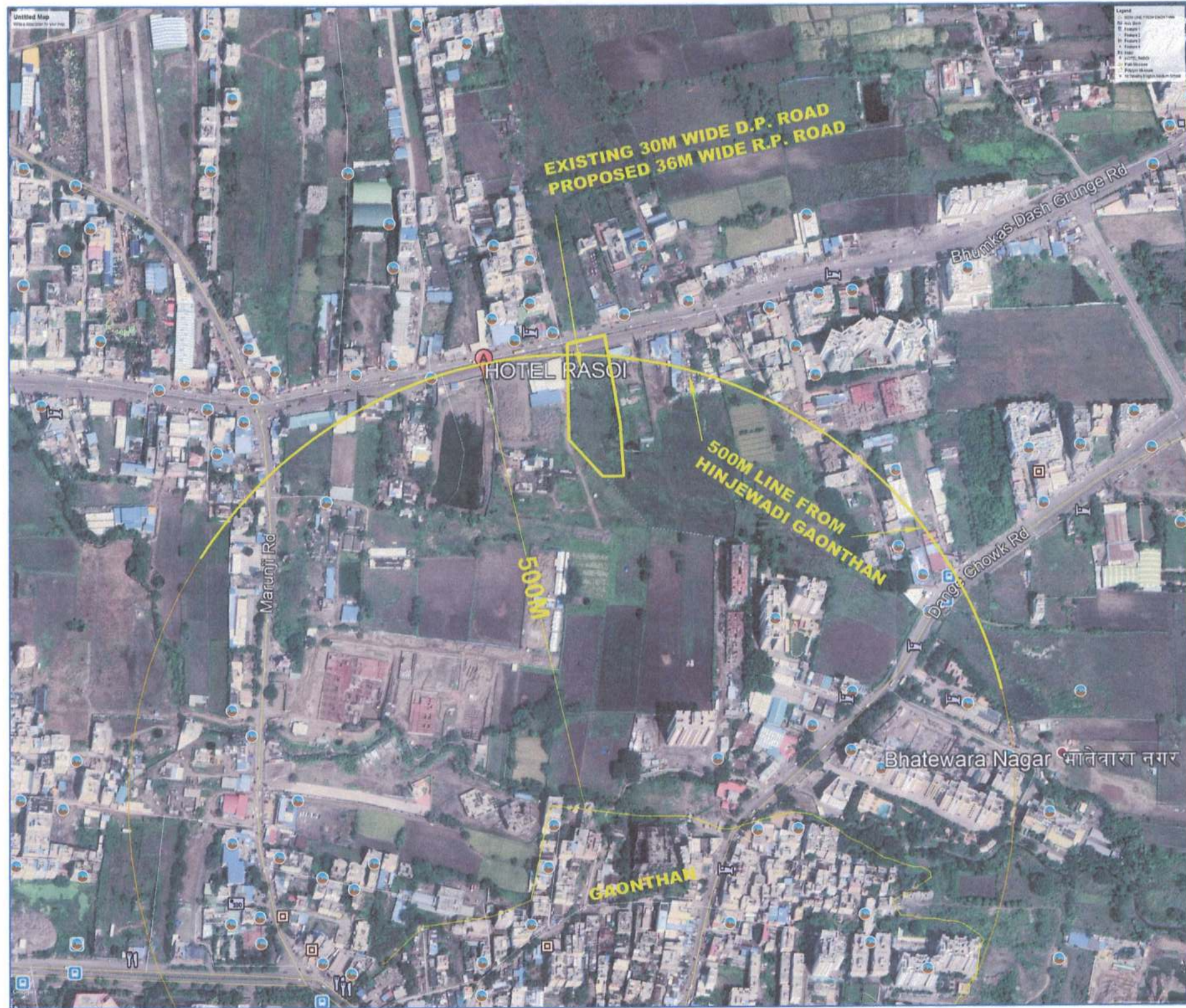
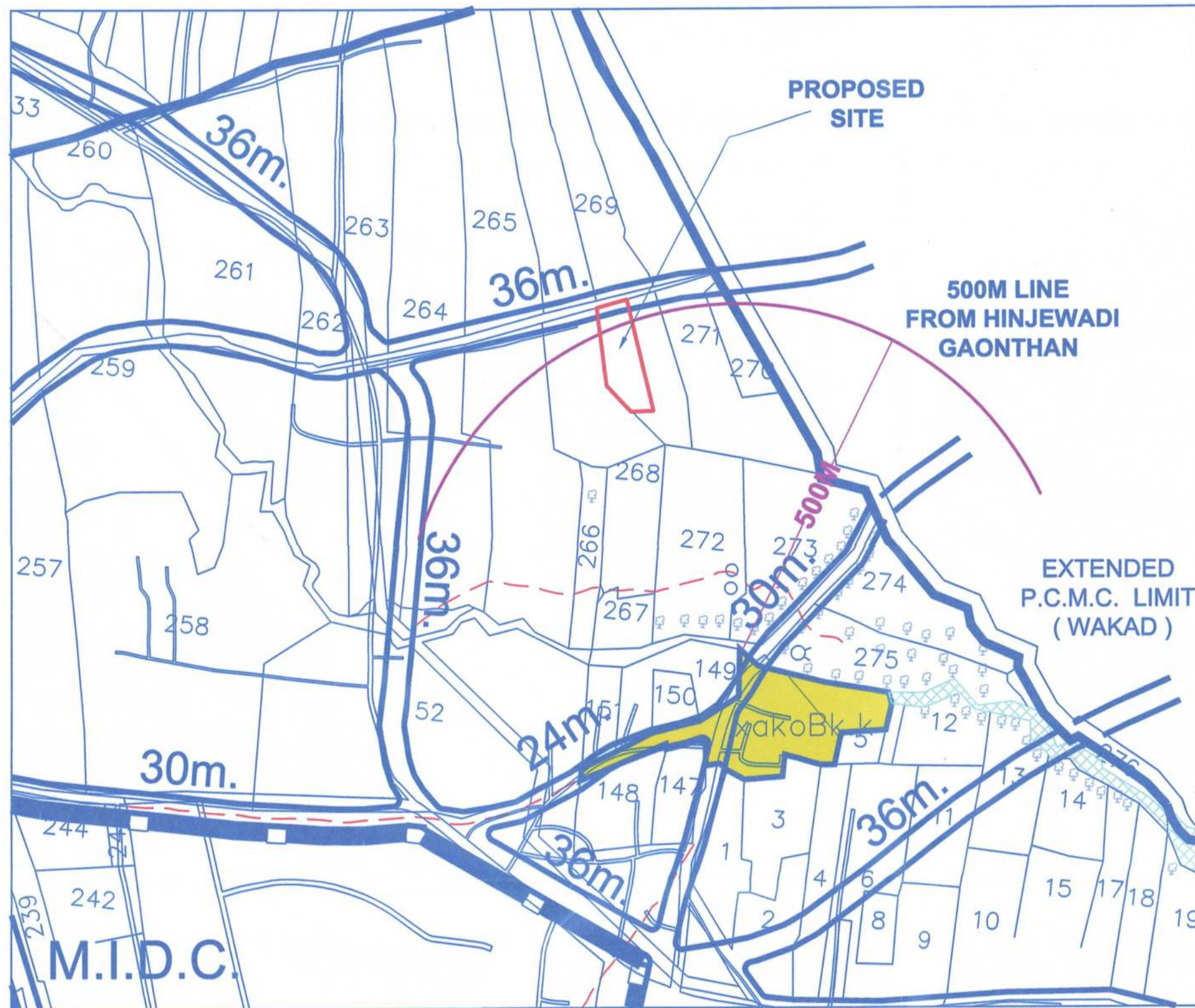
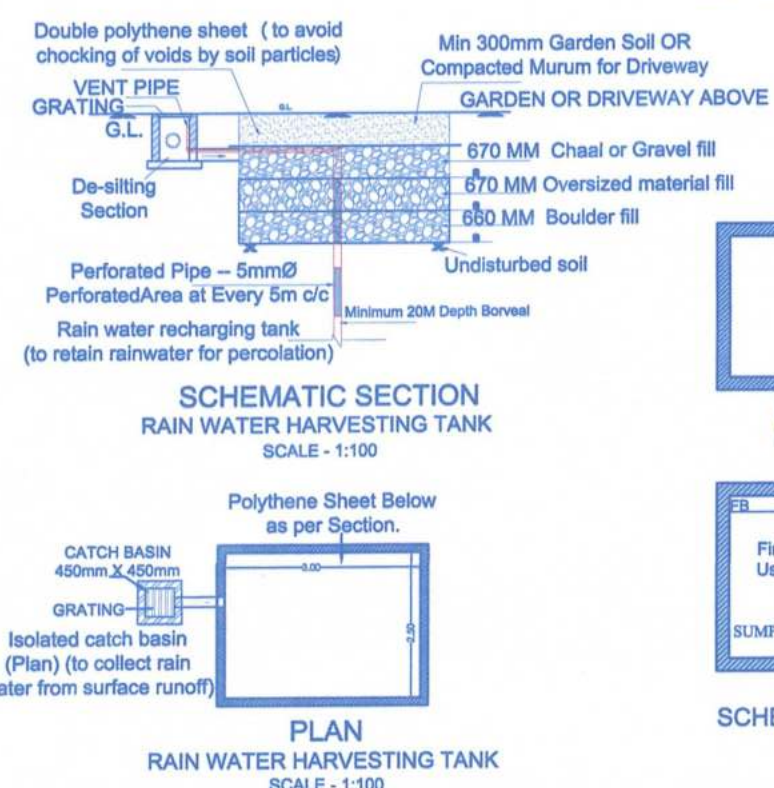




GOOGLE LOCATION PLAN



LOCATION PLAN ON RP PLAN



SCHEMATIC SECTION RAIN WATER HARVESTING TANK SCALE - 1:100

PLAN RAIN WATER HARVESTING TANK SCALE - 1:100

SCHEMATIC SECTION (Scale - 1:100)

12M INTERNAL ROAD AREA CALCULATION BY TRIANGULATIONS METHOD				
1	45.620	X	11.670	X 0.5 = 266.193
2	45.620	X	11.530	X 0.5 = 262.999
0				TOTAL = 529.1920

INTERNAL ROAD AREA CALCULATION SCALE-1:1000

OPEN SPACE AREA CALCULATION (BY TRIANGULATION METHOD) SCALE-1:500				
1	33.520	X	12.220	X 0.5 = 204.807
2	33.290	X	23.040	X 0.5 = 383.501
3	25.660	X	5.430	X 0.5 = 69.395
4	8.280	X	6.324	X 0.5 = 26.181
				TOTAL = 683.885

OPEN SPACE AREA CALCULATION (BY TRIANGULATION METHOD) SCALE-1:500

PLOT AREA CALCULATION AFTER AMALGAMATION BY TRIANGULATIONS METHOD				
1	111.430	X	23.390	X 0.5 = 1303.174
2	151.240	X	32.690	X 0.5 = 2472.018
3	55.400	X	2.810	X 0.5 = 77.837
4	154.870	X	20.730	X 0.5 = 1605.228
5	157.920	X	28.670	X 0.5 = 2263.783
				TOTAL = 7722.039

AREA CALCULATION OF PLOT BEFORE & AFTER AMALGAMATION SCALE-1:1000



TOTAL TENEMENT STATEMENT BUILDING - 'A' AND 'B'		
BUILDING	NO. OF TENEMENTS	B/U AREA 50-100 SQ.MTS
BUILDING - A	72	72
BUILDING - B	72	72
TOTAL	144	144



EXISTING ROAD AREA CALCULATION SCALE-1:1000

EXISTING ROAD AREA CALCULATION BY TRIANGULATIONS METHOD				
1	51.680	X	13.590	X 0.5 = 350.486
2	51.680	X	14.120	X 0.5 = 364.155
0				TOTAL = 714.6409

ROAD WIDENING AREA CALCULATION SCALE-1:500

PROPOSED ROAD WIDENING AREA CALCULATION BY TRIANGULATIONS METHOD				
1	49.170	X	2.960	X 0.5 = 72.772
2	49.170	X	3.000	X 0.5 = 73.755
0				TOTAL = 146.5269

PLOT AREA STATEMENT BEFORE & AFTER AMALGAMATION :

GAT NO.	AREA AS PER 7/12 EXTRACT	AREA AS PER DEMARCATION (BEFORE AMALGAMATION)	AREA AS PER DEMARCATION (AFTER AMALGAMATION)	MINIMUM AREA TO BE CONSIDERED
269/2/1A(P)	7700.00 SQ.M.	3853.02 (I)	3850.00 SQ.M.	7700.00 SQ.M.
TOTAL	7700.00 SQ.M.	3869.01 (II)	3850.00 SQ.M.	7700.00 SQ.M.

PLOT AREA CALCULATION BEFORE AMALGAMATION BY TRIANGULATIONS METHOD OF GAT NO. 269/2/1 A(P)_I				
1	111.430	X	23.390	X 0.5 = 1303.174
2	151.240	X	32.690	X 0.5 = 2472.018
3	55.400	X	2.810	X 0.5 = 77.837
				TOTAL = 3853.029

PLOT AREA CALCULATION BEFORE AMALGAMATION BY TRIANGULATIONS METHOD OF GAT NO. 269/2/1 A(P)_II				
1	154.870	X	20.730	X 0.5 = 1605.228
2	157.920	X	28.670	X 0.5 = 2263.783
				TOTAL = 3869.011

AMENITY SPACE AREA CALCULATION (BY TRIANGULATION METHOD) SCALE-1:500				
1	12.640	X	4.230	X 0.5 = 26.734
2	25.020	X	10.340	X 0.5 = 129.353
3	42.110	X	25.520	X 0.5 = 537.324
4	42.110	X	6.400	X 0.5 = 134.752
5	13.560	X	29.155	X 0.5 = 197.671
				TOTAL = 1025.834

AMENITY SPACE AREA CALCULATION (BY TRIANGULATION METHOD) SCALE-1:500

TOTAL F.S.I STATEMENT FOR RESI. BUILDING (WING-A & B)

BUILDING	F.S.I. BUILT UP AREA	PERMISSIBLE OPEN BALCONY	PROPOSED OPEN BALCONY	PROPOSED FIRE STAIRCASE	PROPOSED REGULAR FIRE STAIRCASE	PROPOSED REGULAR FIRE LIFT	PROPOSED FIRE LIFT	REGULAR LIFT MACHINE ROOM	FIRE LIFT MACHINE ROOM	PROPOSED TERRACE	REFUGE AREA	EXCESS REFUGE AREA	GROUND COVERAGE	BASEMENT PARKING AREA	PROPOSED TENAMNET	TOTAL BUILT-UP AREA (FSI+NON FSI)
BUILDING - A	5081.8400	762.2800	734.6800	174.7200	194.1600	4.7400	3.3500	0.0000	0.0000	0.0000	18.3100	0.0000	524.7800	2482.00	72	9218.56
BUILDING - B	5075.2200	761.2800	734.0000	174.7200	194.1600	4.7400	3.3500	0.0000	0.0000	0.0000	18.0700	0.0000	522.7400		72	9209.00
TOTAL	10157.060	1523.560	1468.680	349.440	388.320	9.480	6.700	0.000	0.000	0.000	36.380	0.000	1047.520	2482.000	144.000	15945.56
TOTAL F.S.I B/UP AREA																
BUILT UP AREA + EXCESS REFUGE AREA (10157.06 + 0.00) = 10157.06 SQ.M.																

PARKING STATEMENT A WING & B WING

HAVING BUILT UP AREA 50 TO 100 SQ.M.
FOR 3 TENAMENT :- 1 CAR, 3 SCOOTERS, 3 CYCLES
PROPOSED TENEMENT = 144 Nos.

	CARS	SCOOTERS	CYCLES
REQUIRED	48	144	144
	CARS	SCOOTERS	CYCLES
TOTAL	48	144	144

AREA REQUIRED FOR PARKING SPACE INCREASED BY 50% FOR METROPOLITAN AREAS
TOTAL REQUIRED / PROPOSED PARKING

TOTAL PARKING REQ. / PROVIDED	72	216	216
PARKING AREA REQ. / PROVIDED	72 X 12.50 = 900.00 SQ.M.	216 X 2.0 = 432.00 SQ.M.	216 X 0.70 = 151.20 SQ.M.

WATER TANK CALCULATION (WING-A)

NO. OF TENEMENTS X 5 PERSON 135 LTR.
= 72 X 5 X 135 = 48,600.00 LTR.
FIRE FIGHTING = 20,000.00 LTR.
O.H. WATER TANK = 68,600.00 LTR.
U.G. WATER TANK = 1.5 X 48,600 + 20,000 = 92,900 LTR.
SAY = 93,000.00 LTR.

WATER TANK CALCULATION (WING-B)

NO. OF TENEMENTS X 5 PERSON 135 LTR.
= 72 X 5 X 135 = 48,600.00 LTR.
FIRE FIGHTING = 20,000.00 LTR.
O.H. WATER TANK = 68,600.00 LTR.
U.G. WATER TANK = 1.5 X 48,600 + 20,000 = 92,900 LTR.
SAY = 93,000.00 LTR.

PREVIOUS & PROPOSED (DIFFERENCE) BUILT UP AREA STATEMENT

	F.S.I. BUILT UP AREA	PERM. BALCONY	PROP. BALCONY	PROP. STAIRCASE (FIRE)	PROP. STAIRCASE (REGULAR)	REGULAR LIFT	REGULAR FIRE LIFT	REGULAR LIFT M. ROOM	REGULAR FIRE LIFT M. ROOM	PROP. TERRACE	GROUND COVERAGE	TEN. NOS
PREVIOUS APPROVED AREA	8046.09	1206.91	1164.78	276.84	307.42	9.48	6.70	36.00	36.00	0.00	1045.48	114
NEWLY PROPOSED AREA	10157.06	1523.56	1468.68	349.44	388.32	9.48	6.70	0.00	0.00	0.00	1047.52	144
DIFFERENCE	2110.97	316.65	303.88	72.60	80.90	0.00	0.00	-36.00	-36.00	0.00	2.04	30

TOTAL TENEMENT STATEMENT BUILDING - 'A' AND 'B'

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BUILDING - B	72	72
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5	13.560	X	29.155	X 0.5 = 197.671
				TOTAL = 1025.834

AMENITY SPACE AREA CALCULATION (BY TRIANGULATION METHOD) SCALE-1:500

PROPOSED T.D.R. STATEMENT

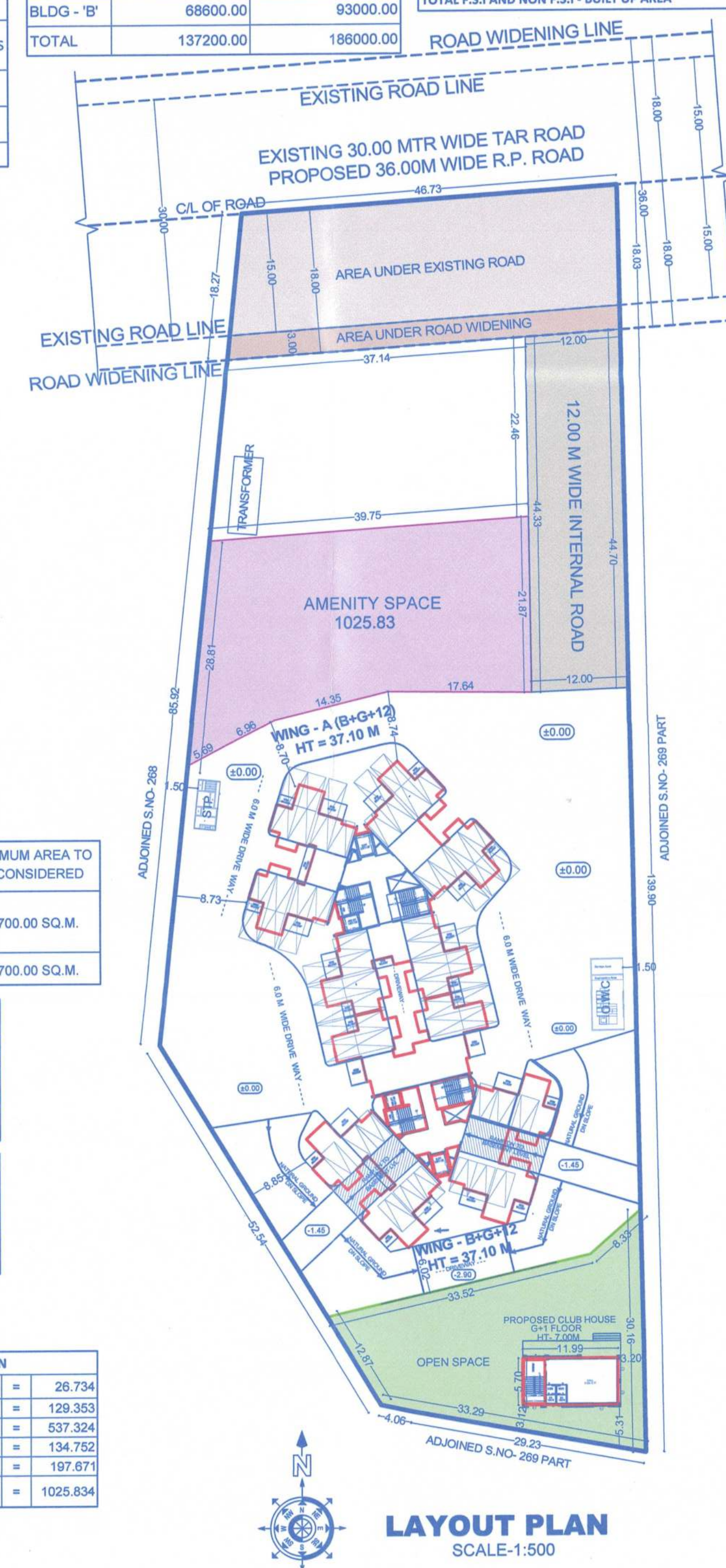
PARTICULARS	DRC.NO	REGULAR/SLUM	TDR PURCHASED IN SQ.M.	PROPORTIONATE TDR IN SQ.M. (0.849)	TDR AREA USED IN SQ.M.
TDR ORIGINATED FROM					
S.NO.98/1 & OTHER, MOUJE - MAAN, TALUKA - MULSHI.	000006	REGULAR	1272.00	1080.60	1079.93
S.NO.98/2 & OTHER, MOUJE - MAAN, TALUKA - MULSHI.	000006	REGULAR	1120.00	951.47	939.00
TOTAL			2392.00	2032.07	2018.93
TDR TO BE USED AT	S.NO.269/2/1A (P), VILLAGE - HINJAWADI, TALUKA - MULSHI, DIST - PUNE.				
AREA OF TDR TO BE USED	2030.81 SQ.M.				
DRC RATE	10840.00				
LAND RATE	12750.00				

TOTAL WATER REQUIREMENT BUILDING - 'A' AND 'B'

BUILDING	OVER HEAD WATER TANK CAPACITY (INCLUDING FIRE)	UNDER GROUND WATER TANK CAPACITY (INCLUDING FIRE)
BLDG - 'A'	68600.00	93000.00
BLDG - 'B'	68600.00	93000.00
TOTAL	137200.00	186000.00

BUILDING'S DETAILS

BUILDING	FLOORS	HEIGHT OF BUILDING FROM GR. LEVEL	WITHOUT PARKING
WING - A	B+G+12	37.1000	34.2000
WING - B	B+G+12	37.1000	34.2000
TOTAL F.S.I AND NON F.S.I - BUILT UP AREA			



LAYOUT PLAN SCALE-1:500

Approved as amended in subject to conditions mentioned in Annexure A of letter No. BM/ICR No. 122/2020 dated 01/09/2022
Metropolitan Commissioner and Chief Executive Officer
Pune Metropolitan Regional Development Authority, Pune.



AREA STATEMENT

SR. NO.	PARTICULARS	PREVIOUS APPROVAL	PROPOSED
1	PLOT AREA AS PER 7/12 EXTRACT	7700.00	7700.00
2	PLOT AREA AS PER DEMARCATION	7722.04	7722.04
3	MINIMUM AREA CONSIDERED	7700.00	7700.00
4	DEDUCTIONS FOR:		
	a) AREA UNDER EXISTING ROAD	714.64	714.64
	b) AREA UNDER PROPOSED ROAD WID.	146.52	146.52
5	BALANCE PLOT AREA (3 - 4)	6838.84	6838.84
6	REQUIRED AMENITY (15% OF 5)	1025.83	1025.83
a)	PROPOSED AMENITY	1025.83	1025.83
7	b) REQUIRED OPEN SPACE (10% OF 5)	683.88	683.88
c)	PROPOSED OPEN SPACE	683.88	683.88
8	NET PLOT AREA (5 - 6A)	5813.01	5813.01
9	PERMISSIBLE FSI (1.20 X 8)	6975.01	6975.61
10	ADD 20 % PAID FSI (20 % OF 8)	1162.60	1162.60
11	ADD PERMISSIBLE 60% TDR (60% OF 8)	---	3487.80
12	a) PURCHASED TDR	---	2032.07
	b) USE TDR	---	2018.93
13	ADD AMENITY SPACE AREA (6 X 2)	---	---
14	TOTAL PERMISSIBLE FSI (9+10+12b)	8138.21	10157.14
15	TOTAL PROPOSED AREA	8046.09	10157.06

OWNER'S DECLARATION :
WE UNDERSIGNED HEREBY CONFIRM THAT WE WOULD ABIDE BY PLANS SANCTIONED BY PMRA. WE WOULD EXECUTE THE STRUCTURE AS PER SANCTIONED PLANS. ALSO WE WOULD EXECUTE THE WORK UNDER SUPERVISION OF PROPER TECHNICAL PERSON SO AS TO ENSURE THE QUALITY AND SAFETY AT THE WORK SITE.

MR. SHYAM H. WAKADKAR & OTR I

REVISED RESIDENTIAL GROUP HOUSING SCHEME AT SURVEY NO. 269/2/1A (P), VILLAGE - HINJAWADI, TALUKA - MULSHI, DIST - PUNE

ARCHITECT/ L. ENGINEER. OWNERS SIGN.

AR. SANGRAM SAMPATRAO SALUNKE LIC. NO. CA/18/91601 MR. SHYAM H. WAKADKAR

ARCHITECT			
PROJECTION STUDIO ARCHITECTURAL DESIGN SOLUTIONS			
AR. ABHIJIT GAIKWAD AR. SANGRAM SALUNKE			
CONT. NO. : 100-25888783 OFF. : S.NO. 127/1A, 2ND FLOOR, GAUKHAD AVENUE BUILDING, JUMHUR PUNE - 07			