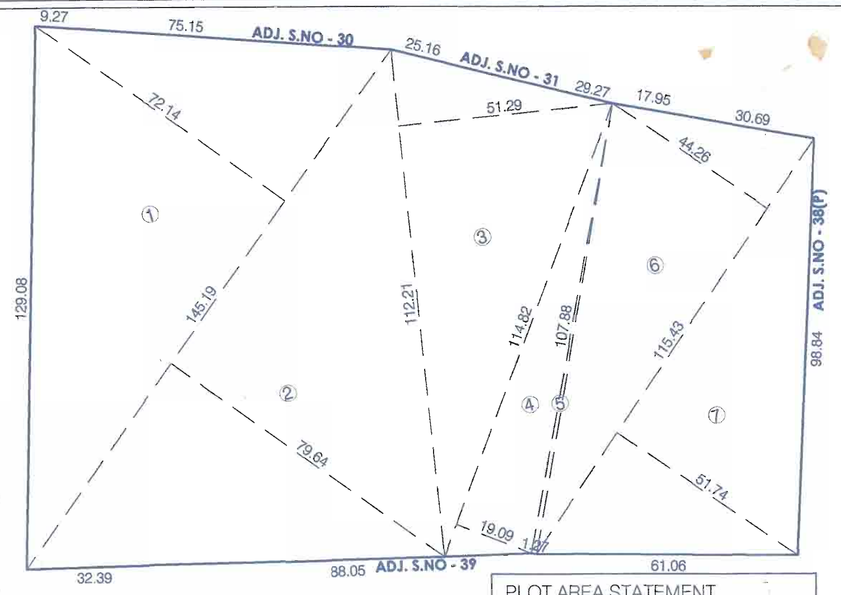
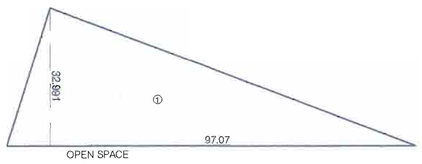


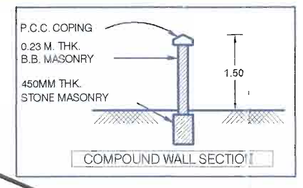
PLOT AREA CALCULATION

(SCALE- 1:1000)

PLOT AREA STATEMENT			
ADDITIONS :-			
1.	0.5 X 145.19 X 72.14	=	5237.00 SQ.M
2.	0.5 X 145.19 X 79.64	=	5781.47 SQ.M
3.	0.5 X 112.21 X 51.29	=	2877.63 SQ.M
4.	0.5 X 114.82 X 19.09	=	1095.96 SQ.M
5.	0.5 X 107.88 X 1.27	=	68.50 SQ.M
6.	0.5 X 115.43 X 44.26	=	2554.47 SQ.M
7.	0.5 X 115.43 X 51.74	=	2986.18 SQ.M
TOTAL ADDITIONS =			20601.21 SQ.M



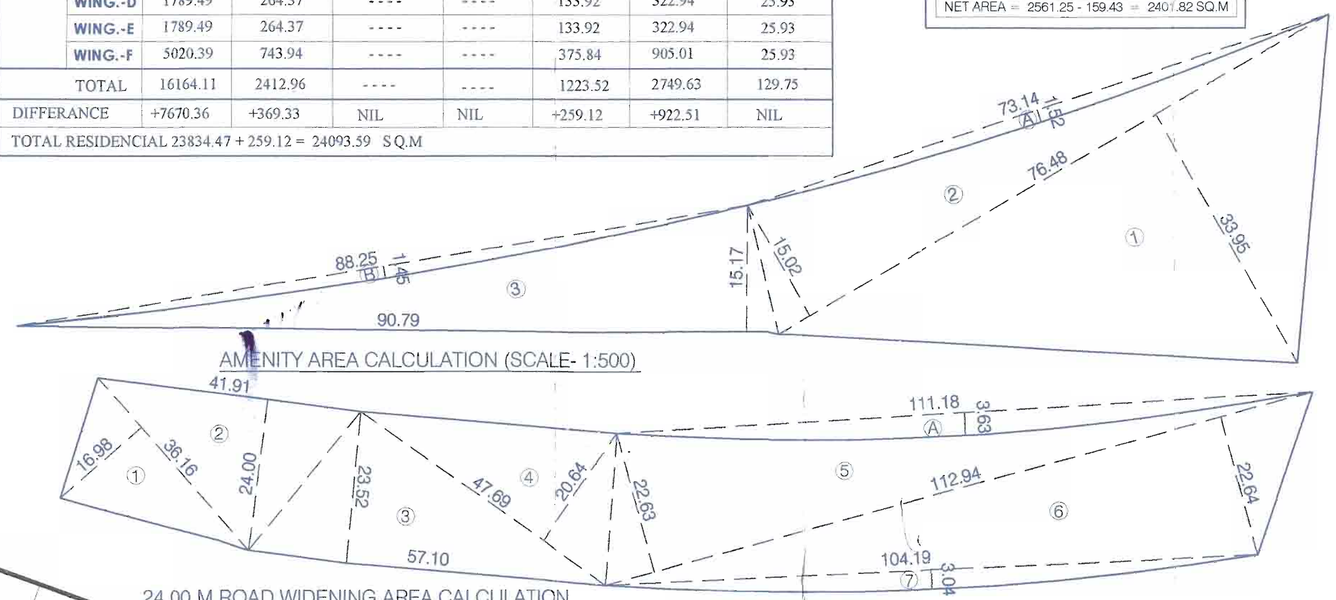
OPEN SPACE AREA STATEMENT			
ADDITIONS :-			
1.	0.5 X 97.07 X 32.991	=	1601.21 SQ.M
TOTAL ADDITIONS =			1601.21 SQ.M



F.S.I. STATEMENT										
BLDG.NAME	BLDG. HT.	RESI.(F.S.I.)	BALCONY		FIRE STAIRCASE	DRY BAL.	TERRACE	LIFT AREA	TENM.
			PERMISSBLE	PROPOSED					
BLDG- B	(2P+13)	5739.11	860.86	657.80	238.42	375.90	858.74	10.52	104
BLDG- C	(2P+13)	5739.11	860.86	657.80	238.42	375.90	858.74	10.52	104
BLDG- D	(2P+1)	87.21	13.08	9.00	17.58	3.64	8.11	10.53	01
BLDG- E	(2P+13)	5739.11	860.86	657.80	238.42	375.90	858.74	10.52	104
BLDG- F	(2P+13)	6529.93	979.48	799.89	238.42	351.30	1087.81	10.48	78
	TOTAL	23834.47	3575.14	2782.29	971.26	1482.64	3672.14	52.57	391

PREMIUM AREA STATEMENT								
	BLDG.	RESI. AREA	PROPOSED BALCONY	STAIRCASE AREA	PASSAGE AREA	DRY BALCONY	TERRACE	LIFT& M/C ROOM
NEW	WING.-B	5739.11	657.80	----	-----	375.90	858.74	10.52
	WING.-C	5739.11	657.80	----	-----	375.90	858.74	10.52
	WING.-D	87.21	9.00	----	-----	3.64	8.11	10.53
	WING.-E	5739.11	657.80	----	-----	375.90	858.74	10.52
	WING.-F	6529.93	799.89	-----	-----	351.30	1087.81	10.48
	TOTAL	23834.47	2782.29	0.00	0.00	1482.64	3672.14	52.57
OLD	WING.-B	3782.37	570.14	- - - -	- - - -	289.92	599.37	25.98
	WING.-C	3782.37	570.14	- - - -	- - - -	289.92	599.37	25.98
	WING.-D	1789.49	264.37	- - - -	- - - -	133.92	322.94	25.93
	WING.-E	1789.49	264.37	- - - -	- - - -	133.92	322.94	25.93
	WING.-F	5020.39	743.94	- - - -	- - - -	375.84	905.01	25.93
	TOTAL	16164.11	2412.96	- - - -	- - - -	1223.52	2749.63	129.75
DIFFERANCE		+7670.36	+369.33	NIL	NIL	+259.12	+922.51	NIL
TOTAL RESIDENCIAL 23834.47 + 259.12 = 24093.59 S Q.M								

AMENITY AREA STATEMENT			
ADDITIONS :-			
1	0.5 X 76.48 X 33.95	=	1298.25 SQ.M
2.	0.5 X 76.48 X 15.02	=	574.36 SQ.M
3.	0.5 X 90.79 X 15.17	=	688.64 SQ.M
TOTAL ADDITIONS =			2561.25 SQ.M
DEDUCTIONS :-			
A.	2 / 3 X 73.14 X 1.52	=	74.12 SQ.M
B.	2 / 3 X 88.25 X 1.45	=	85.31 SQ.M
TOTAL DEDUCTIONS =			159.43 SQ.M
NET AREA = 2561.25 - 159.43 = 2401.82 SQ.M			



AMENITY AREA CALCULATION (SCALE- 1:500)

24.00 M.ROAD WIDENING AREA STATEMENT			
ADDITIONS :-			
1.	0.5 X 36.16 X 16.98	=	307.00 SQ.M
2.	0.5 X 41.91 X 24.00	=	502.92 SQ.M
3.	0.5 X 57.10 X 23.52	=	671.50 SQ.M
4.	0.5 X 47.69 X 20.64	=	492.16 SQ.M
5.	0.5 X 112.94 X 22.63	=	1277.92 SQ.M
6.	0.5 X 112.94 X 22.64	=	1278.48 SQ.M
7.	2 / 3 X 111.18 X 3.63	=	269.06 SQ.M
TOTAL ADDITIONS =			4799.04 SQ.M
DEDUCTIONS :-			
A.	2 / 3 X 104.19 X 3.04	=	211.16 SQ.M
TOTAL DEDUCTIONS =			211.16 SQ.M
NET AREA = 4799.04 - 211.16 = 4587.88 SQ.M			

24.00 M.ROAD WIDENING AREA CALCULATION

LOCATION PLAN

WATER REQUIREMENT CALCULATION		
BLDG.	O / H TANK	U / G TANK
(BLDG.-B)	70,200.00 LTRS.	1,55,300.00 LTRS.
(BLDG.-C)	70,200.00 LTRS.	1,55,300.00 LTRS.
(BLDG.-D)	675.00 LTRS.	1012.50 LTRS.
(BLDG.-E)	70,200.00 LTRS.	1,55,300.00 LTRS
(BLDG.-F)	72,650.00 LTRS.	1,28,975.00 LTRS.
TOTAL	2,83,920.50 LTRS.	5,95,887.50 LTRS.

PARKING STATEMENT						
BLDG.	REQUIRED			PROPOSED		
	CAR	SC.	CY.	CAR	SC.	CY.
BLDG.-B	52	156	156	52	156	156
BLDG.-C	52	156	156	52	156	156
BLDG.-D	2	3	3	2	3	3
BLDG.-E	52	156	156	52	156	156
BLDG.-F	39	117	117	39	117	117
TOTAL.	197	588	588	197	588	588

AREA REQUIRED FOR PARKING

CAR AREA = 197 X 12.50 = 2462.50 SQ.M
SCOOTER AREA = 588 X 2.00 = 1176.00 SQ.M
CYCLE AREA = 588 X 1.40 = 823.20 SQ.M
TOTAL = 2462.50 + 1176.00 + 823.20
= 4461.70 SQ.M

REQUIRED PARKING AREA = 4461.70 SQ.M

PROVIDED PARKING AREA = 4461.70 SQ.M

LAYOUT PLAN

SCALE = 1:500

N

STAMP OF APPROVAL 01/16

LAYOUT

Approved as amended in ..... subject to conditions mentioned in Annuxure 'A' of letter No. BHA/ S.R. No. 382/96 Mouza ..... S. No./G. No./CTS No. 35 Dated 30/1/2006
Metropolitan Commissioner and Chief Executive Officer
Pune Metropolitan Regional Development Authority, Pune.

Pune Metropolitan Regional Development Authority PMRDA

PREVIOUS SANCTION DETAILS

NO NABP / Mauje,undri / Tal -Haveli
gat/s.no- 38/2 & 38/3 / स.नं.नु / 3473
Dated - 12/06/2014

NO. PRH /NASR / 270 /2014
DT-27/08/2014

A. AREA STATEMENT		SQ.M
1) AREA OF PLOT		20,600.00
2) DEDUCTION FOR		
a) AREA UNDER 24.M WIDE ROAD		4587.88
b) ROAD WIDENING AREA		-------
C) ANY RESERVATION		-------
TOTAL (a + b + c)		-------
3) GROSS AREA OF PLOT (1 - 2)		16012.12
4) DEDUCTIONS FOR AMENITY SPACE		2401.82
5) OPEN SPACE		1601.21
6) NET AREA OF PLOT = 90% (3 - 4)		12,249.27
7) FAR PERMISSIBLE 1.20%		14,699.12
8) ADDITION OF AREA FOR F.S.I.	PERM.	PROP.
a) AREA UNDER 24.M WIDE ROAD	4587.88	4587.88
b) ANY RESERVATION / AMENITY	2401.82	2401.82
c) @ 20 % (OF 6)+ F.S.I. PERMISSIBLE WITH PAYMENT OF PREMIUM	2,449.85	2,449.85
d) TOTAL AREA (8a+b+c)		9439.55
9) PERMISSIBLE BUILT - UP AREA (7 + 8d)		24,138.67
10) EXISTING BUILT - UP AREA		00.00
11) PROPOSED BUILT - UP AREA		24093.59
12) EXCESS BALCONY AREA TAKEN IN F.S.I. (AS PER B (C) BELOW)		00.00
13) COMM. AREA		00.00
14) TOTAL BUILT - UP AREA		24093.59
15) F.S.I. CONSUMED		00.99
B. BALCONY AREA STATEMENT		
a) PERMISSIBLE BALCONY AREA		3575.14
b) PROPOSED BALCONY AREA		2782.29
C) EXCESS BALCONY AREA (TOTAL)		00.00
D. PARKING STATEMENT		
a) PARKING REQUIRED	PERM.	PROP.
CAR	197	197
SCOOTER / MOTOR CYCLE	588	588
CYCLE	588	588
b) GARAGES PERMISSIBLE		12.50 sq.m
16. PERMISSIBLE TENEMENT [250 T/HEC.]		429
17. PROPOSED TENEMENTS		391

LEGEND

PLOT BOUNDRY	THICK BLACK
PROPOSED WORK	RED
DRAINAGE LINE	DOTTED RED
WATER LINE	DOTTED BLACK
EXIS.TO BE DEMOLISHED	YELLOW
EXIS.TO BE RETAINED	BLUE

OWNER / P. A. H.

SHYAMKUMAR .D.MAHESHWARI. (BHAKTI CONSTRUCTION.)
FOR LAXMAN BABURAO KAMTHE.

SEHUL .S.MAHESHWARI (MAJESTIQE PROMOTERS)
FOR VITTHAL RAMBHAU KAMTHE .

PROJECT

REVISED PROPOSAL FOR GROUP HOUSING SCHEME ON S.NO. 38 / 2 +3 .AT UNDRI,TAL- HAVELI DIST.- PUNE.

ARCHITECT

JAY AERAM
ARCHITECTURAL CONSULTANT
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TILAK ROAD ,SHUKRWAR PETH 02
PUNE 411030. (PH.- 020- 24434335)
E-MAIL :jayaeram@rediffmail.com
CA/93/15811

DATE	SCALE	NORTH	DRN. BY	CHKD. BY
04-01-2017	1:100		VAIBHAV	JAY

X:\DATA\MAJESTIQUE UNDRI PLOT 2 & 3\M.D.\1ST SANCTION\R4 - ALL BLDG\LAYOUT FINAL.dwg