PARKING STATEMENT - (BUILDING-B)

RESIDENTIAL BUILDING

HAVING CARPET AREA MORE THAN 40SQ.M.BUT LESS THAN 80SQM. FOR 2TENAMENT - 1 CAR, 2 SCOOTERS

TENEMENT (NOS)		CAR (NOS)		SCOOTER (NOS.)	
UNIT	PROP.	BY RULE	REQD	BY RULE	REQD.
2	8	1	4	2	8

HAVING CARPET AREA MORE THAN 80SQ.M.BUT LESS THAN 150SQM. FOR 1TENAMENT - 1 CAR, 1 SCOOTERS

TENEMENT (NOS)		CAR (NOS)		SCOOTER (NOS.)	
UNIT	PROP.	BY RULE	REQD	BY RULE	REQD.
1	7	1	7	1	7

5% EXTRA PARKING FOR VISITORS

	CARS	SCOOTERS	SCOOTER-1.00 X 2.00= 2.00 SQM
REQUIRED	12	16	CAR - 2.5 X 5M = 12.50 SQ .M
AREAS	CAR - 12.5 X 12 = 150.00 SQ .M		
	SCOOTER -2.00 X 16 = 32.00 SQM		

PARKING STATEMENT - (BUILDING-A)

RESIDENTIAL BUILDING

HAVING CARPET AREA MORE THAN 40SQ.M.BUT LESS THAN 80SQM. FOR 2TENAMENT - 1 CAR, 2 SCOOTERS

TENEMENT (NOS)		CAR (NOS)		SCOOTER (NOS.)	
UNIT	PROP.	BY RULE	REQD	BY RULE	REQD.
2	1	1	1	2	1

HAVING CARPET AREA MORE THAN 80SQ.M.BUT LESS THAN 150SQM. FOR 1TENAMENT - 1 CAR, 1 SCOOTERS

TENEMENT (NOS)		CAR (NOS)		SCOOTER (NOS.)	
UNIT	PROP.	BY RULE	REQD	BY RULE	REQD.
1	21	1	21	1	21

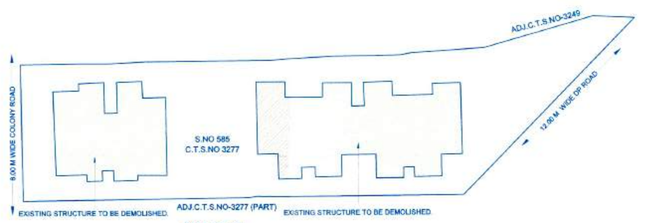
5% EXTRA PARKING FOR VISITORS

	CARS	SCOOTERS	SCOOTER-1.00 X 2.00= 2.00 SQM
REQUIRED	23	23	CAR - 2.5 X 5M = 12.50 SQ .M
AREAS	CAR - 12.5 X 23 = 287.50 SQ .M		
	SCOOTER - 2.00 X 23 = 46.00 SQM		

AREA OF PLOT (NET PLO AREA)

BY TRIANGULATION METHOD

1)	0.5	X	29.49	X	14.55	=	214.54
2)	0.5	X	29.49	X	13.88	=	204.66
3)	0.5	X	25.5	X	10.93	=	139.36
4)	0.5	X	25	X	24.86	=	310.75
5)	0.5	X	22.95	X	22.93	=	263.12
6)	0.5	X	22.95	X	5.67	=	65.06
7)	0.5	X	21.74	X	6.86	=	74.57
8)	0.5	X	30.57	X	10.19	=	155.75
9)	0.5	X	35	X	4.89	=	85.58
TOTAL							1513.39



SITE PLAN
N.T.S

T.D.R. UTILIZATION STATEMENT IN SQ. M.

D.R.C.NO	D.R.C.TYPE	D.R.C.AREA (IN SQ.M.)	INDEXING	D.R.C.LOAD AREA APPROVAL
004657	SLUM	327.00	0.6947	227.17
005785	AMENITY	597.49	0.8845	528.48
	TOTAL	924.49	TOTAL	755.65

T.D.R. GENERATION

D.R.C.NO	TYPE	LOCATION & DETAILS OF LAND SURRENDERED	NAME OF THE D.R.C. HOLDER
004657	SLUM	VISHAL APARTMENTS,805,BHAVANI PETH, PUNE-411042.	M/S EMPIRE CONSTRUCTIONS.
005785	AMENITY	S.NO.41/2/1/15,VADGAON BUDRUK,	MR.GANPAT PRAHLAD DESHMUKH.

LOCATION PLAN
N.T.S.

STAMP OF APPROVAL 1 / 4

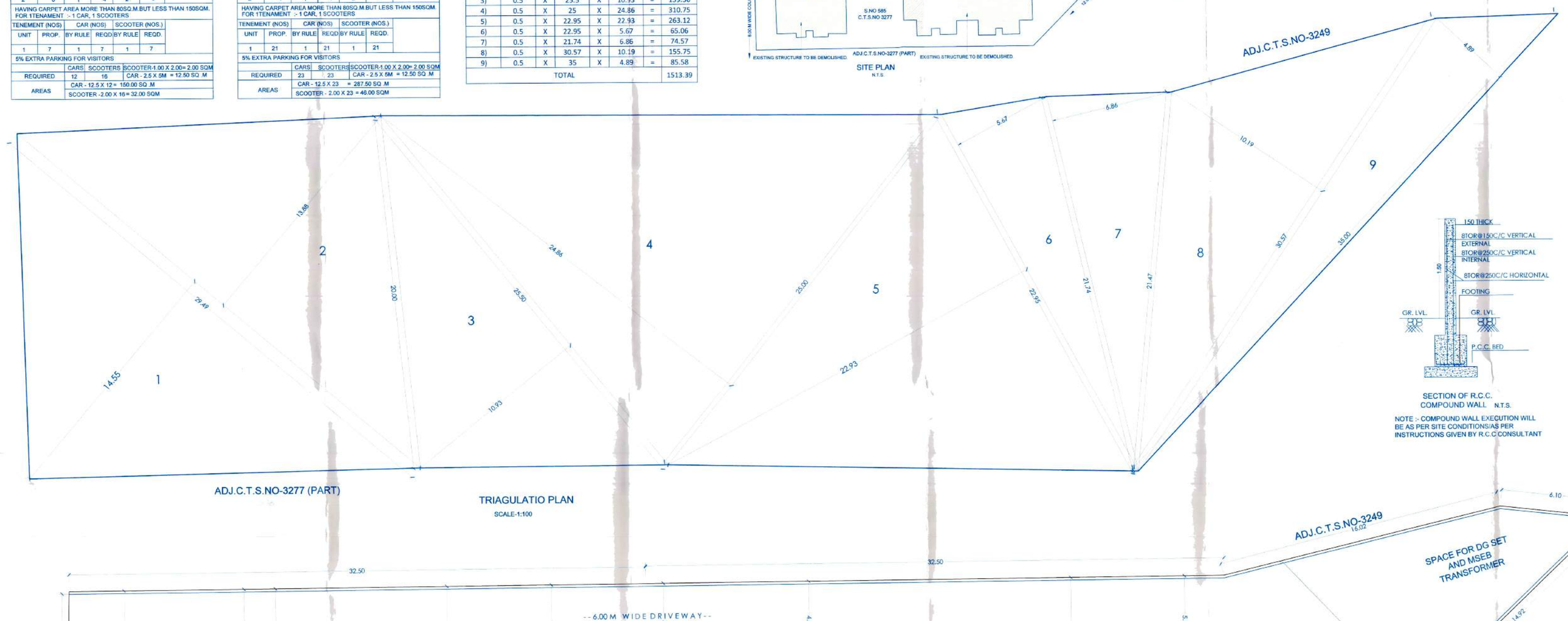
NEW SANCTION - CC/1929/22, DATE:-21/10/22

Revised 04. 15/06/2023

APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO. CC/0628/23

Building Engineer — Deputy Engineer F.M.C. — Dy.E.C.P. Zone-5 / F.M.C.

PUNE MUNICIPAL CORPORATION — BUILDING CONTROL DEPARTMENT — APPROVED



TRIAGULATIO PLAN
SCALE-1:100

SECTION OF R.C.C. COMPOUND WALL N.T.S.

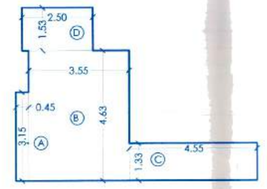
NOTE :- COMPOUND WALL EXECUTION WILL BE AS PER SITE CONDITIONS/AS PER INSTRUCTIONS GIVEN BY R.C.C CONSULTANT

FSI AREA STATEMENT - (BUILD-A&B)

	FSI AREA	FLOORS	NO.TEN.
BUILDING-A	3007.70	11	22
BUILDING-B	2342.64		15
TOTAL	5350.34	11	37

'BUILDING B' F.S.I. STATEMENT

SR.NO.	FLOORS	BUILDING A FSI AREA	LIFT AREA FREE OF FSI	NO. OF TENAMENTS
1	GROUND	2.15		0
2	FIRST	216.45		2
3	SECOND	216.45		2
4	THIRD	216.45		2
5	FOURTH	216.45		2
6	FIFTH	213.43	8.85	1
7	SIXTH	194.11		1
8	SEVENTH	213.43		1
9	EIGHTH	213.43		1
10	NINTH	213.43		1
11	TENTH	213.43		1
12	ELEVENTH	213.43		1
TOTAL		2342.64	8.85	15

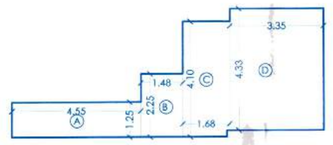


REFUGE AREA CALCULATION B BUILDING

SR. NO.	BLOCK	LENGTH	BREADTH	AREA
1	A	0.45	3.15	1.42
2	B	3.55	4.63	16.42
3	C	4.55	1.33	6.05
4	D	2.50	1.53	3.81
TOTAL AREA IN SQ.M.				27.70

'BUIDLING A' F.S.I. STATEMENT

SR.NO.	FLOORS	BUILDING B FSI AREA	LIFT AREA FREE OF FSI	NO. OF TENAMENTS
1	GROUND	1.63		
2	FIRST	275.34		2
3	SECOND	275.34		2
4	THIRD	275.34		2
5	FOURTH	275.34		2
6	FIFTH	275.34	8.85	2
7	SIXTH	252.67		2
8	SEVENTH	275.34		2
9	EIGHTH	275.34		2
10	NINTH	275.34		2
11	TENTH	275.34		2
12	ELEVENTH	275.34		2
TOTAL		3007.70	8.85	22



REFUGE AREA CALCULATION A BUILDING

SR. NO.	BLOCK	LENGTH	BREADTH	AREA
1	A	4.55	1.25	5.69
2	B	1.48	2.25	3.32
3	C	1.68	4.10	6.87
4	D	3.35	4.33	14.51
TOTAL AREA IN SQ.M.				30.38

AREA STATEMENT

		SQ.M.
1A	AREA OF PLOT AS PER 7/12 EXTRACT	
1B	AREA OF PLOT ON SITE	1513.39
1C	AREA OF PLOT AS PER DEMARCATION	1513.39
1D	AREA OF PLOT AS PER PROPERTY CARD	1491.75
1E	CONSIDER MINIMUM	1491.75
2	LESS DEDUCTION	
	a AREA UNDER ROAD (UPTO 12 M)	0.00
	b AREA UNDER ROAD	0.00
	c ANY RESERVATION	00.00
	TOTAL A + B + C	00.00
3	NET AREA OF PLOT	1491.75
4	LESS DEDUCTION	-
	a OPEN SPACE 10%	-
	b AMENITY SPACE 15%	-
	c INTERNAL ROAD	-
	TOTAL (a+b+c)	-
5	NET AREA OF PLOT	1491.75
6	ADDITIONS FOR FSI	-
	a. AMENITY SPACE15%	-
	b. INTERNAL ROAD	
	c. ROAD WIDENING	00.00
	TOTAL ADDITIONS FOR FSI	-
7	TOTAL AREA (5+6) (GROSS PLOT AREA)	1491.75
8	PERMISSIBLE BASIC F.S.I (1.10 OF SR.NO. 7)	1640.92
9	PROPOSED BASIC F.S.I	1640.92
10	PERMISSIBLE INCENTIVE F.S.I. (0.30 OF PREVIOUSLY CONSUMED F.S.I)	366.13
11	PROPOSED INCENTIVE F.S.I	366.13
12	PERMISSIBLE F.S.I. ON PAYMENT OF PREMIUM	745.88
13	PROPOSED F.S.I. ON PAYMENT OF PREMIUM	581.26
14	PERMISSIBLE F.S.I. AGAINST TDR -65% OF (G.P.A)(7)	969.64
15	PROPOSED F.S.I. AGAINST TDR	755.65
16	PERMISSIBLE ANCILLARY FSI W.R.T 60% OF (1640.92+366.13+581.26+755.65=3343.96X0.6)	2006.38
17	PROPOSED ANCILLARY FSI	2006.38
18	MAXIMUM FULL POTENTIAL FLOOR AREA (1491.75X2.25X1.6)	5370.30
19	TOTAL PERMISSIBLE FLOOR AREA (8+10+13+15+18)	5350.34
20	TOTAL PROPOSED FLOOR AREA (9+11+13+15+17)	5350.34
a	RESIDENTIAL AREA OF BUILD - A	3007.70
b	RESIDENTIAL AREA OF BUILD - B	2342.64
21	TOTAL BUILT-UP AREA	5350.34
22	TENIEMENTS PROPOSED	37

SCHEDULE OF OPENING

DOORS		WINDOWS	
D	1.00 x 2.50	W	1.80 x 1.95
D1	0.90 x 2.50	W1	1.30 x 1.95
D2	0.75 x 2.50	W2	1.23 x 1.95
SD	2.43 x 2.50		
		VENTILATOR	
		V	=0.60 x 0.75

BRIEF SPECIFICATIONS

R.C.C.FRAMED STRUCTURE.
FOUNDATION UP TO HARD STRATA.
EXT. AND INT.WALLS ARE 0.15M THICK.
SAND FACED PLASTER EXTERNALLY.
NEERU FINISHED PLASTER INTERNALLY.
T.W.DOORS AND M.S.WINDOWS.

PLOT BOUNDRY SHOWN	THICK BLACK
PROPOSED WORK SHOWN	THICK RED
DRAINAGE LINE SHOWN	DOTT.RED
EXISTING TO BE RETAINED	YELLOW HATCH
ROAD WIDENING LINE	DOTT.GREEN

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON _____ AND THE DIMENSION OF SIDES, ETC. OF PLOT STATED ON PLAN AREAS AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / T.P.SCHEME RECORD / LAND RECORD DEPT. / CITY SURVEYED RECORDS.

SIGN OF ARCHITECT

SITE ADDRESS

PROPOSED RESIDENTIAL BUILDING ON SURVEY NO - 585,C.T.S.NO- 3277,PLOT NO-51& 52, MUNJERI,TAL-HAVELI, DIST- PUNE-411037

NAME OF OWNER

THE MUNICIPAL DRAWING IS PREPARED FROM THE INSTRUCTION,INFORMATION SPECIFICATION,PAPERS AND LEGAL DOCUMENTS ETC. GIVEN BY ME AND THE AUTHENTICITY OF THE SAME IS MY RESPONSIBILITY.I THE OWNER/P.O.A. HOLDER HAVE READ AND STUDIED THIS AND ALL THE DRAWINGS ALONG WITH DOCUMENTS FOR SUBMISSION AND THEY ARE AS PER MY INSTRUCTIONS AND INFORMATION'S GIVEN TO THE ARCHITECT.

OWNER'S NAME:	OWNER'S SIGN
INDIAN BANK STAFF CO-OP HOUSING SOCIETY LTD. THR.RAICHANDANI CONSTRUCTION PVT.LTD.THR. MR.DINESH RAICHANDANI (POA)	

PROJECT: PROPOSED RESIDENTIAL BUILDING
SURVEY NO:-585

HISSA NO: — CTS NO:- 3277,
PLOT NO:- 51 & 52 — SOC. NAME:- INDIAN BANK SOCIETY
FINAL PLOT NO: — PETH:

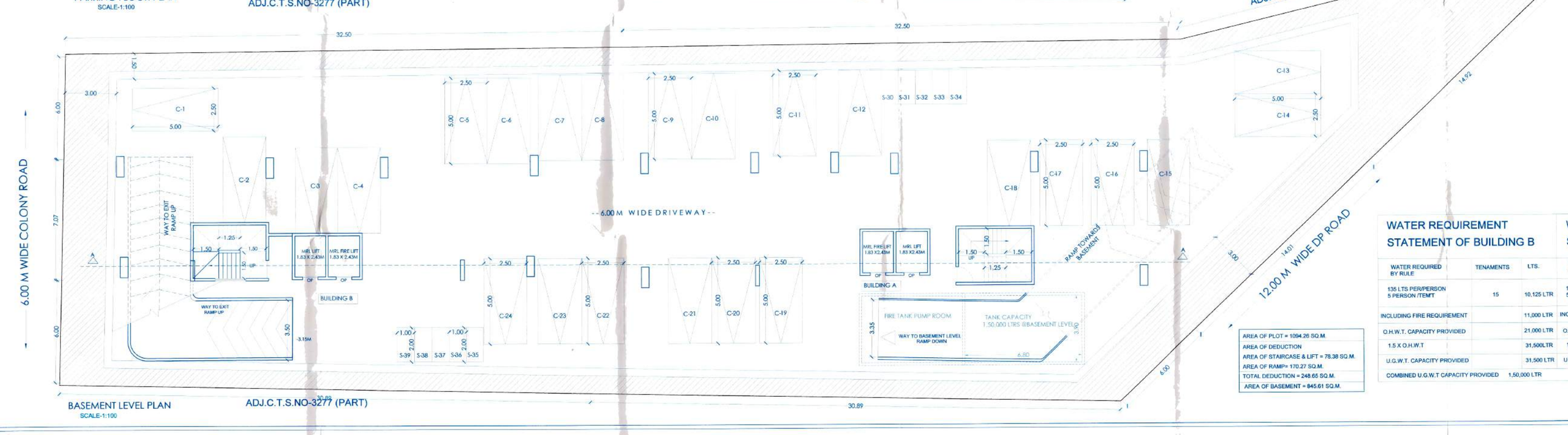
ARCHITECT: — ARCHITECT PRANAY CHANDRATREYA COA/99/25207 PUNE

MR PRANAY CHANDRATREYA (CA/99/25207)
4, SUMEDHA SOCIETY, NDA PASHAN ROAD, BAVDHAN

JOB NO.	DRG.NO.	SCALE	DRAWN BY	CHECKED BY
		1:100		
INWARD NO.		DATE	5.06.2023	
KEY NO.		SHEET NO.	1/4	

N

PARKING FLOOR PLAN
SCALE-1:100



BASEMENT LEVEL PLAN
SCALE-1:100

AREA OF PLOT = 1094.26 SQ.M.
AREA OF DEDUCTION
AREA OF STAIRCASE & LIFT = 78.38 SQ.M.
AREA OF RAMP= 170.27 SQ.M.
TOTAL DEDUCTION = 248.65 SQ.M.
AREA OF BASEMENT = 845.61 SQ.M.

WATER REQUIREMENT STATEMENT OF BUILDING B

WATER REQUIRED BY RULE	TENAMENTS	LTS.
135 LTS PER/PERSON 5 PERSON /TEMT	15	10,125 LTR
INCLUDING FIRE REQUIREMENT		11,000 LTR
O.H.W.T. CAPACITY PROVIDED		21,000 LTR
1.5 X O.H.W.T		31,500LTR
U.G.W.T. CAPACITY PROVIDED		31,500 LTR
COMBINED U.G.W.T CAPACITY PROVIDED		1,50,000 LTR

WATER REQUIREMENT STATEMENT OF BUILDING A

WATER REQUIRED BY RULE	TENAMENTS	LTS.
135 LTS PER/PERSON 5 PERSON /TEMT	22	14,850 LTR
INCLUDING FIRE REQUIREMENT		10,000 LTR
O.H.W.T. CAPACITY PROVIDED		24,850 LTR
1.5 X 10000		37,275 LTR
U.G.W.T. CAPACITY PROVIDED		37,275 LTR