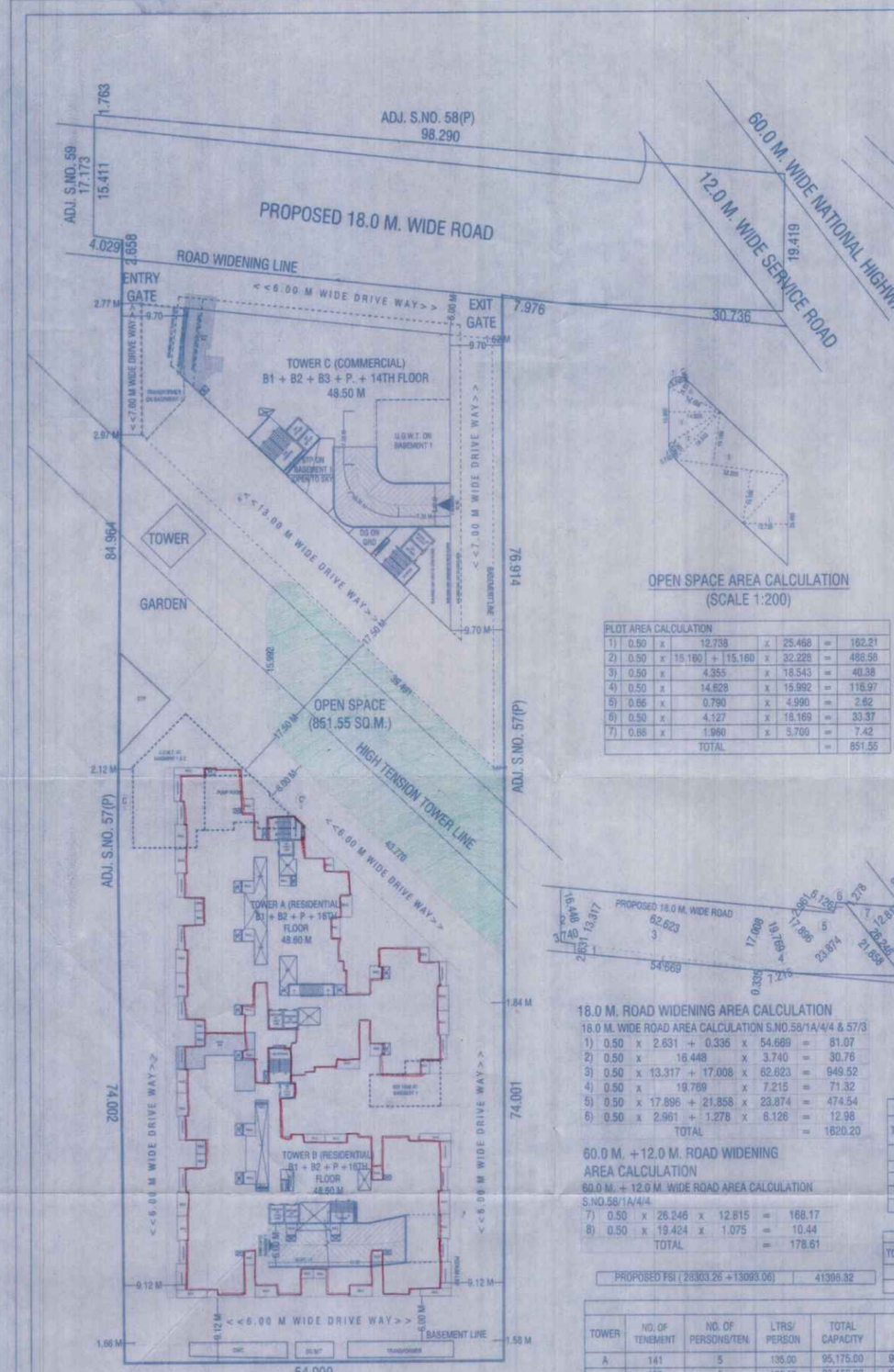
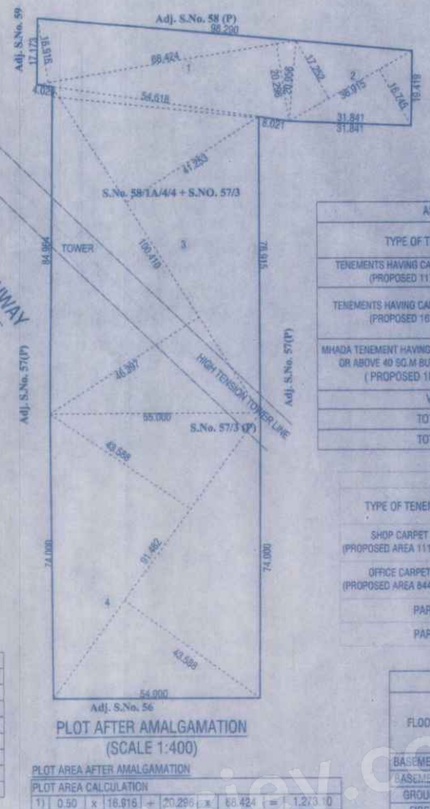


LAYOUT PLAN
(SCALE 1:100)

OPEN SPACE AREA CALCULATION
(SCALE 1:200)

PLOT AREA CALCULATION									
1)	0.50	x	12.738			x	25.468	=	162.21
2)	0.50	x	15.160	+	15.160	x	32.228	=	488.58
3)	0.50	x	4.355			x	18.543	=	40.38
4)	0.50	x	14.828			x	15.992	=	118.97
5)	0.66	x	0.790			x	4.990	=	2.62
6)	0.50	x	4.127			x	3.669	=	30.31
7)	0.66	x	1.960			x	5.700	=	7.42
TOTAL								=	851.55

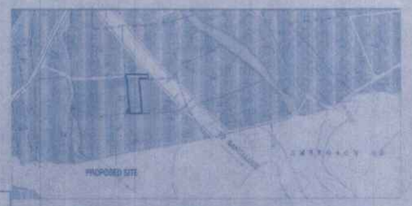


PLOT AFTER AMALGAMATION
(SCALE 1:400)

PLOT AREA CALCULATION									
1)	0.50	x	16.916	+	20.296	x	68.424	=	1,233.10
2)	0.50	x	17.252	+	16.745	x	36.915	=	627.45
3)	0.50	x	46.987	+	41.253	x	100.410	=	4,400.47
4)	0.50	x	43.598	+	43.598	x	91.482	=	3,987.50
TOTAL								=	10,288.55

For the purpose of proper circulation of Road Pattern and to have a continuity of the water & drainage system and other services for the development of adjacent lands the P.M.C. reserves the right to permit access and extension of the internal road & services through this land under layout sub division

Note: No sale of lease of a plot in layout will be recognised and no building permission in any plot in the layout to will be granted unless final sanction to the Municipal Commissioner



LOCATION PLAN

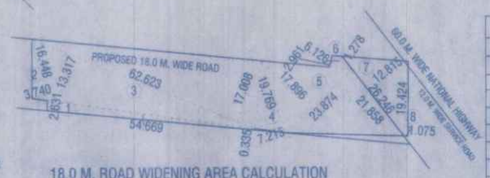
AS PER UDCPR PROVISION (TOWER A & B)				
TYPE OF TENEMENT	REQUIRED		PROVIDED	
	CAR	SCOOTER	CAR	SCOOTER
TENEMENTS HAVING CARPET AREA 40-80 SQ.M. (PROPOSED 117 TENEMENTS)	1	2	59	117
	FOR 2 TENEMENTS			
TENEMENTS HAVING CARPET AREA 80-150 SQ.M. (PROPOSED 162 TENEMENTS)	1	1	162	162
	FOR 1 TENEMENT			
MHADA TENEMENT HAVING BUILT UP AREA EQUAL TO OR ABOVE 40 SQ.M BUT LESS THAN 80 SQ.M. (PROPOSED 18 TENEMENTS)	1	2	9	18
	FOR 2 TENEMENTS			
VISITOR PARKING (5%)			12	15
TOTAL PARKING REQUIRED			242	312
TOTAL PARKING PROVIDED			362	322

AS PER UDCPR PROVISION- TOWER C				
TYPE OF TENEMENT	REQUIRED		PROVIDED	
	CAR	SCOOTER	CAR	SCOOTER
SHOP CARPET AREA (PROPOSED AREA 1112.90 SQ.M)	2 (FOR 100 SQ.M)	6	22	68
OFFICE CARPET AREA (PROPOSED AREA 8446.63 SQ.M)	3 (FOR 200 SQ.M)	11	127	465
PARKING REQUIRED			149	533
PARKING PROVIDED			156	641

MHADA CALCULATION	
TOTAL PLOT AREA	10287.50
OP ROAD AREA	1798.81
OLD SANCTION AREA	3987.50
BALANCE	4501.19
PERMISSIBLE MHADA 4501.19 X 20%	900.24
PROPOSED MHADA	905.94

AREA STATEMENT FOR ENVIRONMENTAL CLEARANCE PURPOSE (TOWER A & B)													
FLOOR	TOWER A F.S.I.	TOWER B F.S.I.			TOWER A REFUGE AREA	TOWER A DEFAULT TERRACE	TOWER A TOP TERRACE	TOWER A O.H.W.T. (TOP & BOTT.)	PARKING	SERVICES	TOWER A & B TEN.	
	RESI.	RESI.		MHADA								
BASEMENT 2	---	---		---								
BASEMENT 1	---	---		---								
GROUND	---	---		---							---	
FIRST	879.45	956.20		---							16	
SECOND	879.45	855.54		100.66							18	
THIRD	879.45	855.54		100.66	102.44	348.38	849.32	85.66			19	
FOURTH	879.45	855.54		100.66							19	
FIFTH	879.45	855.54		100.66							19	
SIXTH	879.45	855.54		100.66							19	
SEVENTH	879.45	855.54		100.66							19	
EIGHTH	832.51	908.81		100.66							17	
NINTH	879.45	855.54		100.66	TOWER B REFUGE AREA	TOWER B DEFAULT TERRACE	TOWER B TOP TERRACE	TOWER B O.H.W.T. (TOP & BOTT.)	10350.06	717.17	19	
TENTH	879.45	855.54		100.66							19	
ELEVENTH	879.45	956.20		---							19	
TWELFTH	879.45	956.20		---							19	
THIRTEENTH	832.51	909.27		---							17	
FORTEENTH	879.45	956.20		---	102.44	397.80	932.52	91.22			19	
FIFTEENTH	879.45	956.20		---							19	
SIXTEENTH	879.45	956.20		---							19	
TOTAL	13,977.32	14,299.40		905.94							297	
LIFT AREA	13.27	13.27									---	
G.TOTAL	13,990.59	14,312.67		905.94	204.88	746.18	1,781.84	176.88	10,350.06	717.17	297	
	28303.26											

ENVIRONMENT STATEMENT			
A	PROPOSED F.S.I	=	41396.32
B	MHADA	=	905.94
NON F.S.I STATEMENT			
1)	REFUGE AREA	=	327.60
2)	DEFAULT TERRACE	=	1254.18
3)	TOP TERRACE AREA	=	2331.84
4)	O.H.W.T TOP/BOTTOM	=	281.88
5)	PARKING	=	17444.71
6)	SERVICES	=	1990.69
C	TOTAL FREE OF F.S.I		23,630.90
TOTAL BUILT UP AREA			
	A+B+C	=	65933.16



18.0 M. ROAD WIDENING AREA CALCULATION

18.0 M. WIDE ROAD AREA CALCULATION S.NO.58/1A/4/4 & 57/3									
1)	0.50	x	2.631	+	0.335	x	54.669	=	81.07
2)	0.50	x	16.448			x	3.740	=	30.76
3)	0.50	x	13.317	+	17.008	x	62.623	=	949.52
4)	0.50	x	19.769			x	7.215	=	71.32
5)	0.50	x	17.896	+	21.858	x	23.874	=	474.54
6)	0.50	x	2.961	+	1.276	x	6.126	=	12.98
TOTAL								=	1620.20

60.0 M. +12.0 M. ROAD WIDENING AREA CALCULATION

60.0 M. + 12.0 M. WIDE ROAD AREA CALCULATION S.NO.58/1A/4/4									
7)	0.50	x	26.246	x	12.815	=	168.17		
8)	0.50	x	19.424	x	1.075	=	10.44		
TOTAL						=	178.61		

PROPOSED FSI (28303.26 +13093.06)	41396.32

AREA STATEMENT (RESIDENTIAL)				
TOWER	NO. OF FLOOR	HT. OF BLDG. FROM GF.FL.	TOTAL TENEMENT	(*P LINE) AREA
A	B1+B2+PARKING+16TH RESI. FLRS	48.60	141	13890.59
B	B1+B2+PARKING+16TH RESI. FLRS	48.60	138	14312.67
TOTAL			279	28,303.26
			18(MHADA)	905.94
TOTAL			297	29,209.20

AREA STATEMENT (COMMERCIAL)			
TOWER	NO. OF FLOOR	HT. OF BLDG. FROM GF.FL.	(*P LINE) AREA
C	B1+B2+B3+GROUND +14TH FLRS	48.50	13093.06
			13,093.06

TENEMENT STATEMENT (TOWER C)	
TENEMENT	NO.
SHOPS	8
OFFICES	175
TOTAL	183

TOWER A & B WATER STATEMENT											
TOWER	NO. OF TENEMENT	NO. OF PERSONS/TEN.	LTRS/ PERSON	TOTAL CAPACITY	SAY	TOTAL	ADD 20,000.00 LTRS FOR FIRE	O.H.W.T. CAPACITY LTRS.	U.G.W.T. CAPACITY 1.5 X O.H. CAP.	ADD 75,000.00 LTRS FOR FIRE	U.G.W.T CAPACITY LTRS.
A	141	5	135.00	95,175.00	96,000.00	96,000.00	20,000.00	116,000.00	174,000.00	75,000.00	249,000.00
B	138	5	135.00	93,150.00	93,500.00	108,000.00	20,000.00	1,28,000.00	1,89,000.00	75,000.00	2,64,000.00
	(MHADA)18	5	135.00	12,150.00	12,500.00						
TOTAL								2,42,000.00			5,13,000.00

TOWER C WATER STATEMENT												
TOWER	TENEMENT	PERSONS	OCCUPANT LOAD	LTRS/ PERSON	TOTAL CAPACITY	TOTAL	SAY	ADD 20,000.00 LTRS FOR FIRE	O.H.W.T. CAPACITY LTRS.	U.G.W.T. CAPACITY 1.5 X O.H. CAP.	ADD 50,000.00 LTRS FOR FIRE	U.G.W.T CAPACITY LTRS.
C	SHOPS	372	CARPET AREA/3	45.00	16,740.00	80100.00	80,500.00	20,000.00	1,00,500.00	1,50,750.00	50,000.00	2,00,750.00
	OFFICES	1408	CARPET AREA/6	45.00	63,360.00							

AREA STATEMENT FOR ENVIRONMENTAL CLEARANCE PURPOSE (TOWER C)									
FLOOR	TOWER C F.S.I. COMM.	TENEMENT	TOWER C DEFAULT TERRACE	TOWER C REFUGE AREA	TOWERC TOP TERRACE	TOWER C O.H.W.T. (TOP & BOTT.)	PARKING	SERVICES	
BASEMENT 2	PARKING								
BASEMENT 2	PARKING								
BASEMENT 1	PARKING								
GROUND	669.70	8							
FIRST	708.56								
SECOND	1058.31	13	33.00						
THIRD	1058.31	13							
FOURTH	1058.31	13							
FIFTH	1058.31	13							
SIXTH	1058.31	13		122.72	550.00	105.00	7094.65	1262.33	
SEVENTH	992.41	13							
EIGHTH	1058.31	13							
NINTH	---	---							
TENTH	1006.44	21	45.00						
ELEVENTH	929.19	21	80.00						
TWELFTH	877.46	20							
THIRTEENTH	929.19	21							
FOURTEENTH	610.98	1	350.00						
LIFT AREA	19.25								
G.TOTAL	13,093.06	183	508.00	122.72	550.00	105.00	7,094.65	1,262.33	

STAMP OF APPROVAL 01 02

विकास योजना कार्यालय
मान्य लेआऊट क्र. CC/2201/24
डि.पी.ओ./झो.क्र. 2 दिनांक 24/10/2024
कार्यकारी अभियंता
बांधकाम विकास विभाग झोन क्र. 2
पुणे महानगरपालिका

जमिन विकसन निधी ₹300 चौ.मी. क्षेत्रासाठी
रक्कम रु. 1861950/- चलन क्र. CFI BP/27555/23
दि. 19-12-2023 रोजी भरले आहेत

AREA STATEMENT		
	AREA STATEMENT OF PLOT	AREA SQ.M.
1)	AREA OF PLOT (minimum area of a.s.r. to be considered)	10287.50
	a) As per ownership document (7/12 O.T.S. extract)	10287.50
	b) As per measurement sheet	10287.50
	c) As per sub-division	10287.50
2)	DEDUCTION FOR	
	a) Proposed 18.0 m. +12.0 m. D.P. Road widening area 1620.20 + 178.61 = 1798.81	1798.81
	b) 18.0 m. Different Road widening area 1660.12+92.67	0.00
	c) Reserve Strip	0.00
	Total (a+b+c)	1798.81
3)	BALANCE AREA OF PLOT (1-2)	8488.69
4)	AMENITY SPACE (if applicable)	
	a) Required -10%	0.00
	b) adjustment of 3(b), if any	0.00
	c) Balance Proposed	
5)	NET AREA OF PLOT (3-4c)	8488.69
6)	RECREATIONAL OPEN SPACE	
	a) Required 10%	848.87
	b) Proposed	851.55
7)	INTERNAL ROAD AREA	
8)	PLOTTABLE AREA (if applicable)	
9)	BUILT-UP AREA WITH REFERENCE TO BASIC FSI AS PER FRONT ROAD WIDTH (BR.NO. 95)	
	8488.69 x 1.10 = 9337.56	9337.56
10)	ADDITION OF FSI ON PAYMENT OF PREMIUM	
	a) maximum permissible premium FSI - based on road width	
	b) 10287.50 x 50% = 5143.75	4112.00
11	IN-SITU FSI / TDR LOADING	
	a) In-situ area against D.P. Road	
	1798.81 x 2 = 3597.62	3597.62
	b) In-situ area against Amenity Space if handed over (2.00 or1.85 x Sr. No. 4 (based /or/p)).	
	0.00 x 2 = 0.00	0.00
	c) TDR area	
	10287.50 x 1.40 = 14402.50 - 3597.62 - 0.00 = 10804.88	7916.20
	7916.20 x 70% = 5541.34 Regular	
	7916.20 x 30% = 2374.86 Slum	
	d) Total In-situ / TDR loading proposed (11(a)+(b)+(c))	11513.82
12	Additional FSI over loading Charges No. 7	
	a) FSI	
	0.00 x 2.00% = 0.00	0.00
	b) Incentive FSI 7% Of basic FSI	
	0.00 x 7% = 0.00	0.00
13	Total entitlement of FSI in the applicable	
	a) (9+10+11+12) or 12 whichever is applicable.	
	9337.56 + 4112.00 + 11513.82 + 0.00 + 0.00 = 24963.46	24963.46
	b) Ancillary area FSI up to 60% or 80% with payment of charges.	
	9337.56 + 4112.00 + 11513.82 + 0.00 + 0.00 = 24963.46	
	24963.46 / 7273.92 = 17689.54 x 60% = 10613.72	10632.00
	13089.06 / 1.80 = 7273.92 x 60% = 5818.14	
	c) Total entitlement of FSI in the proposal	41396.32
14	MAXIMUM UTILIZATION OF FSI PERMISSIBLE AS PER ROAD WIDTH	
15	Total Built-up-area in proposal, (excluding area at sr.no. 17b)	
	a) Existing Built-up area.	0.00
	b) Proposed Built-up area (as per P-line)	41396.32
	c) Total (a+b)	41396.32
16	Area for inclusive housing, if any	
	a) Required (20% of sr.no. 9)	
	x 20% =	900.24
	b) Proposed area	905.94

LEGEND
a) PLOT BOUNDRY SHOWN IN BLACK
b) PROPOSED WORK SHOWN IN RED
c) DRAINAGE LINE SHOWN IN RED DOTTED
d) WATER LINE SHOWN IN BLACK DOTTED
e) EXISTING WORK SHOWN IN BLUE HATCHED
f) AMENITY SPACE IN PINK HATCHEDS, O/S GREEN HATCHED
g) ROAD WIDENING LINE SHOWN IN GREEN DOTTED

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON SITE——AND THE DIMENSIONS OF SIDES 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/ T. P. SCHEME RECORD / LAND RECORD DEPT CITY SURVEY RECORDS

SIGN. OF ARCHITECT

PROPOSED & REVISED BUILDING LAYOUT ON S.No. 57/3, 58/1A/4/4 VADGAON BK. TAL - HAVELI, PUNE.

FOR : M/S. VELENTINA 7 BUILDCON LLP PARTNERSHIP FIRM THROUGH
MR. SWAPNIL CHARWAD, MR. MANGESH BELDARE
MR. TUSHAR RAMCHANDRA KARLE, MR. SAGAR RAMCHANDRA KARLE, & MR. SACHIN RANOJI POKLE, MR. SOPANRAO NIVRUTTI POKLE, MR. BALASAHEB NARAYAN LAGAD, MR. AVINASH GANESH VATVE, MR. MANOHAR JAYAJI VANJLE, MR. MANOJ RANOJI POKLE
THROUGH PAH, M/S. LUVAL SARTH PARTNERSHIP FIRM THROUGH MR. DATTATRAY CHANDRAKANT DEVKAR

SCALE : 1:400	CHECKED BY :-	DWG NO.
DATE : 14-09-2024	REVISION NO.	01 / 02
APPROVED BY : MR.SHAHIN		
DRT BY : SANA		

N

PARVEZ JAMADAR & ASSOCIATES
architecture | planning | interiors
Office No.F & G, 2nd Floor, Bharat Arcade, Opp. to Burger King, Near Pedgaon Police Chowky, Gen. Thimayya Road, Camp, Pune. 1 INDIA
Tel. - + 91 20 26132730, 26132416
E-mail: design@pjarch.com and pjarch@gmail.com
Website: www.pjarch.com

FILE PATH - g:\sana\pedgaon\57 wadgaon\final drawings\dp layout\14-09-2024 - 57 wadgaon -dp layout.dwg