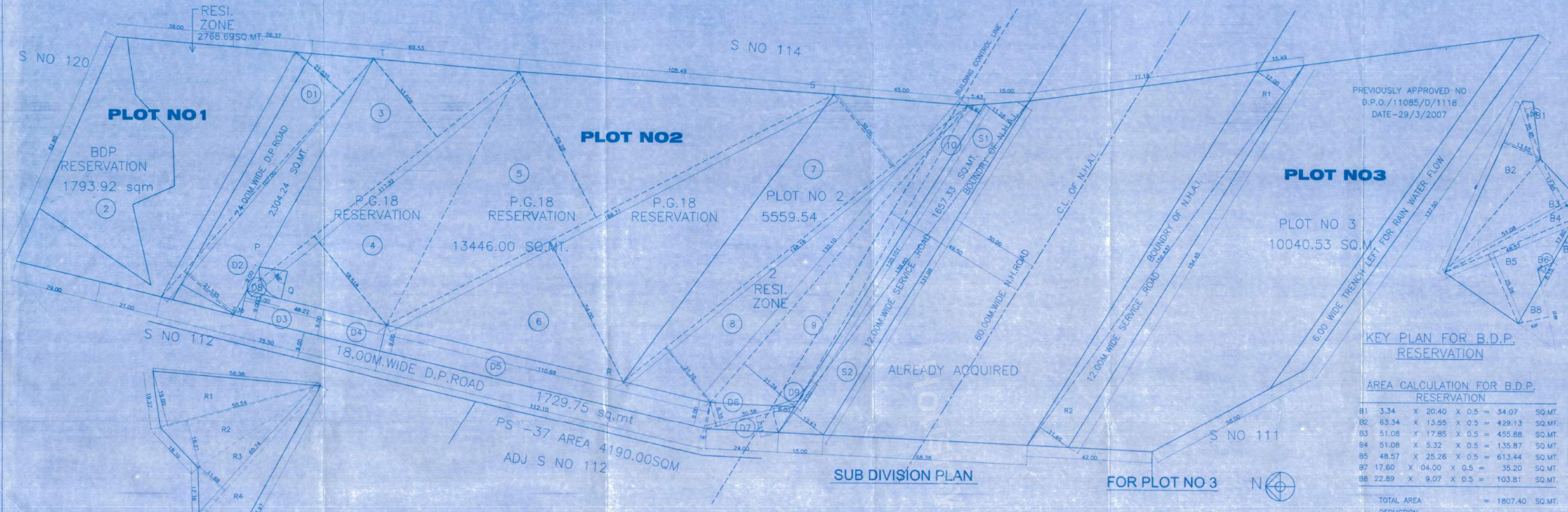
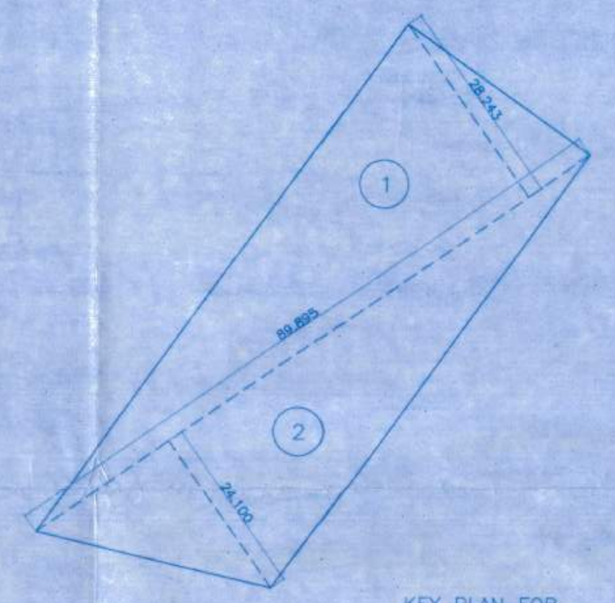
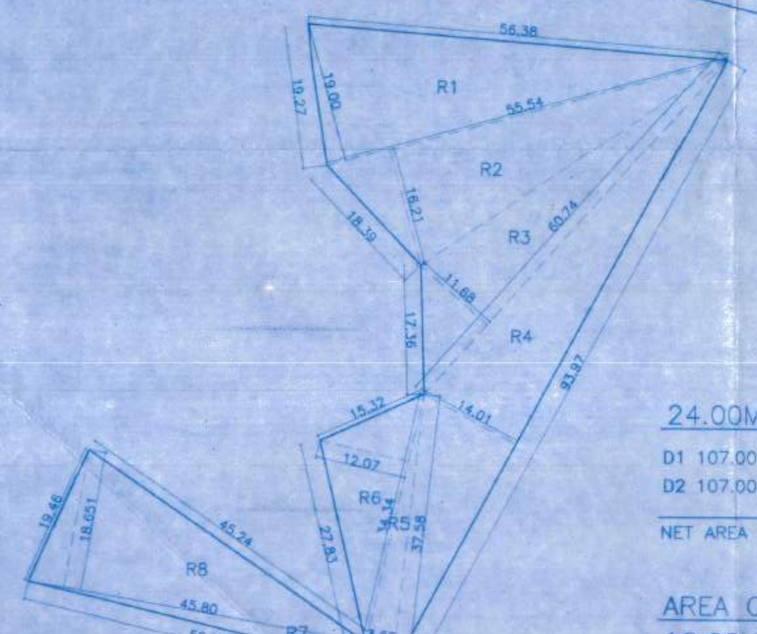


KEY PLAN FOR B.D.P. RESERVATION



KEY PLAN FOR TOTAL AMENITY SPACE



STAMP OF APPROVAL OF PLAN 2/2

For EC purpose

बांधकाम विभाग विभाग क्र. 2
मान्य नोंदणीकृत CC/1656/16/01
दिनांक 29/06/2021
कार्यकारी अभियंता
बांधकाम विभाग विभाग क्र. 2, पुणे महानगरपालिका

तात्पुरत्या विकास नियंत्रण नियमावली स्वरूप क्र. 2020/2021 नुसार मान्य CC/1656/16 दि. 05/07/21 ने भरत आहेत.

For the purpose of proper circulation of road pattern and to have a continuity of the water & drainage system of other services for the development of adjacent lands, the P.M.C. reserves the right to permit access and extension of the internal roads & Services in/from this lans under layout/sub-divisions

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

AREA CALCULATION FOR PLOT RESI ZONE 1(PLOT NO 1)

R1	55.54	X	19.00	X	0.5	=	527.63	SQ.MT.
R2	55.54	X	16.21	X	0.5	=	450.15	SQ.MT.
R3	60.74	X	11.68	X	0.5	=	354.72	SQ.MT.
R4	93.97	X	14.01	X	0.5	=	658.26	SQ.MT.
R5	37.58	X	3.69	X	0.5	=	69.34	SQ.MT.
R6	34.34	X	12.07	X	0.5	=	207.24	SQ.MT.
R7	50.00	X	2.97	X	0.5	=	74.25	SQ.MT.
R8	45.80	X	18.651	X	0.5	=	427.10	SQ.MT.
TOTAL RESI 1 AREA						=	2768.69	SQ.MT.

24.00M WIDE D.P.ROAD

D1	107.00	X	21.535	X	0.5	=	1152.12	SQ.MT.
D2	107.00	X	21.535	X	0.5	=	1152.12	SQ.MT.
NET AREA						=	2304.24	SQ.MT.

AREA CALCULATION FOR 18.00M WIDE D.P.ROAD

D3	2.38	X	9.00	X	0.5	=	10.71	SQ.MT.
D4	48.22	X	9.00	X	1	=	433.98	SQ.MT.
D5	110.69	X	9.00	X	1	=	996.21	SQ.MT.
D6	30.38	X	8.35	X	0.5	=	126.84	SQ.MT.
D7	30.38	X	7.11	X	0.5	=	108.01	SQ.MT.
D8	12.00	X	9.00	/	3	=	036.00	SQ.MT.
D9	6.00	X	9.00	/	3	=	18.00	SQ.MT.
NET AREA						=	1729.75	SQ.MT.

AREA CALCULATION FOR 12.00M WIDE SERVICE ROAD NO1

S1	139.80	X	11.28	X	0.5	=	788.47	SQ.MT.
S2	139.80	X	12.43	X	0.5	=	868.86	SQ.MT.
TOTAL						=	1657.33	SQ.MT.

12.00M WIDE SERVICE ROAD NO 2

R1	0.5	X	156.837	X	12.000	=	941.02	
R2	0.5	X	156.837	X	11.460	=	898.68	
TOTAL AREA						=	1839.70	SQM

AREA CALCULATION FOR P.G.18 RESERVATION

3	117.32	X	33.608	X	0.5	=	1971.45	SQ.MT.
4	117.32	X	38.518	X	0.5	=	2259.46	SQ.MT.
5	169.31	X	55.28	X	0.5	=	4679.72	SQ.MT.
6	169.31	X	54.00	X	0.5	=	4571.37	SQ.MT.
TOTAL						=	13482.00	SQ.MT.
DEDUCTION								
D8	12.00	X	9.00	/	3	=	036.00	SQ.MT.
NET AREA						=	13446.00	SQ.MT.

AREA CALCULATION FOR RESI.ZONE PLOT NO 2

7	148.18	X	30.05	X	0.5	=	2226.40	SQ.MT.
8	148.18	X	21.70	X	0.5	=	1607.75	SQ.MT.
9	132.10	X	21.24	X	0.5	=	1402.90	SQ.MT.
10	120.101	X	5.67	X	0.5	=	340.49	SQ.MT.
TOTAL						=	5577.54	SQ.MT.
DEDUCTION								
D9	6.00	X	9.00	/	3	=	018.00	SQ.MT.
TOTAL AREA						=	5559.54	SQ.MT.

AREA CALCULATION FOR B.D.P. RESERVATION

B1	3.34	X	20.40	X	0.5	=	34.07	SQ.MT.
B2	63.34	X	13.55	X	0.5	=	429.13	SQ.MT.
B3	51.08	X	17.85	X	0.5	=	455.88	SQ.MT.
B4	51.08	X	5.32	X	0.5	=	135.87	SQ.MT.
B5	48.57	X	25.26	X	0.5	=	613.44	SQ.MT.
B7	17.60	X	04.00	X	0.5	=	35.20	SQ.MT.
B8	22.89	X	9.07	X	0.5	=	103.81	SQ.MT.
TOTAL AREA						=	1807.40	SQ.MT.
DEDUCTION								
B6	3.31	X	8.15	X	0.5	=	013.48	SQ.MT.
TOTAL AREA						=	1793.92	SQ.MT.

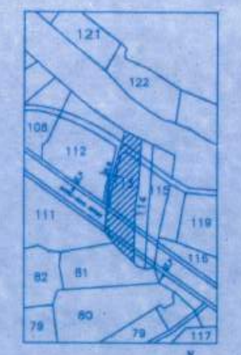
AREA CALCULATION FOR TOTAL AMENITY SPACE

1	89.895	X	28.243	X	0.5	=	1269.46	SQ.MT.
2	89.895	X	24.100	X	0.5	=	1083.23	SQ.MT.
TOTAL						=	2352.69	SQ.MT.

AS PER SANCTION CC/3566/14 DATE 3/2/2015 F.S.I. STATEMENT (SQ.M.)

WING A (BP1+ BP2+G+P+4)	Net F.S.I. Commercial	Net F.S.I. Residential	Net F.S.I. Resi.+Com.	Staircase	Proposed Passage	Lift Well	Lift Room	No. of Tenement	Permissible Balcony 15%	Proposed Balcony	Excess Balcony	Ground Coverage	Terrace Area
Ground Floor	1039.86	-	1039.86	94.64	73.50	1.83 X (3.05 +1.83)/2= 4.48 X 8							
First floor	-	990.16	990.16	49.00	125.08			16 Nos.	5000.50	187.10			211.66
Second Floor	-	990.16	990.16	49.00	125.08			16 Nos.	X 15% =	187.10			184.28
Third Floor	-	990.16	990.16	49.00	125.08			16 Nos.	750.08	187.10			211.66
Fourth Floor	-	990.16	990.16	49.00	125.08			16 Nos.		187.10			
Total	1039.86	3960.64	5000.50	290.64	573.82	35.72	138.21	64 Nos.	750.08	748.40	NIL	1738.32	607.60
Excess Balcony			-										
Total F.S.I.			5000.50										

AS PER UDCPR 2020 PROPOSED F.S.I.				
FLOORS	COMMERCIAL (NEW PROPOSAL)	RESIDENTIAL (NEW PROPOSAL)	TOTAL RESI. + COM.	TENEMENT
GROUND	18.10		18.10	
OFFICE	2207.11		2207.11	
FIRST			0.00	
SECOND		48.02	48.02	
THIRD		48.02	48.02	
FOURTH		48.02	48.02	
FIFTH		1538.66	1538.66	16
SIXTH		1531.37	1531.37	16
SEVENTH		1585.78	1585.78	16
EIGHTH		1531.37	1531.37	16
NINETH		1585.78	1585.78	16
TENTH		1531.37	1531.37	16
TOTAL	2225.21	9428.42	11653.63	96
AS PER SANCTION AREA			5000.50	64
GRAND TOTAL			16654.13	160



LOCATION MAP

AREA CALCULATION FOR PLOT NO 3 S.NO.113/1,WARJE PUNE (AS PER UDPCR 2020)			
	PLOT NO 3A	PLOT NO 3B	PLOT NO 3C
PLOT AREA	2452.14	2452.14	2452.14
OPEN SPACE 10%	245.21	245.21	245.21
BALANCE AREA OF PLOT	2452.14	2452.14	2452.14
BASIC FSI 1.10	2697.35	2697.35	2697.35
TDR ALLOWABLE 1.40	1470.89	1470.89	1470.89
PREMIUM FSI 0.50	1226.07	1226.07	1226.07
ROAD WIDENING FSI	1226.47	1226.47	1226.47
AMENITY SPACE FSI	735.64	735.64	735.64
MAX.ALLOWABLE POTENTIAL 3.00	7356.42	7356.42	7356.42
permissible Ancillary (80% for comm.)	5885.14	5885.14	5885.14
TOTALALLOWABLE F.S.I	13241.56	13241.56	13241.56

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERNCE WAS SURVEYED BY ME ON AND THE DIMENSIONS OF SIDE 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 RECORDS DEPARTMENT/CITY SURVEY RECORDS.

SIGNATURE
(NAME OF ARCHITECT/LICENSED ENG.)

AR S.B.TAMASKAR

PARKING STATEMENT

	CARS	SCOOTERS	CYCLES
PARKING REQUIRED BY RULES			
PARKING PROVIDED			
GARAGES PERMISSIBLE			

SCHEDULES OF OPENINGS.

SPECIFICATION

LEGEND

OWNER'S PLOT BOUNDRY SHOWN IN BLACK THICK.
PROPOSED WORK SHOWN IN PINK WASH.
EXISTING TO BE DEMOLISHED SHOWN IN YELLOW.
DRAINAGE LINE SHOWN IN RED DOTTED.
WATER LINE SHOWN IN BLACK DOTTED.

OWNER'S DECLARATION –

I/WE UNDERSIGNED HEREBY CONFIRM THAT I/WE WOULD ABIDE BY PLANS SANCTIONED BY PUNE MUNICIPAL CORPORATION. I/WE WOULD EXECUTE THE STRUCTURE AS PER SANCTIONED 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.

OWNERS NAME	OWNERS SIGNATURE
1) VISHNU MARUTI GHOSALE	
2) SHIVAJI MARUTI GHOSALE	
3) SANTOSH SHRIPATI GHOSALE	
4) AJIT SHRIPATI GHOSALE	
5) RADHABAI SHRIPATI GHOSALE	
6) KALYAN JAGANNATH JADHAV	

NOTE:ARCHITECTS DO NOT TAKE RESPONSIBILITY OF AUTHENTICITY OF OWNERS DOCUMENTS RECEIVED FROM CLIENTS.

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PROJECT

REVISED LAYOUT OF BUILDING AS PER UDCPR 2020 FOR S.NO. 113,HISSA NO.1 WARJE PUNE.(REVISION –6)

NAME,ADDRESS ,SIGN. OF ARCHITECT.

PLANARCH
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REGD.NO.CA/80/5676
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Ph.No. 2413 73 01
planarch2007@gmail.com
web: www.planarch-pune.com

JOB NO.	DWG NO.	DATE	SCALE	DRAWN BY	CHECKED BY	REGISTRATION/ LICENSE NO.OF ARCH./ LIC.ENG/SUPERVISOR
		05/08/2021 3/06/2021 17/06/2021	1:500	RRM	AR S.B.T	Ar.SATISH TAMASKAR

F:\planarch 20-3-13\current projects\ADHAV\warje new3 18-11-2019\New LAY OUT-2021\sanction layout 2021\R9 layout correction 21-6-2021.dwg