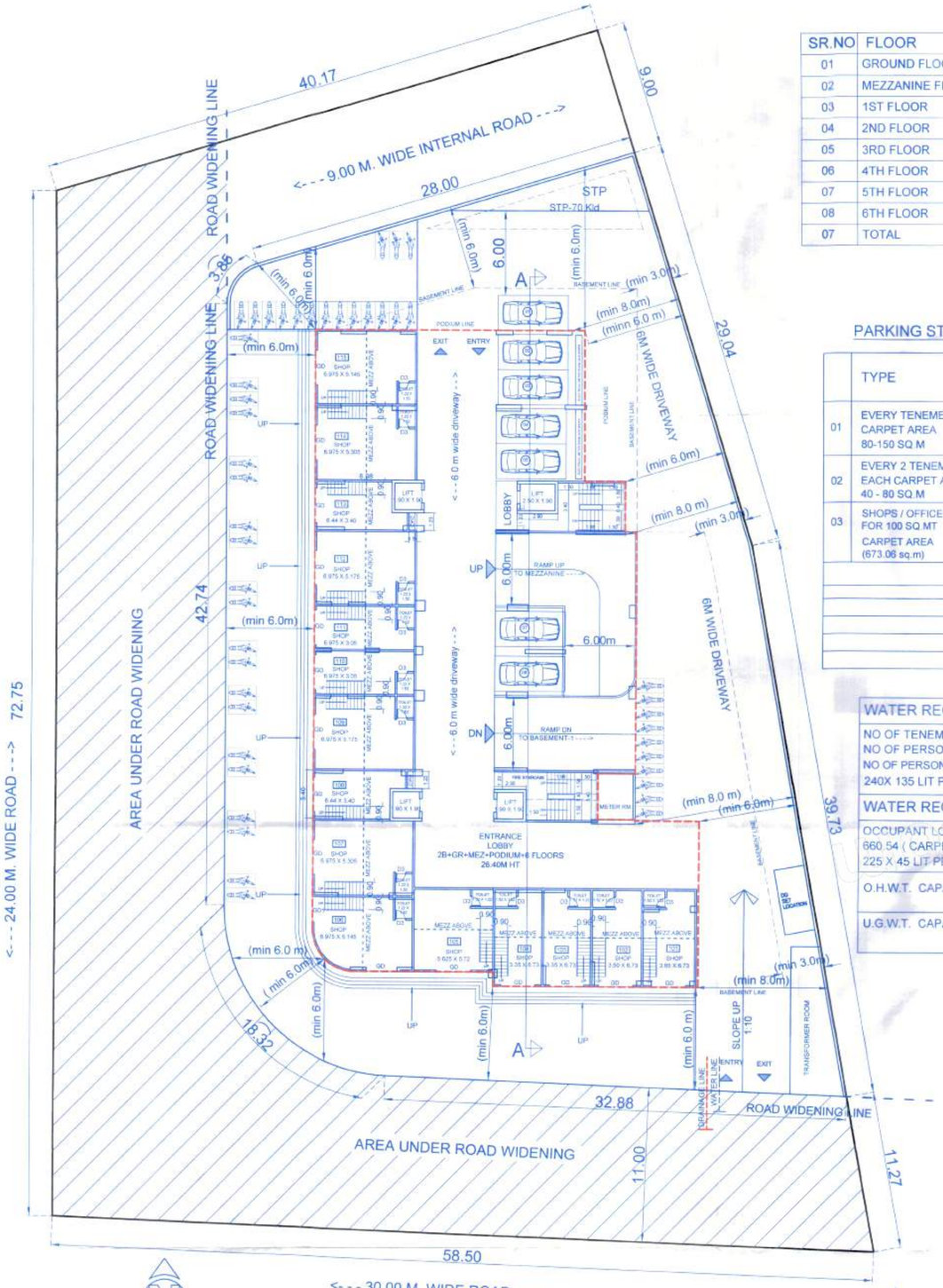


LAYOUT PLAN (SCALE 1:200)

F.S.I STATMENT

SR.NO	FLOOR	COMMERCIAL	RESIDENTIAL	TOTAL
01	GROUND FLOOR	454.71	-	936.12
02	MEZZANINE FLOOR	481.41	-	
03	1ST FLOOR	-	965.42	5770.81
04	2ND FLOOR	-	965.42	
05	3RD FLOOR	-	965.42	
06	4TH FLOOR	-	965.42	
07	5TH FLOOR	-	965.42	
08	6TH FLOOR	-	943.71	
07	TOTAL			6706.93

PARKING STATEMENT

	TYPE	UNITS	CAR	SCOOT.	REQUIRED CAR	REQUIRED SCOOT.	PROPOSED CAR	PROPOSED SCOOT.
01	EVERY TENEMENT HAVIN CARPET AREA 80-150 SQ.M	35	1	3	35	105	45	105
02	EVERY 2 TENEMENT HAVG EACH CARPET AREA 40 - 80 SQ.M	13	1	5	7	65	10	65
03	SHOPS / OFFICES FOR 100 SQ.MT CARPET AREA (673.06 sq.m)	14	2	6	28	84	30	84
	TOTAL PARKING				70	254	85	254
	VISITORS PARKING 5%				4	13	5	13
	TOTAL PARKING				74	267	90	267
	AREA PER UNIT				12.50	2.00	12.50	2.00
	PARKING AREA				925	534	1125	534
	TOTAL PARKING AREA				1459		1659	

WATER REQUIREMENT FOR RESIDENTIAL

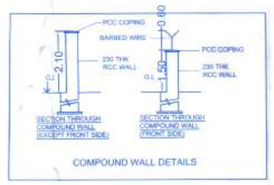
NO OF TENEMENTS = 4
NO OF PERSON FOR EACH TENEMENTS = 5
NO OF PERSONS = 48 X 5 = 240
240X 135 LIT PER PERSON = 32400 LIT

WATER REQUIREMENT FOR COMMERCIAL

OCCUPANT LOAD FOR COMMERCIAL AREA -
660.54 (CARPET AREA) /3 =220.18 SAY 225 NOS.
225 X 45 LIT PER PERSON = 10125 LITS

O.H.W.T. CAPACITY = 32400 +10125 + 40000 FIRE = 82,525LIT
= 82,525 LIT

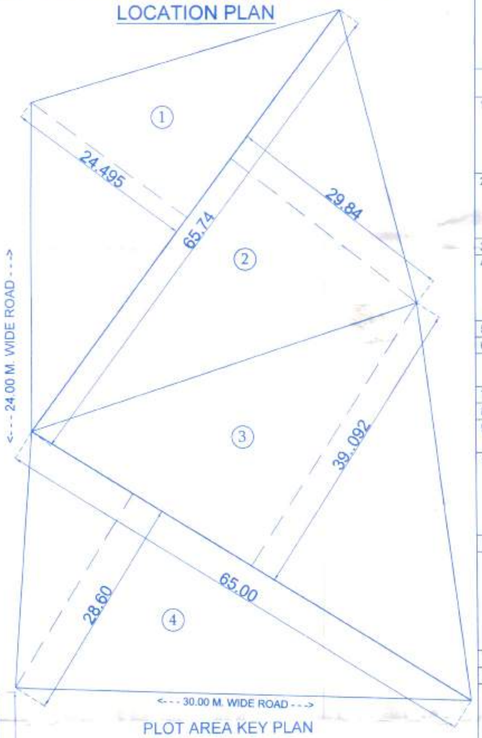
U.G.W.T. CAPACITY = 82,525 X 1.5 = 1,23,787.5 LIT
= 1,25,000 LIT



COMPOUND WALL DETAILS

SECTION THROUGH U.G.TANK

LOCATION PLAN



PLOT AREA KEY PLAN
SCALE 1:400

PLOT AREA CALCULATIONS

1) 65.74 X 24.495 X 0.5 = 805.16
2) 65.74 X 29.84 X 0.5 = 980.84
3) 65.00 X 39.092 X 0.5 = 1270.50
4) 65.00 X 28.60 X 0.5 = 929.50

TOTAL AREA = 3986.00 SQ.M

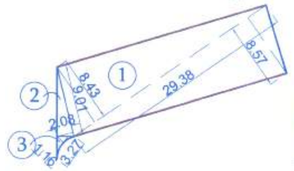
ROAD WIDENING AREA CALCULATION

1) (50.67+54.36) X 12.12 X 0.5 = 636.48
2) (10.46+10.62) X 25.60 X 0.5 = 269.84
3) (7.64+7.95) X 15.92 X 0.5 = 124.09
4) 4.63 X 8.43 X 0.5 = 19.53
5) (32.88+35.32) X 11.00 X 0.5 = 375.10

TOTAL = 1425.00 SQ.M

	AREA STATEMENT FOR MAXIMUM UTILIZATION LIMIT OF F.S.I. (BUILDING POTENTIAL)	
1	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (Sr.No.5X1.10) (2561.0X1.1)	2817.10
2	PROPOSED FSI ON PAYMENT OF PREMIUM (SUBJECT TO MAXIMUM OF 0.5 X SR.NO.5)(2561.0 X 0.5)	1280.50
3	TDR AREA (MAX 1.4 OF NET PLOT IS PERMISSIBLE) (1.40 X 2561.0)	3585.40
4	TOTAL (1.1BASIC F.S.I + 0.5 PREMIUM+1.4TDR)(1+2+3)	7683
5	ANCILLARY AREA FSI UPTO 80% FOR COMMERCIAL (936.12 X 0.8)	748.90
6	ANCILLARY AREA FSI UPTO 60% FOR RESIDENTIAL (7683.0-936.12 = 6746.88)(6746.88 x 0.6 = 4048.12)	4048.12
7	TOTAL MAXIMUM UTILIZATION LIMIT OF F.S.I. (BUILDING POTENTIAL)(4+5+6)	12480.02

ROAD WIDENING AREA KEY PLAN
SCALE 1:400

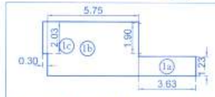


INTERNAL ROAD AREA CALCULATION

1) (8.43+8.57) X 29.38 X 0.5 = 249.73
2) 9.01 X 2.08 X 0.5 = 9.37
3) 1.16 X 3.27 X 0.5 = 1.89

TOTAL = 261.00 SQ.M

INTERNAL ROAD AREA KEY PLAN
SCALE 1:400



REFUGE AREA CALCULATION
1a) 3.63 x 1.23 = 4.46 SQ.M
1b) 5.75 x 3.40 = 19.55 SQ.M
1c) 0.30 x 2.03 = 0.61 SQ.M
TOTAL = 24.62 SQ.M

REFUGE AREA CALCULATION

REFUGE AREA REQUIRED
(15SQ.M OR 0.3 SQ.M/PERSON FOR OCCUPANTS OF 2 FLOORS)
TOTAL NO OF OCCUPANTS PER FLOOR = 8FLATS X 5
=40 NO
FOR 2 FLOORS = 40X2 = 80NO
REFUGE AREA REQUIRED = 80 X 0.3= 24 SQ.M
REFUGE AREA PROPOSED = 24.62 SQ.M

LEGEND	
1	PLOT BOUNDARY
2	BUILT UP AREA
3	DRAINAGE LINE
4	DRINKING WATER LINE

PROJECT	SHEET NO.
PROPOSED RESIDENTIAL+COMMERCIAL PROJECT AT SR.NO.58/7, PLOT NO.18, C.S.NO 1807/13, SR.NO.62/1, PLOT NO.1, C.S.NO 1696 MAUJE MUNDHWA, TAL.-HAVELI,DISTRICT-PUNE	1/5

STAMP OF APPROVAL

BUILDING CONTROL DEPARTMENT PUNE MUNICIPAL CORPORATION APPROVED PUNE

नविन मिळकती + व्यावसायिक दि. 28/10/22
APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT CERTIFICATE NO. ...

BUILDING INSPECTOR PUNE MUNICIPAL CORPORATION — DEPUTY ENGINEER PUNE MUNICIPAL CORPORATION

AREA STATEMENT

		PROPOSED AREA IN SQ.M.
1	AREA OF PLOT	
	(a) AS PER OWNERSHIP DOCUMENT (7/12,CTS)	3986.00
	(b) AS PER MEASUREMENT SHEET	3986.00
	(c) AS PER SITE	3986.00
	Minimum AREA OF a,b,c, to be considered	3986.00
2	DEDUCTIONS FOR	-
	(a) PROPOSED D.P./D.P.ROAD WIDENING	1425.00
	(b) ANY D.P.RESERVATION AREA	0.00
	TOTAL (A+B)	1425.00
3	BALANCE AREA OF PLOT (1-2) (3986.0-1425.0)	2561.00
4	AMENITY SPACE (IF APPLICABLE)	-
	(a) REQUIRED	-
	(b) ADJUSTMENT OF 2(B), IF ANY	-
	(c) BALANCE PROPOSED	-
5	NET PLOT AREA (3-4 (C))	2561.00
6	RECREATIONAL OPEN SPACE (IF APPLICABLE)	-
	(a) REQUIRED(10% OF SR.NO 3)	-
	(b) PROPOSED	-
7	INTERNAL ROAD AREA	261.00
8	PLOTABLE AREA (IF APPLICABLE)	-
9	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (Sr.No.5X1.10) (2561.0X1.1)	2817.10
10	ADDITION OF FSI ON PAYMENT OF PREMIUM	
	(a)MAXIMUM PERMISSIBLE PREMIUM FSI - BASED ON ROAD WIDTH / TOD ZONE.	-
	(b) PROPOSED FSI ON PAYMENT OF PREMIUM (SUBJECT TO MAXIMUM OF 0.5 X SR.NO.5)(2561.0 X 0.5)	1280.50
11	IN-SITU FSI / TDR LOADING	-
	(a)IN-SITU AREA AGAINST D.P. ROAD [2.0 X SR. NO. 2 (A)] IF ANY (2.0 X 1425.0) =2850.00	-
	(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 (MAX 1.4 OF NET PLOT IS PERMISSIBLE) (1.40 X 2561.0) =3585.40	-
	(d)TDR AREA DEDUCTING IN-SITU (11c-11a) (3585.40-2850.0) =735.40	-
	(e) TOTAL IN-SITU / TDR LOADING PROPOSED (11 (a)+(b)+(d))	-
12	ADDITIONAL FSI AREA UNDER CHAPTER NO. 7	-
13	TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	
	(a) [(9+10(b)] or 12 WHICHEVER IS APPLICABLE. (2817.10+1280.50)	4097.6
	(1b) ANCILLARY AREA FSI UPTO 80% FOR COMMERCIAL (936.12 X 0.8)	748.90
	(2b) ANCILLARY AREA FSI UPTO 60% FOR RESIDENTIAL[(a-1b) x 0.6] (4097.6-936.12 =3161.48)(3161.48 x 0.6 = 1896.89)	1896.88
	(3b) TOTAL ANCILLARY AREA (748.89+1896.88)	2645.78
	(c) TOTAL ENTITLEMENT (2817.1+1280.5+1896.88+748.90)	6743.38
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] 12480.02	
15	TOTAL BUP AREA IN PROPOSAL (excluding area at Sr.No.17 b)	
	(a) EXISTING BUILT-UP AREA.	-
	(b) PROPOSED BUILT-UP AREA (as per 'P-line')	6706.93
	(c) TOTAL (A+B)	6706.93
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 2817.10 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.
3585.40

(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.
M/S YASHCON SHELTER
1. MR. PUNIT SHRIPAD OSWAL
2. MR. VISHAL KANTILAL OSWAL

NAME ADDRESS & SIGN OF ARCHITECT

ISIONEERS design studio
AR. SHILPA SHIVAJIRAO YADAV
CA/2010/49838
VENKATESH GRAFFITI
1st BUILDING, FLAT NO 302,
KESHAV NAGAR,
MUNDHWA, 411036
SIGNATURE

DESIGN ARCHITECT:
CUBIX ARCHITECTS
OFFICE NO. 1 AND 2, ARISTOCRAT I, OPP. BEVERLY HILLS HOTEL, NEAR MAGNUS CLUB, LULLA NAGAR, BANER ROAD, PUNE. E-MAIL - cubixarchitects@gmail.com CONTACT NO - 7757945997, 7757945997

JOB NO.	DRAWING NO.	DATE	SCALE	DRAWN BY	CHECKED BY
06	01	24.04.2021	1:200	SS	RD