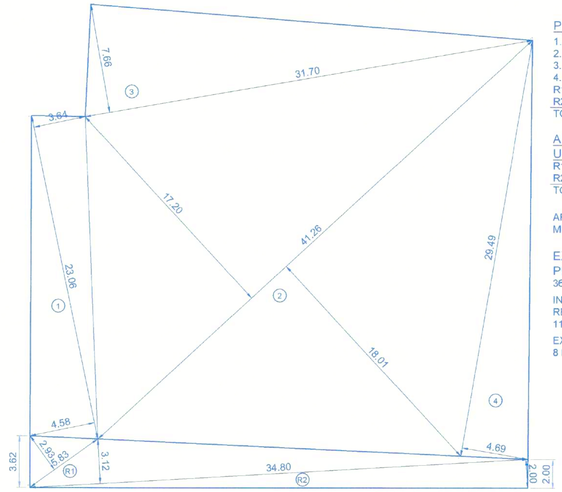


PLOT AREA KEY PLAN

SCALE - 1:200

PLOT AREA CALCULATION

1. 23.06 X (3.64+4.58) X 0.50	=	94.78	SQ.M.
2. 41.26 X (17.20+18.01) X 0.50	=	726.41	SQ.M.
3. 31.70 X 7.66 X 0.50	=	121.41	SQ.M.
4. 29.49 X 4.69 X 0.50	=	69.15	SQ.M.
R1. 5.83 X 2.93 X 0.50	=	8.54	SQ.M.
R2. 34.83 X (3.12+2.00) X 0.50	=	89.16	SQ.M.
TOTAL	=	1109.45	SQ.M.

AREA CALCULATION UNDER 24.00 M.W. D.P.ROAD

R1. 5.83 X 2.93 X 0.50	=	8.54	SQ.M.
R2. 34.80 X (3.12+2.00) X 0.50	=	89.09	SQ.M.
TOTAL	=	97.63	SQ.M.

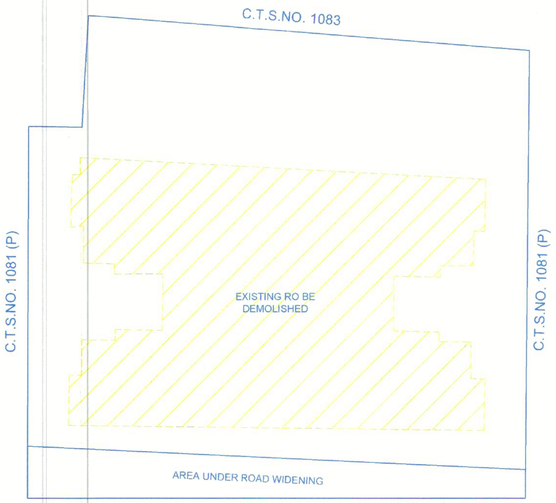
AREA OF PLOT AS PER RECORD	=	1109.00	SQ.M.
MIN. AREA CONSIDERED	=	1109.00	SQ.M.

EXISTING AREA CALCULATION AS PER APPROVED PLAN

369.54 X 3 NOS.	=	1108.63	SQ.M.

INSENTIVE F.S.I. CALCULATION FOR REDEVELOPMENT

1108.63 X 0.30	=	332.59	SQ.M.
EXISTING TENEMENT	=		
8 NOS. X 3 FLOOR	=	24	NOS.



24.00 M.W.D.P. ROAD

SITE PLAN

SCALE - 1:200

N

AREA STATEMENT

FLOOR	B/UP AREA	TENEMENT
PARKING	-	-
FIRST	220.38	3
SECOND	220.38	3
THIRD	220.38	3
FOURTH	220.38	3
FIFTH	220.38	3
SIXTH	220.38	3
SEVENTH	220.38	3
EIGHTH	220.38	3
TOTAL	1763.04	24

WATER STATEMENT

O.H.WATER TANK REQUIRED

24 X 135 X 5 = 16200 LTRS.

PROVIDED = 17000 LTRS.

U.G.WATER TANK REQD.CAPACITY

17000 X 1.50 = 25500 LTRS.

PROVIDED = 26000 LTRS.

FIRE O.H. TANK = 10000 LTRS.

TENEMENT & PARKING STATEMENT

TYPE	UNITS			REQUIRED		PROPOSED	
		CAR	SCOOT.	CAR	SCOOT.	CAR	SCOOT.
CARPET AREA 40-80 SQ.M. - PER 2T.	24	1	2	12	24	13	26
TOTAL	24	TOTAL PARKING		12	24		
		VISITOR'S PARKING 5%		1	2		
		TOTAL PARKING		13	26		
		AREA PER UNIT		12.50	2.00	12.50	2.00
		PARKING AREA		162.5	52.00	162.5	52.00
TOTAL PARKING AREA				214.5		214.5	

PROPOSED SITE

LOCATION (GOOGLE) PLAN

SCALE - NTS

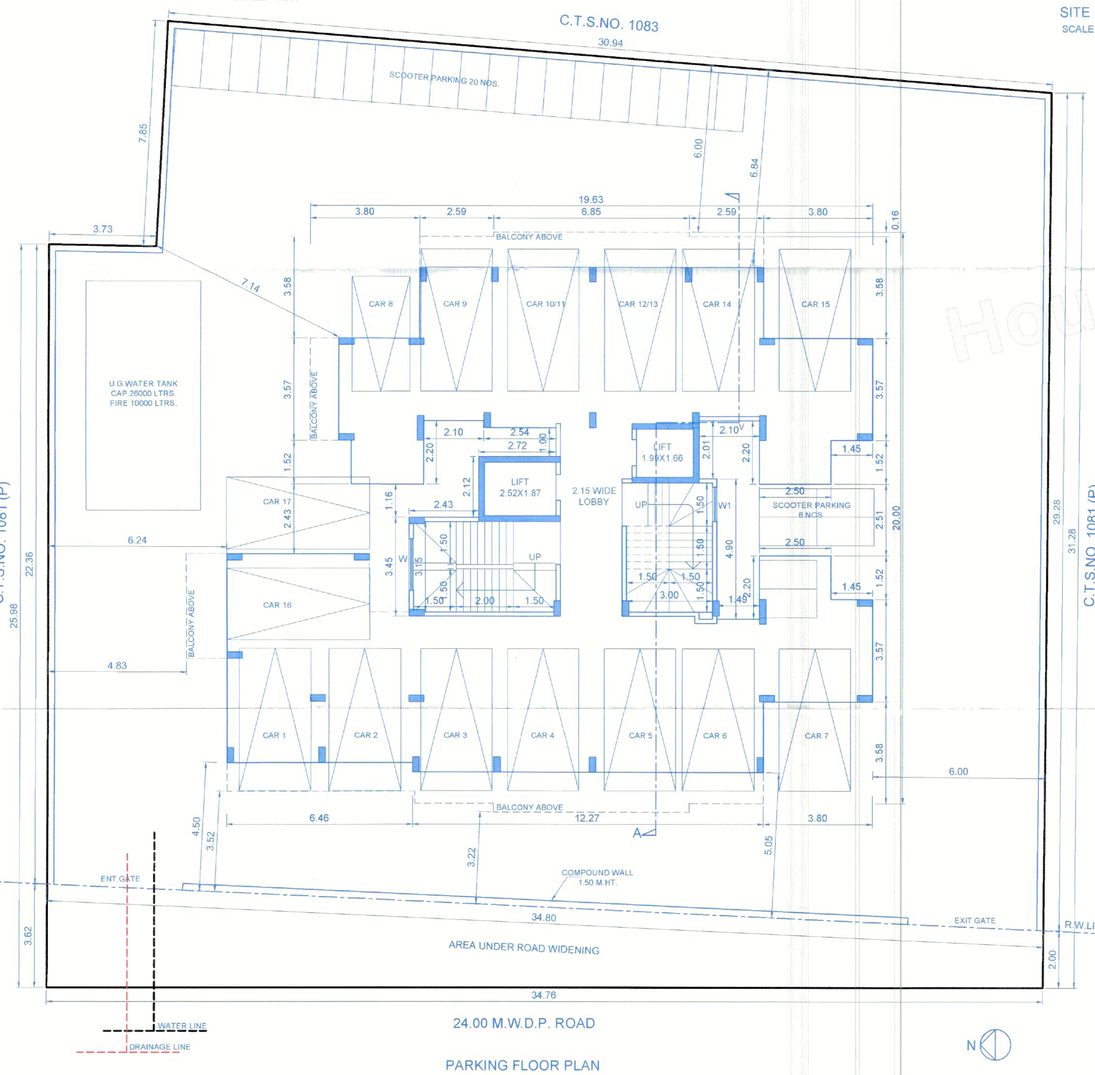
N

PROPOSED SITE

LOCATION PLAN

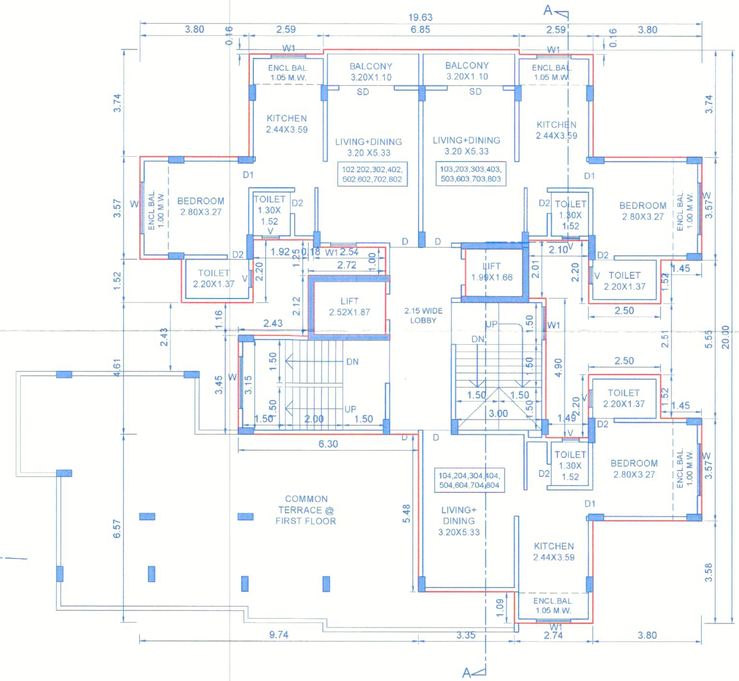
SCALE - NTS

N



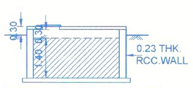
PARKING FLOOR PLAN

SCALE - 1:100

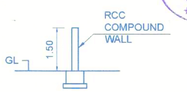


TYP.(FIRST TO EIGHT) FLOOR PLAN

SCALE - 1:100



SECTION THROUGH U.G.TANK



COMPOUND WALL SECTION

PROJECT	SHEET NO.
PROPOSED RESIDENTIAL BUILDING ON S.NO.18, H.NO. A/1A/2/1 (P), C.T.S.NO. 1081 (P),OF ERANDWANE, SOUMITRA CO-OP HOUSING SOCIETY LTD., PUNE. 411004.	1/2

STAMP OF APPROVAL (NON TOD)

पुणे मिलाप्रो. वाघोली दि. 04/02/2024
APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT
CERTIRCATE NO. CC/1206/2024

Building Inspector — Deputy Engineer

PUNE MUNICIPAL CORPORATION BUILDING CONTROL DEPARTMENT APPROVED

AREA STATEMENT

		AREA IN SQ.M.
1	AREA OF PLOT (Minimum AREA OF a,b,c, to be considered)	1109.00
	(a) AS PER OWNERSHIP DOCUMENT (7/12,CTS)	1109.04
	(b) AS PER MEASUREMENT SHEET	1109.45
	(c) AS PER SITE	-
2	DEDUCTIONS FOR	-
	(a) PROPOSED D.P./D.P.ROAD WIDENING	97.63
	(b) ANY RESERVATION AREA (CHAMPHER)	-
	TOTAL (A+B)	-
3	BALANCE AREA OF PLOT (1-2)	1011.37
4	AMENITY SPACE (IF APPLICABLE)	-
	(a) REQUIRED	-
	(b) ADJUSTMENT OF 2(B), IF ANY	-
	(c) BALANCE PROPOSED	-
5	NET PLOT AREA (3-4 (C))	1011.37
6	RECREATIONAL OPEN SPACE (IF APPLICABLE)	-
	(a) REQUIRED	-
	(b) PROPOSED	-
7	INTERNAL ROAD AREA	-
8	PLOTABLE AREA (IF APPLICABLE)	-
9	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH.(Sr.No.5 X 1.10)	1112.51
10	ADDITION OF FSI ON PAYMENT OF PREMIUM	
	(a)MAXIMUM PERMISSIBLE PREMIUM FSI - INSENTIVE F.S.I. EXIS. B/UP AREA = 1108.63 X 0.30	-
	(b) PROPOSED FSI ON PAYMENT OF PREMIUM	-
11	IN-SITU FSI / TDR LOADING	-
	(a)IN-SITU AREA AGAINST D.P. ROAD [2.0 X SR. NO. 2 (A)]IF ANY.	-
	(b)IN-SITU AREA AGAINST AMENITY SPACE IF HANDED OVER [2.00 or1.85 x Sr. No. 4 (b)]and /or/(c)],	-
	(c)TDR AREA	-
	(d) TOTAL IN-SITU / TDR LOADING PROPOSED (11 (a)+(b)+(c))	-
12	ADDITIONAL FSI AREA UNDER CHAPTER NO. 7	-
13	TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	
	(a) [9+10(b)+11(d)] or 12 WHICHEVER IS APPLICABLE.	1112.51
	(b) ANCILLARY AREA FSI UPTO 60% OR 80%WITH PAYMENT OF CHARGES	650.53
	(c) TOTAL ENTITLEMENT (a+b)	1763.04
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 6.3 OR 6.4 AS APPLICABLE) X 1.6 OR 1.8)	1780.02
15	TOTAL B/UP AREA IN PROPOSAL (excluding area at Sr.No.17 b)	
	(a) EXISTING BUILT-UP AREA.	-
	(b) PROPOSED BUILT-UP AREA (as per "P-line")	1763.04
	(c) TOTAL (A+B)	1763.04
16	F.S.I. CONSUMED (15/13) (SHOULD NOT BE MORE THAN SERIAL NO.14 ABOVE)	0.99
17	AREA FOR INCLUSIVE HOUSING, IF ANY	-
	(a) REQUIRED (20% of Sr.No.5)	-
	(b) PROPOSED	-

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 16.10.2023 AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP/T.P. SCHEME RECORDS/ LAND RECORDS DEPARTMENT/CITY SURVEY RECORDS.

(Name of Architect/ Licensed Engineer/ Supervisor.)

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.

RECORDS.

सोमित्र सहकारी गृहरचना संस्था मर्यादित
PNMC(PNA)HSG(TC)/ 1575
पुणे-४११ ०२४

SOUMITRA CO-OP HOUSING SOCIETY LTD.

NAME,ADDRESS & SIGN OF LIC.ENGINEER

ADITYA ASSOCIATES

DILIP V. THETE
CA/85/09290

OFF.NO.2,DHRUTA COMPLEX,GR.FL.
150,NARAYAN PETH,KELKAR ROAD,PUNE.30
PH.020 2443 5939 ,M 98501 73145

KIRAN DHAVANE
LIC.NO.1575

JOB NO.	DRAWING NO.	DATE	SCALE	DRAWN BY	CHECKED BY
		03.02.2024	1:100		

Housiey.com