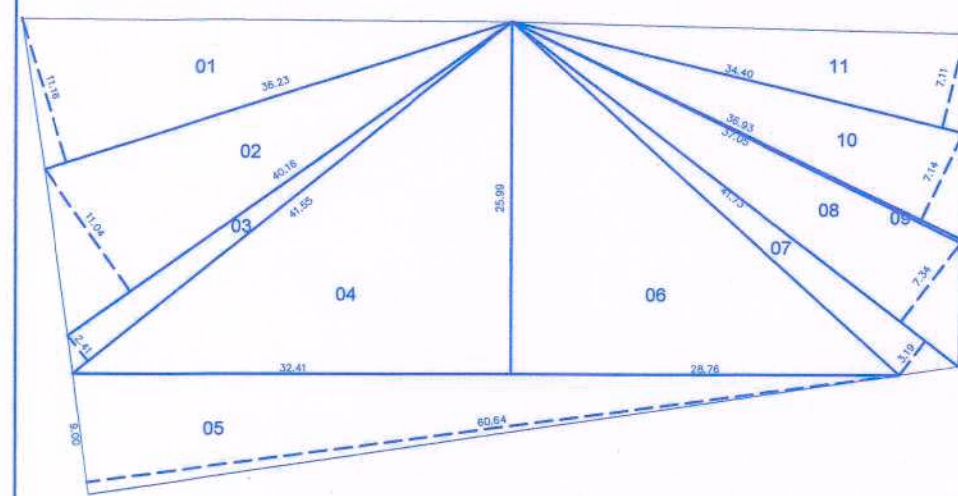
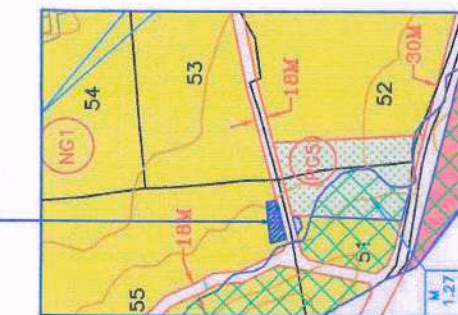




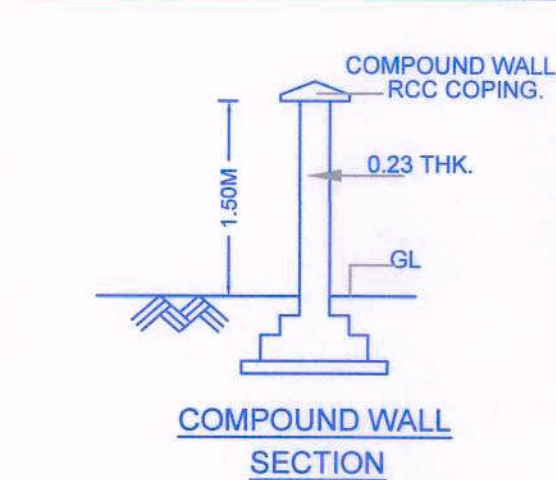
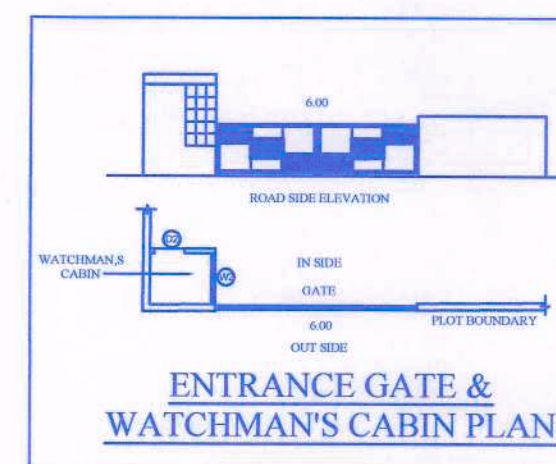
PLOT AREA CALCULATIONS						
ADDITIONS						
1	36.23	X	11.16	X	0.50	= 202.18
2	40.18	X	11.04	X	0.50	= 221.88
3	41.55	X	2.41	X	0.50	= 50.06
4	25.99	X	32.41	X	0.50	= 421.18
5	60.64	X	9.00	X	0.50	= 272.88
6	25.99	X	28.76	X	0.50	= 373.74
7	41.73	X	3.19	X	0.50	= 66.55
8	41.73	X	7.34	X	0.50	= 153.14
9	37.05	X	0.25	X	0.50	= 4.64
10	36.93	X	7.14	X	0.50	= 131.85
11	34.40	X	7.11	X	0.50	= 122.29
TOTAL						= 2020.00

F.S.I. STATEMENT (IN SQ.M.)			
FLOOR	P-LINE AREA	SHOPS	TENEMENTS
GROUND FLOOR (COMM.)	375.01	255.84	13
FIRST FLOOR	443.30	325.90	8
SECOND FLOOR	443.30	325.90	8
THIRD FLOOR	-	325.90	4
TOTAL	1261.61	1233.50	23
GRAND TOTAL	2495.5		34
LIFT AREA	6.48		

WATER CALCULATION											
	A	B	C	D	E	F	G	H	I	J	K
	Proposed Tenements/ Area	No. of Personal Tenements	Water Required/ Person/day	Required Over Head Water Tank (in liters)		Provided O.H.W.T. Capacity (in liters)	Required Under Ground Water Tank (in liters)		Provided U.G.W.T. Capacity (in liters)		
				Domestic (A×B×C)	Firefighting	Total (D+E)		Domestic (D×I.5)	Firefighting	Total (H+I)	
RESI	21	5	135	14175							
COMM	529.90	177	45	7965	10000	32140	32979	34210.5	0	34210.5	34980
TOTAL				22140							

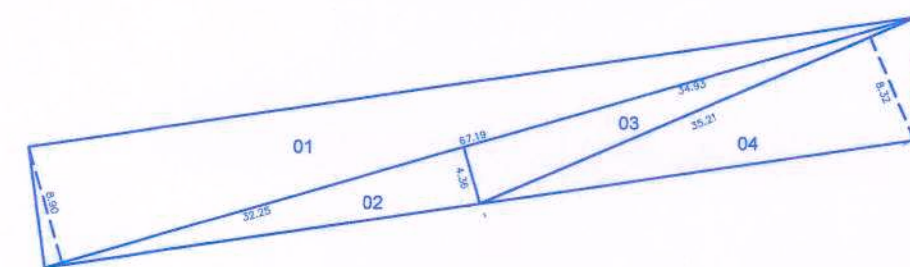


LOCATION PLAN (N.T.S.)



ENTRY/EXIT LVL. - 497.000

PLOT AREA CALCULATION (SCALE 1:500)



18.00 D.P ROAD AREA CALCULATION						
ADDITIONS						
1	67.19	X	8.90	X	0.50	= 298.99
2	32.25	X	4.36	X	0.50	= 70.30
3	34.93	X	4.36	X	0.50	= 76.14
4	35.21	X	8.32	X	0.50	= 146.45
TOTAL						= 591.88

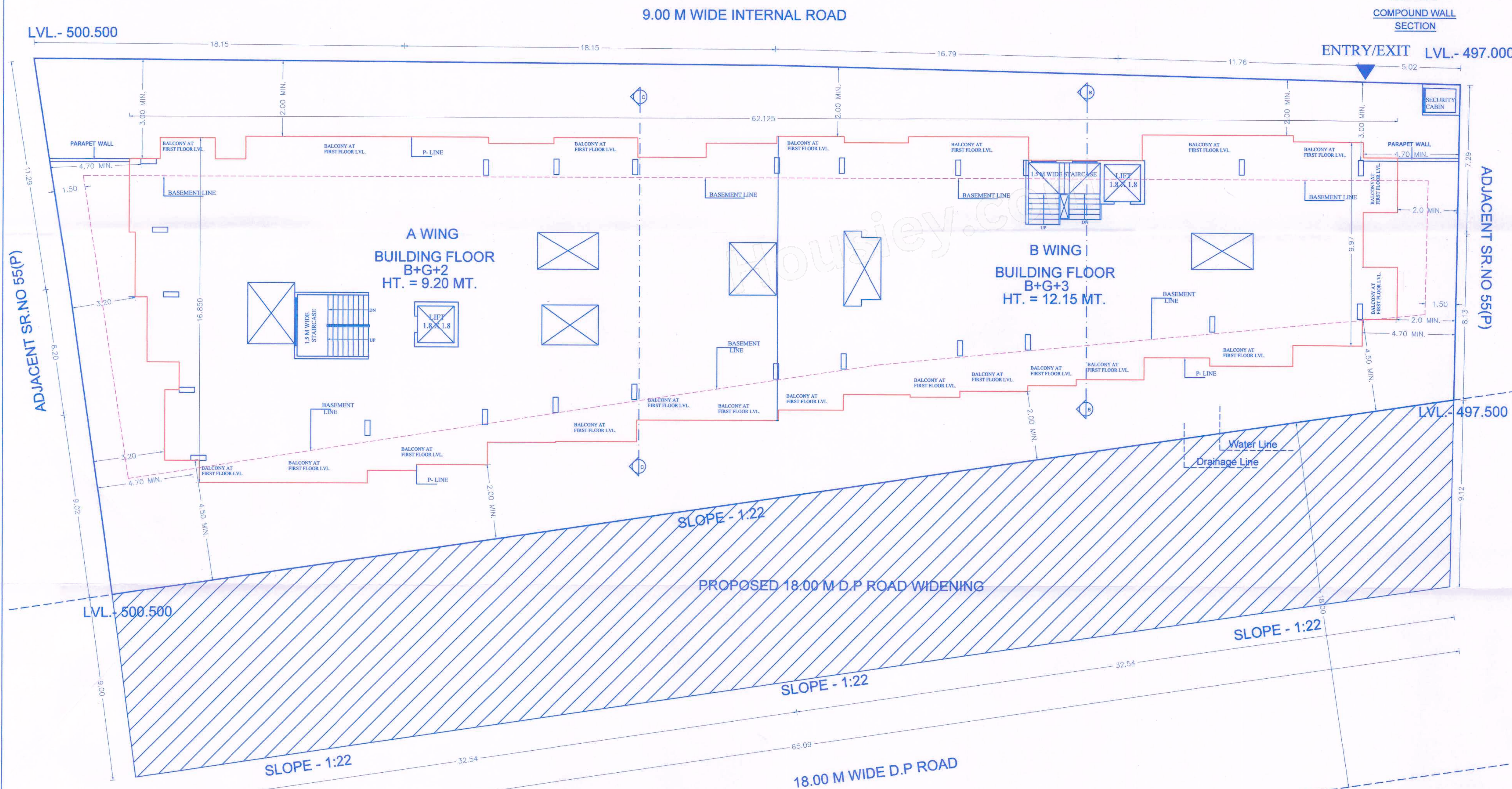
18.00 D.P. ROAD AREA CALCULATION (SCALE 1:500)

PARKING STATEMENT			
CATEGORY OF TENE.	TENEMENT / UNIT	PARKING REQUIRED CARS / SCOOTERS	PARKING PROPOSED CARS / SCOOTERS
RESIDENTIAL	@1.2 for Every 2 Tenements having Carpet Area Between 30 to 40 sq.m.	0	0
RESIDENTIAL	@1.5 for Every 2 Tenements having Carpet Area Between 40 to 80 sq.m.	21	11
RESIDENTIAL	@1.3 for Every Tenements having Carpet Area 80 to 150 sq.m.	0	0
COMMERCIAL (Shop & office)	SHOPS - @2.6 for Every 100 sq.m. Carpet Area (417.8 x 0.01 = 4.17) OFFICE - @2.5 for Every 100 sq.m. Carpet Area (112.2 x 0.01 = 1.12)	4	8
TOTAL		22	88

BASIC ANCILLARY F.S.I. STATEMENT		
F.S.I.	COMMERCIAL	RESIDENTIAL
BASIC	350.54	1220.39
ANCILLARY	280.43	644.14
TOTAL	630.97	1864.53
NET TOTAL		2495.5

OCCUPANT LOAD FOR COMMERCIAL					
	AREA		RATIO		NO. OF PERSON
Shops, Store, Market on Ground floor	529.90	+	3	=	177
Ground floor area / 3 = no. of persons					
Shops, Store, Market on Upper floor	0	+	6	=	0
Upper floor area / 6 = no. of persons					
TOTAL				=	177
			SAY		
TOTAL NO. OF GENTS	177	+	2	=	89
TOTAL NO. OF LADIES	177	+	2	=	88

SANITARY REQUIREMENTS OF OFFICE			
TOILETS IN OFFICE SPACE	WC	W.H.B.	
OFFICE 1	1	1	1
OFFICE 2	1	1	1



LAYOUT PLAN SCALE 1:100

STAMP OF APPROVAL

NEW APPROVED SUBJECT TO CONDITION APPROVED UNDER COMMENCEMENT CERTIFICATE NO. 2169/22 DATE 17/11/2022

Building Inspector Building Development Department

PUNE MUNICIPAL CORPORATION BUILDING DEVELOPMENT DEPARTMENT PUNE

PERFORMA -1 AREA STATEMENT

Particulars	SQ.M
1 Plot Area	
a. As per ownership document 7/12 extract / PRC	2088.00
b. As per demarcation	2020.00
c. As per site	-
Minimum Area of plot	2020.00
2 Deductions	
a. Proposed D.P Road (18.00 m Wide = 591.88 sq.m)	591.88
b. Reservation	00.00
c. Other	00.00
Total	591.88
3 balance plot area (1-2)	1428.12
4 Amenity Space (Deemed reservation in D.P)	
a. Required	N.A
b. Adjustment of 2b	00.00
c. Balance proposed	00.00
5 Net Plot Area (3-4c)	1428.12
6 Open Space	
a. Required	00.00
b. Proposed	00.00
7 Internal road area	00.00
8 Plotable area	N.A
9 Basic FSI (6 x 1.1) (1428.12 x 1.1)	1570.93
Premium FSI	
10 a. Permissible - Based on road width (2020.00 x 0.5 = 1010.0)	00.00
b. Proposed (note xiv - page 114) on entire plot	00.00
In situ FSI/TDR loading	
a. In situ FSI against D.P Road (2x2 times) (591.88 x 2 = 1183.76)	00.00
b. In situ FSI against amenity space if handed over. (4b x 2 times) + (4c x 2 times)	00.00
c. TDR 11a-11b (Note xiv - page 114) on entire plot (2020 x 0.9 = 1818) - 1183.76 = 634.24	00.00
d. Total (11 a+b+c)	00.00
12 Additional Area under Chapter 7	
a. Basic FSI + Premium FSI + In-Situ TDR +TDR (9+10b+11d)	1570.93
b. Commercial (630.98 / 1.80)	350.54
c. Residential (1570.93 - 350.54)	1220.39
d. Commercial Ancillary F.S.I Permissible 80% of 350.54	280.44
Residential Ancillary F.S.I Permissible 60% of 1220.39 = 732.234	
Total Proposed Ancillary F.S.I (Commercial + residential)	924.57
e. Total (a + d)	2495.5
14 Maximum F.S.I Permissible (maximum Building potential as per road width x 1.6 or 1.8)	2495.5
15 Total FSI	
a. Existing Built up Area	00.00
b. Proposed Built up Area	00.00
Residential F.S.I (as per P-Line)	1864.52
Commercial F.S.I (as per P-Line)	630.97
c. Total (a + b)	2495.50
16 F.S.I consumed (15/13) should not be more than (14)	1.00
17 Inclusive housing	
a. Required - 20% of (9)	N.A
b. proposed	00.00

1. All dimensions levels in meters unless specified otherwise
2. Do not scale the drawing follow written dimensions.
3. All dimensions are unfinished dimensions unless specified otherwise.
4. Any discrepancies should be brought to the notice of the Architect prior to execution of the drawing.
5. This drawing is the property of THE ZINE STUDIO and should not be reproduced, copied, handed over to anyone else without the written permission of THE ZINE STUDIO.
6. This drawing is to be read in conjunction with all relevant structural services drawings.

LEGEND

DOOR		WINDOW	
DOOR	WINDOW	DOOR	WINDOW
D1 1.80 X 2.75	R1 7.50 X 2.75	W1 2.75 X 1.70	
D2 1.80 X 2.75	R2 6.15 X 2.75	W2 2.10 X 1.70	
D3 2.00 X 2.75	R3 5.50 X 2.75	W3 1.80 X 1.70	
D4 2.00 X 2.75	R4 5.00 X 2.75	W4 1.50 X 1.70	
D5 2.40 X 2.75	R5 3.90 X 2.75	W5 0.75 X 1.70	
D6 2.70 X 2.75	R6 2.75 X 2.75	W6 0.60 X 1.70	
D7 1.80 X 2.75	R7 2.25 X 2.75	W7 0.60 X 1.70	

Let's Owner as per 7/12 Extract or P.R.C.

Shri. Venkat G. Annebanna
Shri. Vivekanand D. More

POWER OF ATTORNEY HOLDER

Client/Firm name
Elegance Landmark

Contents
Floor Plans, Area Calculations, Location Plan

Project (New Proposal)
Proposed building at Sr.no 55/4/78, 55/4/78/4, 55/4/78/5
Baner, Pune

Revision

SIGN. ADDRESS OF THE OWNER/S/ POWER OF ATTORNEY HOLDER/S

This manuscript drawing is prepared from the instructions, information, specifications, papers and legal documents etc. given by me/us and the authenticity and validity of the same is my/our responsibility. I/We the undersigned, the owner/holders and power of attorney holders have read and understood the documents, forms and all drawings along with documents for submission and they are as per my/our instructions and information given to licensed Ar.

Name : Shri.Venkat G. Annebanna Sign : A. B. V. Lokhande

Shri. Vivekanand D. More Sign : Vivekanand D. More

Address : flat no B2-74, Elite Empire, Laxminagar, Balewadi, Pune

Architect
THE ZINE STUDIO
MR. VIRAJ V. TAGARE

Scale
1:100

DATE
21-10-2022

THE ZINE STUDIO
AR VIRAJ TAGARE

FLAT NO. : 5, 6, 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

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