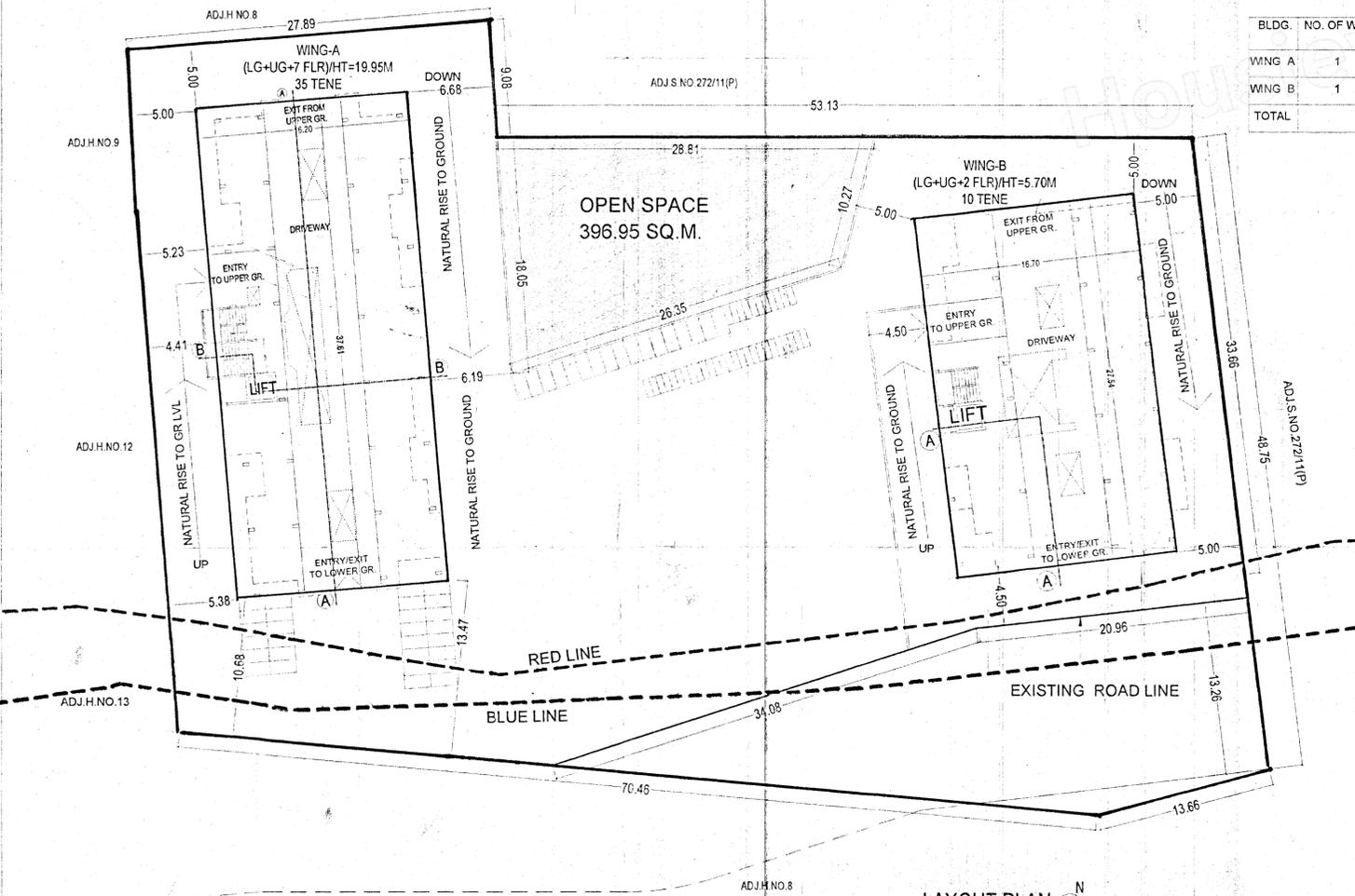


UPPER GROUND FLOOR PLAN (SCALE 1:500)

LOWER GROUND FLOOR (SCALE 1:500)



LAYOUT PLAN

F.S.I. STATEMENT - WING A (LG+UG+7 FLR.) (RESIDENTIAL BUILDING)

FLOOR	FLOOR AREA	BALC PERM(15%)	OPEN BALC PROP.	STAIR AREA	FIRE STAIR AREA	LIFT AREA (LMR LESS)	BUILT UP (FSI+NON FSI)
LOWER GR.	-	-	-	-	-	-	609.28
UPPER GR.	-	-	-	-	-	-	609.28
FIRST	452.52	67.88	49.46	11.00	11.00	1.80 X 1.85	523.98
SECOND	452.52	67.88	49.46	11.00	11.00	= 3.33 SQ.M	523.98
THIRD	452.52	67.88	49.46	11.00	11.00		523.98
FOURTH	452.52	67.88	49.46	11.00	11.00		523.98
FIFTH	452.52	67.88	49.46	11.00	11.00		523.98
SIXTH	452.52	67.88	49.46	11.00	11.00		523.98
SEVENTH	452.52	67.88	49.46	11.00	11.00		523.98
TOTAL	3167.64		346.22	77.00	77.00	3.33 SQ.M.	4886.42

F.S.I. STATEMENT - WING B (LG+UG+2 FLR.) (RESIDENTIAL BUILDING)

FLOOR	FLOOR AREA	BALC PERM(15%)	OPEN BALC PROP.	STAIR AREA	FIRE STAIR AREA	LIFT AREA (LMR LESS)	BUILT UP (FSI+NON FSI)
LOWER GR.	-	-	-	-	-	-	459.92
UPPER GR.	-	-	-	-	-	-	459.92
FIRST	364.39	54.66	31.92	8.33	1.78 X 1.85		404.64
SECOND	364.39	54.66	31.92	8.33	= 3.29 SQ.M		404.64
TOTAL	728.78		63.84	16.66	3.29 SQ.M.		1729.12

WATER REQUIREMENT TABLE

BLDG	WING-A	WING-B
TOTAL NO OF TENEMENTS	35	10
NO OF PERSONS	35 X 5 = 175	10 X 5 = 50
WATER REQD. PER DAY	175 X 135 = 23,625 LIT	50 X 135 = 6,750 LIT
ADD FOR FIRE FIGHTING	10,000 LIT	
CAP. OF O.H.TANK	33,625 LIT	6,725 LIT
SIZE OF O.H.TANK	(2.70 X 4.40 X 2.85)	(2.70 X 3.33 X 1.15)
CAP. OF U.G.TANK	1.50 X 23,625 = 35,438 LIT	1.50 X 6,750 = 10,125 LIT
SIZE OF U.G.TANK	3.45 X 3.45 X 3.00M	3.00 X 3.00 X 1.20M

PARKING TABLE (WING-A)

CARPET AREA	TENA	CAR	SCOOTERS	CYCLE
B/UP AREA BETWEEN 50-100 SQ.M.	FOR 3	1	3	3
PARKING REQD.	FOR 35	12	35	35
TOTAL PARKING PROPOSED		12	35	35
TOTAL PARKING AREA (IN SQ.M.)		150.0	70.0	24.50

PARKING TABLE (WING-B)

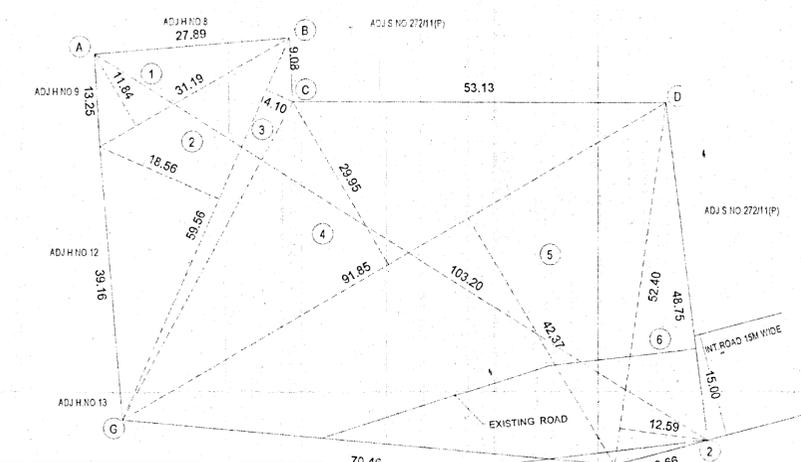
CARPET AREA	TENA	CAR	SCOOTERS	CYCLE
B/UP AREA BETWEEN 50-100 SQ.M.	FOR 3	1	3	3
PARKING REQD.	FOR 10	3	10	10
TOTAL PARKING PROPOSED		3	10	10
TOTAL PARKING AREA (IN SQ.M.)		37.50	20.0	14.0

AREA STATEMENT FOR PREMIUM-WING(A+B)

ITEM	PROPOSED
FSI	3896.42
NON- FSI	
OPEN BALCONY AREA	410.06 (NOT CHARGABLE)
FIRE STAIR-STAIRCASE AREA FREE OF FSI	170.66 (NOT CHARGABLE)
LIFT AREA (LMR LESS LIFT)	6.62
LGR+UGR FLR AREA	2138.40
TOTAL NON FSI AREA	2725.74
TOTAL FSI + NON FSI AREA	6622.16

FORM OF STATEMENT - 2

BLDG.	NO. OF WING	HEIGHT OF BLDG.	TOTAL B/UP AREA OF FLOORS	OPEN BALCONY AREA(15%)	EXCESS BALC. COUNTED TOWARDS FSI	EXCESS TERRACE COUNTED TOWARDS FSI	TERRACE AREA(20%)	TOTAL FSI	NO OF TENE.
WING A	1	(LG+UG+7FLR)=19.95M	4886.42	346.22	---	---	---	3167.64	35
WING B	1	(LG+UG+2FLR)=5.70M	1719.12	63.84	---	---	---	728.78	10
TOTAL			6605.54	410.06	---	---	---	3896.42	45



PLOT AREA CALCULATIONS:-

S.NO.271/10 (P)	
1. 31.19 X 11.84 X 0.5	= 184.64 SQ.M.
2. 59.56 X 18.96 X 0.5	= 552.72 SQ.M.
3. 59.56 X 4.10 X 0.5	= 122.10 SQ.M.
4. 91.85 X 29.95 X 0.5	= 1375.45 SQ.M.
5. 91.85 X 42.37 X 0.5	= 1945.84 SQ.M.
6. 52.40 X 12.59 X 0.5	= 329.85 SQ.M.
PLOT AREA AS PER DEMARC	= 4510.61 SQ.M.
PLOT AREA AS PER 7/12	= 4500.00 SQ.M.
MINIMUM CONSIDERED PLOT AREA	= 4500.00 SQ.M.

OPEN SPACE AREA CALCULATIONS:-

O1. 33.97 X 15.97 X 0.5	= 271.25 SQ.M.
O2. 33.97 X 7.40 X 0.5	= 125.70 SQ.M.
OPEN SPACE AREA	= 396.95 SQ.M.

EXISTING ROAD AREA

R1. 54.79 X 2.59 X 0.5	= 70.95 SQ.M.
R2. 54.79 X 13.48 X 0.5	= 369.28 SQ.M.
R3. 20.33 X 8.88 X 0.5	= 90.27 SQ.M.
EXISTING ROAD AREA	= 530.50 SQ.M.

LAYOUT 1/4

STAMP OF APPROVAL

Approved as amended in... subject to conditions mentioned in Annexure 'A' of letter No. 1063/196-20 dated 07/02/2023. S.No/G.No/CTS No. 3/1/2023.

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



	SO. M.
1a) AREA OF PLOT AS PER 7/12 EXT	4500.00
1b) AREA OF PLOT AS PER DEMARC.	4510.61
1c) MINIMUM AREA CONSIDERED	4500.00
2) DEDUCT	
a) AREA UNDER EXIST ROAD	530.50
3) GROSS PLOT AREA (1-2)	3969.50
4) RECREATIONAL OPEN SPACE	
a) OPEN SPACE (REQUIRED)	396.95
b) OPEN SPACE (PROVIDED)	396.95
5) AMENITY SPACE (NOT REQUIRED)	---
6) SERVICE ROAD & HIGHWAYS	---
7) INTERNAL ROAD AREA	---
8) NET AREA OF PLOT [(3-5)]	3969.50
9) B/UP AREA With reference to Basic F.S.I. As per front road width (sr.no.8x1.0)	3896.50
10) ADDITION OF AREA FOR FSI	
a) In situ area against D.p Road	---
b) In situ area against Amenity Space	---
c) Premium FSI area	---
d) TDR Area	---
e) Additional Area	---
11) TOTAL AREA AVAILABLE (9+10)	3969.50
12) TOTAL B/UP AREA IN PROPOSAL	
PROPOSED AREA (RESIDENTIAL)	3896.42

c) Excess Balcony area counted in F.S.I. ---
d) Excess Double height Terrace area counted in F.S.I. ---

BRIEF SPECIFICATIONS

- R.C.C. STRUCTURES WITH 6" THICK BLOCK MASONRY
- ALU WINDOW & T/W FRAMED FLUSH DOOR
- SAND FACED PLASTER EXTERNALLY & INTERNALLY
- NEERU FINISHED PLASTER
- M.M. TILES FLOORING & GLAZED TILES IN TOILET

LEGEND

- PLOT BOUNDARY THICK BLACK
- PROPOSED WORK RED SMUDGED
- INTERNAL ROADS BROWN SMUDGED
- OPEN SPACE GREEN SMUDGED
- AMENITY SPACE PINK SMUDGED
- EXISTING STRUCTURE TO BE DEMOLISH YELLOW SMUDGED

SCHEDULE OF OPENINGS

W - 1.83 X 1.52	ED - 1.07 X 2.13
W1 - 1.22 X 1.22	D1 - 0.91 X 2.13
V - 0.61 X 0.91	D2 - 0.75 X 2.13
	FD - 1.83 X 2.44

PROJECT

PROPOSED RESIDENTIAL BUILDING AT S.NO 271/10, BHUGAON, TAL- MULSHI, DIST. PUNE

Certificate of Area - Certified that the plot under reference was surveyed by me on... and the dimensions of the site etc of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of Ownership / Land survey records.

Ar. Tushar Rege
Signature of Architect

Owner's Declaration
I, undersigned hereby confirm that I would abide by plans sanctioned by PMRDA. I would execute the structure as per sanctioned plans. Also I would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.

Signature of Owner / P.A.H.

SIGNATURE OF ARCHITECT **SIGNATURE OF OWNER**

SCALE = 1:500 DRG NO. = MD1
DATE = 20-01-2023 JOB NO. = 269

ARCHITECTS: TUSHAR REGE CA/93/16155
BHAGYASHREE REGE CA/93/16155

TEAMWORK
ARCHITECTS AND PLANNERS
4 BHAGYASHREE, 18-NAV RAJASTHAN SOC,
OFF S.B. ROAD, PUNE -411016
TEL- 9529902395