

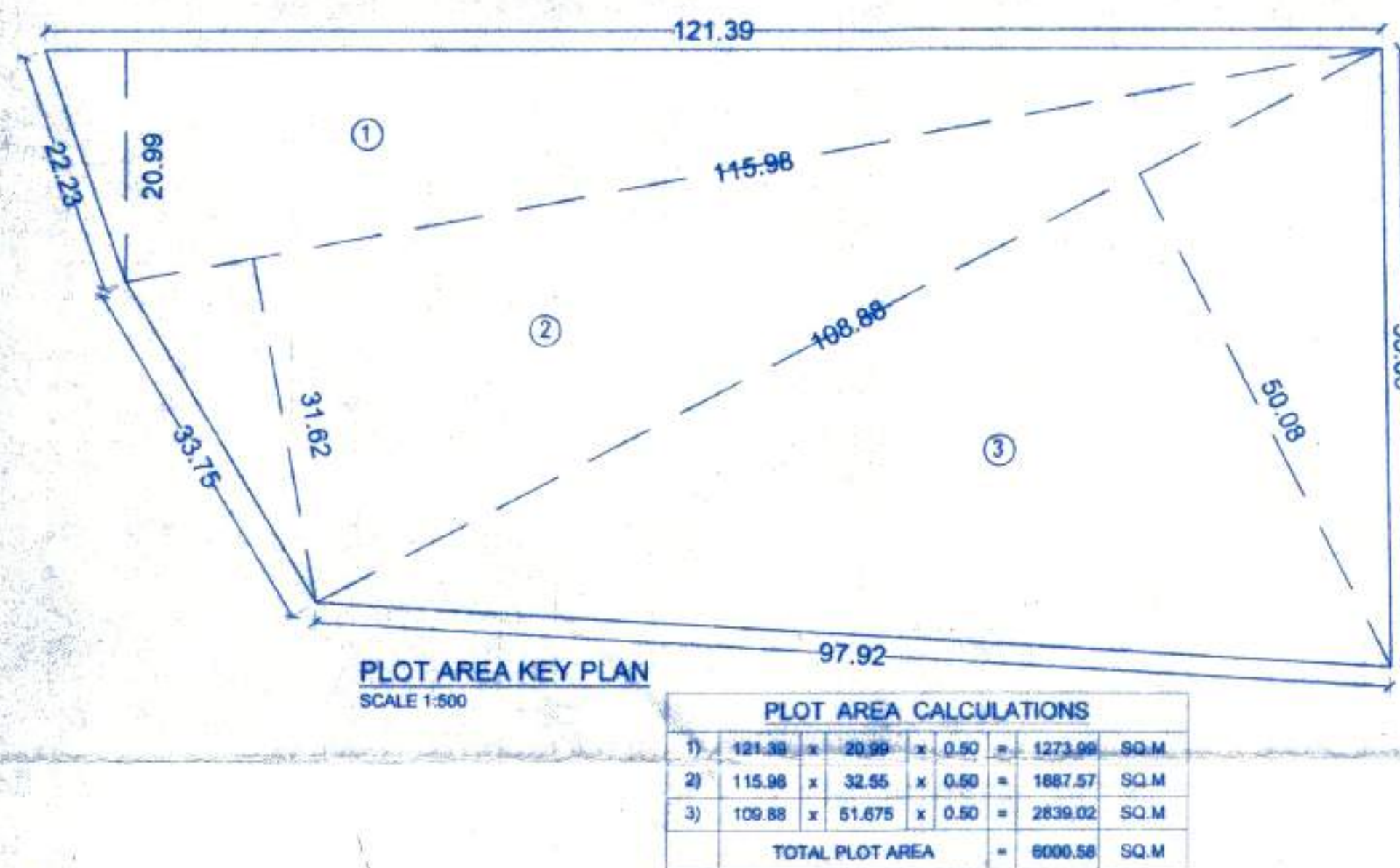
FLOOR	GROUND COVERAGE	HEIGHT OF BUILDING	BUILT UP AREA	PERMISSIBLE ENCL. BALCO NY 15%	PROPOSED ENCL. BALCO ONLY	STAIRCASE	FIRE STAIRCASE	PASSAGE	FIRE LIFT AREA	PER 20% TERRACE AREA	TERRACE AREA	LIFT MACHINE ROOM	TENEMENTS
FIRST			823.19	93.48	93.18		37.26			124.64	81.42		10
SECOND			814.85	92.23	92.06		37.26			122.97	72.26		10
THIRD			814.85	92.23	92.06		37.26			122.97	81.42		10
FOURTH			814.85	92.23	92.06		37.26			122.97	72.26		10
FIFTH			814.85	92.23	92.06		37.26			122.97	81.42		10
SIXTH			822.80	93.39	92.06	TAKEN IN F.S.I.	37.26	TAKEN IN F.S.I.	9.50	124.52	64.51	MACHINE RM LESS LIFT	10
SEVENTH			800.88	90.13	90.16		37.26			120.18	72.81		10
EIGHTH			814.85	92.23	92.06		37.26			122.97	72.26		10
NINTH			814.85	92.23	92.06		37.26			122.97	81.42		10
TENTH			814.85	92.23	92.06		37.26			122.97	72.26		10
ELEVENTH			288.07	38.28	38.15		18.63			51.01	32.85		4
TOTAL	1011.17		6405.59	90.85	92.87		391.23			1281.14	784.48		104.00

FLOOR	GROUND COVERAGE	HEIGHT OF BUILDING	BUILT UP AREA	PERMISSIBLE ENCL. BALCO NY 15%	PROPOSED ENCL. BALCO ONLY	STAIRCASE	FIRE STAIRCASE	PASSAGE	FIRE LIFT AREA	PER 20% TERRACE AREA	TERRACE AREA	LIFT MACHINE ROOM	TENEMENTS
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FOURTH			814.85	92.23	92.06		37.26			122.97	72.26		10
FIFTH			814.85	92.23	92.06		37.26			122.97	81.42		10
SIXTH			822.80	93.39	92.06	TAKEN IN F.S.I.	37.26	TAKEN IN F.S.I.	9.50	124.52	64.51	MACHINE RM LESS LIFT	10
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EIGHTH			814.85	92.23	92.06		37.26			122.97	72.26		10
NINTH			814.85	92.23	92.06		37.26			122.97	81.42		10
TOTAL	1011.17		5905.77	825.87	827.76		335.34			1101.15	679.58		90.00

COVERED AREA			
FLOOR	GROUND COVERAGE	BUILT UP AREA	TOTAL
FIRST	823.19	93.48	916.67
SECOND	814.85	92.23	907.08
THIRD	814.85	92.23	907.08
FOURTH	814.85	92.23	907.08
FIFTH	814.85	92.23	907.08
SIXTH	822.80	93.39	916.19
SEVENTH	800.88	90.13	891.01
EIGHTH	814.85	92.23	907.08
NINTH	814.85	92.23	907.08
TOTAL	6405.59	90.85	6496.44

WATER CALCULATION
OVER HEAD WATER REQUIREMENT
= 104 TENEMENTS X 5 PERSONS X 135 LTRS
= 70,200 LTRS.
= 70,200 LTRS. + 25,000 LTRS. (ADD FIRE FITTING)
= 95,200 LTRS.
UNDER GROUND WATER TANK CAPACITY
= OVER HEAD WATER TANK X 1.50
= 70,200 X 1.50 = 1,05,300 LTRS
= 1,01,300 LTRS.

FLOOR	GROUND COVERAGE	BUILT UP AREA	TOTAL
FIRST	823.19	93.48	916.67
SECOND	814.85	92.23	907.08
THIRD	814.85	92.23	907.08
FOURTH	814.85	92.23	907.08
FIFTH	814.85	92.23	907.08
SIXTH	822.80	93.39	916.19
SEVENTH	800.88	90.13	891.01
EIGHTH	814.85	92.23	907.08
NINTH	814.85	92.23	907.08
TOTAL	6405.59	90.85	6496.44



12.00 M. WIDE APPROACH ROAD AREA CALCULATIONS			
NO.	WIDTH	LENGTH	AREA
1)	12.00	22.23	266.76 SQ.M.
2)	9.31	21.87	203.62 SQ.M.
3)	7.83	17.58	137.62 SQ.M.
4)	1.30	18.48	24.02 SQ.M.
5)	33.75	11.57	389.24 SQ.M.
TOTAL AREA			811.26 SQ.M.

AMENITY SPACE AREA CALCULATIONS			
NO.	WIDTH	LENGTH	AREA
1)	20.58	3.79	78.00 SQ.M.
2)	28.51	10.88	309.62 SQ.M.
3)	26.70	1.48	39.52 SQ.M.
4)	39.19	21.80	854.36 SQ.M.
5)	32.28	15.17	489.84 SQ.M.
TOTAL AREA			1661.34 SQ.M.

OPEN SPACE AREA CALCULATIONS			
NO.	WIDTH	LENGTH	AREA
1)	56.13	10.05	563.82 SQ.M.
2)	56.13	11.33	635.95 SQ.M.
TOTAL AREA			1199.77 SQ.M.

PARKING STATEMENT			
NO. OF TENEMENTS	CARS	SCOOTERS	CYCLES
102	34	102	102
2	0	03	03
TOTAL PARKING	104	105	105
PARKING REQUIRED BY RULE	51	157	157
TOTAL PARKING AREA	51 X 12.50 = 637.50 sq.m.	157 X 2.00 = 314.00 sq.m.	157 X 0.70 = 109.90 sq.m.
TOTAL PARKING NOS. PROVIDED	61	158	158

AREA STATEMENT FOR PREMIUM (FOR BUILDING)			
BLDG. PLOT	NET BUIP AREA	PROPOSED ENCL. BALCONY	NO. OF TENEMENT
AS PER PREVIOUS SANCTION	5495.51	827.52	729.48
PROPOSED (without amenity)	5505.77	827.76	784.48
DIFFERENCE	20.26	0.24	55.01

AREA STATEMENT FOR PREMIUM (FOR CLUB HOUSE)			
BLDG. PLOT	NET BUIP AREA	PROPOSED ENCL. BALCONY	NO. OF TENEMENT
AS PER PREVIOUS SANCTION	5495.51	827.52	729.48
PROPOSED (with amenity)	5405.68	907.87	784.48
DIFFERENCE	-20.83	70.35	-45.00

AREA STATEMENT WITHOUT AMENITY		SQM.
1	GROSS AREA OF PLOT	6000.00
2	DEDUCTIONS FOR	
a	PROP. ROAD WIDENING	---
b	RESERVATION AREA	---
c	AREA UNDER EXISTING ROAD	---
3	NET GROSS AREA OF PLOT (1-2)	6000.00
4	DEDUCTION FOR	
a	AMENITY SPACE 15% (6000.00 x 15% = 900.00 sq.m.)	900.00
b	OPEN SPACE 10% (6000.00 x 10% = 600.00 sq.m.)	600.00
c	INTERNAL ROAD AREA	511.39
5	TOTAL DEDUCTIONS (4a+4b+4c)	1500.00
6	NET PLOT FOR F.S.I. CALCULATION (0.90 X 5)	4500.00
7	F.S.I. PERMISSIBLE (12.00 m. wide approach road) (As per road width = 1.00)	1.00
8	PERMISSIBLE BUILT UP AREA (6 X 7)	4500.00
9	ADDITIONS FOR	
a	ROAD WIDENING	---
b	AMENITY SPACE 15% (OF NET GROSS PLOT AREA)	900.00
c	0.2 PAID F.S.I. (6 X 0.20)	918.00
10	TOTAL ADDITION (10a+10b+10c)	1818.00
11	TOTAL PERMISSIBLE F.S.I. (9+10)	5508.00
12	EXISTING AREA	5505.77
13	PROPOSED AREA (RESIDENTIAL)	5505.77
14	PROPOSED AREA (COMMERCIAL)	5505.77
15	TOTAL BUILT UP AREA (10+11+12)	5505.77
16	PERMISSIBLE COVERAGE	1011.17
17	PROPOSED COVERAGE	1011.17
TENEMENT STATEMENT		
NET PERMISSIBLE AREA OF PLOT ITEM (11) ABOVE	5505.77	
LESS DEDUCTION FOR COMM. AREA	---	
NET AREA FOR PER. TENEMENTS	5505.77	
TENEMENTS PERMISSIBLE (250 TENH)	138 NOS	
TENEMENTS PROPOSED	90 NOS	

LAY OUT PLAN
STAMP OF APPROVAL
PREVIOUSLY SANCTION - SANCTION UNDER 'A' OF LETTER No. BMU / C.R. NO. 1739/16-17/ MOUJE-SUS. S. NO. 214/3 DATE : 04/08/2017

Approved as amended in Annexure 'A' of letter No. BMU / C.R. No. 1739/16-17/ MOUJE-SUS. S. No. 214/3 Date: 04/08/2017
Metropolitan Commissioner and Chief Executive Officer
Pune Metropolitan Regional Development Authority, Pune

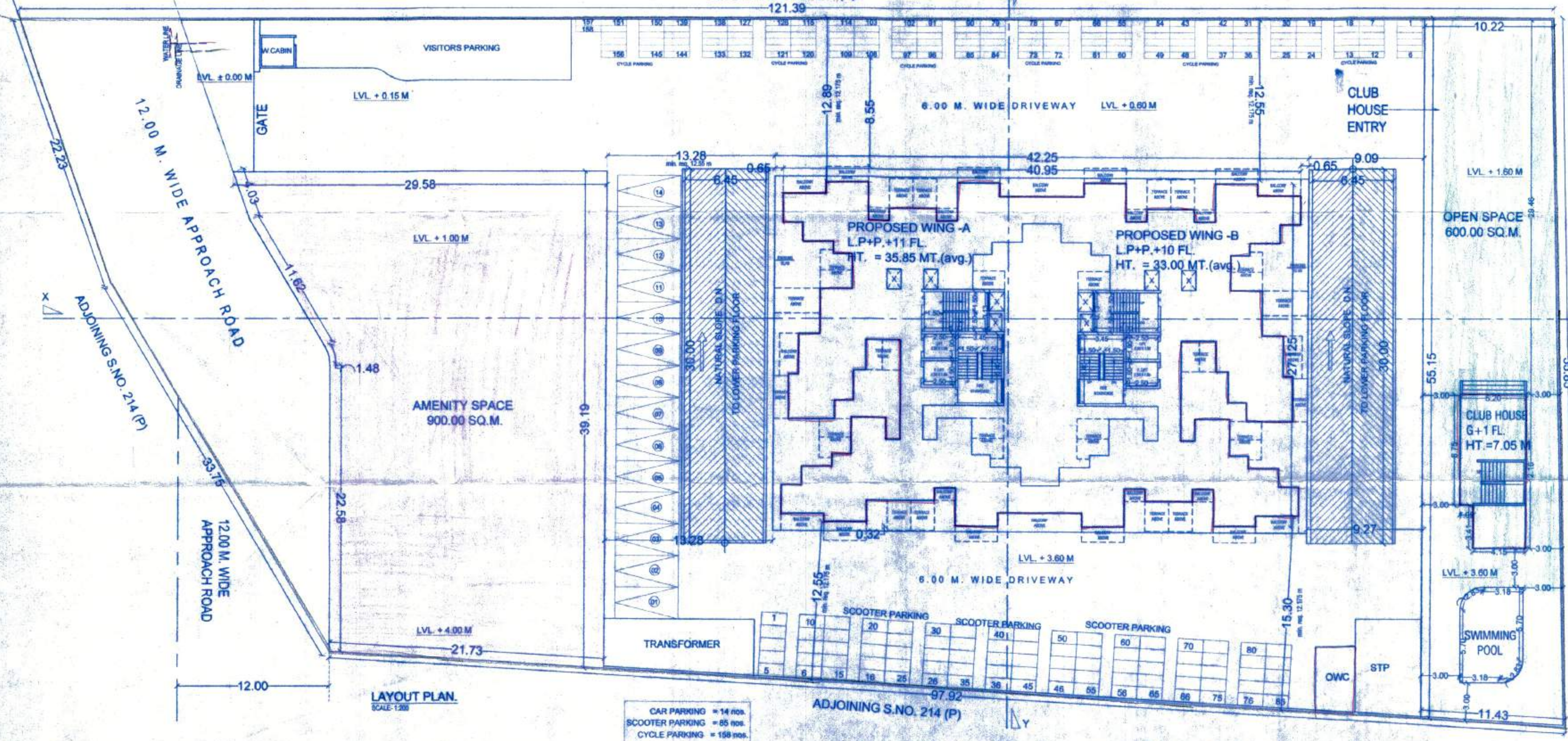


AREA STATEMENT FULL POTENTIAL		SQM.
1	GROSS AREA OF PLOT	6000.00
2	DEDUCTIONS FOR	
a	PROP. ROAD WIDENING	---
b	RESERVATION AREA	---
c	AREA UNDER EXISTING ROAD	---
3	NET GROSS AREA OF PLOT (1-2)	6000.00
4	DEDUCTION FOR	
a	AMENITY SPACE 15% (6000.00 x 15% = 900.00 sq.m.)	900.00
b	OPEN SPACE 10% (6000.00 x 10% = 600.00 sq.m.)	600.00
c	INTERNAL ROAD AREA	511.39
5	TOTAL DEDUCTIONS (4a+4b+4c)	1500.00
6	NET PLOT FOR F.S.I. CALCULATION (0.90 X 5)	4500.00
7	F.S.I. PERMISSIBLE (12.00 m. wide approach road) (As per road width = 1.00)	1.00
8	PERMISSIBLE BUILT UP AREA (6 X 7)	4500.00
9	ADDITIONS FOR	
a	ROAD WIDENING	---
b	AMENITY SPACE 15% (OF NET GROSS PLOT AREA)	900.00
c	0.2 PAID F.S.I. (6 X 0.20)	918.00
10	TOTAL ADDITION (10a+10b+10c)	1818.00
11	TOTAL PERMISSIBLE F.S.I. (9+10)	5508.00
12	EXISTING AREA	5505.77
13	PROPOSED AREA (RESIDENTIAL)	5505.77
14	PROPOSED AREA (COMMERCIAL)	5505.77
15	TOTAL BUILT UP AREA (10+11+12)	5505.77
16	PERMISSIBLE COVERAGE	1011.17
17	PROPOSED COVERAGE	1011.17
TENEMENT STATEMENT		
NET PERMISSIBLE AREA OF PLOT ITEM (11) ABOVE	5505.77	
LESS DEDUCTION FOR COMM. AREA	---	
NET AREA FOR PER. TENEMENTS	5505.77	
TENEMENTS PERMISSIBLE (250 TENH)	160 NOS	
TENEMENTS PROPOSED	104 NOS	

LEGEND
PLOT BOUNDARY SHOWN BLACK
PROPOSED WORK SHOWN RED
WATER LINE SHOWN BLACK DOTTED
DRAINAGE LINE SHOWN RED DOTTED
EXISTING WORK TO BE RETAINED SHOWN IN BLUE
EXISTING WORK SHOWN TO BE DEMOLISHED IN YELLOW HATCHED
CERTIFICATE OF AREA
CERTIFIED THAT THE PLOT UNDER REFERENCE HAS ITS DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN HAS ITS AREA AS MEASUREMENT MENTIONED IN DEMARCATION AND THE AREA TALLIES WITH THE MINIMUM AREA STATED IN THE DOCUMENT OF OWNERSHIP / LAND RECORDED DEPT. / CITY SURVEY RECORDS SITE SURVEY ALL THIS INFORMATION BASED ON DOCUMENTS PROVIDED BY THE OWNER / POWER OF ATTORNEY HOLDER IN ORIGINAL / TRUE COPY & PHOTOCOPY

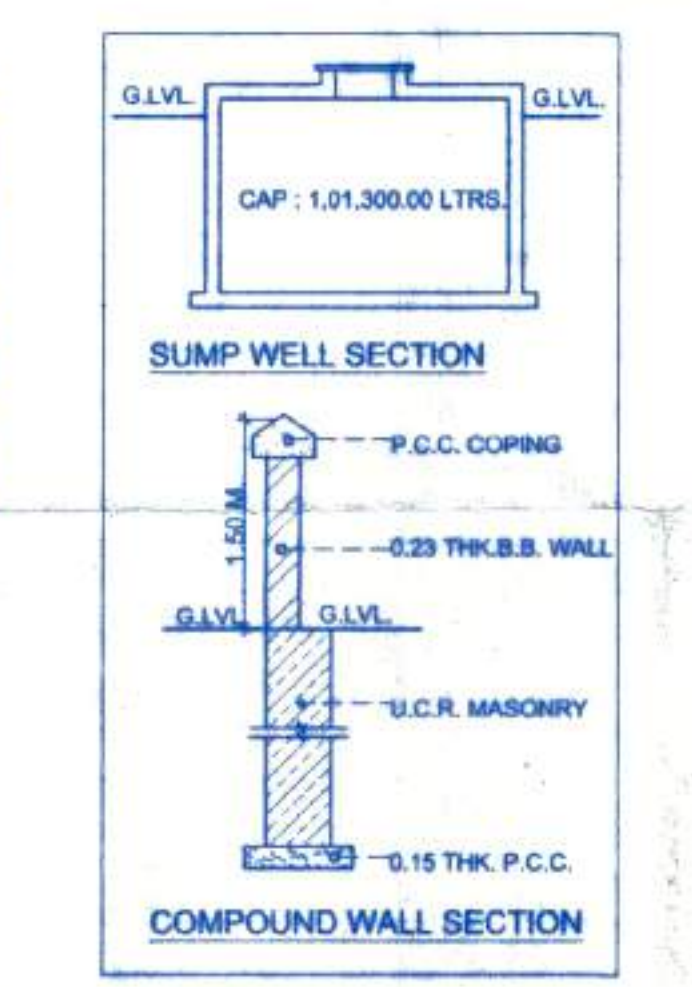
SIGN
PROJECT :
REVISED PLAN OF PROPOSED RESTRICTION INFORMATION SPECIFICATION BUILDING AT, S. NO - 214/3 (PART), AT SUS. TALUKA- MULSHI, DIST - PUNE
SIGN, ADDRESS OF THE OWNER / P.O.A. HOLDER
THE MUNICIPAL DRAWING IS PREPARED FROM THE INSTRUCTION, INFORMATION SPECIFICATION, PAPERS AND LEGAL DOCUMENTS ETC. GIVEN BY ME AND THE AUTHORITY OF THE SAME IS MY RESPONSIBILITY. THE OWNER / P.O.A. HOLDER HAVE READ AND STUDIED THIS AND ALL THE DRAWINGS ALONG WITH DOCUMENTS FOR SUBMISSION AND THEY ARE AS PER MY INSTRUCTIONS & INFORMATION GIVEN TO THE ARCHITECT
Mrs. V.R. SUKHWANI projects through
1) Mr. VICKY G. SUKHWANI
2) Mr. RAVI G. SUKHWANI
SUKHWANI BOULEVARD COMMERCIAL OFFICE NO. 101, NEAR H.P. PETROL PUMP, PASHAN - SUS ROAD, SUS. PUNE - 411 021

ARCHITECT	DWG. NO.	NORTH
AVINASH NAWATHE ARCHITECTS	3169/BR-2	N
JOB NO.	SCALE	DATE
3169	1:100	04-12-2015
REVISION	ISSUED DRG.	DEALT
R-2	15.10.2018	ANNEEL / CHAIRMAN
DESIGN BY	DATE	DESIGN BY
Ar. Vaibhav	04-12-2015	Ar. Vaibhav



AREA KEY PLAN TRANSFORMER			
NO.	WIDTH	LENGTH	AREA
1)	12.70	3.63	46.10 SQ.M.
2)	12.70	4.25	53.98 SQ.M.
TOTAL AREA			100.08 SQ.M.

TRANSFORMER AREA CALCULATIONS			
NO.	WIDTH	LENGTH	AREA
1)	12.70	3.63	46.10 SQ.M.
2)	12.70	4.25	53.98 SQ.M.
TOTAL AREA			100.08 SQ.M.



CAR PARKING = 14 nos.
SCOOTER PARKING = 85 nos.
CYCLE PARKING = 158 nos.