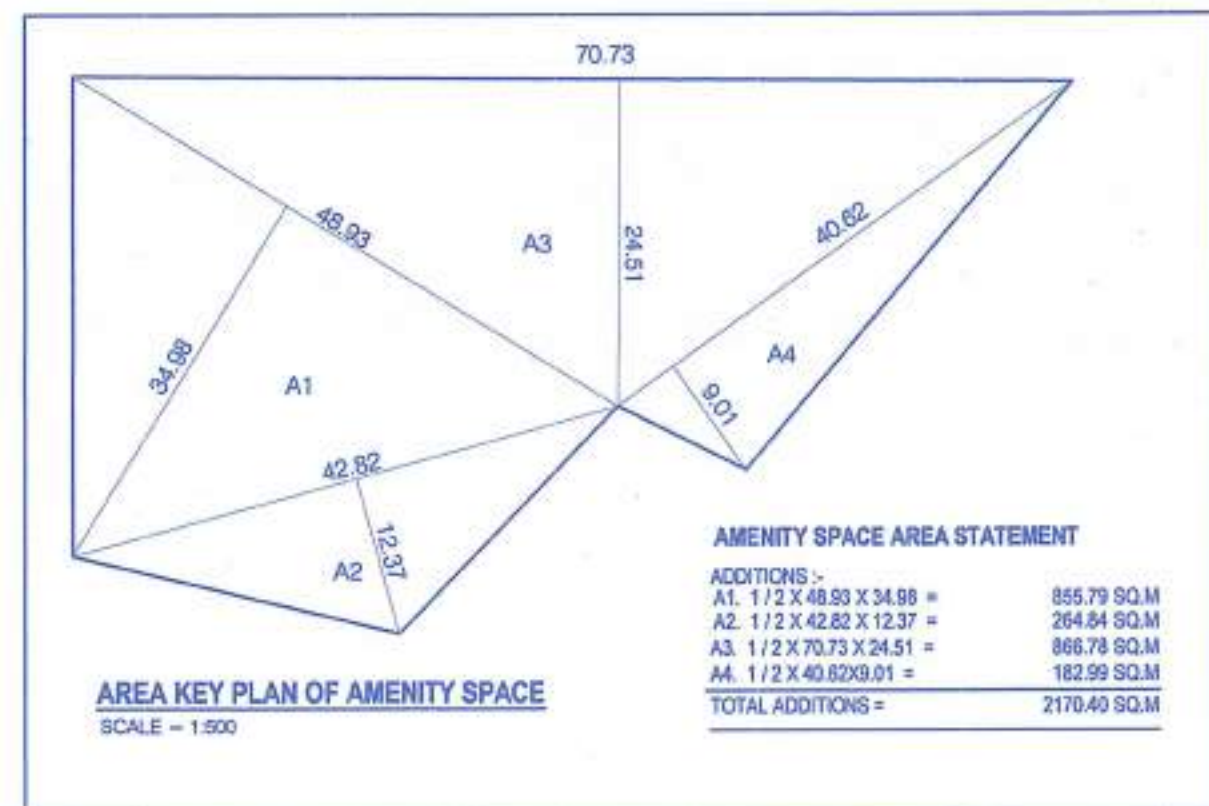
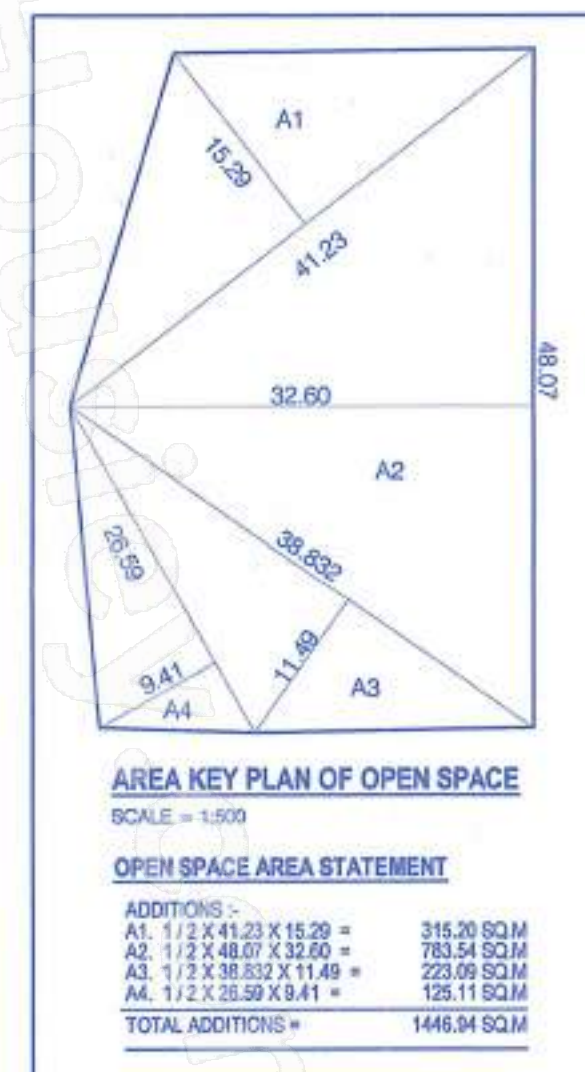
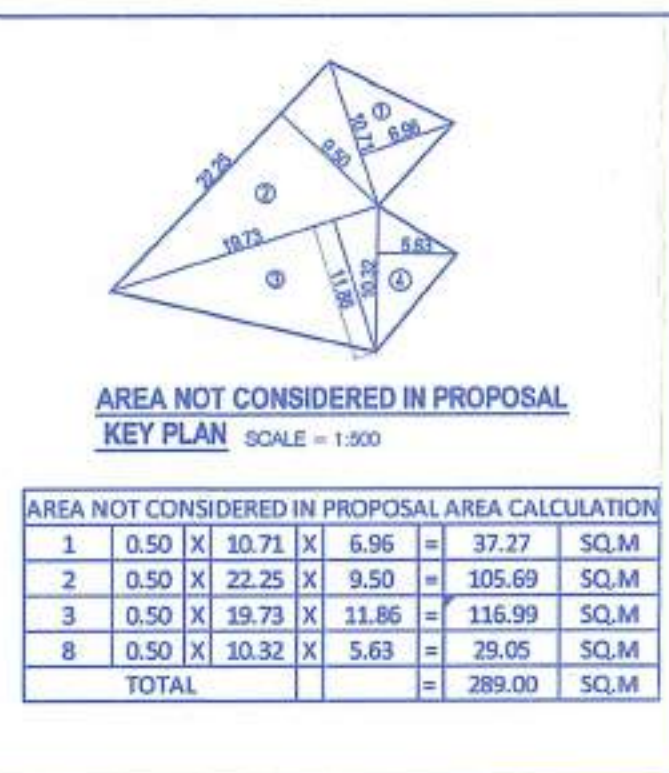
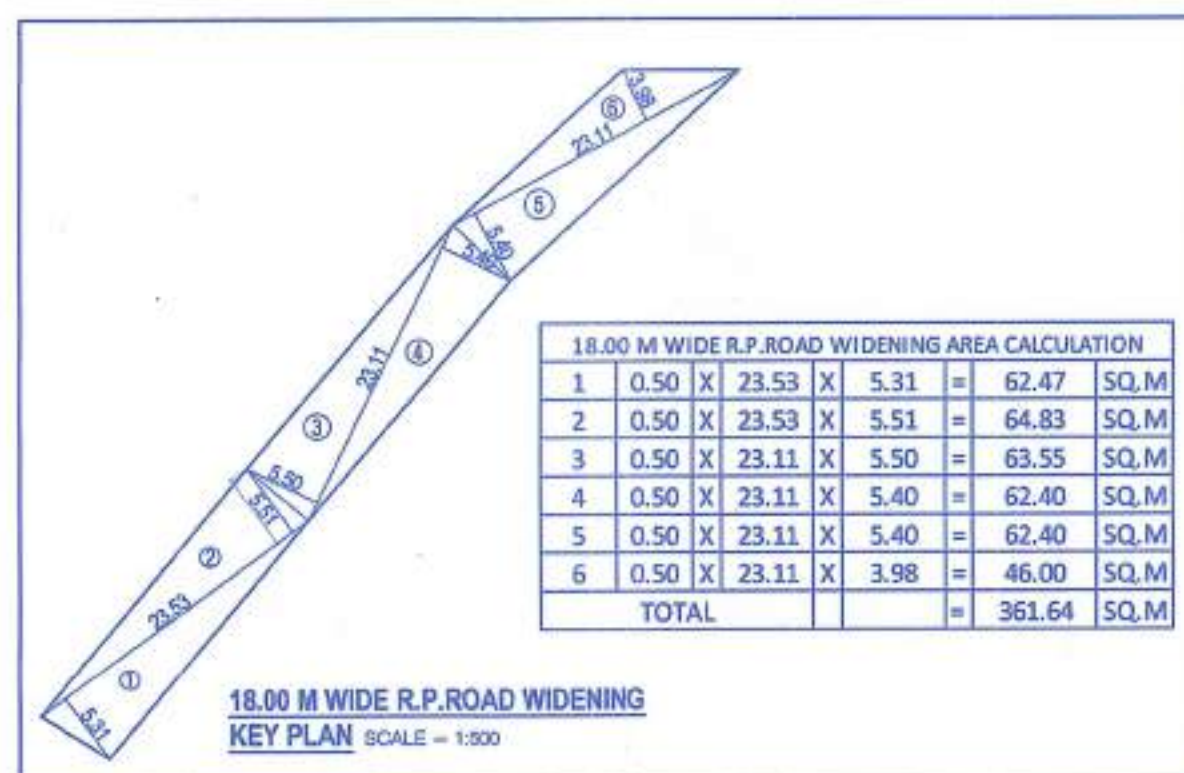




PLOT AREA CALCULATION

1	0.50	X	48.06	X	4.51	=	108.38	SQ.M
2	0.50	X	48.06	X	10.88	=	261.45	SQ.M
3	0.50	X	80.71	X	41.90	=	1686.94	SQ.M
4	0.50	X	80.71	X	37.88	=	1528.65	SQ.M
5	0.50	X	84.49	X	39.58	=	1672.06	SQ.M
6	0.50	X	84.49	X	35.25	=	1489.14	SQ.M
7	0.50	X	59.12	X	23.26	=	687.57	SQ.M
8	0.50	X	59.12	X	43.18	=	1276.40	SQ.M
9	0.50	X	48.30	X	28.33	=	684.17	SQ.M
10	0.50	X	58.53	X	11.67	=	341.52	SQ.M
11	0.50	X	66.58	X	20.37	=	678.12	SQ.M
12	0.50	X	66.58	X	36.89	=	1228.07	SQ.M
13	0.50	X	74.49	X	25.89	=	964.27	SQ.M
14	0.50	X	85.01	X	14.81	=	629.50	SQ.M
15	0.50	X	85.01	X	48.56	=	2063.88	SQ.M
TOTAL						=	15300.00	SQ.M



PARKING CALCULATION PER WING

WING TYPE	CAR NOS.	SCOOTER NOS.	CYCLE NOS.
'A1' WING	32	96	96
'A2' WING	32	96	96
'B1' WING	12	36	36
'C1' WING	2	6	6
'C2' WING	2	6	6
ROW HOUSE-A	0	0	0
ROW HOUSE-B	0	0	0
ROW HOUSE-C	0	0	0
ROW HOUSE-D	0	0	0
ROW HOUSE-E	0	0	0
ROW HOUSE-F	0	0	0
TOTAL PARKING REQUIRED	80	240	240
TOTAL PARKING PROPOSED	494	348	240

WATER TANK CAPACITY CALCULATION

WATER REQUIRED IN UNDER GROUND WATER TANK

WING TYPE	CAPACITY (Ltrs.)
'A1' WING	114800
'A2' WING	114800
'B1' WING	74300
'C1' WING	4060
'C2' WING	4060
ROW HOUSE-A	---
ROW HOUSE-B	---
ROW HOUSE-C	---
ROW HOUSE-D	---
ROW HOUSE-E	---
ROW HOUSE-F	---
TOTAL	312000

SIZE = 15.785X27.280X1.80m. (CAP. - 7,75,000 Ltr.)

WING WISE AREA STATEMENT IN SQ.M.

WING TYPE	FLOORS	HEIGHT OF WING	B/UP AREA	PROPOSED BALCONY	FIRE STAIRCASE	REFUGE AREA	LIFT	TENAMENTS NOS.
'A1' WING	B1+B2+GR.PARK.+16 FL.	54.00 M.	6191.96	678.44	244.32	35.48	14.88	64
'A2' WING	B1+B2+GR.PARK.+16 FL.	54.00 M.	6191.96	678.44	244.32	35.48	14.88	64
'B1' WING	B1+B2+GR.PARK.+16 FL.	24.00 M.	2660.76	276.48	91.62	0.00	14.88	24
'C1' WING	B1+B2+GR.PARK.+1 FL.	9.00 M.	388.43	42.63	15.27	0.00	14.88	4
'C2' WING	B1+B2+GR.PARK.+1 FL.	9.00 M.	388.43	42.63	15.27	0.00	14.88	4
ROW HOUSE-A	P+0FL.	3.20 M.	0.00	0.00	0.00	0.00	0.00	0
ROW HOUSE-B	P+0FL.	3.20 M.	0.00	0.00	0.00	0.00	0.00	0
ROW HOUSE-C	P+0FL.	3.20 M.	0.00	0.00	0.00	0.00	0.00	0
ROW HOUSE-D	P+0FL.	3.20 M.	0.00	0.00	0.00	0.00	0.00	0
ROW HOUSE-E	P+0FL.	3.20 M.	0.00	0.00	0.00	0.00	0.00	0
ROW HOUSE-F	P+0FL.	3.20 M.	0.00	0.00	0.00	0.00	0.00	0
TOTAL			15821.54	1714.62	610.80	70.96	74.40	160



LAYOUT, AREA CALCULATIONS

STAMP OF APPROVAL

Approved as amended in **GREEN** subject to conditions mentioned in Annexure 'A' of letter No. **PMRDA/CR.No. 264/2023** dated **22/11/2023**.
S. No. JG. No./CTS No. **367/1/83**
Dated **22/11/2023**

[Signature]
Metropolitan Commissioner and
Chief Executive Officer
Pune Metropolitan Regional Development Authority, Pune.



AREA STATEMENT

S.no.	AREA STATEMENTS	PREVIOUS SANCTION	PROPOSED SANCTION
1 a	AREA OF PLOT AS PER 7/12	15120.00	15120.00
b	AREA OF PLOT AS PER DC.	15300.00	15300.00
c	MINIMUM AREA CONSIDERED	15120.00	15120.00
2	DEDUCTIONS:		
a	18.00 M.W. R.P. ROAD WIDENING AREA	361.64	361.64
b	AREA NOT CONSIDERED IN PROPOSAL	289.00	289.00
c	ANY OTHER DEDUCTION	0.00	0.00
d	ANY RESERVATION	0.00	0.00
e	TOTAL DEDUCTIONS (2a+2b+2c+2d)	650.64	650.64
3	GROSS NET PLOT AREA (1d-2e)	14469.36	14469.36
4	AMENITY (15%)	2170.40	2170.40
5	OPEN SPACE (10%)	1446.94	1446.94
6	NET PLOT AREA (3-4)X(5-6)	11099.06	11099.06
7	NET PLOT AREA (3-4)		12296.96
7a	MAX. PERMISSIBLE FSI = 12298.94X1.70 = 20908.23		
	ROAD WIDTH	BASIC FSI	PAID FSI
	18.00 M.W.	1.10	0.20
8	BASIC F.S.I. PERMISSIBLE NET PLOT (S.No.7 X1.10)	12175.97	13528.84
9	ADDITIONS:		
a	PAID FSI 20% ON S.No.7	2213.81	2489.79
b	NORMAL FSI 20% ON S.No.7	0.00	0.00
c	TDR PERMISSIBLE 30% ON S.No.7	0.00	0.00
d	ADD R.P. ROAD 2 TIMES	0.00	0.00
e	ADD EXISTING ROAD	0.00	0.00
f	ADD ROAD WIDENING 2 TIMES	0.00	0.00
g	ADD AMENITY 2 TIMES	0.00	0.00
10	TOTAL ADDITIONS & NET PERMISSIBLE B/UP AREA (8+9+10+11+12+13+14+15)	14389.78	15988.65
11	PROPOSED RESIDENTIAL B/UP AREA	13847.24	15821.54
12	EXISTING RESIDENTIAL B/UP AREA	0.00	0.00
13	TOTAL PROPOSED B/UP AREA (11+12)	13847.24	15821.54
14	BALANCE FSI AREA (10-13)	542.54	167.11
15	F.S.I. CONSUMED	0.96	0.996

NAME & SIGNATURE OF OWNER :-

MR. VIJAY S. DAGADE AND OTHERS THROUGH (PAH.) M/S. DREAMWORKS REALTORS PARTNER MR. NARENDRA J. BALWADKAR

[Signature]

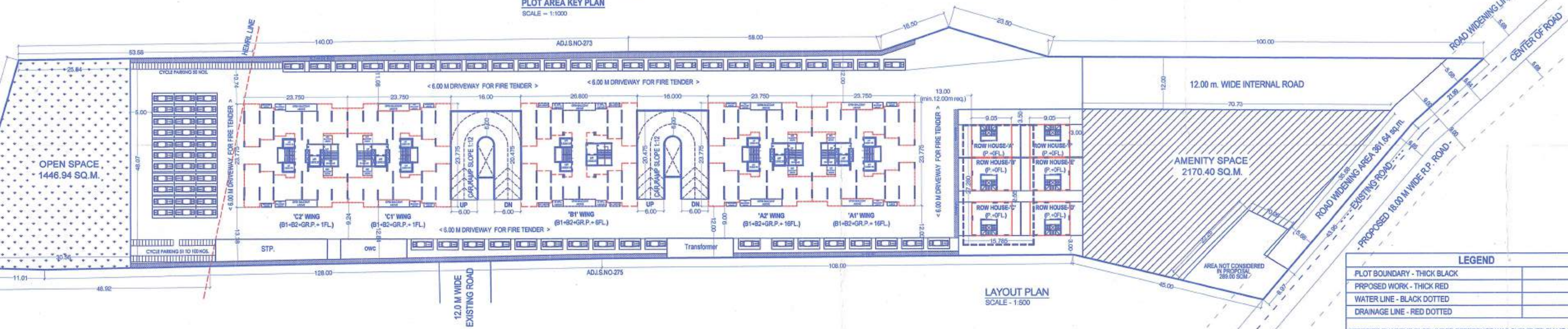
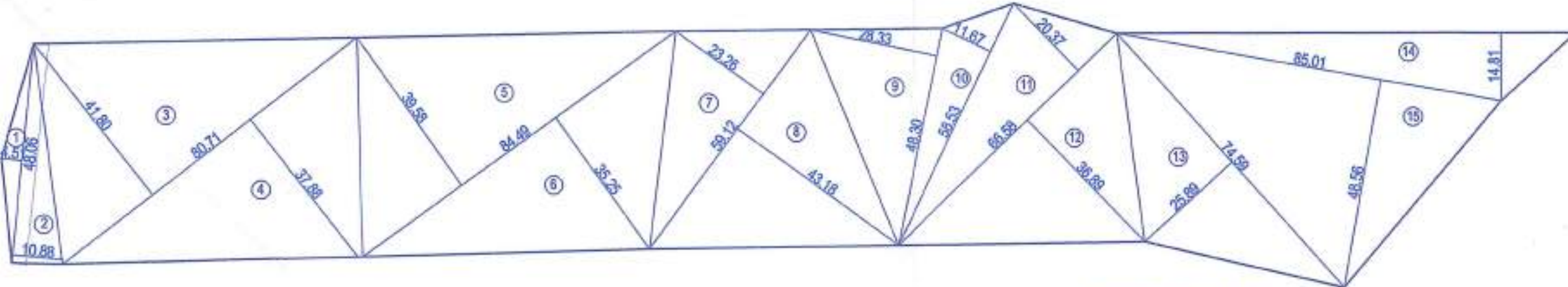
SITE ADD:-
PROPOSED LAYOUT AT S.NO-274(P), VILLAGE - BAYDHAN (BK), TAL- MULSHI, DIST- PUNE.

ARCHITECT: JAIDEEP S. DESHPANDE
CA/2003/31278

ELEMENT 5
ARCHITECTURAL DESIGN STUDIO

OFFICE NO 2 & 3, 1ST FLOOR, SWAYAMBHU BLDG, SUJAY GARDEN, 12 MUKUNDNAGAR, PUNE 411037
Tel no: 020 30481331, email: element5_jai@yahoo.co.in

JOB NO.	REVISION NO.	SCALE	DRAWN BY	CHECKED BY
208	R1	1:500	AMOL	JD
INWARD NO.	DATE	22/11/2023		
KEY NO.	SHEET NO.	1 / 8		



LEGEND

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

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON THE PLAN AREA AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / T.P. SCHEME RECORDS / LAND RECORD DEPTT / CITY SURVEY RECORDS.