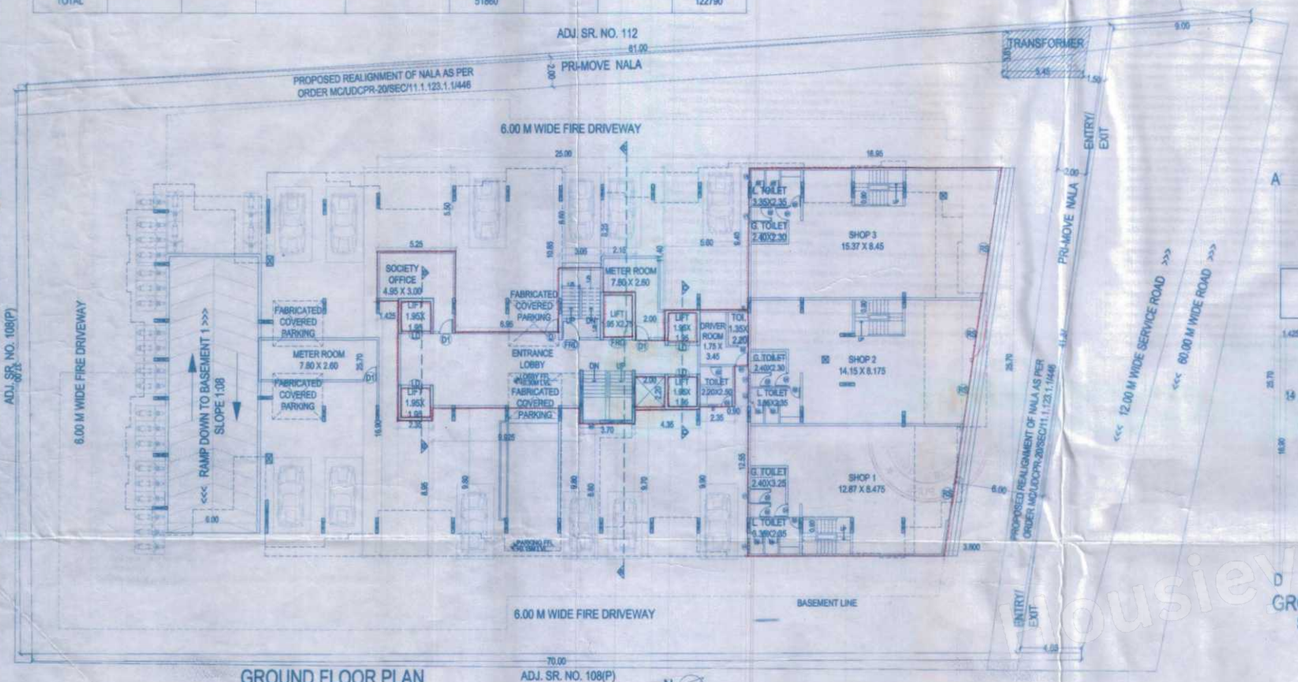
COMMERCIAL OCCUPANT LOAD CALCULATION				
COMMERCIAL AREA GROUND	OCCUPANT LOAD (3SQ.M. PER PERSON)	COMMERCIAL AREA MEZZANINE	OCCUPANT LOAD (6SQ.M. PER PERSON)	TOTAL OCCUPANT
369.58	123.19	175.21	29.20	152.40

WATER CALCULATIONS								
BUILDING	TOTAL TENEMENTS	NO. OF PERSONS	DAILY WATER REQUIREMENT (LITERS)	FIRE O.H.T. REQUIRED (LITERS)	TOTAL O.H.T. CAPACITY PROVIDED (LITERS)	U.G.W.T. CAPACITY REQUIRED (LITERS)	FIRE U.G.W.T. CAPACITY REQUIRED (LITERS)	TOTAL U.G.W.T. CAPACITY PROVIDED (LITERS)
RESIDENTIAL	37	185	24975	20000	44975	37463	75000	112463
COMMERCIAL		153	6885		6885	10328		10328
TOTAL					51860			122790

PLOT AREA STATEMENT AS PER 7/12 EXTRACT BEFORE AMALGAMATION				
SR. NO.	SURVEY. NO.	AREA OF PLOT AS PER 7/12	AREA OF PLOT AS PER DEMARCATION	MINIMUM TO BE CONSIDERED
1	108/1A/10	1000		
2	108/1A/11	1000	3022.51	
3	108/1A/12	1000		
		3000.00	3022.51	3000.00

PLOT AREA STATEMENT AS PER 7/12 EXTRACT AFTER AMALGAMATION				
SR. NO.	SURVEY. NO.	AREA OF PLOT AS PER 7/12	AREA OF PLOT AS PER DEMARCATION	MINIMUM TO BE CONSIDERED
	108/1A/10,108/1A/11,108/1A/12	3000	3022.51	3000.00

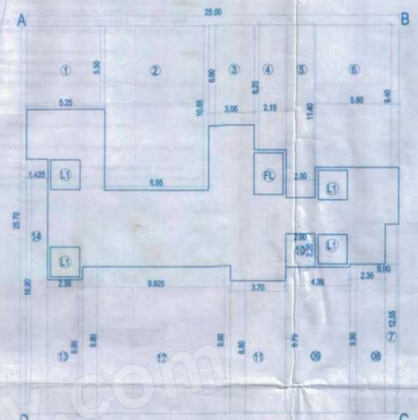
LAND IN POSSESSION ON SITE



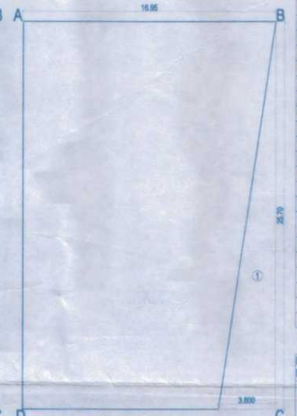
GROUND FLOOR PLAN
SCALE 1:200

PLOT AREA CALCULATION
SCALE 1:400

PLOT AREA CALCULATION								
1	0.50	X	42.67	X	8.59	=	183.27	
2	0.50	X	41.37	X	4.59	=	94.94	
3	0.50	X	76.56	X	32.36	=	1238.74	
4	0.50	X	76.56	X	39.33	=	1505.55	
TOTAL						=	3022.51	



GROUND FLOOR RESIDENTIAL AREA KEY PLAN
SCALE 1:200

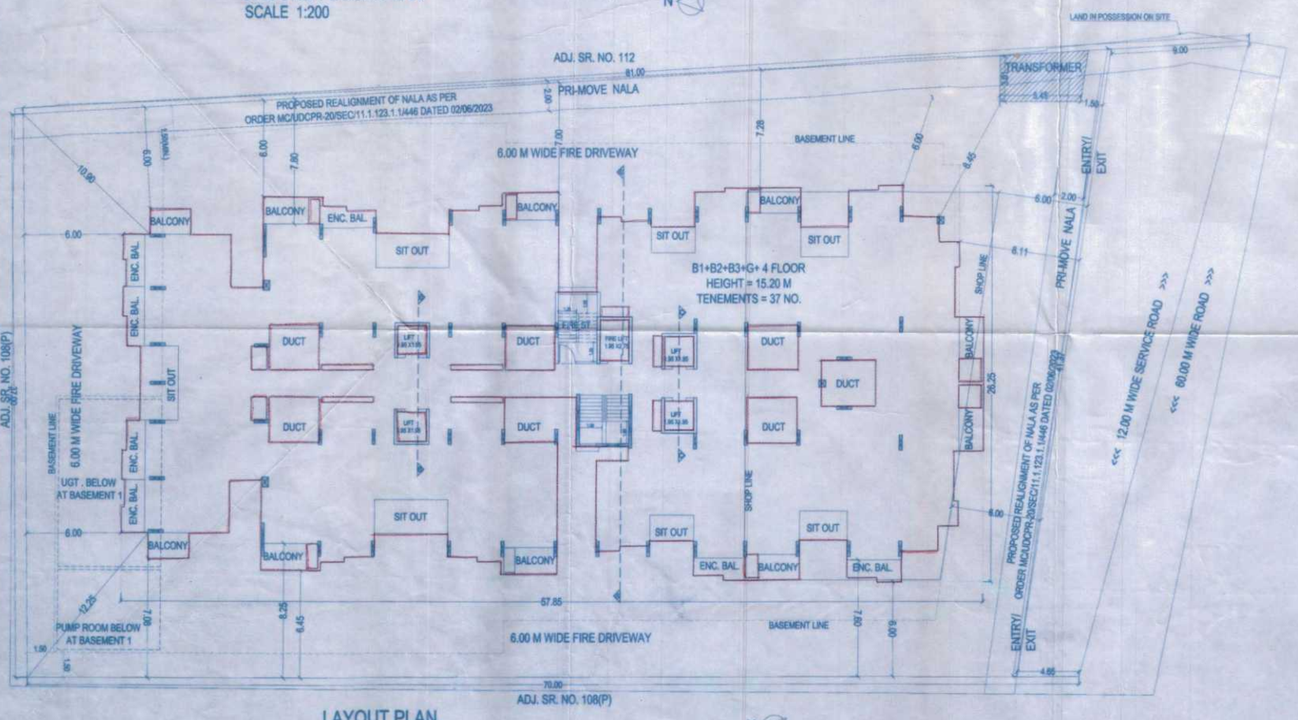


GROUND FLOOR COMMERCIAL AREA KEY PLAN
SCALE 1:200

BUILT-UP AREA STATEMENT OF GROUND FLOOR PLAN (RESIDENTIAL)								
AREA OF BLOCK (ABCD)	25.00	X	25.70	X	1.00	=	642.50	
STANDARD DEDUCTIONS-								
1.	5.25	X	5.500	X	1	=	28.875	
2.	6.95	X	10.850	X	1	=	75.408	
3.	3.05	X	6.600	X	1	=	20.130	
4.	2.15	X	8.250	X	1	=	17.738	
5.	2.00	X	11.400	X	1	=	22.800	
6.	5.60	X	9.400	X	1	=	52.640	
7.	0.90	X	12.550	X	1	=	11.295	
8.	2.35	X	9.900	X	1	=	23.265	
9.	4.35	X	9.700	X	1	=	42.195	
10.	2.00	X	2.200	X	1	=	4.400	
11.	3.70	X	8.800	X	1	=	32.560	
12.	9.80	X	9.925	X	1	=	97.265	
13.	2.35	X	8.950	X	1	=	21.033	
14	16.90	X	1.425	X	1	=	24.083	
						=	473.69	
LIFT DEDUCTION								
L1	1.95	X	1.95	X	4.00	=	15.21	
FIRE LIFT DEDUCTION								
FL1	1.95	X	2.75	X	1	=	5.36	
TOTAL DEDUCTION							494.26	
NET AREA							148.24	

BUILT-UP AREA STATEMENT OF GROUND FLOOR PLAN (COMMERCIAL)							
AREA OF BLOCK (ABCD)	16.95	X	25.70	X	1.00	=	435.82
STANDARD DEDUCTIONS-							
1.	25.70	X	3.800	X	0.50	=	48.830
TOTAL DEDUCTION							48.83
NET AREA							386.79

TOTAL PARKING CALCULATION RESIDENTIAL & COMMERCIAL			
PARKING REQUIRED	AREA OR TENEMENT	PARKING REQUIRED	
		CARS	SCOOTERS
COMMERCIAL (SHOPS) FOR EVERY 100.00 SQ.M. CARPET AREA (2 - 6)	414.57	8	25
FOR EVERY TENEMENTS HAVING CARPET AREA EQUAL TO OR ABOVE 80 SQ.M. BUT LESS THAN 150 SQ.M. (1 - 1)	14	14	14
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)	23	12	23
ADD VISITORS PARKING 5% (ONLY RESIDENTIAL)		5	3
TOTAL	37	38	65
PARKING PROVIDED		45	66



LAYOUT PLAN
SCALE 1:200

ROAD WIDENING AREA CALCULATION								
1	0.50	X	42.67	X	8.59	=	183.27	
2	0.50	X	41.37	X	4.59	=	94.94	
TOTAL						=	278.21	

ROAD WIDENING AREA CALCULATION
SCALE 1:400

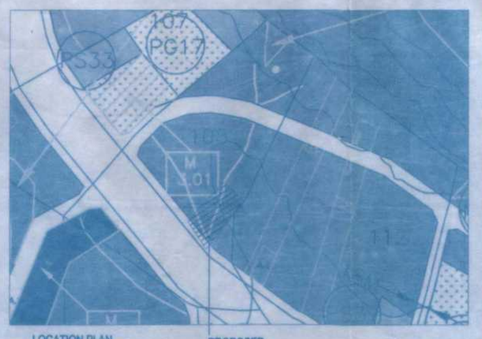
F.S.I. AREA STATEMENT (RESIDENTIAL)					
FLOOR	PROPOSED FSI INCLUDING ANCILLARY	LIFT AREA	FIRE LIFT AREA	REFUGE AREA	NOS. OF TENEMENTS
BASEMENT 1	0.00				0
BASEMENT 2	0.00				0
BASEMENT 3	0.00				0
GROUND FLOOR	148.24				0
1ST FLOOR	873.47				8
2ND FLOOR	1111.08	15.21	5.36		10
3RD FLOOR	1111.08				10
4TH FLOOR	1028.00				9
TOTAL	4271.87	15.21	5.36	0	37

F.S.I. AREA STATEMENT (COMMERCIAL)					
FLOOR	PROPOSED FSI INCLUDING ANCILLARY	LIFT AREA	FIRE LIFT AREA	REFUGE AREA	NOS. OF TENEMENTS
GROUND FLOOR	386.79				0
1ST FLOOR (MEZZANINE)	193.400	0	0		0
TOTAL	580.19	0	0	0	0

F.S.I. AREA STATEMENT (TOTAL)					
FLOOR	PROPOSED FSI INCLUDING ANCILLARY	LIFT AREA	FIRE LIFT AREA	REFUGE AREA	NOS. OF TENEMENTS
COMMERCIAL	580.19				0
RESIDENTIAL	4271.87	15.21	5.36	49.10	37
TOTAL	4852.06	15.21	5.36	49.10	37

LEGEND

PLOT LINES	THICK BLACK
EXISTING STREET	GREEN
FUTURE STREET, IF ANY	GREEN DOTTED
PERMISSIBLE BUILDING LINES	THICK DOTTED BLACK
EXISTING WORK	BLACK (OUTLINE)
WORK PROPOSED TO BE DEMOLISHED	YELLOW HATCHED
PROPOSED WORK	RED FILLED IN
DRAINAGE &SEWERAGE WORK	RED DOTTED
WATER SUPPLY WORK	BLACK DOTTED THIN
DEVIATIONS	RED HATCHED



LOCATION PLAN

PROPOSED PLOT

01/04

STAMP OF APPROVAL

नविन निवासी + व्यावसायी

APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT CERTIFICATE NO CC/0926/23
DATE 25/07/2023

Building Inspector Deputy Engineer
Building Development Department

PUNE MUNICIPAL CORPORATION BUILDING DEVELOPMENT DEPARTMENT APPROVED PUNE

SR. NO.	AREA STATEMENT WARJE SR. NO 108	SQM
1	AREA OF PLOT (MINIMUM AREA OF A, B, C TO BE CONSIDERED)	3000.00
	(a) AS PER OWNERSHIP DOCUMENT (7/12, CTS EXTRACT)	3000.00
	(b) AS PER MEASUREMENT SHEET	3022.40
	(c) AS PER SITE	3310.32
	(d) MINIMUM AREA TO BE CONSIDERED	3000.00
2	DEDUCTIONS FOR	
	(A) PROPOSED D.P./ D.P. ROAD WIDENING AREA/SERVICE ROAD / HIGHWAY WIDENING	278.21
	(b) PROPOSED REALIGNMENT OF NALA (225 SQ.M.)	0
3	BALANCE AREA OF PLOT (1-2A)	2721.7900
4	AMENITY SPACE (IF APPLICABLE)	
	(a) REQUIRED -	0
	(b) ADJUSTMENT OF 2(b), IF ANY -	0
	(c) BALANCE PROPOSED	0.00
5	NET PLOT AREA (3-4 (c))	2721.79
6	RECREATIONAL OPEN SPACE (IF APPLICABLE)	
	(a) REQUIRED -	272.18
	(b) PROPOSED - (10% PREMIUM OF RR ON TOTAL PLOT)	0
7	INTERNAL ROAD AREA	*
8	PLOTABLE AREA (IF APPLICABLE)	0.00
9	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (SR.NO.5X1.10)	2993.97
10	ADDITION OF FSI ON PAYMENT OF PREMIUM	-
	(a) MAXIMUM PERMISSIBLE PREMIUM FSI - BASED ON ROAD WIDTH / TOD ZONE. (SR.NO.11) X 0.50)	0.00
	(b) PROPOSED FSI ON PAYMENT OF PREMIUM (SR.NO.1X0.50)	0.00
	(C) TOTAL (10a+10b)	
11	IN-SITU FSI / TDR LOADING	
	(a) AREA AGAINST D.P.ROAD (2.0XSR.NO.2 (a)),IF ANY	0
	(b) AREA AGAINST AMENITY SPACE IF HANDED OVER (2.00 SR. NO. 4 (b)),	
	(C)TDR AREA ((SR.NO.1) X 1.40)	0.00
	(d) TOTAL IN-SITU / TDR LOADING PROPOSED (11(a)+(b)+(c))	0.00
12	ADDITIONAL FSI AREA UNDER CHAPTER NO. 7	
13	TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	
	(a) (9 + 10(c)+11(d)) OR 12 WHICHEVER IS APPLICABLE	2993.97
	(a1) DEDUCTION :- BUILTUP AREA(FSI)UTILIZED AREI(FSI TO BE RETAINED AS PER OLD DC RULE	0
	(a2) BALANCE ENTITLEMENT FOR ANCILLARY AREA (a-a1)	2993.97
	(b1) ANCILLARY AREA FSI UPTO 60% ON RESIDENTIAL FSI WITH PAYMENT OF CHARGES. (2993.97-322.33) X 60%	1602.98
	(b2) ANCILLARY AREA FSI UPTO 80% ON COMMERCIAL FSI WITH PAYMENT OF CHARGES (322.33) X 80%	257.86
	(c) TOTAL ENTITLEMENT (13+13b)INCLUDING EXISTING FSI MAXIMUM UTILIZATION LIMIT OF F.S.I. (BUILDING POTENTIAL)	4854.82
14	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	4854.816
15	TOTAL BUILT-UP AREA IN PROPOSAL (EXCLUDING AREA AT SR.NO.17b)	4852.06
	(a) EXISTING BUILT-UP AREA (AS PER OLD RULE)	0
	i) COMPLETED	
	ii) RESIDENTIAL	
	iii) COMMERCIAL	
	(b) PROPOSED BUILT-UP AREA (AS PER 'P-LINE')	4852.06
	i) RESIDENTIAL BUILT-UP AREA	4271.87
	ii) COMMERCIAL BUILT-UP AREA	580.19
	(iii) TOTAL (A+B)	4852.06
16	F.S.I. CONSUMED (15/13)	0.9993
17	AREA FOR INCLUSIVE HOUSING (IF ANY)	0
	(a) REQUIRED (20% OF SR. NO. 9)	-
	(b) PROPOSED	-

CERTIFICATE OF AREA:

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

SIGN OF ARCHITECT

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.

SHUBH DEVELOPERS

PROJECT

PROPOSED AMALGAMATION AND RESIDENTIAL , COMMERCIAL BUILDING AT S.NO.108/1A/10,108/1A/11,108/1A/12 WARJE, PUNE.

NAME AND SIGNATURE OF OWNER

SHUBH DEVELOPERS THROUGH PARTNER

CRYSTAL V. BHIMANI

POOJAN M. BHIMANI

NAME AND SIGNATURE OF ARCHITECT

SAMEER VALIMBE
CA/92/14618

TELESIS
TELESIS
ARCHITECTS &INTERIOR DESIGNERS
10 JAYMALA APPT., BHONDE COLONY, NR. OLD SUBHASH CTR., SHIVAJINAGAR, PUNE-411 005.

NORTH	SCALE 1:200	SHEET NO.
N	DEALT BY-JAYSHRI	01/04
	CHK BY:- SK	
	DATE 03/05/2023	

SUBJECT TO APPROVAL FROM COMPETENT AUTHORITY