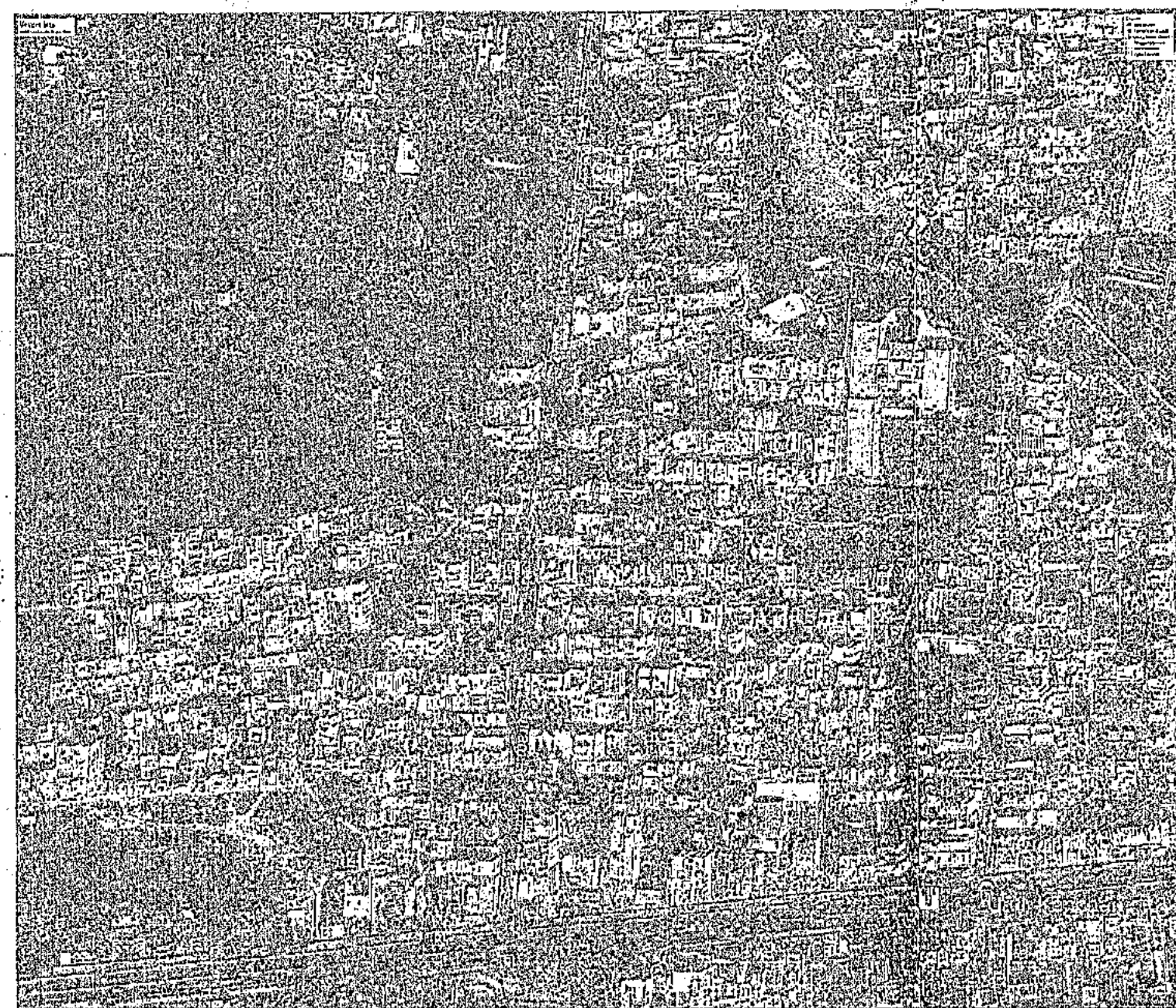
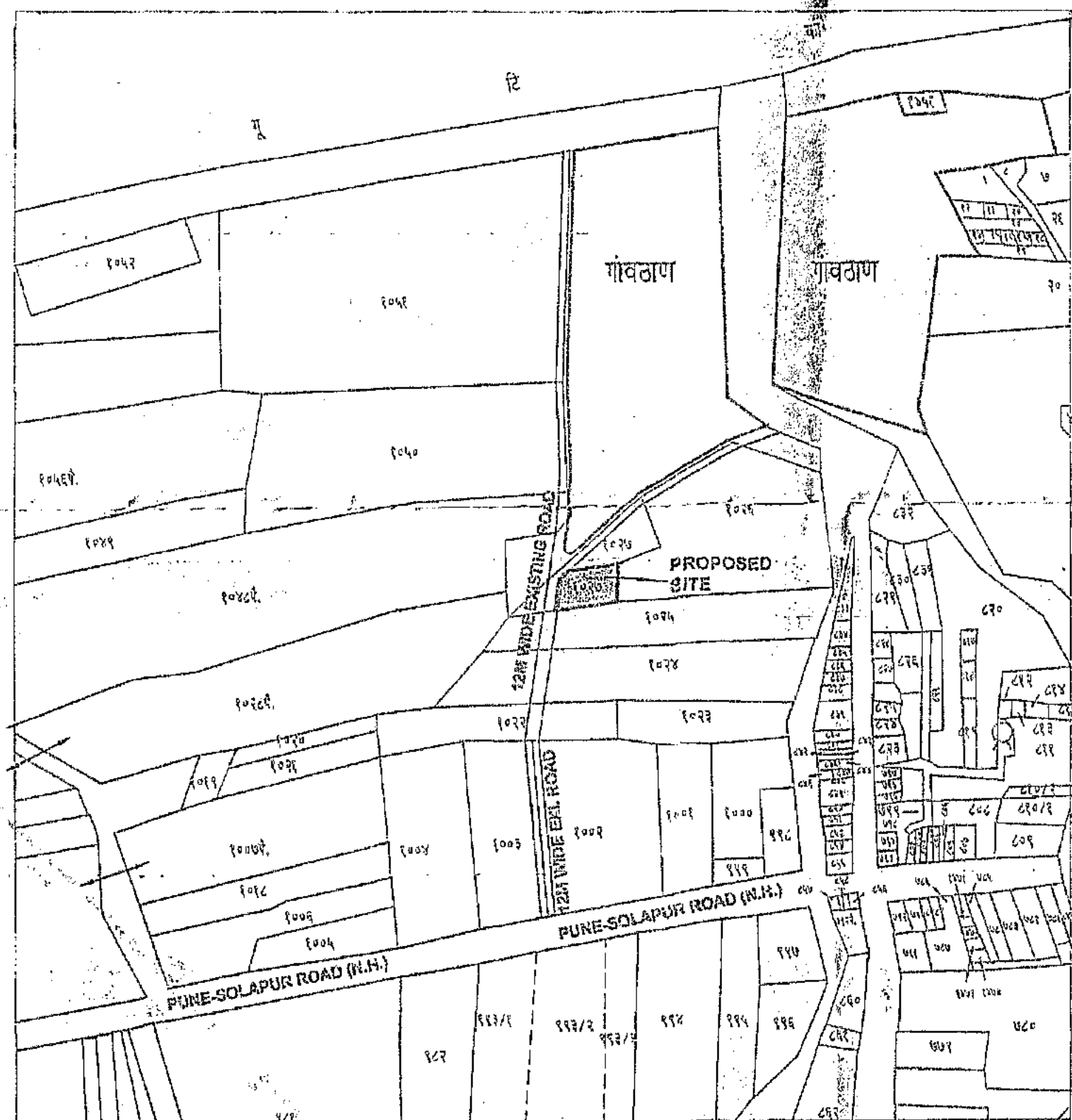




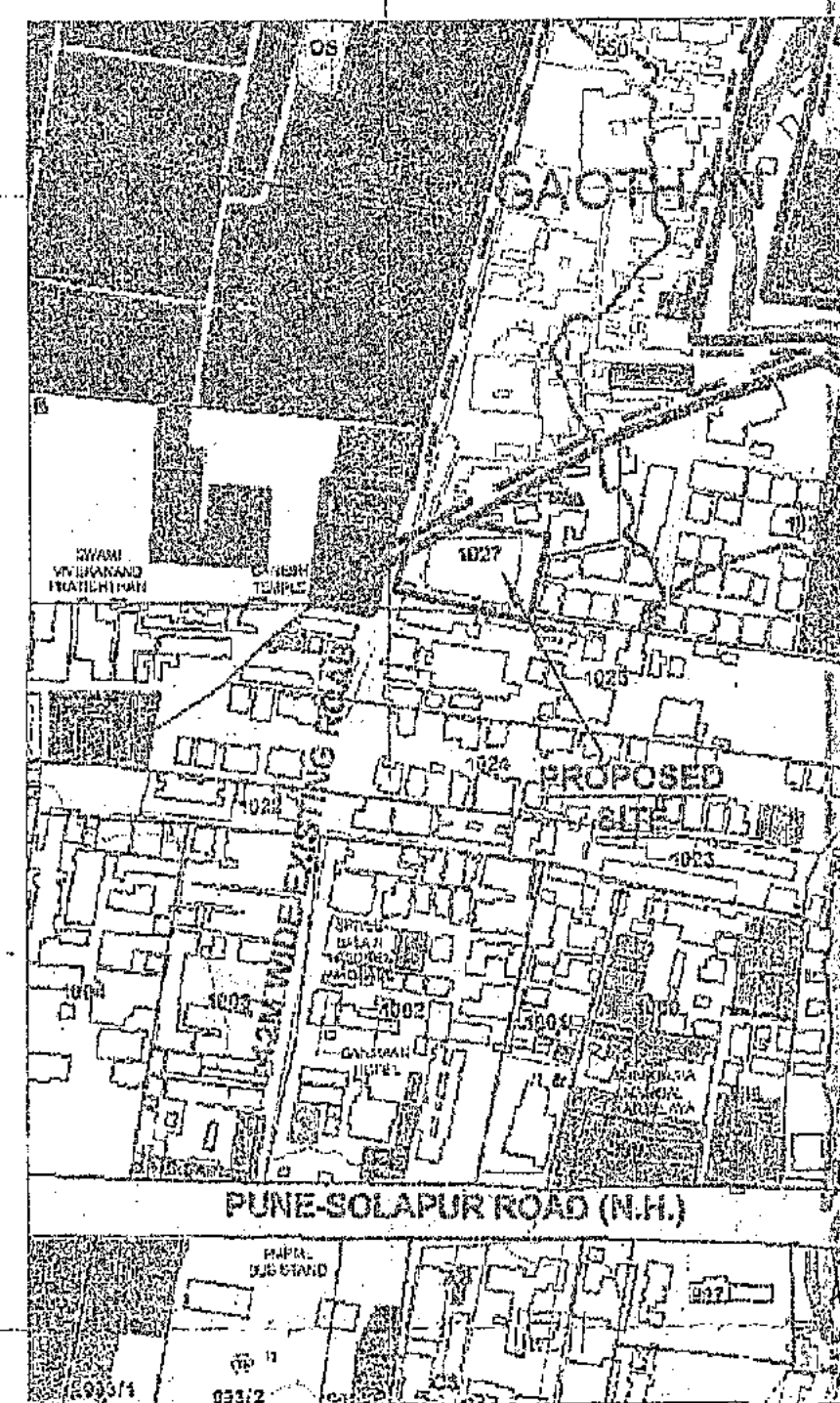
GOOGLE LOCATION PLAN



LOCATION PLAN AS PER VILLAGE MAP

TOTAL PARKING AREA STATEMENT				
VEHICLE	SIZE	VEHICLE AREA REQUIRED	VEHICLE NO	AREA PROVIDED
CARS	2.5X5.00	12.50	33	412.50
SCOOTERS	1.00X2.00	2.00	101	202.00
CYCLE	0.50X1.40	0.70	116	81.20
TOTAL				695.70

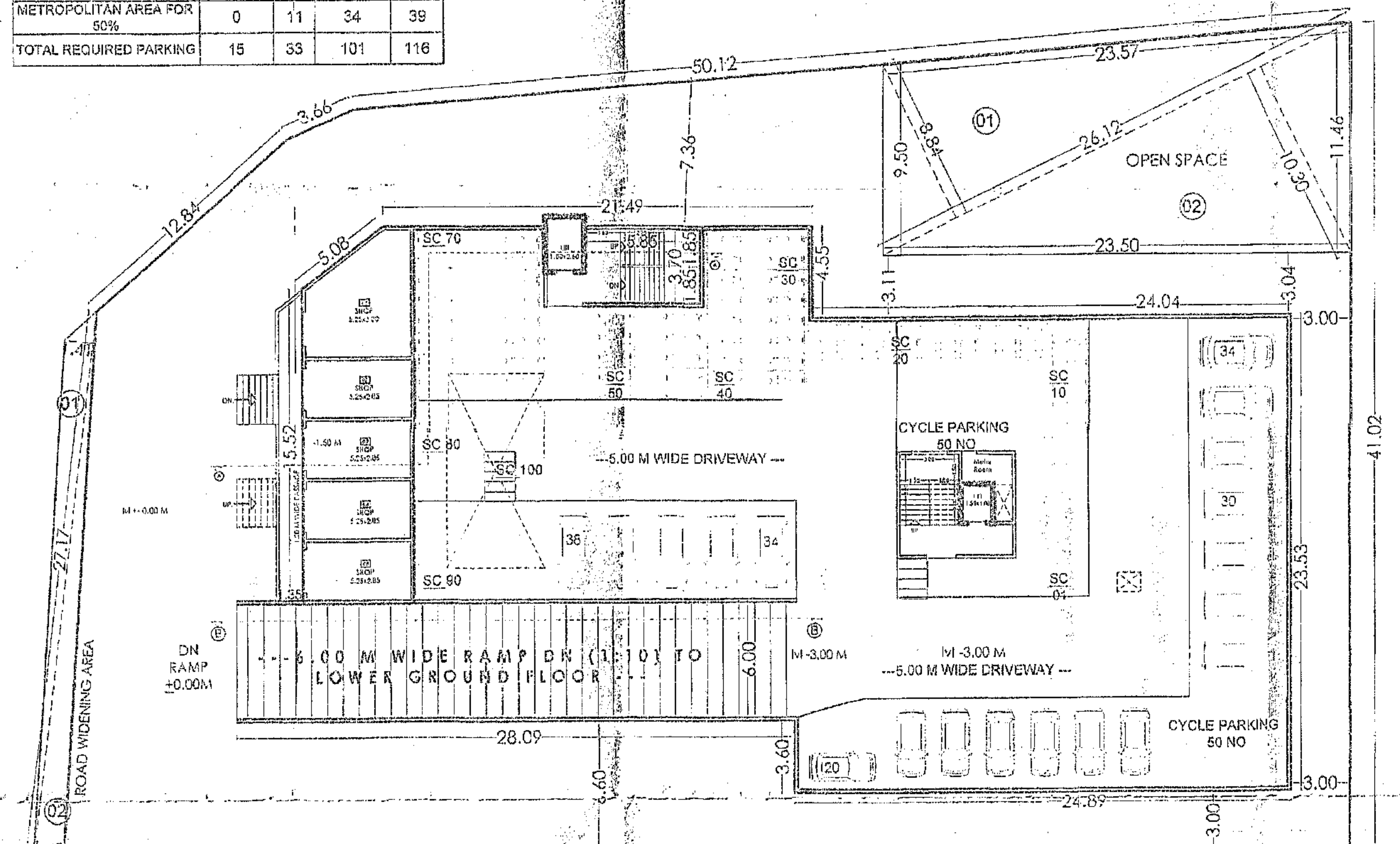
GROUND COVERAGE AREA		TOTAL OCCUPANCY LOAD	
COMM BUIP AREA	= 371.3	LOWER & UPPER FLOOR	= 120.00
RESI 1ST BUIP AREA	= 301.29	1ST & 2ND FLOOR	= 119.00
	672.59		239.00



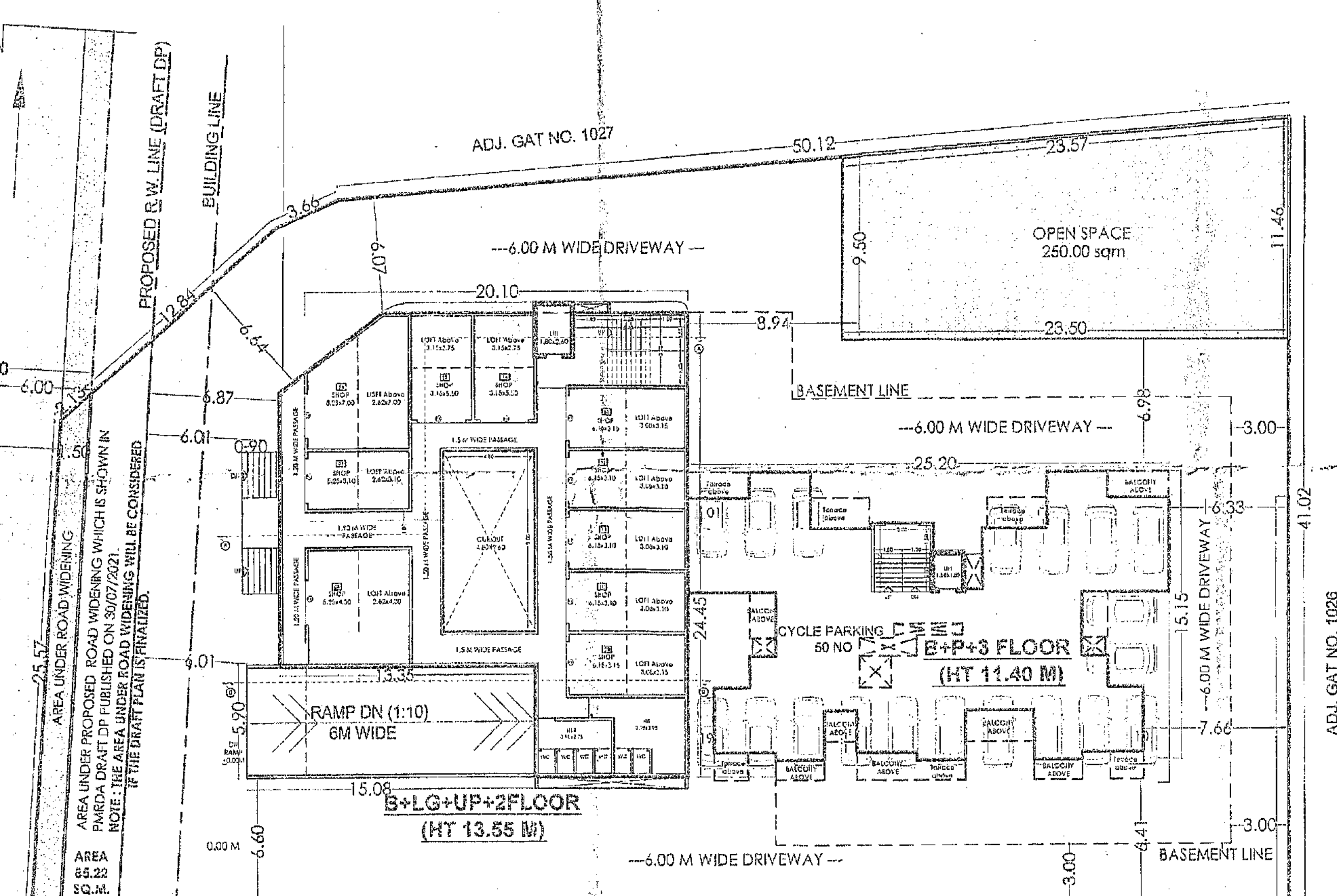
LOCATION PLAN AS PER ELU MAP

TOTAL PARKING AREA STATEMENT				
TYPE OF FLAT	NO OF FLAT	REQUIRED PARKING		
		CAR	SCOOTER	CYCL
SHOP BUILT UP AREA FOR 100 SQ.M. = 1/33	10	10	30	30
FOR EVERY 100 SQ.M. BUILT UP AREA (2-4-5)	5	10	20	30
4 TENEMENTS HAVING BUILT UP AREA UP-50.00 SQ.M.(0-5-5)	9	0	11	11
3 TENEMENTS HAVING BUILT UP AREA 50.0-100.0 SQ.M.(1-3-3)	6	2	6	6
METROPOLITAN AREA FOR 50%	0	11	34	39
TOTAL REQUIRED PARKING	15	33	101	116

TOTAL F.S.I STATEMENT - COMM & RESI. BUILDING (IN SQ.MS.)										
WING / BUILDING	FLOOR	F.S.I. BUILT UP AREA	PERMISSIBLE OPEN BALCONY	PROPOSED OPEN BALCONY	REGU. LIFT	PERM. TERR.	PROPOSED TERRACE	PROPOSED GROUND COVERAGE	PROPOSED TENEMENT / SHOP	TOTAL BUILT UP AREA +NON FSI
		(1)		(2)	(5)		(10)	(11)	(12)	(13)
COMM.	B+LG+UG +2 FLOOR	1362.90	134.80	70.02	4.680	0.00	0.00	440.30	3	1877.90
RESI.	B+P+3 FLOOR	756.97	113.40	109.53	2.700	151.19	30.36	301.29	15	1199.85
TOTAL		2119.8700	248.200	179.550	7.380	151.190	30.360	741.59	48	3077.75
TOTAL BUILT UP AREA = (BUILT UP + LIFT + TERRACE AREA) = 2119.87 + 7.38 + 30.36 = 2156.61 SQ.M.										



LOWER GROUND / BASEMENT FLOOR PLAN (SCALE 1:200)

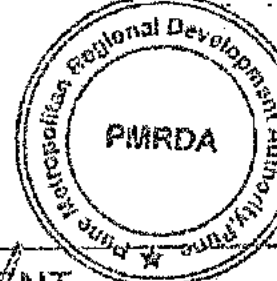


LAYOUT PLAN (SCALE 1:200)

UPPER LEVEL PLAN

STAMP OF APPROVAL

Approved as amended in...
Subject to conditions mentioned in Annexure-A...
S. No. JG. No. / CTS No. ...
Dated 02/05/2023
Metropolitan Commissioner and Chief Executive Officer
Pune Metropolitan Regional Development Authority, Pune.



A	AREA STATEMENT	SQ.M.
1	PLOT AREA AS PER T/2 EXTRACT	2500.00
2	PLOT AREA AS PER DEMARCATION	2504.68
3	MINIMUM AREA CONSIDERED	2500.00
4	DEDUCTIONS FOR :	
5	a) AREA UNDER EXISTING ROAD	0.00
6	b) AREA UNDER ROAD WIDENING	39.40
7	BALANCE PLOT AREA (5 - 6)	2460.60
8	REQUIRED / PROPOSED AMENITY (15% OF 5)	0.00
9	REQUIRED / PRO. OPEN SPACE (10% OF 3)	250.00
10	NET PLOT AREA (7 - 8)	2460.60
11	PERMISSIBLE FSI (1.00 X 10)	2460.60
12	PROPOSED BUILT UP AREA	2156.61

B	AREA STATEMENT AS PER	SQ.M.
	AREA UNDER PROPOSED ROAD WIDENING WHICH IS SHOWN IN PMRDA DRAFT DP PUBLISHED ON 30/07/2021. NOTE : THE AREA UNDER ROAD WIDENING WILL BE CONSIDERED IF THE DRAFT PLAN IS FINALIZED.	
1	PLOT AREA UNDER PROPOSAL	2500.00
4	DEDUCTIONS FOR :	
	a) AREA UNDER EXISTING ROAD WIDENING	39.40
	b) AREA UNDER PROPOSED ROAD WIDENING	85.22
7	BALANCE PLOT AREA (5 - 6)	2375.38
8	REQUIRED / PROPOSED AMENITY (15% OF 6)	0.00
9	REQUIRED / PRO. OPEN SPACE (10% OF 3)	250.00
10	NET PLOT AREA (7 - 8)	2375.38
11	PERMISSIBLE FSI (1.00 X 10)	2375.38
12	PROPOSED BUILT UP AREA	2156.61

B | CERTIFICATE OF AREA
Certified that the Plot under reference was surveyed by me on 03/02/2021 and the dimensions of sites 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

C | OWNERS DECLARATION
I/We undersigned hereby confirm that I/We would abide by plans sanctioned by P.M.R.D.A. I/We would execute the structure as per sanctioned plans. Also I/We would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.
Sign of the Owner

Job Title
PROPOSED RESIDENTIAL AND COMMERCIAL BUILDING AT GAT NO.1027 B, VILLAGE - URALI KANCHAN, TALUKA - HAVELI, DIST. PUNE.

Owner's Name and Signature
MR. AJINKYA MAHADEV KANCHAN

Architect's Name and Signature
AR. VINAYASABNE (CA/2012/58934)

Drawing Title		DRAWN BY		CHECKED BY	
PMRDA Submission		KIRAN		VINAYA	
SCALE	DATE	JOB NO.	DRG. NO.		
1:200	18/05/21	BS - 037	201		