PLOT AREA CALCULATION:-								
1	45.57	X	12.87	X	0.50	=	293.24	6558.29
2	45.57	X	16.68	X	0.50	=	380.05	
3	138.91	X	39.92	X	0.50	=	2772.64	
4	138.91	X	36.24	X	0.50	=	2517.05	
5	109.43	X	7.29	X	0.50	=	398.87	
6	109.43	X	3.59	X	0.50	=	196.43	
40.00 D.P. ROAD WIDENING AREA								
7	8.99	X	1.94	X	0.50	=	8.72	366.96
8	48.30	X	7.614	X	0.50	=	183.88	
9	48.30	X	7.22	X	0.50	=	174.36	
TOTAL PLOT AREA						=	6925.25	6925.25

F.S.I STATEMENT (IN SQ.M)

TYPE	NET F.S.I (RESI.)	LIFT AREA	TENEMENT
WING-A B1+B2+G.FL. HT.2.85M.	85.82	9.31	----
WING-B B1+B2+G.FL. HT.2.85M.	69.67	9.31	----
WING-C B1+B2+G+9.FL. HT.28.50M.	3228.87	9.31	36
WING-D B1+B2+G+9.FL. HT.28.50M	3288.32	9.31	36
NET FSI	6672.68	37.24	72

O.H.WATER TANK STATEMENT

WING	O.H.WATER TANK REQD. (INCLUDING FIRE WATER)	O.H.WATER TANK PROVD. (INCLUDING FIRE WATER)
WING-A	---	---
WING-B	---	---
WING-C	44300	79700
WING-D	44300	79700
TOTAL	88600	159400

U.G.WATER TANK STATEMENT

WING	U.G.WATER TANK REQD. (INCLUDING FIRE WATER)	U.G.WATER TANK PROVD. (INCLUDING FIRE WATER)
WING-A	---	656400
WING-B	---	
WING-C	111450	
WING-D	111450	
TOTAL	222900	656400

PARKING STATEMENT

TYPE	TENEMENT	CAR	SCOOTER
WING A,B,C & D = 2 TENE.HAVING CARPET BETWEEN 40 TO 80SQ.M.(1.2)	72 NOS	36	72
REQUIRED PARKING		36	72
5% VISITORS PARKING		2	4
TOTAL REQUIRED PARKING		38	76
TOTAL PROVIDED PARKING		305	501

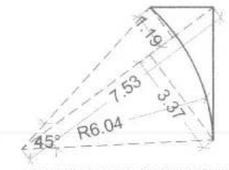
PARKING AREA CALCULATION

CAR	=	38	X	12.50	475.00
SCOOTER	=	76	X	2.00	152.00
PARKING AREA REQUIRED					627.00
PARKING AREA PROVIDED					4814.50

PARKING PROVIDED	CAR	SCOOTER
GROUND FLOOR	49	304
BASEMENT 01 (Resi.)	93	108
BASEMENT 02 (Resi.)	126	21
TOTAL	268	433

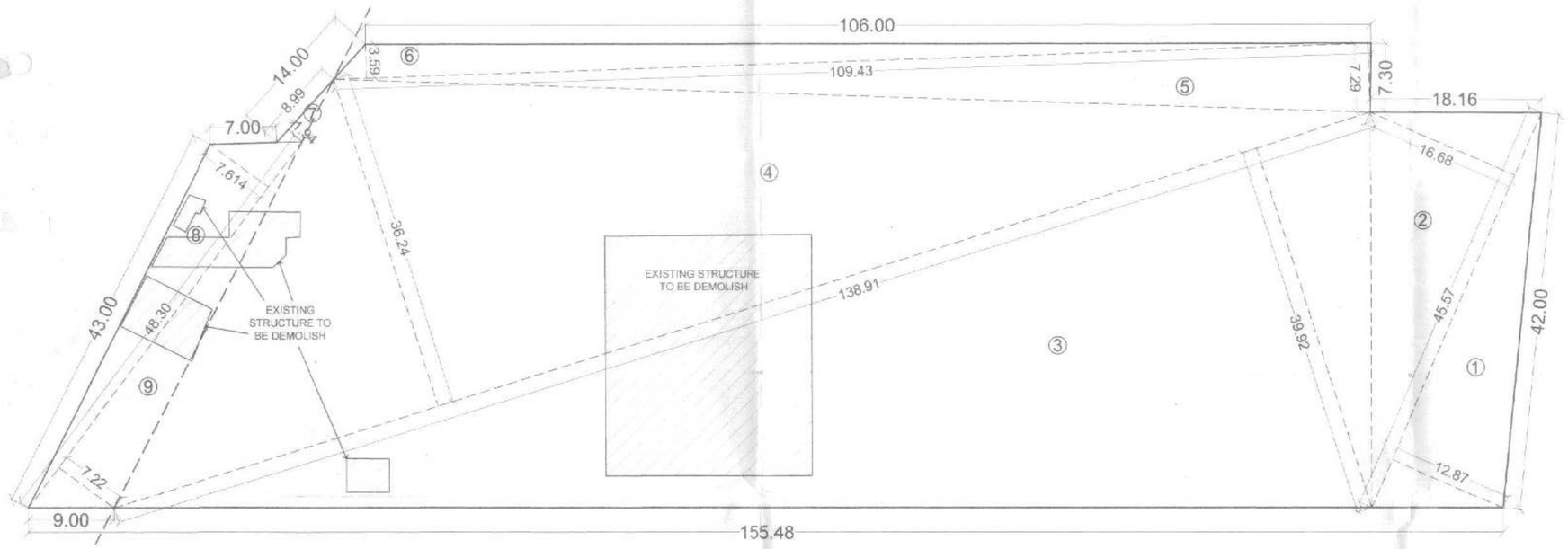
OPEN SPACE CALC.

1	22.66	X	10.62	X	0.50	=	120.32	
2	16.74	X	1.04	X	0.50	=	8.70	
3	42.00	X	13.13	X	0.50	=	275.73	
4	34.22	X	14.28	X	0.50	=	244.33	
5	1.99	X	5.04	X	1	=	10.03	
6	CHAMPHER AREA					=	2.85	
TOTAL PLOT AREA						=	661.97	



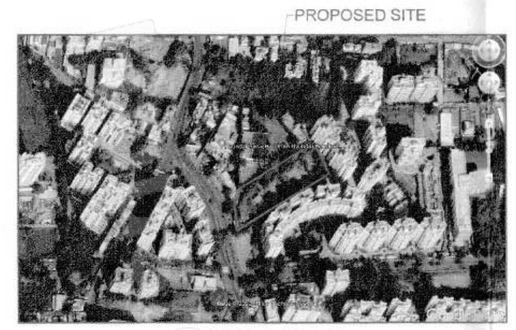
* CHAMPHER AREA CALCULATIONS-B
((3.37+1.19)/2 X 7.53) - (45.00/360X3.14X6.04X6.04)
17.17 -14.32 = 2.85 SQM.
CHAMPHER AREA = 2.85 SQM.

OPEN SPACE
(SCALE-1:400)



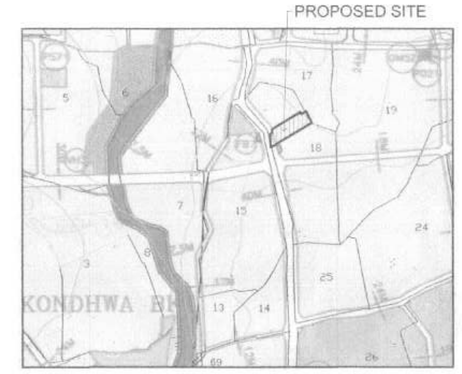
PLOT AREA CALCULATION
(SCALE-1:400)

PROPOSED SITE

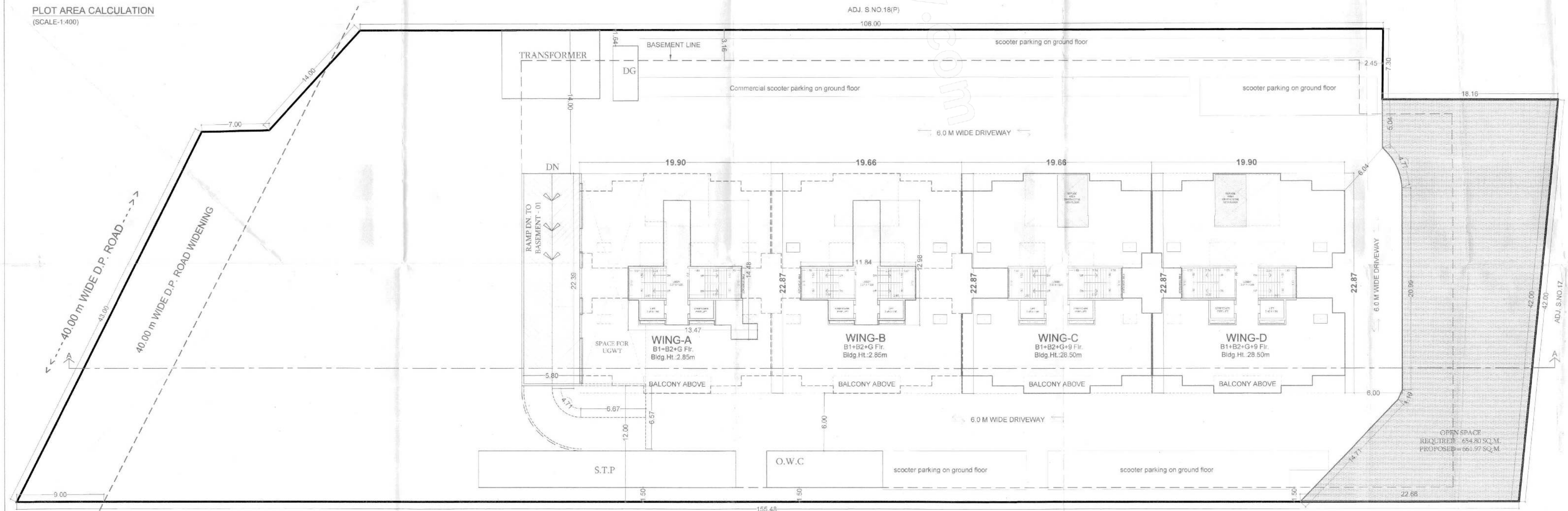


GOOGLE PLAN

PROPOSED SITE



LOCATION PLAN



LAYOUT PLAN
(SCALE-1:200)

STAMP FOR APPROVAL 1/7

LAYOUT

APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO. 2530/22

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

PUNE MUNICIPAL CORPORATION BUILDING CONTROL DEPARTMENT APPROVED PUNE

AREA STATEMENT

		SQM.
1	AREA OF PLOT (Minimum Area of a,b,c to be considered)	6915.00
	a) AS PER OWNERSHIP DOCUMENT (7/12,CTS Extract)	6915.00
	b) AS PER MEASUREMENT SHEET	6925.25
	c) AS PER SITE	
2	DEDUCTIONS FOR	
	a) PROPOSED 40M D.P./D.P.ROAD WIDENING AREA / SERVICE ROAD / HIGHWAY WIDENING	366.96
	b) ANY D.P.RESERVATION	-
	TOTAL (a + b)	366.96
3	BALANCE AREA OF PLOT (1 - 2)	6548.04
4	AMENITY SPACE	
	a) AMENITY SPACE REQUIRED	0.00
	b)PROPOSED	0.00
5	NET PLOT AREA [3 - 4 (b)]	6548.04
6	RECREATIONAL OPEN SPACE	
	a) OPEN SPACE REQUIRED [(3) X 0.10]	654.80
	b) OPEN SPACE PROVIDED	661.97
7	INTERNAL ROAD AREA	-
8	PLOTABLE AREA (IF APPLICABLE)	
9	BUILT UP AREA WITH REFERANCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (SR.NO. 5.r.BASIC FSI - 1.10)	7202.84
10	ADDITION OF FSI ON PAYMENT OF PREMIUM	
	a) MAXIMUM PERMISSIBLE PREMIUM FSI – BASED ON ROAD WIDTH / TOD ZONE [(1)X0.50	3457.50
	b) PROPOSED FSI ON PAYMENT OF PREMIUM	0.00
11	IN-SITU FSI / TDR LOADING	
	a) In-situ area against 40.00m. w. D.P. road (2.00 X 2(a))	0.00
	a1) IN-SITU AREA AGAINST 12m W. DP Road (2 X 2b)	0.00
	b) IN-SITU AREA AGAINST AMENITY SPACE IF HANDED OVER [2.00 or 1.85 .x Sr.no. 4(b) and / or (c)]	0.00
	c) TDR AREA [(1)X1.40]-11a - 11b	0.00
	d) TOTAL IN-SITU / TDR LOADING PROPOSED [11(a)+(a1)+(b)+(c)]	0.00
12	ADDITIONAL FSI AREA UNDER CHAPTER NO.7 [IGBC-5% OF (5)]	0.00
13	TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	
	a) [9 + 10(B)+11(D)] OR 12 WHICHEVER IS APPLICABLE	7202.84
	b) ANCILLARY AREA FSI UPTO 80% & 60% WITH PAYMENT OF CHARGES.	0.00
	c) TOTAL ENTITLEMENT (a+b)	7202.84
14	MAXIMUM UTILIZATION LIMIT OF F.S.I. (Building Potential) PERMISSIBLE AS PER ROAD WIDTH	7202.84
15	TOTAL BUILT-UP AREA IN PROPOSAL (Excluding Area at Sr.no.17 b)	
	a) PROPOSED COMMERCIAL BUILT-UP AREA (as per 'P-Line')	0.00
	b) PROPOSED RESIDENTIAL BUILT-UP AREA (as per 'P-Line')	6672.68
	c) TOTAL (a+b)	6672.68
16	F.S.I. CONSUMED (15/13) (should not be more than serial No.14 above.)	0.93
17	AREA FOR INCLUSIVE HOUSING,IF ANY	
	a) REQUIRED (20% of Sr.No.9)	1440.57
	b) PROPOSED -IN 7[P]	1445.90

LEGEND

PLOT SHOWN IN	----- BLACK.
ROAD WIDENING SHOWN IN	----- GREEN DOTTED.
DRAINAGE LINE SHOWN IN	----- RED DOTTED.
WATER LINE SHOWN IN	----- BLACK DOTTED.

DESIGN ARCHITECT:

CUBIX ARCHITECTS ASSOCIATES
OFFICE NO. 1 AND 2, ARISTROCAT 'L', OPP. BEVERLY HILLS HOTEL, NEAR MAGNUS CLUB, LULLA NAGAR, BIBWEWADI, PUNE. E-MAIL - cubixarchitects@gmail.com
CONTACT NO:- 7757043086 , 7757043087

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE HAS ITS DIMENSIONS OF SIDES ETC OF PLOT STATED ON PLAN HAS ITS AREA AS MEASUREMENT MENTIONED IN DEMARCATION AND THE AREA TALLIES WITH THE MINIMUM AREA STATED IN THE DOCUMENT OF OWNERSHIP/ LAND RECORD DEPT/ CITY SURVEY RECORDS. ALL THIS INFORMATION IS BASED ON DOCUMENTS PROVIDED BY OWNER/ P.O.A HOLDER IN ORIGINAL/ TRUE COPY/PHOTOCOPY.

B.N. MALWADKAR. RAHUL R. MALWADKAR.

PROJECT

PROPOSED BUILDING LAYOUT AT
S.NO.18/2A/4/1
KONDHWA BUDRUK
TALUKA-HAVELI,PUNE-48

OWNER :

GAGAN GALAXY REALTY LLP
MR.RAHUL S.GARG

MALWADKAR ARCHITECTS
B.N. MALWADKAR.
RAHUL MALWADKAR.
SAMARTH BUILDING
PLOT NO.10,LOKESH SOCIETY(B),
S.NO 672/673 OPP.CANARA BANK,
BIBWEWADI, PUNE. 411-037
PH.NO.:- 020 35002052/53

SCALE - 1:200	DRN.BY	REF -X:\Gagan\Kondhwa-Tulsabh\drawings\IR(P)-PMC AS PER UDCPR\2021\SET\PMC DWG 13-10-2022.dwg
DATE - 12-12-22	Santosh	