

BUILDING WISE F.S.I. STATEMENT

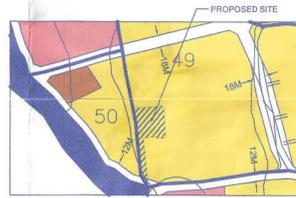
FLOOR	COMMERCIAL AREA	RESIDENTIAL AREA	LIFT	BASIC F.S.I. PERMISSIBLE	ANCILLARY ON BASIC F.S.I.	PROPOSED ANCILLARY F.S.I.	TOTAL F.S.I. PERMISSIBLE	TOTAL PROPOSED F.S.I.
GROUND	0.00	0.00						
FIRST	0.00	644.73						
SECOND	0.00	644.73	4.54 + 5.24	2621.51 X 1.10	2883.66 X 0.60	0.00	2883.66 + 0.00	0.00 + 2578.92
THIRD	0.00	644.73						
FOURTH	0.00	644.73						
TOTAL	0.00	2578.92	9.78	2883.66	1730.20	0.00	2883.66	2578.92

SPECIFICATION :

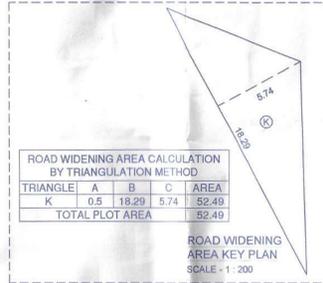
R.C.C. FRAMED STRUCTURE
0.15 M THK. BK. WORK INT. & EXT.
M.M. TILES FOR FLOORING
INT. PLASTER NEERU FINISHED.
EXT. PLASTER SAND FINISHED.
M.S. FRAMED DOORS & WINDOWS.
P.V.C. PIPE WIRING.

OPENING SCHEDULE: (BUILDING)

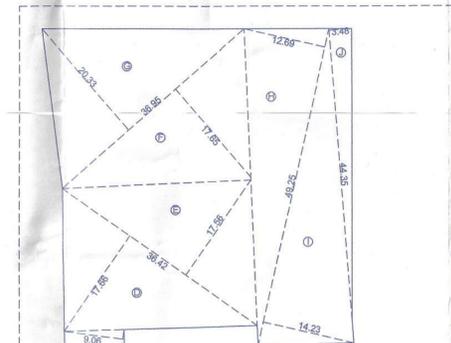
NAME	WIDTH	HEIGHT	NOS.
V	0.80	0.80	16
W	1.50	1.20	28



LOCATION MAP



ROAD WIDENING AREA KEY PLAN

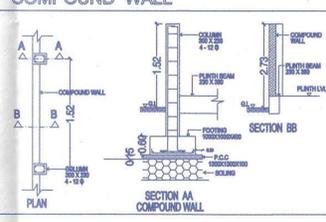


PLOT AREA KEY PLAN

PARKING CALCULATION

TYPE	CARPET AREA F.S.I. (M2)	TENEMENT (NOS)		CAR (NOS)		SCOOTER (NOS)	
		UNIT	PROP.	BY RULE	REQD.	BY RULE	REQD.
RESIDENTIAL	0-30	2	0	0	0	4	0
RESIDENTIAL	30-40	2	20	1	10	2	20
RESIDENTIAL	40-80	2	16	1	8	5	40
RESIDENTIAL	80-150	1	1	1	0	3	0
RESIDENTIAL	>150	1	0	2	0	3	0
COMMERCIAL	0-40	1	0	2	0	3	0
VISITOR				5%(CAR)		5%(CAR)	
TOTAL	REQUIRED				19		63
TOTAL	PROPOSED				29		63

COMPOUND WALL



WATER REQUIRED FOR RESIDENTIAL -

5 PERSON/TENEMENT
= 5 X 36 TEN = 180 PERSON 135 LTS/HEAD/DAY
= 180 X 135 = 24300.00 LTR. SAY 25000.00 LTR
O.H WATER TANK = 25000.00 LTR.
U.G WATER TANK = 25000.00 X 1.50 = 37500.00 LTR

OPEN SPACE AREA KEY PLAN



OPEN SPACE AREA KEY PLAN

OPEN SPACE AREA CALCULATION BY TRIANGULATION METHOD

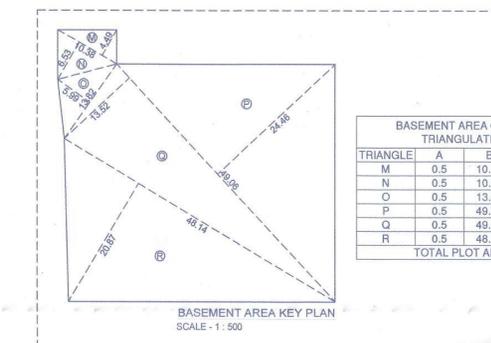
TRIANGLE	A	B	C	D	AREA
L	0.5	31.30	8.48	2.00	265.42
TOTAL PLOT AREA					265.42

ROAD WIDENING AREA CALCULATION BY TRIANGULATION METHOD

TRIANGLE	A	B	C	AREA
K	0.5	18.29	5.74	52.49
TOTAL PLOT AREA				52.49

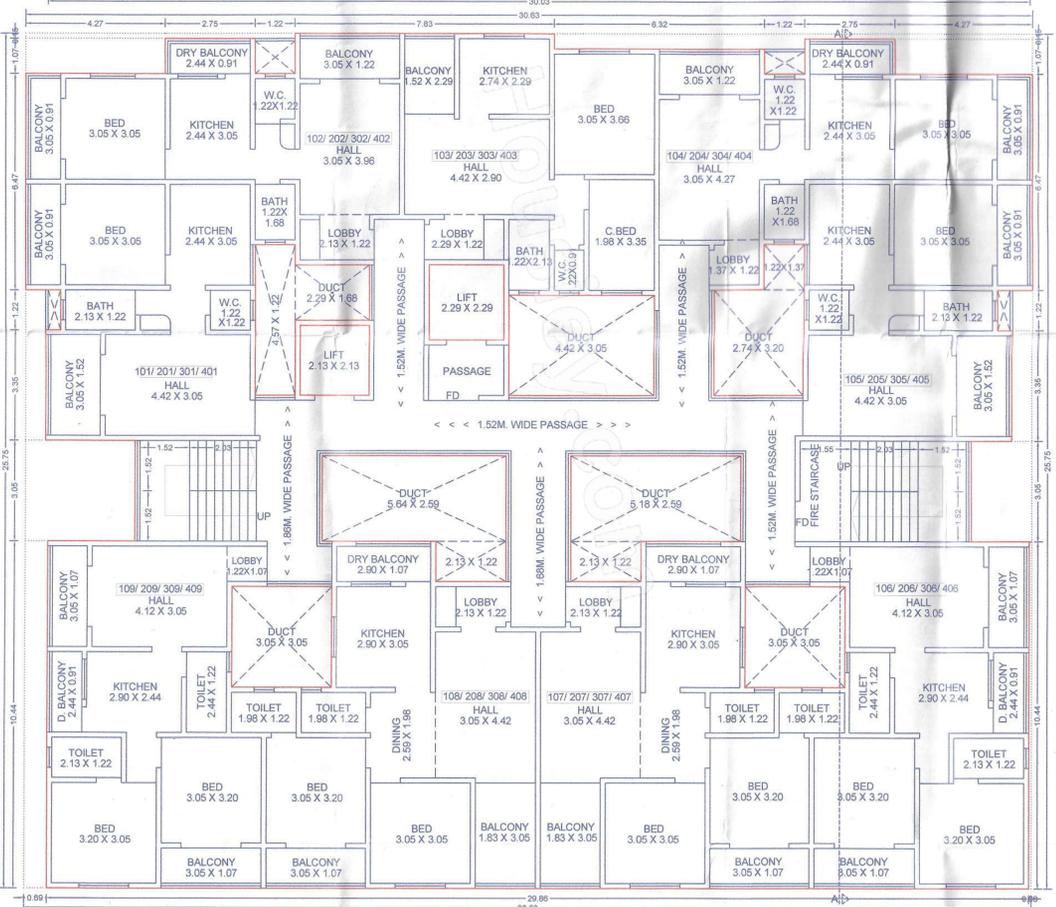
PLOT AREA CALCULATION BY TRIANGULATION METHOD

TRIANGLE	A	B	C	AREA
A	0.5	20.74	9.20	95.40
B	0.5	57.84	9.08	262.59
C	0.5	57.84	9.06	262.02
D	0.5	36.42	17.66	321.59
E	0.5	36.42	17.56	319.77
F	0.5	36.95	17.65	326.08
G	0.5	36.95	20.33	375.60
H	0.5	49.25	12.69	312.49
I	0.5	49.25	14.23	350.41
J	0.5	44.35	3.48	77.17
TOTAL PLOT AREA				2703.12

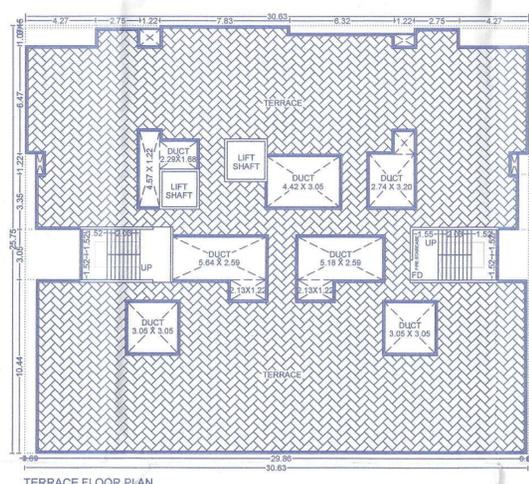


BASEMENT AREA CALCULATION BY TRIANGULATION METHOD

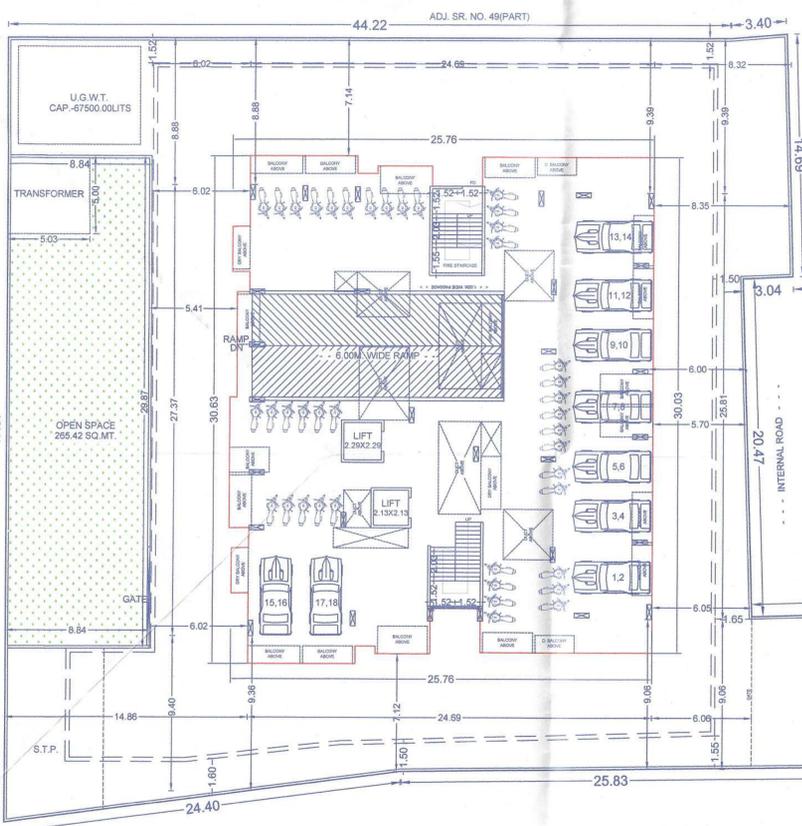
TRIANGLE	A	B	C	AREA
M	0.5	10.38	4.49	23.30
N	0.5	10.38	6.53	33.89
O	0.5	13.82	5.99	41.39
P	0.5	49.06	24.46	600.00
Q	0.5	49.06	13.62	331.65
R	0.5	48.14	20.87	502.34
TOTAL PLOT AREA				1,532.58



TYPICAL 1ST TO 4TH FLOOR PLAN



TERRACE FLOOR PLAN



PARKING LAYOUT PLAN SCALE - 1:500

STAMP OF APPROVAL 1/2

New Residential Dt-31/03/2023
APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO. CC/3633/22

MUNICIPAL CORPORATION PUNE
APPROVED

Building Inspector Deputy Engineer
(Jr. Engg./Sect. Engrg.)
BUILDING PERMISION DEPT.
ZONE-2, P.M.C.

BUILDING PERMISSION

AREA STATEMENT	SQ.M.
1. AREA OF PLOT (Minimum area of a, b, c to be considered)	2674.00
a) As per ownership document (7/12_CTS)	2674.00
b) As per measurement sheet	---
c) As per site	2703.12
2. Deductions for	
a) Proposed D.P / D.P. Road widening Area / Internal Road Service Road / Highway widening	52.49
b) any D.P. Reservation area	---
(Total a+b)	52.49
3. Balance area of plot (1-2)	2621.51
4. Amenity Space (If applicable)	---
a) Required	---
b) Adjustment of 2 (b) , if any -	---
c) Balance Proposed	312.49
5. Net Plot Area (3-4 (c))	2621.51
6. Recreational Open space (if applicable)	---
(a) Required - 2621.51 X 10%	262.15
(b) Proposed -	265.42
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.05 basic FSI) (1.10)	2883.86
10. Additional F.S.I. on payment of premium	---
(a) Maximum permissible premium FSI - based on road width / TOD Zone.	00.00
(b) Proposed FSI on payment of premium.	00.00
11. In-situ FSI/TDR loading	00.00
a) In-situ area against D.P road	00.00
b) In-situ area against Amenity Space if handed over	00.00
c) TDR area	00.00
d) Total In-situ/ TDR loading Proposed ((11a)+(b)+(c))	00.00
12. Additional FSI area under chapter No.7	00.00
13. Total entitlement of FSI in the proposal	00.00
a) ((9+10a)+(11(d)) or 12 whichever is applicable	2883.86
b) ancillary Area FSI upto 60% or 80% with payment of charges ((2883.66) x 0.60)	1730.20
c) Total entitlement (a+b)	4613.86
d) Proposed Ancillary	00.00
14. Maximum utilization limit of FSI (building potential) permissible area 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)	---
15. Total Built-up Area in proposal (excluding area at Sr.No.17 b)	2578.92
(a) Proposed Built-up Area (as per 'P-line') Commercial	00.00
(b) Proposed Built-up Area (as per 'P-line') Residential	2578.92
(c) Total (a+b)	2578.92
16. F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	00.89
17. Proposed Tenament	36

CERTIFICATE OF AREA

Certified that the plot under reference was surveyed by me on _____ 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.

Signature _____
(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.

Owner (s) name and signature: _____

LEGEND
PLOT BOUNDARY SHOWN BLACK
PROPOSED WORK SHOWN RED
DRAINAGE LINE SHOWN RED DOTTED
WATERLINE SHOWN BLACK DOTTED
EXISTING TO BE RETAINED HATCHED YELLOW
DEMOLITION SHOWN HATCHED YELLOW

OWNER'S NAME: M/s- DARSHEEL BUILDCON THROUGH PARTNERS MR.MAHENDRA LIPANE & OTHERS. OWNER'S SIGN: _____

PROJECT: Proposed Residential Building
SURVEY NO:- 48

HISSA NO:- 16
PLOT NO: _____ SOC. NAME: PETH- AMBEGAON BK.
FINAL PLOT NO: _____

ARCHITECT:- RUSHIKESH GORAKH ZAGADE ARCHITECT'S SIGN: _____
S.no.36/18 D Shivlila Apartment, Sambhaji Nagar, Dhankawadi, Pune 43 LIC. NO- 1853

JOB NO.	DRG.NO.	SCALE	DRAWN BY	CHECKED BY
22-072	SD-04	1:100	RGZ	
INWARD NO.	DATE			
	28-03-2023			
KEY NO.	SHEET NO.			
	1/253			