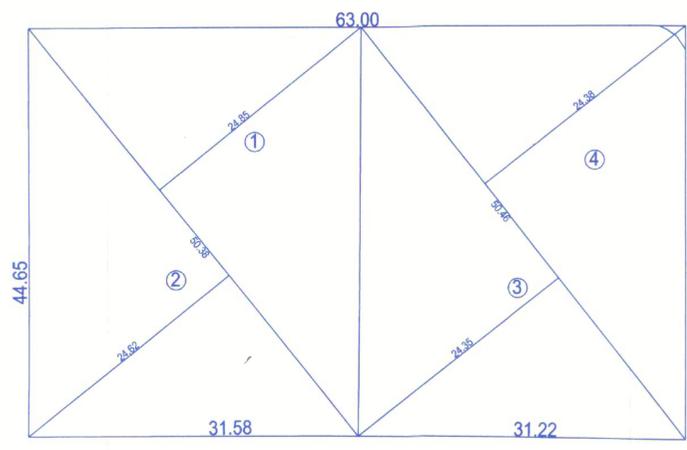
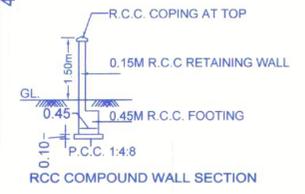


New Res + comm Dt. 29/06/2023  
 APPROVED SUBJECT TO CONDITION  
 APPROVED UNDER COMMENCEMENT  
 CERTIFICATE NO. CS/0741/23  
 Building Inspector Deputy Engineer



**PLOT AREA FOR TRIANGULATION METHOD**

1) 0.5 X 50.38 X 24.85	=	625.97	SQ.M
2) 0.5 X 50.38 X 24.62	=	620.17	SQ.M
3) 0.5 X 50.46 X 24.35	=	614.35	SQ.M
4) 0.5 X 50.46 X 24.38	=	615.10	SQ.M
<b>TOTAL</b>		<b>2475.59</b>	<b>SQ.M</b>



**PARKING AREA CALCULATION**

PARKING PROPOSED RESIDENTIAL		CAR	SCOOTER
40.00 TO 80.00 SQ.M	FOR (2 TENE) 24 no's	01	02
REQUIRED		12	24
PROPOSED		12	24
TOTAL		24	48

80.00 TO 150.00 SQ.M		CAR	SCOOTER
FOR (1 TENE) 24 no's		01	01
REQUIRED		24	24
PROPOSED		24	24
TOTAL		48	72

FOR SHOP		CAR	SCOOTER
FOR 100 SQ MT		02	05
REQUIRED		02	05
PROPOSED		02	05
TOTAL		04	10

20% EXTRA		CAR	SCOOTER
NET TOTAL		08	12
NET TOTAL		48	68

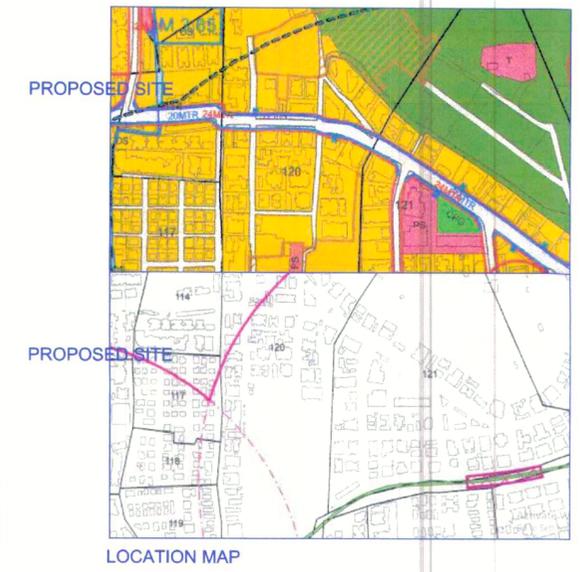
PARINK AREA	12.5X48	2X68
PARINK AREA	600.00	136.00
PARINK AREA	736.00	SQ MT

**AREA STATEMENT:**

TYPE OF BLDG	HT. OF BLDG.	UP.GR. FL	1ST FL	2ND FL	3RD FL	4TH FL	5TH FL	6TH FL	TOTAL
WING A & B	21.60	79.30	871.73	871.73	871.73	871.73	871.73	871.73	5309.68

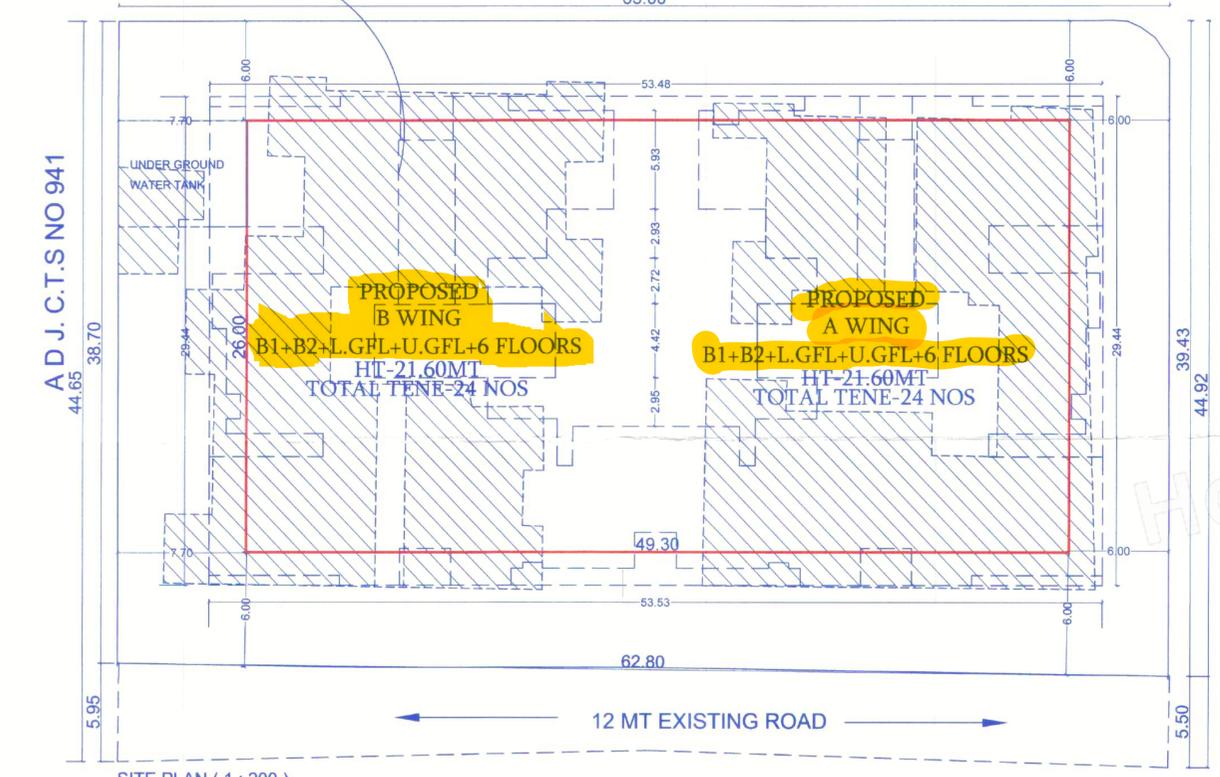
**WATER AREA CALCULATION**

COMM AREA	79.30 X 45	=	1189.50 LTR
O/H TANK CAPACITY		=	SAY 1200.00 LTR
RESI. AREA	TENE X 5 X 135	=	32400.00 LTR.
O/H TANK CAPACITY	48 X 5 X 135	=	32400.00 LTR.
TOTAL		=	36400.00 LTR.
TOTAL(SAY)	1.50 TIMES X 37600.00 LTR	=	56400.00 LTR.
U.G. TANK CAPACITY		=	56400.00 LTR.



EXISTING TO BE DEMOLISH

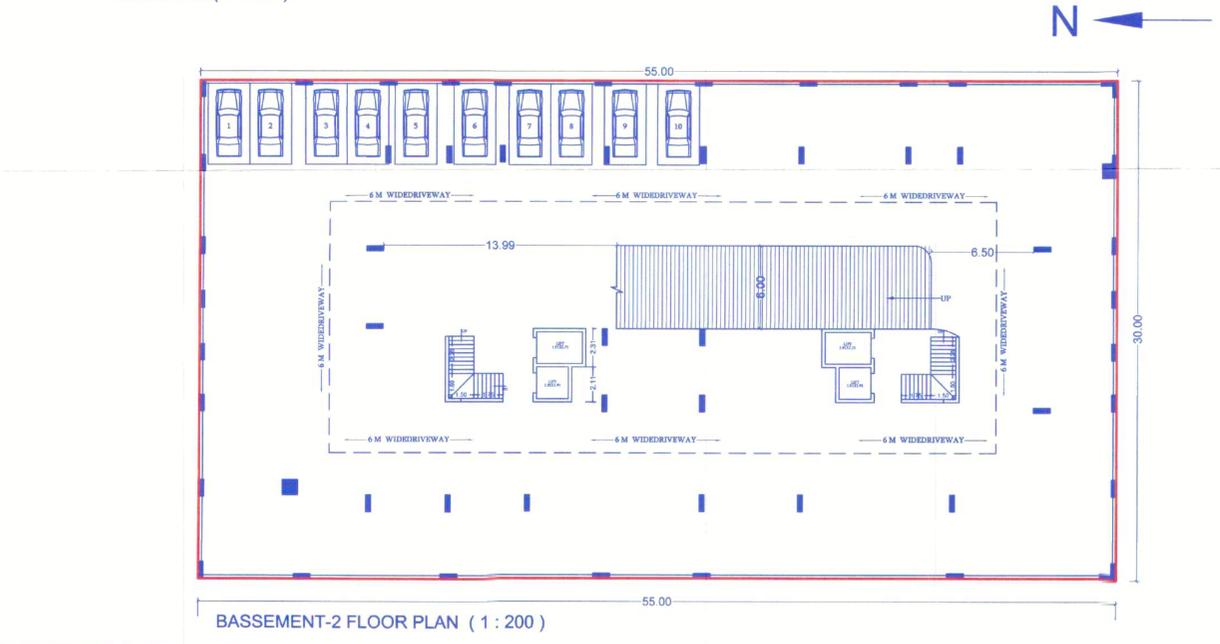
ADJ. ROAD



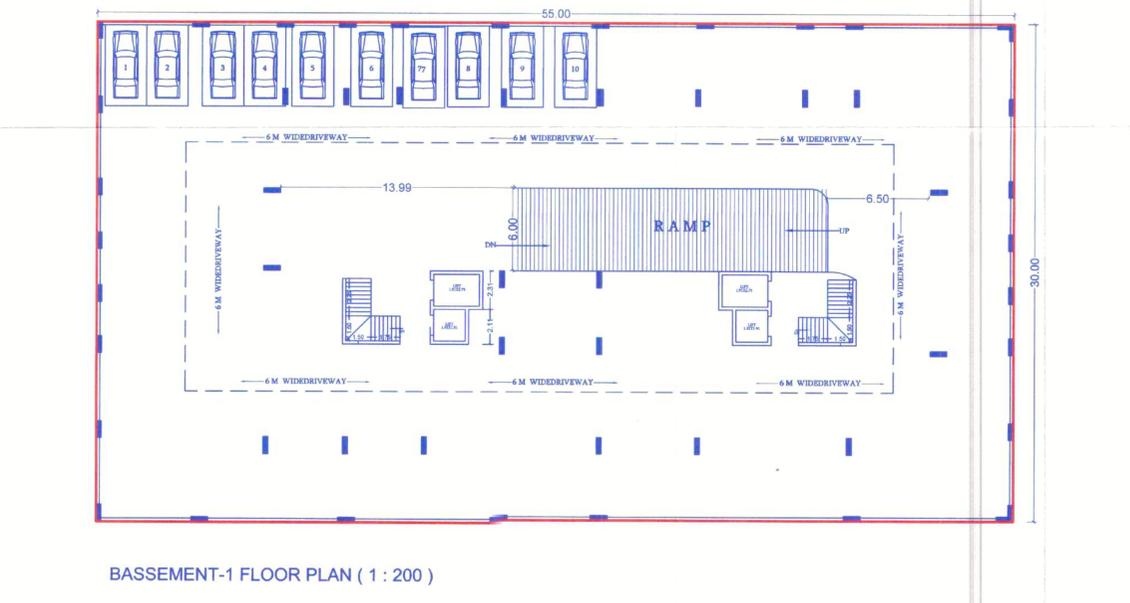
WING 'A'	FLAT NO	CARPET AREA SQ.MT
	101,201,301,401,501,601	59.95
	103,203,303,403,503,603	58.50
	104,204,304,404,504,604	88.36
	105,205,305,405,505,605	105.12

WING 'B'	FLAT NO	CARPET AREA SQ.MT
	101,201,301,401,501,601	59.95
	103,203,303,403,503,603	58.50
	104,204,304,404,504,604	88.36
	105,205,305,405,505,605	105.12



LOWER GROUND FLOOR PLAN (1:200)



BASSEMENT-1 FLOOR PLAN (1:200)

AREA STATEMENT	SQ.M
1 AREA OF PLOT (MINIMUM AREA OF A,B & C)	2393.30
A AREA AS PER OWNERSHIP DOCUMENT (7/12)	2393.30
B AREA AS PER MEASUREMENT (DEMARICATION)	2475.59
C AREA AS PER SITE	2393.30
2 DEDUCTION FOR	
A 9.00m WIDE D.P. ROAD	
(TOTAL A+B)	
3 BALANCE AREA OF PLOT (1-2)	2393.30
4 AMENITY SPACE	
A REQUIRED	
B ADJUSTMENT OF 2(B), IF ANY	
C PROPOSED	
5 NET PLOT AREA (3-4C)	2393.30
6 RECREATIONAL OPEN SPACE	
A REQUIRED	
B PROPOSED	
7 INTERNAL ROAD AREA	
8 PLOTABLE AREA (IF APPLICABLE)	2393.30
9 BUILT UP AREA WITH REFERENCE TO BASIC FSI AS PER FRONT ROAD WIDTH (2393.30 X 1.10)	2632.63
10 ADDITIONAL FSI ON PEMENT OF PREMIUM	
A PERMISSIBLE PAID F.S.I. (2393.30 X 0.50)	
B PROPOSED FSI ON PAYMENT ON PREMIUM	
11 IN-SETU FSI/TDR LOADING	
A IN-SETU AREA AGAINST D.P. ROAD	
B IN-SETU AREA AGAINST AMENITY SPACE (2.0 X SR.NO 4(B) & (C))	
C PERMISSIBLE T.D.R.(2393.30 X 0.65)	
D TOTAL IN-SETU/TDR LOADING PROPOSED (11A+B+C)	
E REDEVELOPMENT INCENTIVE FSI (30%)	837.42
12 ADDITIONAL FSI AREA UNDER CHAPTER NO. 7	
13 PERMISSIBLE F.S.I. (9+10B+11A)	3470.05
14 PROPOSED F.S.I.	
15 BALANCE F.S.I.	
16 TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	
A (9+10(B)+11(D)) OR WHICHEVER IS APPLICABLE	3470.05
B PERMISSIBLE ANCILLARY AREA FSI UPTO (79.30 X 1.8) = 44.05 X 80% = 35.24 (3470.05-44.05) = 3426.00 X 60% = 2055.60	2090.84
C PROPOSED ANCILLARY AREA FSI	2090.84
17 MAXIMUM UTILIZATION LIMIT OF FSI PERMISSIBLE AS PER ROAD WIDTH (as per regulation: 5.1 or 6.2 or 6.3 or 6.4 as applicable X 1.5 OR 1.8)	
18 TOTAL BUILT UP AREA IN PERMISSIBLE (excluding area 20b)	5560.89
A EXISTING BUILT UP AREA	
B PROPOSED BUILT UP AREA (as per p line)	5309.68
C TOTAL (a+b)	5309.68
19 FSI CONSUMED(15/13) (should not be more than serial no. 14 above)	
20 AREA FOR INCLUSIVE HOUSING, IF ANY	
A REQUIRED 20%	
B PROPOSED	

**BRIEF SPECIFICATIONS:**

- \* R.C.C. STRUCTURES WITH 6" THICK BLOCK MASONRY
- \* ALU WINDOW & T.W. FRAMED FLUSH DOOR
- \* SAND FACED PLASTER EXTERNALLY & INTERNALLY
- \* NEERU FINISHED PLASTER
- \* M.M. TILES FLOORING & GLAZED TILES IN TOILET

**SCHEDULE OF OPENINGS:**

W - 1.50 X 1.23 M	SD - 3.05 X 2.13 M	D1 - 0.91 X 2.13 M
W1 - 1.22 X 1.23 M	FD - 1.50 X 2.13 M	D2 - 0.76 X 2.13 M
W2 - 0.91 X 1.23 M	D - 1.07 X 2.13 M	SD - 1.22 X 2.13 M
V - 0.60 X 0.90 M		

**NOTE -**  
 1) THIS DRAWING IS BASED ON INFORMATION/DOCUMENTS PROVIDED BY OWNER. A.R.  
 2) THIS DRAWING IS COPYRIGHT OF DIRECTION NEXT DESIGN STUDIO & THIS DRAWING SHOULD NOT BE COPIED OR USED WITHOUT PRIOR PERMISSION OF ARCHITECT.  
 (DIRECTION NEXT DESIGN STUDIO)

**LEGEND**

* PLOT BOUNDARY	THICK BLACK	* WATER LINE	RED DOTTED
* PROPOSED WORK	RED SHADDED	* DRAINAGE LINE	THIN BLACK DOTTED
* ROAD WIDENING	GREEN DOTTED	* EXISTING STRUCTURE	YELLOW HATCHED
		* TO BE DEMOLISHED	

**CERTIFICATE OF PROPERTY**  
 CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON AND THE DOCUMENTS OF SITE ETC. OF PLOT STATED ON PLAN AREA AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH AREA STATED IN DOCUMENTS T.P. SCHEME RECORDS

**PROPOSED COMMERCIAL & RESIDENTIAL BUILDING ON S.NO. 120, PLOT 49 & 50 CTS NO 942 & 943, KOTHRUD, HAVELI, PUNE**

M/S. YOUNGANDEHA CO-OP HSG SOCIETY LTD. AMANULLA S. INAMDAR

SIGNATURE OF OWNER SIGNATURE OF ARCHITECT

ARCHITECT'S **Direction Next** Design Studio (CA/2008/42374)  
 Office No. 17, Gulistan Building, 2390-B, K.B. Hidayatullah Road, New Modikhana, Pune-411001  
 (M) - 09657009789

DRG	SCALE	DATE	CHECKED BY:	DEALT	JOB NO.
MD	1:100	06/06/2023	SHRIF	SOHAIB	