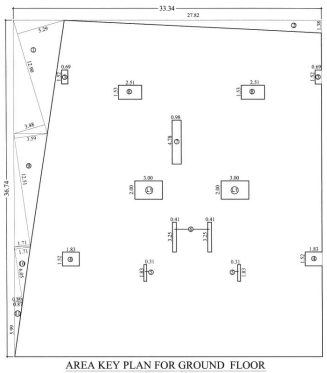
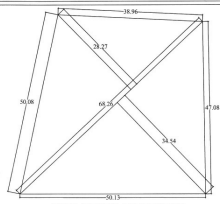


AREA KEY PLAN FOR GROUND FLOOR
SCALE :- 1:200



AREA KEY PLAN OF PLOT
SCALE :- 1:500

AREA CALCULATION BY TRIANGULATION	
0.50 X (28.27 +34.54) X 48.26	= 2143.70 SQ.M.
MIN. AREA CONSIDERED AS PER SITE	= 2132.60 SQ.M.

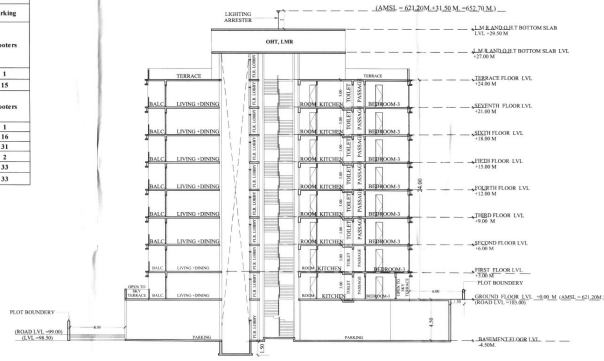
AREA STATEMENT IN SQ.MT.				
FLOOR	B/UP AREA	LIFT	REFUGE	TENEMENTS
BASEMENT FLOOR (SOCIETY OFFICE, MUTIPURPOSE HALL, ENTRANCE LOBBY,MEETING ROOM AND DRIVERS ROOM)	152.43	12.00	....	....
GROUND FLOOR (OPEN TO SKY TERRACE OF FLAT TAKIN IN F.S.I.)	1069.79	-	-	3.00
FIRST	756.24	-	-	4.00
SECOND	756.24	-	-	4.00
THIRD	756.24	-	-	4.00
FOURTH	756.24	-	-	4.00
FIFTH	756.24	-	-	4.00
SIXTH	756.24	-	-	4.00
SEVENTH	756.24	-	-	4.00
TOTAL	6515.90	12.00	-	31.00

Parking Requirement for Proposed Building				
Size of Tenement	Unit	Tenement nos.	Required Parking	
Carpet area above 80 sq.mt.but less than 150 sq.mt. (3BHK)	For every one tenement	15	Car	Scooters
Required parking			1	1
Total			15	15
150 sq.m.and above (4BHK and 5BHK)	For every one tenement	16	Car	Scooters
Required parking			2	1
			32	16
Total			47	31
Visitors parking(5%)			2	2
Total parking Required (including visitors)			49	33
Total parking Provided (including visitors)			62	33

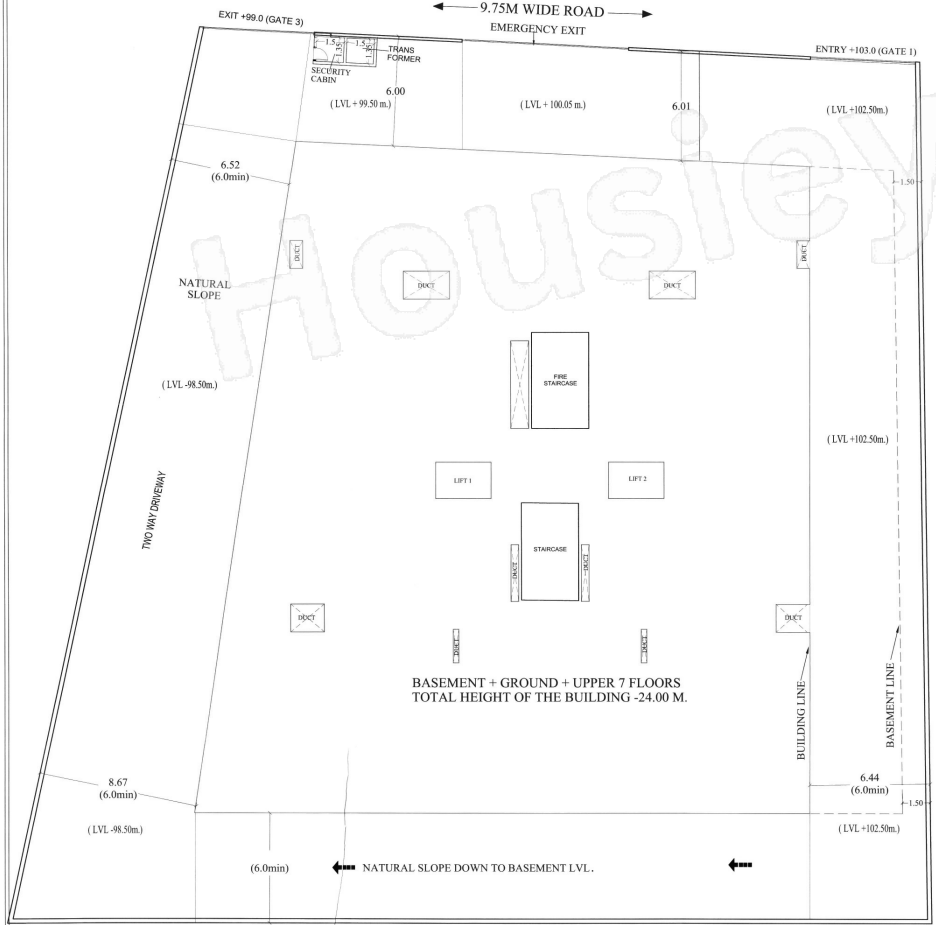
AREA CALCULATION OF GROUND FLOOR PLAN					
AREA OF BLOCK					
A)	33.34	X (5.29	+ 3.48)	X 12.90	= 56.57
					=1224.91
DEDUCTIONS					
1)	0.50	X (5.29	+ 3.48)	X 12.90	= 56.57
2)	0.50	X 27.82	X 1.38		=19.20
3)	0.69	X 1.52	X 2.00		=2.10
4)	1.83	X 1.52	X 2.00		=5.56
5)	1.83	X 0.31	X 2.00		=1.13
6)	3.25	X 0.41	X 2.00		=2.67
7)	0.98	X 4.78	X 1.00		=4.68
8)	2.51	X 1.53	X 2.00		=7.68
9)	0.50	X (3.59	+ 1.71)	X 12.51	= 33.15
10)	0.50	X (1.71	+ 0.86)	X 6.05	= 7.77
11)	0.50	X 5.99	X 0.87		=2.61
L1)	3.00	X 2.00	X 2.00		=12.00
TOTAL					=155.12
TOTAL B/UP AREA (GROUND FLOOR)					1069.79

SQ.M.

WATER REQUIREMENT (PROPOSED BUILDING)				
			Required Capacity (Litres.)	Proposed Capacity (Litres.)
O.H.W.T	Fire	For bldg. ht. more than 15m but bcc than 30 m.	25000.00	25000.00
		25,000 ltr. per bldg.	subject to fire noc.	
	Domestic	Total no.of tenements = 31 No.135 ltr./per day/ per person = 135 ltr. X 360 persons	20925.00	20925.00
	Total O.H.W.T Capacity		45925.00	45925.00
U.G.W.T	Fire		subject to fire noc.	
	Domestic	1.5 X 21600 = 32400.00lters.	31387.50	31387.50
	Total U.G.W.T Capacity		31387.50	31387.50
TOTAL O.H.W.T. CAPACITY (Domestic + Fire)			45925.00	
TOTAL U.G.W.T. CAPACITY (Domestic + Fire)			31387.50	

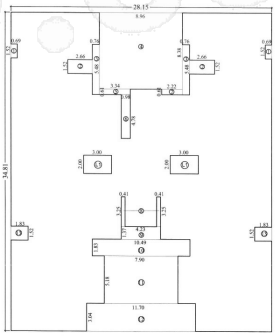


SECTION-A-A
SCALE 1:200



BASEMENT + GROUND + UPPER 7 FLOORS
TOTAL HEIGHT OF THE BUILDING -24.00 M.

SITE PLAN
SCALE 1:100



AREA KEY PLAN FOR 1ST TO 7TH FLOOR
SCALE :- 1:200

AREA CALCULATION OF TYPICAL 1ST TO 7TH FLOOR					
AREA OF BLOCK					
A)	28.15	X 34.80			=979.62
DEDUCTIONS					
1)	0.69	X 1.52	X 2.00		=2.10
2)	2.66	X 1.52	X 2.00		=8.09
3)	0.76	X 5.48	X 2.00		=8.33
4)	8.96	X 8.38	X 1.00		=75.08
5)	3.34	X 0.61	X 1.00		=2.04
6)	0.98	X 4.78	X 1.00		=4.68
7)	2.22	X 0.61	X 1.00		=1.35
8)	0.41	X 3.25	X 2.00		=2.67
9)	4.23	X 1.37	X 1.00		=5.80
10)	10.49	X 1.83	X 1.00		=19.20
11)	7.90	X 5.18	X 1.00		=40.92
12)	11.70	X 3.04	X 1.00		=35.57
13)	1.83	X 1.52	X 2.00		=5.56
L1)	3.00	X 2.00	X 2.00		=12.00
TOTAL					=223.38
TOTAL B/UP AREA (1ST TO 7 TH FLOOR)					756.24

STAMP OF APPROVAL

1/1

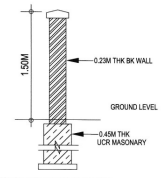
मंजूरी
अधीन नियमावली
पदनाम : कार्यकारी अभियंता, बांधकाम विकास विभाग क्षेत्र क्र.3
पत्र क्र. CC/1465/23
दि. 25/08/2023 रोजी आदेश.

दस्त ते-आकार
बांधकाम विकास विभाग क्षेत्र क्र.3
पत्र क्रमांक : CC/1465/23
दिनांक : 18/09/2023
कार्यकारी अभियंता
बांधकाम विकास विभाग
क्षेत्र क्र. 3, पुणे महानगरपालिका

Note : No Sale or lease of a plot in layout will be recognised and building permission in any plot in layout will be granted unless the sanction to the layout is obtained from the Municipal Commissioner.

For the purpose of proper circulation of road pattern and to have a continuity of the water & drainage system of other services for the development of adjacent lands, the P.M.C. reserves the right to permit access and extension of the internal roads & Services through this lans under layout/sub-division

Proforma- I: Area Statement		
AREA STATEMENT		
Sr. No.	DETAILS	AREAS
1	Area of plot (Minimum area of a,b,c to be considered)	2132.60
	a) As per 7/12,CTS extract	2494.70
	b) As per demarcation	2143.70
	c) As per site	2132.60
2	Deductions for	
	a) Proposed Road Widening area	0.00
	b) Any D.P. Reservation area	0.00
	Total (a + b)	0.00
3	Balance area of the plot(1 - 2)	2132.60
4	Amenity Space (If applicable)	0.00
	a) Required	0.00
	b) Adjustment of 2b (if any)	0.00
	c) Balance proposed	0.00
5	Net Plot area (3 - 4c)	2132.60
6	Recreational Open space (If applicable)	
	a) Required - (10% of 5)	0.00
	b) Proposed - (10% of 5)	0.00
7	Internal Road area	0.00
8	Plotable area (If applicable)	2132.60
9	Built up area with reference to Basic F.S.I as per front road width (Sr. No.5 x FSI) (i.e. 1.10 x 5) (1.10 X 2132.60)	2345.86
10	Addition of FSI on payment of premium	
	a) Maximum permissible premium FSI based on road width / TOD zone (i.e. 0.50 x Sr.no.5) (0.50 X 2132.60)	1066.30
	b) Proposed FSI on payment of premium	873.54
11	In-situ FSI / TDR loading	
	a) In-situ area against D.P. road [2.0 x Sr.no.2a] (if any)	0.00
	b) In-situ area Against Amenity space if handed over [2.00 or 1.85 x Sr.no. 4b and / or 4c]	0.00
	c) TDR area purchased [(Sr.no.5 X 0.40) - (11a + 11b)] [(0.40 X 2132.60) - 0.00]	853.04
	d) Total In-situ FSI / TDR loading proposed [11a + 11b + 11c]	853.04
	I) 30 % SLUM T.D.R. (PURCHASED)	255.91
	II) 70% NORMAL T.D.R. (PURCHASED)	597.13
12	Additional FSI area under Chaper No.7	0.00
13	Total entitlement of FSI in proposal	
	a) 9 + 10b + 11d or 12 whichever is applicable (i.e. 9 + 10b + 11d) (2345.86 + 873.54 + 853.04)	4072.44
	b) Permissible Ancillary Area FSI upto 60% with payment of charges, i.e.(2345.86 + 1066.30 + 853.04 = 4265.20 X 60%)	2559.12
	c) Proposed Ancillary area	2443.46
	d) Total entitlement (a + c) (4072.44 + 2443.46)	6515.90
14	Maximum utilization limit of FSI (building potential) permissible as per the 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] i.e (2 x net plot area) X 1.60] [(2 X 2132.60) X 1.6]	6824.32
15	Total Built up Area in proposal (excluding area at Sr.no.17b)	
	a) Existing Built up area	-
	b) Proposed Built-up area	6515.90
	c) Total (a + b)	6515.90
16	F.S.I. Consumed (15c/13c) (Should not be more than serial no.14 above)	1.00
17	Area for Inclusive Housing, If any	-
	a) Required (20% of Sr.no. 5)	-
	b) Proposed	--
	Plot Boundary Shown In Black.	
	Proposed Work Shown IN Red.	
	Basement Line Shown In Dotted Brown.	
	Podiam Line Shown In Dotted Blue.	
	Water Line Shown In Dotted Black.	
	Drainage Line Shown In Dotted Red	
	Existing To Be Retained Blue Hatched.	
	Existing To Be Demolished Yellow Hatched.	



SECTION THR' COMPOUND WALL

SCHEDULE OF OPENING

DOORS	WINDOWS
D - 1.05 X 2.10	W - 1.50 X 1.20
D2 - 0.90 X 2.10	W1 - 1.20 X 1.20
D2 - 0.75 X 2.10	W2 - 1.20 X 0.90
	V - 0.60 X 0.90

BRIEF SPECIFICATION

. EXACAVATION UP TO HARD STRATA
. R.C.C FRAMED STRUCTURE
. EXTERNAL WALLS 0.15M THK. BRICK AND INTERNAL 0.15M THK. BRICK WALLS
. EXTERNAL SAND FACED PLASTER AND INTERNAL NEERU FINISHED PLASTER
. M.M TILES FLOORING AND GLAZED TILE FLOORING AND DADO FOR BATH AND W.C

REVISED LAYOUT

NORTH

DESCRIPTION OF PROPOSAL	JOB. NO. J / RK / 424
REVISED LAYOUT BUILDING AT S.NO. 7+8, PLOT NO. 64, BAVDHAN, PUNE	DWG. NO. 1/1
	SCALE: AS SHOWN
PARTICULARS OF DRG. LOWER GROUND,UPPER GROUND, SITE PLAN , AND AREA STATEMENT.	DATE: 25-08-2023, 14-9-23, 18-9-23
	DRAWN BY: Vinayak
NAME OF OWNER M/S. MANISHA CONSTRUCTION PARTNERSHIP FIRM THROUGH PARTNER MR.RAJAN H. KHINWSARA	CHECKED BY: Vaibhav Pisal
SIGN. OF OWNER For MANISHA CONSTRUCTIONS Partner	SIGN. OF ARCHITECT

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head office : bachubai bldg, 2nd fl., near globe chambers, 16-mangesh