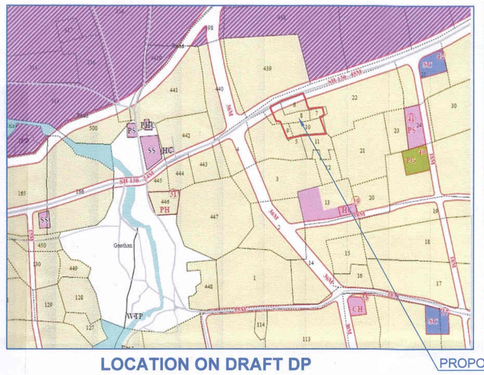
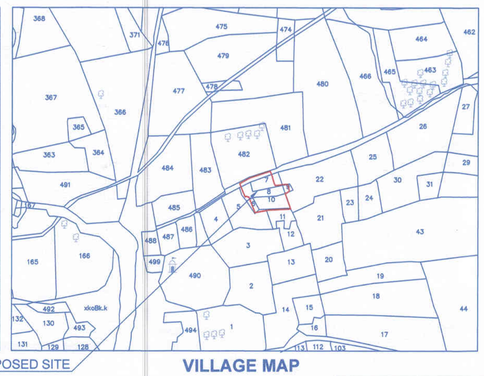


LOCATION ON DRAFT DP

PROPOSED SITE



VILLAGE MAP

GOOGLE LOCATION PLAN

PROPOSED SITE

BUILT UP AREA STATEMENT (FSI + NON FSI AREA)

BUILDING	FLOOR	BUILT UP AREA (COMM.)	BUILT UP AREA (RESI.)	PERMI. OPEN BALCONY	PROP. OPEN BALCONY	PROPOSED STAIRCASE (REGULAR)	PROPOSED STAIRCASE (FIRE)	PROP. LIFT	PROP. LIFT M.R.	PERM. PASSAGE	PROPO. PASSAGE	PERM. TERRACE	PROP. TERRACE	GROUND COVERAGE	PROP. REFUGE AREA	EXCESS REFUGE AREA	CLUB HOUSE AREA	PROPOSED TENEMENT	TOTAL BUILT UP AREA+ NON FSI AREA
B WING	P+12	194.58	5168.74	803.190	765.050	96.390	128.520	7.140	16.240	1065.55	537.92	1077.36	663.56	841.09	41.50	17.50		9 SHOPS & 93 TENEMENT	8478.23
D WING	B+L.G.+ U.G.+11	0.00	6553.69	983.050	874.40	170.720	168.080	14.250	0.000	0.00	0.00	0.00	0.00	723.93	45.19	0.00		77 TENEMENT	8550.26
TOTAL AREA		194.580	11722.430	1786.240	1639.450	267.110	296.600	21.390	16.240	1065.550	537.920	1077.360	663.560	1565.020	86.690	17.500	181.500	9 SHOPS, & 170 TENEMENT	17028.49
	BUILT UP AREA = COMM. + RESI. = 194.58 + 11722.43 + 17.50 (EXCESS REFUGE AREA) = 11934.51 SQ.M.																	TOTAL BAUP AREA FSI + NON FSI =17028.49+181.50	17209.990

45.00 M.WIDE D.P. ROAD WIDENING AREA KEY PLAN
scale 1:500

FSI + NON FSI AREA STATEMENT

SR. NO.	DESCRIPTION	AREA (SQ.M)
01	F.S.I. AREA	11934.51
02	NON F.S.I.	-
	2.1 OPEN BALCONY	1639.45
	2.2 PASSAGE AREA	537.92
	2.3 REGULAR STAIR CASE	267.11
	2.4 FIRE STAIR CASE	296.60
	2.5 TERRACE AREA	663.56
	2.6 REFUGE AREA	86.69
	2.7 BASEMENT PARKING	5978.39
	2.8 LOWER GROUND PARKING	4050.00
	2.9 UPPER GROUND PARKING +WING B	4950.00
	2.10 GROUND COVERAGE AREA	841.09
	ANY OTHER	-
3	3.1 CLUB HOUSE	181.50
	3.2 LIFT AREA	21.39
	3.3 LIFT MACHINE ROOM	16.24
	3.4 SERVICES (S.T.P , TRANSFORMER ,U.G. T etc)	1000.00
	TOTAL NON F.S.I	20529.94
	TOTAL F.S.I. AREA + TOTAL NON F.S.I (11934.51+ 20529.94)	32464.45

STAMP FOR APPROVAL | LAY-OUT | 1/16

1) PREVIOUS APPROVAL DETAILS :

A) TOWN PLANING LETTER NO.SSP/3627, DATE-21/07/2012
B) BY THE COLLECTOR PUNE VIDE ORDER NO.PMA/NA/SR/308/14, DATE - 25/09/2014.
C) BY PMRDA PUNE VIDE LETTER NO.1207/22-23/3649, DATE-03/05/2023

Approved as amended in.....
subject to conditions mentioned in Annuxure 'A'
of letter No.BMU/C.R. No.2447/23-24 Mouza.....मापाळ.....
S. No./G. No./CTS No.....६४ व ६५
Dated 20/06/2024

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

PMRDA

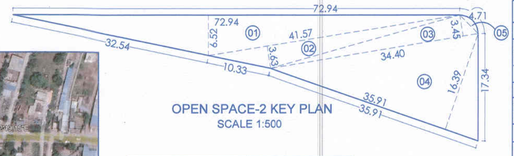
SR. NO.	AREA STATEMENT	Previous Sanction	Newly Proposed
01.	AREA OF PLOT (AS PER7/12)	8070.00	13474.00
02.	AREA TAKEN FOR N.A. (AS PER P.O.A. / DAPA)	8587.78	13470.00
03.	AREA OF PLOT (AS DEMARCATION)	8587.78	13508.42
04.	AREA OF PLOT (MINIMUM AREA TAKEN)	8070.00	13470.00
05.	DEDUCTIONS FOR		
	a. AREA UNDER R.P.ROAD WIDENING	1147.21	894.79
	b. AREA UNDER D.P.ROAD WIDENING	486.60	469.30
	TOTAL ROAD AREA = (a+b)	1633.81	1364.09
06.	GROSS AREA OF PLOT (4-5)	6436.19	12105.91
07.	a) REQ./PROP. OPEN SPACE AREA (10% OF 6)	643.62	1210.59
	b) REQ./PROP. AMENITY SPACE AREA (15% OF 6)	965.43	1815.89
	c) TOTAL = (a+b)	1609.05	3025.48
08.	NET PLOT AREA (6-7b)	5470.76	10290.02
09.	PERMISSIBLE FSI (5470.76X1.20/ 10290.02X1.20)	6564.91	12348.02
10	a) PERMISSIBLE PAID F.S.I. 20% OF S.NO.8	1094.15	2058.00
	b) PROPOSED PAID F.S.I.	---	---
11.	TOTAL PERMISSIBLE FSI (9 +10b)	6564.91	12348.02
12.	TOTAL BUILT-UP AREA		
	a) PREVIOUS APPROVED BUILT-UP AREA	5752.83	5380.82
	b) PROPOSED BUILT-UP AREA	352.18	6553.69
	c) TOTAL PROPOSED BUILT-UP AREA (a+b)	6105.01	11934.51

WATER CALCULATION

BLDG. NAME	O.H.W. TANK	U.G.W. TANK
B WING	84500	127000
D WING	72500	99500
TOTAL AREA	157000.00	226500.00

45.00 M. WIDE D.P. ROAD WIDENING AREA CALC. TRIANGULATION METHOD

1	40.390	X	1.110	X	0.5	=	22.416
2	40.390	X	3.320	X	0.5	=	67.047
3	40.990	X	4.450	X	0.5	=	91.203
4	50.220	X	4.460	X	0.5	=	111.991
5	50.220	X	4.510	X	0.5	=	113.246
6	15.520	X	4.100	X	0.5	=	31.816
7	15.520	X	4.070	X	0.5	=	31.583
					TOTAL	=	469.30



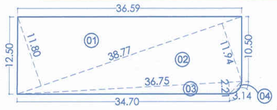
OPEN SPACE-2 KEY PLAN
SCALE 1:500

OPEN SPACE-2 AREA CALCULATION BY TRIANGULATION METHOD

1	72.940	X	6.520	X	0.5	=	237.784
2	41.570	X	3.630	X	0.5	=	75.450
3	34.400	X	3.450	X	0.5	=	59.340
4	35.910	X	16.390	X	0.5	=	294.282
5	AREA BY POLY LINE					=	2.54
					TOTAL	=	669.40

OPEN SPACE-1 AREA CALCULATION BY TRIANGULATION METHOD

1	38.770	X	13.800	X	0.5	=	267.513
2	38.770	X	11.940	X	0.5	=	231.457
3	36.750	X	2.210	X	0.5	=	40.609
4	AREA BY POLY LINE					=	1.61
					TOTAL	=	541.19



OPEN SPACE-1 KEY PLAN
SCALE 1:500

TOTAL OPEN SPACE AREA
= OPEN SPACE 1 + OPEN SPACE 2
= 541.19 + 669.40 = 1210.59 SQ.M.

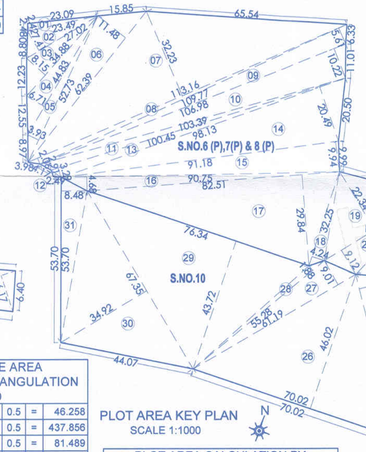
PARKING STATEMENT WIND-D

REQUIRED PARKING	TEN	CAR	SCOOTER	CYCLE
RES PARKING REQUIRED BY RULE FOR UP TO 50 SQM (for 4 tena. 0,5,5)	4	0	5	5
TOTAL TENEMENTS	2			
REQUIRED PARKING		0	03	03
RES PARKING REQUIRED BY RULE FOR 50 to 100 SQM (for 3 tena. 1,3,3)	3	1	3	3
TOTAL TENEMENTS	75	25	75	75
TOTAL REQUIRED PARKING		25	78	78
50% VISITORS PARKING		13	39	39
TOTAL PROPOSED PARKING		38	117	117
TOTAL PROVIDED PARKING AREA		12.5 X 38	2 X 117	0.70 X 117
		475.00	234.00	81.90

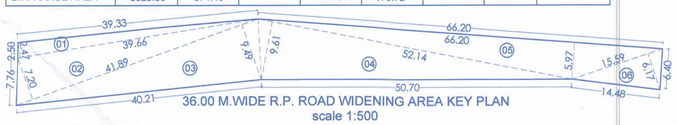
TOTAL PROVIDED PARKING AREA = 790.90 SQ.M.

DIFFERENCE AREA STATEMENT

FLOOR	B/UP AREA	BALCONY AREA	PASSAGE AREA	TERRACE AREA	STAIRCASE REGULAR	STAIRCASE FIRE	LIFT AREA	LIFT MACHINE AREA
PRIVIOUS SANCTION AREA	6105.01	765.05	537.92	727.37	96.39	128.52	7.14	16.24
PROPOSED AREA	11934.51	1639.45	537.92	663.56	267.11	296.60	21.39	16.24
DIFFRANCE AREA	5829.50	874.40	-	-63.81	170.72	168.08	14.25	-



PLOT AREA KEY PLAN
SCALE 1:1000



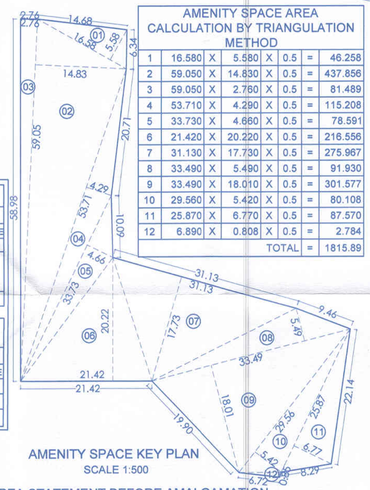
36.00 M.WIDE R.P. ROAD WIDENING AREA KEY PLAN
scale 1:500

36.00M WIDE R.P. ROAD WIDENING AREA CALC. TRIANGULATION METHOD

1	39.660	X	2.470	X	0.5	=	48.980
2	41.890	X	7.200	X	0.5	=	150.804
3	41.890	X	9.490	X	0.5	=	198.768
4	52.140	X	9.610	X	0.5	=	250.533
5	66.200	X	5.970	X	0.5	=	197.607
6	15.590	X	6.170	X	0.5	=	48.095
					TOTAL	=	894.79

AMENITY SPACE AREA CALCULATION BY TRIANGULATION METHOD

1	16.580	X	5.580	X	0.5	=	46.258
2	59.050	X	14.830	X	0.5	=	437.856
3	59.050	X	2.760	X	0.5	=	81.489
4	53.710	X	4.290	X	0.5	=	115.208
5	33.730	X	4.660	X	0.5	=	78.591
6	21.420	X	20.220	X	0.5	=	216.556
7	31.130	X	17.730	X	0.5	=	275.967
8	33.490	X	5.490	X	0.5	=	91.930
9	33.490	X	18.010	X	0.5	=	301.577
10	29.560	X	5.420	X	0.5	=	80.108
11	25.870	X	6.770	X	0.5	=	87.570
12	6.890	X	0.808	X	0.5	=	2.784
					TOTAL	=	1815.89



AMENITY SPACE KEY PLAN
SCALE 1:500

PARKING STATEMENT BLDG B (COMM. AREA)

PARKING STATEMENT	Tenament/area	REQUIRED			PROPOSED		
a. PARKING REQUIRED BY RULE		CAR	SCOOTER	CYCLE	CAR	SCOOTER	CYCLE
100 s.q. built up area fiaction thereof 1,4.4 100.0 sqm proposed built up to 194.58 sqm	+50% VISITORS PARK	2	08	08	2	08	08
		1	04	04	1	04	04
TOTAL		3	12	12	3	12	12

PARKING STATEMENT BLDG B (COMM.+RESI. AREA)

PARKING STATEMENT		REQUIRED			PROPOSED		
		CAR	SCOOTER	CYCLE	CAR	SCOOTER	CYCLE
	COMMERCIAL	3	12	12	3	12	12
	RESIDENTAIL	24	159	159	35	159	159
TOTAL		27	171	171	38	171	171

PARKING STATEMENT BLDG B (RESI. AREA)

REQUIRED PARKING	TEN	CAR	SCOOTER	CYCLE
RES PARKING REQUIRED BY RULE FOR UP TO 50 SQM (for 4 tena. 0,5,5)	4	0	5	5
TOTAL TENEMENTS	46			
REQUIRED PARKING		0	58	58
RES PARKING REQUIRED BY RULE FOR 50 to 100 SQM (for 3 tena. 1,3,3)	3	1	3	3
TOTAL TENEMENTS	47	16	48	48
TOTAL REQUIRED PARKING		16	106	106
TOTAL REQ PARKING +50% VISITORS PARK		08	53	53
TOTAL PROPOSED PARKING		24	159	159
TOTAL PROVIDED PARKING AREA		12.5X35	2X159	0.7X159
		437.50	318.00	111.30

TOTAL PROVIDED PARKING AREA = 866.80 SQ.M.

PLOT AREA STATEMENT BEFORE AMALGAMATION :

GAT NO.	AREA AS PER 7/12 EXTRACT	AS PER P.O.A./ DAPA	AREA AS PER DEMARCATION	MINIMUM AREA TO BE CONSIDERED
S.NO.8 TO 8/2/A1, 6 TO 8/2/A2, 6 TO 8/2/A3, 6 TO 8/2/A4	8070.00	8070.00	8101.24	8070.00
S. NO. 10	5404.00	5400.00	5407.18	5400.00
TOTAL	13474.00	13470.00	13508.42	13470.00

PLOT AREA STATEMENT AFTER AMALGAMATION :

GAT NO.	AREA AS PER 7/12 EXTRACT	AS PER P.O.A./ DAPA	AREA AS PER DEMARCATION	MINIMUM AREA TO BE CONSIDERED
S.NO.8 TO 8/2/A1, 6 TO 8/2/A2, 6 TO 8/2/A3, 6 TO 8/2/A4, S. NO. 10	13474.00	13470.00	13508.42	13470.00

PLOT AREA CALCULATION BY TRIANGULATION METHOD S. NO.6(P),7(P) & 8 (P)

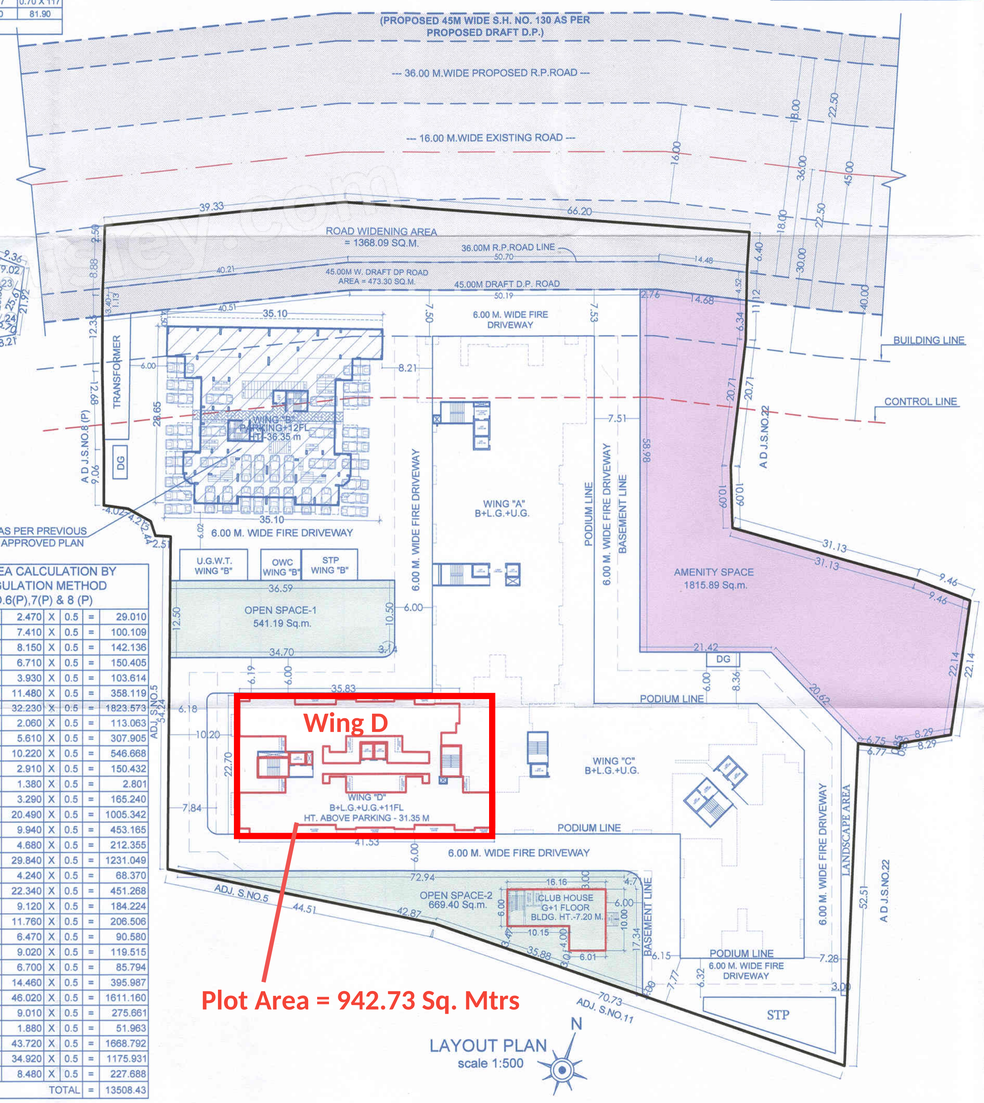
1	23.490	X	2.470	X	0.5	=	29.010
2	27.020	X	7.410	X	0.5	=	100.019
3	34.880	X	8.150	X	0.5	=	142.136
4	44.830	X	6.710	X	0.5	=	150.405
5	52.730	X	3.930	X	0.5	=	103.614
6	62.390	X	11.480	X	0.5	=	358.119
7	113.160	X	32.230	X	0.5	=	1823.573
8	109.770	X	2.060	X	0.5	=	113.063
9	109.770	X	5.610	X	0.5	=	307.905
10	106.980	X	10.220	X	0.5	=	546.668
11	103.390	X	2.910	X	0.5	=	150.432
12	4.060	X	1.380	X	0.5	=	2.801
13	100.450	X	3.290	X	0.5	=	165.240
14	98.130	X	20.490	X	0.5	=	1005.342
15	91.180	X	9.940	X	0.5	=	453.165
16	90.750	X	4.680	X	0.5	=	212.355
17	82.510	X	29.840	X	0.5	=	1231.049
18	32.250	X	4.240	X	0.5	=	68.370
19	40.400	X	22.340	X	0.5	=	451.268
20	40.400	X	9.120	X	0.5	=	184.224
21	35.120	X	11.760	X	0.5	=	206.506
22	28.000	X	6.470	X	0.5	=	90.580
23	26.500	X	9.020	X	0.5	=	119.515
24	25.610	X	6.700	X	0.5	=	85.794
					TOTAL	=	8101.24

PLOT AREA CALCULATION BY TRIANGULATION METHOD (S.NO.10)

25	54.770	X	14.460	X	0.5	=	395.987
26	70.020	X	46.020	X	0.5	=	1611.160
27	61.190	X	9.010	X	0.5	=	275.661
28	55.280	X	1.880	X	0.5	=	51.963
29	76.340	X	43.720	X	0.5	=	1668.792
30	67.350	X	34.920	X	0.5	=	1175.931
31	53.700	X	8.480	X	0.5	=	227.688
					TOTAL	=	5407.18

PLOT AREA CALCULATION BY TRIANGULATION METHOD S. NO.6(P),7(P) & 8 (P)

1	23.490	X	2.470	X	0.5	=	29.010
2	27.020	X	7.410	X	0.5	=	100.109
3	34.880	X	8.150	X	0.5	=	142.136
4	44.830	X	6.710	X	0.5	=	150.405
5	52.730	X	3.930	X	0.5	=	103.614
6	62.390	X	11.480	X	0.5	=	358.119
7	113.160	X	32.230	X	0.5	=	1823.573
8	109.770	X	2.060	X	0.5	=	113.063
9	109.770	X	5.610	X	0.5	=	307.905
10	106.980	X	10.220	X	0.5	=	546.668
11	103.390	X	2.910	X	0.5	=	150.432
12	4.060	X	1.380	X	0.5	=	2.801
13	100.450	X	3.290	X	0.5	=	165.240
14	98.130	X	20.490	X	0.5	=	1005.342
15	91.180	X	9.940	X	0.5	=	453.165
16	90.750	X	4.680	X	0.5	=	212.355
17	82.510	X	29.840	X	0.5	=	1231.049
18	32.250	X	4.240	X	0.5	=	68.370
19	40.400	X	22.340	X	0.5	=	451.268
20	40.400	X	9.120	X	0.5	=	184.224
21	35.120	X	11.760	X	0.5	=	206.506
22	28.000	X	6.470	X	0.5	=	90.580
23	26.500	X	9.020	X	0.5	=	119.515
24	25.610	X	6.700	X	0.5	=	85.794
25	54.770	X	14.460	X	0.5	=	395.987
26	70.020	X	46.020	X	0.5	=	1611.160
27	61.190	X	9.010	X	0.5	=	275.661
28	55.280	X	1.880	X	0.5	=	51.963
29	76.340	X	43.720	X	0.5	=	1668.792
30	67.350	X	34.920	X	0.5	=	1175.931
31	53.700	X	8.480	X	0.5	=	227.688
					TOTAL	=	13508.43



Plot Area = 942.73 Sq. Mtrs

LAYOUT PLAN
scale 1:500

LEGENDS

a. PLOT BOUNDARY SHOWN BLACK
b. PROPOSED WORK SHOWN RED
c. DRAINAGE LINE SHOWN DOTTED RED
d. WATER LINE SHOWN DOOTED BLACK

CERTIFICATE

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 12/6/2006 &THE DIMENSIONS OF SIDES ETC. OF PLOT STATES ON PLAN AREA AS MEASURED SITE & THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP/T.P.SCHEME RECORDS/LAND RECORDS DEPTT./CITY RECORDS.

SIGNATURE OF LICENSED ARCHITECT

NOTE:-
1) DRAWING IS PERPARED AS PER DOCUMENT (7/12) & DEMARCATION PROVIDED BY OWNER AND DEVELOPERS.
2) ARCHITECT WILL NOT RESPONSIBLE FOR ANY LEGAL CASE

PROJECT :

PROPOSED & REVISED GROUP HOUSING SCHEME BUILDING LAYOUT AT S.NO.6 TO 8/2/A1, 6 TO 8/2/A2, 6 TO 8/2/A3, 6 TO 8/2/A4 & S.NO.10, MAAN TAL:-MULSHI,PUNE

NAME & SIGNATURE OF OWNER & P.A.H.

MR.SANJAY MOHAN NANDKEOLYAR & OTHERS THROUGH
M/S. SHARMA CONSTRUCATION COMAPANY THROUGH
MR.VINOD M.SHARMA THRO. M/S.R.J.CONSTRUCTION THROU.

MR. ILESHKUMAR CHANDUBHAI PATEL

ARCHITECT'S / ENGINEER NAME & ADDRESS

RAHUL LONDHE | SARTHAK TIKONE

Rao Arch
201, MORESHWAR APPART., NARAYAN PETH, PUNE - 411030.
PH - 020 24444844 | EMAIL: raoarchpune@gmail.com
(LIC. NO. PMRDA/07/2020 | PMRDA/139/2020)

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N NORTH	JOB. NO.	SCALE	DRAWN BY	DATE	
	-	-	eknath	08/05/2024	REVISED