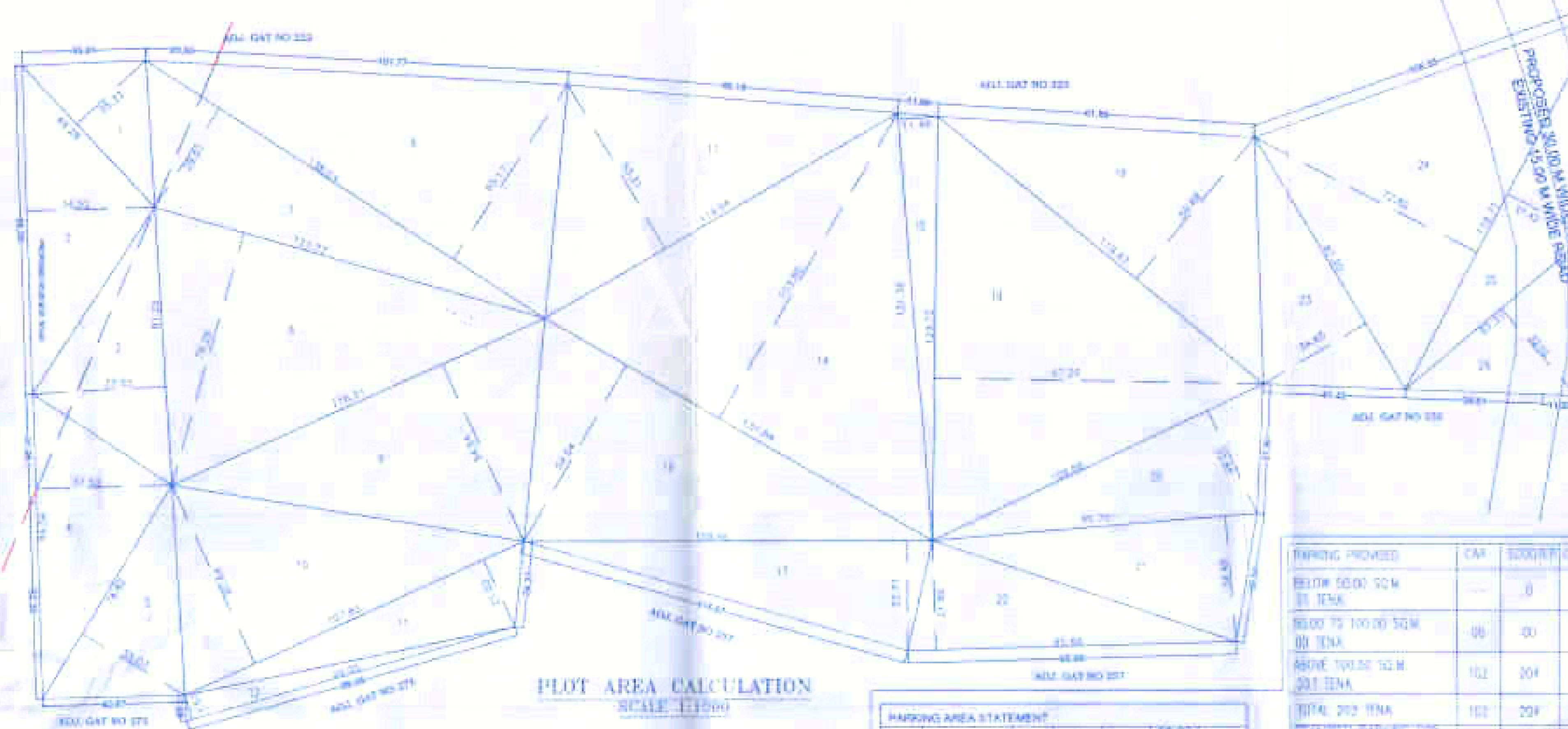
BUILDING LAYOUT

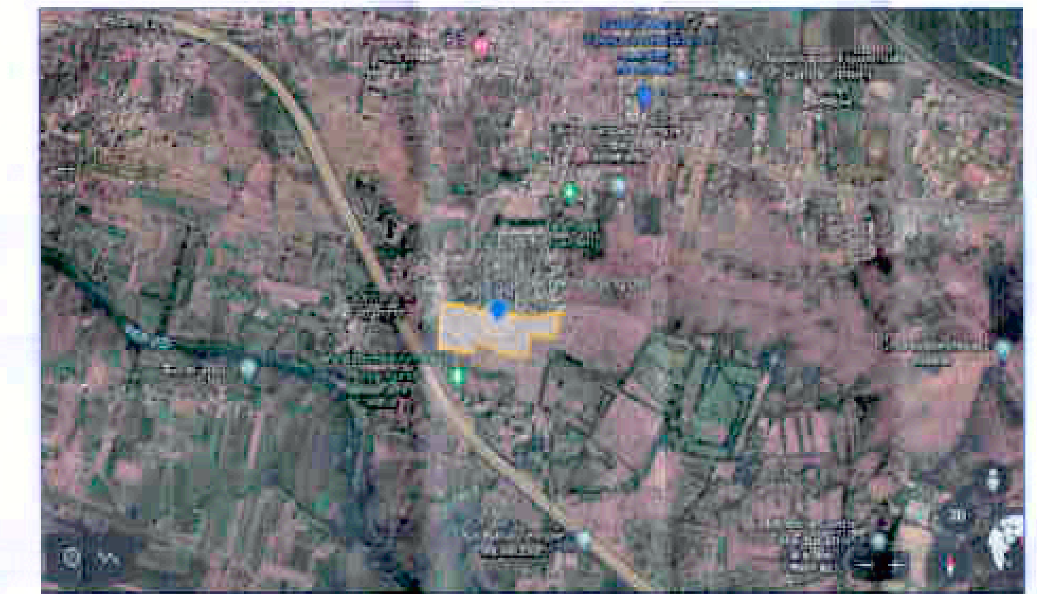
01/28

TOTAL F.S.I. STATEMENT IN SQ.M. (STAIRCASE,PASSAGE,LIFT ARE TAKEN IN F.S.I & ALL BALC. ARE OPEN)

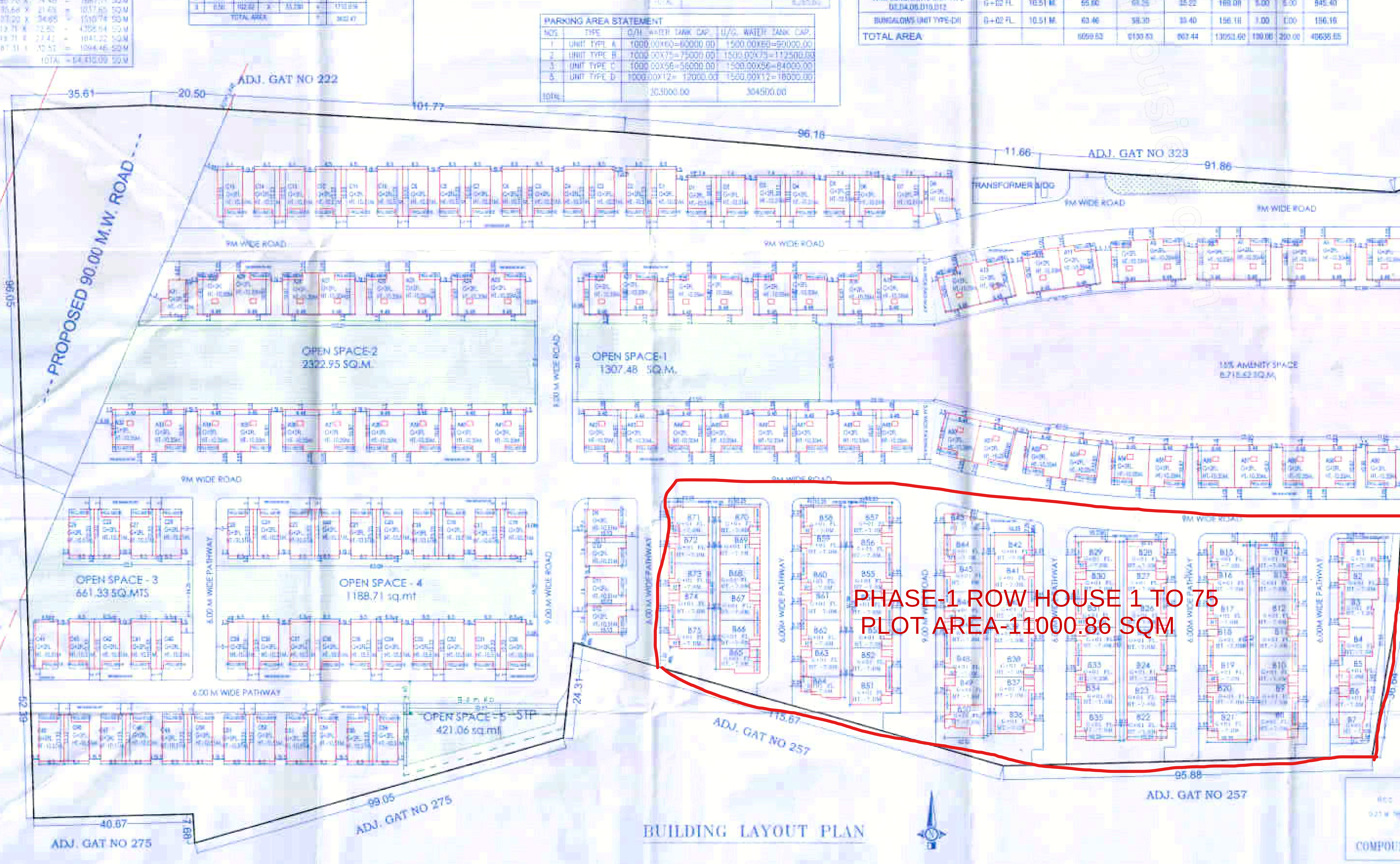
WING	PROPOSED FLOORS	HTS	GROUND FL.	FIRST FL.	SECOND FL.	TOTAL FSI	NO. OF UNIT	NO. OF UNIT	NET F.S.I.
TWIN BUNGALOWS UNIT TYPE A1,A3,A5,A7,A9,A11,A13,A15,A17,A19,A21,A23,A25,A27,A29	G+02 FL.	10.35 M.	94.48	102.33	102.33	299.14	15.00	15.00	4487.10
TWIN BUNGALOWS UNIT TYPE A2,A4,A6,A8,A10,A12,A14,A16,A18,A20,A22,A24,A26,A28,A30	G+02 FL.	10.35 M.	94.48	102.33	102.33	299.14	15.00	15.00	4487.10
TWIN BUNGALOWS UNIT TYPE A32,A34,A36,A38,A40,A42,A44,A46,A48,A50,A52,A54,A56,A58	G+02 FL.	10.35 M.	94.48	102.33	102.33	299.14	14.00	14.00	4187.96
TWIN BUNGALOWS UNIT TYPE A33,A35,A37,A39,A41,A43,A45,A47,A49,A51,A53,A55,A57,A59	G+02 FL.	10.35 M.	94.48	102.33	102.33	299.14	14.00	14.00	4187.96
BUNGALOWS UNIT TYPE A31	G+02 FL.	10.35 M.	49.04	54.51	54.51	158.06	1.00	1.00	158.06
BUNGALOWS UNIT TYPE A60	G+02 FL.	10.35 M.	66.92	76.79	76.79	222.50	1.00	1.00	222.50
ROW HOUSE UNIT TYPE- B1 TO B7	G+01 FL.	7.00 M.	398.88	398.88	0.00	796.73	1.00	7.00	796.73
ROW HOUSE UNIT TYPE- B8 TO B11	G+01 FL.	7.00 M.	481.51	477.805	0.00	959.315	1.00	7.00	959.315
ROW HOUSE UNIT TYPE- B15 TO B21	G+01 FL.	7.00 M.	484.35	479.05	0.00	963.395	1.00	7.00	963.395
ROW HOUSE UNIT TYPE- B22 TO B28	G+01 FL.	7.00 M.	486.24	480.865	0.00	967.105	1.00	7.00	967.105
ROW HOUSE UNIT TYPE- B29 TO B35	G+01 FL.	7.00 M.	486.12	480.865	0.00	966.985	1.00	7.00	966.985
ROW HOUSE UNIT TYPE- B36 TO B42	G+01 FL.	7.00 M.	486.14	480.865	0.00	967.005	1.00	7.00	967.005
ROW HOUSE UNIT TYPE- B43 TO B50	G+01 FL.	7.00 M.	520.43	524.96	0.00	1045.39	1.00	8.00	1045.39
ROW HOUSE UNIT TYPE- B51 TO B57	G+01 FL.	7.00 M.	486.14	480.03	0.00	966.17	1.00	7.00	966.17
ROW HOUSE UNIT TYPE- B58 TO B64	G+01 FL.	7.00 M.	435.45	481.32	0.00	916.77	1.00	7.00	916.77
ROW HOUSE UNIT TYPE- B65 TO B70	G+01 FL.	7.00 M.	403.39	399.19	0.00	802.58	1.00	6.00	802.58
ROW HOUSE UNIT TYPE- B71 TO B75	G+01 FL.	7.00 M.	347.83	344.10	0.00	691.93	1.00	5.00	691.93
TWIN BUNGALOWS UNIT TYPE C1,C3,C5,C7,C9,C11,C13,C15,C30,C32,C34,C36,C38,C40,C42	G+02 FL.	[illegible]	[illegible]	[illegible]	[illegible]	194.27	15.00	15.00	2914.05
TWIN BUNGALOWS UNIT TYPE C2,C4,C6,C8,C10,C12,C14,C31,C33,C35,C37,C39,C41,C43	G+02 FL.	10.51 M.	70.30	78.82	45.15	194.27	14.00	14.00	[illegible]
TWIN BUNGALOWS UNIT TYPE C16,C18,C20,C22,C24,C26,C28,C46,C48,C50,C52,C54,C56	G+02 FL.	10.51 M.	70.30	78.82	45.15	194.27	13.00	13.00	2525.51
TWIN BUNGALOWS UNIT TYPE C17,C19,C21,C23,C25,C27,C29,C45,C47,C49,C51,C53,C55	G+02 FL.	10.51 M.	70.30	78.82	45.15	194.27	13.00	13.00	2525.51
BUNGALOWS UNIT TYPE C44	G+02 FL.	10.51 M.	63.34	69.98	38.38	171.70	1.00	1.00	171.70
TWIN BUNGALOWS UNIT TYPE D1,D3,D5,D7,D9,D11	G+02 FL.	10.51 M.	65.60	68.26	35.22	169.08	6.00	6.00	1014.48
TWIN BUNGALOWS UNIT TYPE D2,D4,D6,D10,D12	G+02 FL.	10.51 M.	65.60	68.26	35.22	169.08	5.00	5.00	845.40
BUNGALOWS UNIT TYPE-D8	G+02 FL.	10.51 M.	63.46	59.30	33.40	156.16	1.00	1.00	156.16
TOTAL AREA			6059.63	6130.63	862.44	13053.60	139.00	200.00	40636.65

PHASE-1 ROW HOUSE 1 TO 75
FSI AREA-10033.26 SQM
DECLARATION ABOUT THIS IS ATTACHED IN DOCUMENT SECTION




GOOGLE MAP

LOCATION PLAN



BUILDING LAYOUT PLAN

COMPOUND WALL SECTION

AREA CERTIFICATE

CERTIFIED THAT THE PLOT UNDER REF. HAS SURVEYED BY ME ON / / & THE DIM. OF SIDES ETC. OF STATED ON PLAN ARE AS MEASURED ON SITE & THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENTS OF CITY SURVEY/ 7 / 12 RECORD.

Ar. PRAKASH KULKARNI
CA/91/22909

AREA STATEMENT	PREVIOUS SANCTIONED	PROPOSED
1) AREA OF PLOT	64,400.00	64,400.00
2) DEDUCTIONS FOR		
a) AREA UNDER 90.00 M. W. ROAD	3632.47	3632.47
b) AREA UNDER 30.00 M.W. ROAD	754.08	2663.37
C) ANY RESERVATION	---	---
d) TOTAL	4386.55	6,295.84
3) NET AREA (1-2d)	60,013.45	58,104.16
4) DEDUCTIONS FOR		
a) 10% OPEN SPACE AREA (5,810.42)	---	---
b) 15% AMINITY SPACE AREA	9,002.02	8,715.62
c) AREA UNDER 00.00 M. W. PROPOSED ROAD	---	---
d) TRANSFORMER & SERVICES	---	---
e) TOTAL	9,002.02	8,715.62
5) NET AREA OF PLOT (3-4e)	51,011.43	49,388.54
6) PERMISSIBLE F.S.I. (0.9)	45,910.29	44,449.69
7) TOTAL PERMISSIBLE F.S.I.(1.2)	55,092.35	53,339.63
8) ADDITIONS FOR		
a) 15% AMINITY SPACE AREA	---	---
b) AREA UNDER 00.00 M. W. PROPOSED ROAD	---	---
c) TRANSFORMER & SERVICES	---	---
d) ADD PAID F.S.I. (0.2)	---	---
e) TOTAL	---	---
9) TOTAL PERMISSIBLE AREA (7+8e)	55,092.35	53,339.63
10) EXISTING RESI FL. SPACE AREA	---	---
11) PROPOSED COMM. AREA	---	---
12) PROPOSED RESI. AREA	35,156.70	40,636.65
13) EXCESS BALC. AREA TAKEN IN FAR	---	---
14) TOTAL B/UP AREA	35,156.70	40,636.65
15) PERMISSIBLE COVERAGE AREA (1/3)	---	---
16) PROPOSED COVERAGE AREA	10,684.55	---

TENAMENT STATEMENT	PREVIOUS SANCTIONED	PROPOSED
TENAMENT PERMISSIBLE @ 250 T/HA.	---	---
TENAMENT PROPOSED	226 NOS	203 NOS

PARKING STATEMENT	CAR	SCOOTER	CYCLE	CAR	SCOOTER	CYCLE
PARKING REQUIRED BY RULE	153	459	459	331	374	374
PARKING PROVIDED	153	459	459	331	374	374
GARAGE PERMISSIBLE	---			---		
GARAGE PROPOSED	---					

LEGEND		
PLOT BOUNDARY	THICK BLACK	
PROPOSED WORK	RED	
WATER LINE	BLACK DOTTED	
DRAINAGE LINE	RED DOTTED	

SPECIFICATIONS
R.C.C. FRAMED STRUCTURE.
0.15M. THK BLOCK WALL & 0.10M. THK
SAND FACED PLASTER EXTERNALLY
NEERU FINISHED PLASTER INTERNALLY
M. M. TILE FLOORING
T. W. DOORS & M. S. WINDOWS

ARCHITECT
Ar. PRAKASH KULKARNI
CA/91/22909

OWNER (P.A.H.)
M/S. TURQUOISE HOUSING PVT. LTD THROUGH
Mr. Vishal S. Jumani

PROJECT
REVISED RESIDENTIAL GROUP HOUSING LAYOUT FOR BUNGALOW,TWIN BUNGALOWS, & ROW HOUSES, CLUB HOUSE BLDG.ON GAT No. 248, 249, 250, 251 & 254 AT-SOMTANE, MAVAL PUNE.

ARCHITECT
PRAKASH KULKARNI
ankur associates
ARCHITECTS

DATE	SCALE	DRN. BY	
19/07/2022	1 : 500	N.D.	1288/17