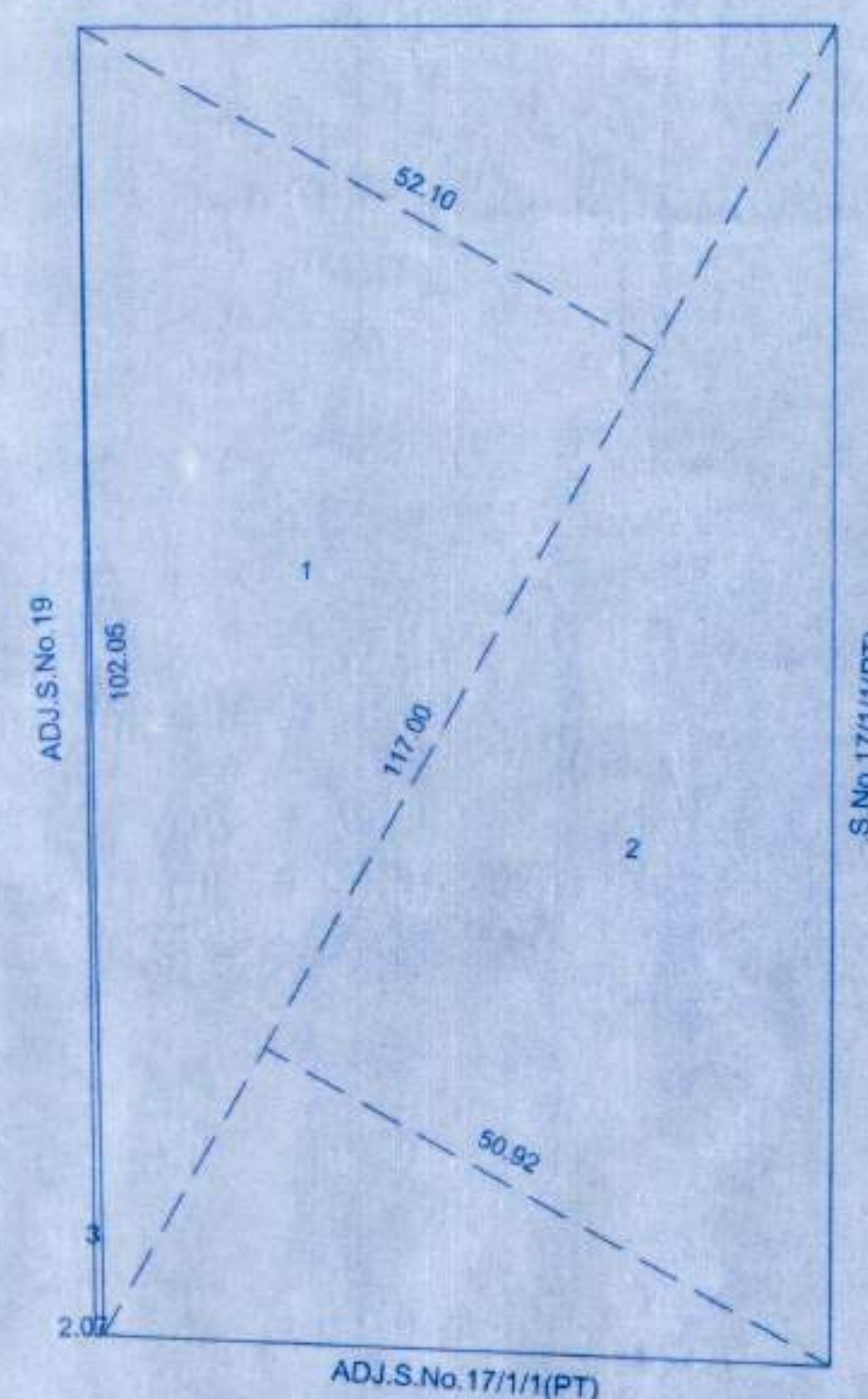


मापकी मंजूर आहे
जमिन विक्रेता मि. श्री. वेंकटराव
रकम रु.
दि. रौली मल्ले ४०८६

विकास योजना कार्यालय
माण्डव सैजुलर क्र. ०९५१९८
क्रि.पो.ओ./पो.स. २ दिनांक १८/११/१८
कार्यकारी अभियंता
बांधकाम विकास विभाग (पो.स. २)
पुणे महानगरपालिका

For Development of the plot, the applicant has submitted a layout plan showing the proposed building, parking, and other facilities. The layout plan is approved by the Municipal Commissioner, Pune.

14.4: No sale of part of a plot is valid unless the entire plot is sold. The sale of part of a plot is valid only if the entire plot is sold.



PLOT AREA KEYPLAN

PLOT AREA CALCULATION BY TRIANGULATION

- 1) $0.50 \times 117.00 \times 52.10 = 3047.85 \text{ SQ.M}$
2) $0.50 \times 117.00 \times 50.92 = 2978.82 \text{ SQ.M}$
3) $0.50 \times 102.05 \times 2.07 = 105.62 \text{ SQ.M}$ PAD AREA

PLOT AREA BY TRIANGULATION = 6132.29 SQ.M

PLOT AREA DEDUCTING PAD AREA = 6026.67 SQ.M

PLOT AREA AS PER 7/12 = 6000.00 SQ.M

NET PLOT AREA = 6000.00 SQ.M

OPEN SPACE AREA CALCULATION

- 1) $0.50 \times 15.67 \times 32.60 = 255.42 \text{ SQ.M}$
2) $0.50 \times 15.63 \times 32.60 = 254.77 \text{ SQ.M}$

NET OPEN SPACE AREA = 510.19 SQ.M

AMENITY SPACE AREA CALCULATION

- 1) $0.50 \times 18.59 \times 48.58 = 451.55 \text{ SQ.M}$
2) $0.50 \times 18.59 \times 48.58 = 451.55 \text{ SQ.M}$

NET AMENITY SPACE AREA = 903.10 SQ.M

STATEMENT FOR PREMIUMS

FLOOR	FSI	PERMISSIBLE BALCONY	PROPOSED BALCONY	STAIRCASE	FIRE STAIRCASE	TERRACE	TENEMENT	LIFT & LMR
FIRST FLOOR	442.58	66.39	50.28	11.50	15.50	166.43	6	8.83 + 45.33
SECOND FLOOR	442.58	66.39	45.67	11.50	15.50	-	6	
THIRD FLOOR	442.58	66.39	50.28	11.50	15.50	-	6	
FOURTH FLOOR	442.58	66.39	45.67	11.50	15.50	-	6	
FIFTH FLOOR	442.58	66.39	50.28	11.50	15.50	-	6	
SIXTH FLOOR	442.58	66.39	45.67	11.50	15.50	-	6	
SEVENTH FLOOR	442.58	66.39	50.28	11.50	15.50	-	6	
EIGHTH FLOOR	442.58	66.39	45.67	11.50	15.50	-	6	
NINTH FLOOR	442.58	66.39	50.28	11.50	15.50	-	6	
TENTH FLOOR	442.58	66.39	45.67	11.50	15.50	-	6	
ELEVENTH FLOOR	442.58	66.39	50.28	11.50	15.50	-	6	
TWELFTH FLOOR	442.58	66.39	45.67	11.50	15.50	-	6	
TOTAL	5310.96	796.64	575.70	138.00	186.00	166.43	72.00	54.16

FSI STATEMENT

WING	FLOOR	TENEMENT	FSI	BALCONY	STAIRCASE	FIRE STAIRCASE	PASSAGE	TERRACE	LIFT & LMR
EXISTING WING A5	P+11	66	3849.89	417.89	126.17	-	494.56	366.96	15.00
PROPOSED WING A6	P+12	72	5310.96	575.70	138.00	186.00	-	166.43	37.73
TOTAL		138.00	9160.85	993.59	264.17	186.00	494.56	533.39	52.73

PARKING STATEMENT (WING A6)

PROPOSED	TN	CAR	SCOOTER	CYCLE
AREA BETWEEN 40-80 SQ.M (2 TENEMENTS)		02	04	02
PARKING REQUIRED	72	72	144	72
REQ. AREA/UNIT		12.50	2.00	0.70
TOTAL REQ. AREA		900.00	288.00	50.40

PARKING STATEMENT

BLDG	FLATS	CAR	SCOOTER	CYCLE
EXISTING WING A5	PROPOSED TEN. 66 NOS	33	66	66
PROPOSED WING A6	PROPOSED TEN. 72 NOS	72	144	72
TOTAL PARKING REQUIRED		105	210	138
TOTAL PARKING PROVIDED		106	210	138
AREA REQUIRED PER PARK		12.50	2.0	0.70
TOTAL PARKING AREA PROPOSED		1325.00	420.00	96.60

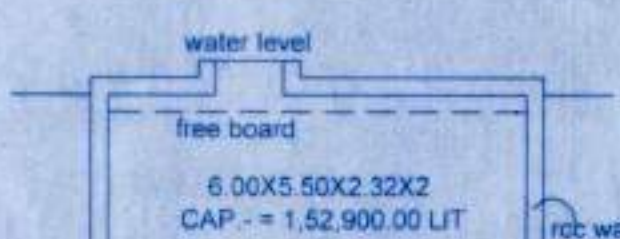
WATER REQUIRED

RESIDENTIAL

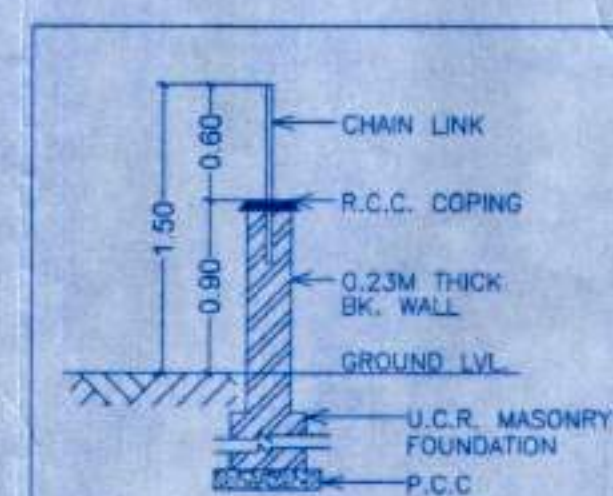
TENE PROP = 72 NO.
O.H.W.T. CAP.
= $72 \times 5 \times 135 = 48,600 \text{ LIT.}$
= 48,600 LIT.
FIRE FIGHTING = 20,000 LIT.
PROVIDED O.H.W.T = 48,600 + 20,000
= 68,600 LIT.
U.G.W.T = $68,600 \times 1.50 = 1,02,900 \text{ LIT.}$
FIRE FIGHTING = 50,000 LIT.
= 1,02,900 + 50,000
= 1,52,900 LIT.

WATER STATEMENT

BUILDING	O.H.TANK	U.G.TANK
WING 'A5'	55000.00	93000.00
WING 'A6'	88600.00	152900.00
TOTAL	123600.00	245900.00



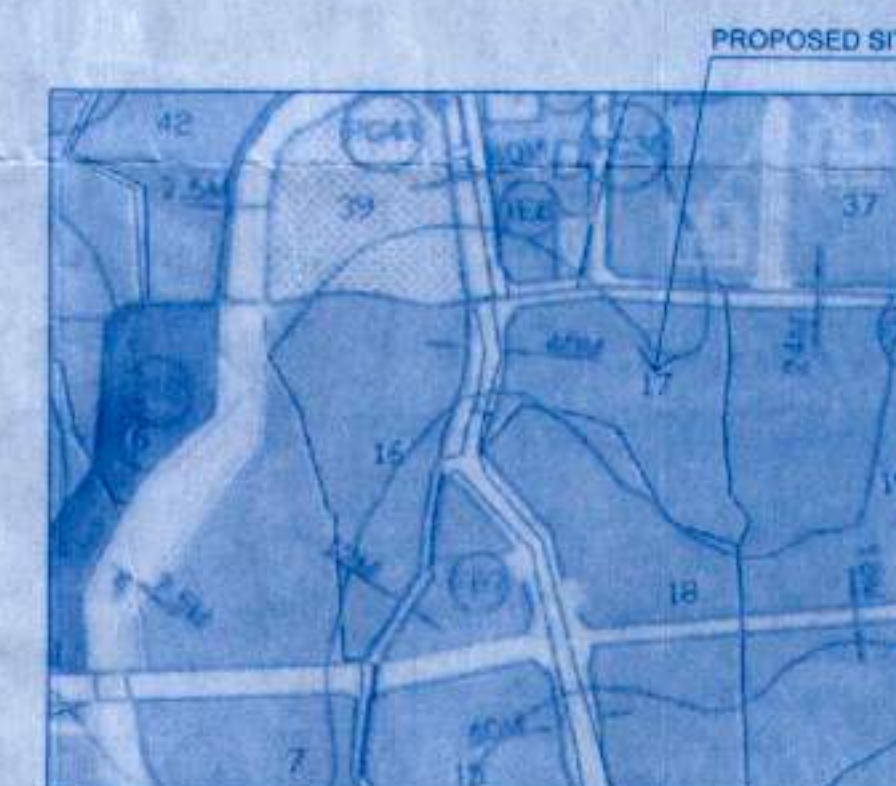
SECTION UNDER GROUND WATER TANK



SECTION THROUGH COMPOUND WALL

LAYOUT PLAN

SCALE 1:200



LOCATION PLAN

PROPOSED TDR

T.D.R. ORIGINATED FROM

(1) S.No.110A/1/8A/1A/1B AND 110A/1/8A/1A/2
VILLAGE HADAPSAR, TALUKA HAVELI, PUNE
D.R.C. NO. - 004472
D.R.C. ZONE - 'C'
RESERVATION OF THE LAND SURRENDERED-
SLUM REHABILITATION SCHEME
AREA = 408.00 SQ.M.
TOTAL AREA OF TDR = 408.00 SQ.M.

AREA STATEMENT

	SQM
1. AREA OF THE PLOT AS PER 7/12 EXTRACT	6000.00
2. DEDUCTION FOR (a+b)	-
a) ROAD ACQUISITION AREA	0.00
3. BALANCE AREA OF THE PLOT (1-2)	6000.00
4. DEDUCTION FOR (a+b)	-
5. NET GROSS AREA OF THE PLOT (3-4)	5100.00
6. LESS AREA OF	-
a) OPEN SPACE 10% OF 5	510.00
b) AREA UNDER INTERNAL ROAD	-
7. NET AREA OF PLOT (5-6)	4590.00
8. PERMISSIBLE BASIC FSI (5X1.10)	5049.00
9. ADD AMENITY TDR (900.00X2=1800.00)	1832.00
10. ADD SLUM TDR (5X40X20%)	408.00
11. ADD PREMIUM FSI (5X0.30=1530.00)	1530.00
12. TOTAL PERMISSIBLE FSI (8+9+10+11)	9180.00
13. EXISTING FSI	3849.89
14. PROPOSED FSI	5310.96
15. TOTAL PROPOSED FSI (12+13)	9160.85

PROJECT

PROPOSED BUILDING LAYOUT

AT S.No. 17/1/1(PT).

KONDHWA BK., PUNE

OWNERS NAME, SIGN

MR. S.M. SOMAJI & OTHERS (PAH - RAJAS V. JAIN)

ARCHITECT -

JAGADISH P. DESHPANDE

ARCHITECTS-TOWN PLANNERS-INTERIOR DESIGNERS

A-1, SUCCESS CHAMBERS, 1232 APTE ROAD,

DECCAN GYMKHANA, PUNE 411004.

PH. NO. 25532182, 25531141,

FAX. NO. 020-25532325

DATE 20/04/2018 DEALT BY SUCHITA

REVISD BY ASHOK SIR

CHECKED BY SCALE 1:200