AMALGAMATION & LAYOUTS

PROPOSED COMM & RESI BUILDING AT
S.NO. 55/2(P) 55/2/1(P)
UNDRI TAL HAVELI DIST. PUNE

1 / 1

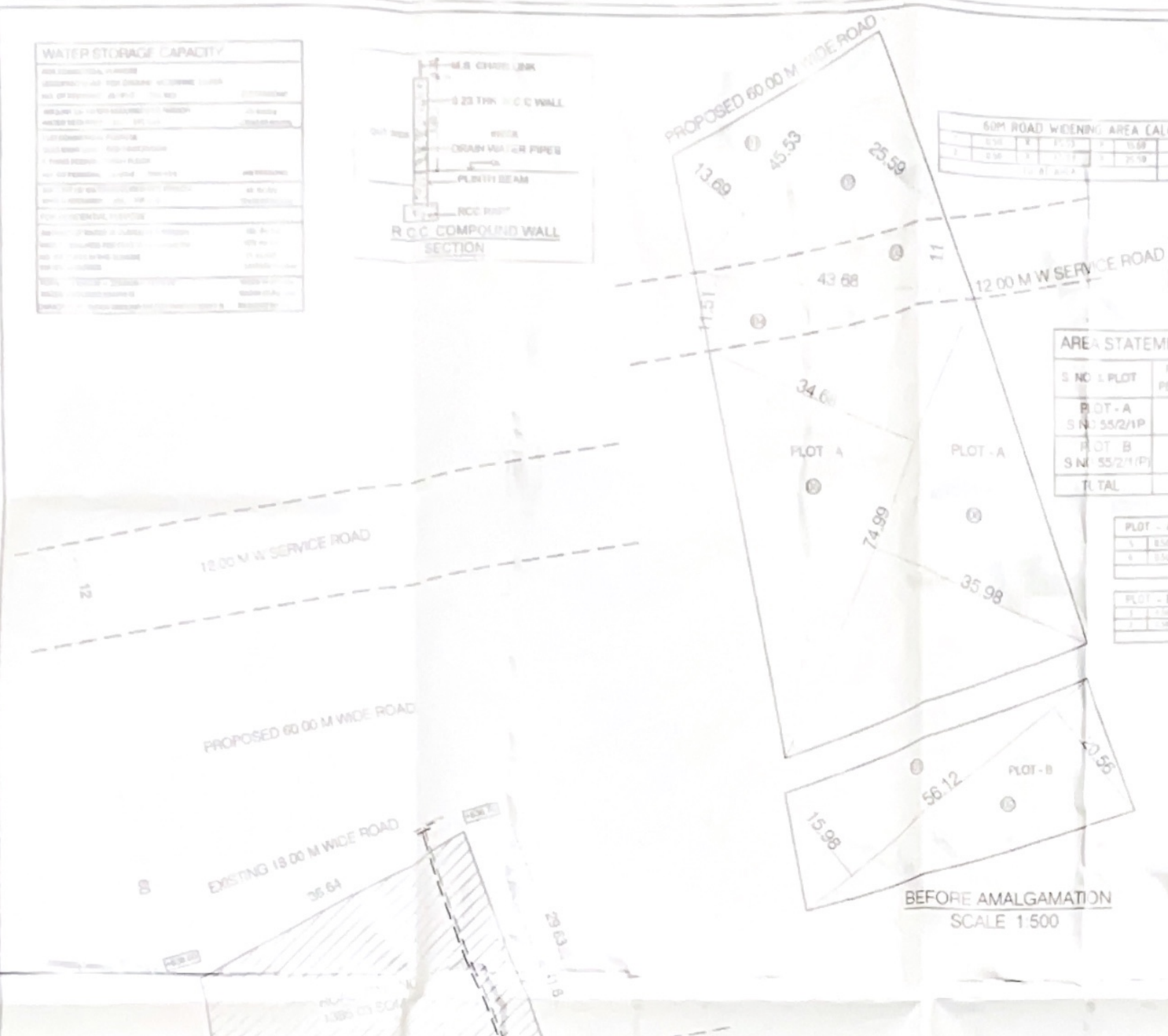
STAMP OF APPROVAL OF PLANS

विकास योजना कार्यालय
मान्य नकाशाचा क्र. CC/3007/23
दि. 10.01.2023 / जोन क्र. 1 दिनांक 16/02/2023
सर्वसाधारण अभिप्राय
(विकास योजना व नगररचना नियंत्रण (वि.नि. 1))
(पुणे महानगरपालिका)

वरील विकासाचे दिनांक ..... पासून ..... पर्यंत
मुदत राहील. CEIDP/3/1943 16/02/2023
सोबत मानचे आहेत.

WATER STORAGE CAPACITY

R.C.C COMPOUND WALL SECTION



BEFORE AMALGAMATION
SCALE 1:500

60M ROAD WIDENING AREA CALCULATIONS

1	0.50	X	91.53	X	18.69	=	855.00	SQM
2	0.50	X	91.53	X	25.59	=	1170.50	SQM
TOTAL AREA						=	2025.50	SQM

12 M ROAD WIDENING AREA CALCULATIONS

1	0.50	X	43.68	X	11.11	=	242.38	SQM
2	0.50	X	43.68	X	11.00	=	240.24	SQM
TOTAL AREA						=	482.62	SQM

AREA STATEMENT BEFORE AMALGAMATION

S. NO. & PLOT	PLOT AREA AS PER 7/12 EXTRACT	PLOT AREA AS PER ▱ METHOD	MINIMUM AREA TO BE CONSIDERED	PROPOSED DP ROAD AREA	NET PLOT AREA
PLOT - A S.NO. 55/2/1P	4000.00	4035.23	4000.00	1385.83	2614.17
PLOT - B S.NO. 55/2/1(P)	1000.00	1025.31	1000.00	- - - -	1000.00
TOTAL	5000.00	5060.54	5000.00	1385.83	3614.17

PLOT - A AREA TRIANGULATION CALCULATIONS

1	0.50	X	21.18	X	34.18	=	723.53	SQM
2	0.50	X	21.18	X	34.18	=	723.53	SQM
TOTAL AREA						=	1447.06	SQM

PLOT - B AREA TRIANGULATION CALCULATIONS

1	0.50	X	30.12	X	35.98	=	541.61	SQM
2	0.50	X	30.12	X	35.98	=	541.61	SQM
TOTAL AREA						=	1083.22	SQM

PARKING STATEMENT

FOR COMMERCIAL GROUND + MEZZANINE + FIRST SHOP (FOR 100.00 SQ.M AREA 2 CARS + 2 SCOOTERS)	CAR	2/100 SHOP
(FOR 400.00 SQM CHAPET AREA REQUIRED	4	4
FOR COMMERCIAL GROUND + MEZZANINE VEHICLE SALE SHOP (FOR 200.00 SQ.M AREA 2 CARS + 2 SCOOTERS)		
(FOR 1000.00 SQM CHAPET AREA REQUIRED	4	4
FOR WAREHOUSE, TIMBER & OTHER SIMILAR USE (FOR 1000.00 SQ.M AREA 2 CARS + 2 SCOOTERS)		
(FOR 2000.00 SQM CHAPET AREA REQUIRED		20
FOR COMMERCIAL FOURTH & FIFTH FLOOR + 5 SHOPS (FOR 2000.00 SQ.M AREA 5 CARS & 5 SCOOTERS)		
(FOR 4000.00 SQM CHAPET AREA REQUIRED		40
TOTAL PARKING AREA REQUIRED		
FOR RESIDENTIAL 2 BHK UP TO 40 SQM AREA 1 CAR + 1 SCOOTER, FOR 2BHK		
VISITORS PARKING 5 % FOR RESI ONLY	05	15
PROVIDED PARKING	59	287
TOTAL PARKING AREA REQUIRED		
CAR AREA (WIDTH 2.5 X 5.0)	125 SQ.M	
SCOOTERS AREA (1.0 X 2.5)	2.5 SQ.M	
TOTAL PARKING AREA REQUIRED	127.50 SQ.M	

GOOGLE IMAGE

PROPOSED SITE
UNDRI, S.NO. 55/2/1(P)

60M ROAD WIDENING AREA CALCULATIONS

1	0.50	X	91.53	X	18.69	=	855.00	SQM
2	0.50	X	91.53	X	25.59	=	1170.50	SQM
TOTAL AREA						=	2025.50	SQM

12 M ROAD WIDENING AREA CALCULATIONS

3	0.50	X	43.68	X	11.11	=	242.38	SQM
4	0.50	X	43.68	X	11.00	=	240.24	SQM
TOTAL AREA						=	482.62	SQM

AREA STATEMENT AFTER AMALGAMATION

S. NO. & PLOT	PLOT AREA AS PER 7/12 EXTRACT	PLOT AREA AS PER ▱ METHOD	MINIMUM AREA TO BE CONSIDERED	PROPOSED ROAD AREA	NET PLOT AREA
PLOT - A + B	5000.00	5060.54	5000.00	1385.83	3614.17
TOTAL	5000.00	5060.54	5000.00	1385.83	3614.17

AFTER PLOT AREA TRIANGULATION CALCULATIONS

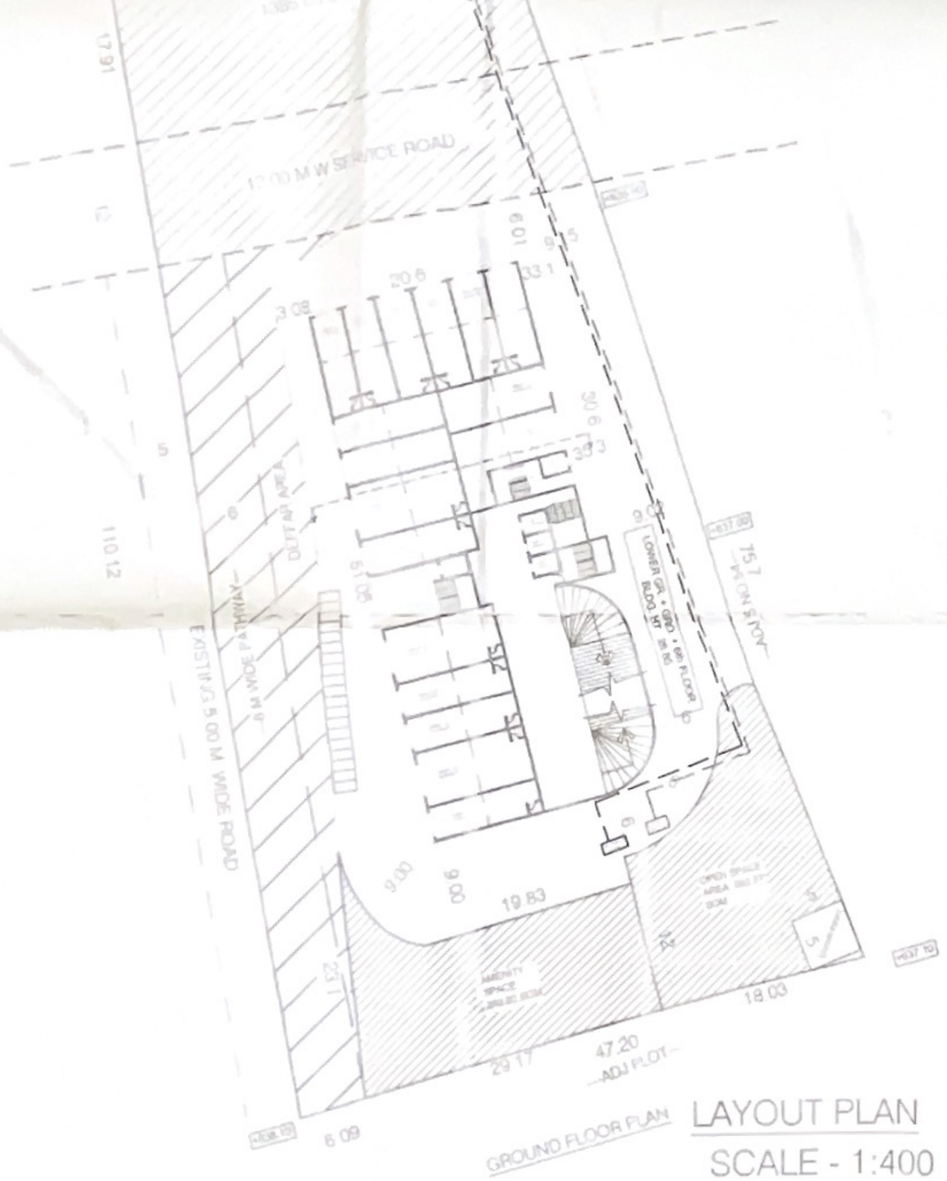
1	0.50	X	23.98	X	9.60	=	115.11	SQM
2	0.50	X	23.98	X	10.21	=	122.33	SQM
3	0.50	X	43.77	X	22.25	=	973.91	SQM
4	0.50	X	43.77	X	21.75	=	951.7	SQM
5	0.50	X	23.96	X	6.78	=	162.4	SQM
6	0.50	X	23.96	X	16.43	=	393.6	SQM
7	0.50	X	26.86	X	9.86	=	264.9	SQM
8	0.50	X	27.26	X	23.36	=	636.8	SQM
9	0.50	X	27.26	X	3.36	=	91.6	SQM
10	0.50	X	26.86	X	9.83	=	263.9	SQM
11	0.50	X	22.49	X	8.97	=	201.8	SQM
12	0.50	X	22.49	X	8.98	=	202.0	SQM
13	0.50	X	10.92	X	7.77	=	84.8	SQM
14	0.50	X	10.92	X	3.15	=	34.4	SQM
15	0.50	X	10.92	X	2.36	=	25.8	SQM
16	0.50	X	31.78	X	9.36	=	297.3	SQM
17	0.50	X	31.78	X	9.36	=	297.3	SQM
18	0.50	X	10.33	X	6.85	=	70.8	SQM
19	0.50	X	10.33	X	3.48	=	35.9	SQM
20	0.50	X	31.78	X	9.36	=	297.3	SQM
21	0.50	X	31.78	X	6.85	=	217.8	SQM
TOTAL AREA						=	5060.54	SQM

AMENITY SPACE AREA CALCULATIONS

1	0.50	X	31.62	X	8.07	=	255.2	SQM
2	0.50	X	31.62	X	10.11	=	319.8	SQM
3	0.50	X	10.11	X	4.11	=	41.6	SQM
TOTAL AREA						=	616.6	SQM

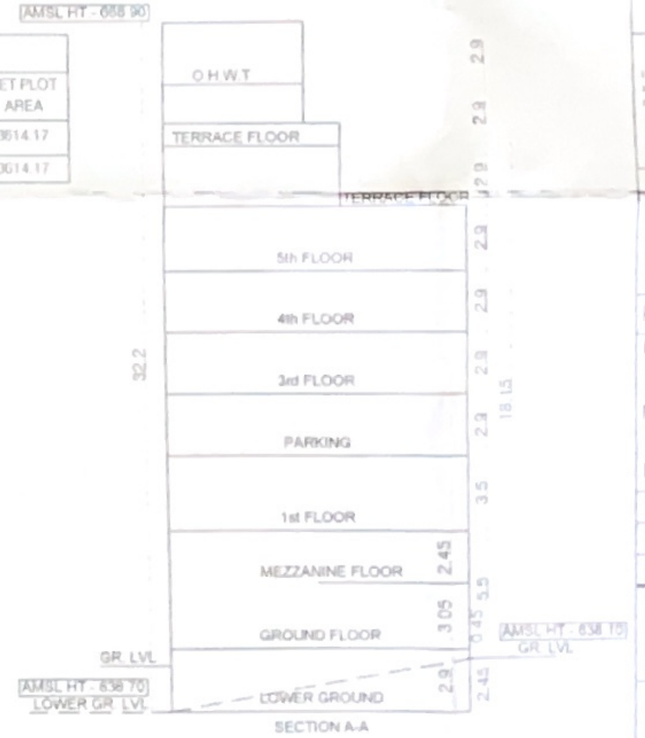
OPEN SPACE AREA CALCULATIONS

1	0.50	X	4.36	X	3.39	=	7.38	SQM
2	0.50	X	16.74	X	13.81	=	115.5	SQM
3	0.50	X	22.14	X	16.15	=	178.6	SQM
4	0.50	X	22.14	X	12.45	=	137.7	SQM
TOTAL AREA						=	439.1	SQM



LAYOUT PLAN
SCALE - 1:400

AFTER AMALGAMATION
SCALE 1:500



SECTION A-A

F.S.I STATEMENT

FLOOR	PROP. B/UP AREA COMM.	PROP. B/UP AREA RESI.	TOTAL	LIFT & M/C	COVERAGE AREA	TENAMENT
LOWER GROUND	0.00					PARKING
GROUND	793.00					IT SHOP
UPPER GROUND+MEZZANINE	218.97					
FIRST	793.00	0.00				IT SHOP
SECOND	750.14	0.00				PARKING
THIRD	607.92	597.00				3 HALL + 6 FLAT
FORTH	607.92	597.00				2 HOTEL + 6 FLAT
FIFTH	716.15	836.22				1 RESTO + 3 FLAT
TOTAL	3587.10	2030.22	5607.32			

AREA STATEMENT

		SQ.M.
1	Area of plot	5000.00
	Minimum area of S.D.K.M. as connected	
	a) As per ownership document / 7/12 extract	5060.54
	b) As per measurement sheet	5060.54
	c) Adopted area	
2	Deductions for	000.00
	a) Proposed P.R. / T.P. Road widening Area (Green / Road / Highway widening)	1385.83
	b) Reg. / Conservation Area / Ta area	
	Total	
3	Balance area of plot (1 - 2)	3614.17
4	Gross floor area (1 applicable)	361.41
	a) As proved	361.41
	b) Accepted as per N.A. Permission	
5	Net Plot Area (3 - 4)	3250.25
6	Recreational Open space (1 if applicable)	NA
	a) Required	361.41
	b) Provided	361.41
7	Amenity Open space (if applicable)	
8	Permissible Area (if applicable)	
9	Built up Area (FSI Permissible for Open, F.S.I. As For Fore Front Road)	3575.27
	a) Allowable F.S.I.	
	b) Additional F.S.I. as mentioned in Annexure	3575.27
10	Additional F.S.I. as mentioned in Annexure	0000.00
	a) Maximum permissible F.S.I.	0000.00
	b) Additional F.S.I. as mentioned in Annexure	
11	In situ FSI / TDR Area	
	a) Permissible FSI	
	b) Total in situ TDR Area	
	c) Proposed FSI	
	d) Total in situ TDR Area proposed (Max. 50 % of 11 a)	
12	Additional FSI area under Chapter No. 7	00.00
13	Total Entitlement of FSI in the proposal	
	a) Permissible FSI	3575.27
	b) Total in situ TDR Area proposed (Max. 50 % of 11 a)	0000.00
	c) Additional FSI area under Chapter No. 7	00.00
	d) Total	3575.27
14	Maximum utilization limit of F.S.I. (building permissible permanent as per road width) (as per Regulation No. 37 (1) or 37 (2) or 37 (3) as the case may be)	
15	Total Built up Area in proposal (including area as in No. 13 (b))	
	a) Existing Built up Area	
	b) Proposed Built up Area (as per P.M.C.)	5607.32
	c) Total (a + b)	
16	F.S.I. Consumed (15/13) (should not be more than serial no. 14 above)	
17	Area for Inclusive Housing, if any	
	a) Proposed (20% of No. 2)	
	b) Provided	

Certificate of Areas

Certified that the plot under reference was purchased by me on ..... and the dimensions of which are as shown on plan are as measured on site and the area as worked out tallies with the area stated in documents of Ownership / T.P. Scheme Records / Land Records Department / by Revenue records.

Signature
(Name of Registered Architect / Engineer)

Owner's Declaration

I/We undertake that the plotted / building / buildings shall not be used for any purpose other than the purpose for which permission is granted by the Authority. I/We also undertake that I/We would abide by all the conditions laid down by the Authority. I/We also undertake that I/We would develop the layout as per approved plans. I/We also undertake that I/We would execute the work under supervision of proper technical person so as to ensure the safety and safety in the work and buildings.

Signature
(Name of Owner)

LEGEND

PROPERTY BOUNDARY (AS PER 7/12 & N.A.)
PROPOSED BUILDING SHOWN RED
DRAINAGE LINE SHOWN RED DOTTED
INSTRUMENTS SHOWN BLACK DOTTED
EXISTING TO BE REMAINS AS IS
DEMOLISH SHOWN YELLOW COLOUR

PROMOTERS / OWNERS

M/S. MAHALAXMI CONSTRUCTION THROUGH PARTNERS

MR. SACHIN GHULE

MR. NITIN GHULE

SCALE 1:100

DATE 05/01/2023

DELT BY SG

ARCHITECT'S SIGN

DEEPAK HONKAN
ARCHITECTS & INTERIOR DESIGNERS
REGD. NO. CA/01/27217
457, NARAYAN PETH, NARAYAN CHAMBERS
SHOP NO. 1, 2, 3, 2nd FLOOR,
NEAR PATRA MARUTI CHOWK, PUNE - 411 030
E-mail: da_honkan@gmail.com E-mail: da_honkan@hotmail.com
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DEEPAK HONKAN Reg. No. CA/01/27217 ARCHITECT