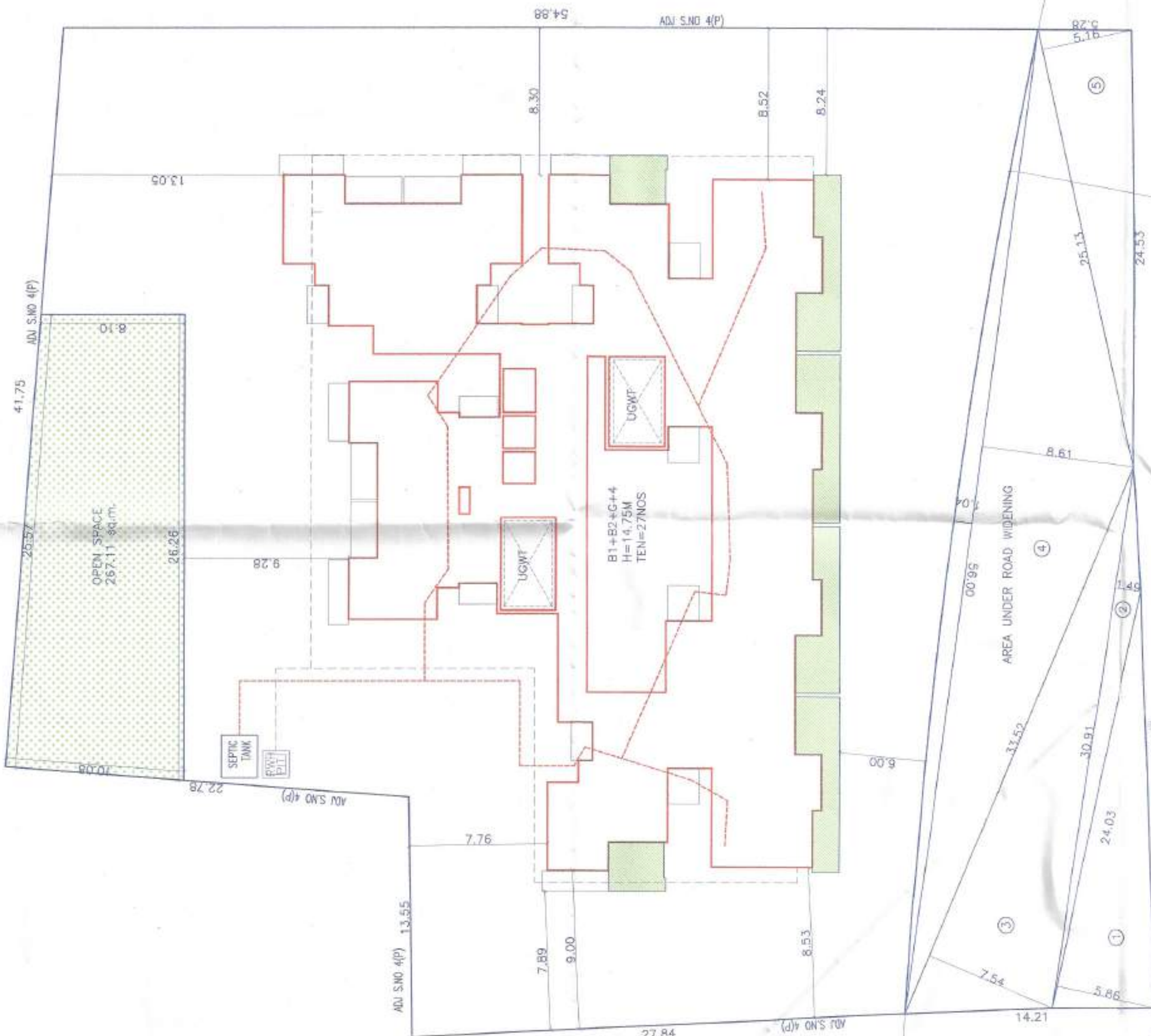
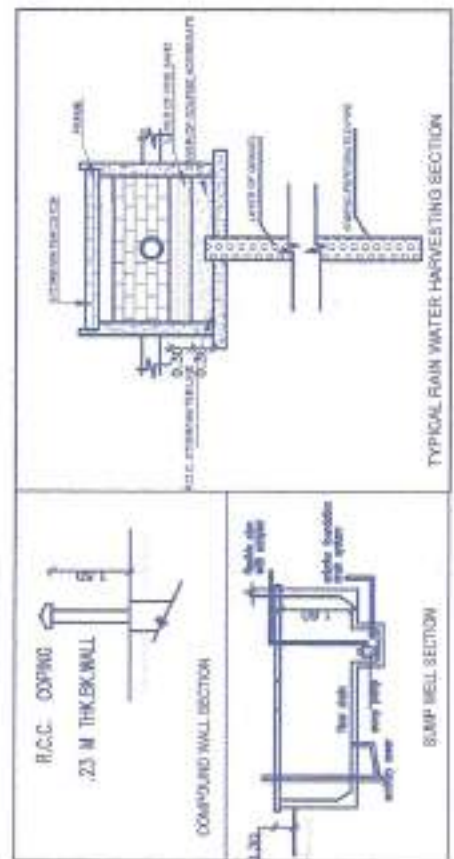


AREA STATEMENT FOR PREMIUM		
TYPE	AREA	
OPEN BALC. AREA	270.40	
STAIRCASE AREA	128.64	
TERRACE AREA	99.20	

WATER REQUIRED FOR COMMERCIAL
 WATER REQ.=925.88/6 = 154.27 person say, 154 person
 WATER REQ.=154 X 45 = 6930.00 LIT
 SAY O.H.W.T CAPACITY =6930.00 LIT
 U.G.W.T CAPACITY=6930.00X1.50 = 10395.00LIT

WATER REQUIRED FOR RESIDENTIAL
 WATER REQ.=NO.OF TLX135X5 PERSONS.
 WATER REQ.=27X135X5=18225.00 LIT
 ADD FIRE FIGHTING.=10000.00 LIT
 SAY O.H.W.T CAPACITY=28225.00 LIT
 U.G.W.T CAPACITY=28225.00X1.50= 42337.50 LIT



LAYOUT PLAN
 SCALE
 1:200

PARKING STATEMENT

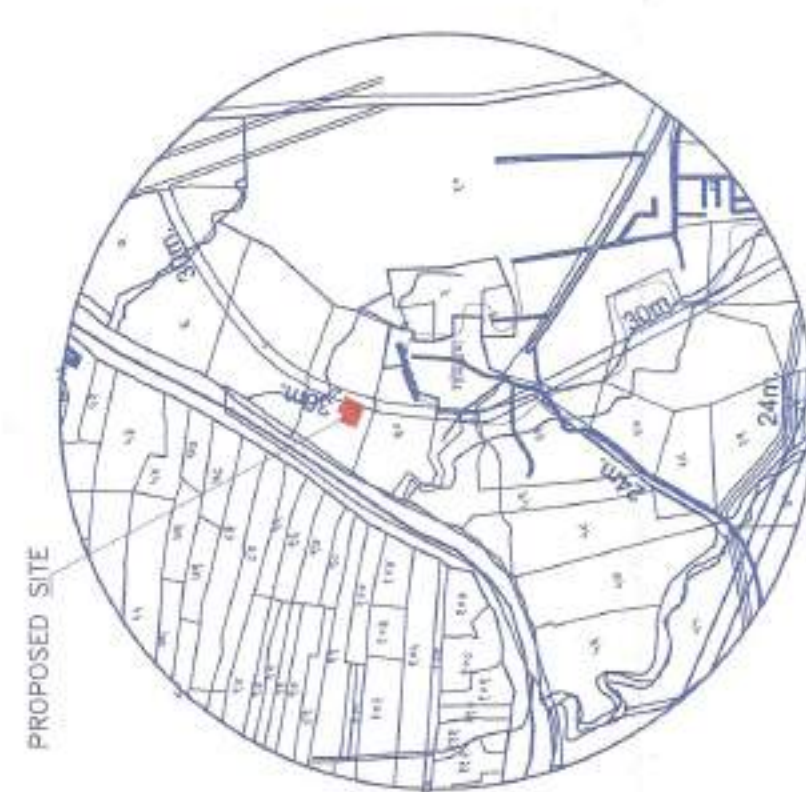
FLOOR	ON OF TENEMENT	ONE PARKING SPACE FOR EVERY	REQUIRED	SCOOTER	CYCLE	PROPOSED	SCOOTER	CYCLE
100 SQ.MT BUILT UP AREA OR FRACTION THEREOF (1/3)	15	EVERY 4	1	3	3	9	27	27
UPTO 50 SQ.MT (0.5)		EVERY 3	0	5	5	43	25	25
50 TO 100 SQ.MT (1/3)	12	EVERY 3	1	3	3	71	15	15
TOTAL			2	11	11	123	67	67
ADDITIONAL 50% PARKING FOR METROPOLITAN AREAS			1	6	6	10	6	6
OPEN CAR			3	17	17	158	73	73
TOTAL PARKING AREA IN SQ.MT			37.50	34.00	11.90	1975.00	148.00	51.10
						83.40 sq.mt		2172.10 sq.mt

AREA STATEMENT									
FLOOR	F.S.I	PERMISSIBLE	OPEN	EXCESS	FIRE	PER	TERRACE	LIFT	GROUND
COMMERCIAL RESIDENTIAL	349.83	0.00	0.00	0.00	0.00	0.00	0.00	0.00	COVERAGE
FIRST FLOOR	576.05	0.00	0.00	0.00	0.00	32.16	115.21	0.00	
SECOND FLOOR	605.20	91.36	72.64	0.00	32.16	121.84	82.73	10.98	
THIRD FLOOR	605.20	91.36	117.02	25.15	32.16	121.84	16.47	10	800.51
FOURTH FLOOR	467.55	70.13	80.74	10.01	32.16	93.51	0.00	7	
TOTAL	925.88	1685.95	252.89	36.25	128.64	452.40	99.20	10.98	27
	2611.83								800.51

EXCESS BALCONY AREA TAKEN IN F.S.I. = 2611.83+36.25 = 2648.08



PROPOSED SITE



PROPOSED SITE

LOCATION PLAN
 SCALE
 1:10000

Approved as amended in
 subject to conditions mentioned in Annexure 'A'
 of letter No. 370/JC.R. No. 241/2022/Mouza, 241/2022
 S. No. G. No. 13/13, 13/13, 13/13, 13/13, 13/13
 Dated 9/3/2022

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



A. AREA STATEMENT		PROPOSED SANCTION
1. AREA OF THE PLOT		
MINIMUM AREA OF a.b.c TO BE CONSIDERED		3243.00
(a) AS PER 7/12 EXTRACT		3236.21
(b) AS PER DEMARCATION		3236.00
(c) AREA UNDER PROPOSAL		
2. DEDUCTIONS FOR		
(a) AREA UNDER ROAD WIDENING		564.55
3. GROSS AREA OF PLOT(1-2)		2671.14
4. RECREATIONAL OPEN SPACE		
(a) REQUIRED (10%)		267.11
(b) PROPOSED		2671.14
5. NET AREA OF PLOT		2671.14
6. BUILT UP AREA WITH REFERENCE TO BASIC F.S.I		2671.14
AS PER FRONT ROAD (S.No.5X1.00)		
7. ADDITION OF AREA FOR F.S.I		
(a) IN-SITU AREA AGAINST AREA UNDER ROAD		0.00
WIDENING(1.85X1.00=1.85)IF ANY		
(b) PREMIUM FSI AREA (SUBJECT TO MAXIMUM OF 0.20 OF S.No.5)		0.00
(c) TDR AREA (S.No.5X0.50=70)		0.00
(TOTAL OF a+b+c)		0.00
8. PROPOSED COMMERCIAL AREA		925.88
9. PROPOSED RESIDENTIAL AREA		1685.95
9A.EXCESS BALCONY AREA TAKEN IN F.S.I		36.25
10. TOTAL AREA AVAILABLE (8+9+9A)		2648.08
11. PROPOSED BUILT-UP AREA		2648.08
12. F.S.I. CONSUMED		0.98

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 WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP/LAND RECORD DEPT.

OWNER'S DECLARATION

I/WE UNDERSIGNED HEREBY CONFIRM THAT WE WOULD ABIDE BY PLANS SANCTIONED BY PMRDA. I/WE WOULD EXECUTE THE STRUCTURE AS PER SANCTIONED PLANS, ALSO I/WE WOULD EXECUTE THE WORK UNDER SUPERVISION OF PROPER TECHNICAL PERSON SO AS TO ENSURE THE QUALITY AND SAFETY AT THE WORK SITE.

M/s. Balaji Realty Partnership Firm Through Partner
 MR. ANIL NARAYAN BHORE
 MR. ANAND SUBHASH LOKHANDE
 MR. PANDHARINATH SUBHASH MASKE

LEGEND					
a) PLOT BOUNDARY	b) OPEN SPACE	c) PROPOSED WORK	d) WATER LINE	e) MINITY SPACE	f) DRAINAGE LINE

PROJECT
 PROPOSED COMMERCIAL & RESIDENTIAL BUILDING AT
 S. No. 4/1/1 (p) & 4/2/1 (p)
 VILLAGE- MAHALUNGE, TAL- MULSHI, DIST-PUNE

ARCHITECT

M/s. Balaji Realty Partnership Firm
 Through Partner
 Mr. Anil Narayan Bhore
 MR. ANAND SUBHASH LOKHANDE
 MR. PANDHARINATH SUBHASH MASKE

OWNER NAME & SIGN
 AR. SHIVANAND SWAMI
 CA/99/25248

DRG.NO.	SCALE	DRAWN BY	CHECKED BY	DATE	NORTH
001	1:200	_____	_____	05.09.2021	NORTH



CS Architects
 107/5,NELKANTH BUNGLOW,GROUND FLOOR,
 BHARTI NIWAS SOCIETY,OFF PRABHAT ROAD,
 NEAR INCOME TAX OFFICE,ERANDAWANE,PUNE-04
 email:- info@csarchitects.co.in