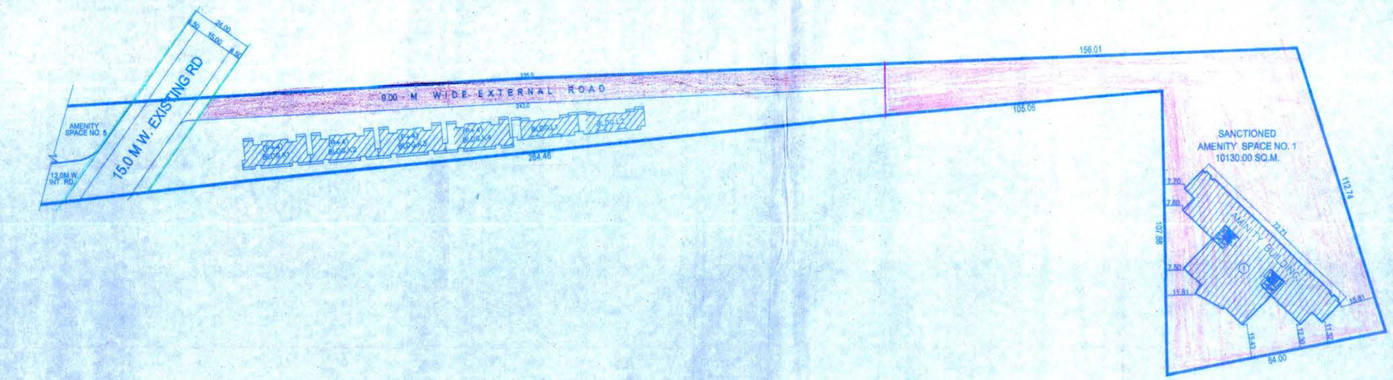

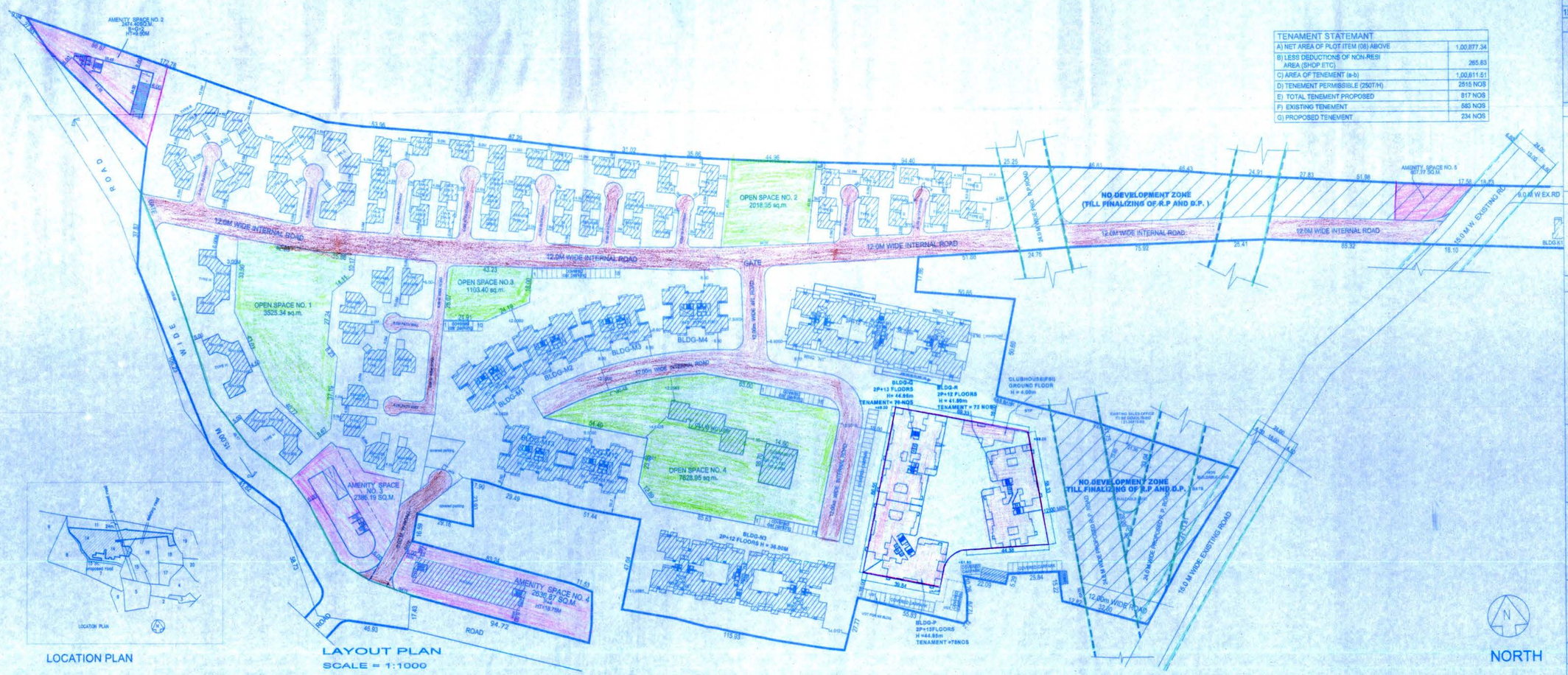

LOCATION PLAN

LAYOUT PLAN
SCALE = 1:1000

F.S.I. STATEMENT EXISTING + PROPOSED AREA			
TYPES OF BLDG	EXISTING AREA	PROPOSED AREA	TOTAL F.S.I. SQ.M.
A	1329.36 (G+11 FL)	--	1329.36
B	777.10 (G+11 FL)	--	777.10
C	826.08 (G+11 FL)	--	826.08
D	1211.10 (G+11 FL)	--	1211.10
E	2648.51 (G+11 FL)	--	2648.51
F	253.65 (G+11 FL)	--	253.65
G	2723.89 (G+11 FL)	--	2723.89
H	1772.58 (G+11 FL)	--	1772.58
I	2242.80 (G+11 FL)	--	2242.80
J	265.69 (G+11 FL)	--	265.69
K	3870.86 (P+4 FL)	--	3870.86
L	1491.60 (P+4 FL)	--	1491.60
'M1 TO M4', M12, M13	19851.30 (P+11 FL)	--	19851.30
'N1'(WING 'N1','O1','N2')	17119.94 (P+12 FL)	--	17119.94
'N3' (WING 'N5', 'O3', 'N6')	17014.79 (P+12 FL)	--	17014.79
P (P+P+13 FL) previous sanctioned (P+P+10 FL)	--	10073.88 (P+P+ 13 FL)	10073.88
Q (P+P+13 FL) previous sanctioned (P+P+10 FL)	--	10397.92 (P+P+ 13 FL)	10397.92
R (P+P+12 FL) previous sanctioned (P+P+10 FL)	--	9559.92 (P+P+ 12 FL)	9559.92
CLUBHOUSE (PQR)		124.46	124.46
S1 (ROWHOUSE 6NOS)	--	--	--
S3 (ROWHOUSE 4NOS)	--	--	--
U (COMMERCIAL)	--	--	--
TOTAL	73399.27	30156.08	1,03,555.35

AREA STATEMENT	
1)ALLOWABLE F.S.I (73399.27SQM.+30,225.88 SQM.)	1,03,625.15 SQM.
2)EXISTING F.S.I. (COMPLETION OBTAINED)	73399.27 SQM.
3)PREVIOUSLY APPROVED RESIDENTIAL BLDG P,Q,R. (SANCTIONED DATED 11/05/2018) (2P+10)	24598.55 SQM.
4)PROPOSED CLUBHOUSE (P,Q,R). (SANCT. DT. 11/05/2018)	124.46 SQM.
5)DIFFERENCE IN RESIDENTIAL BLDG P,Q,R. (2P+13)	5433.07 SQM.
6)TOTAL PROPOSED F.S.I	30156.08 SQM.

DIFFERENCE IN BUA OF BLDG. P,Q,R AND CLUBHOUSE				
	PRE. SANCTION SQ.M.	DIFFERENCE SQ.M.	TOTAL SQ.M.
P (P+P+13 FL) previous sanctioned (P+P+10 FL)	8006.19	2067.69	
Q (P+P+13 FL) previous sanctioned (P+P+10 FL)	8312.09	2085.83	
R (P+P+12 FL) previous sanctioned (P+P+10 FL)	8280.27	1279.65	
TOTAL	24598.55	5433.07	
CLUBHOUSE (PQR)	124.46	--	
TOTAL	24723.01	5433.07	30156.08

TENAMENT STATEMANT	
A) NET AREA OF PLOT ITEM (08) ABOVE	1,00,877.34
B) LESS DEDUCTIONS OF NON-RESI AREA (SHOP ETC)	265.83
C) AREA OF TENEMENT (a-b)	1,00,611.51
D) TENEMENT PERMISSIBLE (250T/H)	2515 NOS
E) TOTAL TENEMENT PROPOSED	817 NOS
F) EXISTING TENEMENT	583 NOS
G) PROPOSED TENEMENT	234 NOS

STAMP OF APPROVAL

1 / 18

उपस्थितीचा दिनांक 1A-8-19
APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENTS CERTIFICATE NO. 109 5779
Assistant Engineer P.M.C.
POONA MUNICIPAL CORPORATION
APPROVED

AREA STATEMENT	SQ.M
1) AREA OF PLOT (MIM.AREA OF A,B,C,TO BE CONSIDERED)	1,30,100.00
A) AS PER OWNERSHIP DOCUMENT (7/12, CTS. EXTRACT)	1,30,100.00
B) AS PER MEASUREMENT SHEET	1,34,100.00
C) AS PER SITE	
2) DEDUCTION FOR	
A) PROPOSED R.P./ D.P ROAD WIDENING AREA	6,399.72
B) AREA UNDER ROAD WIDENNING	794.39
C) EXISTING ROAD	3,791.87
TOTAL (A+B)	10,985.98
3) GROSS AREA OF PLOT (1-2)	1,19,114.02
4) RECREATIONAL OPEN SPACE	
A) REQUIRED	11,911.40
B) PROPOSED	13,867.81
5) AMENITY SPACE	
A) REQUIRED	17,867.10
B) PROPOSED	18,236.68
6) SERVICE ROAD AND HIGHWAY WIDENING	NIL
7) INTERNAL ROAD AREA	18,676.49
8) NET AREA OF PLOT = [3-5(B)]	1,00,877.34
9) DEDUCT EXISTING BUILT UP AREA	73,399.27
10) BALANCE NET AREA OF PLOT = [8-9]	27,478.07
11) B.U.A.(WITH REF.TO BASIC FSI 1.1 AS PER FRONT RD. WIDTH)	30,225.88
12) ALLOWABLE F.S.I (9+11) (73399.27SQM.+30,225.88 SQM.)	1,03,625.15
13) TOTAL B.U.A. IN PROPOSAL (EXCULDING INCL.HOUSING)	
A) EXISTING BUILT UP AREA	73,399.27
B) PROPOSED BUILT UP AREA	30,156.08
C) EXCESS BALCONY AREA COUNTED IN F.S.I.	NIL
D) EXCESS DOUBLE HT. TER. AREA COUNTED IN F.S.I.	NIL
TOTAL (A+B+C+D)	1,03,555.35
12) F.S.I. CONSUMED (12/8)	1.026

LEGEND

* PLOT BOUNDRY	THICK BLACK
* PROPOSED WORK(SANCTIONED)	PINK HATCHED
* ROAD WIDENING	GREEN DOTTED
* WATER LINE	RED DOTTED
* DRAINAGE LINE	THIN BLACK DOTTED
* EXISTING STRUCTURE TO BE RETAINED	BLUE HATCHED
* PROPOSED WORK	PINK WASH

NOTE :-

1) THIS DRAWING IS BASED ON INFORMATION/DOCUMENTS PROVIDED BY OWNER/P.A.H. AND THE ARCHITECT WILL NOT BE RESPONSIBLE FOR ANY DISPUTE,DIFFERENCES OR ANY LEGALITY OF THE OWNERSHIPS.

2) THIS DRAWING IS COPYRIGHT OF AR. SATISH MANE & THIS DRAWING SHOULD NOT BE COPIED OR USED WITHOUT PRIOR PERMISSION OF ARCHITECT.

CERTIFICATE OF PROPERTY

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON ——————— AND THE DIMENSIONS OF SIDES 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 /LAND RECORDS DEPTT./CITY SURVEY RECORDS

SIGNATURE OF LINCESED ARCHITECT.

PROJECT:

REVISIED PLAN OF GROUP HOUSING 13/2/1, 13/2/2, 13/2/3, 13/2/4, 14/1, 14/2, 14/3, 19 /1, 15/1, 15/2 , 15/3, 15/4, 15/5, 15/6A, 15/6B, 15/6C, 15/7, 15/8, 15/9, 15/10, 15/11, 15 /12/13 A/1, 15 /12/13 A/2, 15/13B, 15/13C,15/14, 15/15, 15/16, 15/17A/1, 15/17A/2, 15/17A/1/1, 15/17A/1/2, 15/17B, 15/18, 15/19/1, 15/19/2, 15/19/3, 15/20A, 15/20B, 15/20C, 15/20C/2, 15/21/2, 15/21/3/2, 15/21/3, 15/21/3/7, 15/21/3/8, 15/22A/37, 15/23A/1/1, 15/23A/2, 15/23A/3, 15/23A/1/4, 15/23A/1/5, 15/23A/1/2, 15/23B/1, 15/23B/2, 15/23B/3, 15/23B/4, 15/24/1/1, 15/24/1/2, 15/24/1/3, 15 /24A/1, 15 /24/2/1, 15/24/3, 15/26, 15/28, 15/29, 15/33A, 15/34, 15/23A/1/3. VILLAGE-UNDRI, TAL.-HAVELI, DIST.-PUNE.

SIGNATURE OF OWNER / P.A.H.
MR.MILIND D KOLTE.

SIGNATURE OF ARCHITECT
SATISH MANE (CA/85/9366)

SATISH MANE

13,SOLAPUR BAZAR RD.
OFF EAST STREET, PUNE- 411001.

DRG	SCALE	DATE	DEALT	CHK. BY	JOB.NO.
MD	1:1000	08-04-19			11079

B) ROAD WIDENING TO BE REVISED FOR AMENITY PMC SANCTION DATED 16-05-18 AS PER REVISED CALCULATION