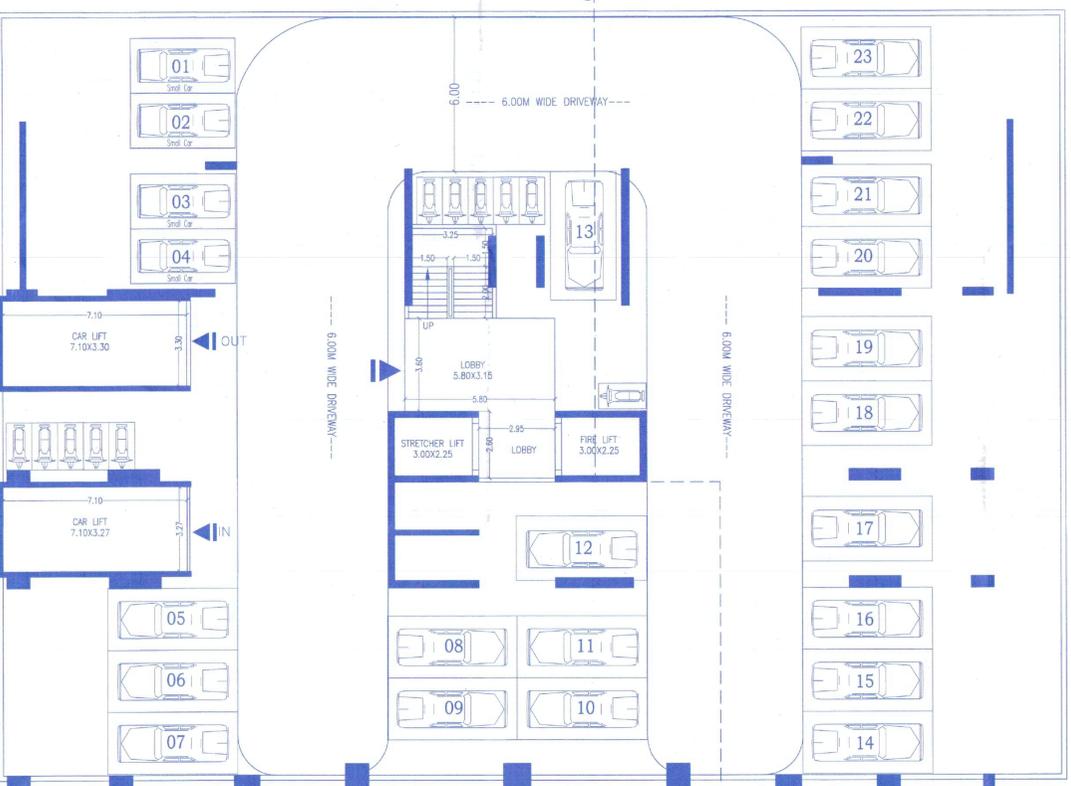
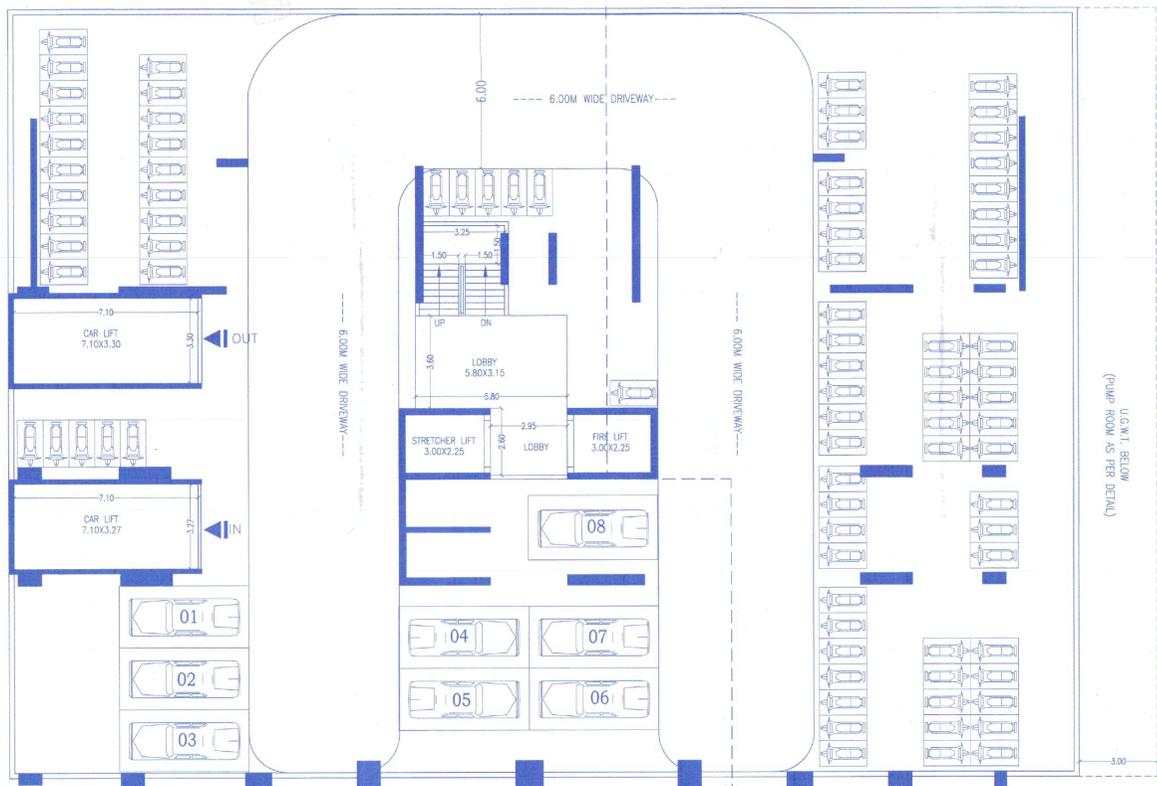


BLOCK PLAN / PARKING FLOOR PLAN

51.77 60.00M WIDE D.P. ROAD



LOWER BASEMENT FLOOR PLAN CAR PARK = 23 NOS. SCOOTER PARKING = 10



UPPER BASEMENT FLOOR PLAN CAR PARK = 08 NOS. SCOOTER PARKING = 03

FSI STATEMENT

FLOORS	BUP AREA (COMM)	SHOWROOM OFFICE	LIFT AREA	FLOORS & BUILDING HEIGHT
LW BASEMENT	PARKING	-	-	-
UPP BASEMENT	PARKING	-	-	-
PARKING FLOOR	PARKING	-	-	-
FIRST	671.17	2	LIFT = 17.85	LOWER BASEMENT+UPPER BASEMENT+PARKING + 6 FLOORS
MEZZANINE/2ND	345.83	-	-	-
THIRD	592.04	4	FIRE LIFT= 6.75	HEIGHT=22.65M
FOURTH	592.04	4	-	-
FIFTH	592.04	4	-	-
SIXTH	136.52	1	-	-
TOTAL	2929.64	15.00	24.60	-

PARKING STATEMENT

REQD. PARKING BY RULE	CARPET AREA IN SQ.M.	CAR	SCOOTER
FOR COMMERCIAL SHOPS	100.00	2	6
FOR OFFICE & IT BUILDINGS	200.00	3	11
FOR EVERY TENEMENTS (RES.)	80 TO 150	1	3
FOR EVERY 2 TENEMENTS (RES.)	40 TO 100	1	5
REQD. PARKING FOR SHOWROOM (1ST,2ND FL)	781.21	16	48
FOR OFFICE (3RD,4TH,5TH,6TH)	1408.79	21	78
TOTAL REQUIRED PARK	-	37	126
PARKING PROVIDED	AREA PROPOSED	-	-
CAR	37X12.50	462.50	Sq.m.
SCOOTER	128X2.00	252.00	Sq.m.
TOTAL	-	714.50	sqm

OCCUPANT LOAD
FOR COMMERCIAL :-
1ST TO 4TH FL (CARPET AREA) = 2190/6 = 365
SAY 365 PERSONS

WATER REQUIREMENT FOR COMMERCIAL
WATER REQUIREMENT: 45 LITERS PER PERSONS
TOTAL PERSONS = 365
WATER REQUIREMENT: 365 X 45 = 16,425.00 Ltrs.
SAY O.H.W.T. CAP = 17,000.00 Ltrs.

U.G.W.T. CAP. = 17,000.00 X 1.50 = 25,500.00 Ltrs.
ADD- FIRE FIGHTING = 20,000.00 Ltrs.
TOTAL U.G.W.T. CAP. = 45,500.00 Ltrs.

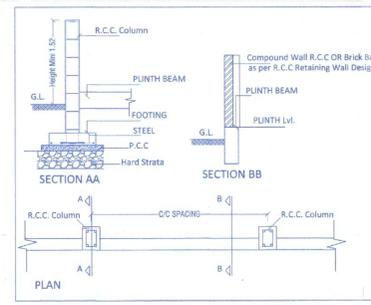
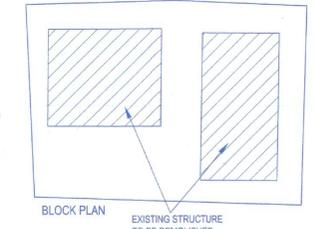
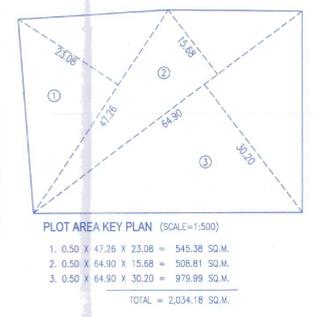
SANITATION STATEMENT (COMMERCIAL)
TOTAL PERSONS AS PER OCCUPANT LOAD = 365 NOS
GENTS = 243, LADIES = 122

SANITATION REQUIRED BY RULE

FOR PER 25 GENTS.	FOR PER 15 LADIES.
WC 01	WC 01
URINALS 01	URINALS -
WASHBASINS 01	WASHBASINS 01

REQUIRED SANITATION FOR 243 GENTS.

FOR 243 GENTS.	FOR 122 LADIES.
WC 10	WC 08
URINALS 10	URINALS -
WASHBASINS 10	WASHBASINS 08



AREA STATEMENT
AS PER SANCTIONED PLAN CC NO.784 (DT. 08-12-1984)

	IN SQ.FT.	IN SQ.M.
1. TYPICAL FLOOR AREA	7256.00	674.10
2. TOTAL FSI FOR TYPICAL 3 FLOORS (674.10X3)	21768.04	2022.30
3. AREA OF ROAD WIDENING (AREA FOR UPPER FLOOR)	3150.00	292.64
4. TOTAL EXISTING PROPOSED AREA (2+3)	24918.04	2314.94
4. INCENTIVE FSI (30% OF 4)	7475.41	694.48

STAMP OF APPROVAL 1/3

APPROVED SUBJECT TO CONDITION APPROVED UNDER COMMENCEMENT CERTIFICATE NO. SC. 1818/22

Prakash Kulkarni
CA/98/22309

AREA CERTIFICATE
CERTIFIED THAT THE PLOT UNDER REF. WAS SURVEYED BY ME ON // & THE DIAL OF SIDES ETC. OF STATED ON PLAN ARE AS MEASURED ON SITE & THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENTS OF CITY SURVEY/TP RECORDS.

AREA STATEMENT

AREA STATEMENT	SQ.MT.
1: AREA OF PLOT (MINIMUM AREA OF 0.50 TO BE CONSIDERED)	2,032.00
a) AS PER OWNERSHIP DOCUMENT (7/12,CTS EXTRACT)	2,032.00
b) AS PER DEMARCATION PLOT	2,034.18
c) AS PER SITE	---
2: DEDUCTIONS FOR	---
a) EXISTING ROAD WIDENING AREA	---
b) PROPOSED D.P. ROAD WIDENING AREA/SERVICE ROAD	---
c) D.P. RESERVATION (NALA GARDEN)	---
(TOTAL a+b+c)	---
3: BALANCE AREA OF PLOT (1-2)	2,032.00
4: AMENITY SPACE	---
a) REQUIRED -	---
b) PROPOSED -	---
5: NET PLOT AREA (3-4(C))	2,032.00
6: RECREATIONAL OPEN SPACE	---
a) REQUIRED - (10%)	---
b) PROPOSED -	---
7: INTERNAL ROAD AREA	---
8: PLOTTABLE AREA	---
9: BUILT UP AREA WITH REFERENCE TO BASIC F.S.I AS PER FRONT ROAD WIDTH (2,032.00X1.10)	2,235.20
10: ADDITION OF FSI ON PAYMENT OF PREMIUM	---
a) MAXIMUM PERMISSIBLE PREMIUM FSI -BASED ON ROAD WIDTH/TOD ZONE. (0.50X1)	---
b) PROPOSED PREMIUM FSI	---
11: IN-SITU FSI / TDR LOADING	---
a) IN-SITU AREA AGAINST D.P. ROAD (2.0 XSR.NO.2 (A)) IF ANY/DUPR-2020	---
b) IN-SITU AREA AGAINST NALA GARDEN IF HANDED OVER [2.00 OR 1.85 X SR. NO. 4(b) and /or (c)]	---
c) TDR AREA	---
i) SLUM TDR	---
ii) REGULAR TDR	---
d) TOTAL IN-SITU/TDR LOADING PROPOSED 11(a)+(b)+(c)	---
12: ADDITIONAL F.S.I. AREA UNDER CHAPTER NO. 7	---
13: TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	2,235.20
a) (9+10(a)+11(a)) OR 12 WHICHEVER IS APPLICABLE.	---
b) ANCILLARY FSI UPTO 60%	---
c) ANCILLARY FSI UPTO 60%	---
d) INCENTIVE FSI AS PER PREVIOUS EXISTING-PROPOSED AREA (30% OF 2314.94)	694.48
e) TOTAL ENTITLEMENT (a+b)	2,929.68
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)	2,929.68
15: TOTAL BUILT-UP AREA IN PROPOSAL	2,929.64
a) COMMERCIAL BUILT-UP AREA	---
b) RESIDENTIAL BUILT-UP AREA	---
c) TOTAL (a+b)	2,929.64
16: F.S.I CONSUMED (15/5) (SHOULD NOT BE MORE THAN SERIAL NO.14 ABOVE)	1.44
17: AREA OF INCLUSIVE HOUSING IF ANY	---
a) REQUIRED (2000F SR.NO.5)	---
b) PROPOSED -	---

LEGEND

PLOT BOUNDARY	THICK BLACK
PROPOSED WORK	RED
WATER LINE	BLACK DOTTED
DRAINAGE LINE	RED DOTTED

ARCHITECT: PRAKASH KULKARNI
OWNER SIGN: RAHUL SHUBHAM LLP THROUGH MR. RAHUL MALPANI

PROJECT: PROPOSED COMMERCIAL & RESIDENTIAL BUILDING ON S.NO.103/125, CTS. NO.1973, SUB PLOT NO.1 AT YERWADA, PUNE.

ARCHITECT: PRAKASH KULKARNI
ankur associates ARCHITECTS
TEJWALAYA OFF NO-101, 1ST FL, CTS NO-11973, GHOLE ROAD, BHAYANDUR, PUNE-411 005, PHONE- 020-8682800/81162
Email: prakash@ankurassociates.com

DATE: 21.10.2022 SCALE: 1:100 DRN BY: Shobhir