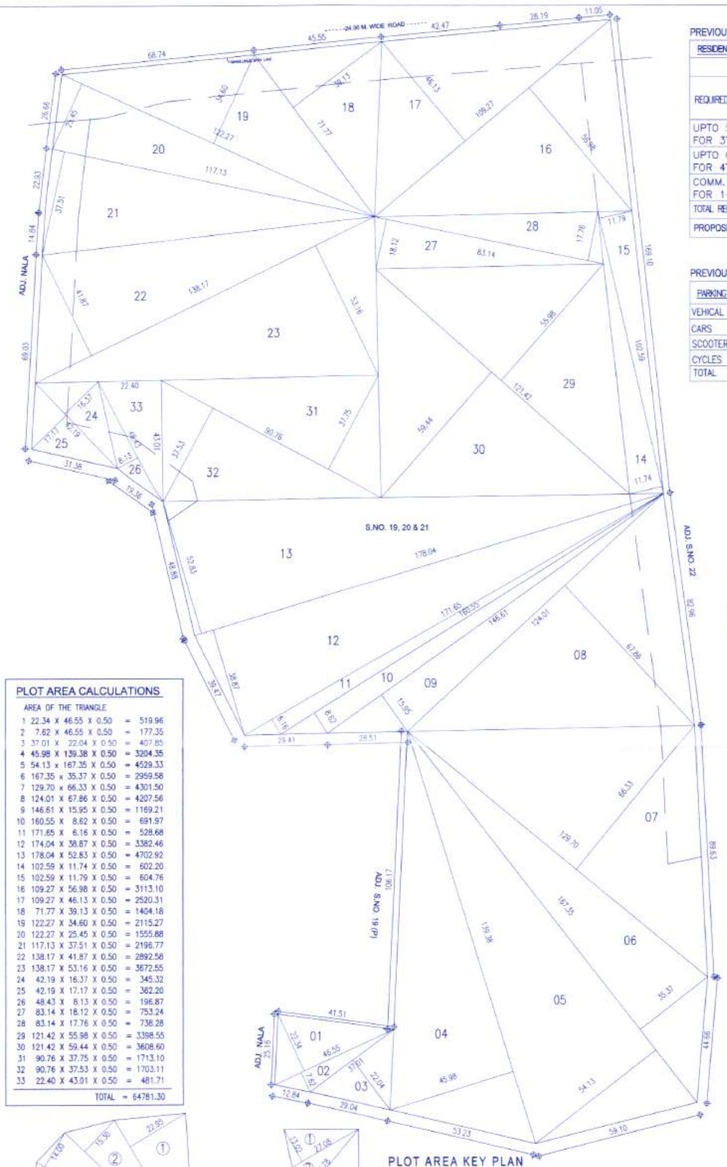
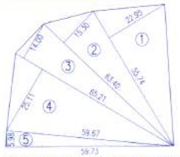


PLOT AREA KEY PLAN
SCALE - 1:1000

PLOT AREA CALCULATIONS

AREA OF THE TRIANGLE

1	22.34 X 46.55 X 0.50	=	519.96
2	7.62 X 46.55 X 0.50	=	177.35
3	37.01 X 22.04 X 0.50	=	407.85
4	45.98 X 139.38 X 0.50	=	3204.35
5	54.13 x 167.35 X 0.50	=	4529.33
6	167.35 x 35.37 X 0.50	=	2959.58
7	129.70 x 66.33 X 0.50	=	4301.50
8	124.01 X 67.86 X 0.50	=	4207.56
9	146.61 X 15.95 X 0.50	=	1169.21
10	160.55 X 8.62 X 0.50	=	691.97
11	171.65 X 6.16 X 0.50	=	528.68
12	174.04 X 38.87 X 0.50	=	3382.46
13	178.04 X 52.83 X 0.50	=	4702.92
14	102.59 X 11.74 X 0.50	=	602.20
15	102.59 X 11.79 X 0.50	=	604.76
16	109.27 X 56.98 X 0.50	=	3113.10
17	109.27 X 46.13 X 0.50	=	2520.31
18	71.77 X 39.13 X 0.50	=	1404.18
19	122.27 X 34.60 X 0.50	=	2115.27
20	122.27 X 25.45 X 0.50	=	1555.88
21	117.13 X 37.51 X 0.50	=	2196.77
22	138.17 X 41.87 X 0.50	=	2892.58
23	138.17 X 53.16 X 0.50	=	3672.55
24	42.19 X 16.37 X 0.50	=	345.32
25	42.19 X 17.17 X 0.50	=	362.00
26	48.43 X 8.13 X 0.50	=	196.87
27	83.14 X 18.12 X 0.50	=	753.24
28	83.14 X 17.76 X 0.50	=	738.28
29	121.42 X 55.98 X 0.50	=	3398.55
30	121.42 X 59.44 X 0.50	=	3608.60
31	90.76 X 37.75 X 0.50	=	1713.10
32	90.76 X 37.53 X 0.50	=	1703.11
33	22.40 X 43.01 X 0.50	=	481.71
	TOTAL	=	64781.30



OPEN SPACE 01 AREA KEY PLAN
SCALE - 1:1000

OPEN SPACE AREA

OPEN SPACE-1 AREA CALCULATIONS

1)	55.74 X 22.95 X 0.5	=	639.62
2)	63.40 X 15.30 X 0.5	=	485.01
3)	65.21 X 14.00 X 0.5	=	456.47
4)	65.21 X 25.11 X 0.5	=	818.71
5)	59.67 X 5.98 X 0.5	=	178.41
	TOTAL	=	2578.22

OPEN SPACE 03 AREA KEY PLAN
SCALE - 1:1000

OPEN SPACE AREA

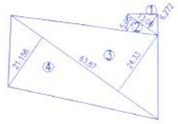
OPEN SPACE-3 AREA CALCULATIONS

1)	38.89 X 4.77 X 0.5	=	92.77
2)	45.49 X 14.47 X 0.5	=	329.14
3)	45.49 X 8.45 X 0.5	=	192.23
4)	44.30 X 21.96 X 0.5	=	486.46
5)	17.24 X 6.00 X 1.0	=	103.44
6)	6.00 X 6.00 X 0.5 X 2	=	36.00
	TOTAL	=	1240.04

OPEN SPACE 02 AREA KEY PLAN
SCALE - 1:1000

OPEN SPACE-2 AREA CALCULATIONS

1)	27.08 x 13.02 x 0.50	=	176.29
2)	36.78 x 9.57 x 0.50	=	175.99
3)	36.78 x 17.87 x 0.50	=	328.63
4)	23.59 x 5.50 x 0.50	=	64.87
5)	18.83 x 3.634 x 0.50	=	34.21
	TOTAL	=	780.00



OPEN SPACE 04 AREA KEY PLAN
SCALE - 1:1000

OPEN SPACE-4 AREA CALCULATIONS

1)	13.06 x 6.272x 0.50	=	40.96
2)	13.06 x 5.05 x 0.50	=	32.98
3)	63.87 x 24.33 x 0.50	=	776.98
4)	63.87 x 21.156 x 0.50	=	675.63
	TOTAL	=	1526.55

OPEN SPACE = 01+02+03+04 =6124.81

PREVIOUS SANCTION PARKING

RESIDENTIAL PARKING STATEMENT

REQUIRED PARKING	NO.OF FLAT	REQUIRED PARKING		
		CARS	SCOOTERS	CYCLES
UPTO 50 TO 100 SQ.M. FOR 3T 1-4-4	572	191	764	764
UPTO 00 TO 50 SQ.M. FOR 4T 0-5-5	10	00	13	13
COMM. AREA/100 SQ.M. FOR 1-3-3	1562.58	16	48	48
TOTAL REQUIRED PARKING	582	207	825	825
PROPOSED PARKING		207	825	825

PREVIOUS SANCTION PARKING

PARKING AREA CALCULATION

VEHICAL	NOS.	AREA REQUIRED	AREA PROVIDED
CARS	207	12.50 SQ.M./CAR	2587.50
SCOOTERS	825	2.00 SQ.M./SCO	1650.00
CYCLES	825	1.40 SQ.M./CYC	1155.00
TOTAL			5392.50

PROPOSED PARKING

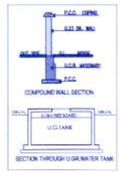
RESIDENTIAL PARKING STATEMENT

REQUIRED PARKING	NO.OF FLAT	REQUIRED PARKING		
		CARS	SCOOTERS	CYCLES
UPTO 50 TO 100 SQ.M. FOR 3T 1-4-4	08	03	12	12
UPTO 00 TO 50 SQ.M. FOR 4T 0-5-5	19	00	25	25
TOTAL PARKING	27	03	37	37
METROPOLITAN AREA FOR 50%		02	19	19
PREVIOUS SANCTION PARKING	582	207	825	825
TOTAL REQUIRED PARKING	609	212	881	881
PROPOSED PARKING		212	881	881

PROPOSED PARKING

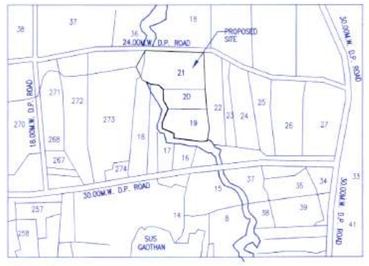
PARKING AREA CALCULATION

VEHICAL	NOS.	AREA REQUIRED	AREA PROVIDED
CARS	212	12.50 SQ.M./CAR	2650.00
SCOOTERS	881	2.00 SQ.M./SCO	1762.00
CYCLES	881	1.40 SQ.M./CYC	1233.40
TOTAL			5645.40

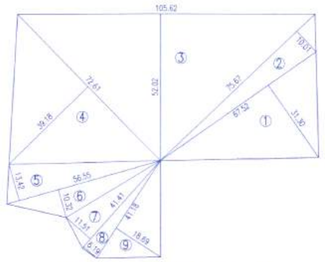


PLOT AREA STATEMENT

PLOT AREA IN SQ.M	
AS PER 7/12 EXTRACT	63750.00
AS PER DEMARCATION	65581.66
MINIMUM AREA CONSIDERED =	63750.00 SQ.M



LOCATION PLAN
(SCALE-N.T.S)

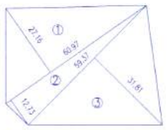


AMENITY SPACE 01 AREA KEY PLAN
SCALE - 1:1000

AMENITY SPACE AREA

AMENITY SPACE - 1 AREA CALCULATIONS

1	67.52 x 31.30 x 0.50	=	1056.69
2	75.67 x 10.01 x 0.50	=	378.73
3	105.62 x 52.02 x 0.50	=	2747.18
4	72.61 x 39.16 x 0.50	=	1422.43
5	56.55 x 13.42 x 0.50	=	379.45
6	56.55 x 10.32 x 0.50	=	291.80
7	41.41 x 11.51 x 0.50	=	238.31
8	41.18 x 6.19 x 0.50	=	127.47
9	41.18 x 18.69 x 0.50	=	384.83
	TOTAL	=	7026.89



AMENITY SPACE 02 AREA KEY PLAN
SCALE - 1:1000

AMENITY SPACE AREA

AMENITY SPACE-2 AREA CALCULATIONS

1	60.97 X 27.16 X 0.50	=	827.97
2	60.97 X 12.73 X 0.50	=	388.07
3	59.37 X 33.81 X 0.50	=	944.29
	TOTAL	=	2160.33

AMENITY SPACE = 01+02 = 9187.22

PREMIUM AREA DIFFERENCE STATEMENT (IN SQ.M)

BUILDING	TOTAL B/UP AREA	PROPOSED BALCONY	WASHING AREA	TERRACE	STAIRCASE	PASSAGE	TOTAL COVERAGE	LIFT AREA	LIFT MACHINE ROOM AREA	PROPOSED TENEMENTS
1st Sanction Area Dt-20/07/2015	52090.76	--	--	--	--	--	8324.52	137.12	414.52	582
PROPOSED AREA	54023.51	--	--	--	--	--	7872.28	121.26	172.03	609
DIFFERENCE	1932.75	--	--	--	--	--	- 452.24	- 15.86	- 242.49	27

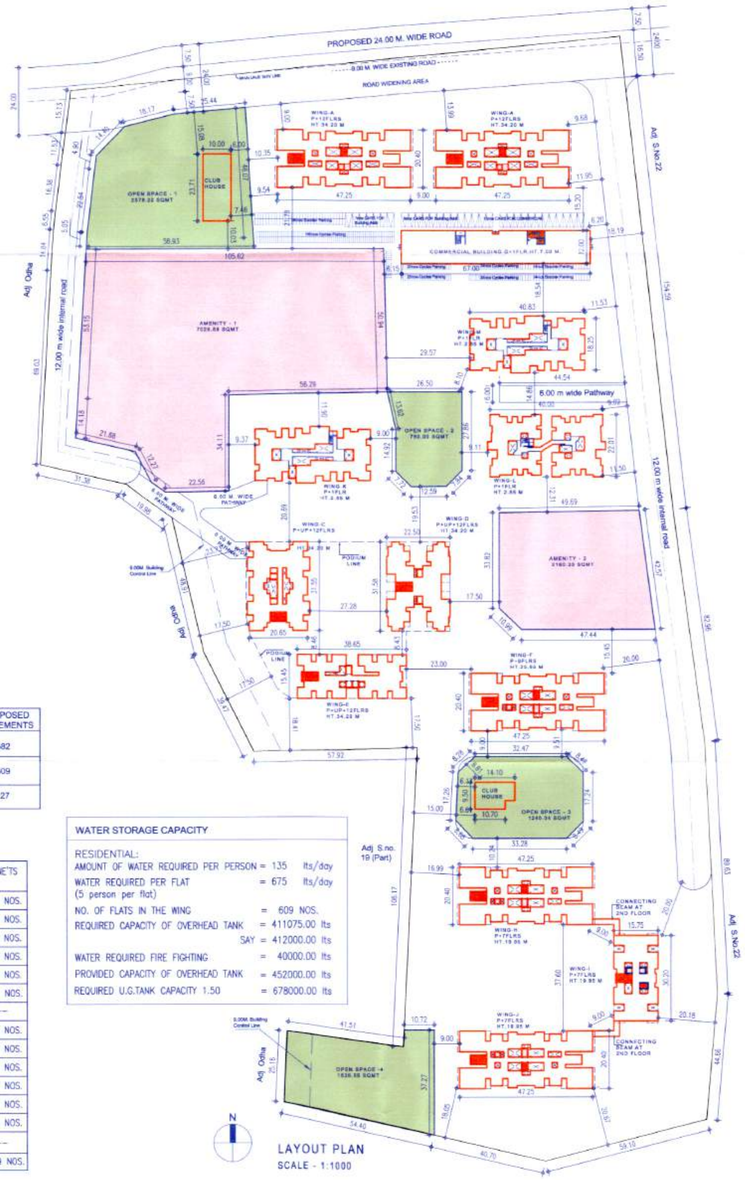
TOTAL F.S.I. STATEMENT FOR PREMIUM

BUILDING	PROPOSED COVERAGE	BUILDING HEIGHT	NET B/UP AREA	PROPOSED BALCONY	DRY BALCONY	AREA OF STAIRCASE	AREA OF PASSAGE	LIFT AREA	LIFT M/C AREA	TERRACE AREA	TENE'TS
BLDG A	696.90	34.20 M.	8081.96	---	---	---	---	12.81	---	---	94 NOS.
BLDG B	696.90	34.20 M.	8081.96	---	---	---	---	12.81	---	---	94 NOS.
BLDG C	499.57	34.20 M.	5904.12	---	---	---	---	14.82	---	---	94 NOS.
BLDG D	470.34	34.20 M.	5354.18	---	---	---	---	10.26	---	---	46 NOS.
BLDG E	423.87	34.20 M.	5055.15	---	---	---	---	14.35	---	---	48 NOS.
BLDG F	693.03	25.65 M.	6042.19	---	---	---	---	14.62	45.60	---	71 NOS.
BLDG G	---	---	---	---	---	---	---	---	---	---	---
BLDG H	693.03	19.95 M.	4746.98	---	---	---	---	14.62	45.60	---	56 NOS.
BLDG I	386.94	19.95 M.	2622.13	---	---	---	---	12.35	35.23	---	28 NOS.
BLDG J	693.03	19.95 M.	4749.98	---	---	---	---	14.62	45.60	---	56 NOS.
BLDG K	592.32	2.85 M.	592.32	---	---	---	---	---	---	---	6 NOS.
BLDG L	637.64	2.85 M.	637.64	---	---	---	---	---	---	---	10 NOS.
BLDG M	592.32	2.85 M.	592.32	---	---	---	---	---	---	---	6 NOS.
BLDG COMMERCIAL	796.29	7.00 M.	1562.58	---	---	---	---	---	---	---	---
TOTAL	7872.28	--	54023.51	---	---	---	---	121.26	172.03	---	609 NOS.

WATER STORAGE CAPACITY

RESIDENTIAL:

AMOUNT OF WATER REQUIRED PER PERSON (5 person per flat)	= 135	lts/day
WATER REQUIRED PER FLAT	= 675	lts/day
NO. OF FLATS IN THE WING	= 609 NOS.	
REQUIRED CAPACITY OF OVERHEAD TANK	= 411075.00	lts
	SAY = 412000.00	lts
WATER REQUIRED FIRE FIGHTING	= 40000.00	lts
PROVIDED CAPACITY OF OVERHEAD TANK	= 452000.00	lts
REQUIRED U.G.TANK CAPACITY 1.50	= 678000.00	lts



LAYOUT PLAN
SCALE - 1:1000

DATE & STAMP OF APPROVAL

1/29

Approved as amended in ..... subject to conditions mentioned in Annuxure 'A' of letter No. ..... (C.R. No. ..... /Mouza ..... S. No./G. No./CTS No. ..... Dated 30/5/2016
17/11/16
Metropolitan Commissioner and Chief Executive Officer
Pune Metropolitan Regional Development Authority, Pune.

A AREA STATEMENT

		SQ.M.
01	Area of Plot (As per 7/12 Extract)	63750.00
02	Area of Plot (As per Demarcation)	64781.30
03	Area of Plot (Minimum Area Considered)	63750.00
04	Deductions for:	
	(a) Road Widening Area	2501.83
	(b) Proposed Road (Internal Road)	-
	(c) Any Reservation	-
	Total (a + b + c)	2501.83
05	Net GROSS Area of the plot (03 - 04)	61248.17
06	Deductions for:	
	(a) OPEN SPACE (10%)	6124.81
	(b) Amenity Space (15%)	9187.22
	(c) Internal Road	5134.67
07	Net Area of the Plot (05 - 06b)	52060.95
08	Permissible Floor Area (61248.17 - 9187.22 = 52060.95 x 0.90)	46854.85
09	F.A.R. Permissible	
10	Total Area (46854.85 x 1.20 = 56225.82)	56225.82
11	Additional Paid F.S.I Area (46854.85 x 0.20 = 9370.97)	9370.97
12	Addition Amenity Space	-
13	Addition Internal Road	-
14	Total Permissible Area (10 + 11)	65596.79
12	Proposed Area	54023.51
13	Excess Balcony Area (taken in F.A.R.)	-
14	Total BUILT-UP Area (12 + 13)	54023.51
15	F.A.R. Consumed	0.82
16	Permissible Coverage of Net Plot (25%)	14384.26
17	Proposed Coverage	7872.28

B TENEMENT STATEMENT

01	NET AREA of Plot (Item 07 above)	52060.95
02	Less Non-Residential Area (Shops etc.)	1562.58
03	Area for Tenements (01 - 02)	50498.37
04	Tenements Permissible (250/H)	1262
05	Tenements PROPOSED	609

C PARKING STATEMENT

		Cars	Motorcycles	Cycles
01	Parking required by rule	212	881	881
02	Parking provided	212	881	881
03	Garages permissible	000	000	000
04	Garages provided	000	000	000

D CERTIFICATE OF AREA

Certified that the Plot under reference was surveyed by me on and the dimensions of sides etc. of the 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 / Land Record Dept. / City Survey records.

Sign of the Architect

E LEGEND

Plot Boundary : Black	Water line : Black Dotted
Proposed Work : Red	Existing to be retained: Hatched
Drainage Line: Red Dotted	Demolitions: Yellow hatched

F OWNERS' DETAILS

Owner(s)' Name
Mr. Gajendra Pawar

Owner(s)' sign:

Council of Architecture reg. no:
Vishwas Kulkarni : CA/84/8465
Hrishikesh Kulkarni : CA/2002/29235

VK:a architecture
Regd. M/s Vishwas Kulkarni
Reg no: MPA 48264
73/2 Shanti Marg
Off Law College Road
Pune 411 004
t +91 20 66268888
f +91 20 66268801
e mail@vkarch.com
w www.vkarch.com

Client Company & Name: G.P. Corporation LLP & G.P. Realty

Job Title: Proposed Group Housing for;Pinnacle Group, S No. 19/1/2/3/4 , 20/1, 20/2/1& 20/2/2 & 21/A/1, 21/A/2 & 21/B, Sus, Tal. Mulshi Dist. Pune.

Drawing Title: Layout Plan
Scale: 1:500

Drawn by	Checked by	Date
Shailesh	Vishal	07/07/16

Job no.	Drawing no.	Revision
1060	214	C

Status: PMRDA SUBMISSION