PMC have sactioned Basement 1 + Basement 2 + L G Floor + U G Floor + 7 Upper floors with residential unit of FSI admeasuring 4373.90 Sq. Mtrs.

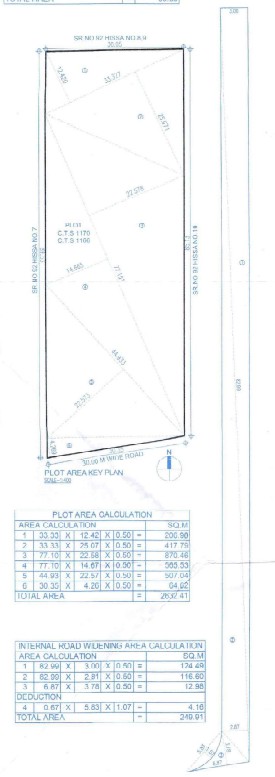
30M ROAD WIDENING AREA KEY PLAN
SCALE - 1:200

30M ROAD WIDENING AREA CALCULATION								SQ.M
AREA CALCULATION								
1	30.75	X	2.94	X	0.50	=		45.20
2	30.75	X	2.94	X	0.50	=		45.20
TOTAL AREA						=		90.39

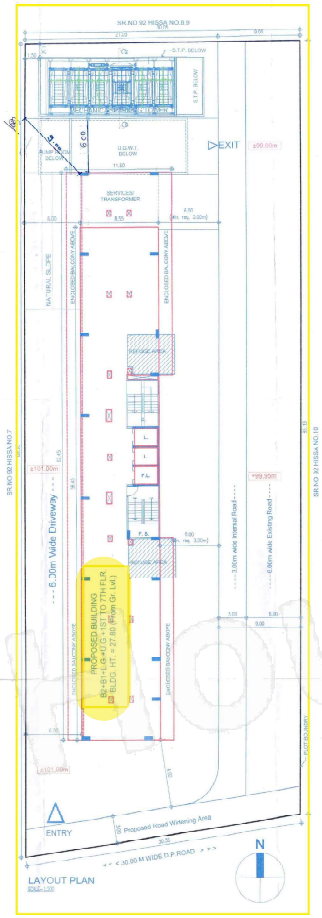
PLOT AREA KEY PLAN
SCALE - 1:400

PLOT AREA CALCULATION								SQ.M
AREA CALCULATION								
1	33.33	X	12.42	X	0.50	=		206.98
2	33.33	X	25.07	X	0.50	=		417.75
3	77.10	X	22.68	X	0.50	=		870.46
4	77.10	X	14.67	X	0.50	=		565.53
5	44.93	X	22.57	X	0.50	=		507.04
6	30.35	X	4.26	X	0.50	=		64.62
TOTAL AREA						=		2630.41

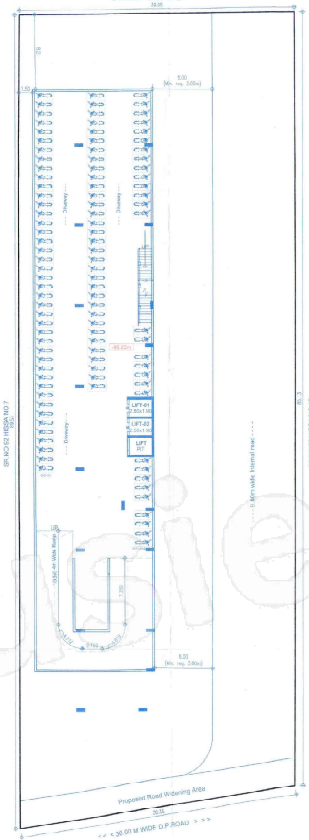
INTERNAL ROAD WIDENING AREA CALCULATION								SQ.M
AREA CALCULATION								
1	82.99	X	3.00	X	0.60	=		174.48
2	82.99	X	2.81	X	0.60	=		116.60
3	6.67	X	3.78	X	0.50	=		12.58
DEDUCTION								
4	0.67	X	5.83	X	1.07	=		4.16
TOTAL AREA						=		249.01



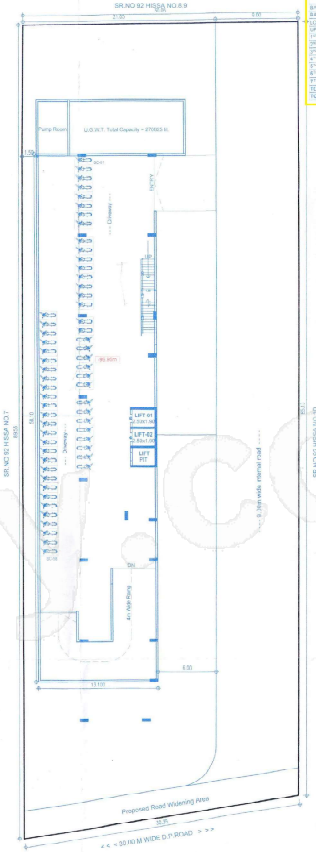
INTERNAL ROAD WIDENING AREA KEY PLAN
SCALE - 1:200



LAYOUT PLAN
SCALE - 1:200



BASEMENT -02 FLOOR PLAN
SCALE - 1:200

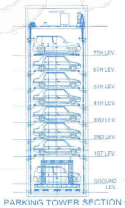


BASEMENT -01 FLOOR PLAN
SCALE - 1:200

FSI STATEMENT (AS PER UDCPR)								
FLOOR NAME	BUILT AREA AS PER D.P. LINE FOR COMMERCIAL	BUILT AREA AS PER D.P. LINE FOR RESIDENTIAL	PARKING AREA	NET USE AREA	LIFT	FIRE LIFT	TENAMENTS/ ROOMS	
BASEMENT 2 PARKING	0.00	0.00	836.76					
BASEMENT 1 PARKING	0.00	0.00	862.02					
LOWER GROUND FLOOR	0.00	0.00						
UPPER GROUND FLOOR	0.00	0.00						
1ST FLOOR	0.00	269.71						
2ND FLOOR	0.00	270.94					13	
3RD FLOOR	0.00	270.94					24	
4TH FLOOR	0.00	270.94					24	
5TH FLOOR	0.00	270.94					24	
6TH FLOOR	0.00	270.94					24	
7TH FLOOR (REFUGE)	0.00	020.48	43.24				24	
TOTAL	0.00	4,373.90	1,691.52	43.24	0.00	5.29	155	
TOTAL FSI AREA	4,373.90							

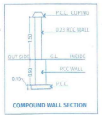
WATER STORAGE CAPACITY CALCULATIONS	
TOTAL NO. OF ROWHOUSE(RESIDENTIAL)	155
WATER REQUIRED PER PERSON PER DAY IN LITERS	135
4 PERSON IN EACH ROOM	620
REQUIRED WATER CAPACITY OF D.H.T	41860
ADD WATER REQUIRED FOR FIRE FIGHTING PURPOSE	50000
TOTAL REQUIRED D.H. WATER TANK CAPACITY IN LITERS	88860
PROPOSED U.G. WATER TANK CAPACITY IN LITERS (REPUMPED)	100000.00
TOTAL REQUIRED WATER CAPACITY OF U.G.T. (1.5 TIMES)	82779
ADD WATER REQUIRED FOR FIRE FIGHTING PURPOSE	150000
TOTAL REQUIRED U.G. WATER TANK CAPACITY IN LITERS	232779
PROPOSED U.G. WATER TANK CAPACITY IN LITERS	270826.00

PARKING STATEMENT PER (AS PER UDCPR)				
	REQUIRED PARKING		PROVIDED PARKING	
	CARS	SCOOTERS	CARS	SCOOTERS
(EVERY 200 TENEMENTS WITH EACH tenement having carpet area less than 30 Sq.m.	0	2	0	2
TNS	0	155	0	155
TOTAL PARKING NOS	0	159	0	159
ADDITIONAL EV VISITOR PARKING	0	4	0	4
TOTAL PARKING NOS	0	163	0	163
AREA REQUIRED & PROVIDED	12.50	2.00	12.50	2.00
	0.00	325.50	0.00	325.50
TOTAL PARKING AREA	325.50		325.50	



PARKING TOWER SECTION C-C
SCALE - 1:200

SCHEDULE OF OPENING							
TYPE	SIZE			TYPE	SIZE		
	WIDTH	X	HEIGHT		WIDTH	X	HEIGHT
W1	1.00	X	1.05	W3	1.50	X	1.05
D	1.05	X	2.10	W4	1.20	X	1.05
D1	0.90	X	2.10	W2	1.30	X	1.20
D2	0.75	X	2.10	V	0.60	X	0.60
D3	1.20	X	2.10				
D4	1.20	X	2.10				



COMPOUND WALL SECTION

DP LOCATION PLAN

DATE & STAMP OF APPROVAL

01/05

APPROVED SUBJECT TO CONDITION
APPROVAL UNDER COMMENCEMENT CERTIFICATE

BUILDING INSPECTOR
PUNE MUNICIPAL CORPORATION

CITY ENGINEER
PUNE MUNICIPAL CORPORATION

A AREA STATEMENTS

			SQ.M
01	Area of Plot (Minimum area of a, b, c to be considered)		2630.41
	(a)	As per ownership document (7/12, CTS extract)	2630.63
	(b)	As per measurement sheet	2632.41
	(c)	As per site	2632.41
02	Deductions for		–
	(a)	Proposed D.P./ Road widening Area	90.39
	(b)	Any D.P.Reservation area	0.00
	Total (a + b)		90.39
02a	Balance Area of the plot (01-02)		2540.02
02b	Addition		
	(b)	Proposed Internal Road widening Area	0.00
	(b)	Any D.P. Reservation area	0.00
	Total (a + b)		0.00
03	Net plot Area (02a+02b)		2542.02
04	Amenity space		
	(a)	Required	0.00
	(b)	Adjustment of 2(b), if any	0.00
	(c)	Balance Proposed	0.00
05	Plot Area (3-4(c))		2542.02
06	Recreational Open Space (if applicable)		
	(a)	Required	0.00
	(b)	Proposed	0.00
07	9.00m wide Internal Road widening Area		349.01
08	Plotable area (if applicable)		–
09	Road up area with reference to basic F.S.I. as per from road width (Sr.No.5 a basic FSI) (1.10)		2796.22
10	Additional of FSI on Payment of Premium		
	(a)	Maximum permissible premium FSI(0.5) - based on road width / TOD zone	1398.11
	(b)	Proposed premium FSI	0.00
11	In situ / ToDR loading		
	(a)	Permissible TDR area (3632.41 X 1.40) = 5085.37	5085.37
	(b)	In situ area against D.P. Road (2.00 x Sr. No. 2 (a)), if any	0.00
	(c)	In situ area against Amenity Space (2.00 or 1.00 x Sr.No.4(b) and/or (c))	0.00
	(d)	TDR area	0.00
	(e)	Total In situ / TDR loading proposed [11 (a)+(b)+(c)]	0.00
12	Additional FSI area under Chapter No. 7 (Green Building 3%)		0.00
13	Total entitlement of FSI in the proposal		
	(a)	[9+10(b)+11(d)] or 12 whichever is applicable	2796.22
	(b)	Ancillary Area FSI upto 60% with payment of charges.	0.00
	(c)	Ancillary Area FSI upto 60% with payment of charges. (1873.80 / 10 = 2730.69 x 0.6 = 1638.21)	1640.21
	(d)	Total entitlement (9+10+11)	4436.43
14	Maximum utilization limit of F.S.I (building potential) Permissible as per Road width (as per Regulation No.6 1 or 6.2 or 6.4 as applicable) x 1.5 or 1.85		11280.40
15	Total Built up Area in proposal (excluding area at Sr.No.17.b)		
	(a)	Existing Built-up Area	0.00
	(b)	Proposed Builtup Area (as per 'F-Line')	4373.90
	(c)	Total (a+b)	4373.90
16	F.S.I. Consumed (Sr.15 cannot not be more than Serial No. 14 above)		3391.98
17	Area for Inclusive Housing, if any		
	(a)	Required (20% of Sr.No.5)	0.00
	(b)	Proposed	0.00

B CERTIFICATE OF AREA

Certified that the Plot under reference was surveyed by me on _____ and the dimensions of sides etc. of the plot shown on Plan are as measured on site and the area on worked out tallies with the area stated in documents of ownership / T.P. Scheme records / Land Record Dept. / City Survey records.

Sign of the Architect

C OWNER'S DECLARATION

I/We undersigned hereby confirm that I/We would abide by plans sanctioned by P.M.C. I/We would execute the structure as per sanctioned plans. Also I/We which execute the work under supervision of proper technical person so as to ensure the quality and safety of the work site.

Sign of the Owner

D LEGEND

Plot Boundary : Black
Proposed Walls : RBD
Drainage Line : Red Dotted
Water line : Black Dotted
Existing to be Demolished : Yellow
Dimensions : Yellow Hatched

E PROJECT TEAM

01	Concept Designers	VK:a architecture
02	Environment Consultant	–
03	Structural Consultant	–
04	Plumbing Consultant	Skyline MEP Consultants
05	Electrical Consultant	Skyline MEP Consultants
06	Fire Consultant	–
07	HVAC Consultant	Skyline MEP Consultants

F JOB TITLE / SITE ADDRESS

PROPOSED RESIDENTIAL BUILDING
ON S.NO. 92/8, 92/9, CTS NO. 1166, 1170 MUNDHWA, PUNE.

G OWNER NAME AND SIGNATURE

Name of Owner: THINK REALTY LLP THROUGH RANANAND SURESH PHANSE

H ARCHITECT

Name of Architect: Siddhesh Kulkarni - CA/2007/50795

Architect Sign:

VK:a architecture
Sr.No Pune Nagar Road Jn. No.1 Kalyani, C.T.S No.2803,5 Road Near D2 Trade Tower Ambethan, Pune-411006
P: +91 70 4026 8888
E: mail@vkarch.com
W: www.vkarch.com

Drawn by: J.G.L.	Checked by: Akshay R.	Scale: 1:100 Paper Size: A1-Paper Size
Project No.: 2490	Drawing No.: 200	Rev.: 0
Date: 24/04/2024		

Purpose: FOR BUILDING PERMISSION