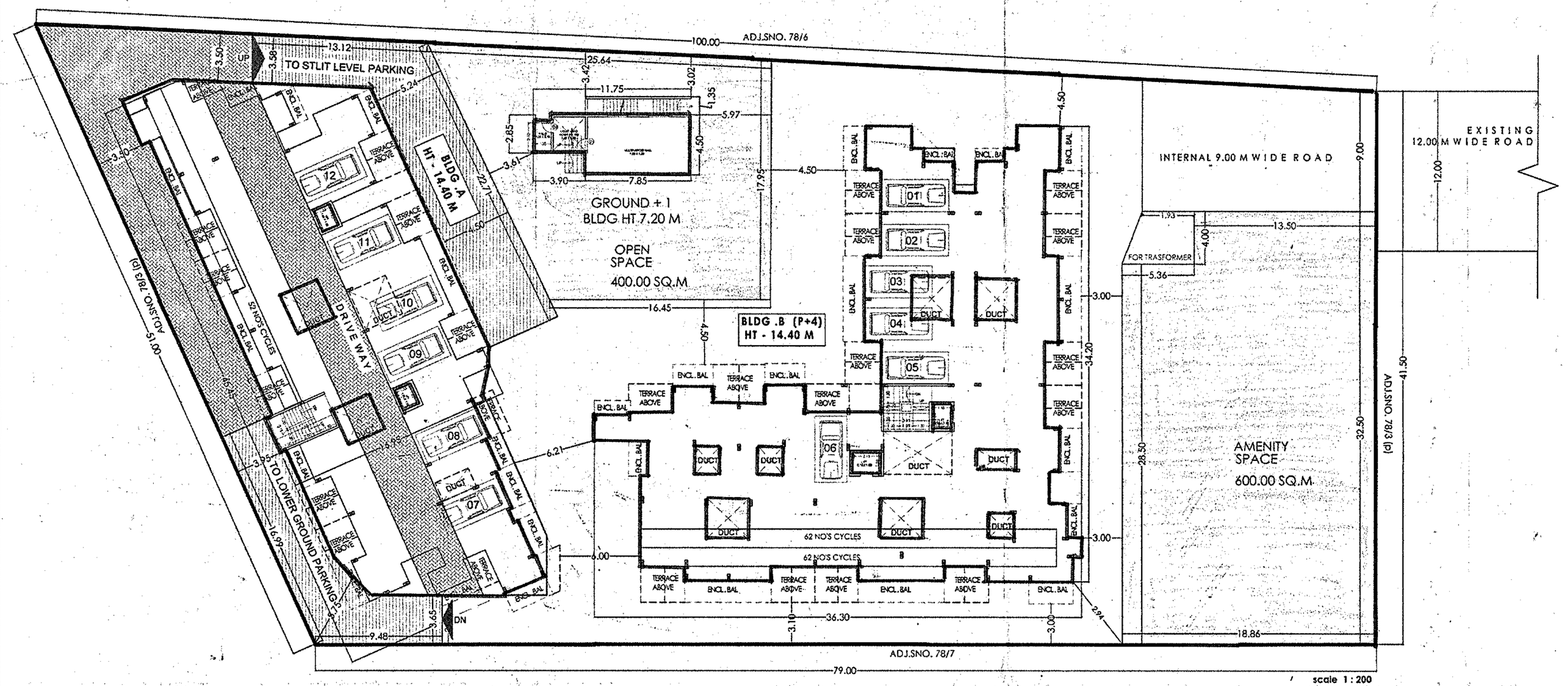
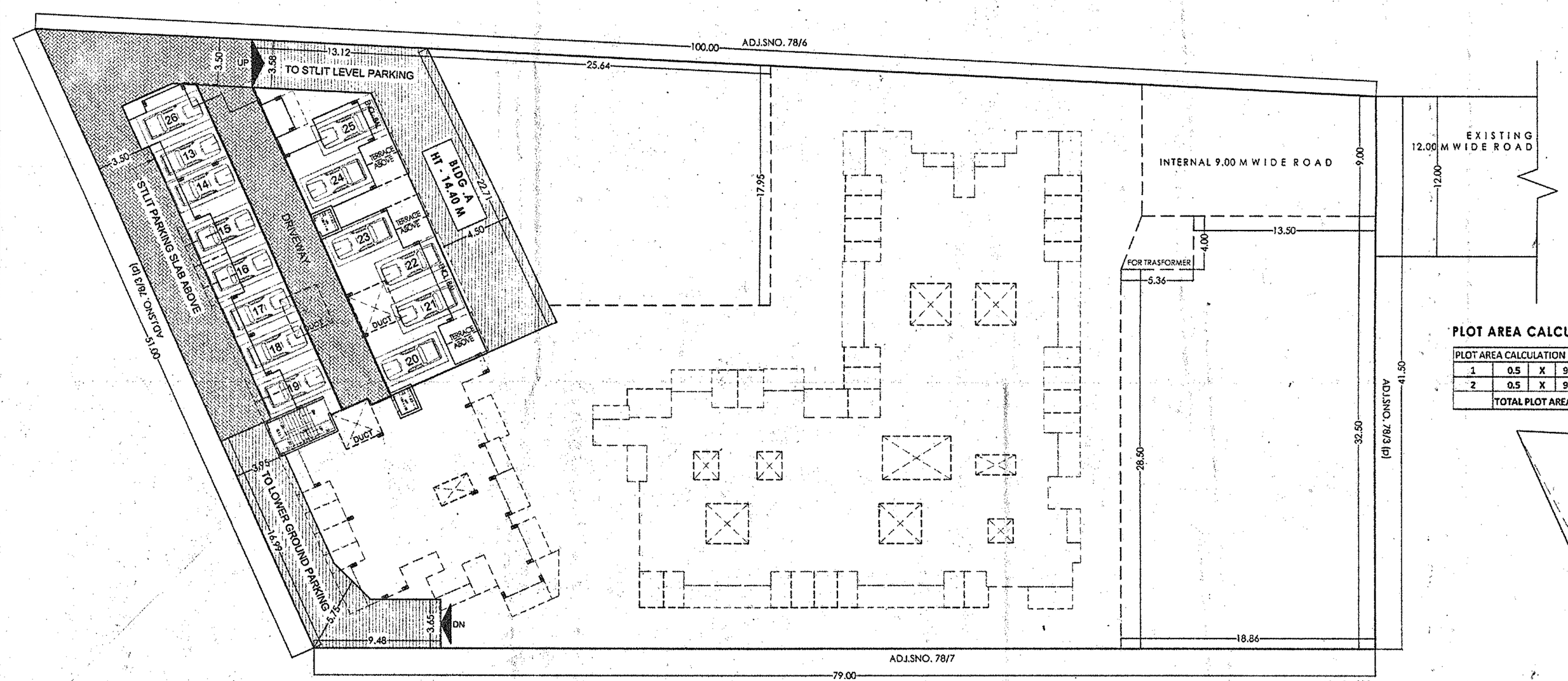


STLIT PARKING FLOOR PLAN



LOWER GROUND PARKING PLAN

FOR - FULL POTENTIAL OF PROJECT

BLDG. ' A ' - F.S.I. STATEMENT FOR BUILDING (P+4):

FLOOR	NET BUP	PERMISSIBLE BALCONY	PROPOSED BALCONY	LIFT	LIVR PREMIUM	PERMISSIBLE TERRACE	PROPOSED TERRACE	PROPOSED TENEMENTS	BLDG. HEIGHT
GROUND FLR.	-	-	-	4.45		-	-	-	
FIRST FLR.	468.70	70.30	70.07	-		93.74	51.38	11	
SECOND FLR.	468.70	70.30	70.07	-	WITHOUT LIVR	93.74	50.16	11	14.40 M
THIRD FLR.	468.70	70.30	70.07	-		93.74	51.38	11	
FOURTH FLR.	468.70	70.30	70.07	-		93.74	50.16	11	
TOTAL	1874.80	281.20	280.28	4.45		374.96	203.08	44	

BLDG. ' B ' - F.S.I. STATEMENT FOR BUILDING (P+4):

FLOOR	NET BUP	PERMISSIBLE BALCONY	PROPOSED BALCONY	LIFT	LIFT + LIVR PREMIUM	PERMISSIBLE TERRACE	PROPOSED TERRACE	PROPOSED TENEMENTS	BLDG. HEIGHT
GROUND FLR.	-	-	-	5.94		-	-	-	
FIRST FLR.	587.70	88.15	88.10	-		117.54	70.66	14	
SECOND FLR.	587.70	88.15	88.10	-	WITHOUT LIVR	117.54	64.86	14	14.40 M
THIRD FLR.	587.70	88.15	88.10	-		117.54	70.66	14	
FOURTH FLR.	587.70	88.15	88.10	-		117.54	64.86	14	
TOTAL	2350.80	352.60	352.40	5.94		470.16	271.04	56	

BLDG. ' A & B ', CLUB HOUSE - GRAND F.S.I. STATEMENT FOR BUILDING

BLDG	NET BUP	PERMISSIBLE BALCONY	PROPOSED BALCONY	LIFT	LIVR PREMIUM	PERMISSIBLE TERRACE	PROPOSED TERRACE	PROPOSED TENEMENTS	BLDG. HEIGHT
BLDG A	1874.80	281.20	280.28	-	WITHOUT LIVR	374.96	203.08	44	
BLDG B	2350.80	352.60	352.40	-	WITHOUT LIVR	470.16	271.04	56	14.40 M
TOTAL	4225.60	633.80	632.68	-	-	845.12	474.12	100	
CLUB HOUSE	60.00	-	-	-	-	-	-	-	
GRAND TOTAL	4285.60	633.80	632.68	-	-	845.12	474.12		

FOR BUILDING PERMISSION

BLDG. ' A ' - F.S.I. STATEMENT FOR BUILDING (P+4):

FLOOR	NET BUP	PERMISSIBLE BALCONY	PROPOSED BALCONY	LIFT	LIVR PREMIUM	PERMISSIBLE TERRACE	PROPOSED TERRACE	PROPOSED TENEMENTS	BLDG. HEIGHT
GROUND FLR.	-	-	-	4.45		-	-	-	
FIRST FLR.	468.70	70.30	70.07	-		93.74	51.38	11	
SECOND FLR.	468.70	70.30	70.07	-	WITHOUT LIVR	93.74	50.16	11	14.40 M
THIRD FLR.	341.24	51.18	48.32	-		68.24	37.14	08	
FOURTH FLR.	-	-	-	-		-	-	-	
TOTAL	1278.64	191.78	188.46	4.45		255.72	138.68	30	

BLDG. ' B ' - F.S.I. STATEMENT FOR BUILDING (P+4):

FLOOR	NET BUP	PERMISSIBLE BALCONY	PROPOSED BALCONY	LIFT	LIFT + LIVR PREMIUM	PERMISSIBLE TERRACE	PROPOSED TERRACE	PROPOSED TENEMENTS	BLDG. HEIGHT
GROUND FLR.	-	-	-	5.94		-	-	-	
FIRST FLR.	587.70	88.15	88.10	-		117.54	70.66	14	
SECOND FLR.	587.70	88.15	88.10	-	WITHOUT LIVR	117.54	64.86	14	14.40 M
THIRD FLR.	587.70	88.15	88.10	-		117.54	70.66	14	
FOURTH FLR.	587.70	88.15	88.10	-		117.54	64.86	14	
TOTAL	2350.80	352.60	352.40	5.94		470.16	271.04	56	

BLDG. ' A & B ', CLUB HOUSE - GRAND F.S.I. STATEMENT FOR BUILDING

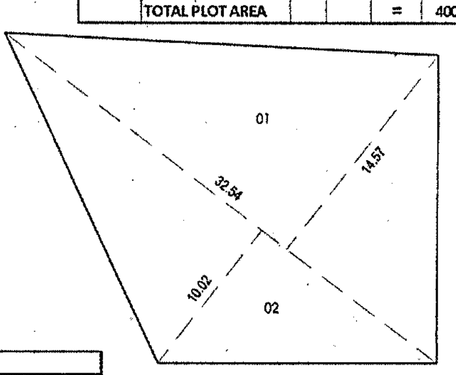
BLDG	NET BUP	PERMISSIBLE BALCONY	PROPOSED BALCONY	LIFT	LIVR PREMIUM	PERMISSIBLE TERRACE	PROPOSED TERRACE	PROPOSED TENEMENTS	BLDG. HEIGHT
BLDG A	1278.64	191.78	188.46	-	WITHOUT LIVR	255.72	138.68	30	
BLDG B	2350.80	352.60	352.40	-	WITHOUT LIVR	470.16	271.04	56	14.40 M
TOTAL	3629.44	544.38	540.86	-	-	725.88	409.72	86	
CLUB HOUSE	59.67	-	-	-	-	-	-		7.20 M
GRAND TOTAL	3689.11	544.38	540.86	-	-	725.88	409.72		

AREA CALCULATION - OPEN SPACE

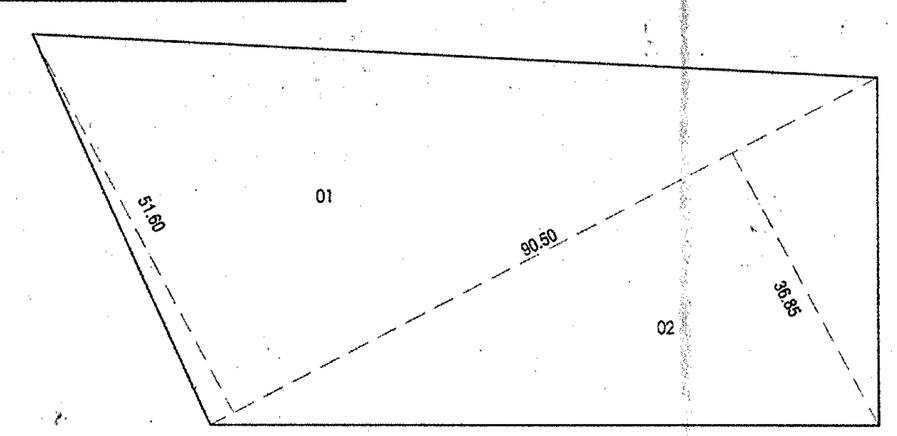
OPEN SPACE AREA CALCULATION								
1	0.5	X	32.54	X	14.57	=	237.05
2	0.5	X	32.54	X	10.02	=	163.03
	TOTAL PLOT AREA					=	400.08

PLOT AREA CALCULATION -

PLOT AREA CALCULATION							
1	0.5	X	90.5	X	51.6	=	2334.90
2	0.5	X	90.5	X	36.85	=	1667.46
	TOTAL PLOT AREA					=	4002.36



AREA KEY DIAGRAM OF OPEN SPACE



AREA KEY DIAGRAM OF PLOT

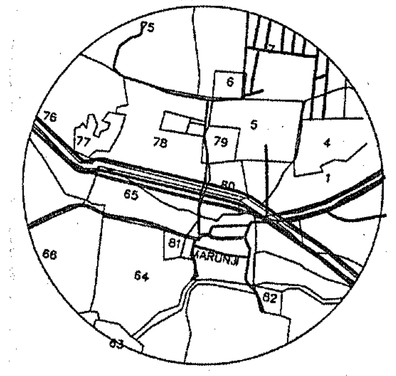
FULL POTENTIAL BUILT UP AREA OF PROJECT

	AREA STATEMENT	SQ.M
A	1) AREA OF PLOT - MIN. AREA	4000.00
	2) Deductions For :	
	a) Road Acquisition Area	0.0
	b) Proposed Road	0.0
	c) Any Reservation	0.0
	Total (a + b + c)	0.0
	3) Gross Area of Plot (1 - 2)	4000.00
	4) Deductions :	
	a) Open space area (10%) 400.00	
	b) Amenity space area (15%)	600.00
	5) Net Area of Plot = 90% (3 - 4)	3060.00
	6) Addition Of Area For F.S.I	600.00
	a) Amenity Space	
	b)	
	7) Total Area (5 + 6)	3660.00
	8) F.S.I Permissible With Payment of Premium. = 20% of 3060.00 = 612.00	600.00
	9) Permissible Built - up Area	4260.00
	10) Existing Built - up Area	-
	11) Proposed Built - up Area	4225.60
	12) Excess Balcony Area Taken In F.S.I	0.00
	13) Total Built - up Area (10 +11+12)	4225.60
	14) F.S.I Consumed (13/7)	

PARKING AREA STATEMENT BLDG A & B			
PARKING STATEMENT	CAR	SCOOTER	CYCLE
PARKING REQUIRED BY RULE UP TO 50 SQ.M BUP FOR 4 TENE.	0	5	5
PARKING REQUIRED BY RULE 50 TO 100 SQ.M BUP FOR 3 TENE.	1	3	3
PARKING REQUIRED BY RULE above 100 SQ.M BUP FOR 2 TENE.	1	2	2
PERMISSIBLE PARKING STATEMENT	CAR	SCOOTER	CYCLE
PARKING PROVIDED BY RULE UP TO 50 SQ.M BUP = 76 TENE.	0	95	95
PARKING PROVIDED BY RULE 50 TO 100 SQ.M BUP = 24 TENE.	8	24	24
PARKING PROVIDED	17	119	119
FOR METROPOLITAN ADD 50%	9	60	60
TOTAL PROVIDED	26	179	179

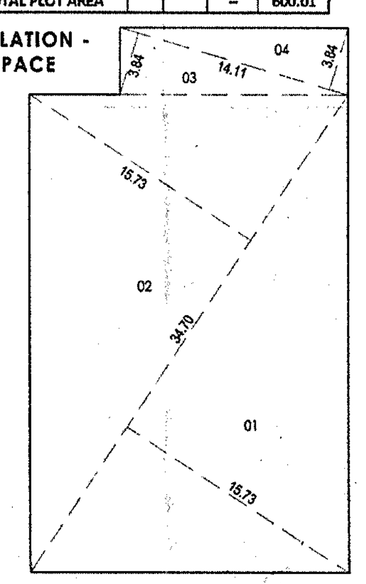
AREA OF CAR/SCOOTERS/CYCLE	CAR	SCOOTER	CYCLE
AREA	12.5	2.0	0.7
NO.OF VEHICALS	26	179	179
TOTAL AREA	325	358.00	125.30

LOCATION



AMINITY AREA CALCULATION								
1	0.5	X	34.7	X	15.73	=	272.92
2	0.5	X	34.7	X	15.73	=	272.92
3	0.5	X	14.11	X	3.84	=	27.09
4	0.5	X	14.11	X	3.84	=	27.09
	TOTAL PLOT AREA					=	600.01

AREA CALCULATION - AMENITY SPACE



AREA KEY DIAGRAM OF AMENITY SPACE

LAYOUT 01/06

LAYOUT ,PLOT , AMENITY,OPEN SPACE AREA CALCU. PARKING STATEMENT, BUILTUP AREA STATEMENT

Approved as amended in.....
subject to conditions mentioned in Annuzure 'A'
of letter No.B/ [illegible] C.R. No.S.Y.N.[illegible] Tal.Mulsha [illegible]
S. No./G. No./CTS No. [illegible]
Dated 10/9/20

Metropolitan Commissioner and
Chief Executive Officer
Pune Metropolitan Regional 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/TP RECORD.

AR. ROHAN SURVE
CA/2010/48802

	AREA STATEMENT	SQ.M
A	1) AREA OF PLOT - MIN. AREA	4000.00
	2) Deductions For :	
B	a) Road Acquisition Area	0.0
	b) Proposed Road	0.0
	c) Any Reservation	0.0
	Total (a + b + c)	0.0
	3) Gross Area of Plot (1 - 2)	4000.00
	4) Deductions :	
	a) Open space area (10%) 400.00	
	b) Amenity space area (15%)	600.00
	5) Net Area of Plot = 90% (3 - 4)	3060.00
	6) Addition Of Area For F.S.I	
	a)	
	b)	
	7) Total Area (5 + 6)	3060.00
	8) F.S.I Permissible With Payment of Premium. = 20% of 3060.00 = 612.00	570.00
	9) Permissible Built - up Area	3630.00
	10) Existing Built - up Area	-
	11) Proposed Built - up Area	3629.44
	12) Excess Balcony Area Taken In F.S.I	-
	13) Total Built - up Area (10 +11+12)	3629.44
	14) F.S.I Consumed (13/7)	
	BALCONY AREA STATEMENT	
	a) Permissible Balcony	
	b) Proposed Balcony	
	c) Excess Balcony	
C	PARKING STATEMENT	
	a) Parking Required	
	Car	
	Scooter	
	Cycle	
	b) Parking Provided / 50 % add For Metropolitan Area / Total Parking Provided	
	Car	
	Scooter	
	Cycle	

ARCHITECT	OWNER / P.A.H.
AR. ROHAN SURVE CA/2010/48802	NEETI SHELTERS, LLP. through 1. Mr. Swanand Deshpande 2. Mr. Saurabh Deshpande 3. Mr. Ranjitsinh Thorat

PROJECT

PROPOSED RESIDENTIAL LAYOUT ON GAT./S.NO.78/3/1(P) , AT- MARUNJI , TAL - MULSHI , DIST - PUNE.

ARCHITECT

ROHAN SURVE ARCHITECTS

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Pune- 411030 +91 9011033764
Email - rsdesignstudioarch@gmail.com
rohansurvearchitects@gmail . com

DATE	SCALE	DRN BY
26/12/2017	1 : 100	SS