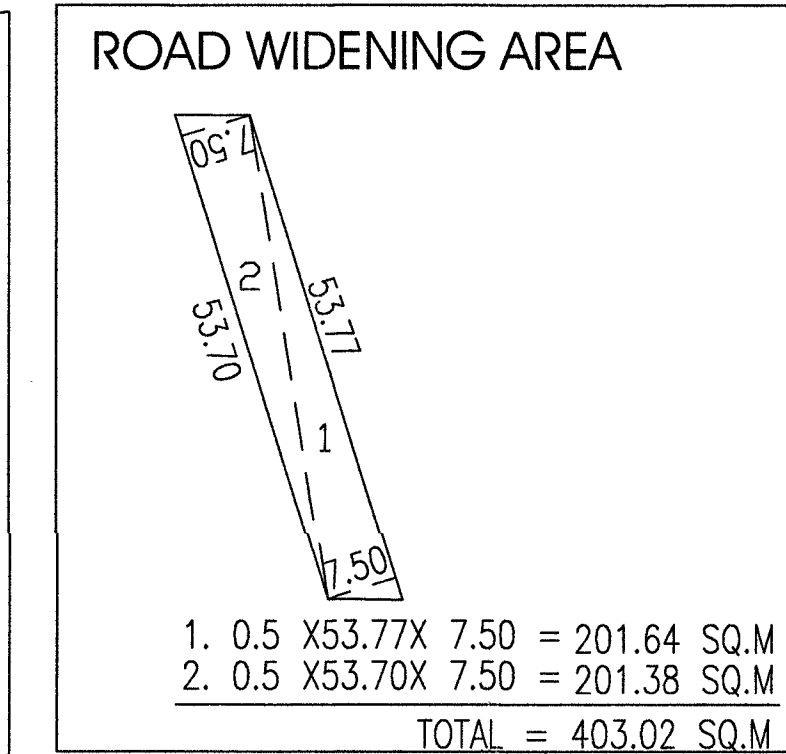
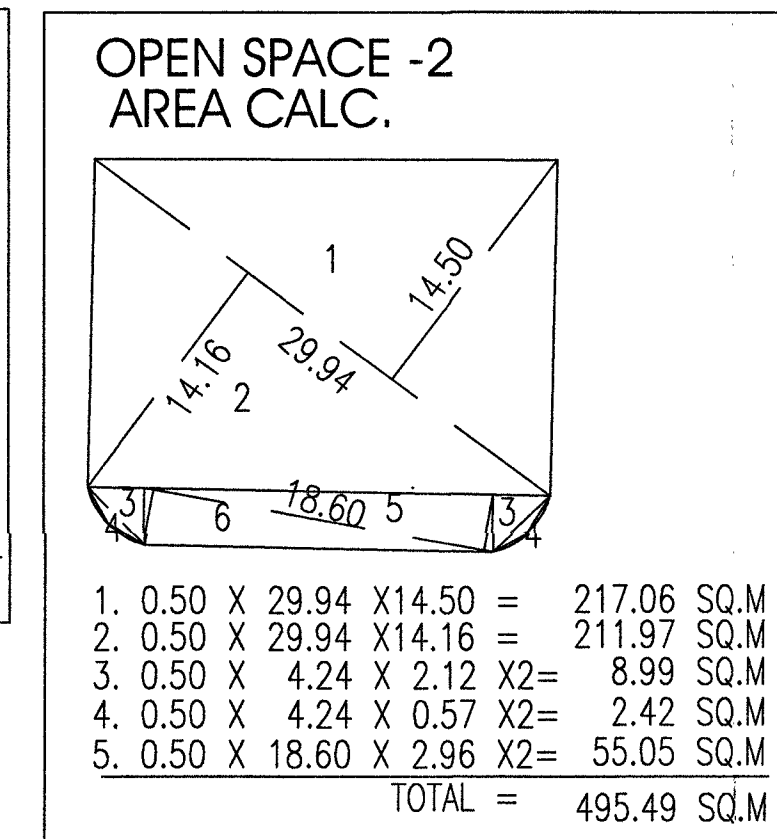
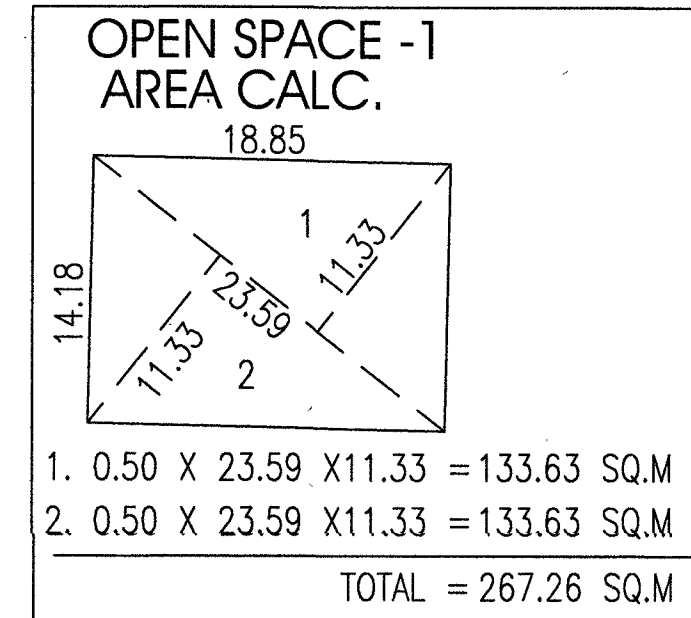


F.S.I STATEMENT (PREVIOUS SANCTION)								
BUILDING	FLOOR	HTS.	F.S.I	OPEN PER. BAL	OPEN PROPOSED BALCONY	STAIRCASE AREA	FIRE STAIRCASE AREA	TENA.
WING - A	LOW PARK+ GR./ STILT+9 FL.	30.00M./26.55M.	5164.87	774.73	734.10	172.26	175.77	105
WING - B	LOW PARK+ GR./ STILT+6 FL.	21.15M./17.70M.	3497.63	524.64	460.04	114.84	117.18	60
TOTAL	---	---	8662.50	1299.38	1194.14	287.10	292.95	165.00

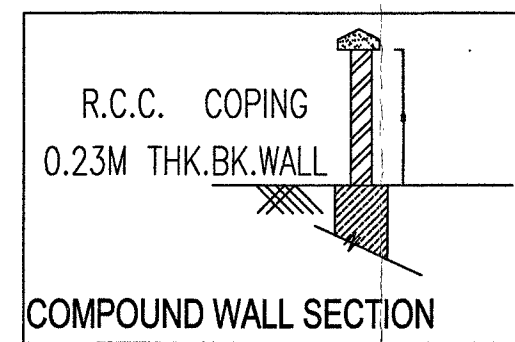
F.S.I STATEMENT								
BUILDING	FLOOR	HTS.	F.S.I	OPEN PER. BAL	OPEN PROPOSED BALCONY	STAIRCASE AREA	FIRE STAIRCASE AREA	TENA.
WING - A	LOW PARK+ GR./ STILT+9 FL.	30.00M./26.55M.	5164.87	774.73	734.10	182.88	185.67	105
WING - B	LOW PARK+ GR./ STILT+9 FL.	30.00M./26.55M.	5682.72	852.41	772.69	182.88	185.67	98
TOTAL	---	---	10847.59	1627.14	1506.79	365.76	371.34	203.00



WATER STORAGE TANK CAP. CALC.		
BUILDING	O/H.WATER TANK LTS.	U/G.WATER TANK LTS.
WING -A	91000.00	126500.00
WING -B	86200.00	119300.00
TOTAL	177200.00	245800.00

TOTAL CARPET AREA (FLAT NOS.)			
BUILDING	UPTO 50.00 SQ.M.	50.00 TO 100.00 SQ.M.	TOTAL
WING -A	52.0	53.0	105.00
WING -B	26.0	72.0	98.00
TOTAL	78.00	125.00	203.00

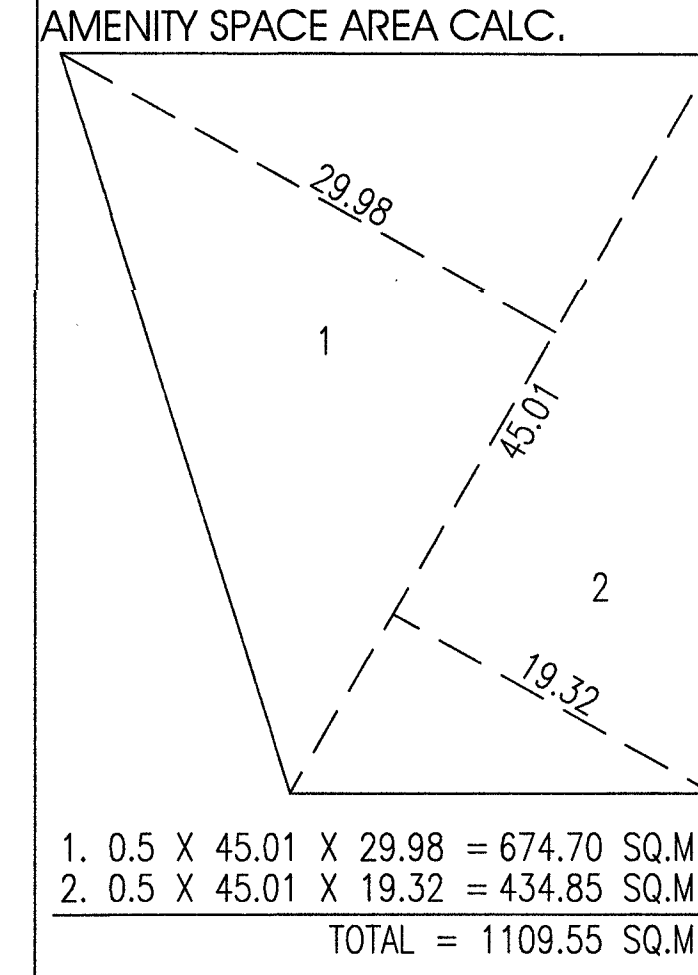
F.S.I STATEMENT in smt, OPEN SPACE AREA = 739.70 SQ.M.				
FLOORS	PERM. B/UP	PROP. B/UP	PERM. BALC.	PROP. BALC.
GROUND FLOOR (10%)	73.97	73.50	110.01	---
FIRST FLOOR (5%)	36.98	36.51	0.15	5.45
TOTAL (15%)	110.95	110.01	16.50	5.45



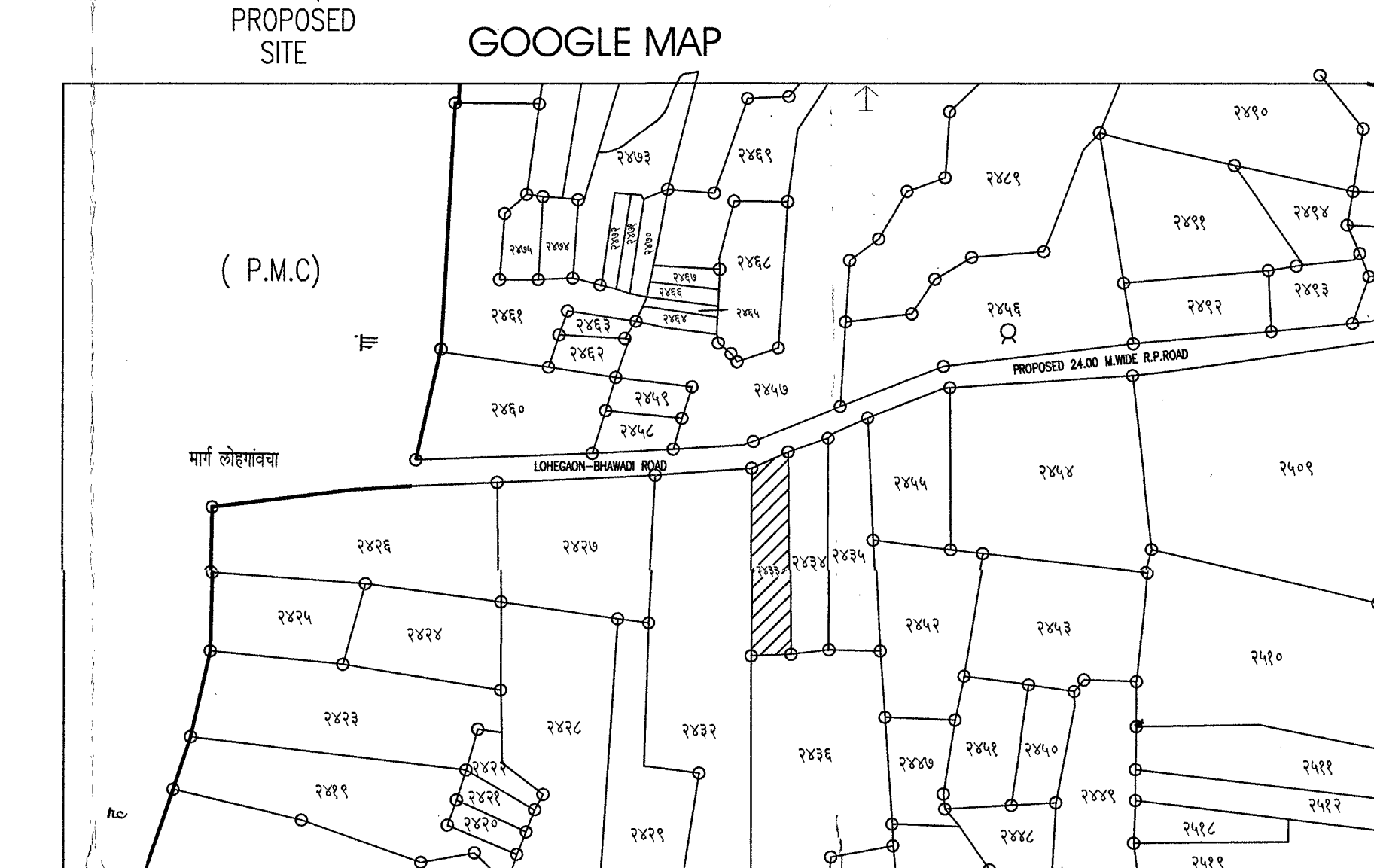
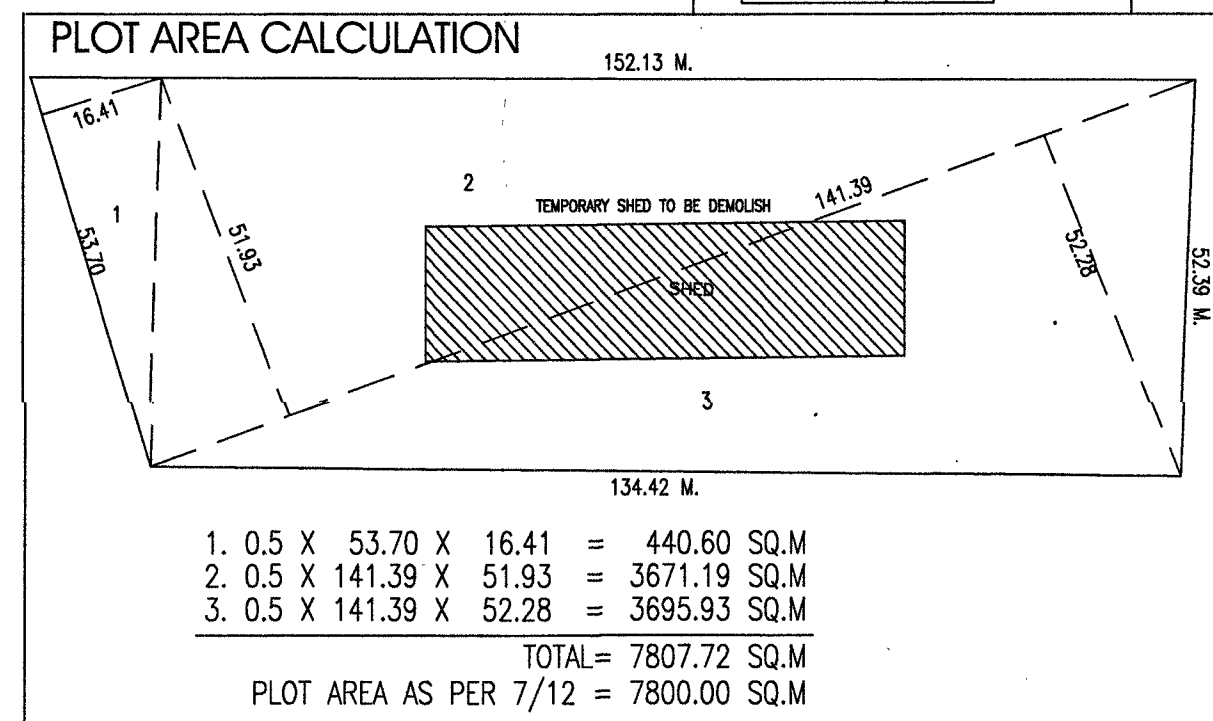
PARKING AREA STATEMENT			
PARKING REQUIRED	CAR	SCOOTER	CYCLE
UPTO 50.00 SQ.M. 04 TENA.	---	05	05
50.00 TO 100.00 SQ.M. 03 TENA.	01	03	03
ABOVE 100.00 SQ.M. 02 TENA.	01	02	02
TOTAL	42	223	223

PARKING PROVIDED			
PARKING PROVIDED	CAR	SCOOTER	CYCLE
UPTO 50.00 SQ.M. 78 TENA.	---	98	98
50.00 TO 100.00 SQ.M. 125 TENA.	42	125	125
ABOVE 100.00 SQ.M. TENA.	---	---	---
TOTAL	42	223	223

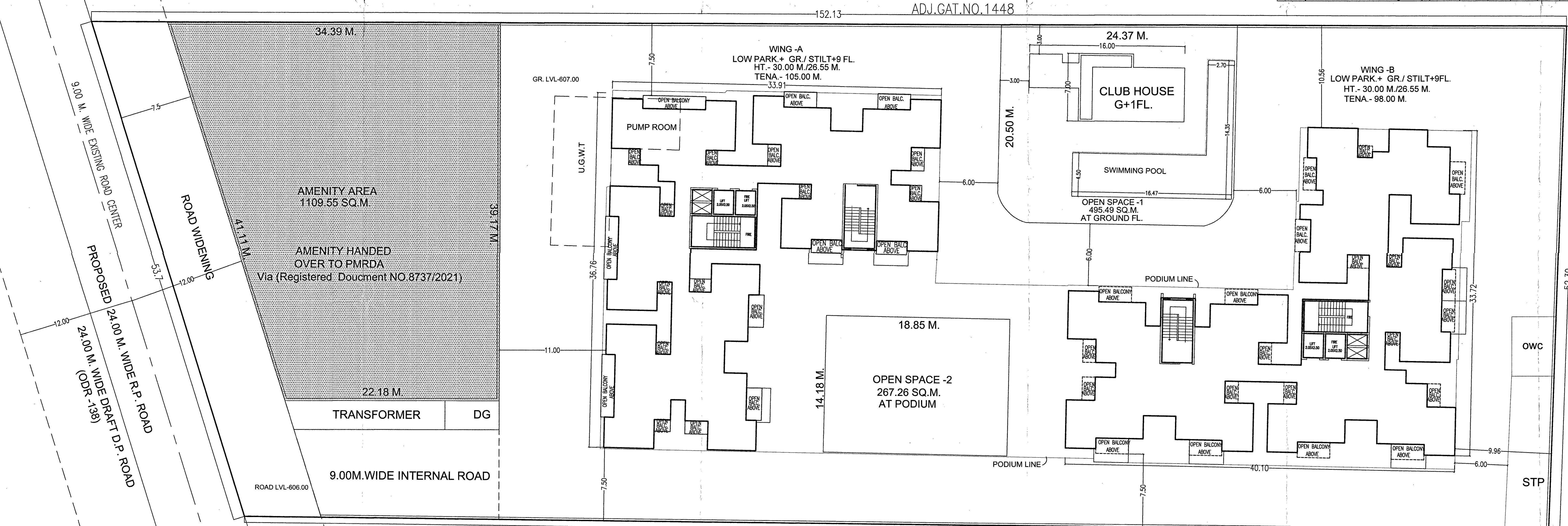
PARKING AREA STATEMENT		AREA PROPOSED
CAR	42 NOS. X 20.00 SQ.M	840.00 SQ.M.
SCOOTER	223 NOS. X 3.00 SQ.M	669.00 SQ.M.
CYCLE	223 NOS. X 1.40 SQ.M	312.20 SQ.M.
TOTAL		1821.20 SQ.M.



PARKING PROVIDED	
A-WING	104
B-WING	98
TOTAL	202



LOCATION PLAN
SCALE-1:1000



BUILDING LAYOUT

BUILDING LAYOUT 01/08

PREVIOUS SANCTIONS DETAILS
1) NO.-PMH/NA/SR/514/14
DATE-22/12/2014
2) NO.-BHA-1156/19-20
DATE-26/05/2020

Approved as amended in...
subject to conditions mentioned in Annexure 'A' of letter No. 13/2022/PMH/NA/SR/514/14
S. No. C. No. CTS No. 13/2022/PMH/NA/SR/514/14
Dated 26/05/2020

Metropolitan Commissioner and Chief Executive Officer
Pune Metropolitan Regional Development Authority, Pune.

SUBMITTED AS PER DCPR -2018
AREA STATEMENT

	PREVIOUS	PROPOSED
1 : Area of plot (Minimum area of a,b,c to be considered) a) as per ownership document (7/12,CTS extract) b) as per measurement sheet c) as per site	7807.72 7800.00 ---	7807.72 7800.00 ---
2 : Deductions for a) DP ROAD WIDENING (Total a+b+c)	403.02 ---	403.02 ---
3 : Gross Area of Plot (1-2)	7396.98	7396.98
4 : Recreational Open Space a) Required - (10%) b) Proposed -	739.70 739.70	
5 : Amenity Space a) Required - (15%) b) Proposed -	1109.55 ---	1109.55 ---
6 : Nala		
7 : Transformer area		
8 : NET AREA OF PLOT=[3-5(b)]	6287.43	6287.43
9 : built up area with reference to basic F.S.I as per front road width (sr.no.8x1.20)	7544.93	7544.93
10 : Addition of area for F.S.I a) In situ area against d.p road [1.85x sr.no.2(a),if any b) In situ area against amenity space [2.00 or 1.85x sr.no.5(b)] c) Premium FSI area subject to maximum of 0.5 of sr.no.8) d) Premium FSI (0.20) (SANCTIONS F.S.I -1131.74) e) TDR (0.50) f) Additional fsi area under chapter VIII	---	2219.10 1131.74 ---
(Total of a+b+c+d+e+f)	1131.74	3350.84
11 : Consume T.D.R.		
12 : Total area available (9+10)	8676.67	10895.77
13 : Maximum utilization of fsi permissible as per road width (as per regulation no.15.4) (8 X 1.90)		11946.11
14 : total built-up area in proposal a) Existing Built-up Area. b) Proposed Built-up Area c) excess balcony area counted in f.s.i d) excess double height terraces area counted in f.s.i	8662.50 ---	10847.59 ---
(Total of a+b+c+d)	8662.50	10847.59
15 : F.S.I consumed (13/8)(should not be more than serial no.13above)		
16 : area of inclusive housing if any a) Required (20%of sr.no.9) b) 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	OWNER (P.A.H.)
Ar. PRAKASH KULKARNI CA/98/22909	Mr. SANJAY K. LUNKAD ROHAN BUILDERS & DEVELOPERS PVT.LTD.,

PROJECT
PROPOSED REVISED LAYOUT OF RESIDENTIAL BUILDING ON, OLD GAT.NO.1447(P),NEW GAT.NO.1447/1B/1& OTHERS.WAGHOLI, TAL -HAVELI ,DIST - PUNE.

ARCHITECT	SCALE	DRN BY
PRAKASH KULKARNI ankur associates ARCHITECTS TEJOWALAYA, OFF. NO.-101, 1ST FL., CTS NO.-1187/19, GHOLE ROAD, SHIVAJINAGAR, PUNE - 411 005, PHONE - 25514790, 25514791 / FAX - 020 25514792 Email : prakash@ankurassociates.in	1 : 200	SONALI
DATE	SCALE	DRN BY
27.10.2021	1 : 200	SONALI