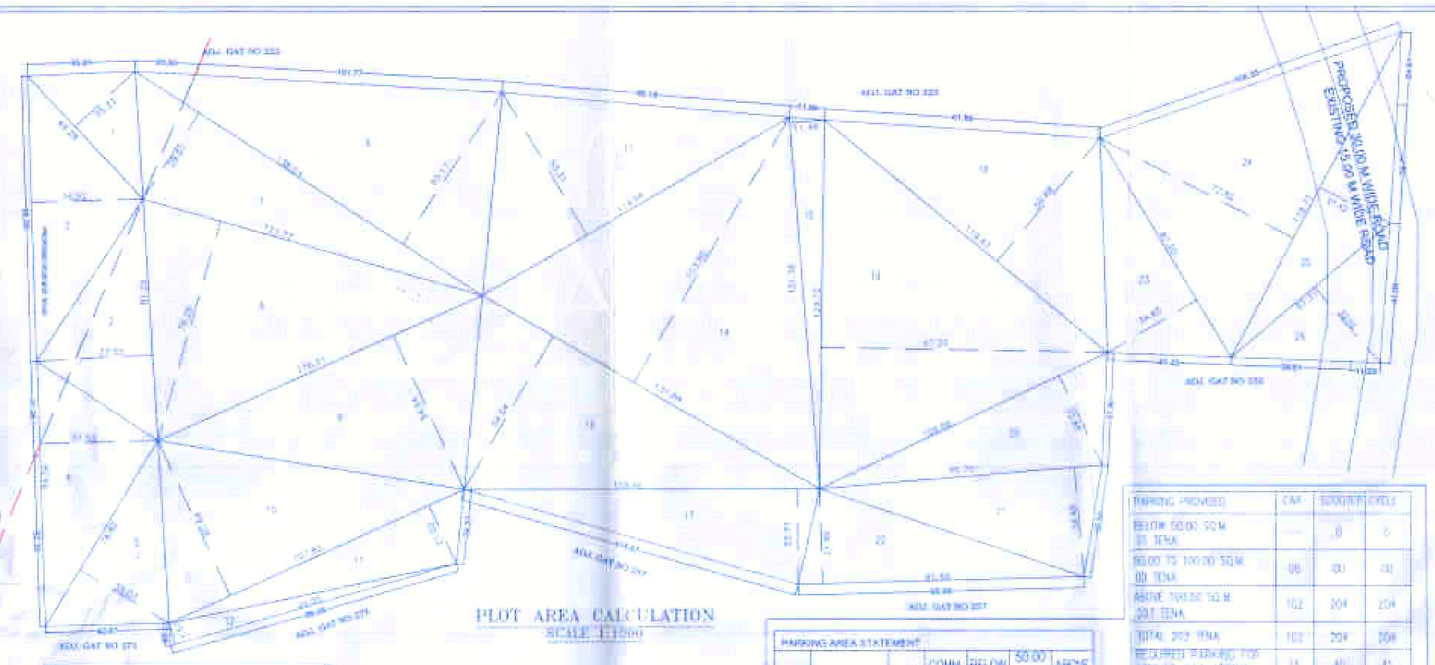


PLOT AREA CALCULATION
SCALE 1:1000

PLOT AREA CALC. BY TRIGULATION METHOD								
1	0.5	X	60.28	X	25.32	=	624.12	SQ.M
2	0.5	X	90.05	X	34.52	=	1557.82	SQ.M
3	0.5	X	61.29	X	37.55	=	1149.22	SQ.M
4	0.5	X	64.54	X	37.52	=	1209.22	SQ.M
5	0.5	X	74.62	X	39.03	=	1454.47	SQ.M
6	0.5	X	135.03	X	65.37	=	4407.11	SQ.M
7	0.5	X	136.03	X	28.97	=	1969.36	SQ.M
8	0.5	X	121.71	X	78.28	=	4756.06	SQ.M
9	0.5	X	176.36	X	64.34	=	5674.27	SQ.M
10	0.5	X	107.62	X	60.54	=	3263.04	SQ.M
11	0.5	X	140.42	X	21.00	=	1473.42	SQ.M
12	0.5	X	98.05	X	7.51	=	368.83	SQ.M
13	0.5	X	118.66	X	53.31	=	3159.54	SQ.M
14	0.5	X	131.84	X	103.40	=	6808.56	SQ.M
15	0.5	X	131.30	X	11.46	=	752.69	SQ.M
16	0.5	X	113.34	X	54.54	=	3089.28	SQ.M
17	0.5	X	119.46	X	22.11	=	1319.42	SQ.M
18	0.5	X	119.65	X	56.40	=	3369.01	SQ.M
19	0.5	X	129.72	X	97.20	=	6304.79	SQ.M
20	0.5	X	110.68	X	32.45	=	1793.17	SQ.M
21	0.5	X	89.70	X	14.48	=	1298.74	SQ.M
22	0.5	X	83.66	X	21.63	=	1809.60	SQ.M
23	0.5	X	87.20	X	34.65	=	1510.74	SQ.M
24	0.5	X	112.79	X	12.62	=	1423.54	SQ.M
25	0.5	X	110.71	X	21.42	=	1184.22	SQ.M
26	0.5	X	87.11	X	22.52	=	1962.46	SQ.M
					TOTAL	=	64,415.09	SQ.M

90.00 M WIDE ROAD KEY PLAN
SCALE 1:1000

90.00 M. ROAD WIDENING AREA CALCULATION								
1	0.50	X	138.08	X	13.08	=	906.173	
2	0.50	X	110.21	X	18.440	=	1016.138	
3	0.50	X	102.62	X	33.280	=	1705.694	
					TOTAL AREA	=	3627.47	

PARKING AREA STATEMENT						
NOS.	TYPE	NO OF UNITS	COMM AREA SQ.M	BELOW 50.00 SQ.M	50.00 TO 100.00 SQ.M	ABOVE 100.00 SQ.M
1	UNIT TYPE A	60	0.00	0.00	0.00	60
2	UNIT TYPE B	75	0.00	0.00	0.00	75
4	UNIT TYPE C	56	0.00	0.00	0.00	56
5	UNIT TYPE D	12	0.00	0.00	0.00	12
TOTAL		203	0.00	0.00	0.00	203

PARKING PROVIDED	CAR	SCOOTER	CYCLE
BELOW 50.00 SQ.M 01 TENA	—	0	0
50.00 TO 100.00 SQ.M 00 TENA	00	00	00
ABOVE 100.00 SQ.M 204 TENA	102	204	204
TOTAL 203 TENA	102	204	204
REQUIRED PARKING FOR 6272.68SQ.M=1566.76	15	40	45

	CAR	SCOOTER	CYCLE
ADD 50% FOR PHASE-II	53	125	125
TOTAL	138	374	374

PARKING AREA STATEMENT		
	AREA REQUIRED	AREA REQUIRED
CAR	176 NOS. X 20.00 SQ.M	3,520.00
SCOOTER	374 NOS. X 0.55 SQ.M	1,122.00
CYCLE	374 NOS. X 0.45 SQ.M	323.60
TOTAL		4,965.60

PARKING AREA STATEMENT	CAR	SCOOTER	CYCLE
BELOW 50.00 SQ.M 24 TENA	—	00	00
BELOW 50.00 SQ.M 03 TENA	01	03	03
ABOVE 100.00 SQ.M 02 TENA	01	02	02
COMM. CARPET 100.00 SQ.M	01	03	03

PROPOSED PARKING AREA STATEMENT		
	AREA REQUIRED	AREA PROPOSED
CAR	331 NOS. X 20.00 SQ.M	6,620.00
SCOOTER	374 NOS. X 0.55 SQ.M	1,122.00
CYCLE	374 NOS. X 0.45 SQ.M	323.80
TOTAL		8,065.80

PARKING AREA STATEMENT			
NOS.	TYPE	G/H. WATER TANK CAP.	U/G. WATER TANK CAP.
1	UNIT TYPE A	1000.00X60=60000.00	1500.00X60=90000.00
2	UNIT TYPE B	1000.00X75=75000.00	1500.00X75=112500.00
3	UNIT TYPE C	1000.00X56=56000.00	1500.00X56=84000.00
5	UNIT TYPE D	1000.00X12= 12000.00	1500.00X12=18000.00
TOTAL		203000.00	304500.00

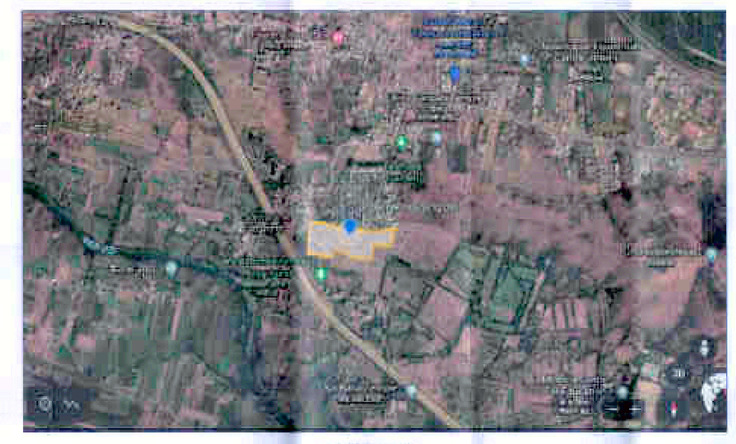
TOTAL F.S.I STATEMENT IN SQ.M. (STAIRCASE,PASSAGE,LIFT ARE TAKEN IN FSI & ALL BALC. ARE OPEN)

WING	PROPOSED FLOORS	HTS.	GROUND FL.	FIRST FL.	SECOND FL.	TOTAL FSI	NO. OF UNIT	NO. OF UNIT	NET F.S.I
TWIN BUNGALOWS UNIT TYPE A1,A3,A5,A7,A9,A11,A13,A15,A17,A19,A21,A23,A25,A27,A29	G+02 FL.	10.35 M.	94.48	102.33	102.33	299.14	15.00	15.00	4487.10
TWIN BUNGALOWS UNIT TYPE A2,A4,A6,A8,A10,A12,A14,A16,A18,A20,A22,A24,A26,A28,A30	G+02 FL.	10.35 M.	94.48	102.33	102.33	299.14	15.00	15.00	4487.10
TWIN BUNGALOWS UNIT TYPE A32,A34,A36,A38,A40,A42,A44,A46,A48,A50,A52,A54,A56,A58	G+02 FL.	10.35 M.	94.48	102.33	102.33	299.14	14.00	14.00	4187.96
TWIN BUNGALOWS UNIT TYPE A33,A35,A37,A39,A41,A43,A45,A47,A49,A51,A53,A55,A57,A59	G+02 FL.	10.35 M.	94.48	102.33	102.33	299.14	14.00	14.00	4187.96
BUNGALOWS UNIT TYPE A31	G+02 FL.	10.35 M.	49.04	54.51	54.51	158.06	1.00	1.00	158.06
BUNGALOWS UNIT TYPE A60	G+02 FL.	10.35 M.	68.92	76.79	76.79	222.50	1.00	1.00	222.50
ROW HOUSE UNIT TYPE- B1 TO B7	G+01 FL.	7.00 M.	386.86	399.88	0.00	786.73	1.00	7.00	786.73
ROW HOUSE UNIT TYPE- B8 TO B14	G+01 FL.	7.00 M.	481.51	477.805	0.00	959.315	1.00	7.00	959.315
ROW HOUSE UNIT TYPE- B15 TO B21	G+01 FL.	7.00 M.	484.35	479.05	0.00	963.395	1.00	7.00	963.395
ROW HOUSE UNIT TYPE- B22 TO B28	G+01 FL.	7.00 M.	486.24	480.865	0.00	967.105	1.00	7.00	967.105
ROW HOUSE UNIT TYPE- B29 TO B35	G+01 FL.	7.00 M.	486.12	480.865	0.00	966.985	1.00	7.00	966.985
ROW HOUSE UNIT TYPE- B36 TO B42	G+01 FL.	7.00 M.	486.14	480.865	0.00	967.005	1.00	7.00	967.005
ROW HOUSE UNIT TYPE- B43 TO B50	G+01 FL.	7.00 M.	520.43	524.96	0.00	1045.39	1.00	8.00	1045.39
ROW HOUSE UNIT TYPE- B51TO B57	G+01 FL.	7.00 M.	486.14	480.03	0.00	966.17	1.00	7.00	966.17
ROW HOUSE UNIT TYPE- B58TO B64	G+01 FL.	7.00 M.	465.45	451.32	0.00	916.77	1.00	7.00	916.77
ROW HOUSE UNIT TYPE- B65TO B71	G+01 FL.	7.00 M.	403.39	399.19	0.00	802.58	1.00	6.00	802.58
ROW HOUSE UNIT TYPE- B72TO B75	G+01 FL.	7.00 M.	347.83	344.10	0.00	691.93	1.00	5.00	691.93
TWIN BUNGALOWS UNIT TYPE C1,C3,C5,C7,C9,C11,C13,C15,C17,C19,C21,C23,C25,C27,C29,C31,C33,C35,C37,C39,C41,C43	G+02 FL.	10.51 M.	70.30	78.82	45.15	194.27	13.00	13.00	2525.51
TWIN BUNGALOWS UNIT TYPE C2,C4,C6,C8,C10,C12,C14,C16,C18,C20,C22,C24,C26,C28,C30,C32,C34,C36,C38,C40,C42,C44	G+02 FL.	10.51 M.	70.30	78.82	45.15	194.27	13.00	13.00	2525.51
TWIN BUNGALOWS UNIT TYPE C45,C47,C49,C51,C53,C55	G+02 FL.	10.51 M.	70.30	78.82	45.15	194.27	12.00	12.00	2330.65
BUNGALOWS UNIT TYPE C46	G+02 FL.	10.51 M.	93.34	69.96	38.38	171.70	1.00	1.00	171.70
TWIN BUNGALOWS UNIT TYPE D1,D3,D5,D7,D9,D11	G+02 FL.	10.51 M.	65.60	68.26	35.22	169.08	6.00	6.00	1014.48
TWIN BUNGALOWS UNIT TYPE D2,D4,D6,D10,D12	G+02 FL.	10.51 M.	65.60	68.26	35.22	169.08	5.00	5.00	845.40
BUNGALOWS UNIT TYPE-D8	G+02 FL.	10.51 M.	63.46	58.30	33.40	156.16	1.00	1.00	156.16
TOTAL AREA			6050.63	6130.83	803.44	13053.90	190.00	290.00	40635.85

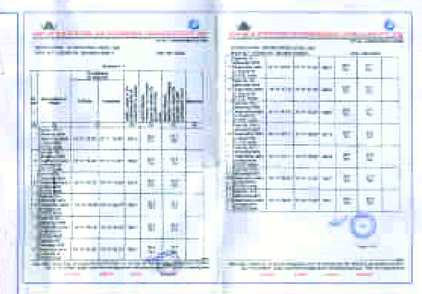
PHASE-1 ROW HOUSE TO 75
FSI AREA-10033.26 SQM
DECLARATION ABOUT THIS IS ATTACHED IN DOCUMENT SECTION

TOTAL BUILD. F.S.I. STATEMENT in sqt. (PREMIUM TABLE)

	BUILT AREA	BALCONY PROP.	STAIRCASE AREA	PASSAGE PROP.	LIFT AREA	LIFT M/C AREA	NO. OF TENEMENT	TERRACE AREA
PREVIOUS SANCTIONED	37,156.70	NIL	NIL	NIL	NIL	NIL	226 NOS.	NIL
PROPOSED	40,636.65	NIL	NIL	NIL	NIL	NIL	203 NOS.	NIL
DIFF	+3,479.95	NIL	NIL	NIL	NIL	NIL	23 NOS.	NIL


GOOGLE MAP

LOCATION PLAN



FSI + NON FSI AREA STATEMENT FOR EC

SR.NO.	DESCRIPTION	AREA (SQM)
III	F.S.I AREA (RESI.+CLUB HOUSE)	43235.680
IV	NON F.S.I.	
	2.1 OPEN BALCONY	450.29
	2.2 PASSAGE AREA	—
	2.3 REGULAR STAIR CASE	—
	2.4 FIRE STAIR CASE	—
	2.5 TERRACE AREA	—
	2.6 DRY BALCONY	—
	2.7 PROJECTION	—
	2.8 REFUGE AREA	0.00
	2.9 PARKING AREA OF BLDG	0.00
	2.10 BASEMENT AREA	0
	2.11 PODIUM AREA	0
	2.12 OTHER	
V	3.1 CLUB HOUSE / SWIMMING POOL	0
	3.2 LIFT AREA/M/C	0
	3.3 DEFUGED (S.T.P., TRANSFORMER, D.G. ETC)	446.73
	TOTAL NON F.S.I	896.11
	TOTAL F.S.I. AREA + TOTAL NON F.S.I	43235.670

BUILDING LAYOUT 01/28

Approved as per Commencement Certificate Bearing No. 0100/2018 dated 19/05/2022 & Revised Plan sanctioned in Amalgamation & of which the Plot area is included in Amalgamation & S. No./G. No./C.T.S. No. 276 of Kondhwa Budruk. Dated 25 / 05 / 2022

Sd/-
Metropolitan Commissioner and Chief Executive Officer
Pune Metropolitan Region Development Authority, Pune

AREA CERTIFICATE

CERTIFIED THAT THE PLOT UNDER REF. WAS SURVEYED BY ME ON / / & THE DIM. OF SIDES ETC. OF STATED ON PLAN ARE AS MEASURED ON SITE & THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENTS OF CITY SURVEY/ T.P RECORD.

Ar. PRAKASH KULKARNI
CA/98/27909

AREA STATEMENT	PREVIOUS SANCTIONED	PROPOSED
1) AREA OF PLOT	64,400.00	64,400.00
2) DEDUCTIONS FOR		
a) AREA UNDER 90.00 M. W. ROAD	3632.47	3632.47
b) AREA UNDER 30.00 M.W. ROAD	754.06	2883.57
c) ANY RESERVATION	—	—
d) TOTAL	4386.55	6,516.04
3) NET AREA (1-2d)	60,013.45	58,104.16
4) DEDUCTIONS FOR		
a) 10% OPEN SPACE AREA (5,810.42)	—	—
b) 15% AMINITY SPACE AREA	9,002.02	8,715.62
c) AREA UNDER 30.00 M. W. PROPOSED ROAD	—	—
d) TRANSFORMER & SERVICES	—	—
e) TOTAL	9,002.02	8,715.62
5) NET AREA OF PLOT (3-4e)	51,011.43	49,388.54
6) PERMISSIBLE F.S.I. (0.9)	45,910.29	44,449.69
7) TOTAL PERMISSIBLE F.S.I.(1.2)	55,092.35	53,139.63
8) ADDITIONS FOR		
a) 15% AMINITY SPACE AREA	—	—
b) AREA UNDER 30.00 M. W. PROPOSED ROAD	—	—
c) TRANSFORMER & SERVICES	—	—
d) ADD FAR F.S.I. (0.2)	—	—
e) TOTAL	—	—
9) TOTAL PERMISSIBLE AREA (7+8e)	55,092.35	53,139.63
10) EXISTING RESI FL. SPACE AREA	—	—
11) PROPOSED COMM. AREA	—	—
12) PROPOSED RESI. AREA	37,156.70	40,636.65
13) EXCESS BALC. AREA TAKEN IN FAR	—	—
14) TOTAL BUILT AREA	37,156.70	40,636.65
15) PERMISSIBLE COVERAGE AREA (1/3)	—	—
16) PROPOSED COVERAGE AREA	10,664.55	—
TENAMENT STATEMENT		
TENAMENT PERMISSIBLE @ 250 T/HA	—	—
TENAMENT PROPOSED	226 NOS.	203 NOS.

PARKING STATEMENT	CAR	SCOOTER	CYCLE	CAR	SCOOTER	CYCLE
PARKING REQUIRED BY RULE	153	436	459	331	374	374
PARKING PROVIDED	153	459	459	331	374	374
GARAGE PERMISSIBLE	—	—	—	—	—	—
GARAGE PROPOSED						

LEGEND

PLOT BOUNDARY	THICK BLACK	
PROPOSED WORK	RED	
WATER LINE	BLACK DOTTED	
DRAINAGE LINE	RED DOTTED	

SPECIFICATIONS
R.C.C. FRAMED STRUCTURE
0.19 M. THK BLOCK WALL & 0.10M. THK
SAND FACED PLASTER EXTERNALLY
NEERU FINISHED PLASTER INTERNALLY
M. M. TILE FLOORING
T. W. DOORS & M. S. WINDOWS

ARCHITECT
Ar. PRAKASH KULKARNI
CA/98/27909

OWNER (P.A.H.)
M/S. TURQUOISE HOUSING PVT. LTD THROUGH
Mr. Vishal S. Jumani

PROJECT
REVISED RESIDENTIAL GROUP HOUSING LAYOUT FOR BUNGALOWS, TWIN BUNGALOWS, & ROW HOUSES, CLUB HOUSE BLDG.ON GAT No. 248, 249, 250, 251 & 254 AT-SOMTANE, MAVAL PUNE.

ARCHITECT
PRAKASH KULKARNI
ankur associates
ARCHITECTS
TEXNAVA, OFF NO. 101, 1ST FL., CTS. NO.-1197/B, GALLE ROAD, SHIVAJINAGAR, PUNE-411 005. PHONE - 25514750, 25514751 | FAX - 020 25514752
Email: ankurassociates@gmail.com

DATE	SCALE	DRN. BY	
19/07/2022	1 : 500	A.D.	1288/17

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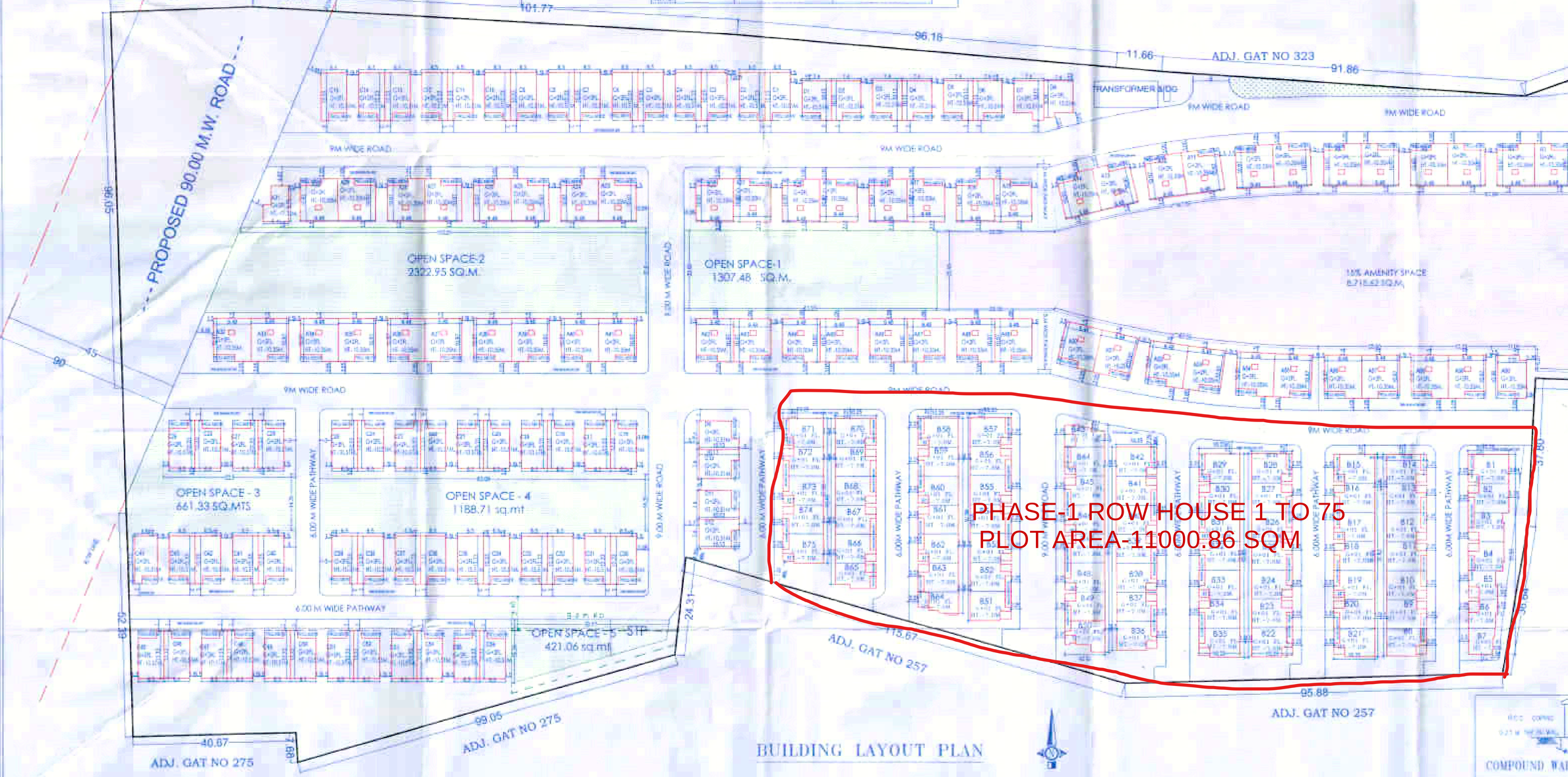


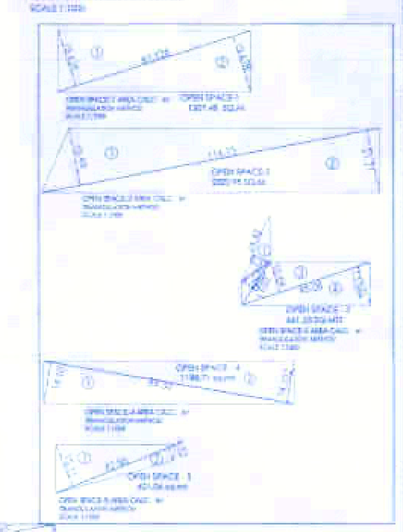
BUILDING LAYOUT PLAN

COMPOUND WALL SECTION

15% AMENITY AREA CALCULATION							
1	0.50	35.87	X	10.557	=	189.065	
2	0.50	35.87	X	14.625	=	262.609	
3	0.50	73.15	X	15.430	=	564.206	
4	0.50	87.32	X	3.727	=	162.025	
5	0.50	73.15	X	16.230	=	1326.944	
6	0.5	87.28	X	1.138	=	154.468	
7	0.50	48.06	X	23.289	=	571.058	
8	0.50	86.28	X	10.230	=	353.759	
9	0.50	87.88	X	16.600	=	1751.208	
10	0.50	73.86	X	5.540	=	204.121	
11	0.50	73.86	X	10.650	=	392.396	
12	0.50	80.29	X	27.904	=	1119.964	
13	0.50	80.81	X	3.884	=	156.320	
14	0.50	80.81	X	21.441	=	870.267	
15	0.50	61.18	X	13.011	=	280.394	
16	0.50	37.85	X	8.832	=	130.269	
				TOTAL AREA	=	8715.62	

30.00 M. ROAD WIDENING AREA CALCULATION							
1	0.50	48.85	X	23.250	=	568.339	
2	0.50	48.85	X	16.800	=	410.430	
3	0.50	47.08	X	27.500	=	518.947	
4	0.50	94.46	X	23.230	=	600.947	
5	0.50	48.81	X	11.610	=	282.241	
6	0.50	77.67	X	11.110	=	121.488	
				TOTAL AREA	=	2883.57	

PROPOSED 30.00 MW. ROAD AREA CALC. BY TRIANGULATION METHOD
SCALE 1:1000



OPEN SPACE-1 AREA CALCULATION							
1	0.50	67.128	X	16.479	=	553.740	
2	0.50	67.128	X	16.479	=	553.740	
				TOTAL AREA	=	1307.480	
OPEN SPACE-2 AREA CALCULATION							
1	0.50	114.15	X	19.490	=	1111.392	
2	0.50	114.15	X	21.210	=	1210.567	
				TOTAL AREA	=	2322.95	
OPEN SPACE-3 AREA CALCULATION							
1	0.50	24.42	X	5.510	=	67.045	
2	0.50	17.02	X	4.980	=	84.675	
3	0.50	45.38	X	15.640	=	355.719	
4	0.50	40.06	X	13.344	=	267.540	
				TOTAL AREA	=	661.33	
OPEN SPACE-4 AREA CALCULATION							
1	0.50	64.30	X	16.100	=	594.313	
2	0.50	64.30	X	14.152	=	594.396	
				TOTAL AREA	=	1188.71	
OPEN SPACE-5 AREA CALCULATION							
1	0.50	42.80	X	16.110	=	344.110	
2	0.50	42.80	X	4.520	=	96.954	
				TOTAL AREA	=	421.06	
TOTAL OPEN SPACE 1 + 5 AREA						6661.54	