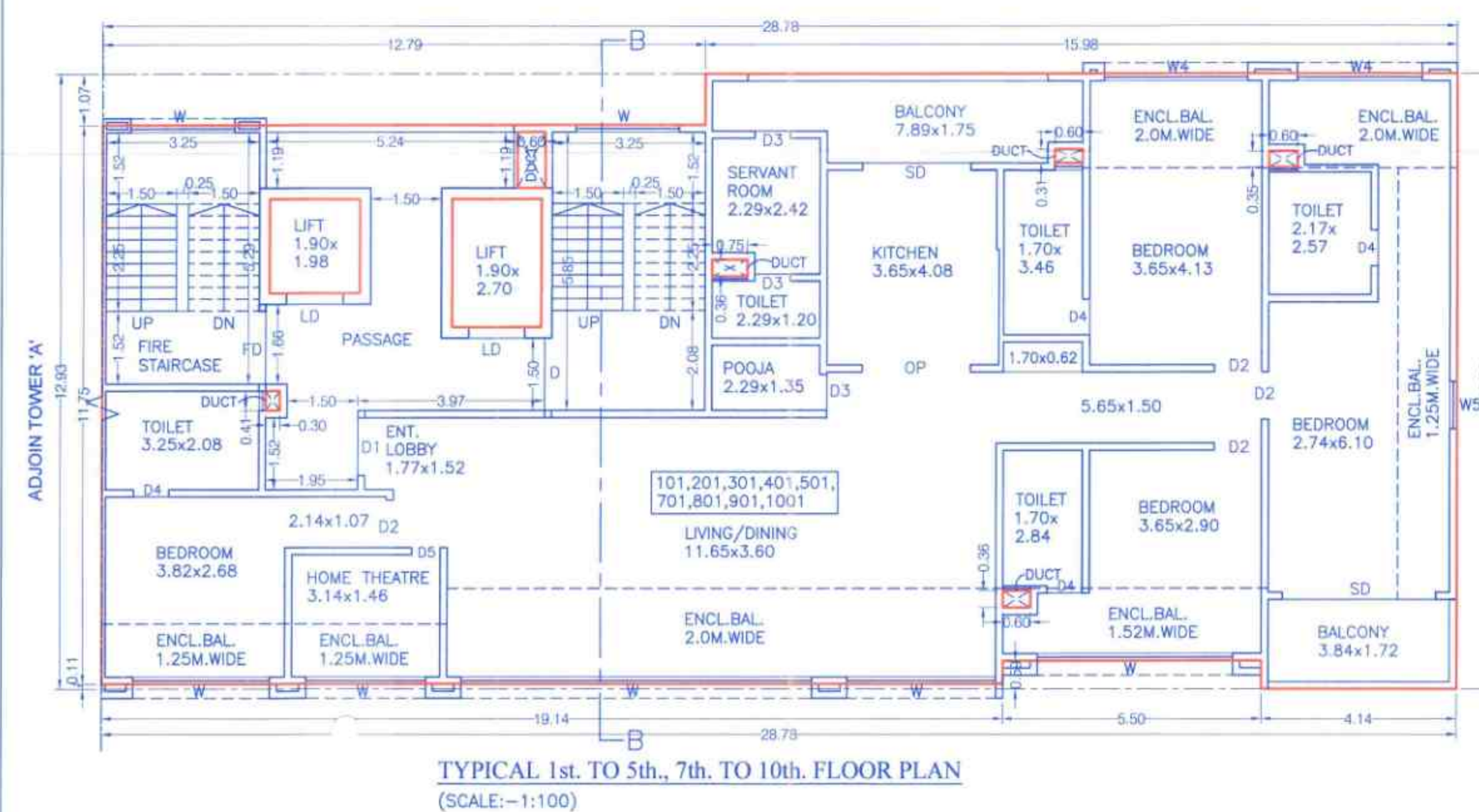
AREA CALCULATION	
TYPICAL 1st. TO 5th. & 7th. TO 10th. FLOOR	
A 28.78 X 12.93	= 372.13 SQ.M.
DEDUCTION	
1 12.79 X 1.07 X 1	= 13.69 SQ.M.
2 0.60 X 1.19 X 1	= 0.71 SQ.M.
3 0.75 X 0.36 X 1	= 0.27 SQ.M.
4 0.60 X 0.31 X 1	= 0.19 SQ.M.
5 0.60 X 0.35 X 1	= 0.21 SQ.M.
6 5.50 X 0.59 X 1	= 3.25 SQ.M.
7 19.14 X 0.11 X 1	= 2.11 SQ.M.
8 0.30 X 0.41 X 1	= 0.12 SQ.M.
9 1.90 X 1.98 X 1	= 3.76 SQ.M.
10 1.90 X 2.70 X 1	= 5.13 SQ.M.
TOTAL AREA	= 29.43 SQ.M.
NET TOTAL AREA	= 342.69 SQ.M.



AREA CALCULATION	
SIXTH FLOOR	
A 28.78 X 12.93	= 372.13 SQ.M.
DEDUCTION	
1 3.47 X 1.07 X 1	= 3.71 SQ.M.
2 5.24 X 2.42 X 1	= 12.68 SQ.M.
3 1.50 X 2.44 X 1	= 3.66 SQ.M.
4 0.60 X 1.19 X 1	= 0.71 SQ.M.
5 0.68 X 1.07 X 1	= 0.73 SQ.M.
6 0.75 X 0.36 X 1	= 0.27 SQ.M.
7 0.60 X 0.31 X 1	= 0.19 SQ.M.
8 0.60 X 0.35 X 1	= 0.21 SQ.M.
9 0.60 X 0.36 X 1	= 0.22 SQ.M.
10 5.50 X 0.59 X 1	= 3.25 SQ.M.
11 19.14 X 0.11 X 1	= 2.11 SQ.M.
12 0.30 X 0.41 X 1	= 0.12 SQ.M.
L1 1.90 X 1.98 X 1	= 3.76 SQ.M.
L2 1.90 X 2.70 X 1	= 5.13 SQ.M.
TOTAL AREA	= 36.74 SQ.M.
NET TOTAL AREA	= 335.38 SQ.M.



AREA CALCULATION	
ELEVENTH FLOOR	
A 27.46 X 8.76	= 240.55 SQ.M.
DEDUCTION	
1 3.32 X 0.15 X 1	= 0.50 SQ.M.
2 0.60 X 1.34 X 1	= 0.80 SQ.M.
3 3.40 X 0.15 X 1	= 0.51 SQ.M.
4 14.51 X 2.19 X 1	= 31.78 SQ.M.
5 3.33 X 2.61 X 1	= 8.69 SQ.M.
L1 1.90 X 1.98 X 1	= 3.76 SQ.M.
L2 1.90 X 2.70 X 1	= 5.13 SQ.M.
TOTAL AREA	= 51.17 SQ.M.
NET TOTAL AREA	= 189.38 SQ.M.



REFUGE AREA CALCULATION

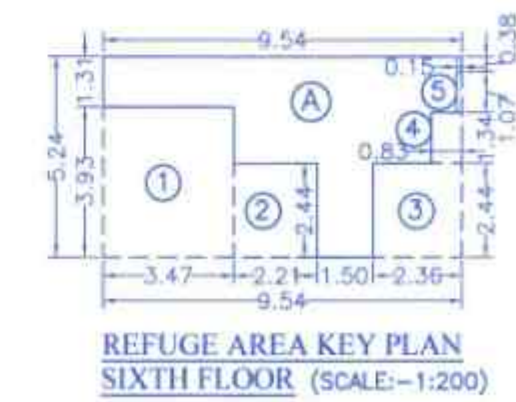
REFUGE AREA REQUIRED

B/UP AREA-342.69X2FL=685.38 SQ.M.

=685.38/12.50X0.30

=16.45 SQ.M.

PROPOSED B/UP AREA = 23.93 SQ.M.



REFUGE AREA CALCULATION	
SIXTH FLOOR PLAN	
A 9.54 X 5.24	= 49.99 SQ.M.
DEDUCTION	
1 3.47 X 3.93 X 1	= 13.64 SQ.M.
2 2.21 X 2.44 X 1	= 5.39 SQ.M.
3 2.36 X 2.44 X 1	= 5.76 SQ.M.
4 0.83 X 1.34 X 1	= 1.11 SQ.M.
5 0.15 X 1.07 X 1	= 0.16 SQ.M.
TOTAL AREA	= 26.06 SQ.M.
NET TOTAL AREA	= 23.93 SQ.M.

STAMP OF APPROVAL

6/7

TOWER 'B'

APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO:CC/0826/24

APPROVED

APPROVED

APPROVED



OWNER'S NAME:

M/s. ACCENT PROJECT DEVELOPERS LLP THROUGH AUTHORISED PARTNER:

SHRI RAMKRISHNA DESHPANDE

PROJECT:-Building Proposal

SURVEY NO: 135/1 (P)

HISSA NO: C.T.S. NO:-2311(P)+2289+2290+2291+2292+2293(P)+2294(P)+2295+2288(P)+2308(P)

PLOT NO: 2293(P)+2294(P)+2295+2288(P)+2308(P)

FINAL PLOT NO: PETH-PASHAN

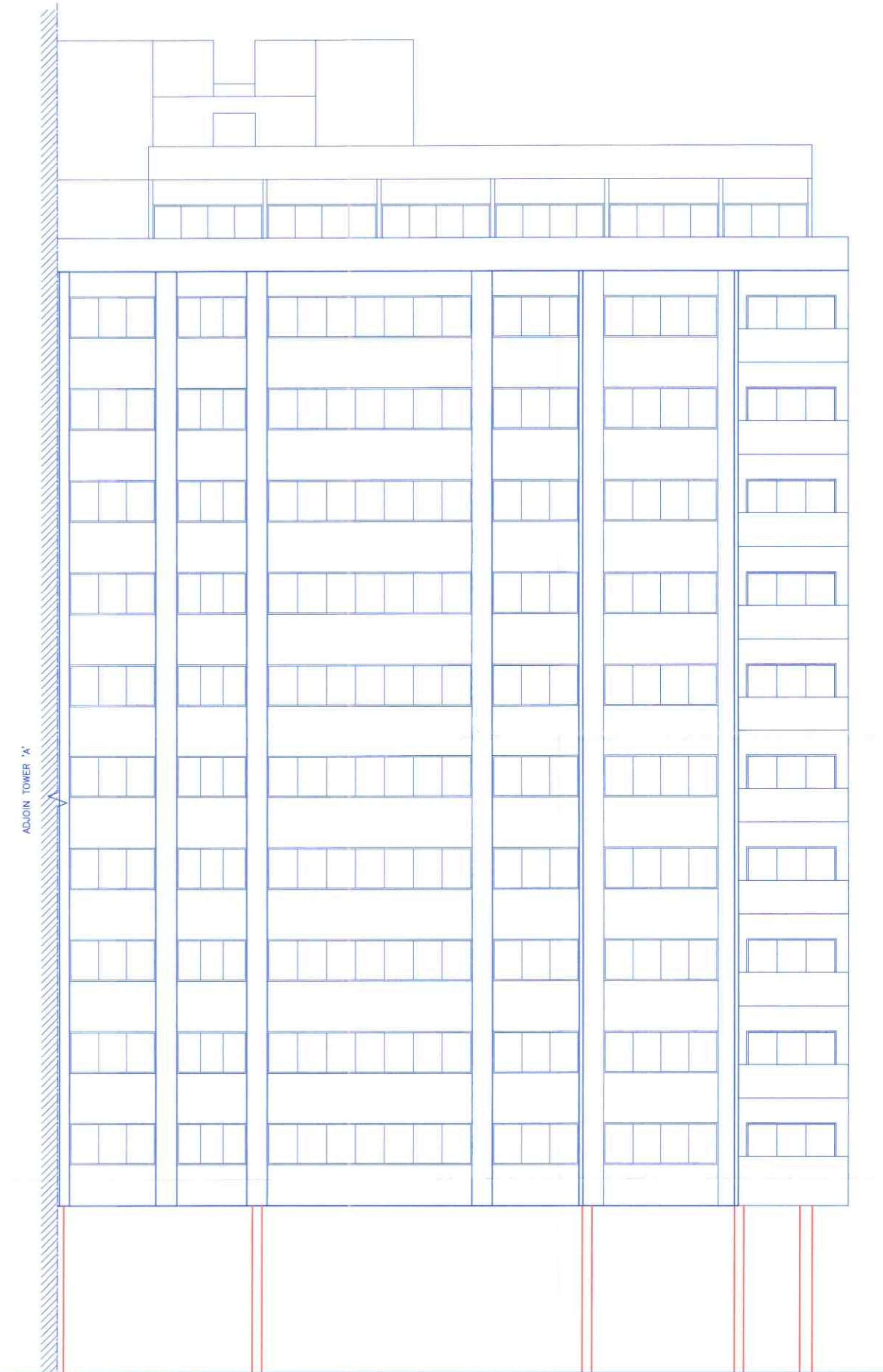
ARCHITECT: SWAPNIL PRAKASHRAO KSHIRSAGAR ARCHITECT'S SIGN

801,72,MONTREAL BUSINESS CENTER, S.NO.272, PALLOD FARMS, OFF.BANER ROAD,PUNE-411045

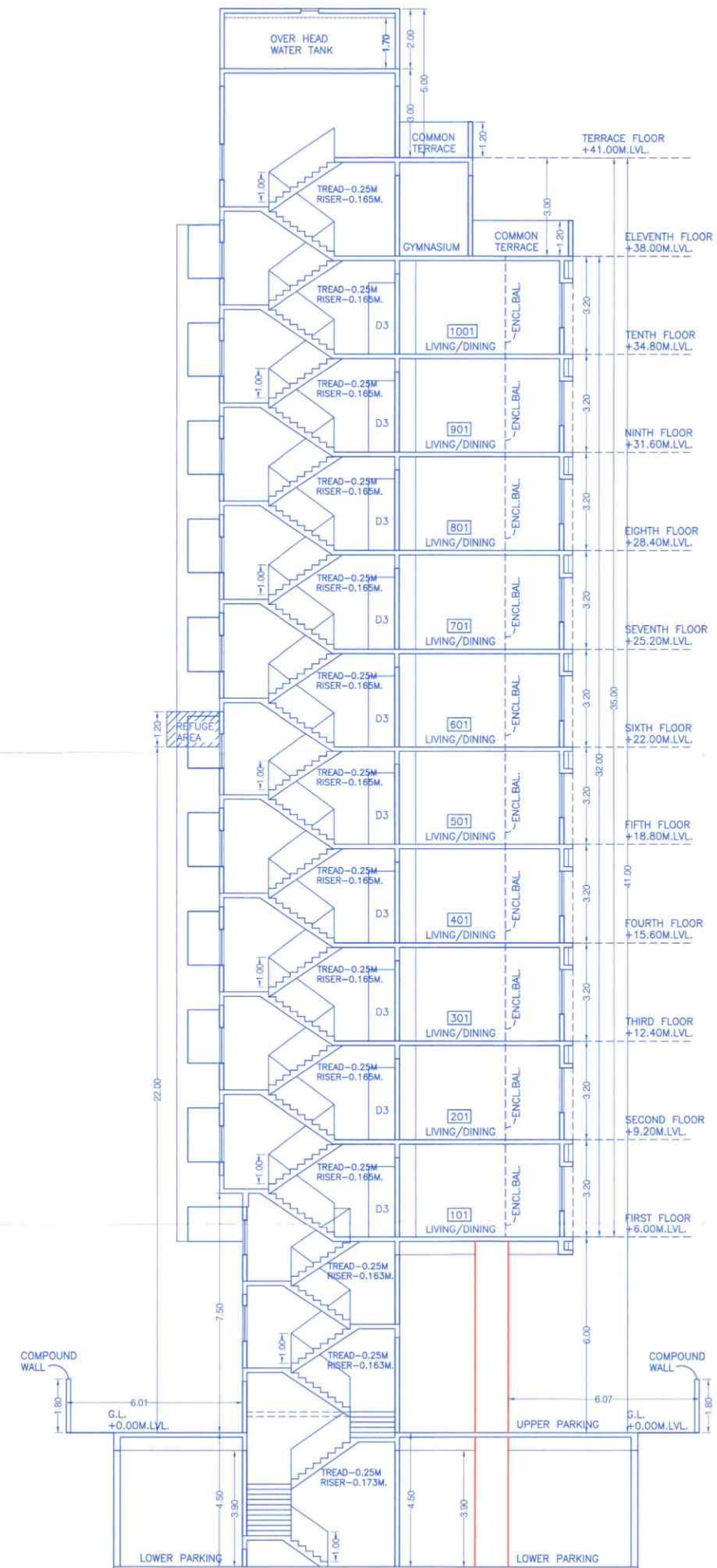
JOB NO,DRG.NO, SCALE, DRAWN BY, CHECKED BY, REGISTRATION NO OF ARCHITECT

1:100

CA/2004/34113



ELEVATION



SECTION AT B-B
(SCALE:-1:100)



OWNER'S NAME:
M/s. ACCENT PROJECT DEVELOPERS LLP THROUGH AUTHORISED PARTNER;

SHRI. RAMKRISHNA DESHPANDE

PROJECT:-Building Proposal
SURVEY NO: 135/1 (P)

HISSA NO: C.T.S. NO:-2311(P)+2289+2290+2291+2292+
2293(P)+2294(P)+2295+2288(P)+2308(P),
FINAL PLOT NO: PETH-PASHAN

ARCHITECT: SWAPNIL PRAKASHRAO KSHIRSAGAR ARCHITECT'S SIGN
801,T2,MONTREAL BUSINESS CENTER, S.NO.272,
PALLOD FARMS, OFF,BANER ROAD,PUNE-411045

JOB NO.DRG.NO. SCALE/DRAWN BY CHECKED BY REGISTRATION NO
OF ARCHITECT
1:100 CA/2004/34113