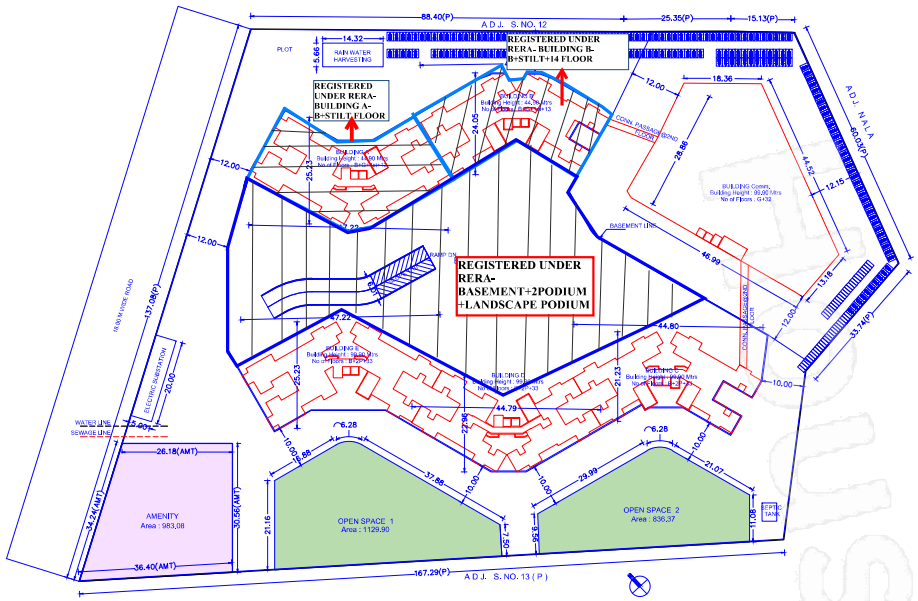



# PROPOSED LAYOUT PLAN

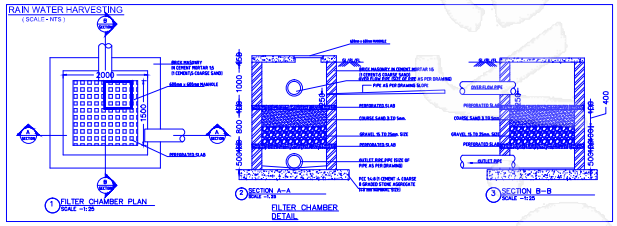
**BUILDING WISE FSI STATEMENT**

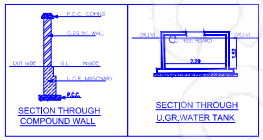
| BUILDING | FSI AREA | | | | BALCONY | | | | TERRACE | STAIR | | PASSAGE | LIFT | LIFT M/C ROOM | TENEMENTS | TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | COMMERCIAL | RESIDENTIAL | INDUSTRIAL | SPECIAL | PERM. | PROP. | EXCESS | ENCLOSE | OPEN | AREAS | PAID | PAID | PAID | | | FSI AREA |
| A BUILDING | 142.89 | 5206.38 | 0.00 | 0.00 | - | 783.61 | - | 783.60 | 0.00 | 1008.72 | 255.36 | 273.80 | 479.09 | 8.19 | 29.76 | 78 | 5206.38 |
| B BUILDING | 118.88 | 4543.77 | 0.00 | 0.00 | - | 681.34 | - | 681.32 | 0.00 | 713.01 | 273.80 | 273.80 | 508.43 | 8.19 | 29.76 | 77 | 4543.77 |
| C BUILDING | 0.00 | 11237.11 | 0.00 | 0.00 | - | 1685.50 | - | 1685.50 | 0.00 | 2247.42 | 620.16 | 620.16 | 2247.42 | 8.19 | 29.76 | 189 | 11237.11 |
| COMMERCIAL BLDG | 15180.00 | 0.00 | 0.00 | 0.00 | - | 2277.00 | - | 2277.00 | 0.00 | 0.00 | 674.90 | 674.90 | 3036.00 | 8.84 | 29.76 | 0 | 15180.00 |
| D BUILDING | 0.00 | 11340.60 | 0.00 | 0.00 | - | 1695.10 | - | 1695.10 | 0.00 | 2268.12 | 620.16 | 620.16 | 2268.12 | 8.19 | 29.76 | 191 | 11340.60 |
| E BUILDING | 0.00 | 12944.90 | 0.00 | 0.00 | - | 1935.50 | - | 1935.50 | 0.00 | 2588.98 | 620.16 | 620.16 | 2588.98 | 8.19 | 29.76 | 189 | 12944.90 |
| Total | 15441.57 | 45272.76 | 0.00 | 0.00 | 9107.15 | 9036.05 | 0.00 | 9036.05 | 0.00 | 8826.25 | 3065.90 | 3027.94 | 10607.53 | 47.79 | 178.56 | 724 | 60714.33 |

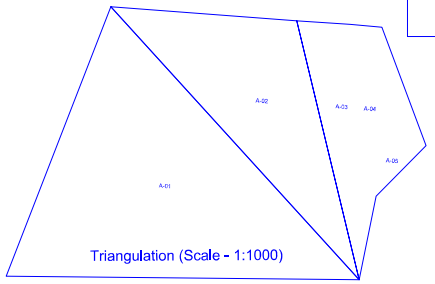
**COVERAGE DETAILS**

| PERM.COVERAGE 20.00 % | PERM.COVERAGE WITH PREMIUM | PROPOSED COVERAGE | EXCESS COVERAGE IN PREMIUM |
|---|---|---|---|
| 3342.43 | - | 2714.88 | 0.00 |

RAIN WATER HARVESTING
( SCALE - MTS )



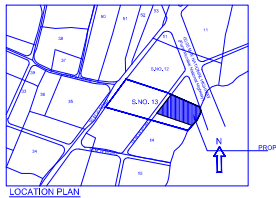



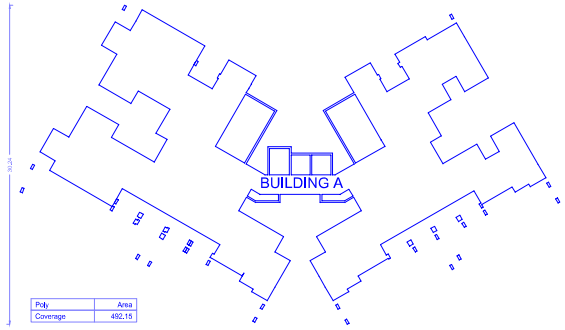

| Triangle | Area |
|---|---|
| A-01 | 10731.14 |
| A-02 | 5309.89 |
| A-03 | 1528.13 |
| A-04 | 909.83 |
| A-05 | 1184.06 |
| Total (PLOT) | 19662.85 |

**MAHADA AREA STATEMENT**

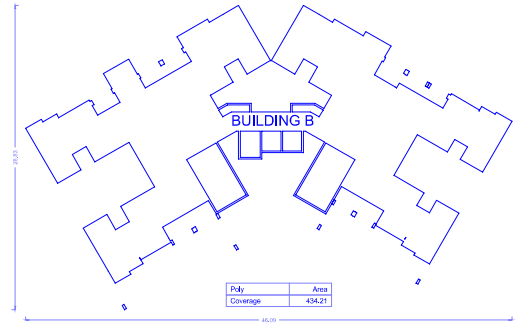
| | |
|---|---|
| MIN. REQ. AREA | 0.00 |
| PROP. AREA | 0.00 |
| PERM. BALC. AREA | 0.00 |
| 1) PROP. OPEN BALC. AREA | 0.00 |
| 2) PROP. ENCL. BALC. AREA | 0.00 |
| TOTAL BALC. AREA (1+2) | 0.00 |
| MAHADA TOTAL TEN. NO. | 0 |



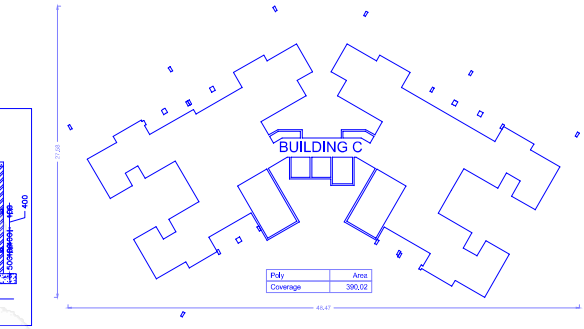

LOCATION PLAN
( Scale - MTS )



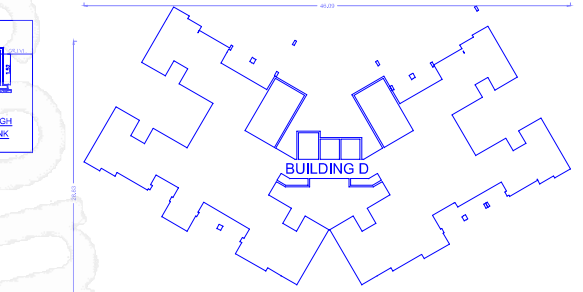

| Poly | Area |
|---|---|
| Coverage | 492.15 |



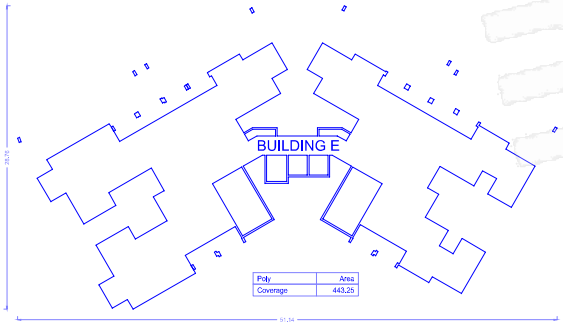

| Poly | Area |
|---|---|
| Coverage | 434.21 |



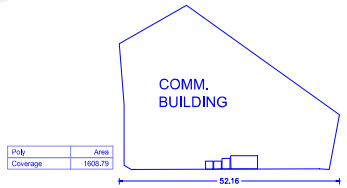

| Poly | Area |
|---|---|
| Coverage | 390.02 |




| Poly | Area |
|---|---|
| Coverage | 434.21 |




| Poly | Area |
|---|---|
| Coverage | 443.25 |




| Poly | Area |
|---|---|
| Coverage | 1608.79 |

VK:a architecture
Reg no: MPA 48264

LAYOUT

STAMP OF APPROVAL

| A) AREA STATEMENT | SQ.M. |
|---|---|
| 1. AREA OF PLOT | 19661.50 |
| 2. DEDUCTIONS FOR | |
| (a) ROAD SET-BACK ( R/W) | 0.00 |
| (b) PROPOSED ROAD (DP) | 0.00 |
| (c) ANY RESERVATION | 0.00 |
| (d) NOZ AREA | 0.00 |
| (e) ENCROACHMENT AREA | 0.00 |
| (f) OTHER | 0.00 |
| TOTAL (a+b+c+d+e+f) | 0.00 |
| 3. BALANCE AREA OF PLOT (1-2) | 19661.50 |
| 4. DEDUCTIONS FOR | |
| (a) AMENITY SPACE | 983.08 |
| (b) OPEN SPACE | 1966.28 |
| PHYSICAL OS PROVIDED = 1966.28 | |
| (c) INTERNAL ROAD AREA | 0.00 |
| 5. NET AREA OF THE PLOT (3-4) (19661.50 - 983.08) | 18678.42 |
| 6. ADDITION FOR F. S. I | |
| (a) OPEN SPACE (NOTIONAL) | 0.00 |
| (b) INTERNAL ROAD | 0.00 |
| (c) ADDITIONAL INT ROAD BENEFIT | 0.00 |
| (d) OTHER | 0.00 |
| TOTAL (a+b+c+d) | 0.00 |
| 7. TOTAL AREA (5+6) | 18678.42 |
| 8. FLOOR SPACE INDEX PERMISSIBLE | 0.9000 |
| PERM. FLOOR AREA (7 x 8) | 16810.57 |
| 9. TDR AREA | 0.00 |
| PERM. TDR AREA | 16810.58 |
| 10. SPECIAL CASES FSI | 0.00 |
| 11. ROADS( SET-BACK AREA | 0 |
| 12 PROPOSED ROAD (DP) | 0.00 |
| 13. TOTAL PERM. BUILT UP AREA (8+9+10+11+12) | 33621.15 |
| 14. PROPOSED AREAS | |
| (a) PROPOSED RESIDENTIAL AREA | 45272.76 |
| (b) PROPOSED COMMERCIAL AREA | 15441.57 |
| (c) PROPOSED INDUSTRIAL AREA | 0.00 |
| (d) PROPOSED SPECIAL USE AREA | 0.00 |
| TOTAL PROPOSED AREA (a+b+c+d) | 16727.03 |
| 15. SUB STRUCTURE AREA ADDITION (FOR FSI) | 0.00 |
| 16. SUB STRUCTURE AREA DEDUCTION (FOR FSI) | 0.00 |
| 17. EXCESS BALCONY AREA TAKEN IN F.S.I. | 0.00 |
| 18. EXISTING BUILT UP AREA | |
| 19. TOTAL BUILT UP AREA PROPOSED (14+15+16+17+18-19) | 60714.33 |
| 20. TOTAL BUILT UP AREA PROPOSED WITH MHADA | 0.00 |
| 21. CONSUMED FSI WITHOUT MHADA | 0.99 |
| 22. CONSUMED FSI WITH MHADA | 0.0000 |
| B). BALCONY STATEMENT | |
| (i) PERMISSIBLE BALCONY AREA | 9107.15 |
| (ii) PROPOSED BALCONY AREA | 9036.05 |
| (iii) EXCESS BALCONY AREA (TOTAL) | 0.00 |
| C). TENEMENT STATEMENT | |
| (i) PROPOSED AREA (12) | 60714.33 |
| (ii) LESS NON - RESIDENTIAL AREA | 15441.57 |
| (iii) AREA AVAILABLE FOR TENEMENTS (i - ii) | 45272.76 |
| (iv) TENEMENTS PERMISSIBLE 250.00/Hec. | 1132 |
| (v) TENEMENTS PROPOSED | 724 |
| (vi) TENEMENTS EXISTING | 0 |
| (vii) TOTAL TENEMENTS ON THE PLOT (v+vi) | 724 |

| D) PARKING STATEMENT | CAR | SCOOTER | CYCLE |
|---|---|---|---|
| (i) PARKING REQUIRED BY RULE | 560 | 1686 | 1686 |
| (ii) REQUIRED PARKING AREA | 7000.00 | 5058.00 | 2360.40 |
| (iii) TOTAL PARKING PROPOSED | 14418.40 | | |

| E) TRANSPORT VEHICLES PARKING | |
|---|---|
| (a) TOTAL NO. OF TRANSPORT VEHICLES PARKING PROVIDED | 0 |
| (b) TOTAL NO. OF LOADING / UNLOADING PARKING PROVIDED | 0 |
| CONSTRUCTION AREA | 0 |
| CONSTRUCTION AREA FOR SC | 0 |
| SPECIFICATIONS | |

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 AREA 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 DEPT. / CITY SURVEYED RECORDS.

SIGN OF ARCHITECT

LEGEND

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

| OWNER'S NAME: | OWNER'S SIGN |
|---|---|
| Mr. ABEDA P. INAMDAR & OTHER | |

PROJECT:

SURVEY NO : 13/1/2+13/2
HISSA NO :
PLOT NO : 'A'
CTS NO :
DESCRIPTION : REGULAR TRACK, VILLAGE - PUNAVALE

| ARCHITECT: | ARCHITECT'S SIGN |
|---|---|
| vishwas kulkarni CA /94 / 9495<br>hrishikesh kulkarni CA /2002 / 20425<br>7372 Bhakti Marg off Law College Road, Pune-411 004<br>t +91 20 65260956, f +91 20 65260955, e mail@vkarch.com w www.vkarch.com | |

| JOB NO. | DWG.NO. | SCALE | DRAWN BY | CHECKED BY |
|---|---|---|---|---|
| 1126 | 251 | 1:100 | Prasnant | Amit |

| | | | |
|---|---|---|---|
| INWARD NO | INW/DP/VL/0007/11 | DATE | 19.07.2017 |
| KEY NO. | | SHEET NO. | 1 / 26 |

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