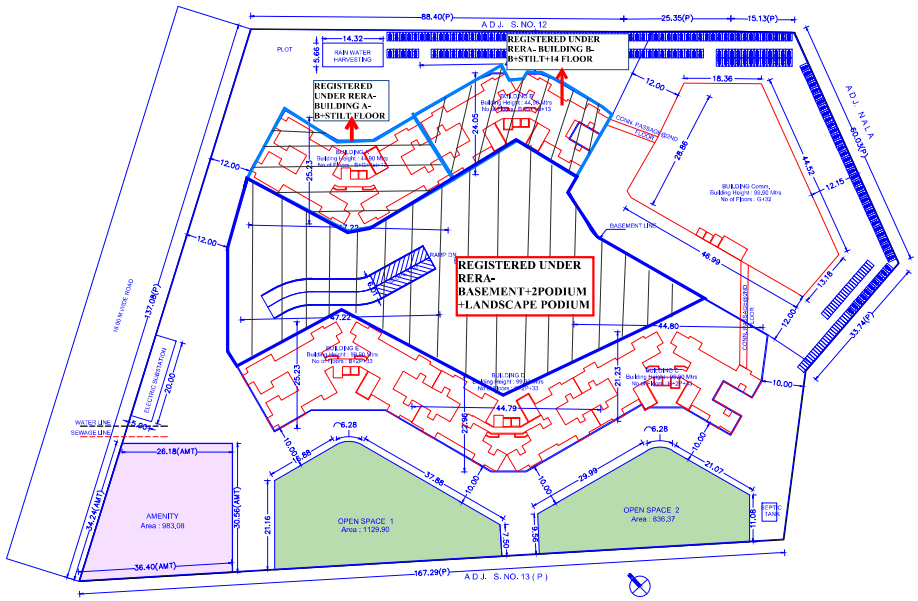
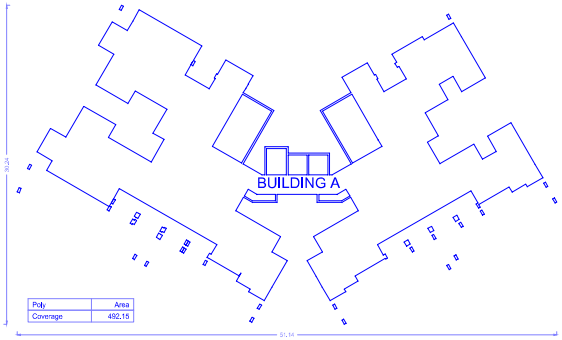
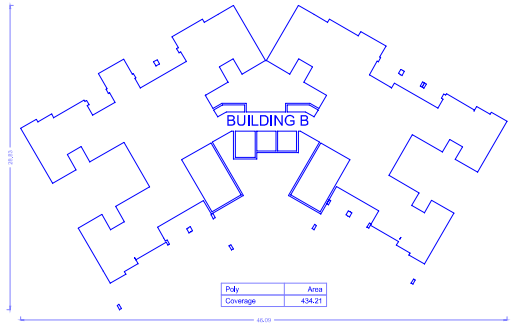


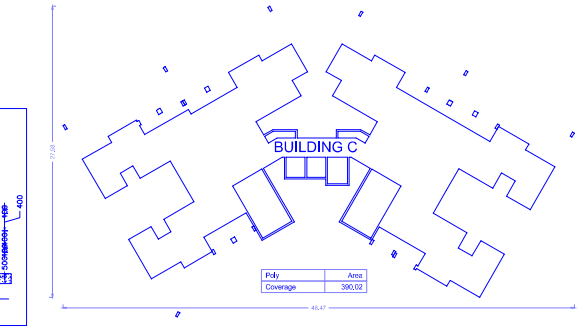
PROPOSED LAYOUT PLAN



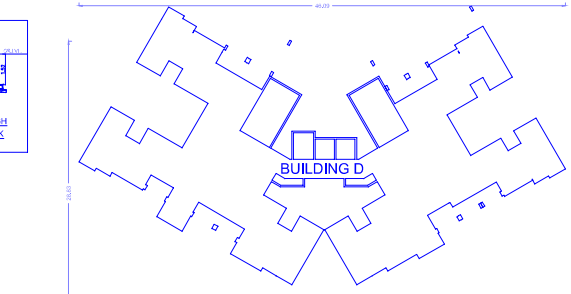
Poly	Area
Coverage	492.15



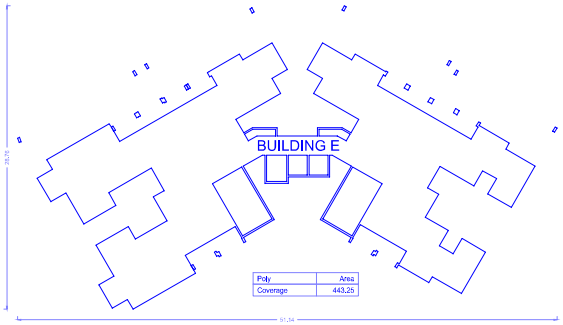
Poly	Area
Coverage	434.21



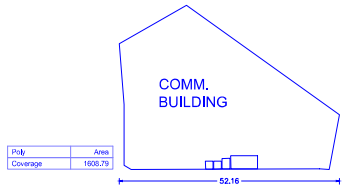
Poly	Area
Coverage	390.02



Poly	Area
Coverage	434.21



Poly	Area
Coverage	443.25



Poly	Area
Coverage	1608.79

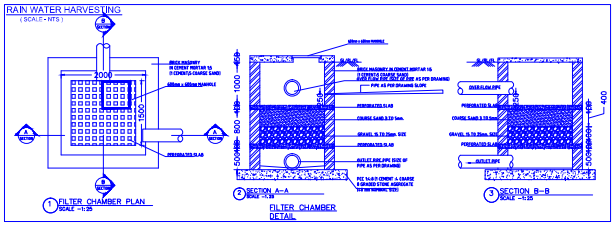
BUILDING WISE FSI STATEMENT

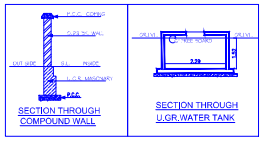
BUILDING	FSI AREA				BALCONY				TERRACE	STAIR		PASSAGE	LIFT	LIFT M/C ROOM	TENEMENTS	TOTAL
	COMMERCIAL	RESIDENTIAL	INDUSTRIAL	SPECIAL	PERM.	PROP.	EXCESS	ENCLOSE	OPEN	AREAS	PAID	PAID	PAID			FSI AREA
A BUILDING	142.69	5206.38	0.00	0.00	-	783.61	-	783.60	0.00	1008.72	255.36	273.80	479.09	8.19	29.76	78	5206.38
B BUILDING	118.68	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	3063.60	3027.94	10607.53	47.79	178.56	724	60714.33

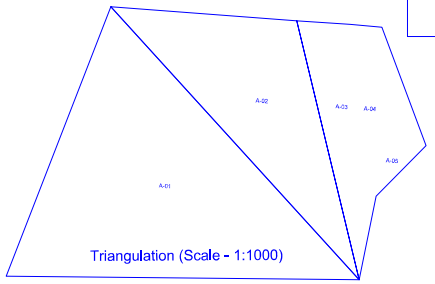
COVERAGE DETAILS

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

RAIN WATER HARVESTING
(SCALE - 1:75)





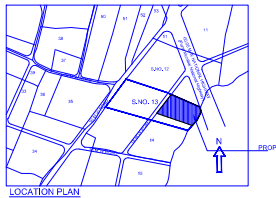


Triangulation (Scale - 1:1000)

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 - NTS)

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. ROAD(s) 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)	60727.33
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 RETAINED HATCHED
DEMOLISHON 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 / 9485 hrishikesh kulkarni CA /2002 / 20425 7372 Bhakti Marg off Law College Road, Pune-411 004 (+91 20 65260956, (+91 20 65260957), e-mail@vkarch.com www.vkarch.com	

VK:a architecture
Reg no: MPA 48264

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

INWARD NO	INWARD/PVL/0007/11	DATE	19.07.2017
KEY NO.		SHEET NO.	1 / 26

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