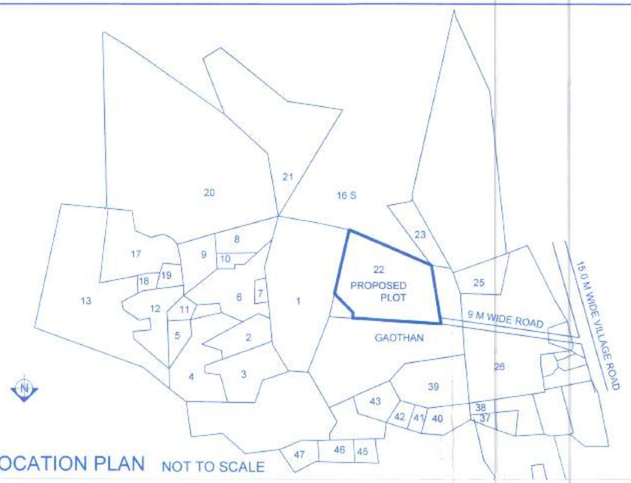
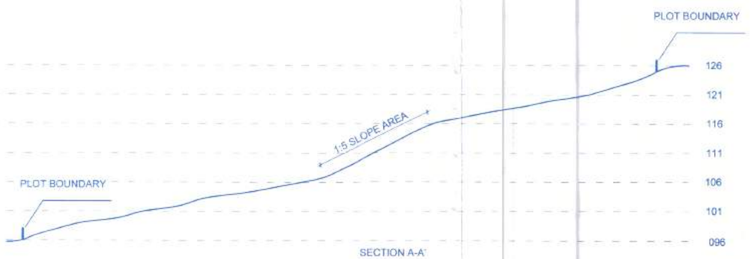


LOCATION PLAN NOT TO SCALE



INTERNAL ROAD										
IR1	1/2	X	12.71	X (	1.73	+ 10.03	)	=	74.73	SQM
IR2	1	X	601.96	X	1.00			=	601.96	SQM
IR3	1/2	X	52.77	X (	8.87	+ 9.33	)	=	480.21	SQM
IR4	1/2	X	119.38	X (	8.22	+ 8.77	)	=	1014.13	SQM
IR5	1/2	X	19.25	X (	6.55	+ 6.55	)	=	126.09	SQM
IR6	1/2	X	32.69	X (	7.80	+ 6.87	)	=	239.78	SQM
D1	3	X	2.11	X	1.00			=	6.33	SQM
D2	1	X	8.37	X	1.00			=	8.37	SQM
							TOTAL	=	**2551.60**	**SQM**

OPEN SPACE										
A	1/2	X	54.22	X (	14.63	+ 29.47	)	=	1195.55	SQM
							TOTAL	=	1195.55	SQM

AMENITY SPACE										
AM1	1/2	X	63.35	X (	31.74	+ 20.92	)	=	1668.01	SQM
AM2	1	X	122.95	X	1.00			=	122.95	SQM
							TOTAL	=	1790.96	SQM

AREA OF SLOPE (1:5)										
	1	X	2977.00	X	1.00			=	2977.00	SQM

Demarcation Area Calculation										
1	1/2	X	119.51	X (	55.27	+ 26.19	)	=	4867.64	SQM
2	1/2	X	131.24	X (	65.03	+ 7.99	)	=	4791.57	SQM
3	1/2	X	86.37	X	33.03			=	1426.40	SQM
4	1/2	X	65.32	X	99.28			=	3242.48	SQM
							TOTAL	=	14328.10	SQM

PLOT AREAS

PLOT NO 1										
A	1/2	X	18.89	X (	9.44	+ 6.50	)	=	150.55	SQM
Deduction										
D1	1	X	2.11	X	1.00			=	2.11	SQM
							TOTAL	=	148.44	SQM

PLOT NO 2 to 8, 14 to 21, 24 to 31										
A	1	X	11.50	X	13.60			=	156.40	SQM
							TOTAL	=	156.40	SQM

PLOT NO 9										
A	1	X	11.50	X	13.60			=	156.40	SQM
B	1	X	1.87	X	8.00			=	14.96	SQM
C	1/2	X	5.90	X (	7.65	+ 1.77	)	=	27.79	SQM
							TOTAL	=	199.15	SQM

PLOT NO 13										
A	1/2	X	18.40	X (	1.79	+ 11.79	)	=	124.94	SQM
B	1/2	X	6.52	X	12.50				40.75	SQM
							TOTAL	=	165.69	SQM

PLOT NO 22										
A	1/2	X	19.33	X (	12.54	+ 9.66	)	=	214.56	SQM
Deduction										
D2	1	X	8.37	X	1.00			=	8.37	SQM
							TOTAL	=	206.19	SQM

PLOT NO 23										
A	1/2	X	16.67	X (	11.20	+ 7.87	)	=	158.95	SQM
Deduction										
D1	1	X	2.11	X	1.00			=	2.11	SQM
							TOTAL	=	156.84	SQM

PLOT NO 32										
A	1/2	X	18.54	X (	11.49	+ 9.24	)	=	192.17	SQM
							TOTAL	=	192.17	SQM

PLOT NO 33										
A	1/2	X	24.82	X (	8.36	+ 11.51	)	=	246.59	SQM
							TOTAL	=	246.59	SQM

PLOT NO 34										
A	1/2	X	19.92	X	13.84			=	137.85	SQM
B	1	X	47.50	X	1.00			=	47.50	SQM
							TOTAL	=	185.35	SQM

PLOT NO 35										
A	1	X	14.00	X	14.62			=	204.68	SQM
							TOTAL	=	204.68	SQM

PLOT NO 36-37										
A	1	X	11.50	X	14.00			=	161.00	SQM
							TOTAL	=	161.00	SQM

PLOT NO 38										
A	1/2	X	21.04	X (	10.45	+ 7.65	)	=	190.41	SQM
Deduction										
D3	1	X	2.11	X	1.00			=	2.11	SQM
							TOTAL	=	188.30	SQM

FSI TABLE

Plot No.	Plot Area	Rounding Area Of Road (If any)	Remaining Plot Area	Built Up Area On Prorata Basis (DxFactor Of FSI)	Front Road Width (M)	Permissible Normal FSI	Permissible Built UP Area On Normal FSI
	SQM	SQM	B-C	D X **1.48**	In M	1	E X G
A	B	C	D	E	F	G	H
1	148.44	0.00	148.44	219.70	9.0	1.0	219.70
2	156.40	0.00	156.40	231.47	9.0	1.0	231.47
3	156.40	0.00	156.40	231.47	9.0	1.0	231.47
4	156.40	0.00	156.40	231.47	9.0	1.0	231.47
5	156.40	0.00	156.40	231.47	9.0	1.0	231.47
6	156.40	0.00	156.40	231.47	9.0	1.0	231.47
7	156.40	0.00	156.40	231.47	9.0	1.0	231.47
8	156.40	0.00	156.40	231.47	9.0	1.0	231.47
9	199.15	0.00	199.15	294.74	9.0	1.0	294.74
10	0.00	0.00	0.00	0.00	0.0	1.0	0.00
11	0.00	0.00	0.00	0.00	0.00	1.0	0.00
12	0.00	0.00	0.00	0.00	0.00	1.0	0.00
13	165.69	0.00	165.69	245.22	9.0	1.0	245.22
14	156.40	0.00	156.40	231.47	9.0	1.0	231.47
15	156.40	0.00	156.40	231.47	9.0	1.0	231.47
16	156.40	0.00	156.40	231.47	9.0	1.0	231.47
17	156.40	0.00	156.40	231.47	9.0	1.0	231.47
18	156.40	0.00	156.40	231.47	9.0	1.0	231.47
19	156.40	0.00	156.40	231.47	9.0	1.0	231.47
20	156.40	0.00	156.40	231.47	9.0	1.0	231.47
21	156.40	0.00	156.40	231.47	9.0	1.0	231.47
22	206.19	0.00	206.19	305.17	9.0	1.0	305.17
23	156.84	0.00	156.84	232.12	9.0	1.0	232.12
24	156.40	0.00	156.40	231.47	9.0	1.0	231.47
25	156.40	0.00	156.40	231.47	9.0	1.0	231.47
26	156.40	0.00	156.40	231.47	9.0	1.0	231.47
27	156.40	0.00	156.40	231.47	9.0	1.0	231.47
28	156.40	0.00	156.40	231.47	9.0	1.0	231.47
29	156.40	0.00	156.40	231.47	9.0	1.0	231.47
30	156.40	0.00	156.40	231.47	9.0	1.0	231.47
31	156.40	0.00	156.40	231.47	9.0	1.0	231.47
32	192.17	0.00	192.17	284.41	9.0	1.0	284.41
33	246.59	0.00	246.59	364.95	9.0	1.0	364.95
34	185.35	0.00	185.35	274.31	9.0	1.0	274.31
35	204.68	0.00	204.68	302.93	9.0	1.0	302.93
36	161.00	0.00	161.00	238.28	9.0	1.0	238.28
37	161.00	0.00	161.00	238.28	9.0	1.0	238.28
38	188.30	0.00	188.30	278.69	9.0	1.0	278.69
	5812.59			**TOTAL**			**8602.64**

APPROVAL OF PLANS 1/1

Approved as amended in.....
subject to conditions mentioned in Annuxure 'A'
of letter No. BP/R.R. No. २३८७/२०२५ दिनांक वरले
S. No./G. No./CTS No. २२
Dated २०/११/२०२५

Metropolitan Commissioner and
Chief Executive Officer
Pune Metropolitan Regional Development Authority, Pune

MAIN FSI STATEMENT

1	Area Of Plot	(As Per 7/12 Extract)	15000.00	Sqm
		(As Per Demarcation)	14328.10	Sqm
		Minimum Considered	14328.10	Sqm
2	Deductions			
		A. Road Widening	0.00	Sqm
		B. 1.5 Slope Area	2977.00	Sqm
		Total	2977.00	Sqm
3	Gross Area Of Plot	(1-2)	11351.10	Sqm
4	Open Space	10%	1135.11	Sqm
	Open Space Provided		1195.55	Sqm
5	Amenity Space	15%	1702.66	Sqm
	Amenity Space Provided		1790.96	Sqm
6	Internal Road Area		2551.60	Sqm
		Total	5538.11	Sqm
7	Balance Area Of Plot	[3-(4+5+6)]	5812.99	Sqm
8	Net Plot Area	0.9 x (Gross plot - Amenity)	**8604.12**	**Sqm**
9	Permissible FSI Factor	[8/7]	**1.480**	

CERTIFICATE OF AREA

Certified that the plot under reference was surveyed by me on & the dimensions of sides & etc of plot stated on plans are measured on site as shown by owner/ p.a.h. The area so worked out roughly tallies with the area stated in documents of ownership /land record dept/city survey records

DECLARATION

1) This drawing is based on information/documents provided by **owner/P.A.H**
2) This drawing is copyright of **Sawan Chandak Architects.** This drawing should not be copied or used without prior permission of architect **(Sawan Chandak Architects)**
3) The defective ownership title or the discrepancies in plot boundary on site if any is entire responsibility of the **Owner / P.A.H / Applicant**

BRIEF SPECIFICATIONS.

* R.C.C. STRUCTURES WITH 0.15M THICK BLOCK MASONRY
* ALU. WINDOW & T.W. FRAMED FLUSH DOOR
* SAND FINISHED PLASTER EXTERNALLY & INTERNALLY
* M.M. TILES FLOORING & GLAZED TILES IN TOILET

SCHEDULE OF OPENING

DOORS		WINDOWS	
D	1.00X2.15	W	1.80X1.20
D1	0.90X2.15	W1	1.65X1.20
D2	0.75X2.15	W2	1.20X1.20
SD	1.50X2.15	KW	1.20X0.90
SD1	1.65X2.15	V	0.60X0.90
FD	1.20X2.15		

LEGEND

*Plot Boundry	Thick Black
*Proposed Work	Red Smudged
*Road Widening	Black Cross
*Water Line	Blue Dotted
*Drainage Line	Thin Black Dotted
*Existing Structure (To Be Demolished)	Yellow Hatched

PROJECT BY:-

RAMESH NEMADE

SITE ADDRESS :-

PROPOSED PLOTTING LAYOUT At Gat No. 22, MAUJE CHIKHALSE, TAL -MAVAL, DIST - PUNE.

SAWAN CHANDAK ARCHITECTS PUNE

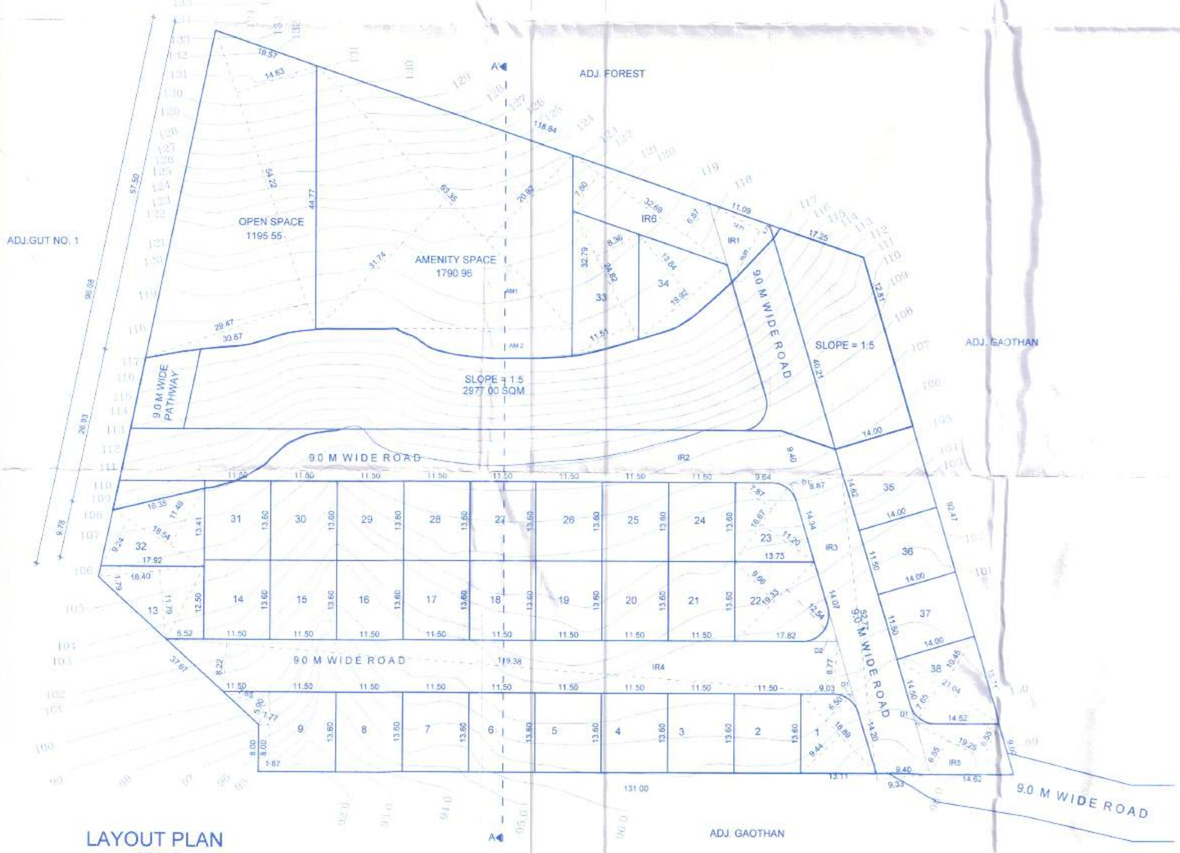
SIGNATURE OF ARCHITECT

SIGNATURE OF OWNER/P.A.H/APPLICANT

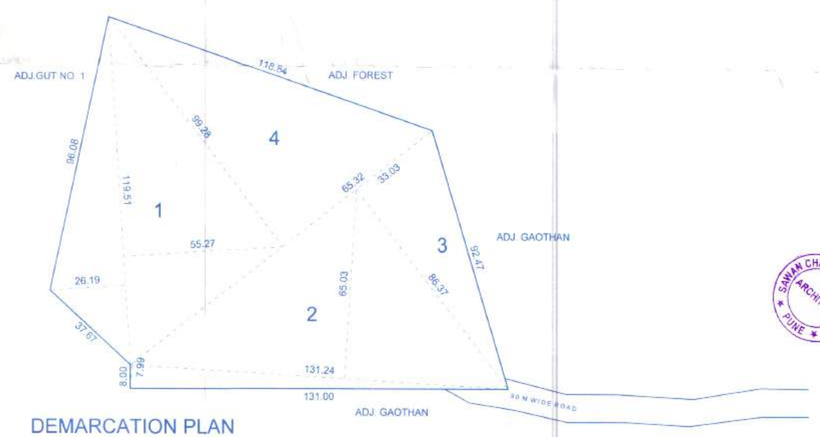
SAWAN CHANDAK ARCHITECTS
C-63, Shrinath Plaza, 4th Floor, Dnyaneshwar Paduka Chowk, FC Road, Pune 04
M : +91-9730812079 Office : +91-8983436000
E : sawanchandak@gmail.com
Reg No. : CA/2011/53219

North:	JOB NO.	SCALE	DATE	DEALT	REVISION
	1606	1:100	20/01/2016	SOMESH	

D:\I PROJECTS\2016\1606 NEMADE CHIKHALSE\SUBMISSION\1606 MD CA\1606 MD.DWG



LAYOUT PLAN
SCALE 1:500



DEMARCATION PLAN
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