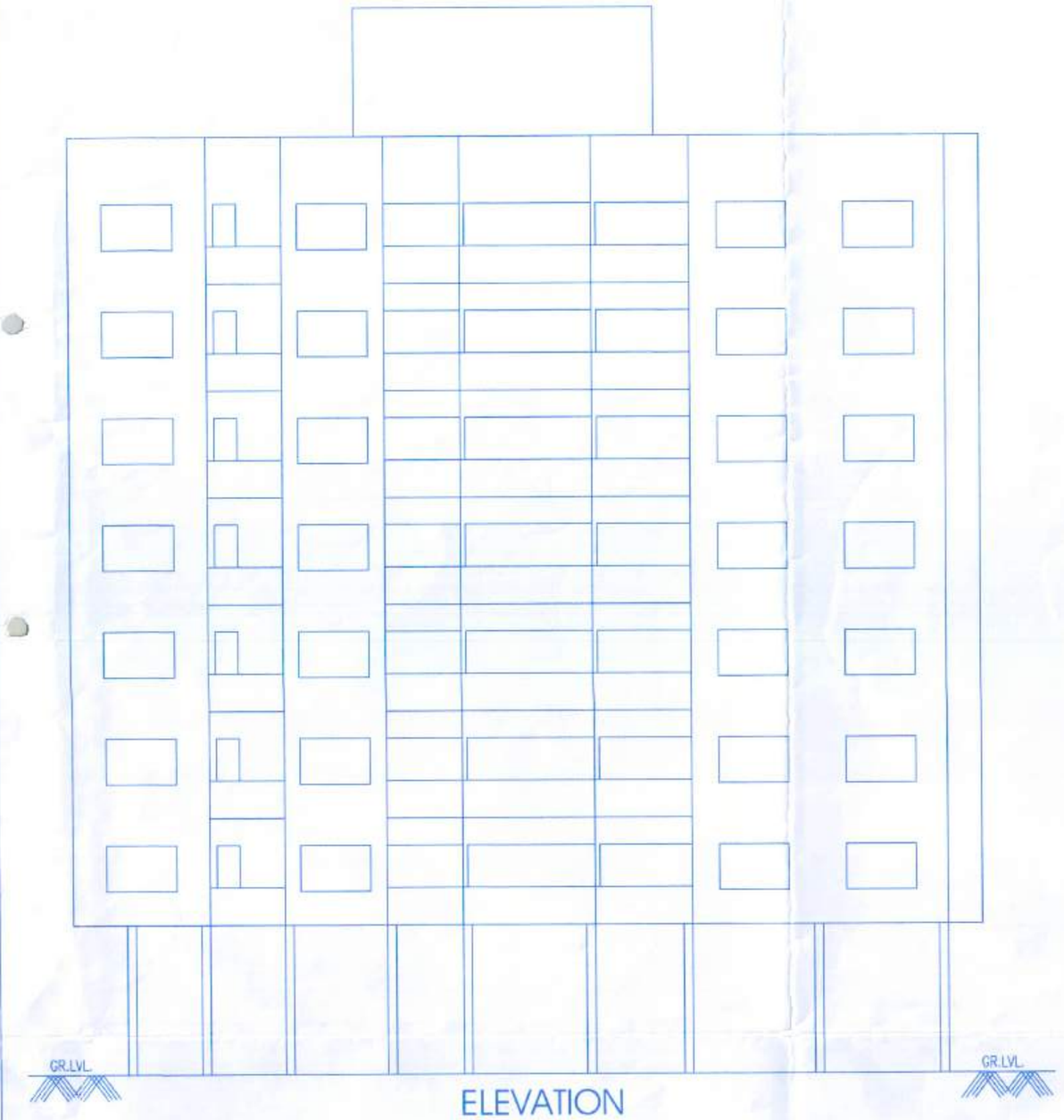
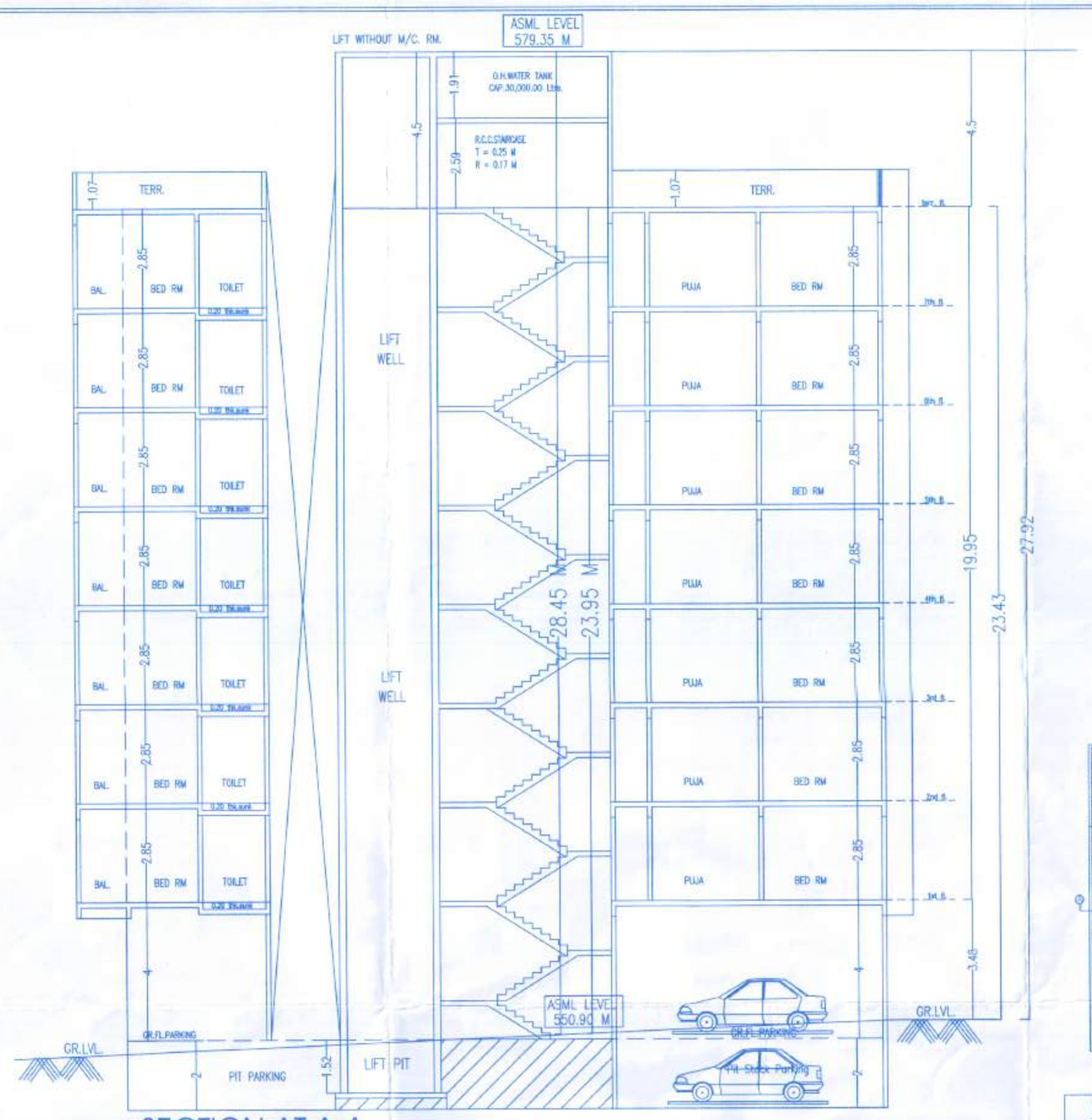
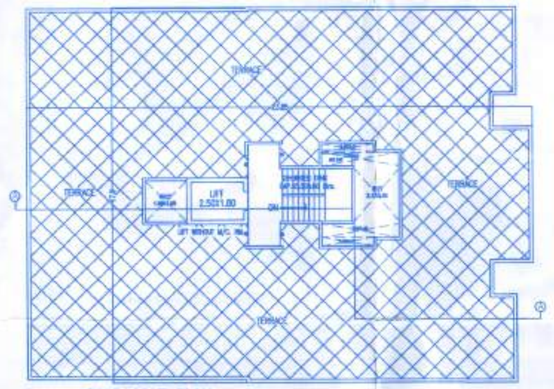
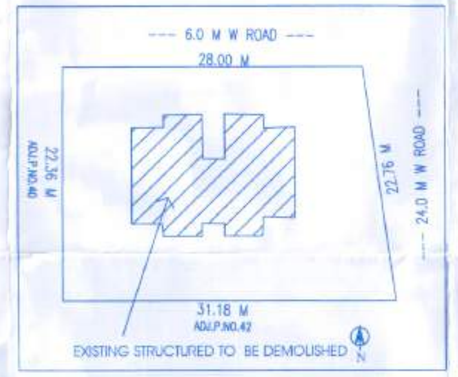


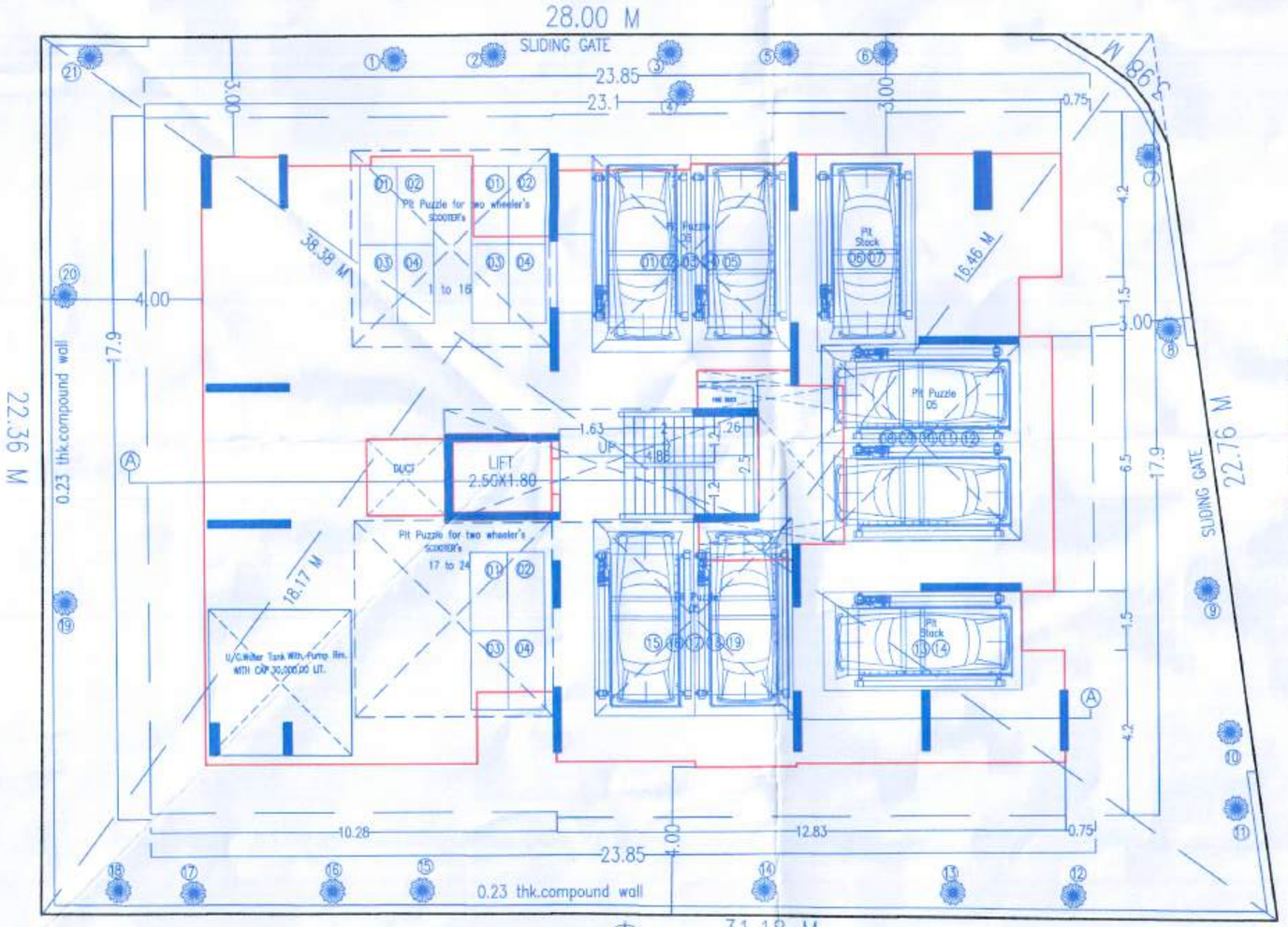
ELEVATION



SECTION AT A-A







GROUND FLOOR PARKING PLAN

PLOT AREA BY △ LATION
1. 0.50 X 38.38 X 18.17 X 1 = 348.68 SQ.M.
2. 0.50 X 38.38 X 16.46 X 1 = 315.87 SQ.M.
TOTAL = 664.55 SQ.M.

REQUIRED TREE
PLOT AREA = 652.00 SQM
REQUIRED NO.OF TREES
= 652.00 SQM/ 80.00
= 8.0

LIFT AREA CALC.

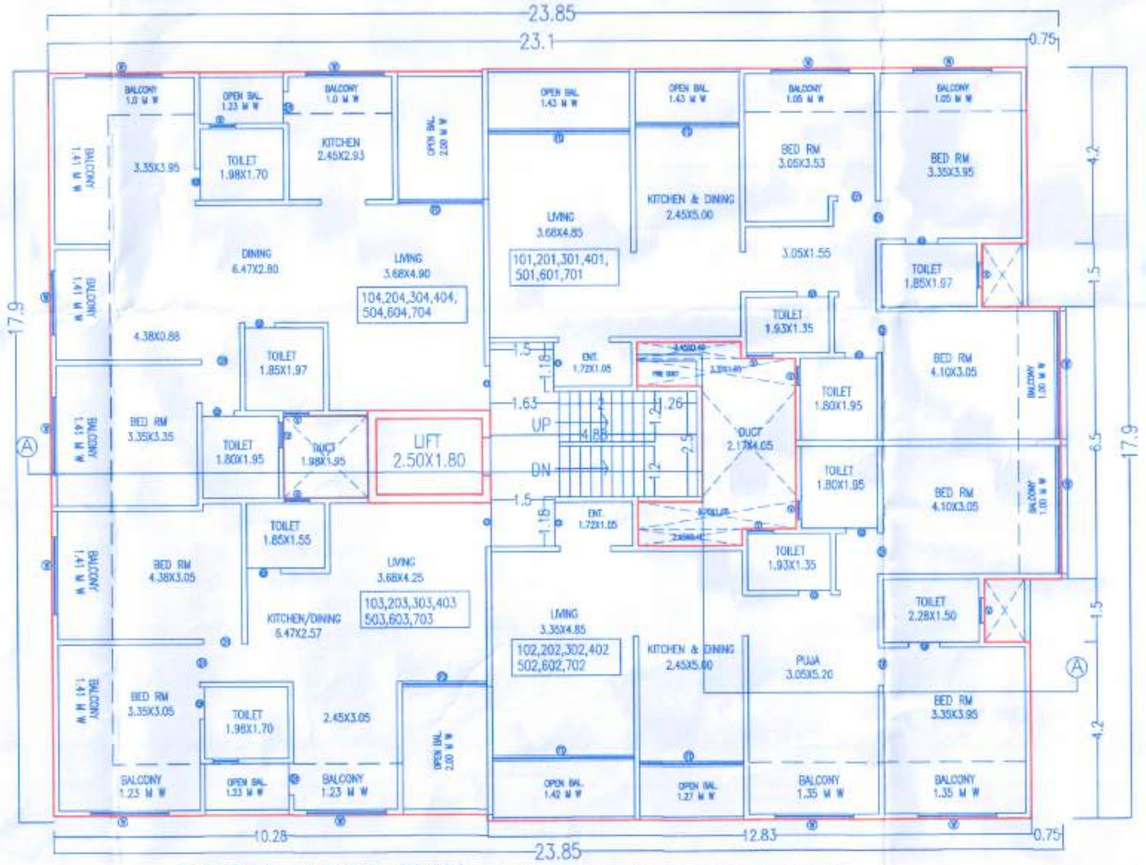
LIFT 2.50X1.80

LIFT WITHOUT M/C. RM.
LIFT AREA :
2.50 X 1.80 = 4.50 SQ.M.

WATER STORAGE TANK CAP.

WATER REQ. IN O/H. TANK FOR RESI.
28 TENA X 135 LIT X 5.0 = 19,000.00 Ltrs.
for fire = 10,000.00 Ltrs.
U/G. TANK CAP. = 19,000.00 X 1.50
TOTAL = 30,000.00 Ltrs.

COMPOUND WALL SECTION
SCALE :NITS



TYPICAL FLOOR PLAN FIRST,SECOND,THIRD,FOURTH,FIFTH,SIXTH & SEVENTH FLOOR PLAN

F.S.I.STATEMENT			
FLOOR	RESI.AREA	TENA.	LIFT AREA
FIRST FL.	392.00	04	4.50
SECOND FL.	392.00	04	
THIRD FL.	392.00	04	
FOURTH FL.	392.00	04	
FIFTH FL.	392.00	04	
SIXTH FL.	392.00	04	
SEVENTH FL.	392.00	04	
TOTAL	2744.00	28	4.50

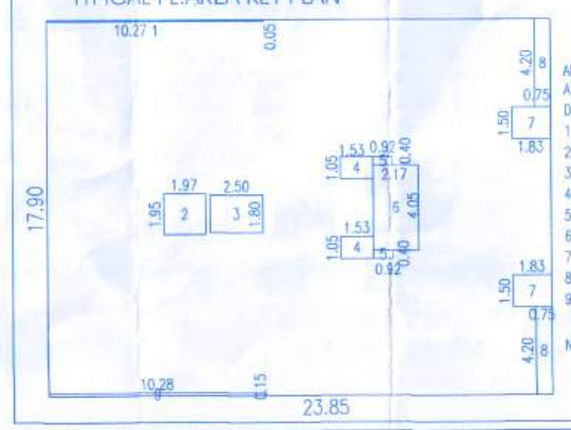
PARKING AREA STATEMENT
as per new unified (for T.O.D.)

PARKING REQUIRED	CAR	SCOOTER
80.00 TO 150.00 SQ.M. 01 TENA.	01	01
40.00 TO 80.00 SQ.M. 02 TENA.	01	02
PARKING REQUIRED	CAR	SCOOTER
80.00 TO 150.00 SQ.M. 21 TENA.	21	21
40.00 TO 80.00 SQ.M. 07 TENA.	04	08
TOTAL	25	29
VISITOR'S PARKING 5%	02	02
TOTAL	27	31
PARKING FOR T.O.D. 50%	14	16
PARKING PROVIDED	19	24

PARKING AREA STATEMENT

	AREA REQUIRED	AREA PROPOSED
CAR	19 NOS. X 12.50 SQ.M	237.50 SQ.M
SCOOTER	24 NOS. X 2.00 SQ.M	48.00 SQ.M
TOTAL		285.50 SQ.M.

TYPICAL FL.AREA KEY PLAN



AREA OF RECT
A) 23.85 X 17.90 = 426.92 SQ.M.
DEDUCTIONS
1. 10.27 X 0.05 X 1 = 0.51 SQ.M.
2. 1.97 X 1.95 X 1 = 3.84 SQ.M.
3. 2.50 X 1.80 X 1 = 4.50 SQ.M.
4. 1.53 X 1.05 X 2 = 3.21 SQ.M.
5. 0.92 X 0.40 X 2 = 0.74 SQ.M.
6. 2.17 X 4.05 X 1 = 8.79 SQ.M.
7. 1.83 X 1.50 X 2 = 5.49 SQ.M.
8. 0.75 X 4.20 X 2 = 6.30 SQ.M.
9. 10.28 X 0.15 X 1 = 1.54 SQ.M.
TOTAL = 34.92 SQ.M.
NET AREA 426.92-34.92 = 392.00 SQ.M.

T.O.D.BLDG | 01/01

उपसंचालक + T.D.R. दि: 31/03/2023
APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO. CC/3657/22

BUILDING INSPECTOR PUNE MUNICIPAL CORPORATION
DEPUTY ENGINEER PUNE MUNICIPAL CORPORATION
PUNE MUNICIPAL CORPORATION BUILDING CONTROL DEPARTMENT APPROVED

AREA STATEMENT	SQ.MT.
1 : Area of plot (Minimum area of a,b,c to be considered) a) as per ownership document (7/12,CTS extract) b) as per Demarcation plot c) as per site	652.00
2 : Deductions for	
a) Road widening Area	---
(Total a+b)	
3 : Balance Area of Plot (1-2)	652.00
4 : Amenity Space	
a) Required - (15%) b) Proposed -	--- ---
5 : Net Plot Area (3-4(C))	652.00
6 : Recreational Open Space	
a) Required - (10%) b) Proposed -	--- ---
7 : Internal Road Area	---
8 : Plotable Area	652.00
9 : Built up area with reference to basic F.S.I as per front road width (sr.no.5x1.10)	717.20
10 : Maximum utilization of F.S.I. Per. as per Tod norms (652.00X4.0) 2,608.00	---
11 : Addition of FSI	
a) In-situ area against D.P.road b) In-situ area against Amenity Space if handed over c) TDR area (652.00X2.80)1,890.80-(INCENTIVE)180.00=1,710.80 1,710.80 X.25=427.70	--- --- 204.49
d) Maximum permissible Premium FSI (1,710.80 X 0.75)1,283.10	613.35
Total	817.84
e) ADDITIONAL INCENTIVE AREA	180.00
f) Ancilliary Area FSI upto 60% with Payment of charges.	1,715.04 1,029.02
Total	2,744.06
12 : TOTAL PERM. BUILT UP AREA	2,744.06
13 : total built-up area in proposal.	
a) Existing Built-up Area. b) Proposed Commercial Built-up Area c) Proposed Residential Built-up Area d) excess double height terraces area counted in f.s.i	--- --- 2,744.00 ---
(Total of a+b+c+d)	2,744.00
14 : F.S.I consumed	---
15 : area of inclusive housing if any	
a) Required (20%of sr.no.5) b) Proposed -	--- ---

Certificate of Area

CERTIFIED THAT THE PLOT UNDER REF. WAS SURVEYED BY ME ON / / & THE DIM. OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE & THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENTS OF OWNERSHIP/T.P.SCHEME RECORDS/ LAND RECORDS/ CITY SURVEY RECORDS.

Ar. PRAKASH KULKARNI
CA/98/22909

Owner's declaration

I/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.

Adi.Co.Op.Housing Society Through
M/s.Nirman Developer's Through
Mr.Sandeep Maheshwari (P.A.H.)

PROJECT

PROPOSED RESIDENTIAL BUILDING ON C.T.S.NO.2109(P),F.P.NO.77,P.NO.41, ADI.CO.OP.HOUSING SOCIETY, AT YERWADA,PUNE

ARCHITECT

PRAKASH KULKARNI
ankur associates
ARCHITECTS
TEJOMAYA, OFF. NO. 101, ST.N.O., CTS.NO.1192/B1,SHIVAJINAGAR, PUNE - 411 005. PHONE : 020-65300800,020-65300801, 020-65300802
Email : ankur@ankurassociates.co.in

DATE	SCALE	DRN. BY
01.04.2023	1 : 100	shilpa

E:\Shilpa\5.MAHESHWARI\VALTHWAGAR\F.P.NO.77\1ST SANCTIONED 01.04.2023.dwg