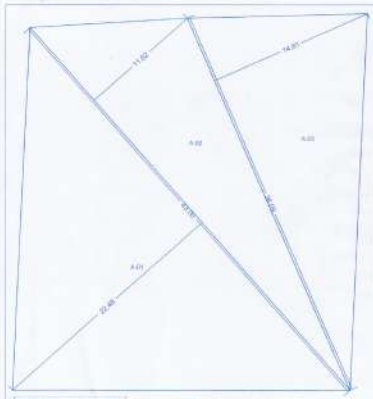
Sukhwani Euphoria Revised Santion Plan Dated 01/11/2021



TRIANGLE	AREA
A-01	443.21
A-02	230.98
A-03	287.33
TOTAL (PLOT)	967.53

Triangulation
SCALE - 1:200

F.S.I. STATEMENT

FLOOR	PROPOSED AREA	LIFT AREA	TENE NO.
FIRST FLOOR	343.84		02
SECOND FLOOR	343.84		02
THIRD FLOOR	343.84		02
FOURTH FLOOR	343.84	7.21	02
FIFTH FLOOR	330.94		02
TOTAL	1701.90	7.21	10

WATER REQUIREMENT STATEMENT :-

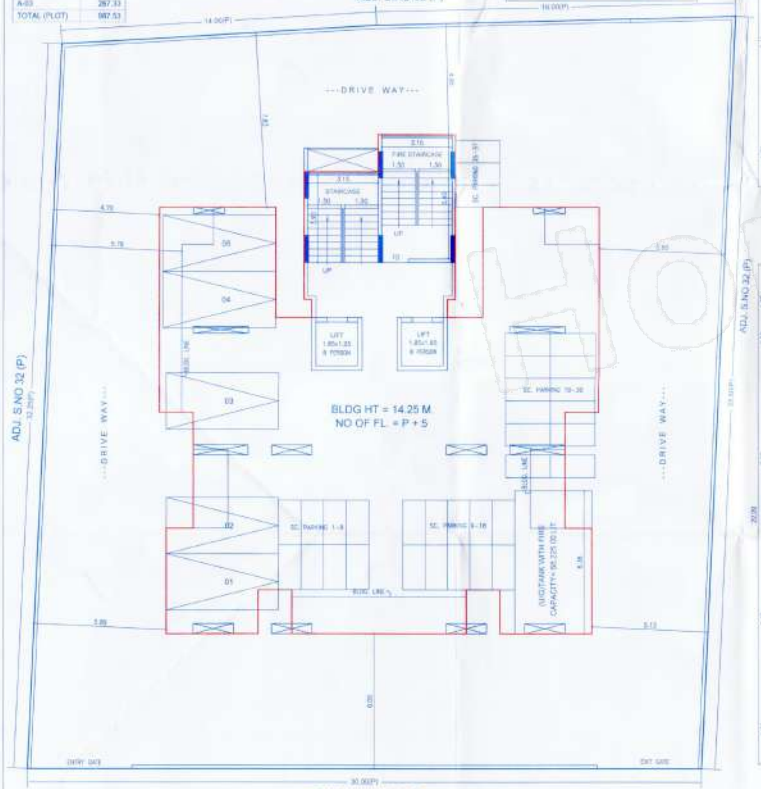
O.H.WATER TANK:-
5 PER X 135 LIT X 10 TEN = 6,750.00 LIT.
FIRE FIGHTING TANK = 20,000.00 LIT.
TOTAL O.H.WATER TANK CAPACITY= 26,750 LIT

U.G.WATER TANK:-
1.5R X 6,750.00 LIT = 10,125.00 LIT.
FIRE FIGHTING TANK = 50,000.00 LIT.
TOTAL U.G.WATER TANK CAPACITY= 60,125.00 LIT.

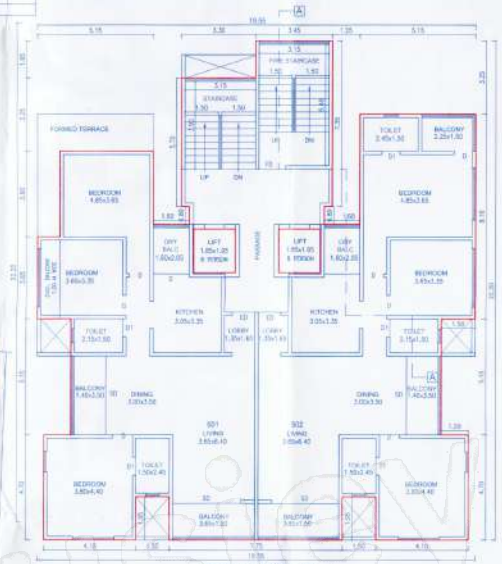
PARKING STATEMENT:-

DESCRIPTION	CAR	SCOOTER
TENE.CARPET AREA 40.01-60.0 SQM (FOR 2 TENE.)	1	5
TENE. PROPOSED (10 NOS.)	5	25
PARKING REQUIRED	5	25
VISITOR PARKING (5%)	0	2
TOTAL PARKING REQUIRED	5	27
AREA REQ. PER PARK	12.50	2.00
TOTAL PARKING AREA REQ.	62.50	54.00
TOTAL PARKING AREA REQUIRED = 116.50 SQ.M		
TOTAL PARKING AREA PROPOSED = 116.50 SQ.M		

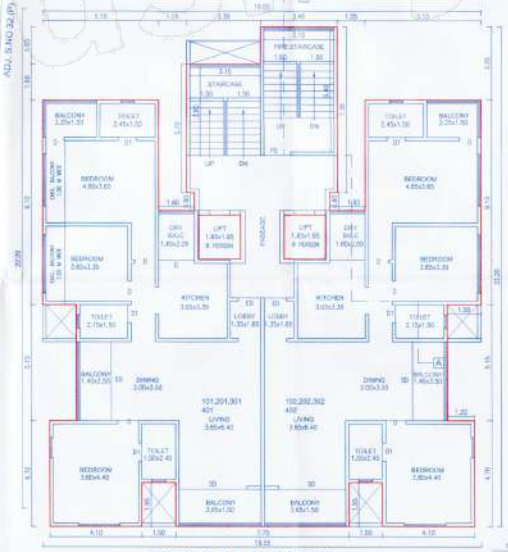
COMPOUND WALL SECTION



LAYOUT PLAN

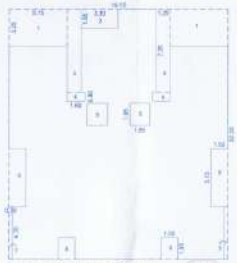


5TH FLOOR PLAN



TYPICAL 1, 2, 3, 4 FLOOR PLAN

PROPOSED PLOT

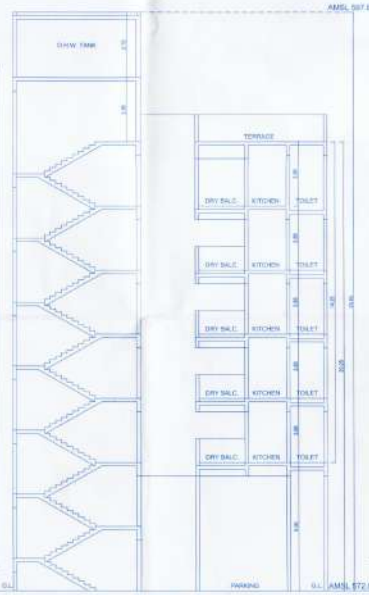


1ST TO 4TH FL. AREA KEY PLAN
SCALE-1:200

1ST TO 4TH FLOOR AREA CALC.
AREA OF BLOCK = 16.55 x 22.20
= 434.01 SQM.
DEDUCTIONS :-
1) 2 x 3.15 x 3.25 =-33.47
2) 1 x 3.30 x 1.65 = -5.44
3) 2 x 1.25 x 7.35 =-18.37
4) 2 x 1.80 x 0.85 = -2.55
5) 2 x 1.85 x 1.95 = 7.21
6) 2 x 1.50 x 3.15 =-15.45
7) 2 x 4.70 x 0.30 = 2.82
8) 2 x 1.50 x 1.35 = 5.85
9) 1 x 5.15 x 3.25 =-16.74
10) 1 x 3.80 x 1.00 = 3.80
TOTAL = 103.47 SQ.M.
NET AREA TYP 1ST TO 5TH FL = 434.01 - 91.17 = 342.84 SQM.

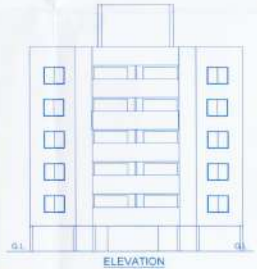
5TH FL. AREA KEY PLAN
SCALE-1:200

5TH FLOOR AREA CALC.
AREA OF BLOCK = 19.55 x 22.20
= 434.01 SQM.
DEDUCTIONS :-
1) 1 x 5.15 x 4.40 =-22.66
2) 1 x 3.30 x 1.65 = -5.44
3) 2 x 1.25 x 7.35 =-18.37
4) 2 x 1.80 x 0.85 = -2.55
5) 2 x 1.85 x 1.95 = 7.21
6) 2 x 1.50 x 3.15 =-15.45
7) 2 x 4.70 x 0.30 = 2.82
8) 2 x 1.50 x 1.35 = 5.85
9) 1 x 5.15 x 3.25 =-16.74
10) 1 x 3.80 x 1.00 = 3.80
TOTAL = 103.47 SQ.M.
NET AREA 5TH FL = 434.01 - 103.47 = 330.54 SQM.



SECTION A-A

TERRACE FLOOR PLAN
SCALE-1:200



ELEVATION
SCALE 1:200

STAMP OF APPROVAL 1/1

Revised Residential
APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO CC/2323/21
DATE 01/12/2021
Building Permission
Assistant Engineer
Building Development Department
PUNE MUNICIPAL CORPORATION
BUILDING DEVELOPMENT DEPARTMENT
APPROVED

AREA STATEMENT	SQM
1 AREA OF THE PLOT (Minimum area of sl. no. a to be considered)	967.00
a) AREA AS PER 7/12	967.00
b) AREA AS PER TRIANGULATION	967.53
c) AREA AS PER SITE	967.53
2 DEDUCTION FOR	
a) AREA UNDER ROAD WIDENING	------
b) ANY RESERVATION	------
TOTA AREA (2a)	------
3 BALANCE AREA OF PLOT (1-2a)	967.00
4 AMENITY SPACE (IF APPLICABLE)	------
a) REQUIRED	------
b) ADJUSTMENT OF 2(B), IF ANY	------
c) BALANCE PROPOSED	------
5 NET PLOT AREA (3-4e)	967.00
6 RECREATIONAL OPEN SPACE (IF APPLICABLE)	------
a) REQUIRED	------
b) PROPOSED	------
7 INTERNAL ROAD	------
8 PERMISSIBLE BUILT UP AREA	
9 BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH(SR. NO. 33(1.10))	1063.70
10 MAXIMUM POTENTIAL OF THE PLOT 2.00 967.00 X 2.00 = 1934.00	1934.00
10 ADDITION OF FSI ON PAYMENT OF PREMIUM	
BASED ON ROAD WIDTH/TOD ZONE (50% ON 1)	
a) PROPOSED FSI ON PAYMENT OF PREMIUM	------
11 IN-SITU FSI / TDR LOADING	
a) In-situ AREA AGAINST D.P. ROAD(2.0YEAR.NO.20(a))	------
b) In-situ area against Amenity Space if handed over [2.00 or1.85 + Sr. No. 4 (b)and /or(a)]	------
c) TDR AREA (40% ON) 388.80	
d) Total in-situ/TDR loading proposed (11(a)+(c))	
12 ADDITIONAL FSI AREA UNDER CHAPTER NO. 7	------
13 TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	
(a) [9 + 10(b)+11(d)] or 12 whichever is applicable	1063.70
(b) Ancillary Area FSI upto 60% with payment of charges	638.22
(c) Total entitlement (a+b)	1701.92
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)	3.20
15 Total Built-up Area in proposal (excluding area at Sr.No.17 a)	------
(a) Existing Built-up Area	------
(b) Proposed Built-up Area (as per "R"-line")	1701.90
(c) Total (a+b)	1701.90
16 F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	1.00
17 Area for Inclusive Housing, If any	
(a) Required (20% of Sr.No.5)	------
(b) Proposed	------

CERTIFICATE OF AREA

CERTIFIED THAT THE AREA UNDER REFERENCE WAS SURVEYED BY ME AND THE BNA OF SIDES ETC. OF THE PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP, T.P. SCHEME RECORDS, LAND RECORD DEPARTMENT, CITY SURVEY RECORDS.

AR. SIDDARTH HARISCHANDRAKAR
CA/2004/34757

BRIEF SPECIFICATIONS

FOUNDATION UPTO PLINTH STRATA
R.C.C. FRAMED STRUCTURE IN M-20
EXTERNAL WALLS IN 0.15THICK,INTERNAL WALLS 0.10THK
EXTERNAL SAND FACED PLASTER,INTERNAL NOERU FINISHED
MARBLE NEEDING FLOORING
T.A. DOORS AND M.S. WINDOWS

LEGEND

PLOT LINE SHOWN - BLACK
PROPOSED WORK SHOWN - RED
DRAINAGE LINE SHOWN - RED DOTTED
WATER LINE SHOWN - BLACK DOTTED
EXISTING TO BE RETAINED - HATCHED BLUE
EXISTING TO BE DEMOLISHED - HATCHED YELLOW

NORTH

OWNER'S NAME SIGNATURE :-
MR. BAGAR GURUMUKH SUKHWANI

PROJECT :-
PROPOSED RESIDENTIAL BUILDING
S.NO.33/1A(2)P)
AT. BANER , PUNE

ARCHITECT :-
AR. SIDDARTH HARISCHANDRAKAR
CA/2004/34757
Office:701,702, 4th Floor, Pride Arcade Apt., Above Hotel Kalinga,Near Bhakti Corner, Pimpleni Road, Shivajinagar, Pune 411004
020-25670766, siddarthkar1@gmail.com

DATE	DRAWN BY	REVISED BY	CHECKED BY	SCALE
08/10/2021	PRANITA	------		1:100