PREVIOUS APPROVED FLOOR WISE AREA STATEMENT (BLDG. A)

FLOORS	B/UP AREA	PERM. BALCONY	PROP. BALCONY	LIFT + LIFT M.R.	STAIR CASE	FIRE STAIR CASE	TOTAL B/UP AREA
1ST FLOOR	457.85	66.67	63.42	13.45	16.63	16.50	457.85
2ND FLOOR	457.85	66.67	63.42		16.63	16.50	457.85
3RD FLOOR	457.85	66.67	63.42		16.63	16.50	457.85
4TH FLOOR	457.85	66.67	63.42		16.63	16.50	457.85
5TH FLOOR	457.85	66.67	63.42		16.63	16.50	457.85
6TH FLOOR	457.85	66.67	63.42		16.63	16.50	457.85
7TH FLOOR	457.85	66.67	63.42		16.63	16.50	457.85
8TH FLOOR	423.32	63.50	56.39		16.63	16.50	423.32
9TH FLOOR	457.85	66.67	63.42		16.63	16.50	457.85
10TH FLOOR	457.85	66.67	63.42		16.63	16.50	457.85
11TH FLOOR	457.85	66.67	63.42		16.63	16.50	457.85
12TH FLOOR	457.85	66.67	63.42		16.63	16.50	457.85
TOTAL	5461.52	818.87	754.01	13.45	199.56	198.00	5461.52

PROPOSED FLOOR WISE AREA STATEMENT (BLDG. C)

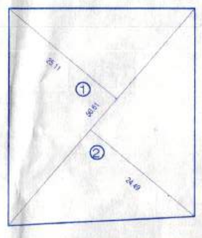
FLOORS	B/UP AREA	PERM. BALCONY	PROP. BALCONY	LIFT + LIFT M.R.	STAIR CASE	FIRE STAIR CASE	TOTAL B/UP AREA
1ST FLOOR	433.46	65.02	56.66	15.02	14.25	14.25	433.46
2ND FLOOR	433.46	65.02	56.66		14.25	14.25	433.46
3RD FLOOR	433.46	65.02	56.66		14.25	14.25	433.46
4TH FLOOR	433.46	65.02	56.66		14.25	14.25	433.46
5TH FLOOR	433.46	65.02	56.66		14.25	14.25	433.46
6TH FLOOR	433.46	65.02	56.66		14.25	14.25	433.46
7TH FLOOR	433.46	65.02	56.66		14.25	14.25	433.46
8TH FLOOR	414.01	62.10	51.79		14.25	14.25	414.01
9TH FLOOR	433.46	65.02	56.66		14.25	14.25	433.46
10TH FLOOR	433.46	65.02	56.66		14.25	14.25	433.46
11TH FLOOR	433.46	65.02	56.66		14.25	14.25	433.46
12TH FLOOR	433.46	65.02	56.66		14.25	14.25	433.46
TOTAL	5182.07	775.28	675.05	15.02	171.00	171.00	5182.07

PREVIOUS APPROVED FLOOR WISE AREA STATEMENT (BLDG. B)

FLOORS	B/UP AREA	PERM. BALCONY	PROP. BALCONY	LIFT + LIFT M.R.	STAIR CASE	FIRE STAIR CASE	TOTAL B/UP AREA
1ST FLOOR	457.85	66.67	63.42	13.45	16.63	16.50	457.85
2ND FLOOR	457.85	66.67	63.42		16.63	16.50	457.85
3RD FLOOR	457.85	66.67	63.42		16.63	16.50	457.85
4TH FLOOR	457.85	66.67	63.42		16.63	16.50	457.85
5TH FLOOR	457.85	66.67	63.42		16.63	16.50	457.85
6TH FLOOR	457.85	66.67	63.42		16.63	16.50	457.85
7TH FLOOR	457.85	66.67	63.42		16.63	16.50	457.85
8TH FLOOR	420.92	62.14	57.56		16.63	16.50	420.92
9TH FLOOR	457.85	66.67	63.42		16.63	16.50	457.85
10TH FLOOR	457.85	66.67	63.42		16.63	16.50	457.85
11TH FLOOR	457.85	66.67	63.42		16.63	16.50	457.85
12TH FLOOR	457.85	66.67	63.42		16.63	16.50	457.85
TOTAL	5459.12	818.51	755.18	13.45	199.56	198.00	5459.12

PROPOSED FLOOR WISE AREA STATEMENT (BLDG. D)

FLOORS	B/UP AREA	PERM. BALCONY	PROP. BALCONY	LIFT + LIFT M.R.	STAIR CASE	FIRE STAIR CASE	TOTAL B/UP AREA
1ST FLOOR	433.46	65.02	56.66	15.02	14.25	14.25	433.46
2ND FLOOR	433.46	65.02	56.66		14.25	14.25	433.46
3RD FLOOR	433.46	65.02	56.66		14.25	14.25	433.46
4TH FLOOR	433.46	65.02	56.66		14.25	14.25	433.46
5TH FLOOR	433.46	65.02	56.66		14.25	14.25	433.46
6TH FLOOR	433.46	65.02	56.66		14.25	14.25	433.46
7TH FLOOR	433.46	65.02	56.66		14.25	14.25	433.46
8TH FLOOR	414.01	62.10	51.79		14.25	14.25	414.01
9TH FLOOR	433.46	65.02	56.66		14.25	14.25	433.46
10TH FLOOR	433.46	65.02	56.66		14.25	14.25	433.46
11TH FLOOR	433.46	65.02	56.66		14.25	14.25	433.46
12TH FLOOR	373.69	56.05	51.80		14.25	14.25	373.69
TOTAL	5122.30	768.35	670.19	15.02	171.00	171.00	5122.30



OPEN SPACE AREA KEY PLAN
SCALE 1:500

OPEN SPACE AREA
REQUIRED = 10% OF PLOT AREA
12550.00 X 10% = 1255.00 SQM.
PERM. B/UP AREA 15% = 188.25 SQM.
PROPOSED B/UP AREA-
AT GR. FLOOR = 125.50 SQM.
AT FR. FLOOR = 62.75 SQM.
TOTAL B/UP AREA = 188.25 SQM.

OPEN SPACE AREA CALCULATION					
ADDITIONS					
1	50.61	25.11	0.50	635.41	
2	50.61	24.49	0.50	619.59	
TOTAL				1255.00	SQ.M.

PREVIOUS APPROVED FLOOR WISE AREA STATEMENT (BLDG. C & D)

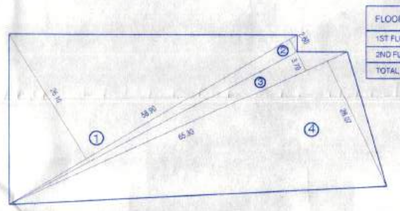
FLOORS	B/UP AREA	PERM. BALCONY	PROP. BALCONY	LIFT + LIFT M.R.	STAIR CASE	FIRE STAIR CASE	TOTAL B/UP AREA
1ST FLOOR	457.85	66.67	63.42	13.45	16.63	16.50	457.85
2ND FLOOR	457.85	66.67	63.42		16.63	16.50	457.85
TOTAL	915.70	137.34	126.84	13.45	33.26	33.00	915.70

PROPOSED BUILDING WISE AREA STATEMENT (BLDG. A, B, C & D)

BUILDINGS	B/UP AREA	PROP. BALCONY	PROP. TERRACE	LIFT + LIFT M.R.	TOTAL B/UP AREA	NOS. OF TMNT.
BUILDING - A	5461.52	754.01	00.00	13.45	5461.52	119
BUILDING - B	5459.12	755.18	00.00	13.45	5459.12	119
BUILDING - C	5182.07	675.05	00.00	15.02	5182.07	95
BUILDING - D	5122.30	670.19	00.00	15.02	5122.30	93
TOTAL	21225.01	2854.43	00.00	56.94	21225.01	426

PREVIOUS APPROVED BUILDING WISE AREA STATEMENT (BLDG. A, B, C & D)

BUILDINGS	B/UP AREA	PROP. BALCONY	PROP. TERRACE	LIFT + LIFT M.R.	TOTAL B/UP AREA	NOS. OF TMNT.
BUILDING - A	5461.52	754.01	00.00	13.45	5461.52	119
BUILDING - B	5459.12	755.18	00.00	13.45	5459.12	119
BUILDING - C	915.70	126.84	00.00	13.45	915.70	20
BUILDING - D	915.70	126.84	00.00	13.45	915.70	20
TOTAL	12752.04	1762.87	00.00	53.90	12752.04	278



AMENITY SPACE AREA KEY PLAN
SCALE 1:500

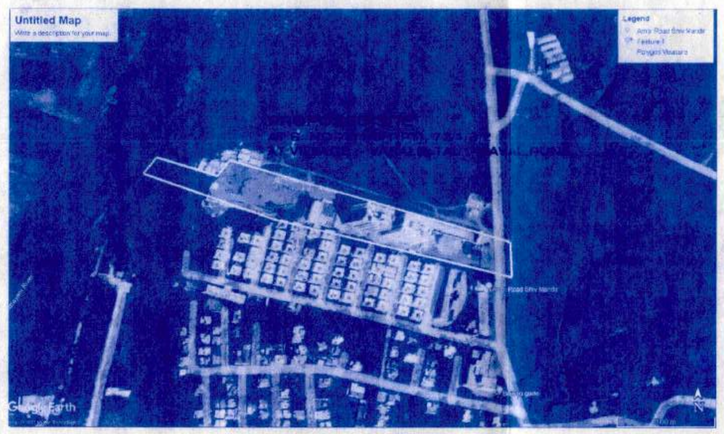
AMENITY SPACE AREA CALCULATION
REQUIRED AMENITY SPACE = 15 % OF NET PLOT AREA
= 12550.00 X 15%SQ.M.
= 1882.50 SQM.

AMENITY SPACE AREA CALCULATION					
ADDITIONS					
1	58.9	26.1	0.5	768.645	
2	58.9	2.6	0.5	76.57	
3	65.3	3.7	0.5	120.805	
4	65.3	28.07	0.5	916.486	
TOTAL				1882.51	SQ.M.

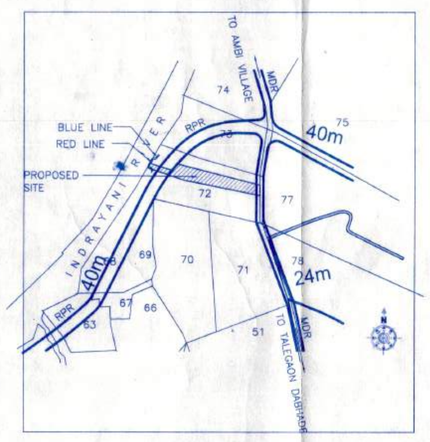
INT. ROAD AREA KEY PLAN
SCALE 1:500

INT. ROAD AREA CALCULATION					
ADDITIONS					
1	59.61	11.75	0.50	350.21	
2	59.61	11.06	0.50	329.64	
TOTAL				679.85	SQ.M.

PLOT AREA CALCULATION					
BY TRANGULATIONS METHOD					
1	283.16	36.50	0.50	5157.67	
2	301.12	12.06	0.50	1815.75	
3	301.12	18.06	0.50	2609.45	
4	292.21	26.69	0.50	3900.54	
5	89.96	18.87	0.50	839.96	
6	89.96	16.95	0.50	762.58	
TOTAL				15294.96	SQ.M.
AREA BY TRANGULATION METHOD				15294.96	SQ.M.
AREA AS PER 7/12 EXTRACT				15248.00	SQ.M.
AREA MINIMUM TO CONSIDER				15248.00	SQ.M.
AREA UNDER EXIST. 12.00 M. WIDE ROAD					
i	44.34	10.62	0.50	235.45	
j	44.34	10.50	0.50	232.44	
				474.88	SQ.M.
AREA UNDER 24.00 M. WIDE PROPOSED D.P. ROAD					
a	40.12	3.11	0.50	62.29	
b	40.12	4.55	0.50	91.24	
c	42.06	5.86	0.50	118.82	
d	42.06	5.76	0.50	121.13	
				393.58	SQ.M.
AREA UNDER 36.00 M. WIDE R.P. ROAD					
e	42.39	5.68	0.50	120.39	
f	42.39	5.75	0.50	120.81	
				241.20	SQ.M.
AREA UNDER 36.00 M. WIDE PROPOSED D.P. ROAD					
iii	37.97	18.22	0.50	345.96	
iv	37.97	19.56	0.50	371.35	
				717.31	SQ.M.
AREA UNDER 40.00 M. WIDE R.P. ROAD					
v	21.92	3.75	0.50	41.10	
vi	21.92	3.78	0.50	41.43	
				82.53	SQ.M.
TOTAL AREA UNDER ROAD				1899.50	SQ.M.
AREA UNDER GREEN BELT					
G1	50.01	15.75	0.50	393.92	
G2	50.01	16.18	0.50	404.58	
				798.50	SQ.M.
NET PLOT AREA					
	15248.00	-1899.50	-798.50	= 12550.00	SQ.M.



GOOGLE LOCATION PLAN



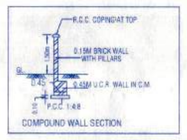
LOCATION PLAN
Scale 1:10000

7/12 AREA TABLE

S.NO	7/12	TOTAL AREA(SQ.M.)	AREA UNDER POA (SQ.M.)	NAME OF OWNER
1.	72/1B/1(PT)	8600.00	6548.00	JAGANNATH DHONDIBA DABHADE & OTHERS
2.	72/1B/2	8700.00	8700.00	SHASHIKANT MANGALDAS CHANDAN & OTHERS
TOTAL	(72/1B/1(PT) + 72/1B/2)	17300.00	15248.00	

PARKING AREA STATEMENT

TYPE OF TENEMENT	REQUIRED			PROVIDED		
B/UP AREA	CAR	SCOOTER	CYCLES	CAR	SCOOTER	CYCLES
4 TMNT. HAVING B/UP AREA UP TO 50 (358 TNMT.) REQMT. = 0 CAR & 3 SCOOTER 5 CYCLES	00	445	445	64	776	776
3 TMNT. HAVING B/UP AREA FROM 50 TO 100 (72 TNMT.) REQMT. = 1 CAR & 3 SCOOTER 3 CYCLES	24	72	72			
FOR METROPOLITAN (50% EXTRA)	12	259	259			
TOTAL PARKING	36	776	776			
	36 X 20.0	776 X 3.0	776 X 1.4	36X 20.0	776 X 3.0	776 X 1.4
TOTAL PARKING AREA REQUIRED = 4134.40 SQ.M.	720.00	2328.00	1086.40	720.00	2328.00	1086.40
PROPOSED PARKING AREA = 4134.40 SQ.M						



COMPOUND WALL SECTION

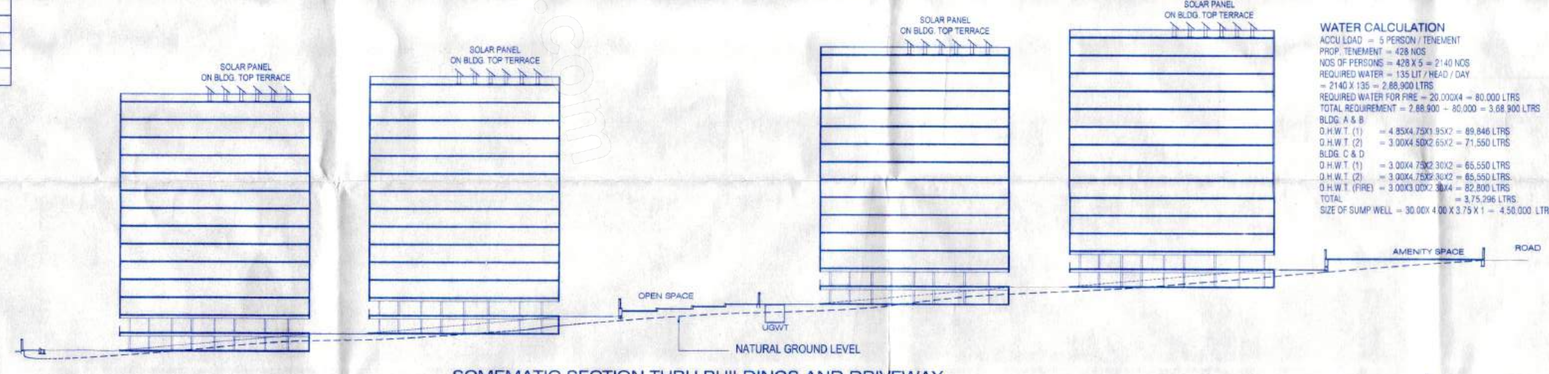
SUMP WELL TYPICAL SECTION

ROAD AREA STATEMENT

AREA UNDER EXISTING 12.00 M. WIDE ROAD	474.88 SQ.M.
AREA UNDER 12.00 M. TO 24.00 M. WIDE D.P. ROAD	383.58 SQ.M.
AREA UNDER 24.00 M. TO 36.00 M. WIDE R.P. ROAD	241.20 SQ.M.
AREA UNDER 36.00 M. WIDE D.P. ROAD	717.31 SQ.M.
AREA UNDER 36.00 M. TO 40.00 M. WIDE R.P. ROAD	82.53 SQ.M.
TOTAL	1899.50 SQ.M.

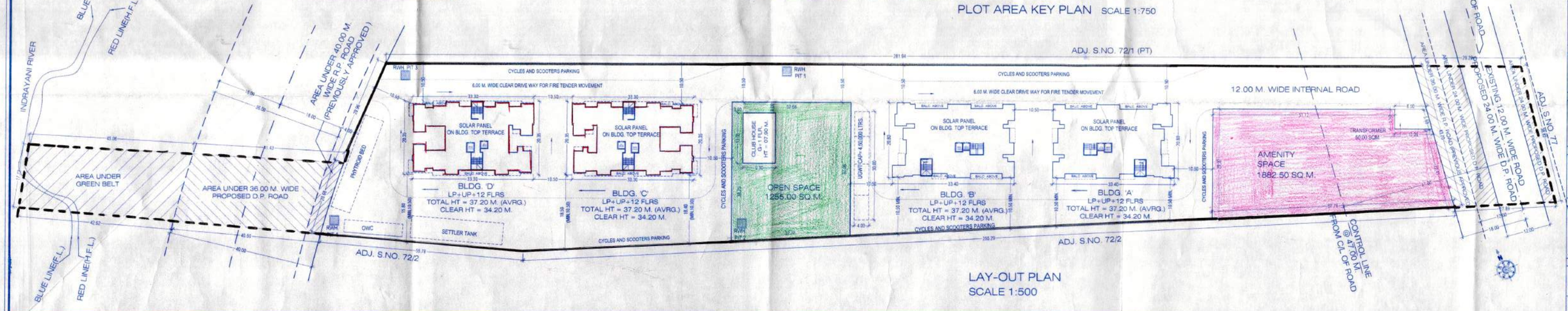
WATER CALCULATION

ACCU LOAD = 5 PERSON / TENEMENT
PROP. TENEMENT = 428 NOS.
NOS. OF PERSONS = 428 X 5 = 2140 NOS
REQUIRED WATER = 135 LIT / HEAD / DAY
= 2140 X 135 = 2,88,900 LTRS
REQUIRED WATER FOR FIRE = 20,000X4 = 80,000 LTRS
TOTAL REQUIREMENT = 2,88,900 + 80,000 = 3,68,900 LTRS
BLDG. A & B
D.H.W.T. (1) = 4.85X4.75X1.85X2 = 89,846 LTRS
D.H.W.T. (2) = 3.00X4.50X2.65X2 = 71,550 LTRS
BLDG. C & D
D.H.W.T. (1) = 3.00X4.75X2.30X2 = 65,550 LTRS
D.H.W.T. (2) = 3.00X4.75X2.30X2 = 65,550 LTRS
D.H.W.T. (FIRE) = 3.00X3.00X2.30X4 = 82,800 LTRS
TOTAL = 3,75,296 LTRS.
SIZE OF SUMP WELL = 30.00X 4.00 X 3.75 X 1 = 4,50,000 LTRS



SCMEMATIC SECTION THRU BUILDINGS AND DRIVEWAY

PLOT AREA KEY PLAN SCALE 1:750



LAY-OUT PLAN
SCALE 1:500

STAMP OF APPROVAL

1/14

Approved as amended in.....
subject to conditions mentioned in Annexure 'A'
of letter No. BMPC.R. No 2929-23 - Nagara Rachna
S. No./G. No./CTS No. 12/1/B1/B/1 - 72/1/B2
Dated 02/08/2022
Metropolitan Commissioner and
Chief Executive Officer
Pune Metropolitan Regional Development Authority, Pune.

PMRDA

A	AREA STATEMENT	PREVIOUS SANCTION	PROPOSED SANCTION
01.	AREA OF PLOT (AS PER 7/12 EXTRACT)	15248.00	15248.00
02.	DEDUCTION FOR		
	a. AREA UNDER EXISTING 12.00 M. WIDE ROAD		474.88
	b. AREA UNDER 36.00 M. WIDE ROAD AS PER R.P.	1099.37	241.20
	c. AREA UNDER 24.00 M. WIDE ROAD AS PER PROP. D.P.		383.58
	d. AREA UNDER 40.00 M. WIDE ROAD AS PER R.P.	900.13	82.53
	e. AREA UNDER 36.00 M. WIDE ROAD AS PER PROP. D.P.		717.31
	f. AREA UNDER GREEN BELT	798.50	798.50
	TOTAL (a+b+c)	2698.00	2698.00
03.	NET GROSS AREA OF PLOT (1-2)	12550.00	12550.00
04.	DEDUCTION FOR		
	a. AMENITY SPACE 15%	1882.50	1882.50
	b. OPEN SPACE 10% (NOT DEDUCTED)	1255.00	1255.00
	c. INTERNAL ROAD (NOT DEDUCTED)	679.85	679.85
	TOTAL DEDUCTION	1882.50	1882.50
05.	NET AREA OF PLOT (3-4a) X 0.90	10667.50	- - - -
06.	NET AREA OF PLOT (3-4a)	- - - -	10667.50
07.	MAX. PERM. F.S.I. = 2.00 (10667.50X2.00) = 21335.00 SQ.M.		

ROAD WIDTH	BASIC FSI	ADDITIONAL FSI PREMIUM F.S.I.	MAXIMUM PERMISSIBLE T.O.R.	MAXIMUM PERMISSIBLE POTENTIAL ON PLOT		
36.00 M.	1.20	0.20	0.60	2.00		
08.	P.S.I. PERMISSIBLE ON NET PLOT AREA (1.20)				12801.00	12801.00
09.	ADDITIONAL FOR F.S.I.					
	a. AMENITY SPACE (1882.50 X 2.00 = 3765.00)				- - - -	3765.00
	b. ADD ROAD WIDENING AREA (UNDER 24.00 & 36.00 O.P. ROAD) (383.58+717.31)= 1100.89 X 2.00 = 2201.78)				- - - -	2201.78
	c. ADD ROAD WIDENING AREA (UNDER 36.00 & 40.00 R.P. ROAD) (241.20+82.53)= 323.73 X 1.00 = 323.73)				- - - -	323.73
	d. ADD PREMIUM F.S.I. (10667.50 X 0.20 = 2133.50) REQUIRED PAID F.S.I = 2133.50				- - - -	2133.50
	TOTAL ADDITION				- - - -	8424.01
10.	PERMISSIBLE FLOOR AREA (8+9)				12801.00	21225.01
11.	PROPOSED COMMERCIAL AREA				0.00	0.00
12.	PROPOSED RESIDENTIAL AREA				12752.04	21225.01
13.	TOTAL BUILT UP AREA				12752.04	21225.01
14.	F.S.I. CONSUMED				99%	100%
15.	PROPOSED COVERAGE				2181.80	1770.82
B	TENEMENT STATEMENT					
	(a) NET AREA OF PLOT (ITEM A/5) ABOVE				10667.50	10667.50
	(b) TENEMENTS PROPOSED				278	426

C SCHEDULEOF OPENINGS

D	1.00 X 2.10	W1	1.20 X 1.50
D1	0.90 X 2.10	W2	1.05 X 1.20
D2	0.75 X 2.10	W3	0.85 X 1.20
SD	1.20 X 2.10	W4	0.60 X 1.20
		V	0.60 X 0.75

D LEGENDS

PLOT BOUNDARY SHOWN BLACK
PROPOSED WORK SHOWN RED
DRAINAGE LINE SHOWN RED DOTTED
INTERLINE SHOWN BLACK DOTTED
EXISTING TO BE RETAINED HATCHED
DEMOLITION SHOWN YELLOW HATCHED

E SPECIFICATION

1. R.C.C. FRAMED STRUCTURE
2. EXTERNAL WALL B. BRICKS 230 MM THK
3. INTERNAL WALL B. BRICKS 150MM THK
4. INTERNAL PLASTER NEERU FINISHED
5. EXTERNAL PLASTER SAND FACED
6. M.S. FRAME WITH FLUSH DOOR

F CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON ..... AND THE DIMENSION OF SIDES, ETC. OF PLOT STATED ON PLAN AREAS 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 (PT.) / CITY SURVEYED RECORDS.

SIGN OF ARCHITECT

NAME OF OWNER	SIGN OF OWNER
M/S REAL BUILDCON BUILDERS AND DEVELOPERS THROUGH	
1. MR. DEVJI MANSINGH NAIK	
2. MR. RAMESH MALLAIAH AKULA	

PROJECT

REVISED LAYOUT AND REVISED BUILDINGS
AT S. NO.72/1/B/1(PT), 72/1/B/2
AT VILLAGE :- VARALE, TAL :-MAVAL,PUNE

ARCHITECT :	ARCHITECTS SIGN		
AJIT V. THAKUR (CA/96/20454)		SCALE : AS SHOWN	NORTH
		DATE : 02.08.2022	
		DRAWN BY : FAS	
		CHECKED BY : AVT	
AJIT THAKUR AND ASSOCIATES		JOB NO.	
RAINBOW SQUARE OFFICE NO. 10 INDIRA SHAKAR NAGAR, PAUD ROAD, KOTHRUD, PUNE - 411038		DRG. NO.	