

PLOT AREA CALCULATION BY TRIANGULATION METHOD :-
SCALE - 1:500

| | | | | | | | |
|-------------------|-----|---|-------|---|--------|---|------------------|
| 1 | 0.5 | X | 81.83 | X | 19.68 | = | 805.21 |
| 2 | 0.5 | X | 20.27 | X | 101.05 | = | 1024.14 |
| 3 | 0.5 | X | 40.37 | X | 101.05 | = | 2039.69 |
| TOTAL AREA | | | | | | | = 3869.04 |

NALA AREA CALCULATION BY TRIANGULATION METHOD :-
SCALE - 1:500

| | | | | | | | |
|-------------------|-----|---|------|---|-------|---|-----------------|
| A | 0.5 | X | 6.76 | X | 30.92 | = | 104.51 |
| B | 0.5 | X | 7.30 | X | 30.92 | = | 112.86 |
| C | 0.5 | X | 6.37 | X | 15.31 | = | 48.76 |
| D | 0.5 | X | 7.37 | X | 15.31 | = | 56.42 |
| TOTAL AREA | | | | | | | = 322.55 |

WATER CALCULATION
For Commercial & Residential
WATER REQUIRED AS PER RULE
NO. OF PERSON X 45 (1,021.06/3=340.35per.)
WATER REQUIRED AS PER RULE
NO. OF FLATS X 5 X 135

| | | | | | | |
|-----|---|----|---|-----|---|----------------|
| 341 | X | 45 | X | 0 | = | 15345 |
| 92 | X | 5 | X | 135 | = | 62100 |
| | | | | | | = 77445 |

ADD FIRE FITTING = 20,000 LTRS. Per Bldg
TOTAL = 77,445 + 20,000 = 97,445.00 LTRS.
SAY - 98,000.00 LTRS.
SUMP WELL CAPACITY:
77445 X 1.5 = 116167.50
SAY - 1,16,000.00 LTRS.
ADD FIRE FITTING = 50,000 LTRS.
TOTAL = 1,16,000 + 50,000 = 1,66,000.00 LTRS.

PARKING AREA STATEMENT

| PARKING REQUIRED BY RULE | NO. OF TENE. | CAR | SCOOTER |
|---|--------------|------------|---------|
| REQUIRED For every 100 sq.m. carpet area or fraction thereof | 100 | 2 | 6 |
| PROPOSED For 1,021.06 sq.m | 10 | 20 | 60 |
| REQ. 2 TENEMENTS HAVING CARPET UP AREA BETWEEN 40.00 TO 80.00 SQ.M. | 2 | 1 | 2 |
| PROPOSED PARKING FOR 92 TENEMENTS | 92 | 46 | 92 |
| TOTAL | 66 | 152 | |

TOTAL PARKING AREA STATEMENT

| PARKING REQUIRED BY RULE | CAR | SCOOTER |
|---------------------------|----------------|---------------|
| COMMERCIAL | 20 | 60 |
| RESIDENTIAL | 46 | 92 |
| TOTAL | 66 | 152 |
| 5% ADDITION PARKING | 3 | 8 |
| TOTAL | 69 | 160 |
| TOTAL REQ. PARKING | 69 X 12.50 | 160 X 2 |
| TOTAL AREA | 862.50 | 320.00 |
| TOTAL PARKING AREA | 1182.50 | |

PROPOSED F.S.I. STATEMENT IN SQ.M.- BUILDING - A
(as per UDCPR-2020)

| FLOOR | BUILT UP AREA COMMERCIAL | BUILT UP AREA RESI. | LIFT | SHOP NO. | TENTS. NO. |
|--------------|--------------------------|---------------------|------------------|--------------|--------------|
| UPPER GROUND | 595.99 | 0.00 | | 18 | 0 |
| FIRST | 425.07 | 421.03 | | 0 | 5 |
| SECOND | 0.00 | 961.94 | | 0 | 11 |
| THIRD | 0.00 | 961.94 | | 0 | 11 |
| FOURTH | 0.00 | 961.94 | | 0 | 11 |
| FIFTH | 0.00 | 961.94 | | 0 | 11 |
| SIXTH | 0.00 | 961.94 | | 0 | 11 |
| SEVENTH | 0.00 | 961.94 | | 0 | 11 |
| EIGHTH | 0.00 | 915.88 | | 0 | 10 |
| NINTH | 0.00 | 961.94 | | 0 | 11 |
| TOTAL | 1021.06 | 8070.49 | 8.94 SQ.M | 18.00 | 92.00 |
| TOTAL | 9091.55 | | | | 0.00 |

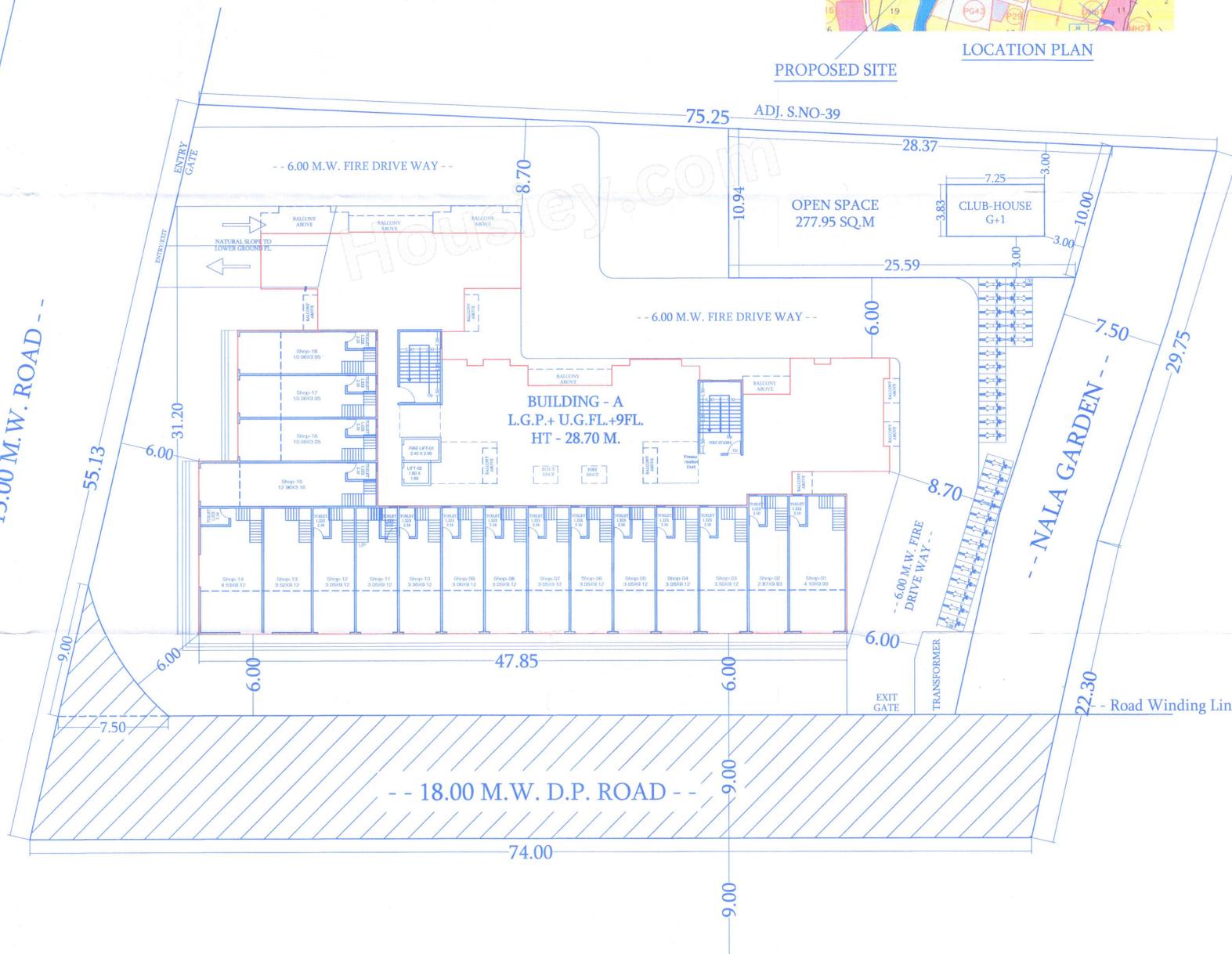


18.00 M.W. D.P. AREA CALCULATION BY TRIANGULATION METHOD :-
SCALE - 1:500

| | | | | | | | |
|-------------------|------|---|-------|---|-------|---|-----------------|
| A | 0.5 | X | 8.70 | X | 76.55 | = | 332.99 |
| B | 0.5 | X | 8.69 | X | 76.55 | = | 332.61 |
| C | 0.5 | X | 11.27 | X | 6.93 | = | 39.05 |
| TOTAL AREA | | | | | | | = 704.65 |
| C | 0.67 | X | 11.27 | X | 0.89 | = | 6.72 |
| TOTAL AREA | | | | | | | = 697.93 |

OPEN SPACE CALCULATION BY TRIANGULATION METHOD :-
SCALE - 1:200

| | | | | | | | |
|-------------------|-----|---|-------|---|-------|---|-----------------|
| A | 0.5 | X | 10.36 | X | 29.93 | = | 155.04 |
| B | 0.5 | X | 8.22 | X | 29.93 | = | 123.01 |
| TOTAL AREA | | | | | | | = 278.05 |



STAMP OF APPROVAL 01/08

BUILDING - A

APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENTS
CERTIFICATE NO. CC/2234/24

Rev. Secy. Dt. 25/10/2024
Approved by: *[Signature]*
Building Inspector Assistant Engineer P.M.C.

PUNJAB MUNICIPAL CORPORATION
BUILDING CONTROL DEPARTMENT
APPROVED

| AREA STATEMENT | SQ.M. |
|---|-----------|
| 1. AREA OF PLOT (Minimum area of a,b,c to be considered) | 3,800.00 |
| a) As per ownership document (7/12,CTS extract) | 3,800.00 |
| b) as per measurement sheet | 3,869.04 |
| c) as per site | |
| 2. DEDUCTIONS FOR | |
| a) Proposed D.P./D.P.Road widening Area/Service Road/Highway Widening | 697.93 |
| b) Area Under NALA | 322.55 |
| (Total a+b) | 1,020.48 |
| 3. BALANCE AREA OF PLOT (1-2) | 2,779.52 |
| 4. AMENITY SPACE - | |
| a) Required - | |
| b) Adjustment of 2(b) if any - | |
| c) Balance Proposed - | |
| 5. NET AREA OF PLOT = [3-4(c)] | 2,779.52 |
| 6. RECREATIONAL OPEN SPACE (if applicable) | |
| a) Required - | 277.95 |
| a) Proposed - | 278.05 |
| 7. INTERNAL ROAD AREA | 00.00 |
| 8. PLOTABLE AREA (if applicable) | 2,779.52 |
| 9. BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (or no.5 x 1.1) | 3,057.47 |
| 10. ADDITION OF F.S.I. ON PAYMENT OF PREMIUM | |
| (a) Maximum permissible premium F.S.I. - based on road width/TOD Zone 0.50 ON SR.NO.1 | 1,900.00 |
| (b) Proposed F.S.I. on payment of premium (0.50 on 1) | 954.56 |
| 11. IN-SITU F.S.I./TDR LOADING | |
| (a) In-situ area against D.P.road [2.00 x sr.no.2(a)(697.93X2)] | 1,395.86 |
| (b) In-situ area against Amenity Space if handed over [2.00 x sr.no.4(b)] | |
| (c) In-situ area against NALA | 322.55 |
| (d) T.D.R. Area (0.90 % OF SR.NO.1= 3420-1395.86-322.55) | 00.00 |
| (e) GREEN HOUSING (5% OF 9) | 00.00 |
| 12. ADDITIONAL F.S.I. AREA UNDER CHAPTER NO.7 | |
| 13. TOTAL ENTITLEMENT OF F.S.I. IN THE PROPOSAL | |
| a) [9+10(b)+11(d)] or 12 whichever is applicable | 5,730.44 |
| b) with payments Commercial - (5,730.44-567.25 x 0.80=453.80) | 3,551.71 |
| c) with payments Residential - (5,730.44-567.25 x 0.60=3,097.91) | 9,282.15 |
| d) Total Entitlement (a) + (b)-(c) | 15,200.00 |
| 14. MAXIMUM UTILIZATION LIMIT OF F.S.I. (bldg. potential) permissible as per road width ((as per Regulation No.6.1/6.2/6.3/6.3 as applicable X 1.6/1.8)(3800X2.5X1.6) | |
| 15. TOTAL BUILT-UP AREA IN PROPOSAL | |
| (a) Existing/Previous Sanction DCPR-2017 Built-up Area | 00.00 |
| (b) Proposed COMMERCIAL Built-up Area (as per 'P' line UDCPR-2020) | 1,021.06 |
| (c) Proposed RESIDENTIAL Built-up Area (as per 'P' line UDCPR-2020) | 8,070.49 |
| (c) Total (a) + (b) | 9,091.55 |
| 16. F.S.I. CONSUMED(15/13)(should not be more than serial no. 14 above) | 0.97 |
| 17. AREA FOR INCLUSIVE HOUSING IF ANY (a) Required) | 00.00 |
| (b) Proposed | 00.00 |

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.

SIGN OF ARCHITECT

PROPOSED COMMERCIAL+RESIDENTIAL BUILDING ON - S.NO. 39/10 AT - MOHMADWADI, TALUKA - HAVELI, DIST - PUNE

OWNERS SIGN.

M/S. KANIFNATH PROPERTIES THROUGH *[Signature]*

ARCHITECT

[Signature]
Ar. Aniruddha A. Dixit
Reg. No. CA/2011/51037

AR. Aniruddha A. Dixit
(CA/2011/51037)

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| NORTH | SCALE | DATE | DRAWN | CHECKED |
|-------|-------|------------|--------|---------|
| | 1:100 | 31/08/2024 | VISHAL | |

LAY-OUT
SCALE - 1:200