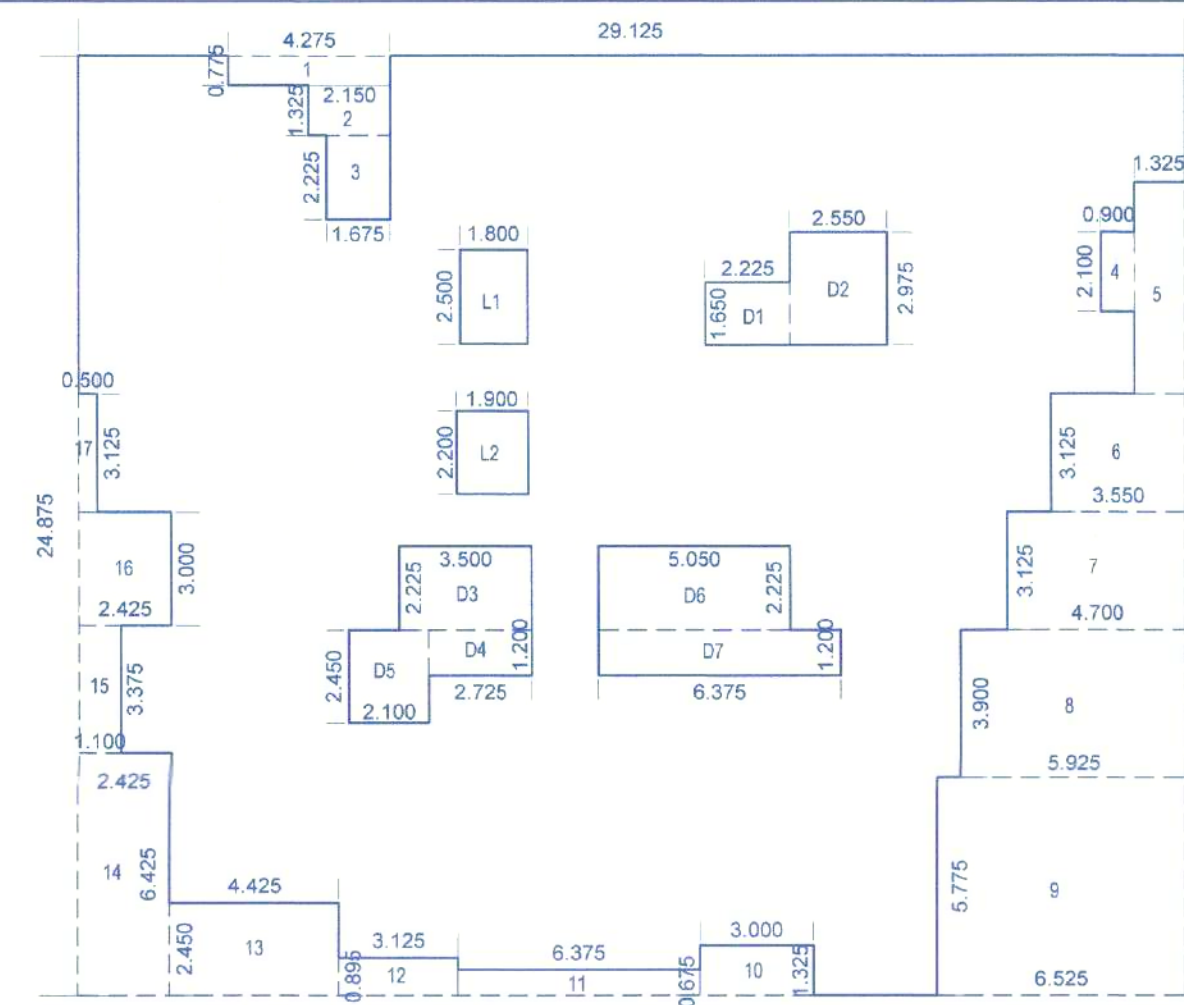




AREA KEY PLAN FOR TYP. FLOOR (SCALE 1:200)

AREA STATEMENT TYP. FLOOR			
A	29.125	X	24.875 = 724.48
AREA STATEMENT TYP. FLOOR			
SIZE	AREA	SIZE	AREA
1 4.275 X 0.775	= 3.31	2 2.150 X 1.325	= 2.85
3 1.675 X 2.225	= 3.73	4 0.900 X 2.100	= 1.89
5 5.600 X 1.325	= 7.42	6 3.950 X 3.125	= 12.34
7 4.700 X 3.125	= 14.69	8 5.900 X 3.900	= 23.11
9 6.525 X 5.775	= 37.68	10 1.325 X 3.000	= 3.97
11 6.375 X 0.675	= 4.30	12 3.125 X 0.895	= 2.80
13 4.425 X 2.450	= 10.84	14 2.425 X 6.425	= 15.58
15 3.375 X 1.100	= 3.71	16 2.425 X 3.000	= 7.27
17 3.125 X 0.500	= 1.56	D1 2.025 X 1.650	= 3.37
D2 2.550 X 2.975	= 7.59	TOTAL	167.07

NOTES:

1ST FLOOR B/U.P. AREA IS SAME FOR TYPICAL FLOOR B/U.P. AREA ONLY ADDED LIFT AREA (513.64+4.50+4.18=522.32)

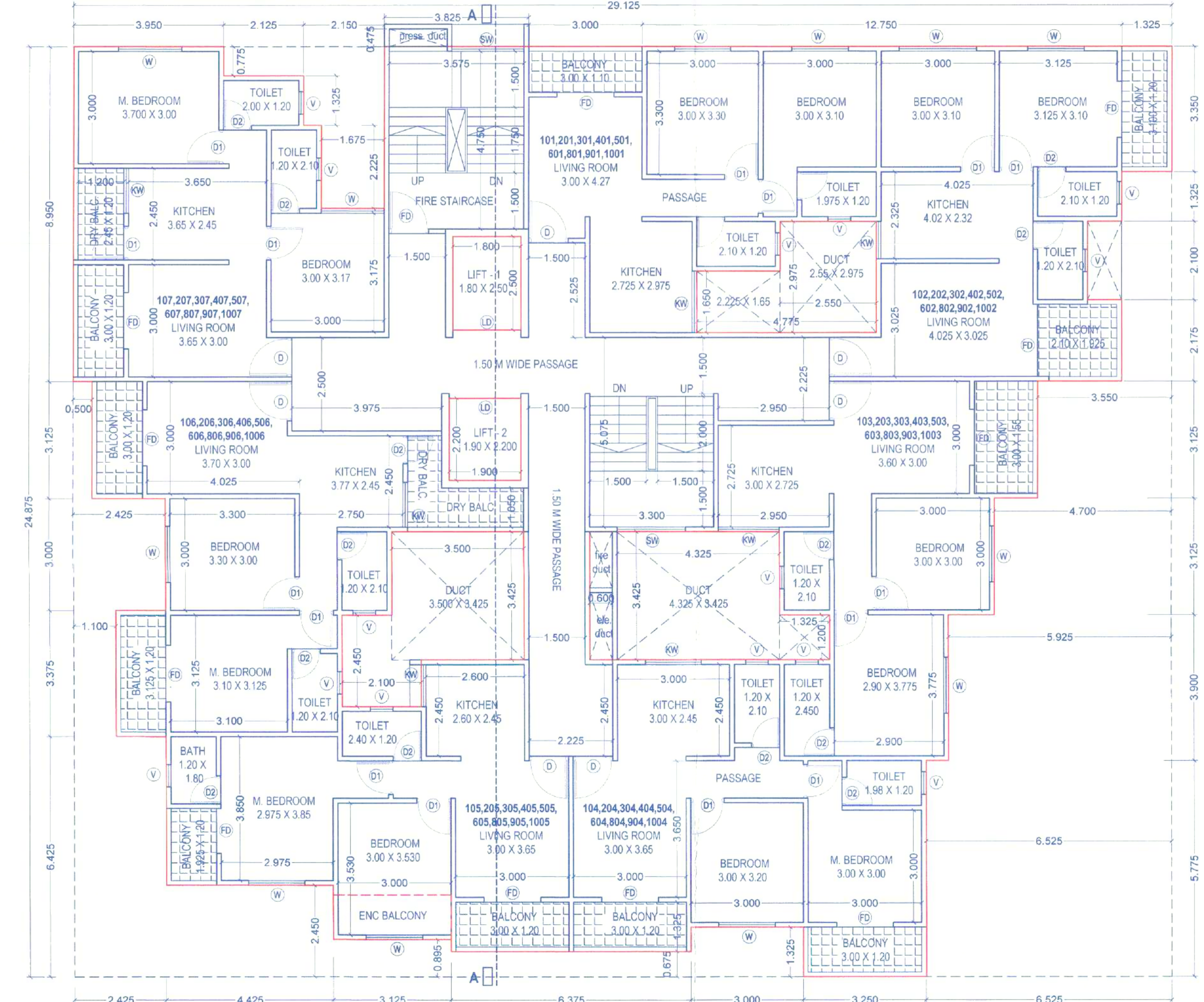
AREA STATEMENT SEVENTH FLOOR	
FLOOR AREA	= 513.64
SIZE	AREA
REFUGEE AREA	= 25.00
7TH FLOOR B/U.P. AREA	= 488.64

REFUGEE AREA STATEMENT	
REQUIRED REFUGEE AREA	25.00 SQ.M.
2 FLOOR B/U.P. AREA / 12.50 X 0.30	513.64 X 2 FLOORS = 1027.28 SQ.M.
12.50 X 0.30 = 3.75 SQ.M.	82.16 X 0.30 = 24.65 SQ.M.

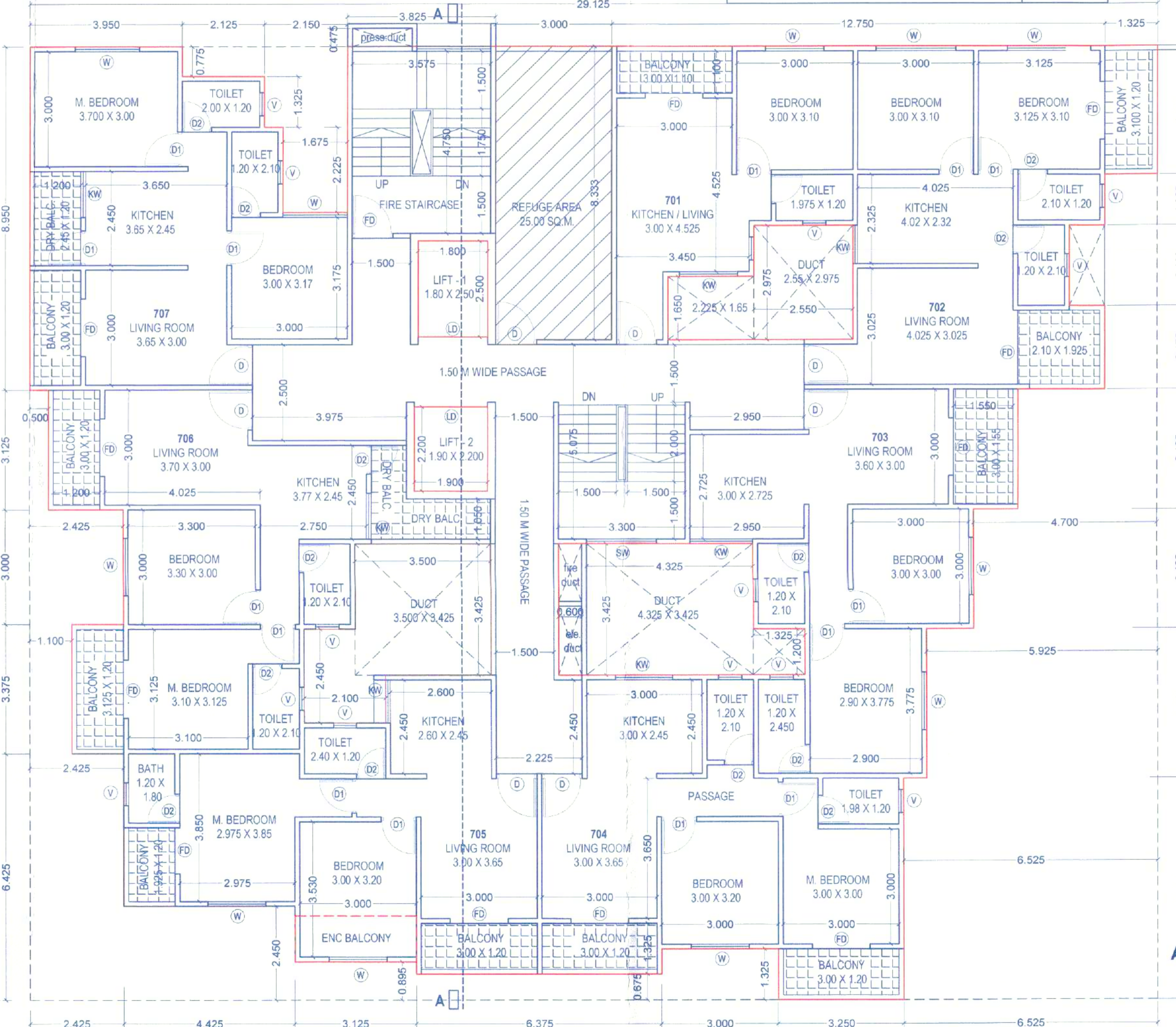
B/U.P. AREA STATEMENT			
FLOORS	RESIDENTIAL	REFUGEE	TENEMENTS
UPPER GROUND FLOOR	0.00	----	----
LOWER GROUND FLOOR	0.00	----	----
FIRST FLOOR	522.32	----	7
SECOND FLOOR	513.64	----	7
THIRD FLOOR	513.64	----	7
FOURTH FLOOR	513.64	----	7
FIFTH FLOOR	513.64	----	7
SIXTH FLOOR	513.64	----	7
SEVENTH FLOOR	488.64	25.00	7
EIGHTH FLOOR	513.64	----	7
NINTH FLOOR	513.64	----	7
TENTH FLOOR	513.64	----	7
TOTAL	5120.08	25.00	70

PARKING CALCULATION			
TYPE	CAR/PET (SQ.M.)	TENEMENTS	CAR (NOS.)
Residential	40 - 80	70	35
	80 - 150	0	0
TOTAL		70	35
ADD 3% VISITOR PARK AREA			
TOTAL REQUIRED		36	74
PROPOSED PARKING		36	74
TOTAL		36 X 12.50 = 450.00 SQ.M.	74 X 2.00 = 148.00 SQ.M.
TOTAL PROPOSED PARKING AREA = 698.00 SQ.M.			

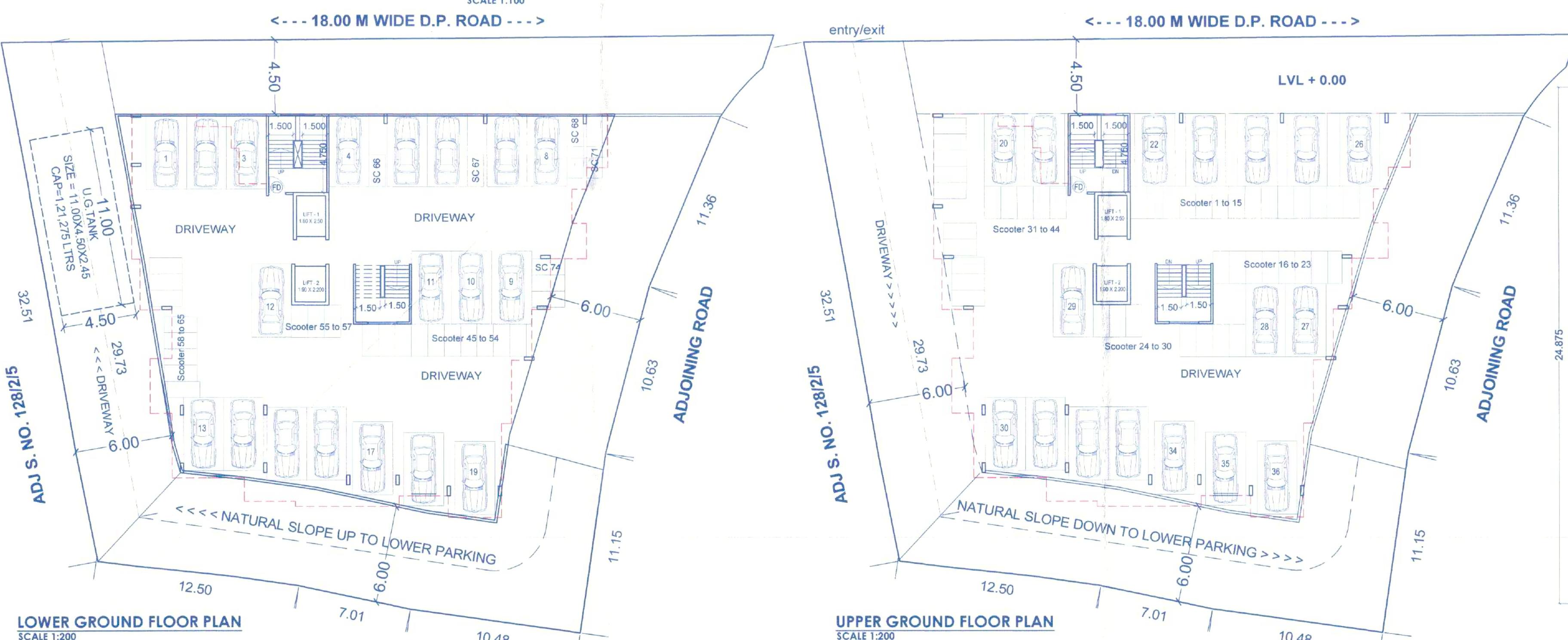
WATER TANK CAPACITY CALCULATION				
TYPE	TENEMENTS	FACTOR	LTRS	TOTAL (LTRS.)
RESIDENTIAL	70	5	135	47250
ADD. FIRE FIGHTING				
TOTAL CAPACITY OF O.H. WATER TANK =				
SIZE = 3.575 X 4.30 X 1.80 m. (TANK-1)				
SIZE = 4.48 X 5.075 X 1.80 m. (TANK-2)				
WATER REQUIRED IN U/G WATER TANK				
ADD. FIRE FIGHTING				
WATER REQUIRED IN U/G WATER TANK				
PROPOSED U/G WATER TANK				
121275				



TYPICAL:-1ST, 2ND, 3RD, 4TH, 5TH, 6TH, 8TH, 9TH & 10TH FLOOR PLAN SCALE 1:100

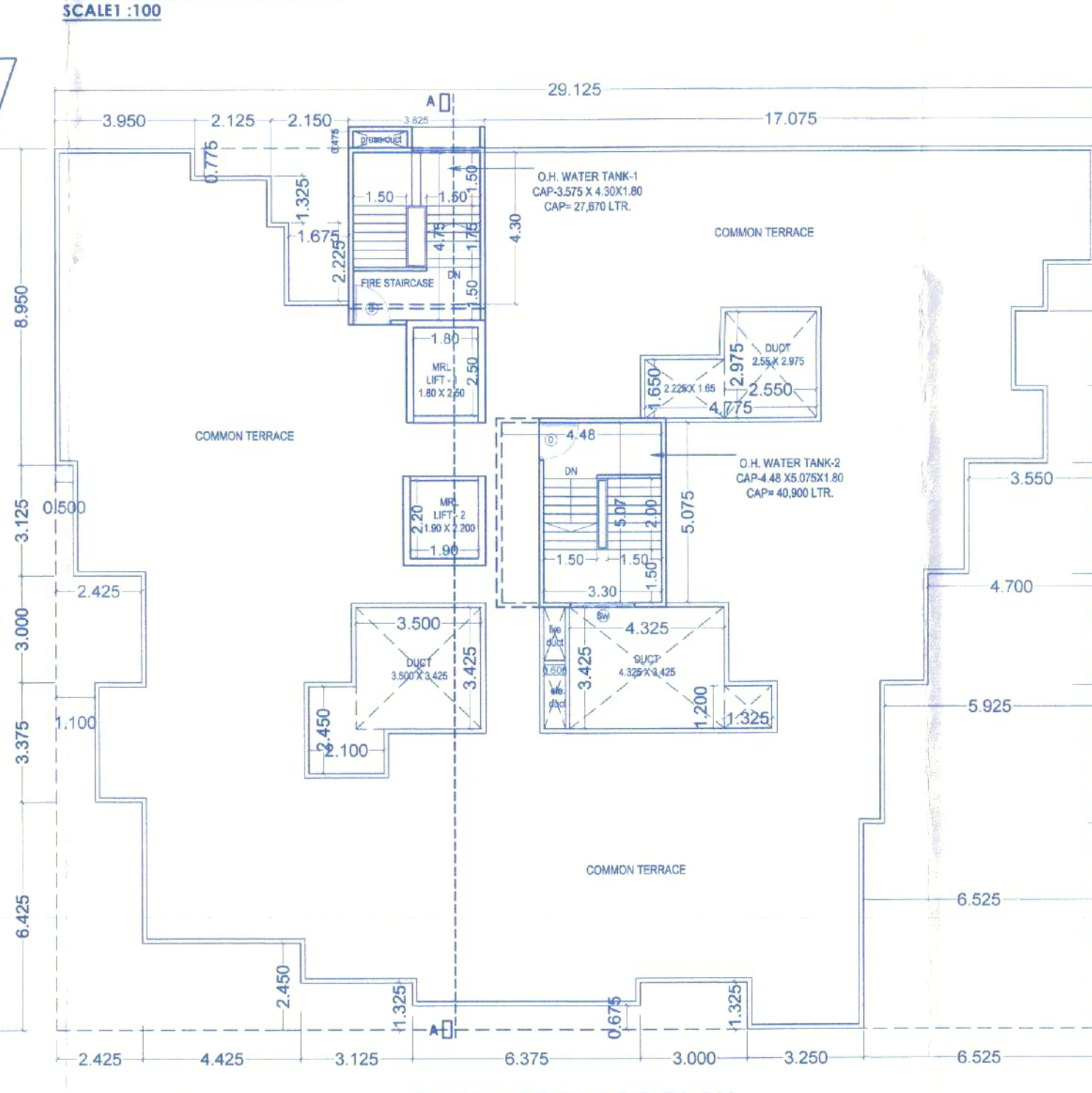


SEVENTH FLOOR PLAN SCALE 1:100

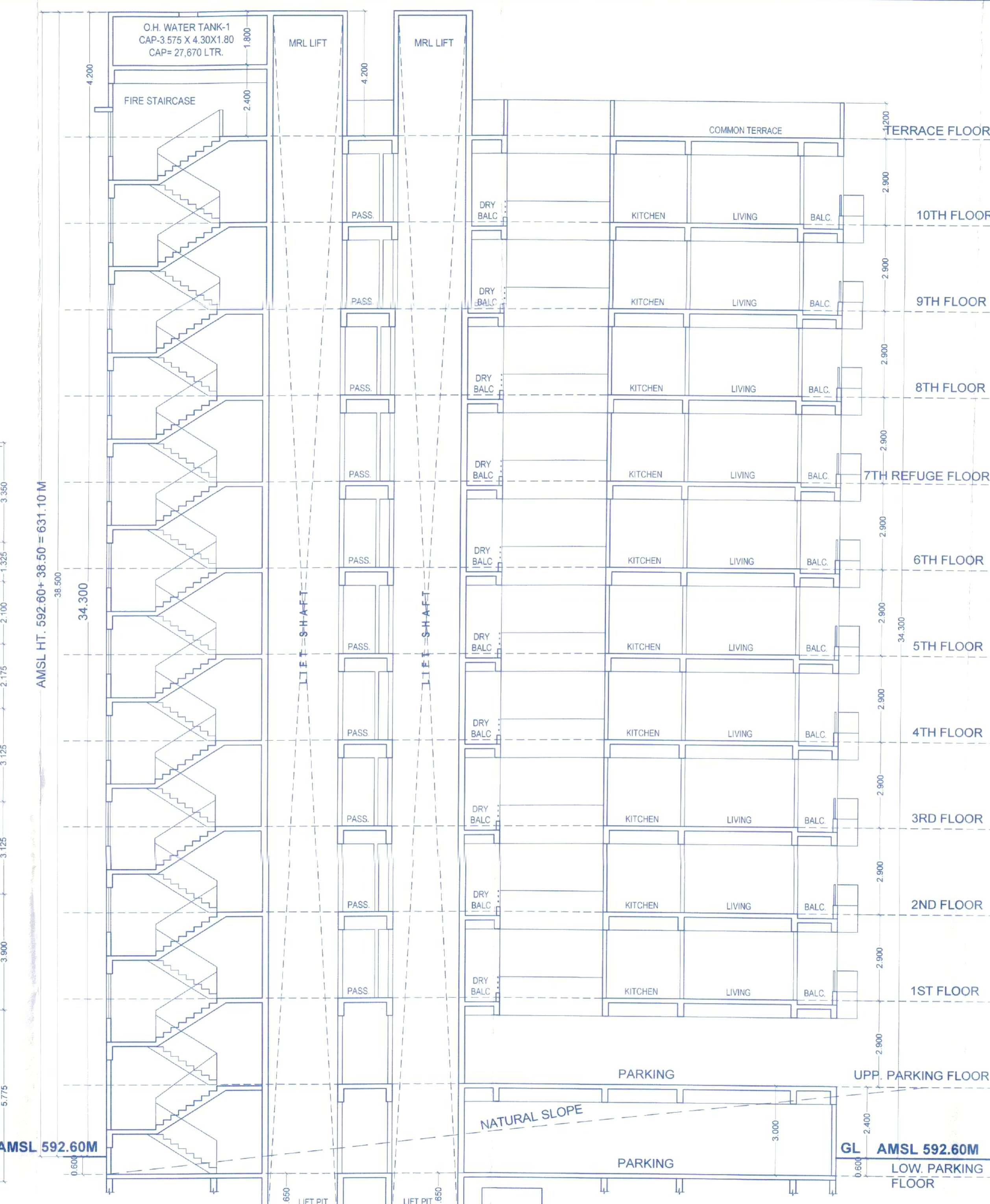


LOWER GROUND FLOOR PLAN SCALE 1:200

UPPER GROUND FLOOR PLAN SCALE 1:200



TERRACE FLOOR PLAN



SECTION AT AA



FRONT ELEVATION

SPECIFICATIONS

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.

LEGEND

PLOT BOUNDARY SHOWN BLACK
PROPOSED WORK SHOWN RED
DRAINAGE LINE SHOWN RED DOTTED
WATER LINE SHOWN BLACK DOTTED
EXISTING TO BE RETAINED HATCHED
DEMOLITION SHOWN HATCHED YELLOW
ROAD WIDENING LINE

STAMP OF APPROVAL		1/1
REFERENCE :-		
1) CC / 2572 / 23 DATED: 15/01/2024		
2) CC / 2946 / 23 DATED: 20/02/2024		
3) CC / 0069 / 24 DATED: 03/04/2024		
LIG BLDG		
APPROVED SUBJECT TO CONDITION		
APPROVED UNDER COMMENCEMENT		
CERTIFICATE NO. 032/2024		
Building Inspector Deputy Engineer		
(Jr. Engg./Sect. Engg.)		
BUILDING PERMISSION DEPT.		
ZONE-2, P.M.C.		
AREA STATEMENT		
1	AREA OF PLOT (Minimum area of a, b, c to be considered)	29900.00
a	As per 7/12 extract	29900.00
b	As per measurement sheet	30129.81
c	As per site	30129.81
2	Deductions For:	
a	Proposed 18.00M D.P. Road widening Area	3261.90
b	proposed 12 m.w. road widening area	169.10
c	AREA UNDER RESERVATION - PLOT B	2020.00
d	Total Deductions (2a+2b)	5430.00
3	Balance area of Plot (1-2c)	24469.91
4	Amenity Space (If applicable) (5%)	a) REQUIRED 1223.50 b) Adjustment of 2(b), if any 0.00 c) Balance Proposed 1223.64
5	Net plot area (3-4c)	23246.27
6	Recreational Open space (If applicable) 10%	a) REQUIRED 2446.99 b) PROPOSED 2447.00
7	Internal road area	0.00
8	Plotable area (If applicable)	0.00
9	Build up area with reference to basic f.s.l. as per front road width (sr. no. 5x1.10)	25570.90
10	Addition of FSI on payment of premium	
a	Maximum permissible premium FSI - based on road width / TOD zone.	0.00
b	Proposed FSI on payment of premium.	0.0000
11	IN-SITU FSI / TDR LOADING	
a	IN-SITU AREA AGAINST D.P. ROAD [2.0 X SR. NO. 2 (A)] IF ANY	0.00
b	IN-SITU AREA AGAINST AMENITY SPACE IF HANDED OVER [2.00 CR1.85 X SR. NO. 4 (B) AND /OR (C)].	0.00
c	TDR area	0.00
d	Total (a+b+c)	0.00
12	Additional FSI area under Chapter No. 7	
13	Total entitlement of FSI in the proposal	25570.90
a	[9 + 10(b)+11(d)] or 12 whichever is applicable.	
b	Ancillary Area FSI upto 60% or 80% with payment of charges, on Sr.No. 13a	0.00
c	Proposed Ancillary Area	0.00
d	Total entitlement (a+b)	0.00
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	0.00
15	Total Built-up Area in proposal (excluding area of Sr.No.17 b)	
a	Existing Built-up Area.	0.0000
b	Proposed Built-up Area (as per P-line)	0.00
c	Total (a+b)	0.00
16	F.S.I. Consumed (15/13c) (should not be more than serial No.14 above.)	0.00
17	Area For Inclusive Housing, if any	
a	Required (20 % of sr.no. 9)	5114.18
b	Proposed	5120.08
OWNER'S NAME:		OWNER'S SIGN:
M/S RUCHA ASSOCIATES, THROUGH ITS PARTNER		
MR. DIVAKAR SHIVAJI MATE.		
SITE ADD:-		
PROPOSED LIG. BUILDING OF S. NO. 133/1/4/2, 132/1/2, 132/1/4/2, 132/1/3/2/1, 132/1/3/2/2, 132/1/1B, 128/2/4, 128/2/5 SUB PLOT NO. 4 AT DHAYARI, TAL - DHAYARI, DIST - PUNE		
ARCHITECT: JAIDEEP S. DESHPANDE CA/2003/31276		ARCHITECT'S SIGN:
ELEMENTS ARCHITECTURAL DESIGN STUDIO		
OFFICE NO 2 & 3, 1ST FLOOR, SWAYAMBHU BLDG, SUWAY GARDEN, 12 MAHUNNAGAR, PUNE 411037 Tel no: [020] 30481331, email: elements_jai@yahoo.co.in		
JOB NO: 196		REVISION NO: R1
SCALE: 1:100		DRAWN BY: Anuradha
CHECKED BY: JD		22.12.2023