

Resi + com. Dt: 20/06/24
APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENTS
CERTIFICATE NO. CC/07/01/24/...

Building Inspector Assistant Engineer P.M.C.



FORM OF STATEMENT 2 [Sr. No. 11 (a)] Proposed Building Layout

Building no.	Floor No.	HEIGHT OF BUILDING	Built-up Area			Tenement Nos.		SHOP/ UNITS
			COMM.	RESIDENTIAL (without LIG)	L.I.G	RESIDENTIAL	LIG	
WING - A	B+GR+11 FL.	36.35 M	331.85	6908.20	1288.03	77	22	4
WING - B	B+GR+11 FL.	36.35 M	0.00	7497.86	0.00	88	0	0
TOTAL			331.85	14406.06	1288.03	165	22	4
			14737.91			187		4

Form of Statement 2 (to be printed on plan)

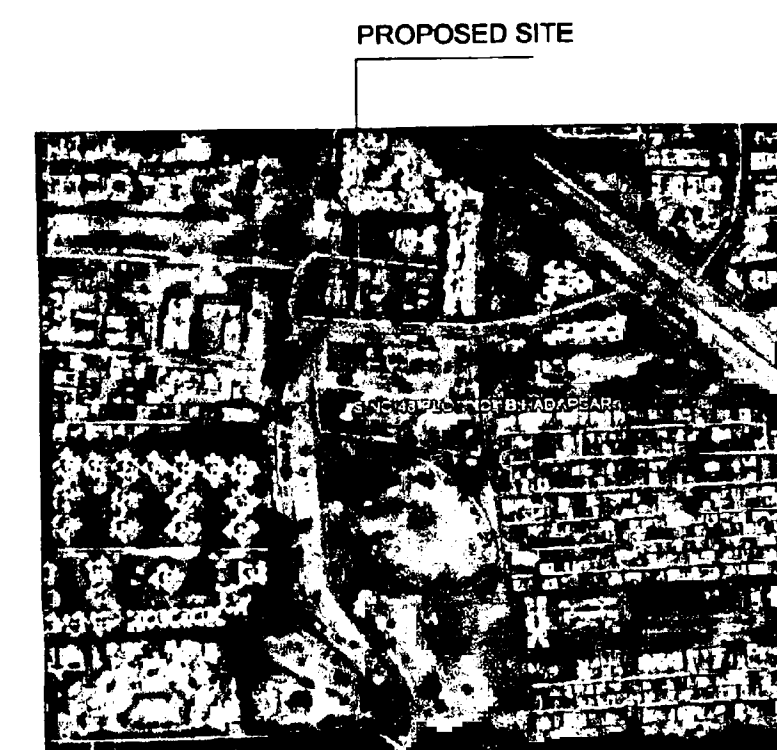
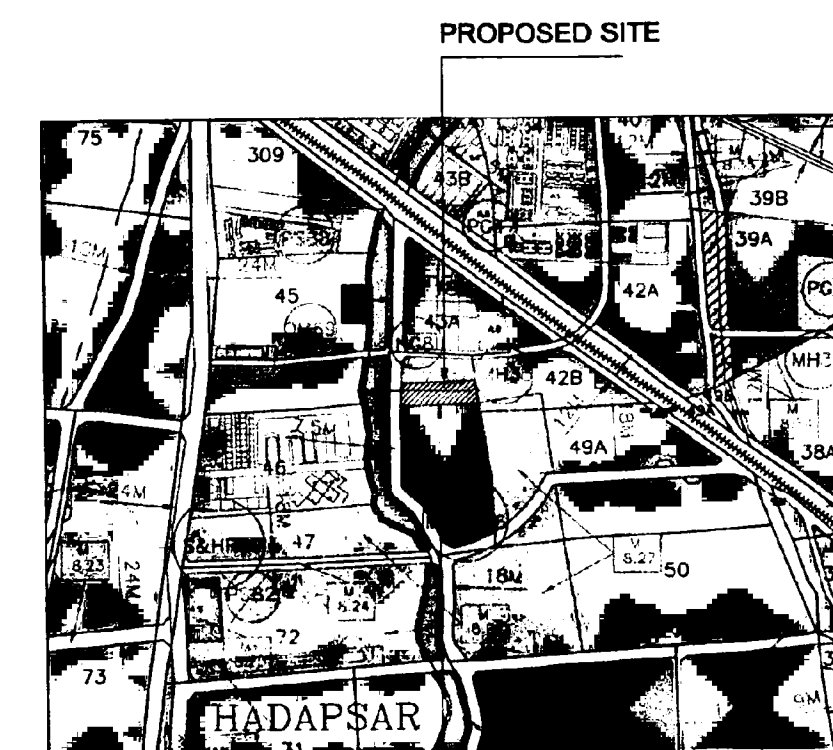
[Sr. No. 9 (a)] Proposed Wing - A

Bldg No. (1)	Floor No. (2)	Total Built-up Area of floor, as per outer construction line.			Tenements		SHOP /Units
		COMM.	RESI.	L.I.G	0	0	
GROUND FLOOR		331.85	139.35	0.00	7	2	4
FIRST		0.00	615.35	113.35	7	2	0
SECOND		0.00	615.35	113.35	7	2	0
THIRD		0.00	615.35	113.35	7	2	0
FOURTH		0.00	615.35	133.94	7	2	0
FIFTH		0.00	615.35	113.35	7	2	0
SIXTH		0.00	615.35	113.35	7	2	0
SEVENTH		0.00	615.35	113.35	7	2	0
EIGHTH (REFUGE FL.)		0.00	615.35	133.94	7	2	0
NINTH		0.00	615.35	113.35	7	2	0
TENTH		0.00	615.35	113.35	7	2	0
ELEVENTH		0.00	615.35	113.35	7	2	0
TOTAL		331.85	6908.20	1288.03	77	22	4
TOTAL B/UP		7240.05	1288.03	99	4		

Form of Statement 2 (to be printed on plan)

[Sr. No. 9 (a)] Proposed Wing - B

Building No. (1)	Floor No. (2)	Total Built-up Area of floor, as per outer construction line. (RESIDENTIAL)		Tenement
		GROUND FLOOR		
		122.07		0
	FIRST	670.57		8
	SECOND	670.57		8
	THIRD	670.57		8
	FOURTH	670.57		8
	FIFTH	670.57		8
	SIXTH	670.57		8
	SEVENTH	670.57		8
	EIGHTH (REFUGE FL.)	670.57		8
	NINTH	670.57		8
	TENTH	670.57		8
	ELEVENTH	670.57		8
TOTAL		7497.86		88

LOCATION PLAN
SCALE : NTSDP PLAN
SCALE : NTS

PARKING STATEMENT WING -A, LIG & B

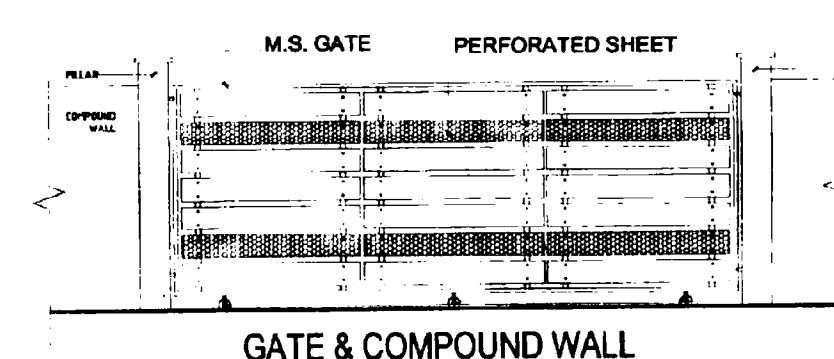
	NO OF TENEMENTS / Units	CARS	SCOOTERS
COMMERCIAL AREA			
A) 313.17 / 100 = 3.13 NOS. SAY-3 NOS	0	6	18
100.00 SQ.M. (2 : 6)			
C) FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.M. BUT LESS THAN 80 SQ.M. (1 : 2)	132	66	132
D) FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 40 SQ.M. BUT MORE THAN 30 SQ.M. (1 : 2)	55	28	55
PARKING REQUIRED BY RULE		100	205
5% VISITOR PARKING		5	9
TOTAL PARKING REQUIRED	187	104	214
TOTAL PARKING PROVIDED		152	48
COMPOSITE PARKING 1CAR=6SCOOTERS		40	240
		112	288
PARKING AREA REQUIRED BY RULE			
1) CARS	12.50	X 104	= 1000.00 SQ.M
2) SCOOTER	2.00	X 214	= 428.70 SQ.M
PARKING AREA REQUIRED BY RULE			= 1428.70 SQ.M

SANITATION REQUIREMENT

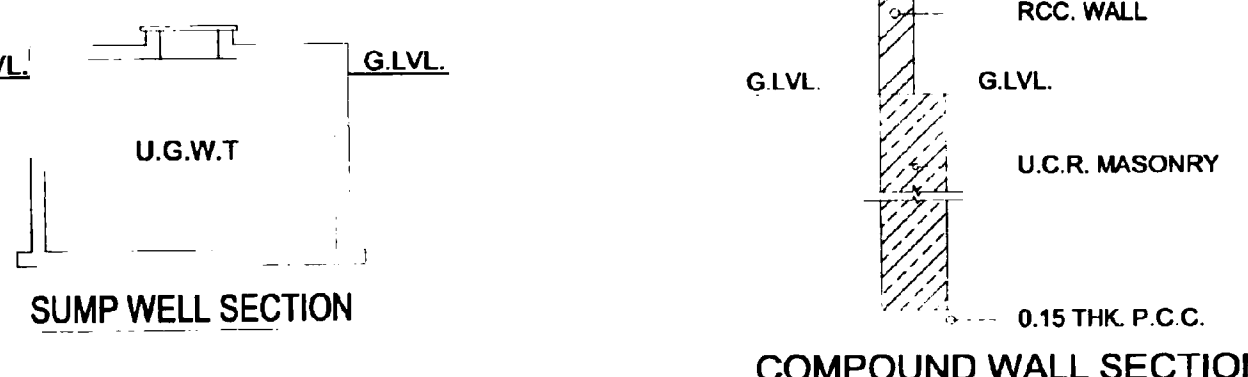
COMMERCIAL (SHOPS)					
GR.FLOOR B/UP AREA = 331.85 SQM					
331.85	/	3	=	110.62	PERSONS
TOTAL PERSONS				=	111
FOR GENTS					
2/3 OF	111	=	74	1/3 OF	111
25 PERSONS 1W.C. 1W.H.B. 1URNAL REQUIRED				15 PERSONS 1W.C. 1W.H.B. REQUIRED	
W.C.	W.H.B.	URNALS	REQUIRED	W.C.	W.H.B.
3	3	3	2	4	4
PROVIDED	4	4	4	PROVIDED	4

OVER HEAD WATER REQUIREMENT (WING -A, LIG & B)

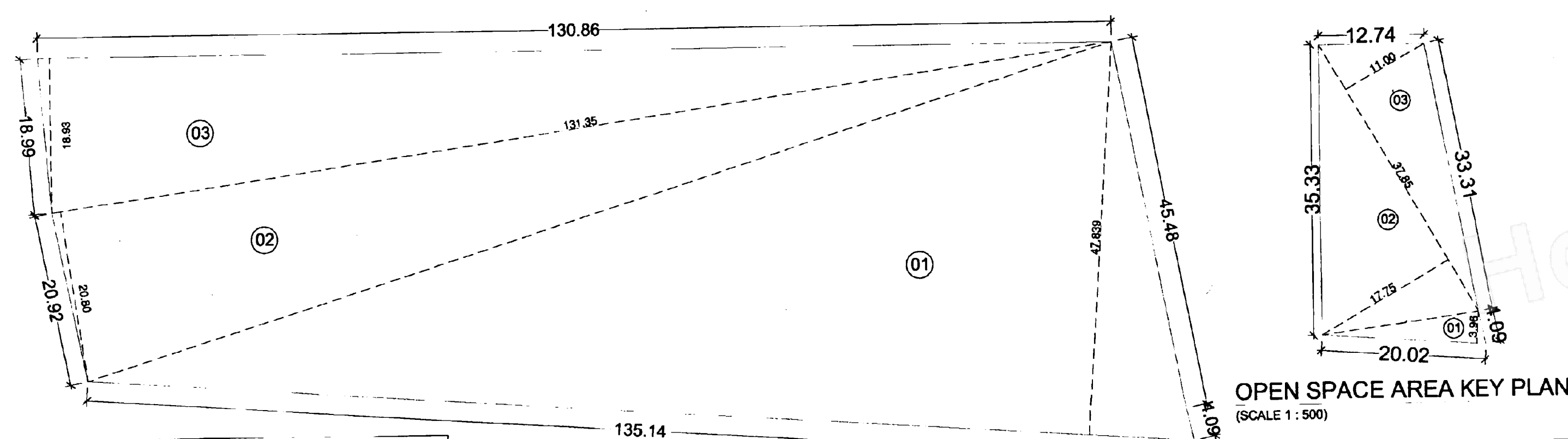
A) COMMERCIAL AREA				
GROUND FL.	PERSONS	LTRS	TOTAL	
331.85	= 111	X 45	= 4995.00	LTRS.
TOTAL				= 4995.00 LTRS.
SAY- (A) =				6050.00 LTRS.
B) RESIDENTIAL AREA				
TENEMENT	PERSONS	LTRS	TOTAL	
187	X 5	X 135	= 126225.00	LTRS.
TOTAL				= 126225.00 LTRS.
SAY- (B) =				184000.00 LTRS.
COMMERCIAL+RESIDENTIAL AREA- (A+B) =				190050.00 LTRS.
ADDITION FIRE PURPOSE- (A+B) =				40000.00 LTRS.
OVER HEAD WATER REQUIREMENT =				230050.00 LTRS.
UNDER GROUND WATER TANK CAPACITY				
OVER HEAD WATER TANK X 1.50				
190050.00	X	1.50	=	285075.00 LTRS.
TOTAL				= 285075.00 LTRS.
SAY- =				285100.00 LTRS.
ADDITION FIRE PURPOSE- (A+B) =				100000.00 LTRS.
UNDER GROUND WATER REQUIREMENT =				385100.00 LTRS.



GATE & COMPOUND WALL

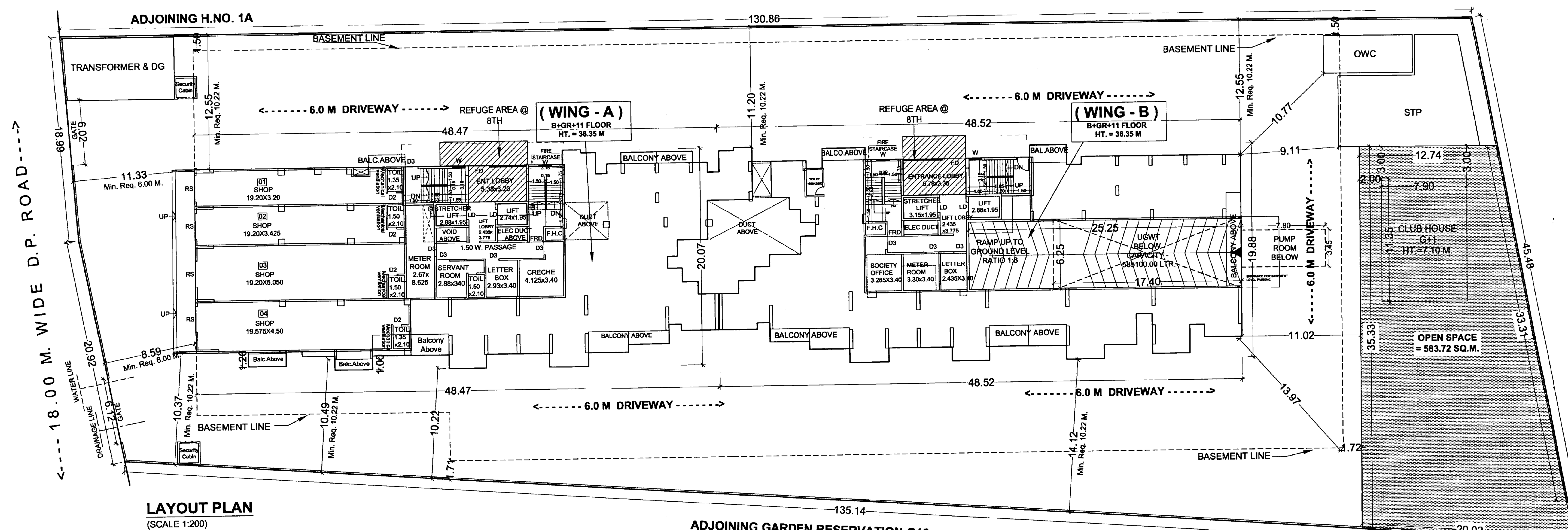


COMPOUND WALL SECTION

OPEN SPACE AREA KEY PLAN
(SCALE 1:500)

OPEN SPACE AREA CALCULATIONS			
01)	3.96	X 20.02	X 0.50 = 39.64 SQ.M
02)	17.75	X 37.85	X 0.50 = 335.91 SQ.M
03)	11.00	X 37.85	X 0.50 = 206.17 SQ.M
TOTAL AREA = 583.72 SQ.M			

PLOT AREA CALCULATION			
1)	135.14	X 47.839	X 0.50 = 3232.47 SQ.M
2)	131.35	X 20.80	X 0.50 = 1366.04 SQ.M
3)	130.86	X 18.93	X 0.50 = 1238.59 SQ.M
TOTAL AREA = 5837.10 SQ.M			

AREA KEY PLAN OF PLOT
(SCALE 1:500)LAYOUT PLAN
(SCALE 1:200)

ADJOINING GARDEN RESERVATION G18

AREA STATEMENT

	SQ.M.
1 Area of plot (minimum area of a,b,c to be considered)	5837.10
(a) As per ownership document (7/12, CTS extract)	5837.10
(b) as per measurement sheet	5837.10
(c) as per site	
2 Deductions for	
(a) Proposed D.P./ D.P. Road widening Area	0.00
(b) Any D.P. Reservation area (Nala)	0.00
(c) Area under Existing road	0.00
(Total a+b+c)	0.00
3 Balance area of plot (1-2)	5837.10
4 Amenity Space	
(a) Required -	0.0000
(b) Proposed -	0.00
5 Net Plot Area	5837.10
6 Open space	
(a) Required -	583.71
(b) Proposed -	583.72
7 Internal Road area	0.00
8 Platable area (if applicable)	0.00
9 Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5 x 1.0 (basic FSI))	6420.81
10 Addition of FSI on payment of premium	0.00
(a) Maximum permissible premium FSI - based on road width / TOD Zone = 5837.10 X 0.50 = 2918.55	2918.55
(b) Proposed FSI on payment of premium (5x0.50)	1055.70
11 In-situ FSI / TDR loading	
(a) In-situ area against D.P. road (2.0 x Sr. No.2(a)) if any	0.00
(b) In-situ area against Nala Garden if handed over	1900.27
(c) TDR area (s.no.1 x 0.90) = (5837.10 x 0.90)	0.0000
(d) Slum T.D.R Area = (11x0.30)	0.00
(e) Amenity T.D.R Area =	0.00
(f) Total In-situ / TDR loading proposed (11(a)+(b)+(c)+(d)+(e))	1900.27
12 Additional FSI area under Chapter No. 7	0.00
13 Total entitlement of FSI in the proposal	9376.78
(a) 9 x 10(b)+11(f) or 12 whichever is applicable.	9376.78
(b) Existing F.S.I.	0.00
(c) Balance area/ fsi	9376.78
(d) Commercial Ancillary Area FSI upto 80% (331.85/1.80 = 184.36) x 0.80	147.49
(e) Residential Ancillary Area FSI upto 60% (135 x 184.36 x 0.60)	5213.74
(f) Total entitlement (c+d+e)	14738.01
14 Maximum utilization limit of F.S.I. (building potential) Perm. as per Road width as per Regulation No. 6.1or 6.2 or 6.3 or 6.4 as applicable	14738.01
15 Total Built-up Area in proposal (excluding area at Sr.No.17 b)	
(a) Commercial Built-up Area (as per 'P-line')	331.85
(b) Residential Built-up Area (as per 'P-line')	14406.06
(c) Total (a+b)	14737.91
16 F.S.I. Consumed (15/13) (should not be more than serial No.14 above)	1.00
17 Area for inclusive Housing, if any	
(a) Required (20% of sr.No.9)	1284.16
(b) Proposed	1288.03

NOTE :

MECHANICALLY LIGHT & VENTILATION PROVIDED

Project :-

PROPOSED LAYOUT PLAN ON
S.No.48, Plot no.1B At- Hadapsar,Pune.

Sign, Address Of The Owner / P.O.A. Holder :-

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. THE OWNER / P.O.A. HOLDER HAVE READ & STUDIED THIS AND ALL THE DRAWINGS ALONG WITH DOCUMENTS FOR SUBMISSION AND THEY ARE AS PER MY INSTRUCTIONS & INFORMATIONS GIVEN TO THE ARCHITECT.

Owner name - 1) New Front Housing Through
Mr. Mukund Deshpande2) New Front Housing Through
Mr. Mukesh LalwaniAdd-Kashit business center, 2nd floor, road no-15 dari
path law college road, pune-411004
Site Add- Sr.NO.48 plot No-1B, At- Hadapsar pune.

FOR ANA CONSORTIUM Pvt. Ltd.

(Lic. no. 1823)

ANA, 7th Floor, Maruti Shree,
Behind Maruti Shree Sule,
Off SB Road, CTS no 997,
Shivajinagar, Pune - 16
Tel : 020 25656542 / 3442

DATE	REVISION	ISSUED DRG. DATE	DEALT	DESIGN AR.
09-12-2021	R-0	21-02-2024	Sudhir kulkarni	Architect