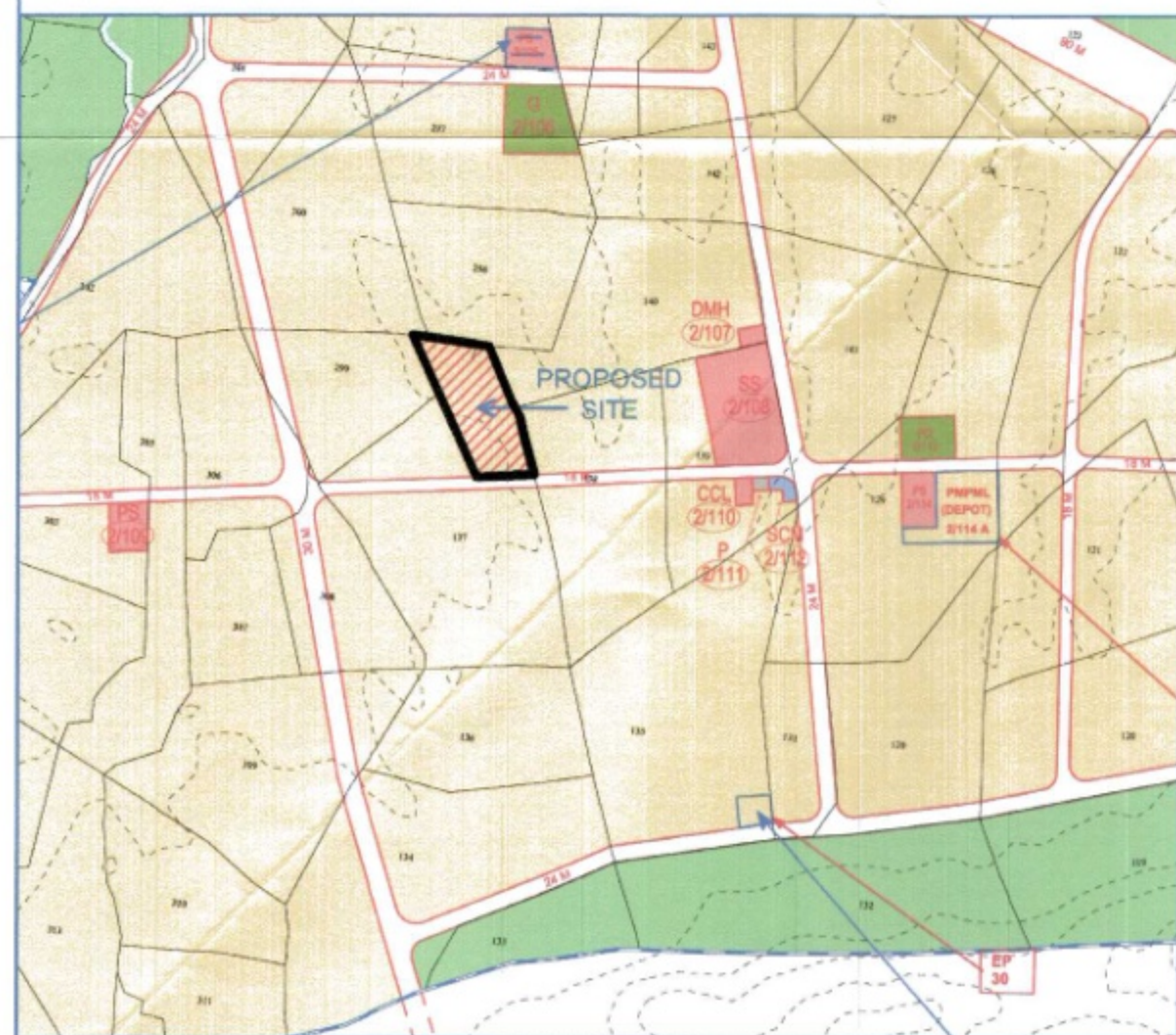
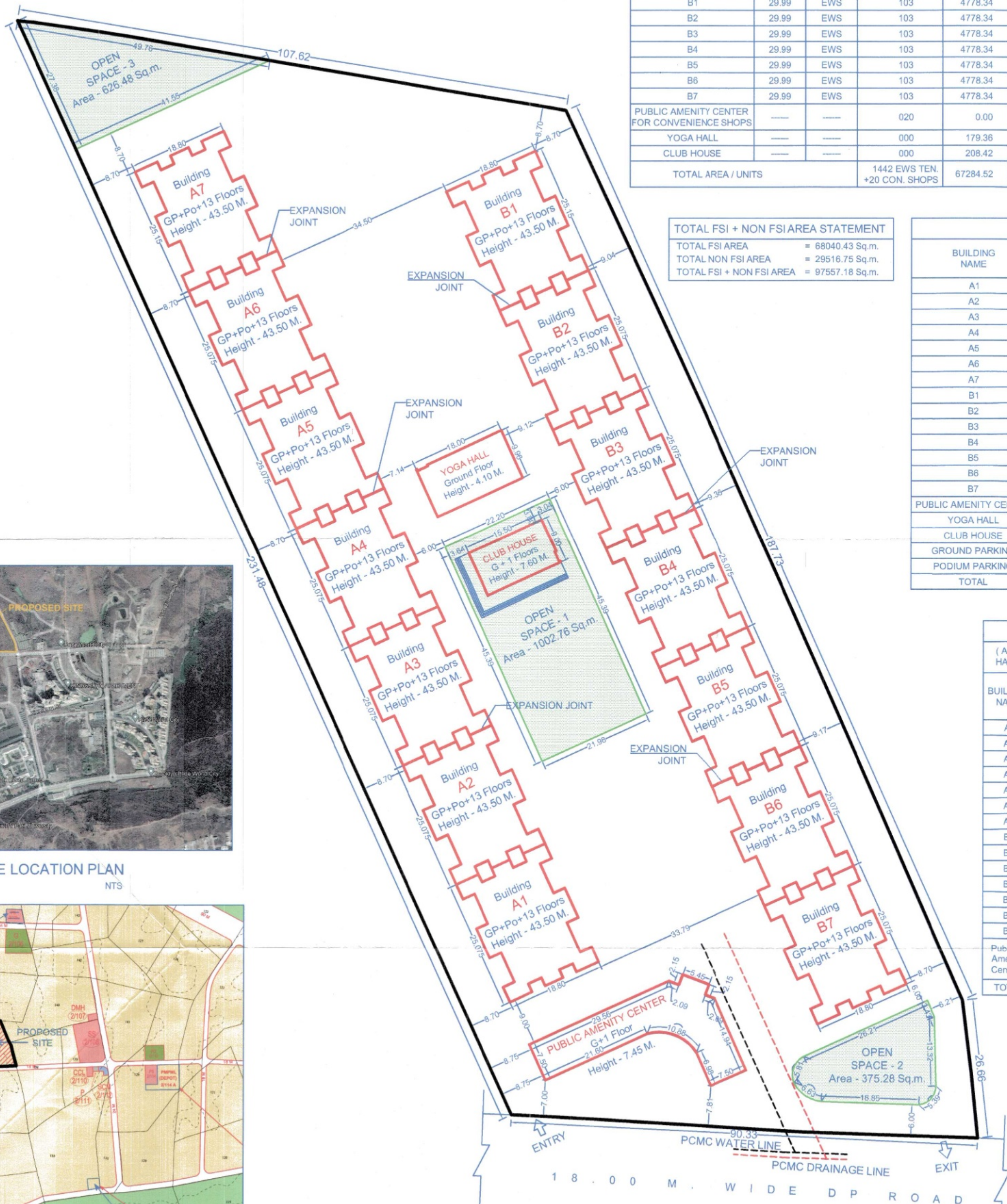




GOOGLE LOCATION PLAN
NTS



DP LOCATION PLAN
NTS



SITE PLAN
SCALE 1:500

FSI AREA STATEMENT

BUILDING NAME	CARPET AREA (Sq.m)	BUILDING TYPE	NO OF TENEMENTS	RESIDENTIAL TOTAL FSI AREA (Sq.m)	COMMERCIAL TOTAL FSI AREA (Sq.m)	TOTAL RESI. + COMM. FSI AREA (Sq.m)	NO OF FLOORS	HEIGHT OF BUILDING
A1	29.99	EWS	103	4778.34	0.00	4778.34	GP+Po+13th	43.50 M.
A2	29.99	EWS	103	4778.34	0.00	4778.34	GP+Po+13th	43.50 M.
A3	29.99	EWS	103	4778.34	0.00	4778.34	GP+Po+13th	43.50 M.
A4	29.99	EWS	103	4778.34	0.00	4778.34	GP+Po+13th	43.50 M.
A5	29.99	EWS	103	4778.34	0.00	4778.34	GP+Po+13th	43.50 M.
A6	29.99	EWS	103	4778.34	0.00	4778.34	GP+Po+13th	43.50 M.
A7	29.99	EWS	103	4778.34	0.00	4778.34	GP+Po+13th	43.50 M.
B1	29.99	EWS	103	4778.34	0.00	4778.34	GP+Po+13th	43.50 M.
B2	29.99	EWS	103	4778.34	0.00	4778.34	GP+Po+13th	43.50 M.
B3	29.99	EWS	103	4778.34	0.00	4778.34	GP+Po+13th	43.50 M.
B4	29.99	EWS	103	4778.34	0.00	4778.34	GP+Po+13th	43.50 M.
B5	29.99	EWS	103	4778.34	0.00	4778.34	GP+Po+13th	43.50 M.
B6	29.99	EWS	103	4778.34	0.00	4778.34	GP+Po+13th	43.50 M.
B7	29.99	EWS	103	4778.34	0.00	4778.34	GP+Po+13th	43.50 M.
PUBLIC AMENITY CENTER FOR CONVENIENCE SHOPS	---	---	020	0.00	755.89	755.89	Gr. + 1	7.45 M.
YOGA HALL	---	---	000	179.36	0.00	179.36	Ground	4.10 M.
CLUB HOUSE	---	---	000	208.42	0.00	208.42	Gr. + 1	7.60 M.
TOTAL AREA / UNITS			1442 EWS TEN. +20 CON. SHOPS	67284.52	755.89	68040.43		

TOTAL FSI + NON FSI AREA STATEMENT	
TOTAL FSI AREA	= 68040.43 Sq.m.
TOTAL NON FSI AREA	= 29516.75 Sq.m.
TOTAL FSI + NON FSI AREA	= 97557.18 Sq.m.

NON FSI AREA STATEMENT

BUILDING NAME	BUILDING TYPE	PARKING AREA	PODIUM PARKING AREA	LIFT MACHINE ROOM	STAIRCASE HEAD ROOM	REFUGE AREA	TOTAL AREA
A1	EWS	373.00	388.64	24.64	41.20	33.92	861.40
A2	EWS	373.00	388.64	24.64	41.20	33.92	861.40
A3	EWS	373.00	388.64	24.64	41.20	33.92	861.40
A4	EWS	373.00	388.64	24.64	41.20	33.92	861.40
A5	EWS	373.00	388.64	24.64	41.20	33.92	861.40
A6	EWS	373.00	388.64	24.64	41.20	33.92	861.40
A7	EWS	373.00	388.64	24.64	41.20	33.92	861.40
B1	EWS	373.00	388.64	24.64	41.20	33.92	861.40
B2	EWS	373.00	388.64	24.64	41.20	33.92	861.40
B3	EWS	373.00	388.64	24.64	41.20	33.92	861.40
B4	EWS	373.00	388.64	24.64	41.20	33.92	861.40
B5	EWS	373.00	388.64	24.64	41.20	33.92	861.40
B6	EWS	373.00	388.64	24.64	41.20	33.92	861.40
B7	EWS	373.00	388.64	24.64	41.20	33.92	861.40
PUBLIC AMENITY CENTER	---	0.00	0.00	17.99	35.70	0.00	53.69
YOGA HALL	---	0.00	0.00	0.00	0.00	0.00	0.00
CLUB HOUSE	---	0.00	0.00	0.00	0.00	0.00	0.00
GROUND PARKING	---	9721.31	0.00	0.00	0.00	0.00	9721.31
PODIUM PARKING	---	0.00	7682.15	0.00	0.00	0.00	7682.15
TOTAL	---	14943.31	13123.11	362.95	612.50	474.88	29516.75

PARKING STATEMENT

(AS PER UDCPR TABLE No. - 8B PARKING REQUIREMENT FOR EVERY 2 TENEMENTS HAVING BUILT-UP AREA UPTO 30.00 Sq.m. 5 CAR-0 & SCOOTER-4) + 5% VISITORS PARKING

BUILDING NAME	BUILDING TYPE	NO OF TENEMENTS	CARPET AREA / TENEMENTS (Sq.m)	REQUIRED PARKING		PROPOSED PARKING	
				CAR	SCOOTER	CAR	SCOOTER
A1	EWS	103	29.99	00	216	00	218
A2	EWS	103	29.99	00	216	00	218
A3	EWS	103	29.99	00	216	00	218
A4	EWS	103	29.99	00	216	00	218
A5	EWS	103	29.99	00	216	00	218
A6	EWS	103	29.99	00	216	00	218
A7	EWS	103	29.99	00	216	00	218
B1	EWS	103	29.99	00	216	00	218
B2	EWS	103	29.99	00	216	00	218
B3	EWS	103	29.99	00	216	00	218
B4	EWS	103	29.99	00	216	00	218
B5	EWS	103	29.99	00	216	00	218
B6	EWS	103	29.99	00	216	00	218
B7	EWS	103	29.99	00	216	00	218
Public Amenity Center	For Commercial (411.08 sq.m. carpet)			09	24	09	24
TOTAL	For every 100 sq.m. carpet area of fraction thereof (2 Cars & 6 Scooters)			09	3048	09	3076

TENAMENT STATEMENT

BUILDING NAME	BUILDING TYPE	NO OF TENEMENTS	CARPET AREA / TENEMENTS	PROPOSED FOR PMAY	PROPOSED FOR SALE
A1	EWS	103	29.99	103	0.00
A2	EWS	103	29.99	103	0.00
A3	EWS	103	29.99	103	0.00
A4	EWS	103	29.99	103	0.00
A5	EWS	103	29.99	103	0.00
A6	EWS	103	29.99	103	0.00
A7	EWS	103	29.99	103	0.00
B1	EWS	103	29.99	103	0.00
B2	EWS	103	29.99	103	0.00
B3	EWS	103	29.99	103	0.00
B4	EWS	103	29.99	103	0.00
B5	EWS	103	29.99	103	0.00
B6	EWS	103	29.99	103	0.00
B7	EWS	103	29.99	103	0.00
TOTAL		1442		1442	0.00

PROPOSED RESIDENTIAL PROJECT UNDER PMAY-AHP-PPP AT S.No. - 137/1(P), 137/5, 137/6, & 299(P), PLOT No. - 3, CHAROLI (Bk.), TAL. - HAVELI, DIST. - PUNE.

LAYOUT

STAMP OF APPROVAL

29 JUL 2022

Approved subject to condition mentions in this office
I.O.A. letter no. EE/BP/PMAY/AMHADA/ 396 /2022
DATE 29/7/2022 & Plinth C.C. to be issued.

Ex. Engr/Bldg Permission Cell/ PMAY/A
MHADA

AREA STATEMENT IN SQ.M.

1) AREA OF PLOT (AS PER SANCTIONED LAYOUT)	
a) Area of Plot as per 7/12, CTS Extract	20000.07
b) Area of Plot as per Measurement sheet / Site	19995.00
c) Area of Plot Minimum Considered	19995.00
2) Deductions for	
a) Proposed D.P. / D.P. Road Widening Area	0.00
b) Any D.P. Reservation Area	0.00
Total (a + b)	0.00
3) Balance Plot Area (1 - 2)	19995.00
4) Amenity Space	
a) Proposed	0.00
b) Adjustment of 2(b) if any	0.00
c) Balance Proposed	0.00
ELECTRIC SUBSTATION AREA	25.00
5) Net Plot Area [3 - 4(c)]	19970.00
6) Recreational Open Space	
a) Required (10%) 19995.00 X 10% = 1999.50	1999.50
b) Proposed	2004.52
Balance Plot Area	17990.48
7) Internal Road Area	0.00
8) Plottable Area	0.00
9) FSI Permissible as per UDCPR (For 18.00m. wide road)	2.50
10) Builtup area with reference to Basic FSI as per front road width (Sr. No. 5 X Basic FSI - 2.50)	49925.00
11) Addition of FSI on Payment of Premium	
a) Maximum Permissible Premium FSI	- Nil -
b) Proposed FSI on Payment of Premium	0.00
12) In-situ FSI / TDR Loading	
a) In-situ area against DP road [2.0 x Sr. No. 2(a)]	0.00
b) In-situ area against Amenity Space if handed over [2.00 or 1.85 x Sr. No. 4(b) and / or (c)]	0.00
c) TDR Area (DRC)	0.00
d) Total in-situ / TDR loading proposed [11(a)+(b)+(c)]	0.00
13) Additional FSI area under Chapter No. 7	0.00
14) Total entitlement of FSI in the proposal	
a) [10 + 11(b) + 12(d)] or 13 whichever is applicable	49925.00
b) Ancillary Area FSI upto 60% with payment	29955.00
c) Total entitlement (a + b)	79880.00
15) Maximum utilization limit of FSI (building potential) Permissible as per Road width (as per regulation no 6.1 or 6.2 or 6.3 or 6.4 as applicable) X 1.6 or 1.8	4.00
16) Total Built-up Area proposed in proposal. (excluding area at Sr. No.20b)	
a) Existing Built-up Area	0.00
b) Proposed Built-up Area	68040.43
c) Total (a + b)	68040.43
17) Total proposed ancillary area out of permissible	18115.43
18) Total proposed builtup area for residential use	67284.52
19) Total proposed builtup area for commercial use	755.89
20) Total proposed tenaments in this proposal	
a) LIG	0
b) EWS	1442
21) FSI consumed (16c/3) (should not be more than serial no 15 above)	3.407
22) Area for inclusive housing, if any	
a) Required (20% of sr no 5)	0.00
b) Proposed	0.00

CERTIFICATE OF AREA

Certified that the plot under reference was surveyed by me on and the dimensions of sides etc. of plot stated on plan are as measured on site & the area so worked out tallies with the area stated in document of Ownership / TP Scheme / Land Records. Department / City Survey.

Signature of Architect

PROJECT - BUILDING LAYOUT

PROPOSED RESIDENTIAL PROJECT UNDER PMAY-AHP-PPP AT S.No. - 137/1(P), 137/5, 137/6, & 299(P), PLOT No. - 3, CHAROLI (Bk.), TAL. - HAVELI, DIST. - PUNE.

OWNERS NAME, SIGNATURE & ADDRESS

APAK BUSINESS INNOVATION PVT. LTD.
THROUGH DIRECTOR MR. AVDHUT KANADE

APAK Business Innovation Pvt. Ltd.

Director

ARCHITECT

Avinash Patil and Associates

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Near City Mall, Ganesh Khind, Pune-411007
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Email : appatil@ashin.in

Job No. Scale Drawn by Checked by
As Shown
Registration No. of Architect - CA / 87 / 10610

