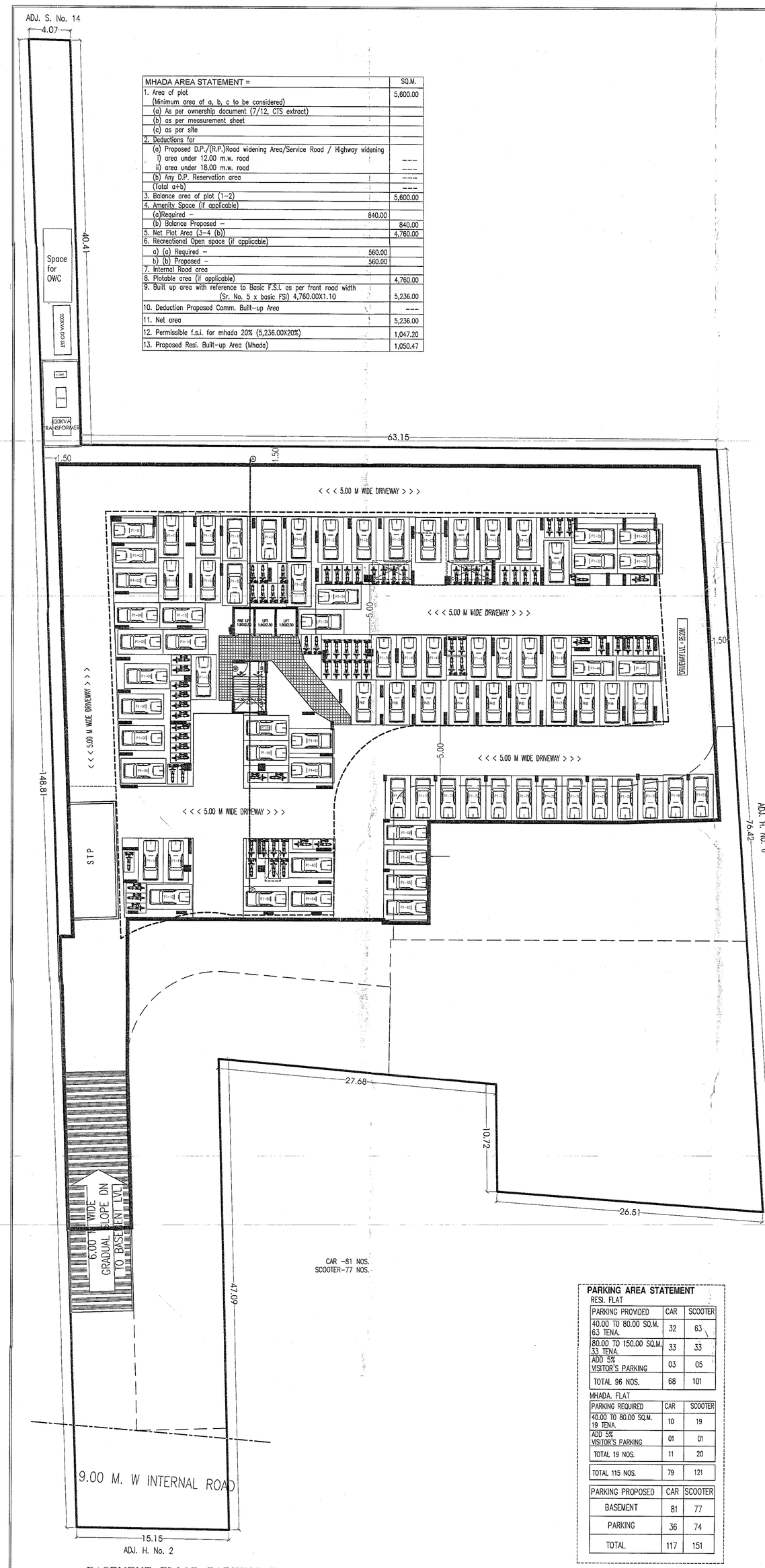
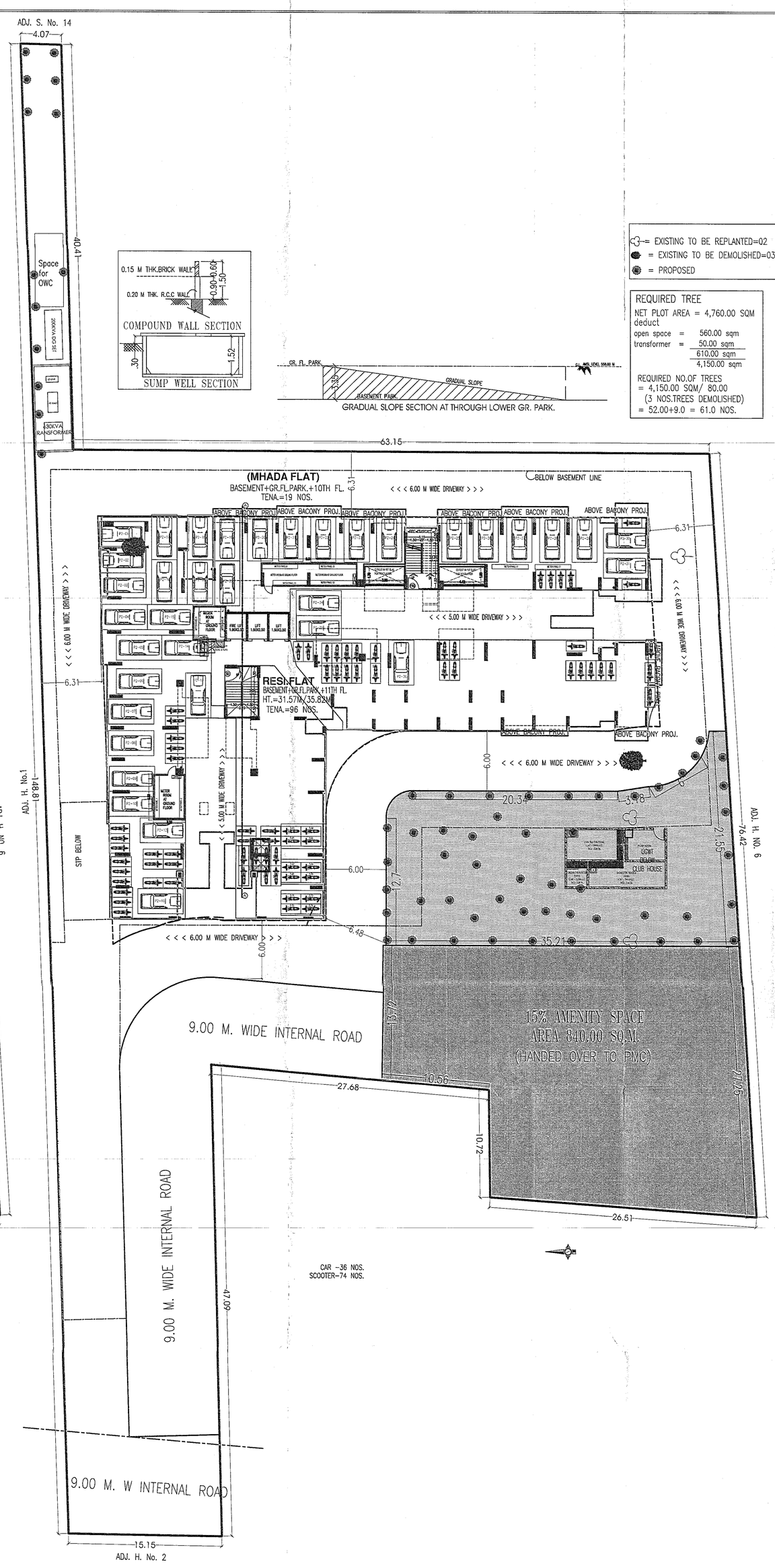
MHADA AREA STATEMENT =		SQ.M.
1. Area of plot (Minimum area of a, b, c to be considered)		5,600.00
(a) As per ownership document (7/12, CTS extract)		
(b) as per measurement sheet		
(c) as per site		
2. Deductions for		
(a) Proposed D.P./(R.P.)Road widening Area/Service Road / Highway widening		
i) area under 12.00 m.w. road		---
ii) area under 18.00 m.w. road		---
(b) Any D.P. Reservation area		---
(total a+b)		---
3. Balance area of plot (1-2)		5,600.00
4. Amenity Space (if applicable)		
(a)Required -	840.00	
(b) Balance Proposed -		840.00
5. Net Plot Area (3-4 (b))		4,760.00
6. Recreational Open space (if applicable)		
a) (a) Required -	560.00	
b) (b) Proposed -	560.00	
7. Internal Road area		
8. Plotable area (if applicable)		4,760.00
9. Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5 x basic FSI) 4,760.00X1.10		5,236.00
10. Deduction Proposed Comm. Built-up Area		---
11. Net area		5,236.00
12. Permissible f.s.i. for mhada 20% (5,236.00X20%)		1,047.20
13. Proposed Resi. Built-up Area (Mhada)		1,050.47



BASEMENT FLOOR PARKING PLAN



GROUND FLOOR PARKING PLAN

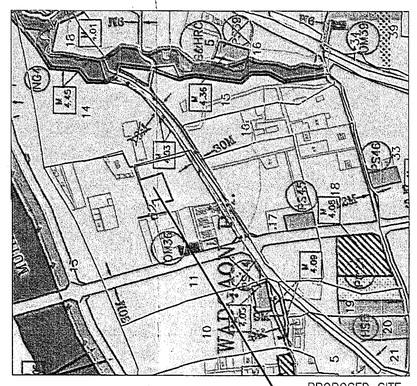
GRADUAL SLOPE SECTION AT THROUGH LOWER GR. PARK.

= EXISTING TO BE REPLANTED=02
= EXISTING TO BE DEMOLISHED=03
= PROPOSED

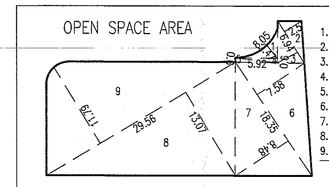
REQUIRED TREE

NET PLOT AREA = 4,760.00 SQM
deduct
open space = 560.00 sqm
transformer = 50.00 sqm
610.00 sqm
4,150.00 sqm

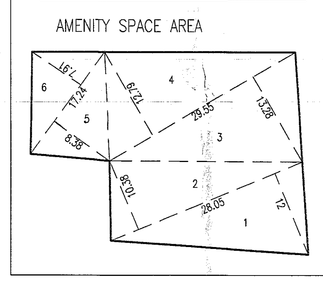
REQUIRED NO.OF TREES
= 4,150.00 SQM/ 80.00
(3 NOS.TREES DEMOLISHED)
= 52.00+9.0 = 61.0 NOS.



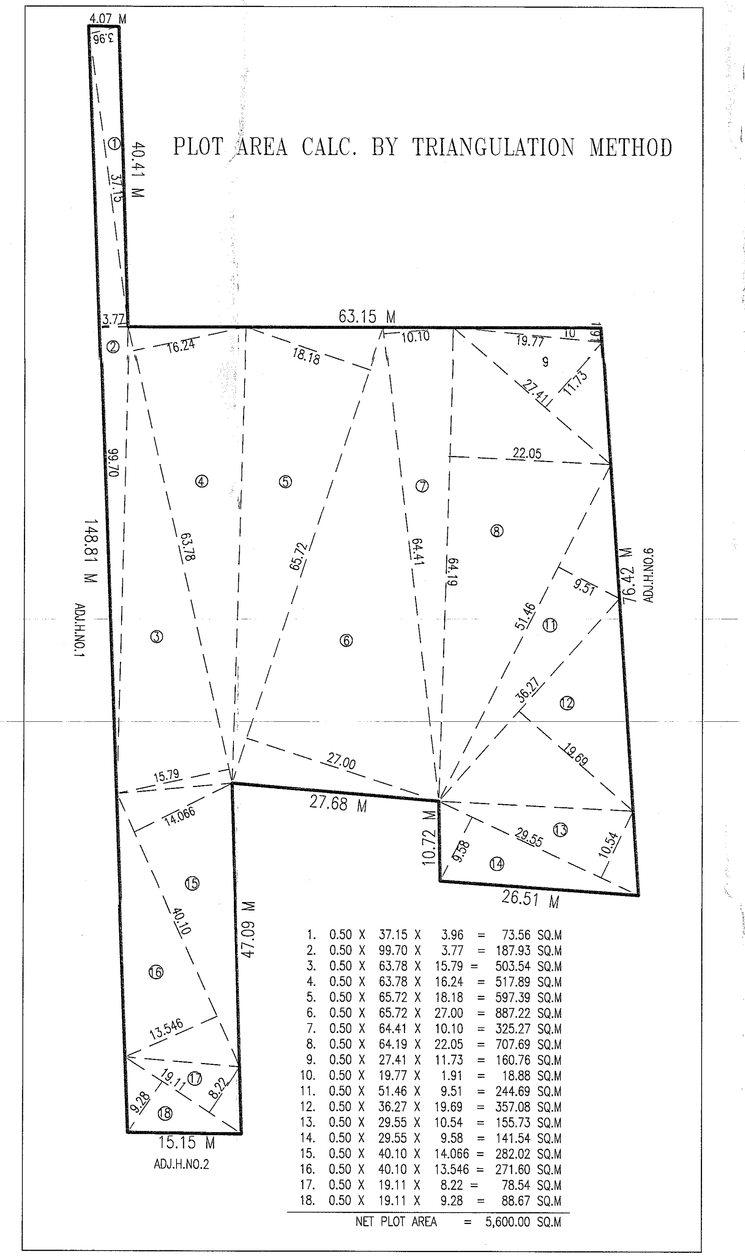
LOCATION PLAN



1. 0.40 X 8.05 X 2.47 = 7.60 SQ.M.
2. 0.50 X 6.94 X 2.5 = 8.68 SQ.M.
3. 0.50 X 6.94 X 2.92 = 10.13 SQ.M.
4. 0.50 X 5.92 X 0.6 = 1.78 SQ.M.
5. 0.50 X 5.92 X 0.6 = 1.78 SQ.M.
6. 0.50 X 18.35 X 7.58 = 69.55 SQ.M.
7. 0.50 X 18.35 X 8.48 = 77.8 SQ.M.
8. 0.50 X 29.56 X 13.07 = 193.17 SQ.M.
9. 0.50 X 29.56 X 11.79 = 189.91 SQ.M.
= 560.00 SQ.M.



1. 0.50 X 28.05 X 12.00 = 168.30 SQ.M.
2. 0.50 X 28.05 X 10.38 = 145.58 SQ.M.
3. 0.50 X 29.55 X 13.28 = 196.21 SQ.M.
4. 0.50 X 29.55 X 12.79 = 188.97 SQ.M.
5. 0.50 X 17.24 X 8.38 = 72.24 SQ.M.
6. 0.50 X 17.24 X 7.91 = 68.18 SQ.M.
= 840.00 SQ.M.



1. 0.50 X 37.15 X 3.96 = 73.56 SQ.M
2. 0.50 X 99.70 X 3.77 = 187.93 SQ.M
3. 0.50 X 63.78 X 15.79 = 503.54 SQ.M
4. 0.50 X 63.78 X 16.24 = 517.89 SQ.M
5. 0.50 X 65.72 X 18.18 = 597.39 SQ.M
6. 0.50 X 65.72 X 27.00 = 887.22 SQ.M
7. 0.50 X 64.41 X 10.10 = 325.27 SQ.M
8. 0.50 X 64.19 X 22.05 = 707.69 SQ.M
9. 0.50 X 27.41 X 11.73 = 160.76 SQ.M
10. 0.50 X 19.77 X 1.91 = 18.88 SQ.M
11. 0.50 X 51.46 X 9.51 = 244.69 SQ.M
12. 0.50 X 36.27 X 19.69 = 357.08 SQ.M
13. 0.50 X 29.55 X 10.54 = 155.73 SQ.M
14. 0.50 X 29.55 X 9.58 = 141.54 SQ.M
15. 0.50 X 40.10 X 14.066 = 282.02 SQ.M
16. 0.50 X 40.10 X 13.546 = 271.60 SQ.M
17. 0.50 X 19.11 X 8.22 = 78.54 SQ.M
18. 0.50 X 19.11 X 9.28 = 88.67 SQ.M

NET PLOT AREA = 5,600.00 SQ.M

PARKING AREA STATEMENT

RESI. FLAT

PARKING PROVIDED	CAR	SCOOTER
40.00 TO 80.00 SQ.M. 63 TENA.	32	63
80.00 TO 150.00 SQ.M. 33 TENA.	33	33
ADD 5% VISITOR'S PARKING	03	05
TOTAL 96 NOS.	68	101

MHADA. FLAT

PARKING REQUIRED	CAR	SCOOTER
40.00 TO 80.00 SQ.M. 19 TENA.	10	19
ADD 5% VISITOR'S PARKING	01	01
TOTAL 19 NOS.	11	20
TOTAL 115 NOS.	79	121

PARKING PROPOSED	CAR	SCOOTER
BASEMENT	81	77
PARKING	36	74
TOTAL	117	151

B. P. LAYOUT

01/06

R1 PREVIOUSLY SANCTIONED CC/4143/21 DATED 30/03/2022

APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT CERTIFICATE NO.
Building Inspector (Jr.Engg./Sect. Engg.) — Deputy Engineer
BUILDING PERMISSION DEPT. ZONE-2, P.M.C.

AREA STATEMENT =		SQ.M.
1. Area of plot (Minimum area of a, b, c to be considered)		5,600.00
(a) As per ownership document (7/12, CTS extract)		
(b) as per measurement sheet		
(c) as per site		
2. Deductions for		
(a) Proposed D.P./(R.P.)Road widening Area/Service Road / Highway widening		
i) area under 12.00 m.w. road		---
ii) area under 18.00 m.w. road		---
(b) Any D.P. Reservation area		---
(total a+b)		---
3. Balance area of plot (1-2)		5,600.00
4. Amenity Space (if applicable)		
(a)Required -	840.00	
(b) Balance Proposed -		840.00
5. Net Plot Area (3-4 (b))		4,760.00
6. Recreational Open space (if applicable)		
a) (a) Required -	560.00	
b) (b) Proposed -	560.00	
7. Internal Road area		
8. Plotable area (if applicable)		4,760.00
9. Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5 x basic FSI) 4,760.00X1.10		5,236.00
0. 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.	(5,600.00X0.5=2,800.00)	---
11. In-situ FSI / TDR loading		
(a)In-situ area against D.P./R.P.road [2.0 x Sr. No. 2 (a)],if any		
i) area under 12.00 m.w. d.p. road		---
ii) area under 30.00 m.w. d.p. road		---
(b)In-situ area against Amenity Space if handed over [2.00 or1.85 x Sr. No. 4 (b)and /or(c)],	(840.00X2.00=1,680.00)	1,680.00
(c) TDR area	(5,600.00X0.4=2,240.00)	---
(d) Total in-situ / TDR loading proposed (11 (a)+(b)+(c))		---
12. Additional FSI area under Chapter No. 7		---
13. Total entitlement of FSI in the proposal		TOTAL
(a) [9 + 10(b)+11(d)] or 12 whichever is applicable.		6,916.00
(b) Ancillary Area FSI upto 60% or 80%with payment of charges.(6916.00x0.6=4,149.60)		3,865.31
(c) Total entitlement (a+b)		10,724.31
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]		---
15. Total Built-up Area in proposal.(excluding area at Sr.No.17 b)		
(a) Existing Built-up Area.		---
(b) Proposed Built-up Area (as per "P-line")		10,724.31
(c) Total (a+b)		10,724.31
16. F.S.I. Consumed (15/5) (should not be more than serial No.14 above.)		2.23
17. Area for Inclusive Housing, if any		
(a) Required (20% of Sr.No.5)		1,047.20
(b) Proposed		1,050.47

CERTIFICATE OF AREA :
Certified that the plot under reference was surveyed by me on_____, 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.

Signature
(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

SHRI SIDDESH KANKARIYA
Owner(s) name and signature

LEGEND

PLOT BOUNDARY	THICK BLACK	
PROPOSED WORK	RED	
WATER LINE	BLACK DOTTED	
DRAINAGE LINE	RED DOTTED	

SPECIFICATIONS
R.C.C. FRAMED STRUCTURE.
0.15M. THK BLOCK WALL. & 0.10M. THK.
SAND FACED PLASTER EXTERNALLY.
NEERU FINISHED PLASTER INTERNALLY.
M. M. TILE FLOORING
T. W. DOORS & M. S. WINDOWS.

ARCHITECT
Ar. PRAKASH KULKARNI
CA/98/22909

OWNER (P.A.H.)
SHRI SIDDESH KANKARIYA

PROJECT
PROPOSED RESIDENTIAL BUILDING ON S. No. 12/5/1A, AT-WADGAON BK., TAL.-HAVELI, DIST.-PUNE.

ARCHITECT
P R A K A S H K U L K A R N I
ankur associates
A R C H I T E C T S
TEJOVAYU,FL.OFF NO.- 101 T.P., CTS NO.-7187/18, GHOLE ROAD, SHIVAJINAGAR, PUNE - 411 005, PHONE - 25534790, 25534791 | FAX - 020 25514752
Email : prakash@ankur-associates.com

DATE	SCALE	DRN BY	
26/09/2023	1 : 200	Archana	1731/21

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