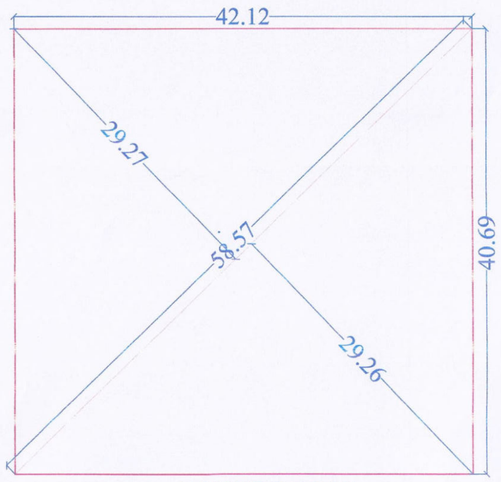
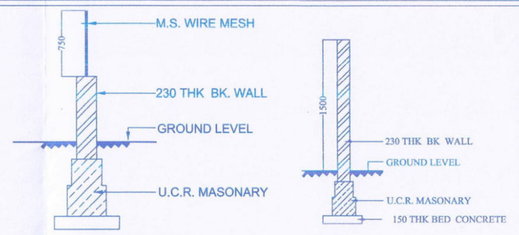
PLOT AREA CALCULATIONS BY TRIANGULATION METHOD								
NO	BASE	X	HEIGHT	X	1/2	=	TOTAL AREA	SQ.M
T1	58.57	X	29.27	X	0.50	=	857.1700	SQ.M
T2	58.57	X	29.26	X	0.50	=	856.8700	SQ.M
TOTAL							1714.0300	SQ.M
AS PER AREA OF 7/12							1714.0300	SQ.M
AS PER AREA OF SITE							1714.0300	SQ.M
AS PER AREA OF MINIMUM							1714.0300	SQ.M



- - - 9 M WIDE ROAD - - -

PLOT AREA CALCULATION BY TRIANGULATION METHOD
SCALE - 1:200



FRONT & AT CORNER WALL — SIDE WALL

COMPOUND WALL DETAILS SCALE - 1:25

PARKING CALCULATION - COMMERCIAL (as per UDCPR)

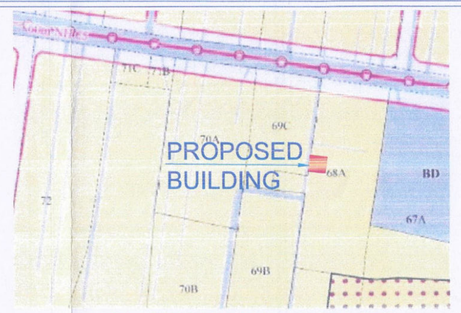
TYPE	CARPET AREA/ FSI (M2)	TENEMENT (NOS)		CAR (NOS)		SCOOTER (NOS.)	
		UNIT	PROP.	BY RULE	REQD.	BY RULE	REQD.
COMMERCIAL	223.98	100	0	2	5	6	15
OFFICE	---	200	0	3	0	0	0
TOTAL	REQUIRED	-	0	-	5	-	15
TOTAL	PROPOSED	-	0	-	6	-	19

CAR AREA = 6X12.50=75.0 SQ.M.
SCOOTER AREA = 19X2.00=38.00 SQ.M.
TOTAL =113.00 SQ.M.

PARKING CALCULATION- RESIDENTIAL (as per UDCPR)

TYPE	CARPET AREA/ FSI (M2)	TENEMENT (NOS)		CAR (NOS)		SCOOTER (NOS.)	
		UNIT	PROP.	BY RULE	REQD.	BY RULE	REQD.
RESIDENTIAL	0 - 30	2	0	0	0	4	0
RESIDENTIAL	30 - 40	2	0	1	0	2	0
RESIDENTIAL	40 - 80	2	3	1	2	5	8
RESIDENTIAL	80 - 150	1	12	1	12	3	48
RESIDENTIAL	> 150	1	0	0	0	3	0
VISITOR				5%(Car)	1	5%(SC)	3
TOTAL	REQUIRED	-	-	-	15	-	57
TOTAL	PROPOSED	-	15	-	20	-	59

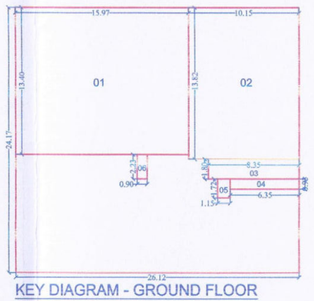
CAR AREA = 20X12.50=250.0 SQ.M.
SCOOTER AREA = 59X2.00= 118.00 SQ.M.
TOTAL = 368.0 SQ.M.



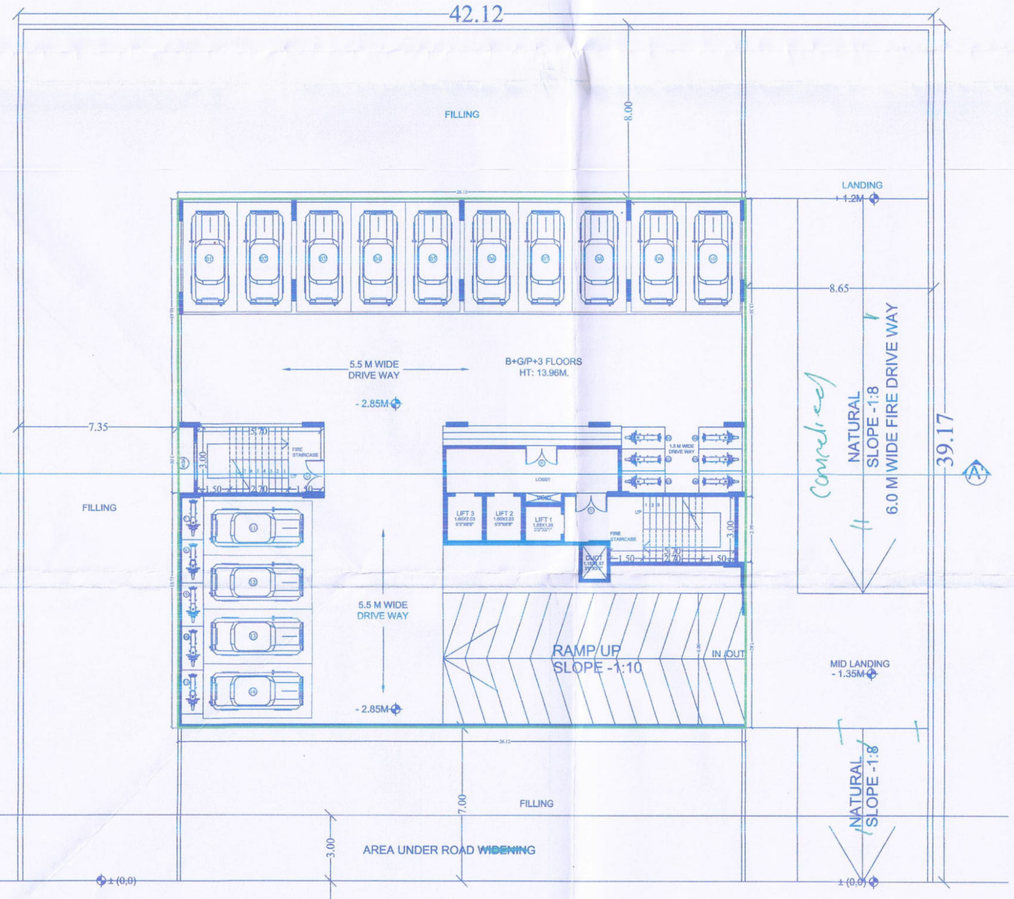
LOCATION MAP (DP IMAGE)

LOCATION MAP (GOOGLE IMAGE)

BUILTUP AREA CALCULATION - GROUND FLOOR PLAN								
AREA OF BLOCK	26.12	X	24.17			=	631.3204	SQ.M
DEDUCTION								
01	15.97	X	13.40	X	1	=	213.9980	SQ.M
02	10.15	X	13.82	X	1	=	140.2730	SQ.M
03	8.35	X	1.8	X	1	=	15.0300	SQ.M
04	6.35	X	0.93	X	1	=	5.9055	SQ.M
05	1.15	X	1.72	X	1	=	1.9780	SQ.M
06	0.9	X	2.23	X	1	=	2.0070	SQ.M
TOTAL DEDUCTION							379.1915	SQ.M
TOTAL	631.32	-	379.19			=	252.12	SQ.M



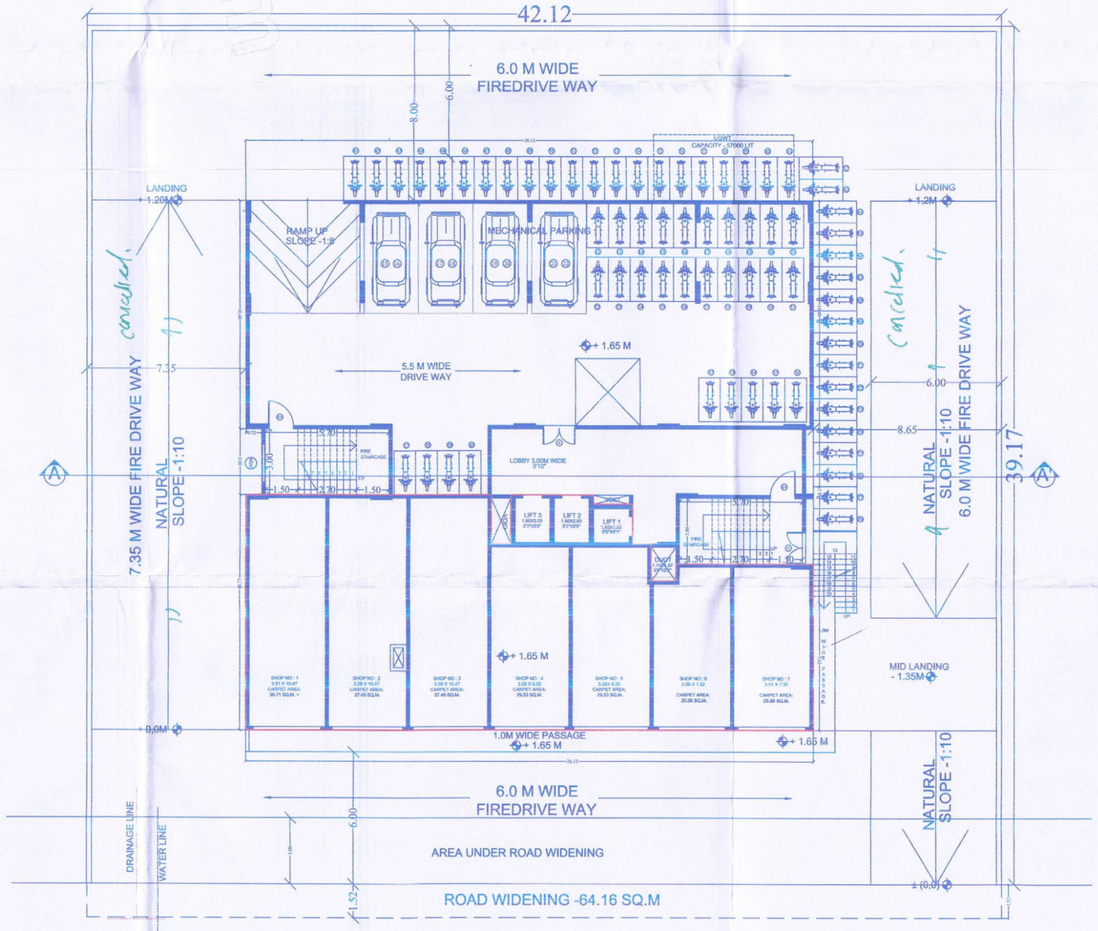
KEY DIAGRAM - GROUND FLOOR
SCALE - 1:200



PROPOSED BASEMENT FLOOR
SCALE - 1:10

- - - 9 M WIDE SHEWALWADI ROAD - - -

- - - 15 M PROPOSED ROAD AS PER ADJ. SANCTIONED PERMISSION - - -
ROAD CENTER LINE



PROPOSED GROUND FLOOR
SCALE - 1:100

- - - 9 M WIDE ROAD - - -

STAMP OF APPROVAL

SHEET NO - 01/02

Approved as amended in
Subject to conditions mentioned in Annexure "A" of letter
No. DP4 / C.R. No. 4462/24 / Mouza
S. No. / G. No. / CTS No.
Dated :- 25/ 09 / 20 24

Dy. City / Joint Metropolitan Planner
The Metropolitan Regional Development Authority, Pune

PROFORMA I

(A) AREA STATEMENT	TOTAL SQ.M.
1) AREA OF PLOT	1714.03 SQ.M
(a) AS PER 7/12	1782.00 SQ.M
(b) AS PER MEASUREMENT SHEET	1714.03 SQ.M
(c) AS PER SITE	1714.03 SQ.M
(d) AS PER DEMARCATION	1714.03 SQ.M
(e) MINIMUM PLOT AREA CONSIDERED	
2) DEDUCTIONS FOR	
(a) PROPOSED D.P. ROAD / D.P. ROAD WIDENING AREA / SERVICE ROAD / HIGHWAY WIDENING	-
(b) ANY D.P. RESERVATION AREA	-
TOTAL (a+b)	-
3) NET PLOT AREA (1-2)	1714.03 SQ.M
4) BUILT UP AREA WITH REFERANCE TO BASIC F.S.I.	
i) PERMISSIBLE FSI : (1.1 X 1714.03)X75%	1414.07 SQ.M
ii) PROPOSED PRO RATA FSI AS :	
5) ADDITION OF F.S.I. ON PAYMENT OF PREMIUM	-
(a) MAX. PERMISSIBLE PREMIUM F.S.I.-BASED ON ROAD WIDTH (20%)	
(b) PERMISSIBLE PAID FSI =	-
(c) PROPOSED PAID FSI =	-
6) IN-SITU F.S.I. / T.D.R. LOADING	-
(a) IN-SITU AREA AGAINST D.P. RESERVATIONS / D.P. ROAD (2.0 X 2(a))	-
(b) AMENITY SPACE IF HANDOVER TO AUTHORITY (2 or 1.85 X 4 (b) and / (c))	-
(c) T.D.R. AREA	-
(d) TOTAL IN-SITU / T.D.R. LOADING PROPOSED [(1) (a) + (b) + (c(d))]	-
7) ADDITIONAL F.S.I.AREA AS PER CHAPTER NO.7 (TABLE NO.7.1 / TABLE NO 7-A)	-
8) TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	-
(a) PERMISSIBLE ANCILLARY F.S.I.	-
i) UPTO 60% FOR RESIDENTIAL ON PAYMENT OF PREMIUM	764.40 SQ.M
ii) UPTO 80% FOR COMMERCIAL ON PAYMENT OF PREMIUM	112.05 SQ.M
iii) TOTAL PERMISSIBLE [(i) + (ii)]	
(b) PROPOSED ANCILLARY F.S.I.	876.45 SQ.M
(c) TOTAL ENTITLEMENT [(8a(i) + 8a(ii)]	876.45 SQ.M
9) TOTAL F.S.I [(4) + (8c)]	2290.52 SQ.M
10) AREA OF BALCONY- BASED ON FLOOR AREA (15%)	
(a) PERMISSIBLE BALCONY AREA -	
(c) PROPOSED BALCONY AREA -	
11) TOTAL BUILT UP AREA IN PROPOSAL (AS PER UDCPR)	
i) GROUND FLOOR PLAN	252.12 SQ.M
ii) FIRST FLOOR PLAN	580.82 SQ.M
iii) SECOND FLOOR PLAN	580.82 SQ.M
iv) THIRD FLOOR PLAN	580.82 SQ.M
v) TERRACE FLOOR PLAN	-
TOTAL AREA	1994.58 SQ.M
12) TOTAL BALANCED F.S.I. = [(9) - (11)]	295.94 SQ.M
13) TOTAL F.S.I. CONSUMED (1994.58/2290.52)	0.87
14) AREA OF INCLUSIVE HOUSING (APPLICABLE TO MUNICIPAL CORPORATIONS OF POPULATION MORE THAN 10 LAKH BY LATEST SENSEX	
(a) REQUIRED F.S.I	-
(b) PHOPOSED F.S.I (15a - 10a)	-
(C) PAID F.S.I	-
(15) TENEMENT STATEMENT:	
(a) NET AREA OF PLOT ITEM 1 ABOVE.	-
(b) LESS DEDUCTION OF NON RESIDENTIAL.	-
(c) AREA OF TENEMENT.	-
(d) TENEMENT PERMISSIBLE (250/84)	-
(e) PROPOSED TENEMENT	15
16) PROPOSED BUILDING HEIGHT TOTAL	20.11 M
PROPOSED BUILDING NET HEIGHT	13.96 M

PROFORMA II

PROJECT TITLE : PROPOSED COMMERCIAL + RESIDENTIAL APARTMENT AT SHEWALWADI
SR.NO– 68A

VILLAGE: MANJRI BK
TAL. : HAVELI, DIST : PUNE.

DATE	SCALE	PROJECT	ARCHITECT	NORTH
02/05/2024	1 : 100	PROPOSED COMMERCIAL + RESIDENTIAL APARTMENT AT SHEWALWADI, PUNE	AR. PANKAJ CHANDRAKANT KAMBLE	N

NOTES.
ALL WRITTEN DIMENSIONS SHOULD BE FOLLOWED. ALL DIMENSIONS ARE IN METERS. CUP,BALCONY'S, OPEN SPACES TERRACES , STILT AREAS ARE NOT TAKEN IN F.S.I. CALCULATIONS. ALL INTERNAL WALLS ARE 50 / 100 / 150 / 200 / 230 / 240 MM. THK. ANY DIMENSIONS & OTHER MUST BE REPORTED TO ARCHITECT.

CERTIFICATE OF AREA

THIS IS CERTIFY I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 30/04/2024 AND THAT THE DIMENSIONS OF SIDES, ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 1714.03 SQ.M. AREA AS PER OWNERSHIP DOCUMENT / 7/12 EXTRACT / PROPERTY CARD AREA CONSIDERED FOR THIS PROPOSAL IS MINIMUM OF AS ON SITE AND AS PER DOCUMENT.

Ar. Pankaj C. Kamble
CA/2018/91882

ARPAN ARCHITECTS HADAPSAR PUNE

SIGNATURE OF ARCHITECT
AR. PANKAJ CHANDRAKANT KAMBLE
(CA/2018/91882)

OWNERS DECLARATION -

I / WE UNDERSIGNED HEREBY CONFIRM THAT I/WE WOULD ABIDE BY PLANS APPROVED BY AUTHORITY / COLLECTOR. I/WE WOULD EXECUTE THE STRUCTURE AS PER APPROVED PLANS. ALSO I / WE WOULD EXECUTE THE WORK UNDER SUPERVISION OF PROPER TECHNICAL PERSON SO AS TO ENSURE THE QUALITY AND SAFETY AT THE WORK SITE.

FIRM NAME AND SIGNATURE
M D Developers
MR. MANGESH MORE
MR. RAMESH DANDALE

SHOWN THUS.

NEW/LY PROPOSED WORK.	RED.	EXISTING STREET.	GREEN.
PLOT BOUNDRY.	THICK BLACK.	PROPOSED STREET	GREEN DOTTED.
DRAINAGE LINE.	RED DOTTED.	NEW DEDUCTION	GREEN DOTTED.
WATER LINE.	BLACK DOTTED THIN.		

FIRM NAME AND ADDRESS

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