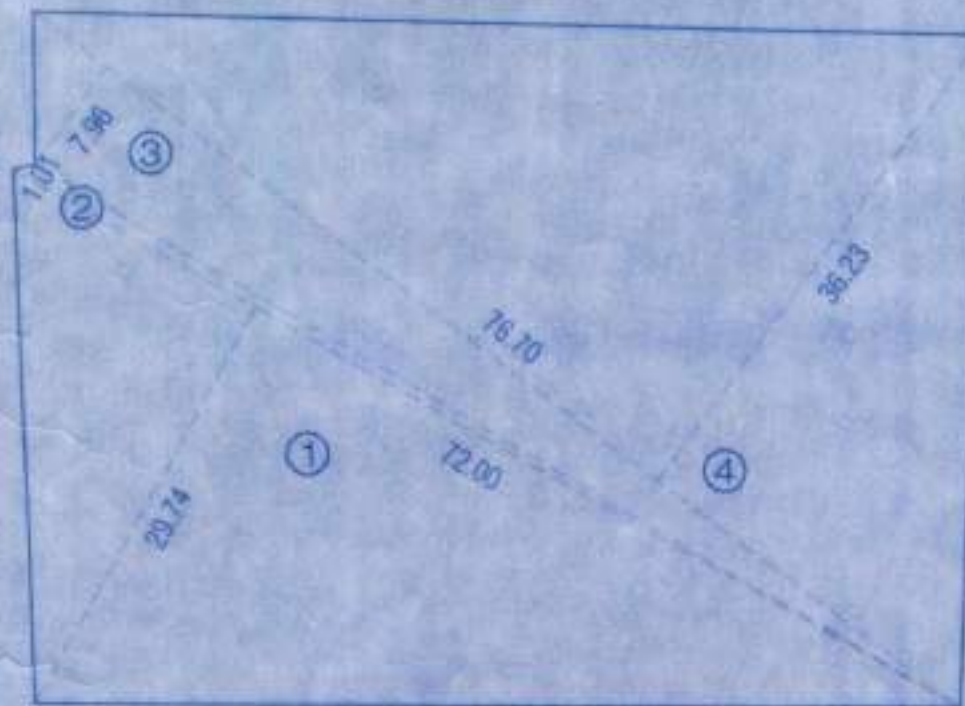


Approved as amended in
subject to conditions mentioned in Annexure 'A'
of letter No. 100/C.R. No. 220/20-20/Mouza - 312
S. No./G. No./CTS No. 220/20
Dated 29/12/2020
Metropolitan Commissioner and
Chief Executive Officer
Pune Metropolitan Regional Development Authority, Pune.



PLOT AREA KEY PLAN
SCALE 1:500

PLOT AREA CALCULATION BY TRIANGULATIONS METHOD				
1	72.00	29.74	0.50	1070.64
2	72.00	1.01	0.50	36.36
3	78.70	7.90	0.50	305.27
4	78.70	36.23	0.50	1389.42
TOTAL				2801.69 SQ.M.
AREA BY TRIANGULATION METHOD				2801.69 SQ.M.
AREA AS PER 7/12 EXTRACT				2800.00 SQ.M.
AREA MINIMUM TO CONSIDER				2800.00 SQ.M.

OPEN SPACE AREA KEY PLAN
SCALE 1:500

OPEN SPACE AREA REQUIRED = 10% OF PLOT AREA 2800.00 X 10% = 280.00 SQ.M.				
OPEN SPACE AREA CALCULATION BY TRIANGULATIONS METHOD				
1	18.58	8.77	0.50	81.47
2	18.58	1.31	0.50	12.17
3	26.30	4.08	0.50	53.67
4	26.30	10.09	0.50	132.68
TOTAL				280.00 SQ.M.



GOOGLE LOCATION PLAN



LOCATION PLAN (1:5000)



WATER CALCULATION
W.C. LOAD = 5 PERSON / TENEMENT
PROG. TENEMENT = 42 NOS
NOS OF PERIODS = 22 X 5 = 110 NOS
REQUIRED WATER = 135 LIT / HEAD / DAY
+ 150 X 135 = 21,600 LTRS
TOTAL REQUIREMENT = 21,600 LTRS
C.H.W.T. (1) = 4.95 X 3.80 X 1.50 = 28,215 LTRS
SIZE OF SUMP WELL = 5.50 X 3.50 X 2.85 = 54,800 LTRS

CARPET AREA STATEMENT

ROOMS	REQ. AREA	PROG. AREA
LIVING	9.50 SQ.M.	11.00 SQ.M.
BED ROOM	9.50 SQ.M.	9.35 SQ.M.
KITCHEN	5.50 SQ.M.	5.50 SQ.M.
W.C.	1.10 SQ.M.	1.26 SQ.M.
BATH	1.80 SQ.M.	1.81 SQ.M.

FLOOR WISE AREA STATEMENT

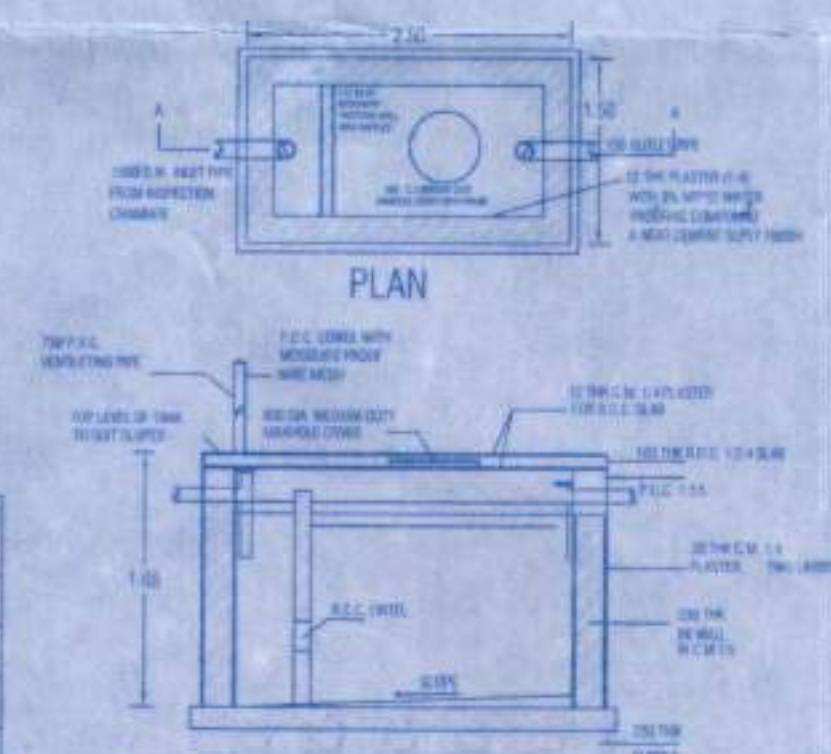
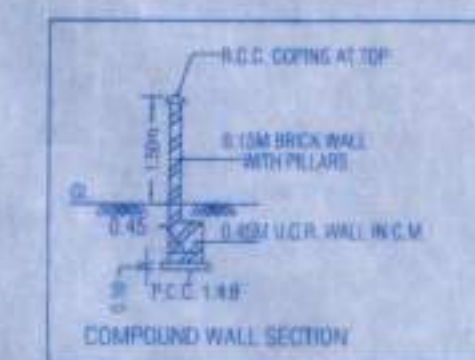
FLOORS	B/U.P. AREA	PERM. BALCONY	PROP. BALCONY	STAIR CASE	FIRE STAIR CASE (DOWN)	PROP. TERRACE	PROP. TERRACE	TOTAL B/U.P. AREA	T.M.T.
1st FLOOR	388.73	58.31	57.09	20.90	22.95	14.46	77.75	0.00	388.73
2nd FLOOR	388.73	58.31	57.09	20.90	22.95		77.75	0.00	388.73
3rd FLOOR	388.73	58.31	57.09	20.90	22.95		77.75	0.00	388.73
4th FLOOR	388.73	58.31	57.09	20.90	22.95		77.75	0.00	388.73
TOTAL	1554.92	233.24	228.36	83.60	91.80	14.46	311.00	0.00	1554.92
									32
LIFT + LIFT MACHINE ROOM									+14.46
TOTAL B/U.P. AREA									1569.38

BUILDING WISE AREA STATEMENT

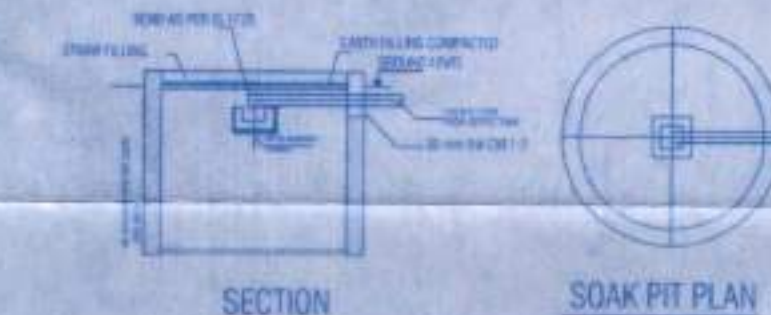
BUILDINGS	B/U.P. AREA	PROP. BALCONY	STAIR CASE	FIRE STAIR CASE (DOWN)	PROP. TERRACE	LIFT + LIFT M.R.	TOTAL B/U.P. AREA	NOS. OF T.M.T.
BUILDING - A	1554.92	228.36	83.60	91.80	00.00	+14.46	1569.38	32
TOTAL	1554.92	228.36	83.60	91.80	00.00	+14.46	1569.38	32

PARKING AREA STATEMENT

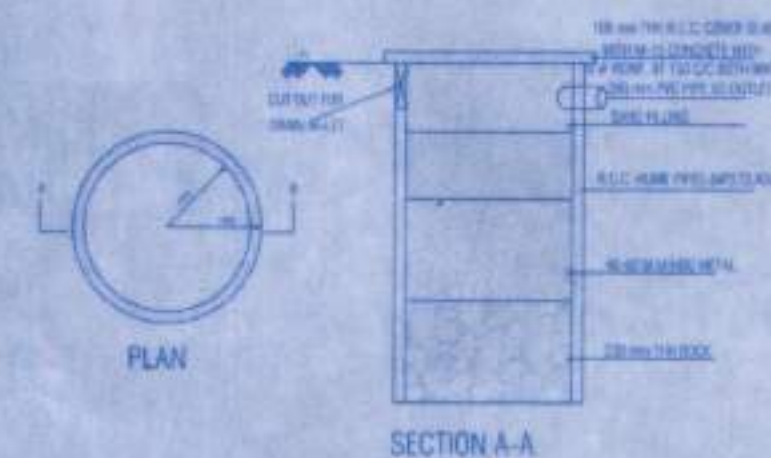
TYPE OF TENEMENT	REQUIRED			PROVIDED		
	CAR	SCOOTER	CYCLES	CAR	SCOOTER	CYCLES
4 T.M.T. HAVING B/U.P. AREA UP TO 50 (16 T.M.T.) REQMT. = 0 CAR & 5 SCOOTER 5 CYCLES	00	20	20			
3 T.M.T. HAVING B/U.P. AREA FROM 50 TO 100 (16 T.M.T.) REQMT. = 1 CAR & 3 SCOOTER 3 CYCLES	6	16	16	10	40	80
ROR METROPOLITAN (50% EXTRA)	3	18	18			
TOTAL PARKING	9	54	54	10	60	60
	9 X 20.0	54 X 3.0	54 X 1.4	10 X 20.0	60 X 3.0	60 X 1.4
TOTAL PARKING AREA REQUIRED	= 417.60 SQ.M.					
PROPOSED PARKING AREA	= 464.00 SQ.M.					



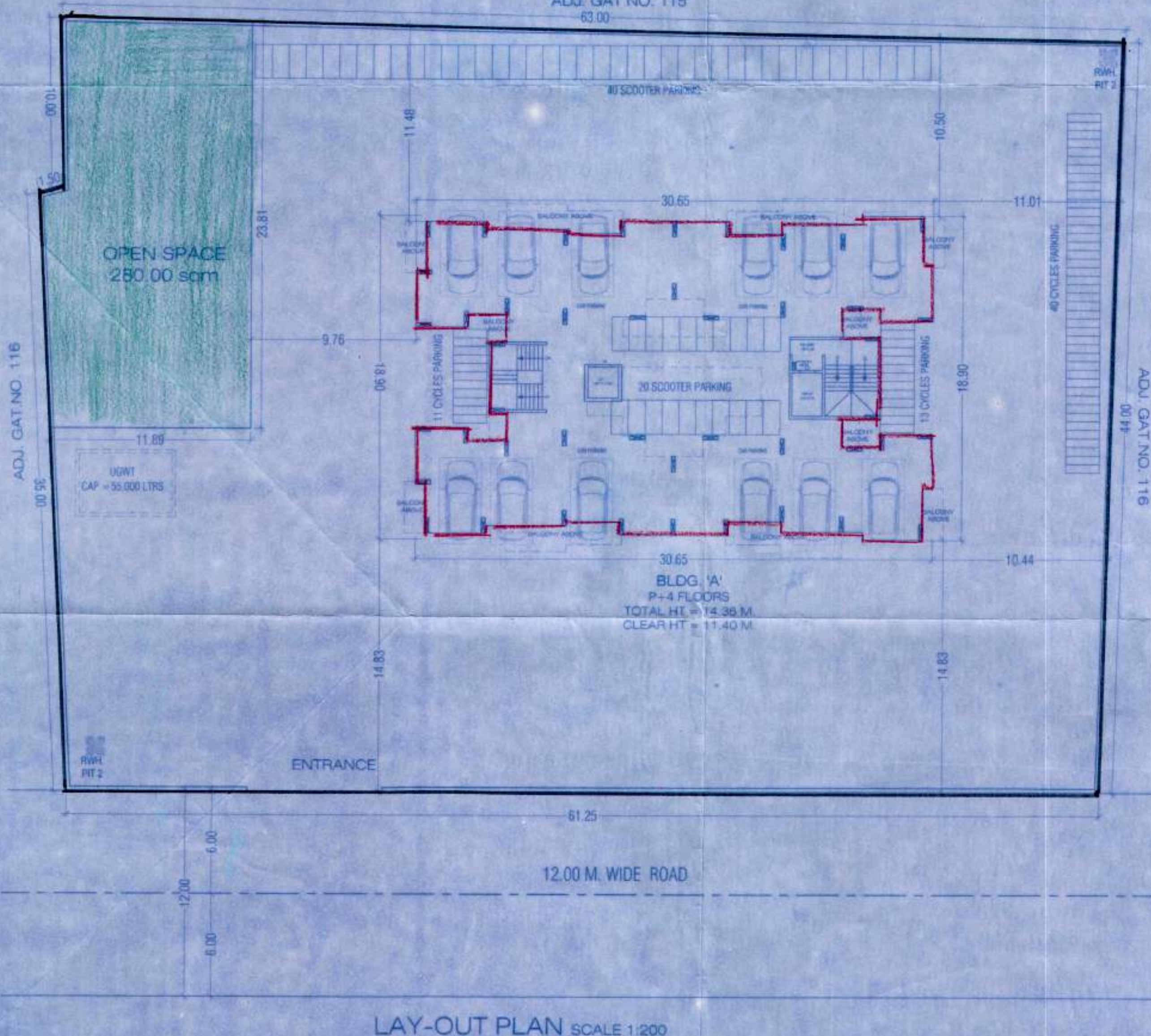
SEPTIC TANK DETAILS



SOAK PIT DETAILS



RAIN WATER HARVESTING PIT



LAY-OUT PLAN SCALE 1:200

A	AREA STATEMENT	SQM.
1	AREA OF PLOT	2800.00
2	DEDUCTIONS FOR	
a	AREA UNDER ROAD	0.00
b	AREA UNDER SERVICE ROAD	0.00
c	ROAD ACQUISITION AREA	0.00
d	AREA UNDER GREEN BELT	0.00
	TOTAL (B+C+D)	0.00
3	NET GROSS AREA OF PLOT	2800.00
4	RECREATION SPACE/ OPEN SPACE (10%)	280.00
5	AMENITY SPACE (15%)	0.00
6	NET PLOT AREA	2800.00
7	F.S.I. (100) (100/1000) (12.00 m. wide road)	1.00
8	PERM. B/U.P. AREA AT INITIAL STAGE	2800.00
9	ADDITIONAL F.S.I. AGAINST PAYMENT OF PREMIUM (0.30)	0.00
10	ADDITIONAL B/U.P. AREA AGAINST AMENITY SPACE - HANDOVER	0.00
11	ADDITIONAL B/U.P. AREA AGAINST R.P. ROAD HANDOVER	0.00
12	TOTAL PERMISSIBLE B/U.P. AREA (B+D+10+11)	0.00
13	EXISTING B/U.P. AREA	0.00
14	PROPOSED B/U.P. AREA	1569.38
15	TOTAL BUILT UP AREA	1569.38
16	F.S.I. CONSUMED	0.56

B	BALCONY AREA STATEMENT	SQM.
(a)	PERMISSIBLE BALCONY = 15% OF PROPOSED B/U.P. AREA	420.00
(b)	PROPOSED BALCONY AREA	228.36
C	TENEMENT STATEMENT	SQM.
(a)	NET AREA OF PLOT	2800.00
(b)	TENEMENT PERMISSIBLE (250 T./H.M.)	00
(c)	TENEMENT EXISTING	00
(d)	TENEMENT PROPOSED	32
(e)	TOTAL TENEMENT	32
D	PARKING STATEMENT	
(a)	PARKING REQUIRED BY RULE	CAR SCOOTERS CYCLE
(b)	PARKING PROVIDED	9 54 54

SPECIFICATIONS	
1 R.C.C. FRAMED STRUCTURE	4 INTERNAL PLASTER NEERU FINISH
2 EXTERNAL WALL - B. BRICK 0.23 M THK	5 EXTERNAL PLASTER SAND FACED
3 INTERNAL WALL - B. BRICK 0.15THK	6 M.S. FRAME WITH PLUSH DOOR

CERTIFICATE OF AREA
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON
AND THE DIMENSION OF B.E.S. OF PLOT STATED ON PLAN AREAS AS
MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN
DOCUMENT OF OWNERSHIP / T.P. SCHEME RECORD / LAND RECORD DEPT. / CITY SURVEYED
RECORDS.

LEGEND
PROPOSED PARKING AREA
EXISTING PARKING AREA
ROAD ACQUISITION AREA
EXISTING ROAD ACQUISITION AREA
EXISTING ROAD ACQUISITION AREA
EXISTING ROAD ACQUISITION AREA

OWNERS NAME
M/S GLOBAL REALITY PARTNER FIRM
THROUGH
MR. ANIL A. KANKARIYA
MR. DIPCHAND S. CHORDIYA

PROJECT :
PROPOSED LAYOUT OF BUILDING
AT GAT NO - 116 (PT)
AT VILLAGE - CHANDE, TAL - MULSHI, PUNE

ARCHITECT	ARCHITECTS SIGN	SCALE	1:100	NORTH
AJIT V. THAKUR (CA/98/200454)		DATE	31.08.2020	
AJIT THAKUR AND ASSOCIATES		DRAWN BY	PAVAL	
OFFICE NO. 10, R.M. COMMERCE, SHANKAR NAGAR, PRUD ROAD, KOTHRUL, PUNE - 411008		CHECKED BY	AJT	
		JOB NO.		
		DRG. NO.		