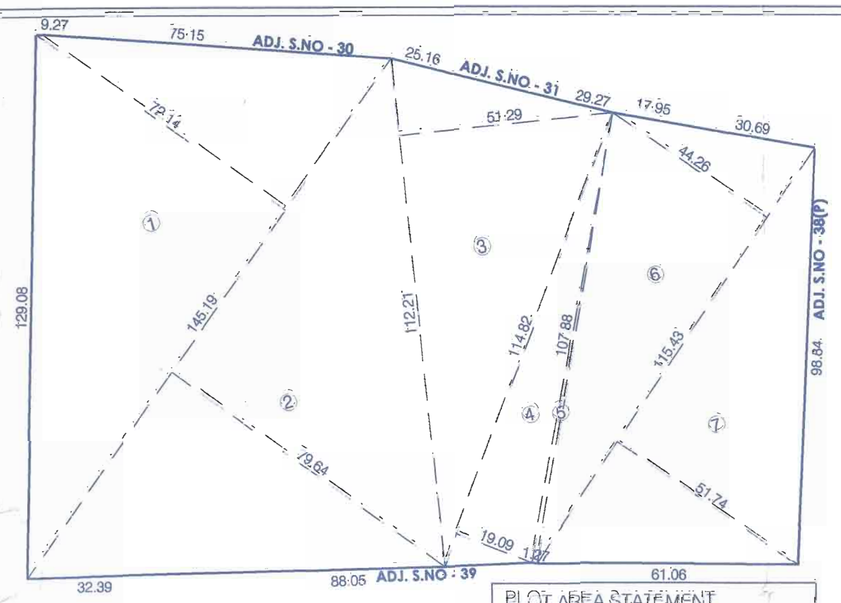
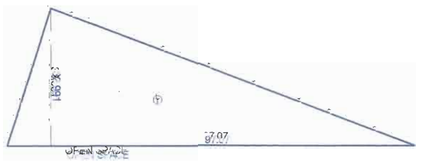


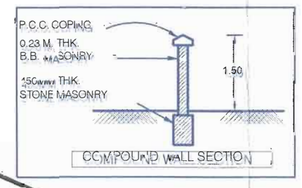
PLOT AREA CALCULATION

(SCALE- 1:1000)

PLOT AREA STATEMENT				
ADDITIONS :-				
1.	0.5 X 145.19 X 72.14	=	5237.00	SQ.M
2.	0.5 X 145.19 X 79.64	=	5781.47	SQ.M
3.	0.5 X 112.21 X 51.29	=	2877.63	SQ.M
4.	0.5 X 114.82 X 19.09	=	1095.96	SQ.M
5.	0.5 X 107.88 X 1.27	=	68.50	SQ.M
6.	0.5 X 115.43 X 44.26	=	2554.47	SQ.M
7.	0.5 X 115.43 X 51.74	=	2986.18	SQ.M
TOTAL ADDITIONS =			20601.21	SQ.M



OPEN SPACE AREA STATEMENT				
ADDITIONS :-				
1.	0.5 X 32.99 X 32.99	=	1601.21	SQ.M
TOTAL ADDITIONS =			1601.21	SQ.M



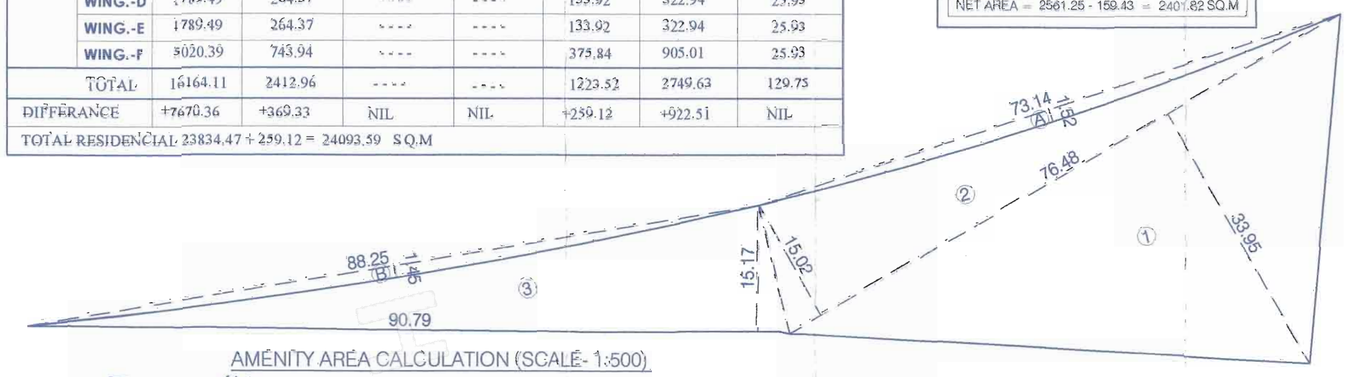
F.S.I. STATEMENT										
BLDG.NAME	BLDG. HT.	RESI.(F.S.I.)	BALCONY PERMISSIBLE	BALCONY PROPOSED	FIRE STAIRCASE	DRY BAL.	TERRACE	LIFT AREA	TENM.
BLDG- B	(2P+13)	5739.11	860.86	657.80	238.42	375.90	858.74	10.52	104
BLDG- C	(2P+13)	5739.11	860.86	657.80	238.42	375.90	858.74	10.52	104
BLDG- D	(2P+1)	87.21	13.08	9.00	17.58	3.64	8.11	10.53	01
BLDG- E	(2P+13)	5739.11	860.86	657.80	238.42	375.90	858.74	10.52	104
BLDG- F	(2P+13)	6529.93	979.48	799.89	238.42	351.30	1087.81	10.48	78
	TOTAL	23834.47	3575.14	2782.29	971.26	1482.64	3672.14	52.57	391

PREMIUM AREA STATEMENT

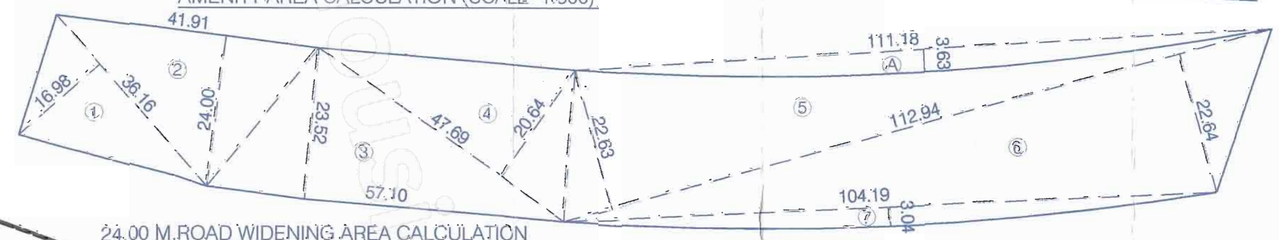
	BLDG.	RESI AREA	PROPOSED BALCONY	STAIRCASE AREA	PASSAGE AREA	DRY BALCONY	TERRACE	LIFT & M/C ROOM
NEW	WING.-B	5739.11	657.80	----	-----	375.90	858.74	10.52
	WING.-C	5739.11	657.80	----	-----	375.90	858.74	10.52
	WING.-D	87.21	9.00	----	-----	3.64	8.11	10.53
	WING.-E	5739.11	657.80	----	-----	375.90	858.74	10.52
	WING.-F	6529.93	799.89	----	-----	351.30	1087.81	10.48
	TOTAL	23834.47	2782.29	0.00	0.00	1482.64	3672.14	52.57
OLD	WING.-B	3782.37	570.14	----	----	289.92	599.37	25.98
	WING.-C	3782.37	570.14	----	----	289.92	599.37	25.98
	WING.-D	1789.49	264.37	----	----	133.92	322.94	25.93
	WING.-E	1789.49	264.37	----	----	133.92	322.94	25.93
	WING.-F	3020.39	743.94	----	----	375.84	905.01	25.93
	TOTAL	14164.11	2412.96	----	----	1223.52	2749.63	129.75
DIFFERANCE		+7670.36	+369.33	NIL	NIL	+259.12	+922.51	NIL

TOTAL RESIDENCIAL 23834.47 + 259.12 = 24093.59 S.Q.M

AMENITY AREA STATEMENT			
ADDITIONS :-			
1.	0.5 X 76.48 X 33.95 =	1298.25	SQ.M
2.	0.5 X 76.48 X 15.02 =	574.36	SQ.M
3.	0.5 X 90.79 X 15.17 =	688.64	SQ.M
TOTAL ADDITIONS =		2561.25	SQ.M
DEDUCTIONS :-			
A.	2 / 3 X 73.14 X 1.52 =	74.12	SQ.M
B.	2 / 3 X 88.25 X 1.45 =	85.31	SQ.M
TOTAL DEDUCTIONS =		159.43	SQ.M
NET AREA = 2561.25 - 159.43 = 2401.82 SQ.M			



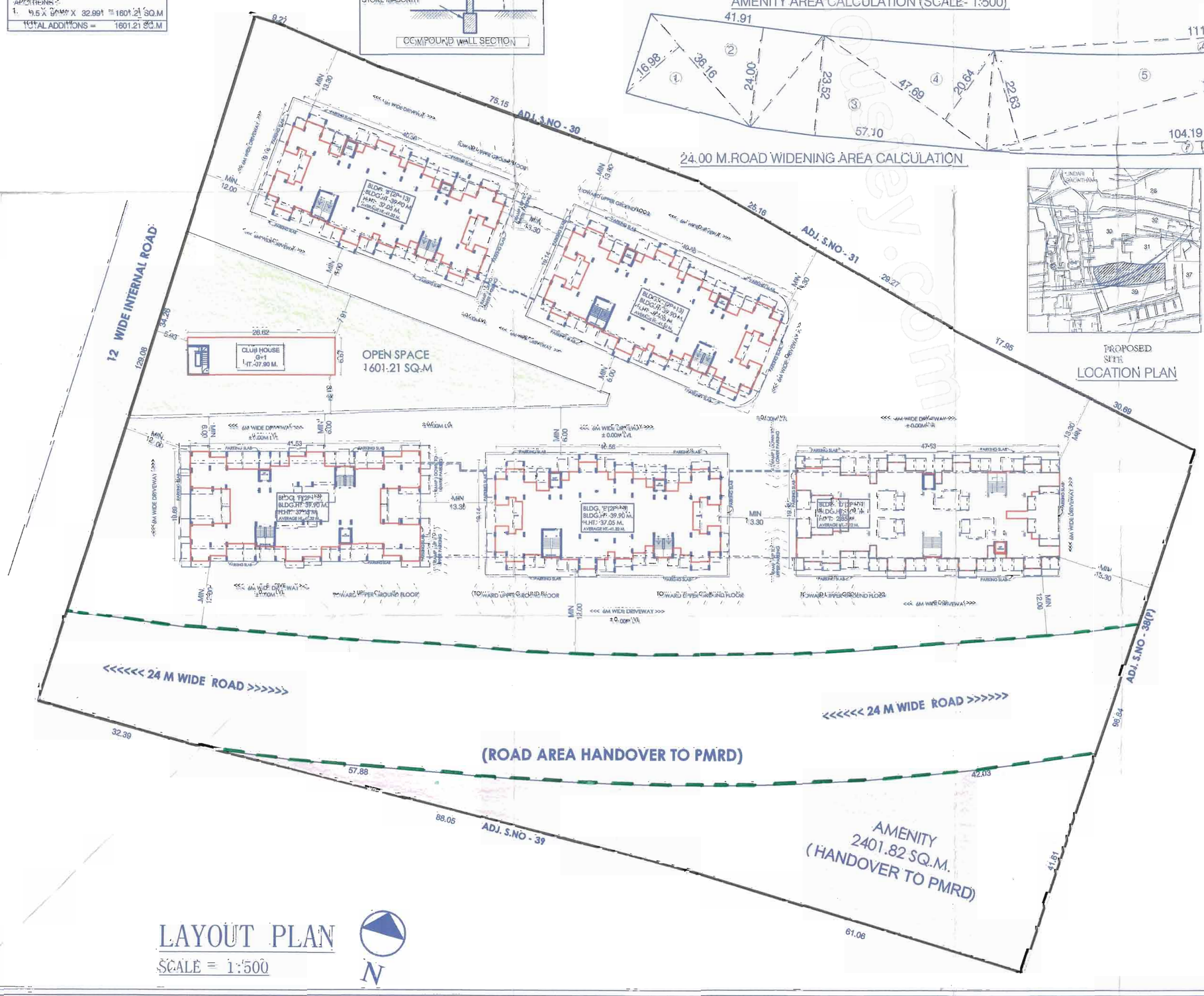
AMENITY AREA CALCULATION (SCALE- 1:500)



24.00 M.ROAD WIDENING AREA CALCULATION

24.00 M.ROAD WIDENING AREA STATEMENT			
ADDITIONS :-			
1.	0.5 X 36.16 X 16.98 =	307.00	SQ.M
2.	0.5 X 41.91 X 24.00 =	502.92	SQ.M
3.	0.5 X 57.10 X 23.52 =	671.50	SQ.M
4.	0.5 X 47.69 X 20.64 =	492.16	SQ.M
5.	0.5 X 112.94 X 22.63 =	1277.92	SQ.M
6.	0.5 X 112.94 X 22.64 =	1279.48	SQ.M
7.	2 / 3 X 111.18 X 3.63 =	269.06	SQ.M
TOTAL ADDITIONS =		4799.04	SQ.M
DEDUCTIONS :-			
A.	2 / 3 X 104.19 X 3.04 =	211.16	SQ.M
TOTAL DEDUCTIONS =		211.16	SQ.M
NET AREA = 4799.04 - 211.16 = 4587.88 SQ.M			

LOCATION PLAN



LAYOUT PLAN

SCALE = 1:500

N

WATER REQUIREMENT CALCULATION		
BLDG	O/H TANK	U/G TANK
(BLDG-B)	70,200.00 LTRS.	1,55,300.00 LTRS.
(BLDG-C)	70,200.00 LTRS.	1,55,300.00 LTRS.
(BLDG-D)	975.00 LTRS.	4,912.50 LTRS.
(BLDG-E)	70,200.00 LTRS.	1,55,300.00 LTRS.
(BLDG-F)	72,650.00 LTRS.	1,28,975.00 LTRS.
TOTAL	2,39,925.00 LTRS.	5,99,787.50 LTRS.

PARKING STATEMENT						
BLDG	REQUIRED			PROPOSED		
	CAR	SC.	CY.	CAR	SC.	CY.
BLDG-B	52	156	156	52	156	156
BLDG-C	52	156	156	52	156	156
BLDG-D	2	3	3	2	3	3
BLDG-E	52	156	156	52	156	156
BLDG-F	39	117	117	39	117	117
TOTAL	197	588	588	197	588	588

AREA REQUIRED FOR PARKING

CAR AREA = 197 X 12.50 = 2462.50 SQ.M

SCOOTER AREA = 588 X 2.00 = 1176.00 SQ.M

CYCLE AREA = 588 X 1.40 = 823.20 SQ.M

TOTAL = 2462.50 + 1176.00 + 823.20

= 4461.70 SQ.M

REQUIRED PARKING AREA = 4461.70 SQ.M.

PROVIDED PARKING AREA = 4461.70 SQ.M.

STAMP OF APPROVAL

01/16

LAYOUT

Approved as amended in.....
subject to conditions mentioned in Annuxure 'A'
of letter No. DHA/B.P. No. 832/26 Mouza ..... S. No./G. No./CTS No. ..... Dated 30/9/2020
Metropolitan Commissioner and Chief Executive Officer
Pune Metropolitan Regional Development Authority, Pune.

Pune Metropolitan Regional Development Authority PMRDA

PREVIOUS SANCTION DETAILS

NO NABP / Mauje,undri / Tal -Haveli
gat/s.no- 38/2 & 38/3 / स.नं.सु / 3473
Dated - 12/06/2014

NO. PRH /NASR / 270 /2014
DT-27/08/2014

A. AREA STATEMENT		SQ.M
1) AREA OF PLOT		20,600.00
2) DEDUCTION FOR		
a) AREA UNDER 24.M WIDE ROAD		4587.88
b) ROAD WIDENING AREA		-------
C) ANY RESERVATION		-------
TOTAL (a + b + c)		-------
3) GROSS AREA OF PLOT (1 - 2)		16012.12
4) DEDUCTIONS FOR AMENITY SPACE		2401.82
5) OPEN SPACE		1601.21
6) NET AREA OF PLOT = 90% (3 - 4)		12,249.27
7) FAR PERMISSIBLE 1.20%		14,699.12
8) ADDITION OF AREA FOR F.S.I.	PERM.	PROP.
a) AREA UNDER 24.M WIDE ROAD	4587.88	4587.88
b) ANY RESERVATION / AMENITY	2401.82	2401.82
c) @ 20 % (OF 6)+ F.S.I. PERMISSIBLE WITH PAYMENT OF PREMIUM	2,449.85	2,449.85
d) TOTAL AREA (8a+b+c)		9439.55
9) PERMISSIBLE BUILT - UP AREA (7 + 8d)		24,138.67
10) EXISTING BUILT - UP AREA		00.00
11) PROPOSED BUILT - UP AREA		24093.59
12) EXCESS BALCONY AREA TAKEN IN F.S.I. (AS PER B (C) BELOW)		00.00
13) COMM. AREA		00.00
14) TOTAL BUILT - UP AREA		24093.59
15) F.S.I. CONSUMED		00.99
B. BALCONY AREA STATEMENT		
a) PERMISSIBLE BALCONY AREA		3575.14
b) PROPOSED BALCONY AREA		2782.29
C) EXCESS BALCONY AREA (TOTAL)		00.00
D. PARKING STATEMENT		
a) PARKING REQUIRED	PERM.	PROP.
CAR	197	197
SCOOTER / MOTOR CYCLE	588	588
CYCLE	588	588
b) GARAGES PERMISSIBLE		12.50 sq.m
16. PERMISSIBLE TENEMENT [250 T/HEC.]		429
17. PROPOSED TENEMENTS		391

LEGEND

PLOT BOUNDRY	THICK BLACK
PROPOSED WORK	RED
DRAINAGE LINE	DOTTED RED
WATER LINE	DOTTED BLACK
EXIS.TO BE DEMOLISHED	YELLOW
EXIS.TO BE RETAINED	BLUE

OWNER/ P. A. H.

SHYAMKUMAR .D.MAHESHWARI (BHARTI CONSTRUCTION)
FOR LAXMAN BABURAO KAMTHE

SEHUL . S.MAHESHWARI (MAJESTIQE PROMOTERS)
FOR VITTHAL RAMBHAU KAMTHE .

PROJECT

REVISED PROPOSAL FOR GROUP HOUSING SCHEME ON S.NO. 38/ 2 + 3 AT UNDRI ,TAL- HAVELI DIST. - PUNE.

ARCHITECT

JAY AERAM
ARCHITECTURAL CONSULTANT
403, AKSHAY CENTRE C.T.S. NO. 1050 + 51
TILAK ROAD ,SHUKRWAR PETH 02
PUNE 411030 (PH.- 020- 2448 4255)
E-MAIL : jayaeram@rediffmail.com
CA/93/11581

DATE	SCALE	NORTH	DRN. BY	CHKD. BY
04-01-2017	1:100		VAIBHAV	JAY

A:\DATA\MAJESTIQUE UNDRI PLOT 2 & 3\WORK\1ST SANCTION\24- ALL BEDGIL AROUT FINAL.dwg