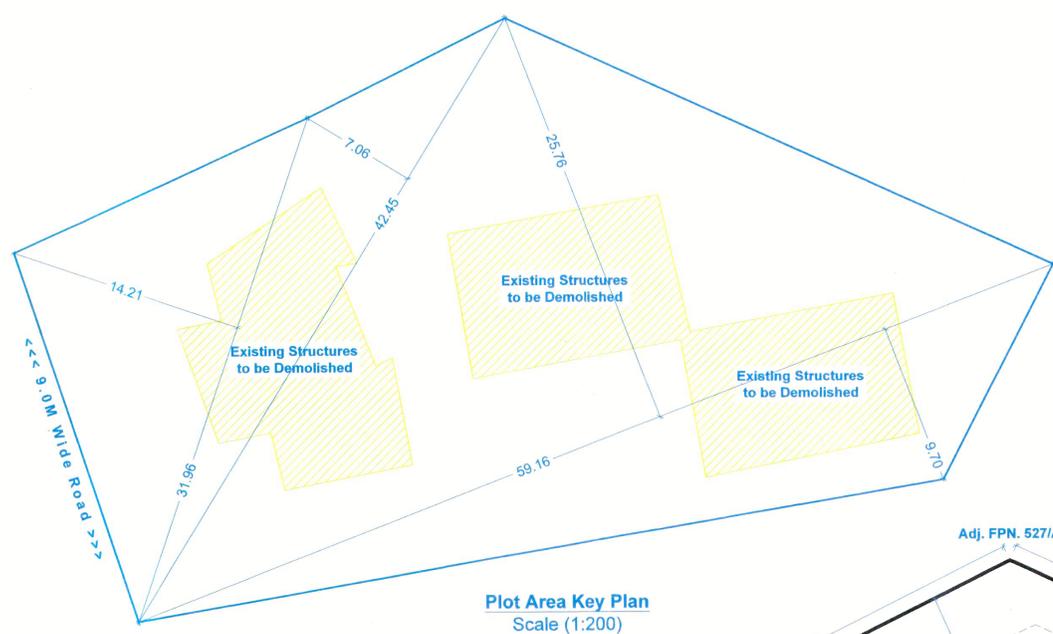


STAMP OF APPROVAL

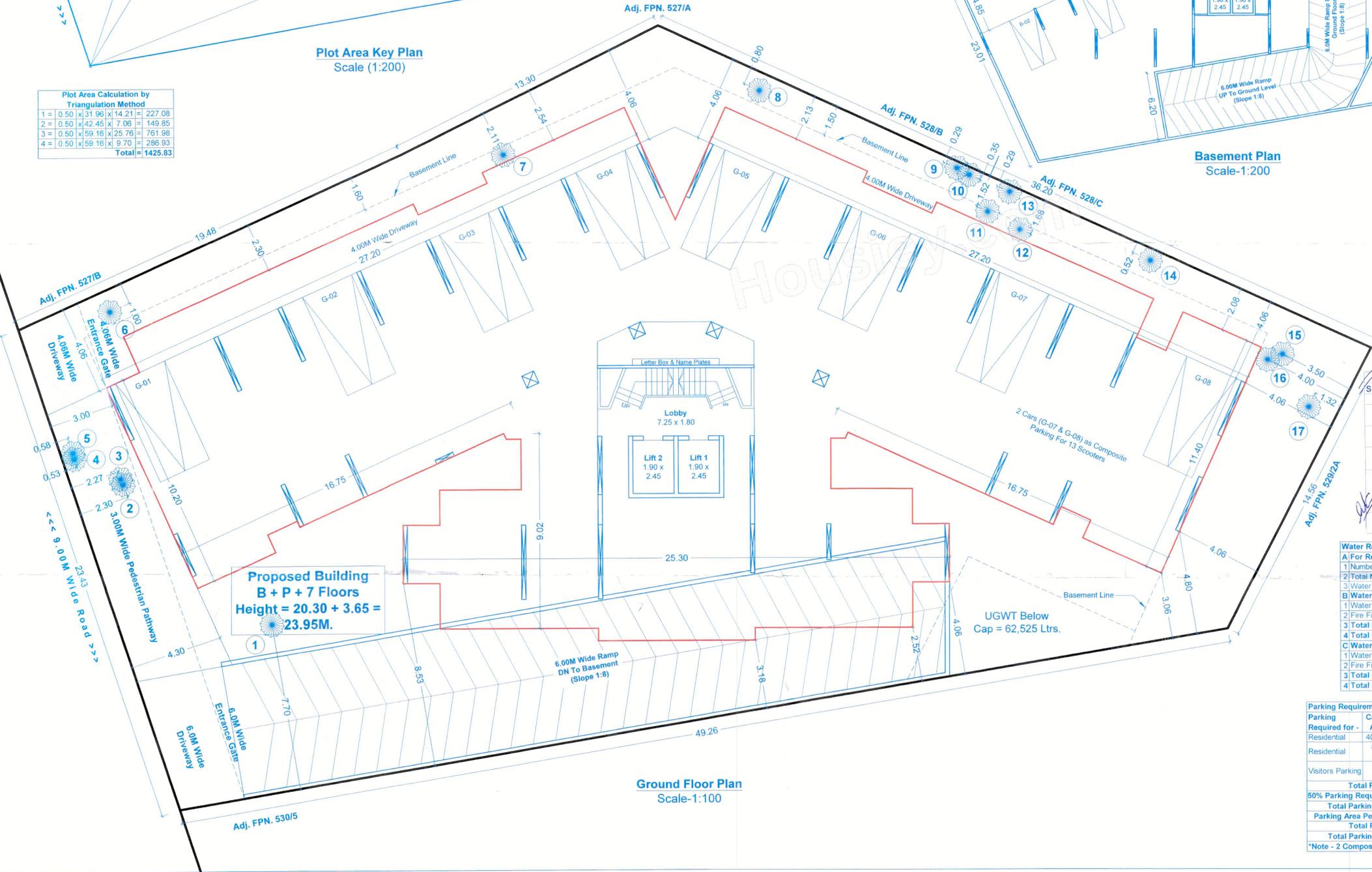
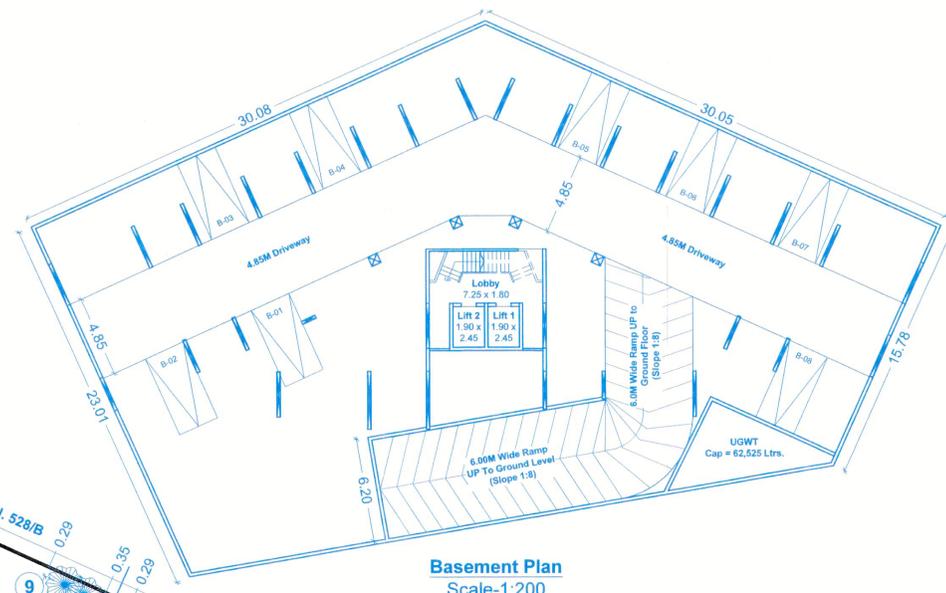
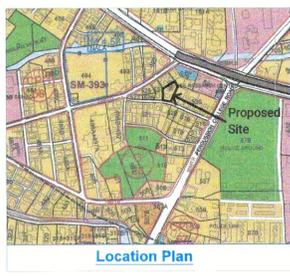
शुभकारती 16/5/2024
APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT
 CERTIFICATE NO.: SCL/2024/147

 Building Control Department
 Approved
 Deputy Engineer
 Building Permission Dept.
 Zone - P.M.C.



Plot Area Calculation by Triangulation Method

1 = 0.50 x 31.96 x 14.21 =	227.08
2 = 0.50 x 42.45 x 7.06 =	149.85
3 = 0.50 x 59.16 x 25.76 =	761.98
4 = 0.50 x 59.16 x 9.70 =	286.93
Total =	1425.83



Proposed Building
B + P + 7 Floors
Height = 20.30 + 3.65 =
23.95M.

F.S.I. Statement

Sr No.	Floor	Built Up Area	Tenements
1	Ground	-	6.00
2	First	742.75	3.00
3	Second	322.40	3.00
4	Third	322.40	3.00
5	Fourth	322.40	3.00
6	Fifth	322.40	3.00
7	Sixth	322.40	3.00
8	Seventh	322.40	3.00
9	Lift	9.31	-
10	Total	2686.46	24.00

TOD Flat Area Statement

Sr No.	Description	Unit No.
1	Total Proposed Built up Area	2686.46
2	Built up Area of 103,301,401,501, Existing Members	1006.14
3	Remaining Built up Area for Freesale Units as per TOD	1680.32
4	Area Required for Units having Carpet Area upto 60 Sqm. (50% of 5)	840.16
7	Units Provided having Carpet Area upto 60 Sqm.	1401.14
8	Units having Carpet Area upto 120 Sqm.	279.18

Water Requirement Calculations

A) For Residential use -

1) Number of Tenements	=	42	Nos	
2) Total Number of Person	42 x 5	=	210	Nos
3) Water Capacity Required	210 x 135	=	28,350	Litres

B) Water Capacity of OHWT

1) Water Capacity Required	=	28,350	Litres
2) Fire Fighting Requirement (10,000 per Building)	=	10,000	Litres
3) Total Required Capacity (1 + 2)	=	38,350	Litres
4) Total Provided Capacity	=	38,350	Litres

C) Water Capacity of UGWT

1) Water Capacity Required (C1 x 1.50)	=	42,525	Litres
2) Fire Fighting Requirement (20,000)	=	20,000	Litres
3) Total Required Capacity (1 + 2)	=	62,525	Litres
4) Total Provided capacity	=	62,525	Litres

Parking Requirement Calculations

Required for -	Area	By Rule	Prop.	By Rule	Reqd.	By Rule	Reqd.
Residential	40 - 80	2	14.00	1	7	2	14
Residential	80 - 150	1	10.00	1	10	1	10
Visitors Parking	-	-	10.00	5%	1	5%	2
Total Parking Required (Nos.)					18		26
50% Parking Required as per TOD (Nos.)					9		13
Total Parking Area Required (Sqm.)							138.50
Parking Area Permissible (150%) (Sqm.)							207.75
Total Parking Provided (Nos.)					16		0
Total Parking Area Provided (Sqm.)							200.00

*Note - 2 Composite Car Parkings Provided Instead of 13 Scooter

Sr. No.	Description	Area
1	Area Statement	
1	Area of Plot (Minimum area of a, b, c to be considered)	1335.95
a	As per Ownership Document (7/12, CTS extract)	1335.95
b	As per Measurement Sheet	1425.83
c	As per Site	1425.83
2	Deductions for -	
a	Area under Road Widening	0.00
b	Area under any DP Reservation	0.00
c	Total (a + b)	0.00
3	Balance Area of Plot [(1) - (2c)]	1335.95
4	Amenity Space (if Applicable)	0.00
5	Net Area of Plot [(3) - (4)]	1335.95
6	Recreational Open Space (if Applicable)	0.00
7	Internal Road Area (Chamber)	0.00
8	Area for Computation of FSI [(5) x 1.00]	1335.95
9	Permissible Built up Area as per Road Width [(8) x 1.10]	1469.55
10	Addition of Incentive	
a	Existing Built-up Area (888, Dated: 20/03/1971)	698.44
b	Incentive FSI - 30% of Existing Builtup Area	209.53
11	Addition of FSI on Payment of Premium	
a	Perm. Premium FSI as per TOD [(11) x 140% - (10b) x 75%]	1245.60
b	Proposed Premium FSI [(11a) x 95%]	0.00
12	In-situ FSI / TDR loading	
a	Area of D.P. Road	0.00
b	Permissible TDR as per TOD [(11) x 140% - (10b) x 25%]	415.21
c	Total Proposed TDR [(12a) x 95%]	0.00
d	Proposed Reversion TDR [(12c) x 50% x 95%]	0.00
e	Proposed Slum TDR [(12c) x 50% x 95%]	0.00
f	Green Building FSI [(8) x 3%]	0.00
13	Total Entitlement of FSI in the Proposal	
a	[9 + 10(b) + 11(b) + 12(a+c+f)]	1679.08
b	Ancillary Area FSI upto 60% with Payment of Charges.	1007.45
c	Ancillary Area FSI Utilised	1007.45
d	Total Entitlement (a + c)	2686.52
14	Max. Perm. Built up Area [(8) x 2.53 x 1.60]	5343.78
15	Total Proposed Built up Area	
a	Existing Built-up Area	0.00
b	Proposed Built-up Area (as per 'P-line')	2686.46
c	Total (a + b)	2686.46
16	FSI Consumed (15/13)	1.00
17	Proposed Tenements	24.00

CERTIFICATE OF AREA
 CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON _____ AND THE DIMENSION OF SIDES, ETC. OF PLOT STATED ON PLAN AREAS 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 DEPT. / CITY SURVEYED RECORDS.

LEGEND

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

OWNER'S NAME:
Shubhamkaroti CHSL Through Its

Secretary (Name): Rajesh Deshpande
Chairman (Name): Arvind Patkar
Treasurer (Name): _____

PROJECT: Building Proposal
 SURVEY NO.: _____
 HISSA NO.: _____ CTS NO.: 1146/A
 PLOT NO.: _____ SOC. NAME: PETH: SHIVAJI NAGAR-BHAMBURDA
 FINAL PLOT NO.: 528/A ARCHITECT'S SIGN: _____
ARCHITECT: GAUTAM NARENDRA ATTARDE
 820/6, KULDEEP BHANDARKAR RD., SHIVAJI NAGAR, PUNE 04
 License No. CA/2011/51343

JOB NO. DRG. NO. SCALE DRAWN BY CHECKED BY
 INWARD NO. DATE 15/05/2024
 KEY NO. SHEET NO. 1/3