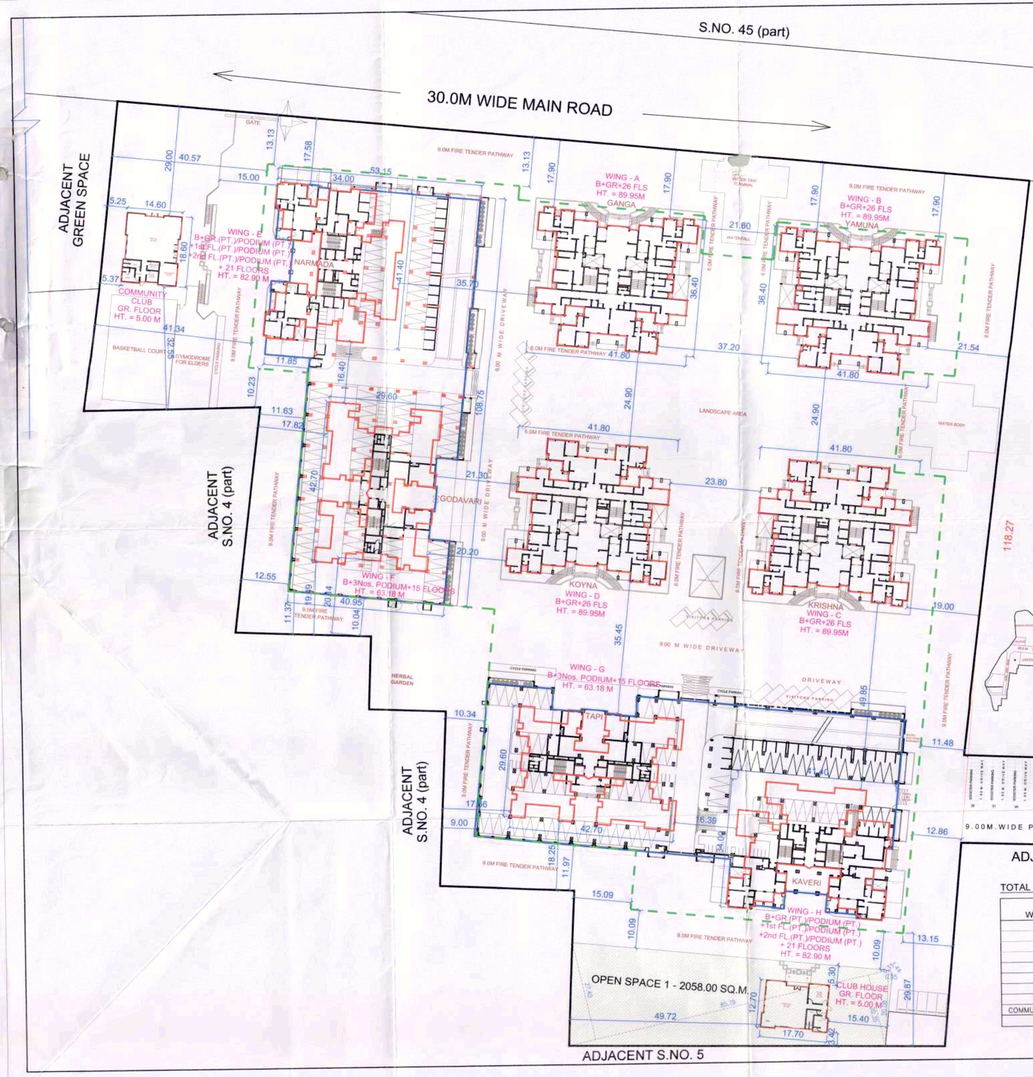
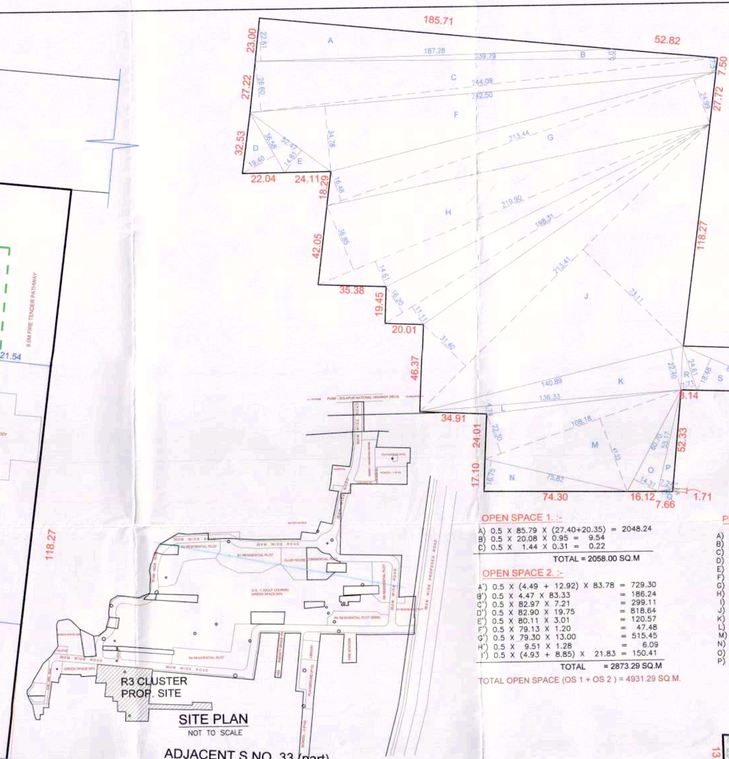
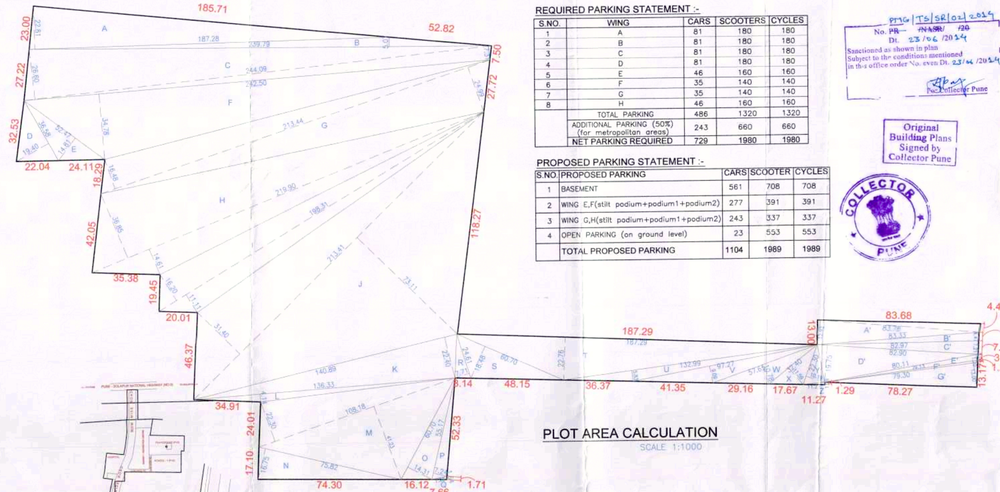
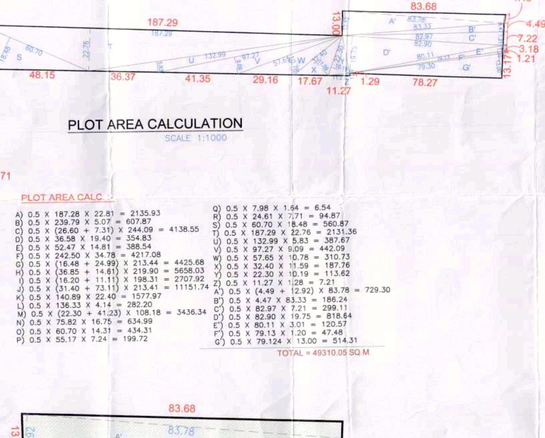




SITE PLAN
NOT TO SCALE



PLOT AREA CALCULATION
SCALE 1:1000



REQUIRED PARKING STATEMENT :-

S.NO.	WING	CARS	SCOOTERS	CYCLES
1	A	81	180	180
2	B	81	180	180
3	C	81	180	180
4	D	81	180	180
5	E	46	160	160
6	F	35	140	140
7	G	35	140	140
8	H	46	160	160
	TOTAL PARKING	486	1320	1320
	ADDITIONAL PARKING (50%) (for metropolitan areas)	243	660	660
	NET PARKING REQUIRED	729	1980	1980

PROPOSED PARKING STATEMENT :-

S.NO.	PROPOSED PARKING	CARS	SCOOTER	CYCLES
1	BASEMENT	561	708	708
2	WING E,F(stilt podium+podium1+podium2)	277	391	391
3	WING G,H(stilt podium+podium1+podium2)	243	337	337
4	OPEN PARKING (on ground level)	23	553	553
	TOTAL PROPOSED PARKING	1104	1989	1989

OPEN SPACE 1 :-

A) 0.5 X 85.79 X (27.40+20.35) = 2048.24
B) 0.5 X 20.08 X 0.95 = 9.54
C) 0.5 X 1.44 X 0.31 = 0.22

TOTAL = 2058.00 SQ.M

OPEN SPACE 2 :-

A') 0.5 X (4.49 + 12.92) X 83.78 = 729.30
B') 0.5 X 4.47 X 83.33 = 186.24
C') 0.5 X 82.97 X 7.21 = 299.11
D') 0.5 X 82.90 X 19.75 = 818.64
E') 0.5 X 80.11 X 3.01 = 120.57
F') 0.5 X 79.13 X 1.20 = 47.48
G') 0.5 X 79.30 X 13.00 = 515.45
H') 0.5 X 9.51 X 1.28 = 6.09
I') 0.5 X (4.93 + 8.85) X 21.83 = 150.41

TOTAL = 2873.29 SQ.M

TOTAL OPEN SPACE (OS 1 + OS 2) = 4931.29 SQ.M.

PLOT AREA CALC :-

A) 0.5 X 187.28 X 22.81 = 2135.93
B) 0.5 X 239.79 X 5.07 = 607.87
C) 0.5 X (26.60 + 7.33) X 244.09 = 4138.55
D) 0.5 X 36.58 X 19.40 = 354.83
E) 0.5 X 52.47 X 14.81 = 388.54
F) 0.5 X 242.50 X 34.78 = 4217.08
G) 0.5 X (16.48 + 24.99) X 213.44 = 4425.68
H) 0.5 X (36.85 + 14.61) X 219.90 = 5658.03
I) 0.5 X (16.20 + 11.11) X 198.31 = 2707.92
J) 0.5 X (31.40 + 73.11) X 213.41 = 11151.74
K) 0.5 X 140.89 X 22.40 = 1577.97
L) 0.5 X 136.33 X 4.14 = 282.20
M) 0.5 X (22.30 + 41.23) X 108.18 = 3436.34
N) 0.5 X 75.82 X 16.75 = 634.99
O) 0.5 X 60.70 X 14.31 = 434.31
P) 0.5 X 55.17 X 7.24 = 199.72
Q) 0.5 X 7.98 X 1.54 = 6.54
R) 0.5 X 24.61 X 7.71 = 94.87
S) 0.5 X 60.70 X 18.48 = 560.87
T) 0.5 X 187.29 X 22.76 = 2131.36
U) 0.5 X 132.99 X 5.83 = 387.67
V) 0.5 X 97.27 X 9.09 = 442.09
W) 0.5 X 57.65 X 10.78 = 310.73
X) 0.5 X 32.40 X 11.59 = 187.76
Y) 0.5 X 22.30 X 10.19 = 113.62
Z) 0.5 X 11.27 X 1.28 = 7.21
A') 0.5 X (4.49 + 12.92) X 83.78 = 729.30
B') 0.5 X 4.47 X 83.33 = 186.24
C') 0.5 X 82.97 X 7.21 = 299.11
D') 0.5 X 82.90 X 19.75 = 818.64
E') 0.5 X 80.11 X 3.01 = 120.57
F') 0.5 X 79.13 X 1.20 = 47.48
G') 0.5 X 79.124 X 13.00 = 514.31

TOTAL = 49310.05 SQ.M

TOTAL F.S.I. STATEMENT :-

WING	TYPE	PROP. AREA	PERM. BALC.	PROP. BALC.	DRY BALC.	PERM. TERR.	PROP. TERR.	STAIRCASE AREA	PASSAGE AREA	LIFT/M.R.M AREA	TENE. NO.	FLOORS	HEIGHT
A	RESI.	15398.01	2149.72	2149.43	592.33	2866.36	1276.96	603.99	2703.21	76.91	148	B+GR+26 FLS.	89.95 M
B	RESI.	15398.01	2149.72	2149.43	592.33	2866.36	1276.96	603.99	2703.21	76.91	148	B+GR+26 FLS.	89.95 M
C	RESI.	15398.01	2149.72	2149.43	592.33	2866.36	1276.96	603.99	2703.21	76.91	148	B+GR+26 FLS.	89.95 M
D	RESI.	15398.01	2149.72	2149.43	592.33	2866.36	1276.96	603.99	2703.21	76.91	148	B+GR+26 FLS.	89.95 M
E	RESI.	11680.78	1640.62	1629.51	431.20	2187.45	726.60	536.76	2172.13	49.31	122	B+GR.(PT.)/PODIUM (PT.)+1st FL.(PT.)/PODIUM (PT.)+2nd FL.(PT.)/PODIUM (PT.)+ 21 FLOORS	82.90 M
F	RESI.	7686.62	1053.50	1033.43	339.75	1415.10	511.01	441.00	1639.40	49.31	104	B+3Nos. PODIUM+15 FLOORS	63.18 M
G	RESI.	7686.62	1053.50	1033.43	339.75	1415.10	511.01	441.00	1639.40	49.31	104	B+3Nos. PODIUM+15 FLOORS	63.18 M
H	RESI.	11680.78	1640.62	1629.51	431.20	2187.45	726.60	536.76	2172.13	49.31	122	B+GR.(PT.)/PODIUM (PT.)+1st FL.(PT.)/PODIUM (PT.)+2nd FL.(PT.)/PODIUM (PT.)+ 21 FLOORS	82.90 M
COMMUNITY CLUB	COMM.	260.76	----------	----------	----------	----------	----------	----------	----------	----------	----------	GROUND FLOOR.	5.00 M
TOTAL		100587.60	13987.12	13923.60	3911.22	18670.54	7583.06	4371.48	18435.90	504.88	1044		

STAMP OF APPROVAL

1/57

LAYOUT PLAN

Recommended for Approval as amended in ---
subject to the conditions contained ---
in the J.D.T.P.'s letter No. JD/NA/SR/120 Dt. 23/04/2014
Sanctioned as shown in plan
Subject to the conditions mentioned
in the office order No. even Dt. 23/04/2014
Dt. 2/11/2018
Joint Director of Town Planning Pune Division, Pune

PMC/TS/58/02/2014
No. PR/ JD/NA/SR/120
Dt. 23/04/2014
Sanctioned as shown in plan
Subject to the conditions mentioned
in the office order No. even Dt. 23/04/2014
Dy. Municipal Commissioner Pune

This recommendation supersedes previously given recommendation by Joint Director of Town Planning Pune Division, Pune Vide Letter No. 2318 Dt. 30/10/2018

Joint Director of Town Planning
Pune Division, Pune

Original Building Plans Signed by Collector Pune

COLLECTOR PUNE

AREA STATEMENT		SQ.M
1. AREA OF THE PLOT AS PER SANCTIONED P.L.U. BY COLLECTOR, PUNE BY ORDER NO PRG/NASR/576/2012 DATED - 20/01/2013		49310.05
2. REQUIRED OPEN SPACE (10% of 1)		4931.00
3. PROP. OPEN SPACE		4931.29
4. PERMISSIBLE TOTAL BUILT UP AREA IN SECTOR R1 TO R8		2,60,342.60
5. PROPOSED BUILT UP AREA	SECTOR	
	R1	------
	R2	------
	R3	1,00,587.60
	R4	------
	R5	------
	R6	------
	R7	------
	R8	------
TOTAL PROPOSED BUILT UP AREA		1,00,587.60

CERTIFICATE OF AREA

CERTIFIED THAT THE AREA UNDER REFERENCE WAS SURVEYED BY ME AND THE DIM. OF SIDES ETC. OF THE PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OT TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP, T.P. SCHEME RECORDS, LAND RECORD DEPT, CITY SURVEY RECORDS.

AR.MANGESH GOTAL CA/2005/36501

LEGEND / NOTE:

PLOT LINE SHOWN - BLACK
BASEMENT LINE - GREEN
PODIUM LINE - BLUE
BUILDING LINE - RED

NORTH

TERRACES PROVIDED IN EACH TENAMENT OF WING A,B,C,D,E,F,G&H WILL BE KEPT OPEN TO SERVE AS A REFUGE AREA, AS PER LETTER NO. MFS/SD/2014/311, DATED 13.03.2014 BY DIRECTORATE OF MAHARASHTRA FIRE SERVICES, MUMBAI.

DESCRIPTION OF PROPOSAL

PROPOSED LAYOUT OF RESI. BLDG. IN CLUSTER R3 IN SANCTIONED SPECIAL TOWNSHIP PROJECT.

ON S. NO. 4(P), 33(P), 45 (P)
AT VILLAGE PHURSUNGI,
TALUKA HAVELI, DIST. PUNE.

OWNER'S NAME, ADDRESS, SIGNATURE :-

MR. DHANANJAY R. PACHPOR.
AUTHORSED SIGNATORY,
ADD=C/O. D.S. KULKARNI DEVELOPERS 1187/60, J.M. ROAD,SHIVAJINAGAR, PUNE. – 5.

PROJECT ARCHITECT :-

AR. SAMIR S. DAOUD

ARCHITECT SIGNATURE :-

AR. SIDDARTH HARISCHANDRAKAR CA/2004/34707 | AR. MANGESH GOTAL CA/2005/36501 | AR. DEEPALI AGARWAL CA/2007/39491

LIASONING ARCHITECT :-

design studio architecture planning interiors graphics
Office 70,71,72, 4th Floor, Patil Arcade Apt., Above Hotel Kalinga, Near Shaida Centre, Khilare Road, Erandavane, Pune 411004
+91-020-25430048, info@adesignstudio.co.in

DATE	DEALT BY	REVISED BY	CHECKED BY	SCALE
27.05.2014	DEEPALI	PRASAD	MANGESH	1:500