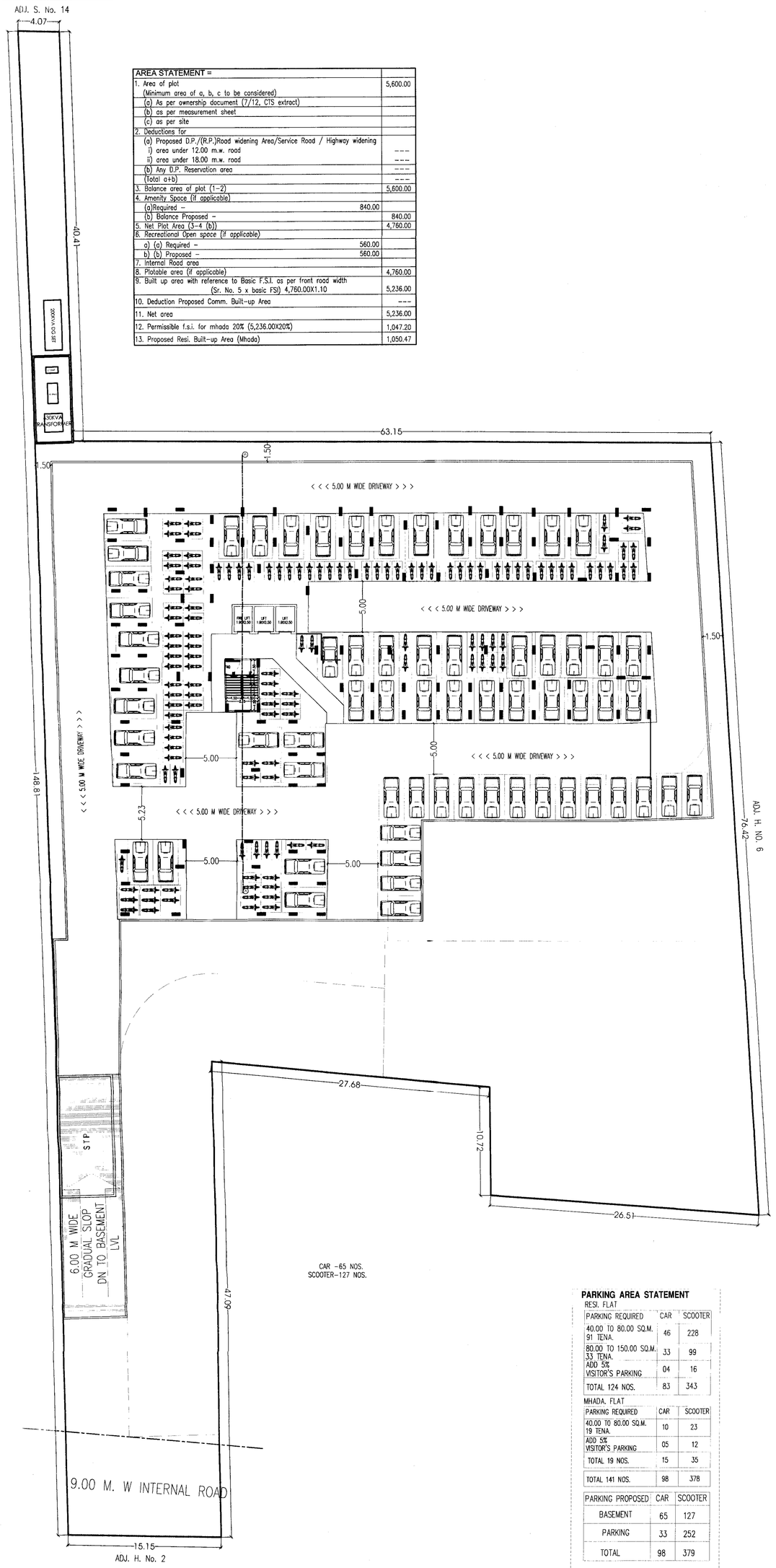
B. P. LAYOUT

01/05

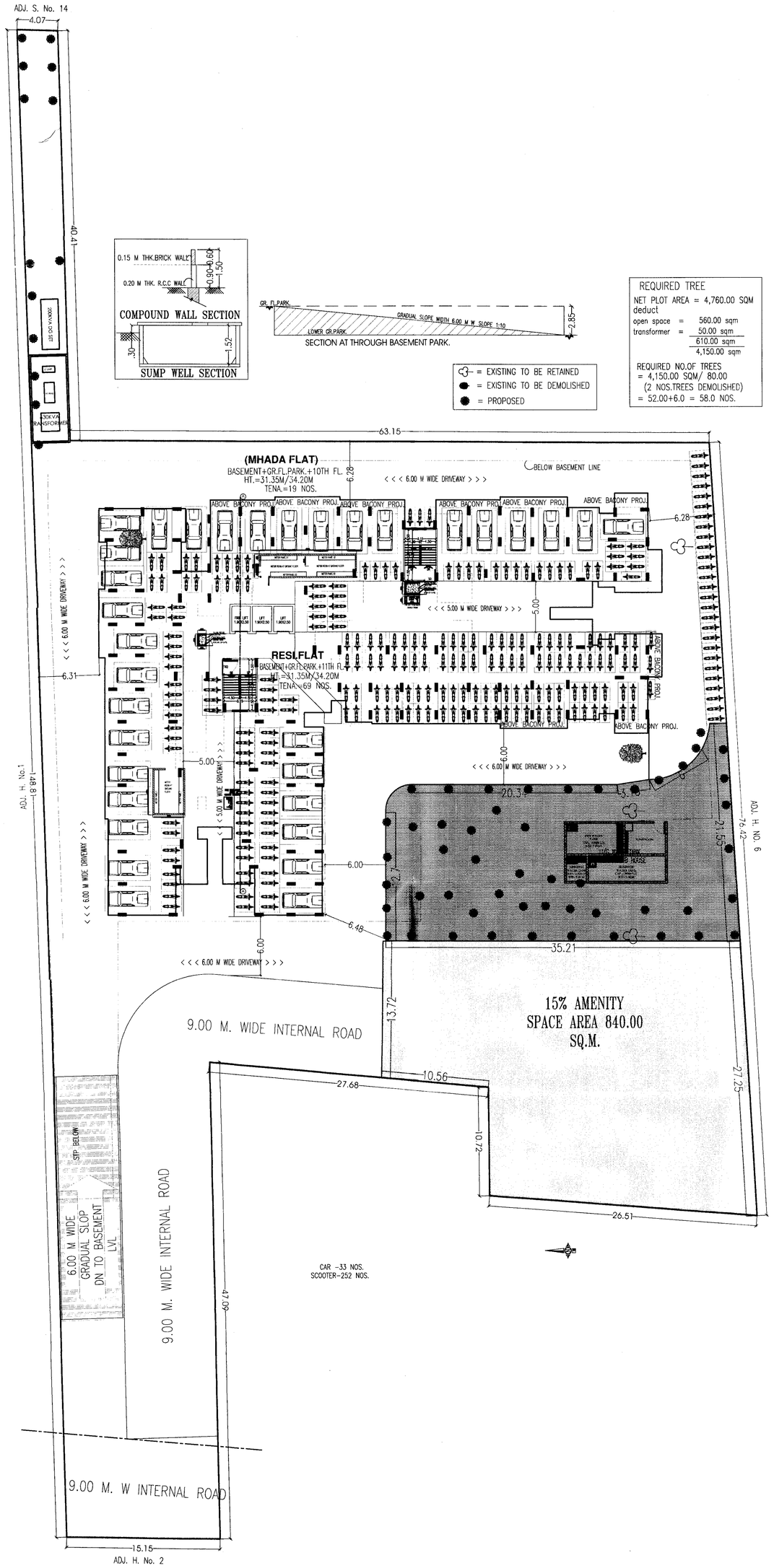
AREA STATEMENT =		
1. Area of plot		5,600.00
(Minimum area of a, b, c to be considered)		
(a) As per ownership document (7/12, CTS extract)		
(b) as per measurement sheet		
(c) as per site		
2. Deductions for		
(a) Proposed D.P./(R.P.)Road widening Area/Service Road / Highway widening		
i) area under 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



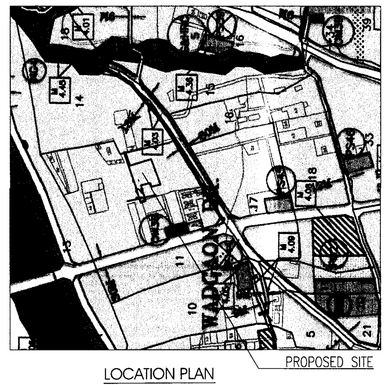
BASEMENT FLOOR PARKING PLAN

PARKING AREA STATEMENT

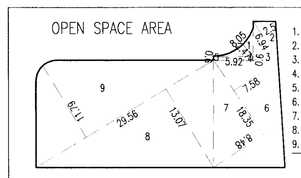
RESI. FLAT		
PARKING REQUIRED	CAR	SCOOTER
40.00 TO 80.00 SQ.M. 91 TENA.	46	228
80.00 TO 150.00 SQ.M. 33 TENA.	33	99
ADD 5% VISITOR'S PARKING	04	16
TOTAL 124 NOS.	83	343
MHADA FLAT		
PARKING REQUIRED	CAR	SCOOTER
40.00 TO 80.00 SQ.M. 19 TENA.	10	23
ADD 5% VISITOR'S PARKING	05	12
TOTAL 19 NOS.	15	35
TOTAL 141 NOS.	98	378
PARKING PROPOSED	CAR	SCOOTER
BASEMENT	65	127
PARKING	33	252
TOTAL	98	379



GROUND FLOOR PARKING PLAN



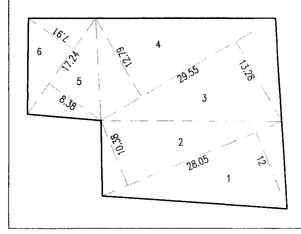
LOCATION PLAN



OPEN SPACE AREA

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.



AMINITY SPACE AREA

1. 0.50 X 28.05 X 12 = 168.3 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.

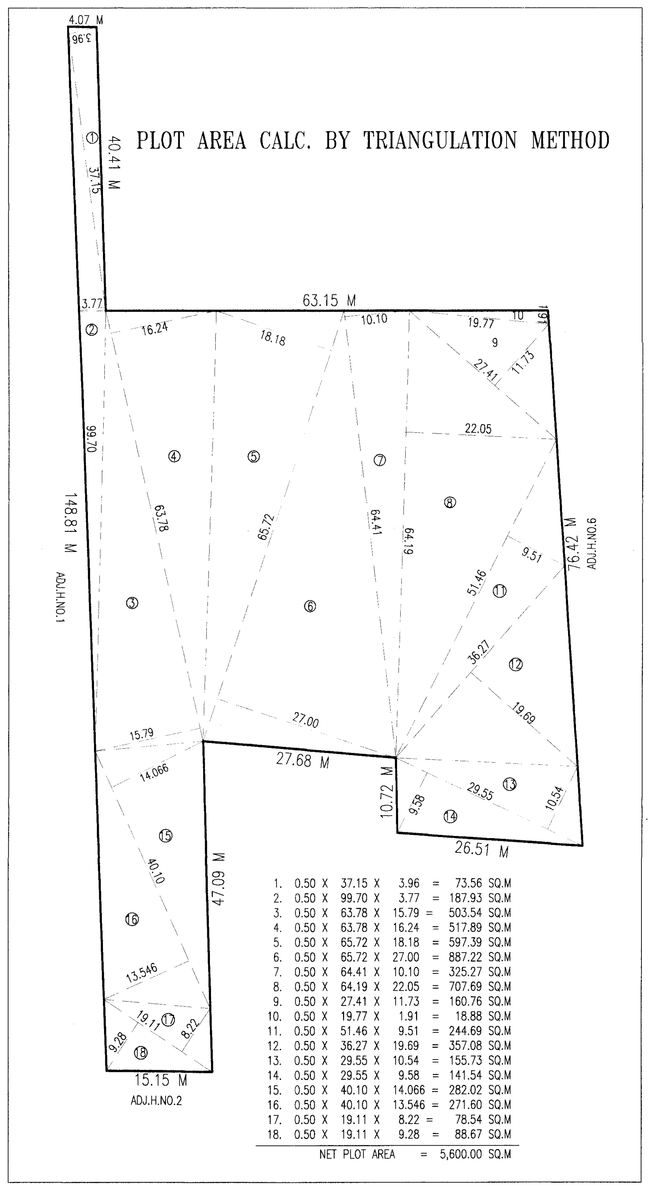
= 840.00 SQ.M.

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
(2 NOS.TREES DEMOLISHED)
= 52.00+6.0 = 58.0 NOS.



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

APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT CERTIFICATE NO. 5525313
30/03/2022

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

P.M.C. BUILDING CONTROL DEPARTMENT APPROVED

AREA STATEMENT =		
1. Area of plot		5,600.00
(Minimum area of a, b, c to be considered)		
(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	
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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. 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)	
(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.		5,236.00
(b) Ancillary Area FSI upto 60% or 80%with payment of charges.		3,141.60
(c) Total entitlement (a+b)		8,377.60
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')		8,372.33
(c) Total (a+b)		8,372.33
16. F.S.I. Consumed (15/5) (should not be more than serial No.14 above.)		1.76
17. Area for Inclusive Housing, if any		
(a) Required (20% of Sr.No.5)		
(b) Proposed		

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 of 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/96/22969
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
PRAKASH KULKARNI
ankur associates
ARCHITECTS
TEJONIDHAM, OFF NO. 101, 1ST FL, CTS NO.11807/8, DATTA WADI ROAD, DHANKAWADI, PUNE-411 043, PHONE - 25374785, 25374791 | FAX - 020 25374792
Email: ankurassociates@yahoo.com

DATE	SCALE	DRN. BY	
15/03/2022	1 : 200	Archana	1731/21

F:\Archana\AMIT KANKARIYA (SOPPU) (10 P.S).dwg