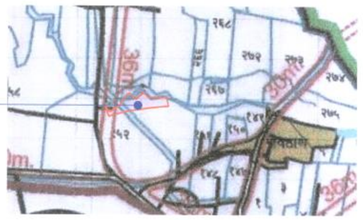
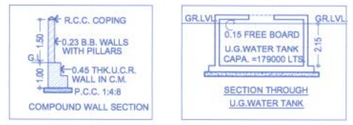


LOCATION PLAN.

LAYOUT PLAN. (SCALE=1:500)

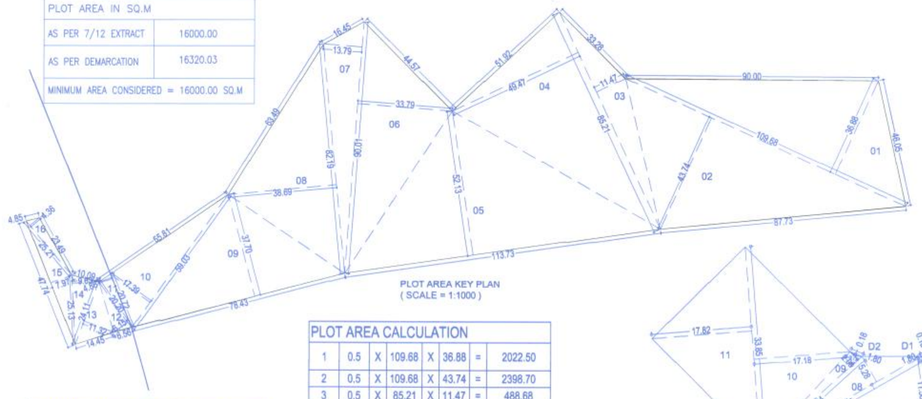


DATE & STAMP OF APPROVAL

01/16

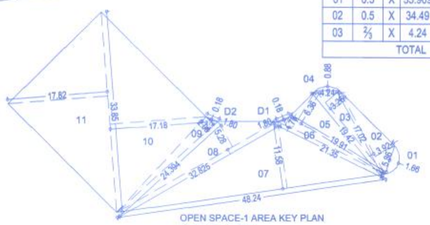
Approved as amended in ... subject to car. letters modified in Annexure 'A' of letter No. ... S. No./G. No./CTS No. ... Dated ...
Metropolitan Commissioner and Chief Executive Officer
Pune Metropolitan Region Development Authority, Pune.

PLOT AREA STATEMENT	
PLOT AREA IN SQ.M	
AS PER 7/12 EXTRACT	16000.00
AS PER DEMARCATION	16320.03
MINIMUM AREA CONSIDERED = 16000.00 SQ.M	

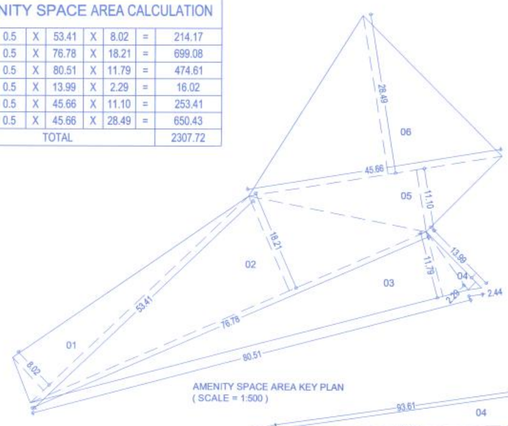


PLOT AREA KEY PLAN
(SCALE = 1:1000)

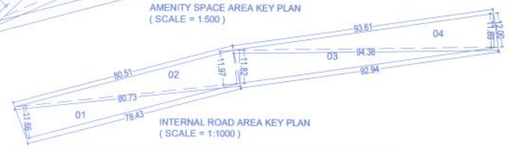
OPEN SPACE-2 AREA KEY PLAN
(SCALE = 1:500)



OPEN SPACE-1 AREA KEY PLAN
(SCALE = 1:500)



AMENITY SPACE AREA KEY PLAN
(SCALE = 1:500)



INTERNAL ROAD AREA KEY PLAN
(SCALE = 1:1000)

PREMIUM AREA STATEMENT(IN SQ.M)							
BUILDING	B/UP AREA	AREA OF STAIRCASE	AREA OF PASSAGE	ENCLOSED BALCONY	TERRACE AREA	LIFT AREA	PARKING AREA
BUILDING-A	4646.79	0.00	0.00	694.77	601.82	0.00	550.22
BUILDING-B	5054.19	0.00	0.00	752.68	652.38	0.00	550.22
BUILDING-C	4646.79	0.00	0.00	694.77	601.82	0.00	550.22
BUILDING-D	2101.43	0.00	0.00	307.02	272.08	0.00	549.46
TOTAL	16449.20	0.00	0.00	2449.24	2128.10	0.00	2200.12

PARKING AREA = 2200.12 SQMT

F.S.I. STATEMENT (IN SQ.M)												
BUILDING	NET B/UP AREA	AREA OF FIRE STAIRCASE	PERMISSIBLE BALCONY (15%)	PROPOSED BALCONY	PERMISSIBLE TERRACE(20%)	PROPOSED TERRACE AREA	PROP. TENEMENT	LIFT AREA	FIRE LIFT AREA	GROUND COVERAGE	HEIGHT OF BUILDING
BUILDING-A	4646.79	139.48	697.02	694.77	929.36	601.82	87	4.50	4.50	550.22	31.35
BUILDING-B	5054.19	152.16	758.13	752.68	1010.84	652.38	95	4.50	4.50	550.22	34.20
BUILDING-C	4646.79	139.48	697.02	694.77	929.36	601.82	87	4.50	4.50	550.22	31.35
BUILDING-D	2101.43	91.50	315.21	307.02	420.29	272.08	39	3.24	4.50	549.46	14.25
TOTAL	16449.20	522.62	2467.38	2449.24	3289.84	2128.10	308.00	16.74	18.00	2200.12	–

TOTAL B/UP = NET B/UP + LIFT = 16449.20 + 16.74 = 16465.94 SQ.M.

F.S.I. STATEMENT FOR CLUB HOUSE-1				
NO. FL.	NET B/UP AREA	PERMISSIBLE BALCONY	PROPOSED BALCONY	GROUND COVERAGE
GROUND	112.96	–	–	153.20
FIRST	56.86	8.53	8.53	
TOTAL	169.82	8.53	8.53	**153.20**

TOTAL B/UP AREA = 112.96+56.86 = 169.82 SQ.M.

F.S.I. STATEMENT FOR CLUB HOUSE-2				
NO. FL.	NET B/UP AREA	PERMISSIBLE BALCONY	PROPOSED BALCONY	GROUND COVERAGE
GROUND	39.97	–	–	39.97
TOTAL	39.97	–	–	39.97

TOTAL B/UP AREA = 39.97 SQ.M.

F.S.I. STATEMENT (IN SQ.M) BUILDING- A AND C										
FLOOR	NET B/UP AREA	AREA OF FIRE STAIRCASE	PERMISSIBLE BALCONY (15%)	PROPOSED BALCONY	PERMISSIBLE TERRACE(20%)	PROPOSED TERRACE AREA	PROP. TENEMENT	LIFT AREA	FIRE LIFT AREA	GROUND COVERAGE
FIRST	423.66	12.68	63.55	63.51	84.73	56.61	8	4.50	4.50	550.22
SECOND	423.66	12.68	63.55	63.51	84.73	54.86	8			
THIRD	423.66	12.68	63.55	63.51	84.73	56.61	8			
FOURTH	423.66	12.68	63.55	63.51	84.73	54.86	8			
FIFTH	423.66	12.68	63.55	63.51	84.73	56.61	8			
SIXTH	429.75	12.68	64.46	63.51	85.95	48.77	8			
SEVENTH	404.10	12.68	60.62	59.67	80.82	50.56	7			
EIGHTH	423.66	12.68	63.55	63.51	84.73	54.86	8			
NINTH	423.66	12.68	63.55	63.51	84.73	56.61	8			
TENTH	423.66	12.68	63.55	63.51	84.73	54.86	8			
ELEVENTH	423.66	12.68	63.55	63.51	84.73	56.61	8			
TOTAL	4646.79	139.48	697.02	694.77	929.36	601.82	87.00	4.50	4.50	**550.22**

F.S.I. STATEMENT (IN SQ.M) BUILDING- B										
FLOOR	NET B/UP AREA	AREA OF FIRE STAIRCASE	PERMISSIBLE BALCONY (15%)	PROPOSED BALCONY	PERMISSIBLE TERRACE(20%)	PROPOSED TERRACE AREA	PROP. TENEMENT	LIFT AREA	FIRE LIFT AREA	GROUND COVERAGE
FIRST	423.87	12.68	63.58	63.31	84.77	56.61	8	4.50	4.50	550.22
SECOND	423.87	12.68	63.58	63.31	84.77	54.86	8			
THIRD	423.87	12.68	63.58	63.31	84.77	56.61	8			
FOURTH	423.87	12.68	63.58	63.31	84.77	54.86	8			
FIFTH	423.87	12.68	63.58	63.31	84.77	56.61	8			
SIXTH	429.96	12.68	64.49	63.31	85.99	48.77	8			
SEVENTH	403.90	12.68	60.59	59.79	80.78	50.56	7			
EIGHTH	423.87	12.68	63.58	63.31	84.77	54.86	8			
NINTH	423.87	12.68	63.58	63.31	84.77	56.61	8			
TENTH	423.87	12.68	63.58	63.31	84.77	54.86	8			
ELEVENTH	423.87	12.68	63.58	63.31	84.77	56.61	8			
TWELFTH	405.50	12.68	60.83	59.79	81.10	50.56	8	0.00	0.00	0.00
TOTAL	5054.19	152.16	758.13	752.68	1010.84	652.38	95.00	4.50	4.50	**550.22**

F.S.I. STATEMENT (IN SQ.M) BUILDING- D										
FLOOR	NET B/UP AREA	AREA OF FIRE STAIRCASE	PERMISSIBLE BALCONY (15%)	PROPOSED BALCONY	PERMISSIBLE TERRACE(20%)	PROPOSED TERRACE AREA	PROP. TENEMENT	LIFT AREA	FIRE LIFT AREA	GROUND COVERAGE
FIRST	430.20	18.30	64.53	63.99	86.04	56.66	8	3.24	4.50	549.46
SECOND	430.20	18.30	64.53	63.99	86.04	54.86	8			
THIRD	430.20	18.30	64.53	63.99	86.04	56.66	8			
FOURTH	430.20	18.30	64.53	63.99	86.04	54.86	8			
FIFTH	380.63	18.30	57.09	51.06	76.13	49.04	7			
TOTAL	2101.43	91.50	315.21	307.02	420.29	272.08	39.00	3.24	4.50	**549.46**

ROAD WIDENING AREA CALCULATION								
11	0.5	X	20.72	X	4.86	=	50.35
12	0.5	X	20.20	X	6.15	=	62.12
13	0.5	X	24.11	X	11.32	=	136.46
14	0.5	X	25.13	X	9.63	=	121.00
15	0.5	X	47.74	X	7.97	=	190.24
16	0.5	X	25.21	X	4.36	=	54.96
TOTAL							615.13

PLOT AREA CALCULATION							
1	0.5	X	109.68	X	36.88	=	2022.50
2	0.5	X	109.68	X	43.74	=	2398.70
3	0.5	X	85.21	X	11.47	=	488.68
4	0.5	X	85.21	X	49.47	=	2107.67
5	0.5	X	113.73	X	52.13	=	2964.37
6	0.5	X	90.01	X	33.79	=	1520.72
7	0.5	X	90.01	X	13.79	=	620.62
8	0.5	X	82.19	X	38.69	=	1589.97
9	0.5	X	78.43	X	37.70	=	1478.41
10	0.5	X	59.03	X	17.39	=	513.27
11	0.5	X	20.72	X	4.86	=	50.35
12	0.5	X	20.20	X	6.15	=	62.12
13	0.5	X	24.11	X	11.32	=	136.46
14	0.5	X	25.13	X	9.63	=	121.00
15	0.5	X	47.74	X	7.97	=	190.24
16	0.5	X	25.21	X	4.36	=	54.96
TOTAL							16320.03

OPEN SPACE-2 AREA CALCULATION								
01	0.5	X	35.969	X	19.49	=	350.52
02	0.5	X	34.49	X	2.73	=	47.08
03	⅔	X	4.24	X	0.85	=	2.40
TOTAL							400.00

OPEN SPACE-1 AREA CALCULATION								
01	⅔	X	5.36	X	1.66	=	5.93
02	0.5	X	17.02	X	3.92	=	33.36
03	0.5	X	19.42	X	3.26	=	31.65
04	⅔	X	4.24	X	0.88	=	2.49
05	0.5	X	19.91	X	6.36	=	63.31
06	0.5	X	21.35	X	1.73	=	18.47
07	0.5	X	48.24	X	11.58	=	279.31
08	0.5	X	32.825	X	5.28	=	86.66
09	0.5	X	24.394	X	2.08	=	25.37
10	0.5	X	33.85	X	17.18	=	290.77
11	0.5	X	33.85	X	17.82	=	301.60
TOTAL							1138.93
DEDUCTIONS							
D1	⅔	X	1.80	X	0.18	=	0.22
D1	⅔	X	1.80	X	0.18	=	0.22
							0.44
NET AREA							0.00
= 1138.93 - 0.44							1138.49

AMENITY SPACE AREA CALCULATION							
01	0.5	X	53.41	X	8.02	=	214.17
02	0.5	X	76.78	X	18.21	=	699.08
03	0.5	X	80.51	X	11.79	=	474.61
04	0.5	X	13.99	X	2.29	=	16.02
05	0.5	X	45.66	X	11.10	=	253.41
06	0.5	X	45.66	X	28.49	=	650.43
TOTAL							2307.72

INTERNAL ROAD AREA CALCULATION								
01	0.5	X	80.73	X	11.66	=	470.66
02	0.5	X	80.73	X	11.97	=	483.17
03	0.5	X	94.38	X	11.82	=	557.79
04	0.5	X	94.38	X	11.89	=	561.09
TOTAL							2072.70

WATER STORAGE CAPACITY

FOR RESIDENTIAL

AMOUNT OF WATER REQUIRED PER PERSON	= 135	lts/day
WATER REQUIRED PER FLAT (5 person per flat)	= 675	lts/day
NO. OF FLATS	= 308	NOS.
WATER REQUIRED FOR FLAT	= 2,07,900	lts/day
WATER REQUIRED FOR FIRE FIGHTING (ALL BLDG)	= 70000	lts/day
TOTAL WATER REQUIRED	= 2,77,900	lts/day
PROVIDED CAPACITY OF OVERHEAD TANK	= 2,77,900	lts/day
U.G.WATER TANK REQUIRED 2,77,900 X1.50	= 4,16,850	lts/day
WATER REQUIRED FOR FIRE FIGHTING (A,B & C BLDG)	= 1,50,000	lts/day
PROVIDED CAPACITY OF U.G.WATER TANK	= 5,66,850	lts/day

PARKING STATEMENT							
TYPE OF FLAT	NO. OF TENA'S	REQ. PARKING			PROP. PARKING		
FOR RESIDENTIAL		CARS	SCOOTERS	CYCLES	CARS	SCOOTERS	CYCLES
UPTO-60 sq.m. FOR 4T 0-0-3	153 FLATS	0	191	191	0	191	191
UPTO-100 sq.m. FOR 3T 1-1-3	155 FLATS	52	155	155	52	155	155
ABOVE-100 sq.m FOR 2T 1-2-2	—	-	-	-	-	-	-
TOTAL PARKING		52	346	346	52	346	346
ADDITION 50% PARKING		26	173	173	26	173	173
TOTAL PARKING REQUIRED		78	519	519	78	519	519
TOTAL PARKING PROPOSED					109	519	519

PARKING AREA CALCULATION			
VEHICAL	NOS.	AREA REQUIRED	AREA PROVIDED
CARS	109	12.50 SQ.M./CAR	1362.50
SCOOTERS	519	2.0 SQ.M./SC.	1038.00
CYCLES	519	1.4 SQ.M./CY.	726.60
TOTAL			3127.10

A	AREA STATEMENT	SQ.M.
I)	Plot Area As Per Demarcation	16320.03
II)	Plot Area As Per 7/12	16000.00
III)	Minimum Area Considered (As Per 7/12 Extract)	16000.00
01	Area of Plot	16000.00
02	Deductions for:	
	(a) Road widening Area	615.13
	(b) Proposed Road	00.00
	(c) Any Reservation	00.00
	Total (a + b + c)	615.13
03	Net GROSS Area of the plot (01 - 02a)	15384.87
04	Deductions for:	
	(a) Permissible Amenity Space (15%)	2307.73
	(b) Proposed Amenity Space	2307.73
	(c) Permissible Recreation Open space (10%)	1538.49
	(d) Proposed Recreation Open space	1538.49
	(e) Internal road	2072.70
05	Net Area of the Plot (03 - 04a)	13077.14
06	Permissible FSI 0.90 OF (5)	11769.43
07		
	(a) 1.20 FSI (1.20 of 6)	14123.32
	(b) Amenity Space	0.00
	(c) Road widening	0.00
	Total (a + b + c)	14123.32
08		14123.32
09	F.S.I. Permissible with payment of premium 0.20 of 06	2353.89
10	Permissible Floor Area (8 + 9)	16477.21
11	Proposed Residential Area	16465.94
12	Proposed Commercial Area	0.00
13	Excess Area	0.00
14	Proposed Area	16465.94
15	Permissible Ground Coverage (1/2 of net plot)	7692.43
16	Proposed Ground Coverage	2200.12
17	Tenements Permissible (250/H)	353
18	Proposed Tenement	308

B	TENEMENT STATEMENT	
01	NET AREA of Plot (Item 08 above)	14123.32
02	Less Non-Residential Area (Shops etc.)	0.00
03	Area for Tenements (01 - 02)	14123.32
04	Tenements Permissible (250/H)	353
05	Tenements Proposed	308

C PARKING STATEMENT

		Cars	Motorcycles	Cycles
01	Parking required by rule	181	519	519
02	Parking provided	000	000	000
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

OWNERS' DETAILS

Owner(s)' Name: Mr.Deepak B. Raykar

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, Bhakti 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: Redshift Buildcon for Mr.Deepak B. Raykar
Job Title: Proposed Residential Group Housing Scheme On S. No. 152 /1(p) At-Hinjewadi,Tal- Mulshi-Pune.
Drawing Title: Layout Plan
Scale: 1:500
Drawn by: Chandrakant. Checked by: Akshay. Date: 10/01/19
Job no. 1585 Drawing no. 215 Revision -
Status: FOR PMRDA SANCTION