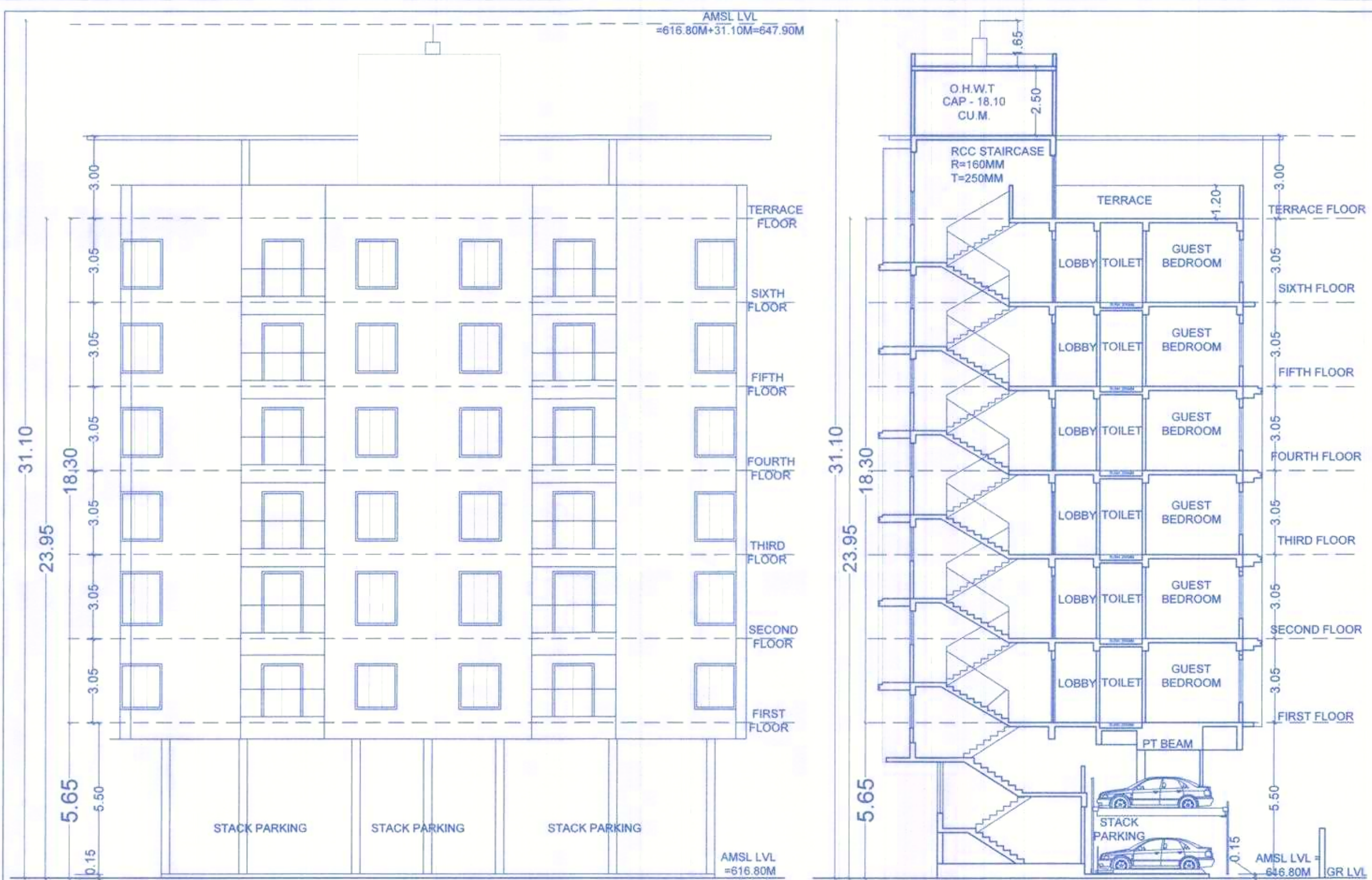
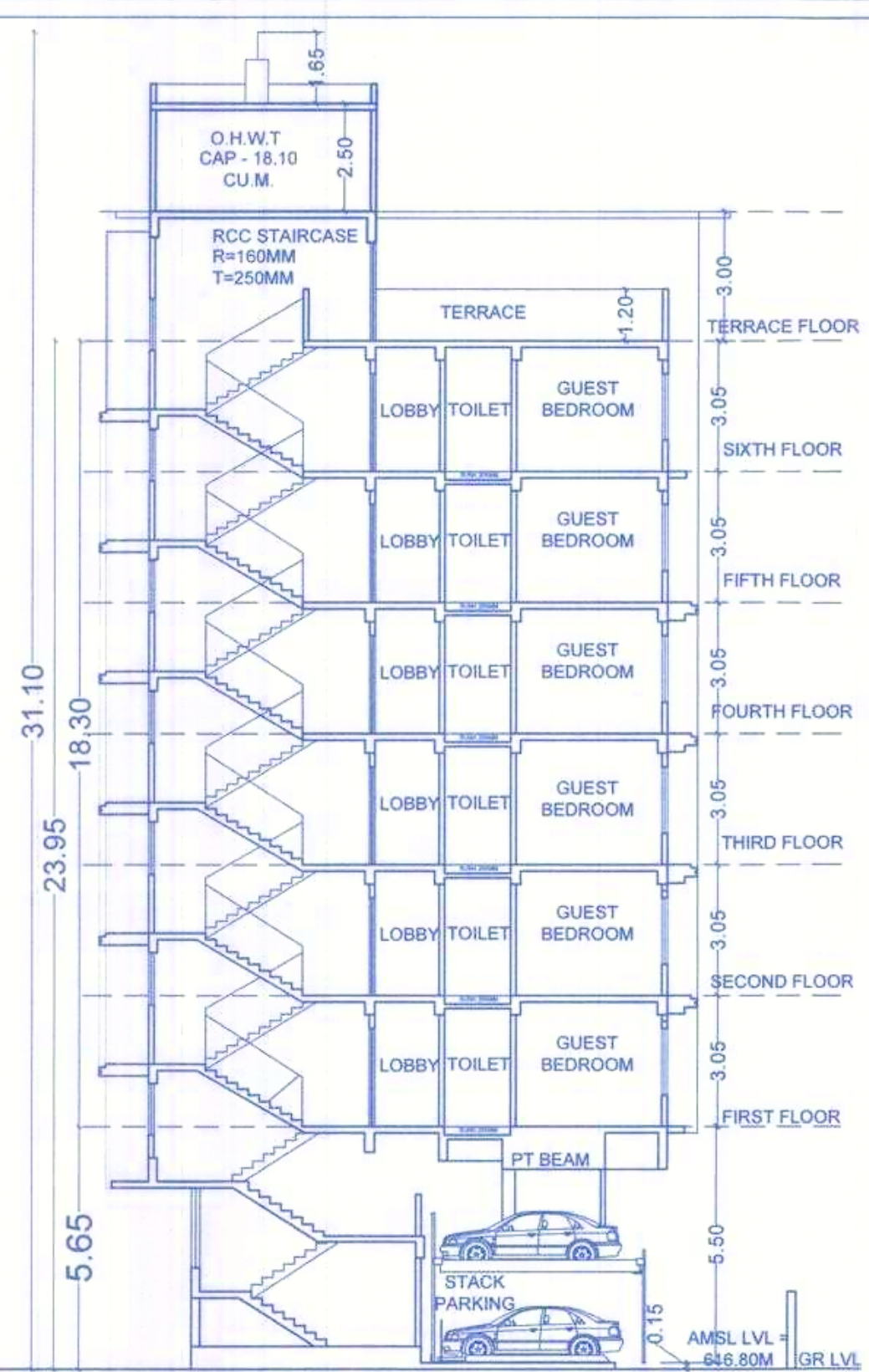
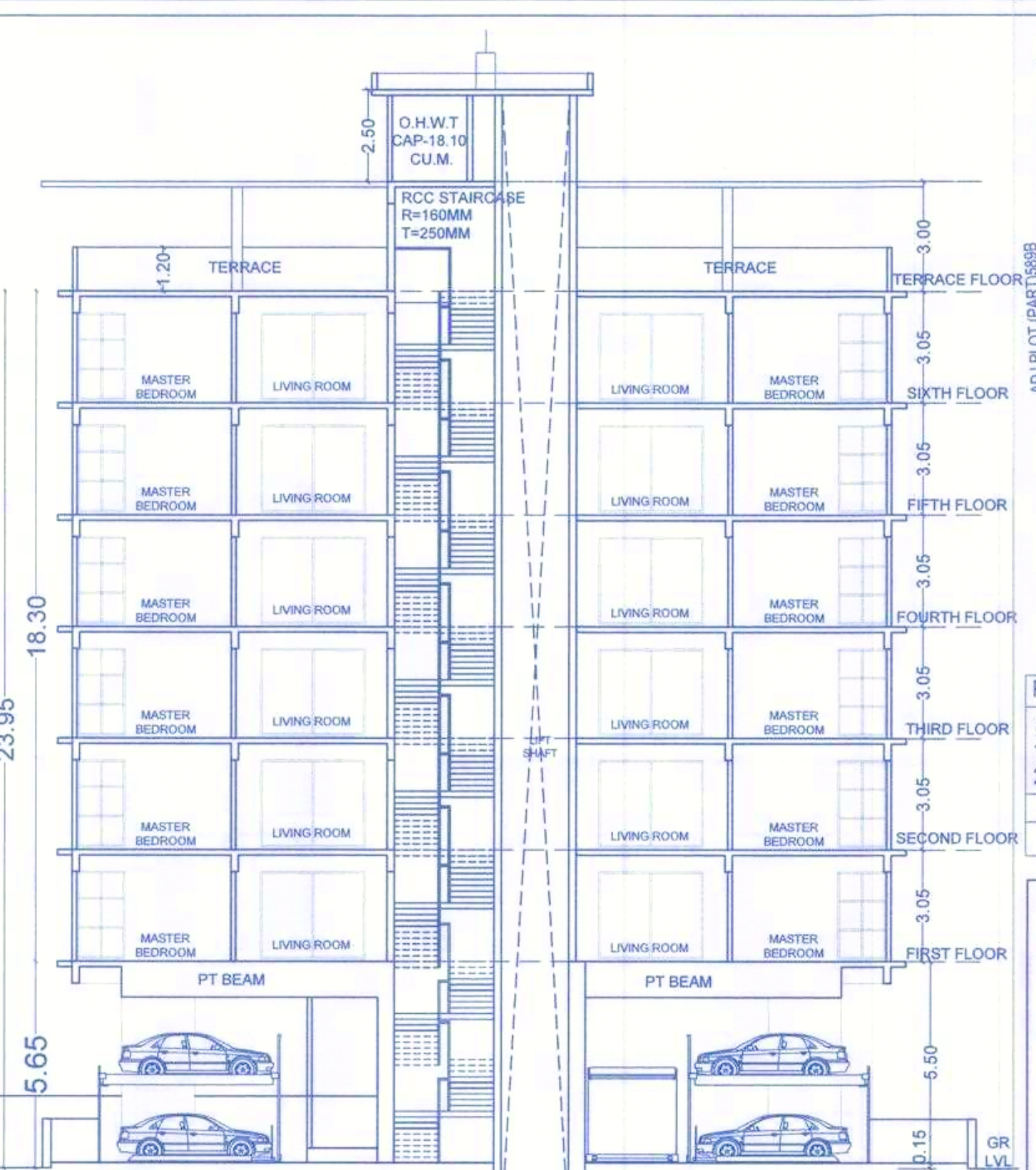




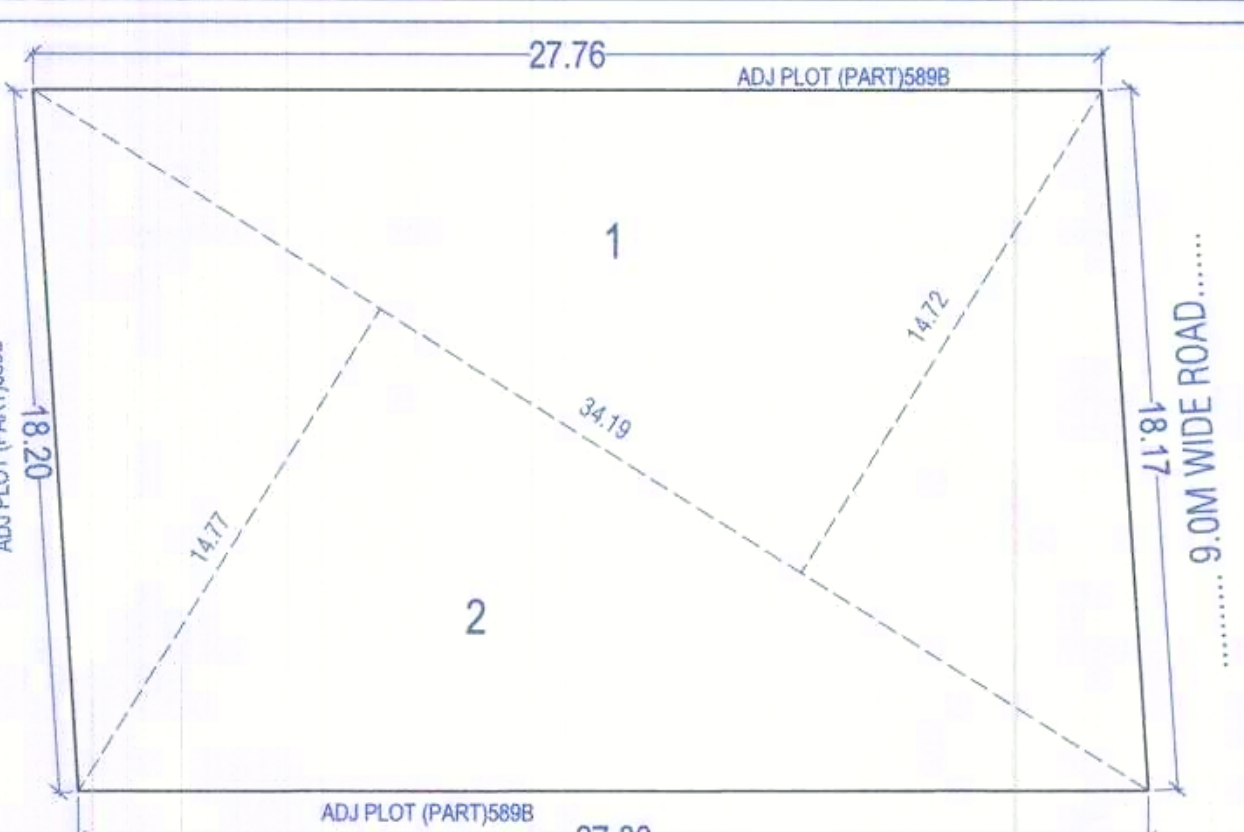
EAST SIDE ELEVATION SCALE: 1:200



SECTION AA' SCALE: 1:200



SECTION BB' SCALE: 1:200



PLOT AREA KEY PLAN SCALE: 1:200

PLOT AREA CALCULATION BY TRIANGULATION

ADDITIONS :-

1. $0.5 \times 34.19 \times 14.72 = 251.64$

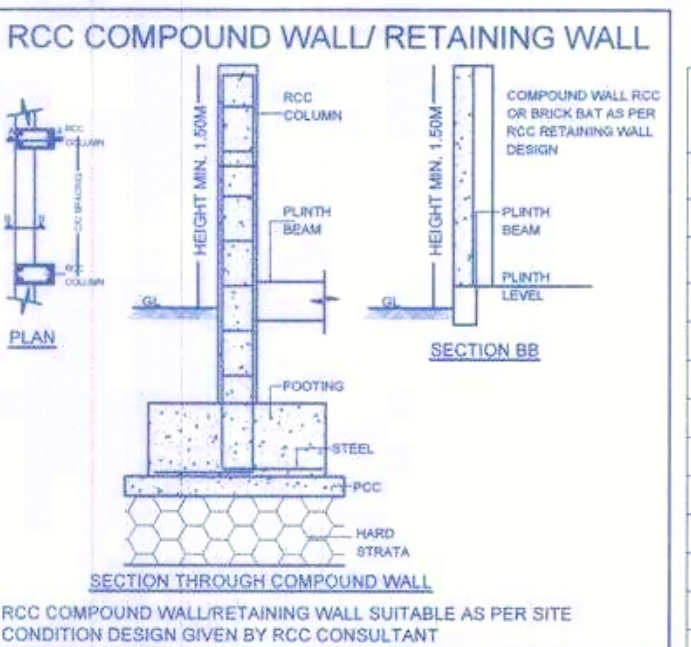
2. $0.5 \times 34.19 \times 14.77 = 252.49$

TOTAL ADDITIONS = 504.13

NET AREA = 504.13 SQ.M.



LOCATION PLAN



RCC COMPOUND WALL/RETAINING WALL

TYPICAL 1ST, 2ND, 3RD, 4TH, 5TH FLOOR AREA CALCULATION

AREA OF BLOCK

A 23.17 x 13.58 x 1 = 314.65

DEDUCTION

1. $3.99 \times 0.40 \times 2.0 = 3.19$

2. $4.34 \times 0.50 \times 2.0 = 4.34$

3. $4.34 \times 0.50 \times 2.0 = 4.34$

4. $7.46 \times 0.50 \times 1.0 = 3.73$

5. $1.85 \times 1.90 \times 2.0 = 7.03$

6. $2.11 \times 1.77 \times 1.0 = 3.73$

7. $0.18 \times 1.55 \times 1.0 = 0.28$

8. $0.52 \times 2.25 \times 1.0 = 1.17$

9. $2.00 \times 2.35 \times 1.0 = 4.70$

10. $2.92 \times 1.13 \times 1.0 = 3.30$

11. $0.40 \times 4.02 \times 2.0 = 3.22$

L 1.85 x 2.10 x 1.0 = 3.89

DEDUCTIONS = 42.92

TOTAL NET AREA = 271.73

FSI STATEMENT

FLOOR	ONLY FSI AREA	AREA AS PER P-LINE	TENANTS	LIFT AREA	RERA CARPET AREA
GROUND FLOOR					
FIRST FLOOR	169.83	271.73	02		
SECOND FLOOR	169.83	271.73	02		
THIRD FLOOR	169.83	271.73	02		
FOURTH FLOOR	169.83	271.73	02		
FIFTH FLOOR	169.83	271.73	02		
SIXTH FLOOR	154.80	247.68	02		
TOTAL	1003.96	1606.33	12	3.880	

FLAT NO. 101, 102, 201, 202, 301, 302, 401, 402, 501, 502, 601, 602

FLAT CARPET AREA: 101, 102, 201, 202, 301, 302, 401, 402, 501, 502, 601, 602

TOTAL OHWT PROVIDED = 18.10 CU.M.

PARKING STATEMENT

PARKING AS PER RULE	CAR	SCOOTER
1 TENEMENT 80 TO 150 SQ.M	01	01
12 TENEMENTS 80 TO 150 SQ.M	12	12
5% EXTRA VISITORS PARKING	01	01
TOTAL PARKING REQUIRED	13	13
PROVIDED PARKING	22	0
COMPOSITE PARKING AS PER NEW UDPR 8.1.1 V. 13 SCOOTER CONVERTED INTO 2 CARS	02	0

PARKING AREA REQUIRED

AREA REQUIRED	AREA REQUIRED
CAR 22 NOS. X 12.50 SQ.M	275.00 SQ.M
SCOOTER 0 NOS. X 2.00 SQ.M	0.00 SQ.M
TOTAL	275.00 SQ.M

CAL FOR OVERHEAD WATER TANK (RESIDENTIAL)

REQD. = 135 LIT. X NO. OF TENE. X CAPACITY = 135 X 12 X 5 = 8100 LTRS.

FIRE REQUIREMENT = 10000 LTRS.

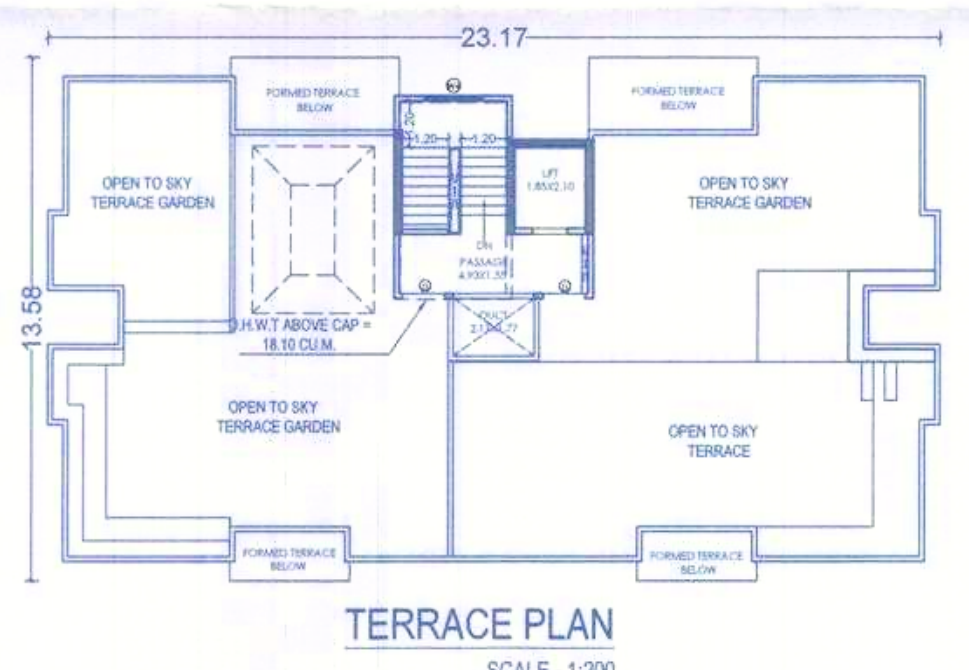
TOTAL OHWT = 18100 LTRS.

TOTAL OHWT PROVIDED = 18.10 CU.M.

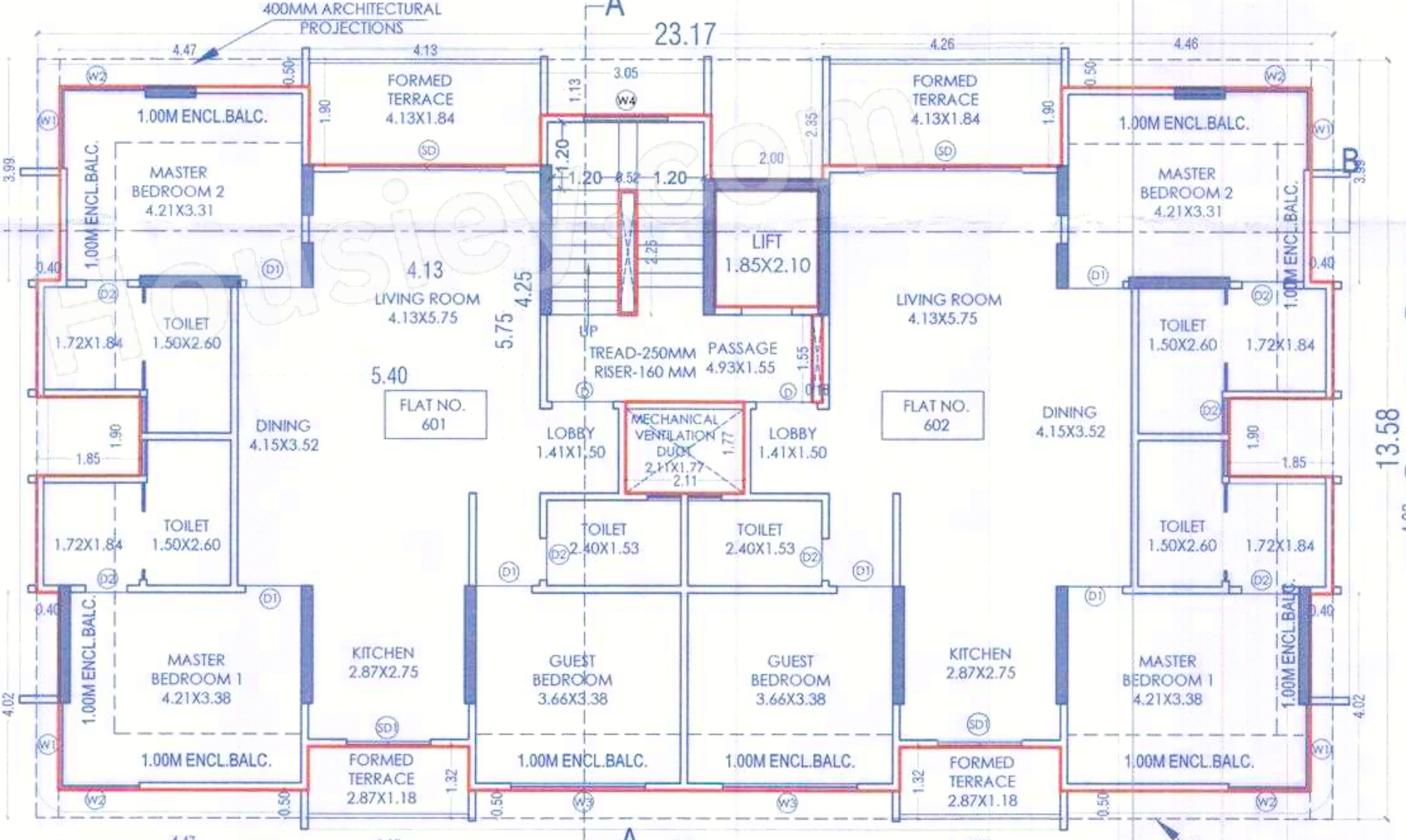
CAL FOR UNDERGROUND WATER TANK

= 1.5 X CAP. OF OHT = 1.5 X 8100 = 12150 LIT.

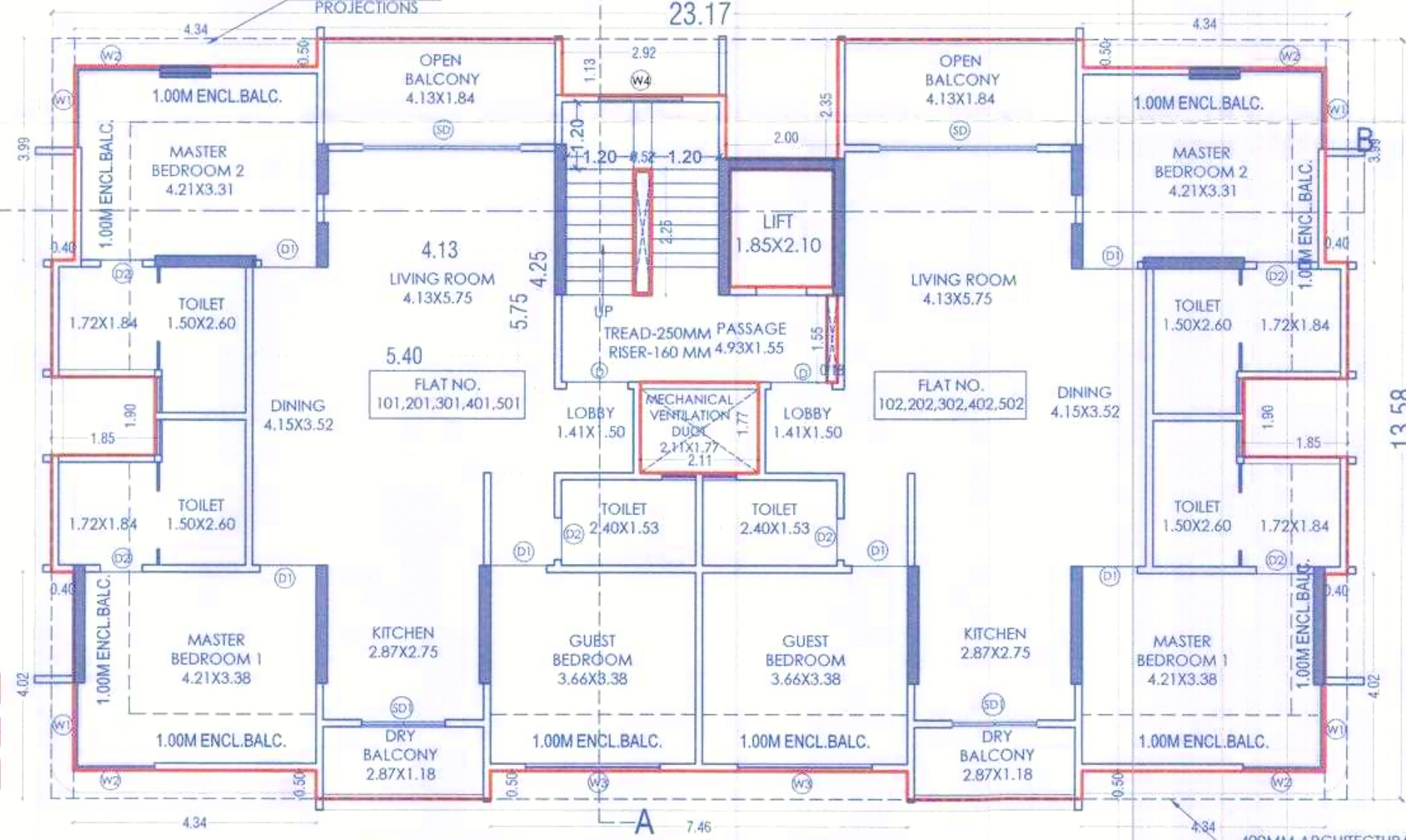
TOTAL UGWT CAPACITY REQUIRED = 12150 = 12.15 CU. M.



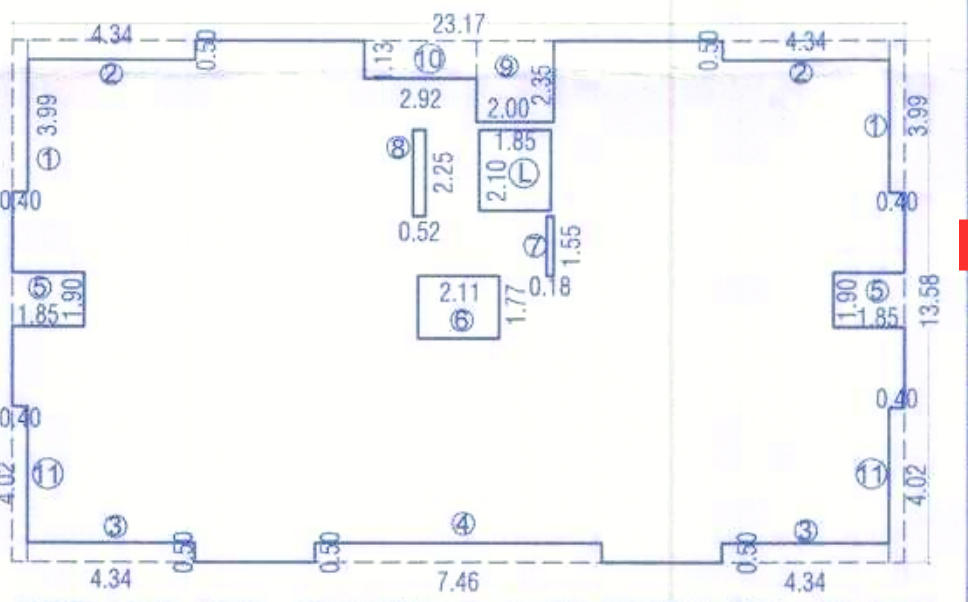
TERRACE PLAN SCALE: 1:200



6TH FLOOR PLAN



1ST, 2ND, 3RD, 4TH, 5TH FLOOR PLAN



1ST, 2ND, 3RD, 4TH, 5TH FLOOR AREA KEY PLAN SCALE: 1:200

TYPICAL 6TH FLOOR AREA CALCULATION

AREA OF BLOCK

A 23.17 x 13.58 x 1 = 314.65

DEDUCTION

1. $3.99 \times 0.40 \times 2.0 = 3.19$

2. $4.46 \times 0.50 \times 2.0 = 4.46$

3. $4.47 \times 0.50 \times 2.0 = 4.47$

4. $7.71 \times 0.50 \times 1.0 = 3.86$

5. $1.85 \times 1.90 \times 2.0 = 7.03$

6. $2.11 \times 1.77 \times 1.0 = 3.73$

7. $0.18 \times 1.55 \times 1.0 = 0.28$

8. $0.52 \times 2.25 \times 1.0 = 1.17$

9. $2.00 \times 2.35 \times 1.0 = 4.70$

10. $3.05 \times 1.13 \times 1.0 = 3.45$

11. $0.40 \times 4.02 \times 2.0 = 3.22$

12. $2.87 \times 1.32 \times 2.0 = 7.58$

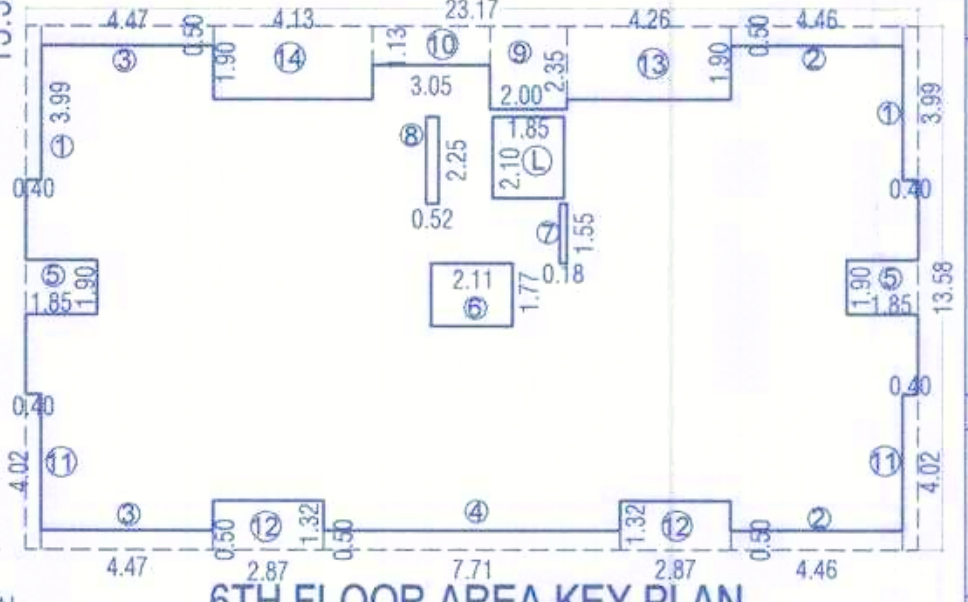
13. $4.26 \times 1.90 \times 1.0 = 8.09$

14. $4.13 \times 1.90 \times 1.0 = 7.85$

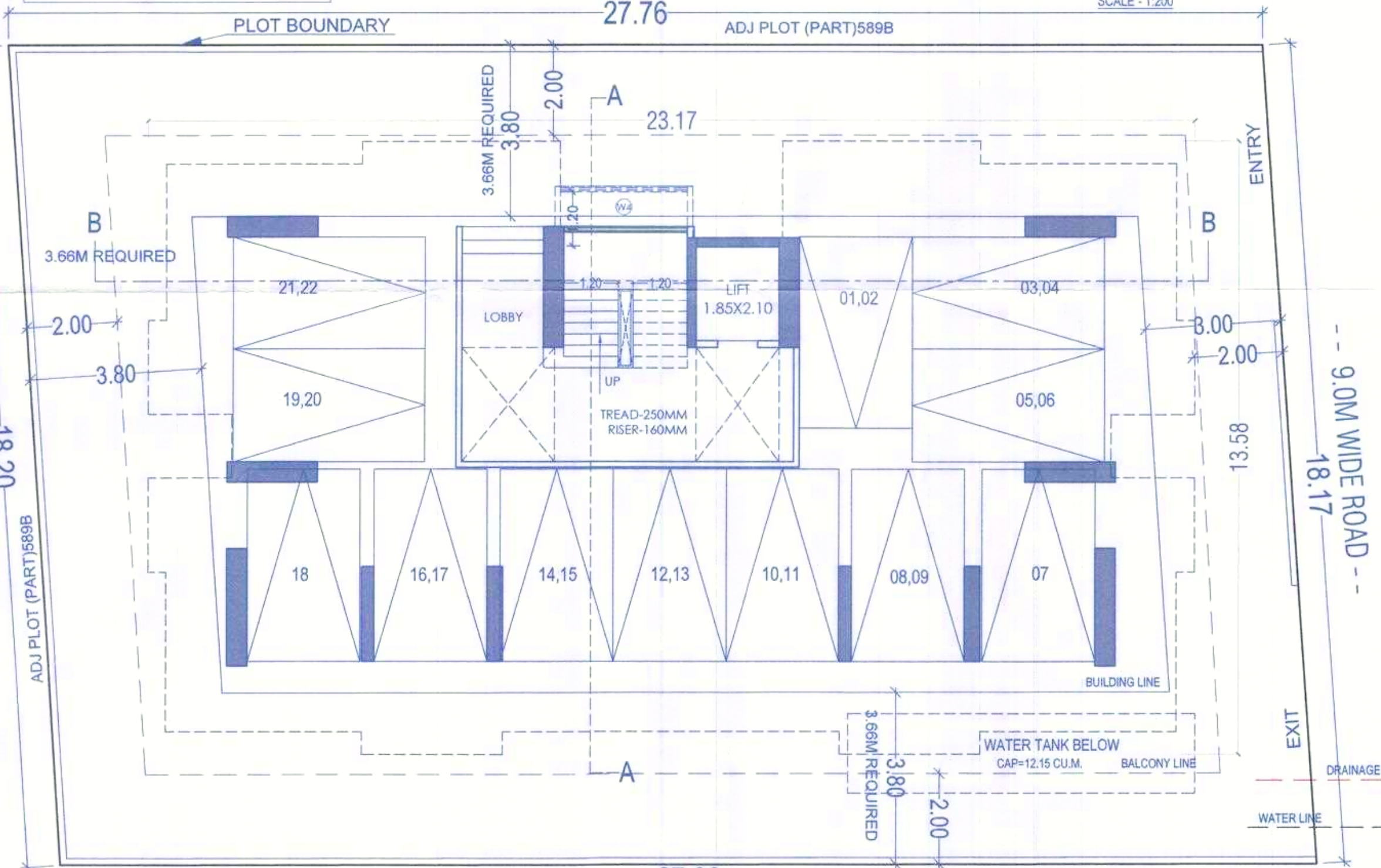
L 1.85 x 2.10 x 1.0 = 3.89

DEDUCTIONS = 66.97

TOTAL NET AREA = 247.68



6TH FLOOR AREA KEY PLAN SCALE: 1:200



GROUND FLOOR PARKING PLAN

Revised Date - 20/06/2024

APPROVED SUBJECT TO CONDITION

APPROVED UNDER COMMENCEMENT

CERTIFICATE NO. CC/2024/24

Building Inspector Deputy Engineer P.M.C. (R.P.D.P. Zone-5) P.M.C.



AREA STATEMENT

AREA STATEMENT	SQ.M.
1. AREA OF PLOT (MINIMUM AREA OF A, B, C TO BE CONSIDERED)	502.00
(A) AS PER OWNERSHIP DOCUMENT (7/12, CTS EXTRACT)	502.00
(B) AS PER MEASUREMENT SHEET	504.13
(C) AS PER SITE	---
2. DEDUCTIONS FOR	
A. D.P. ROAD WIDENING AREA	---
B. INTERNAL ROAD AREA	---
TOTAL (A + B)	0.00
3. NET PLOT AREA (1 - 2)	502.00
4. BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (SR. NO. 3 X BASIC FSI)	1.10
5. PERMISSIBLE AREA (3 X 1.1)	552.20
6. PREMIUM F.S.I. AREA (0.5 X 502.00 = 251.00)	251.00
7. T.D.R. AREA (0.40 X 502.00 = 200.80)	200.80
REGULAR 70% 140.56	
SLUM 30% 60.24	
TOTAL 200.80	
8. PERMISSIBLE AREA (5 + 6 + 7)	1004.00
9. PERMISSIBLE ANCILLARY AREA	
A) PROPOSED ANCILLARY AREA AS PER USE 80% (Sr. No. 8 X 0.60)	502.40
10. TOTAL PERMISSIBLE AREA (8 + 9)	1606.40
11. PROPOSED F.S.I. AREA	1606.33
12. TOTAL CONSUMED FSI	1.39

PARKING STATEMENT

PARKING STATEMENT	REQUIRED	PROPOSED
CARS	13	22
SCOOTERS	00	00

LEGENDS

PLOT BOUNDARY — BLACK

DRAINAGE LINE — DOTTED RED

PROPOSED WORK — RED

WATER LINE — DOTTED BLACK

EXISTING TO BE DEMOLISHED — YELLOW

EXISTING TO BE RETAINED — BLUE

BRIEF SPECIFICATIONS

RCC FRAMED STRUCTURE FOUNDATION UP TO HARD STRATA

EXT. WALLS 150mm THK (BRK/BLOCK) INT. WALLS 150/110 mm THK (BRK)

EXT. PLASTER — SAND FACED INT. PLASTER — NEERU FINISHED

M.S. WINDOWS WITH GLASS SHUTTERS T.W. DOORS / FLUSH DOORS

GLAZED TILE DADO UP TO FULL HT. FOR TOILET, BATH, WC.

SCHEDULE OF OPENINGS

DOORS	WINDOWS
D1=1.05 X 2.40	W1=1.20 X 1.50
D2=0.9 X 2.10	W2=1.50 X 1.50
D3=0.75 X 2.10	W3=1.20 X 1.20

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 11/11/2024 AND THE DIMENSION OF SIDE ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND AREA SO WORKED OUT TALES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / T.P. SCHEME RECORD / LAND RECORDS DEPTH/ CITY SURVEY RECORDS.

OWNER'S DECLARATION

I / 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 AT THE WORK SITE.

PROJECT

PROPOSED RESIDENTIAL BUILDING AT CTS NO.-3236 S.NO. 589/B, PLOT NO. 40, BIBWEWADI, PUNE.

AR.SACHIN SOLANKI ARCHITECT'S SIGN.

GROUP CONSULTANTS

'MOTI HEIGHTS', 2nd FLOOR, 722, BUDHWAR PETH, NEAR JUJAMATA BAUG, PUNE-411002

CELL-9822443323

DATE 04/06/2024

CHECK BY PAYAL SACHIN

JOB NO. AR-14