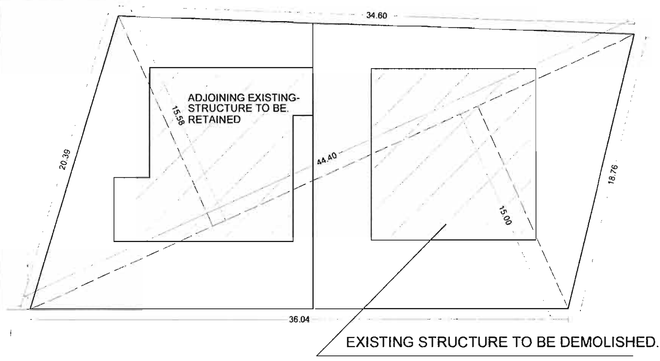


EXISTING STRUCTURE TO BE DEMOLISHED.

PLOT AREA CALCULATION BY TRIANGULATION
= 0.5 X 44.40 X (15.58+15.00)
= 678.86 SQ.M

TYPICAL SECOND TO FOURTH FLOOR P-LINE AREA CALCULATION

SRNO.	BLOCK	LENGTH	BREADTH	TOTAL
1	ABCD	17.237	13.703	236.199
DEDUCTIONS				
2	A	0.387	1.640	0.635
3	B	1.112	7.490	8.329
4	C	3.350	1.315	4.405
5	D	2.750	0.910	2.503
6	E	2.980	1.815	5.409
7	F	2.125	1.215	2.582
8	G	1.490	2.565	3.822
9	H	0.865	5.160	4.463
10	I	0.265	4.388	1.163
11	J	13.612	0.175	2.382
12	K	2.530	0.410	1.037
13	L	9.045	0.712	6.440
14	M	1.252	0.782	0.979
15	N	0.150	1.500	0.225
16	O	1.800	1.530	2.754
17	P	0.250	1.530	0.383
18	Q	0.250	1.530	0.383
TOTAL DEDUCTIONS				47.892
PLINE AREA OF SECOND TO FOURTH				188.306

WATER REQUIREMENT STATEMENT :-	
O.H.WATER TANK	
5PERS. X 135LTRS. X 8TEN.	5400 LTRS.
TOTAL O.H. WATER TANK	5400 LTRS.
U.G.WATER TANK	
1.50 X O.H.W.T.	8100 LTRS.
FIRE FIGHTING TANK	10,000 LTRS.
TOTAL O.H. WATER TANK	18,100 LTRS.

PARKING CALCULATION

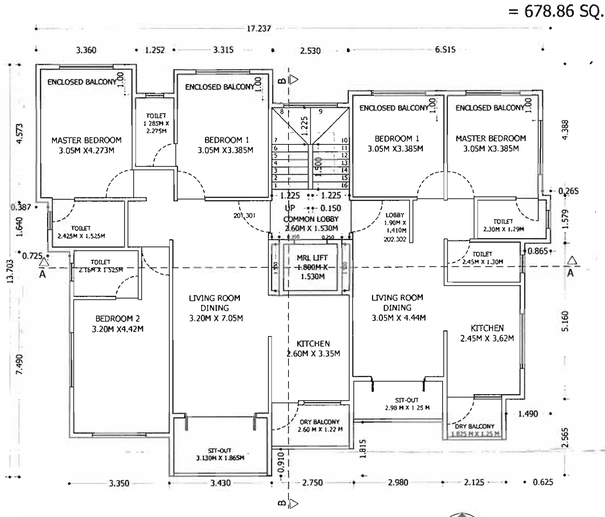
TYPE	CARPET AREA/ FSI (M2)	TENEMENT (NOS)		CAR (NOS)		SCOOTER (NOS)	
		UNIT	PROP.	BY RULE	REQD.	BY RULE	REQD.
RESIDENTIAL	40-80	2	7	1	4	5	18
RESIDENTIAL	ABOVE 150	1	1	1	1	3	3
VISITOR			WITH	5%(CAR)	6	5%(SC)	22
TOTAL	REQUIRED			-	6	-	22
TOTAL	PROPOSED			-	8	-	22

SR.NO.	FLOORS	FSI AREA				LIFT AREA	NO. OF TENAMENTS
		COMM.	RESI.	IND.	SPEC.	FREE OF FSI	
1	FIRST	0.00	175.845	0.00	0.00	2.754	2
2	SECOND	0.00	188.306	0.00	0.00		2
3	THIRD	0.00	188.306	0.00	0.00		2
4	FOURTH	0.00	188.306	0.00	0.00		2
4	FIFTH	0.00	60.258	0.00	0.00		
TOTAL		0.00	801.02	0.00	0.00	2.754	8

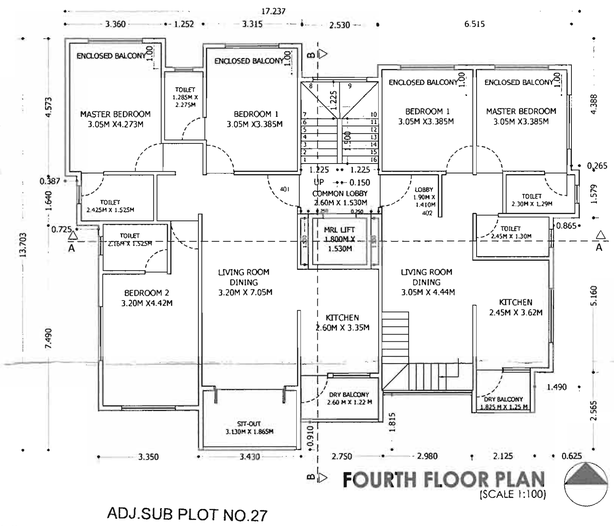
TABLE FOR INCENTIVE F.S.I. FOR REDEVELOPMENT OF 30YEARS AND OLD SOCIETY/ APARTMENT			
A	AREA AS PER SANCTIONED PLAN	358.02	SQ.M.
B	AREA CONSUMED ON SITE	364.00	SQ.M.
C	INCENTIVE F.S.I. CONSIDERED 0.3 X B	109.20	SQ.M.

FIRST FLOOR P-LINE AREA CALCULATION

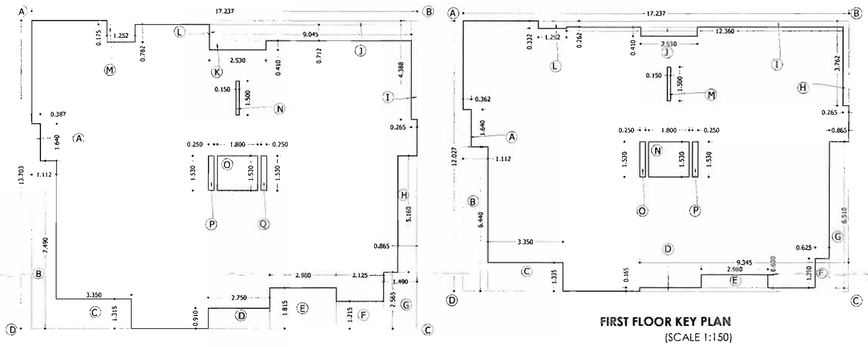
SRNO.	BLOCK	LENGTH	BREADTH	TOTAL
1	ABCD	17.237	12.027	207.309
DEDUCTIONS				
2	A	0.362	1.640	0.594
3	B	1.112	6.440	7.161
4	C	3.350	1.335	4.472
5	D	9.345	0.165	1.542
6	E	2.980	0.600	1.788
7	F	0.625	1.350	0.844
8	G	0.865	6.510	5.631
9	H	3.762	0.265	0.997
10	I	12.360	0.262	3.238
11	J	2.530	0.410	1.037
13	L	1.252	0.332	0.416
14	M	0.150	1.500	0.225
15	N	1.800	1.530	2.754
16	O	0.250	1.530	0.383
17	P	0.250	1.530	0.383
TOTAL DEDUCTIONS				31.464
PLINE AREA OF FIRST FLOOR PLAN				175.845



TYPICAL SECOND TO THIRD FLOOR PLAN
(SCALE 1:100)



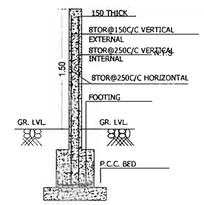
FOURTH FLOOR PLAN
(SCALE 1:100)



TYPICAL SECOND TO FOURTH FLOOR KEY PLAN
(SCALE 1:150)

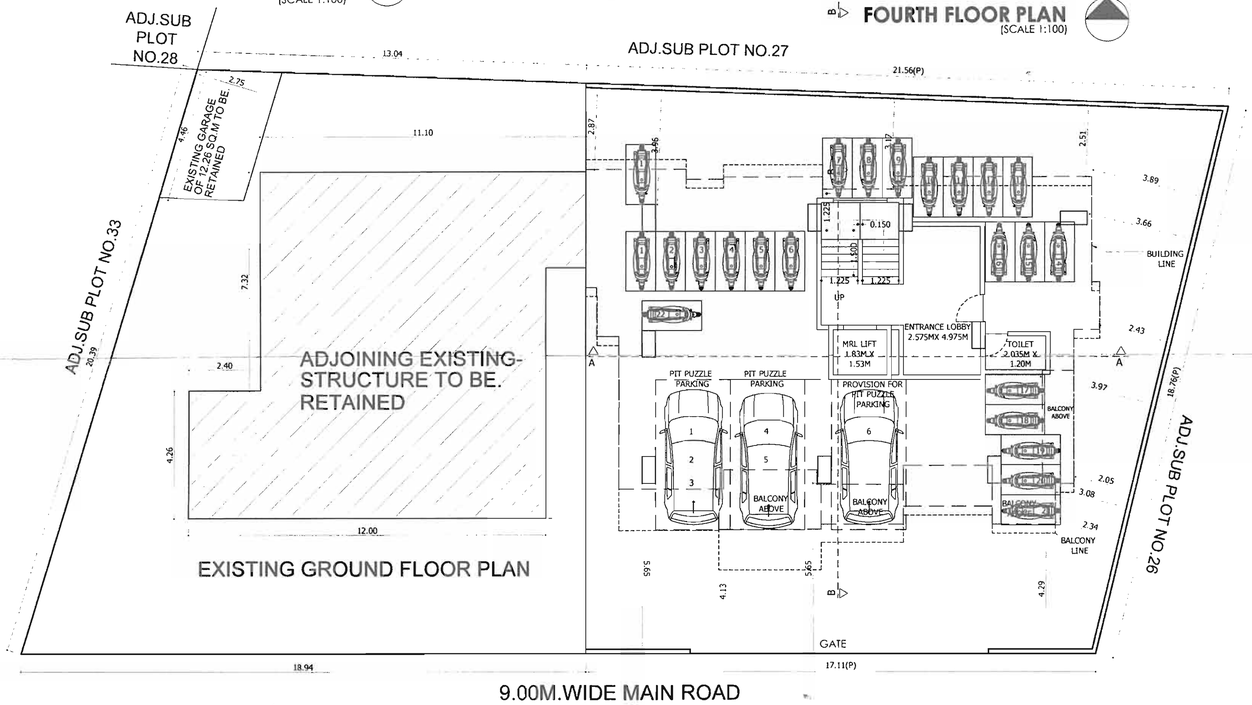
FIRST FLOOR KEY PLAN
(SCALE 1:150)

PROPOSED SITE
LOCATION N.T.S

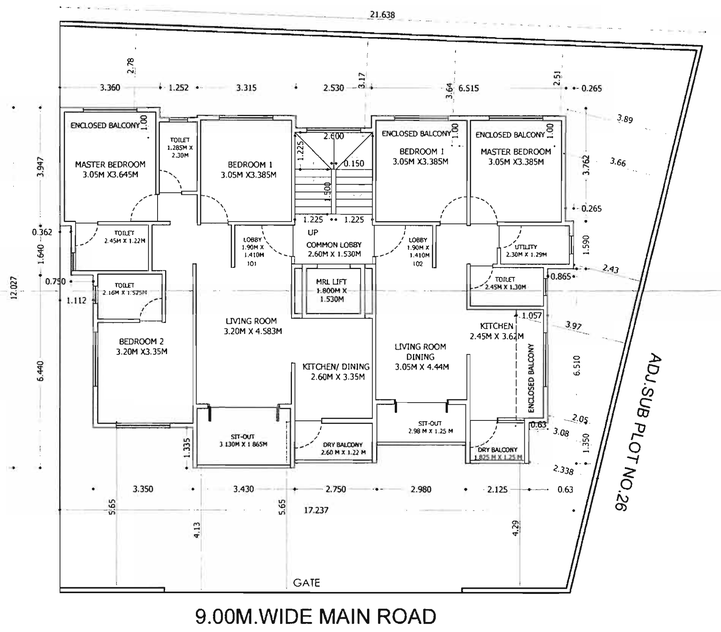


SECTION OF R.C.C.
COMPOUND WALL

NOTE :- COMPOUND WALL EXECUTION WILL BE AS PER SITE CONDITIONSIAS PER INSTRUCTIONS GIVEN BY R.C.C CONSULTANT



GROUND/ PARKING FLOOR PLAN
(SCALE 1:100)



FIRST FLOOR PLAN
(SCALE 1:100)

STAMP OF APPROVAL

1/2

NEW SANCTION CC/2455/21 DT.18/11/2021

Revised 26/09/2022
APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT
CERTIRCATE NO. CC/0495/22

Building Inspector — Deputy Engineer

MUNICIPAL CORPORATION * POONA * BUILDING CONSTRUCTION DEPT. APPROVED

A) AREA STATEMENT	SQ.M.
1. AREA OF PLOT	
(a) AS PER OWNERSHIP DOCUMENT PRC	678.86
(b) AS PER MEASUREMENT SHEET	678.86
(c) AS PER SITE	678.86
MINIMUM AREA COSIDERED	678.86
2. DEDUCTIONS FOR	
(a) PROPOSED D.P ROAD/D.P ROAD WIDENING AREA	0.00
(c) ANY D.P RESERVATION AREA	0.00
TOTAL (a+b)	0.00
3. GROSS AREA OF PLOT (1-2) :	678.86
4. RECREATIONAL OPEN SPACE	
(a) REQUIRED	0.00
(b) PROPOSED	0.00
5. AMENITY SPACE	
(a) REQUIRED	0.00
(b) PROPOSED	0.00
6. SERVICE ROAD AND HIGHWAY WIDENING	0.00
7. INTERNAL ROAD AREA	0.00
8. NET AREA OF PLOT [3-5(b)] :	678.86
9. BUILTUP AREA WITH REFERENCE TO BASIC FSI AS PER FRONT ROAD WIDTH. (8 X 1.1)	746.746
10. INCENTIVE FSI 0.3 OF 364.00 SQ.M.	109.20
11. ADDITION OF AREA FOR FSI	0.00
(a) IN-SITU AREA AGAINST D.P AREA [1.85 X 2(a)]	
(b) IN-SITU AREA AGAINST AMENITY SPACE [2.00 or 1.85 X 5(b)]	
(c) PREMIUM FSI AREA [(SUBJECT TO MAXIMUM 0.5 OF (8)]	0.00
(d) TDR Area 0.4	0.00
TOTAL (a+b+c+d)	
12. TOTAL AREA AVAILABLE (9+10+11c+11d) :	855.946
13. Ancillary Area FSI (60% x 855.946)	513.567
17. MAXIMUM UTILISATION OF F.S.I PERMISSIBLE AS PER ROAD WIDTH (AS PER REGULATION 15.4)	———
18. TOTAL BUILTUP AREA IN PROPOSAL	1369.514
(a) EXISTING BUILTUP AREA	313.32
(b) PROPOSED BUILTUP AREA	801.02
(c) EXCESS BALCONY AREA COUNTED IN F.S.I.	
(d) EXCESS DOUBLE HEIGHT TERRACE AREA COUNTED IN F.S.I.	
TOTAL (a+b+c+d)	
19. F.S.I. CONSUMED (13/8)	1114.34
20. F.S.I. BALANCED (13/8)	255.174

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.

SIGN OF ARCHITECT

LEGEND

PLOT BOUNDARY SHOWN BLACK
PROPOSED WORK SHOWN RED
DRAINAGELINE SHOWN RED DOTTED
WATERLINE SHOWN BLACK DOTTED
EXISTING TO BE RETAINED HATCHED
DEMOLISHION SHOWN HATCHED YELLOW

OWNER'S NAME: — OWNER'S SIGN.

ASHWINI SOCIETY THROUGH
I. MR.S.R. GADKARY 2. MR.J.R.KELKAR

PROJECT: Proposed Redevelopment of building

SURVEY NO: 56

HISSA NO: — CTS NO:
PLOT NO: SUB PLOT NO 34 — SOC. NAME:
FINAL PLOT NO: — PETH: ERANDWANE

ARCHITECT: MR PRANAY CHANDRATREYA (CA/99/25207) — ARCHITECT'S SIGN.

4, SUMEDHA SOCIETY, NDA PASHAN ROAD, BAVDHAN

PRANAY CHANDRATREYA ARCHITECT PUNE

JOB NO.	DRG.NO.	SCALE	DRAWN BY	CHECKED BY
		1:100	S.T.	
INWARD NO.		DATE	03.02.2022	
KEY NO.		SHEET NO.	1 / 2	