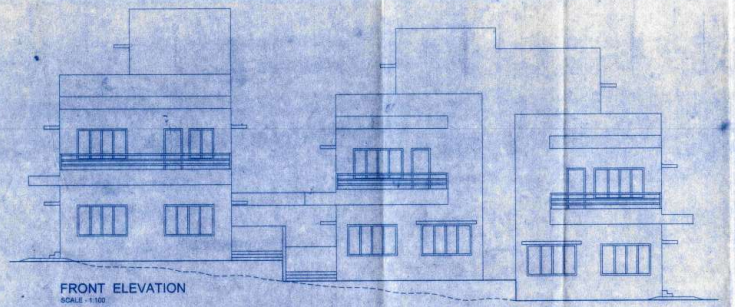
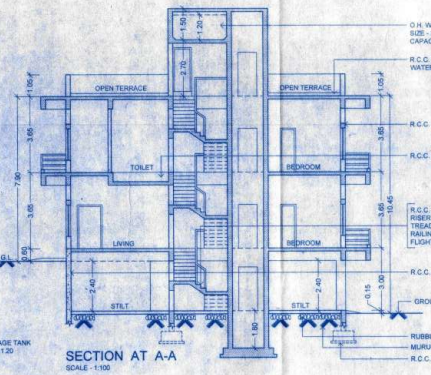
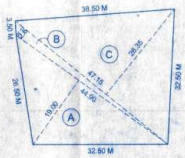


FRONT ELEVATION
SCALE - 1:100

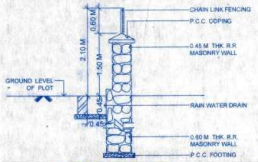


SECTION AT A-A
SCALE - 1:100

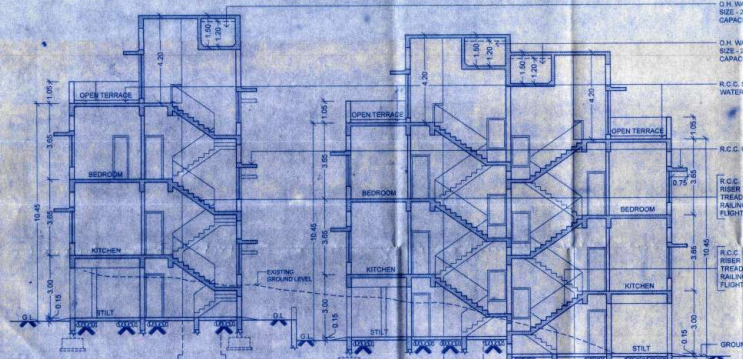


AREA KEY PLAN
SCALE - 1:500
(AREA OF PLOT BY TRIANGULATION METHOD)

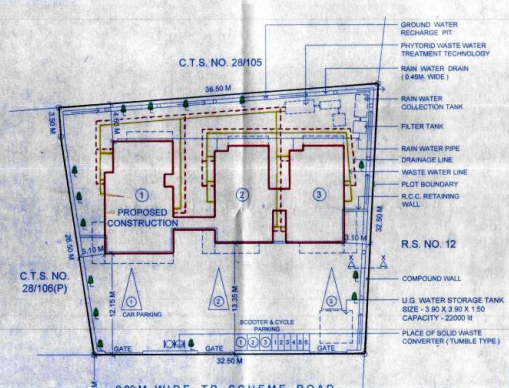
PLOT AREA CALCULATION IN SQ.M								
A	=	19.00	X	44.90	X	0.50	=	426.55
B	=	2.60	X	47.15	X	0.50	=	61.30
C	=	26.35	X	47.15	X	0.50	=	621.29
						TOTAL	=	1109.05
						SAY	=	1109.00



EXISTING COMPOUND WALL SECTION AT X-X
SCALE - 1:50



SECTION AT B-B
SCALE - 1:100



SITE PLAN
SCALE - 1 : 250
(REF. - DEMARCATION M.R. NO. 1631/2021 DATED - 4-12-2021

SECTION AT D-D - RAIN WATER HARVESTING TANK
SCALE - 1:100

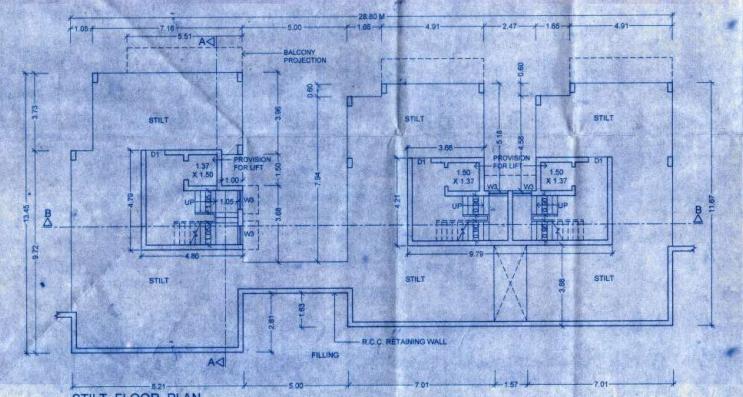
PLAN - RAIN WATER HARVESTING TANK
SCALE - 1:100

BUILT UP AREA STATEMENT	
STILT ABOVE FLOOR AREA	273.58
FIRST FLOOR AREA	259.92
TOTAL BUILT UP AREA	533.50 M²

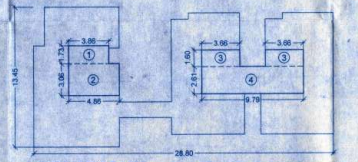
GROUND COVERAGE AREA = 273.58 SQ.MT

PROPOSED CONSTRUCTION AREA	
BUILT UP AREA	533.50
STILT AREA	214.77
BALCONY AREA	59.51
TOTAL AREA	807.78 M²

PARKING STATEMENT - as per 16.2- Sr.No.1.(i) - (B)						
OCCUPANCY	REQUIRED PARKING			PROVIDED PARKING		
	CAR	SCOOTER	CYCLE	CAR	SCOOTER	CYCLE
RESIDENTIAL	03	03	06	03	03	06



STILT FLOOR PLAN
SCALE - 1:100



AREA KEY PLAN
SCALE - 1:200
(FOR STILT AREA)

AREA CALCULATION								
STILT AREA								
STILT ABOVE FLOOR AREA							=	273.58
DEDUCTIONS								
1	=	3.66	X	1.73	X	1	=	6.68
2	=	4.86	X	3.06	X	1	=	14.87
3	=	3.66	X	1.60	X	2	=	11.71
4	=	9.79	X	2.61	X	1	=	25.55
TOTAL DEDUCTIONS							=	58.81
STILT ABOVE FLOOR AREA - TOTAL DEDUCTIONS = (273.58 - 58.81)							=	214.77
STILT AREA							=	214.77 M²

LOCATION PLAN
SCALE - 1:4000
(REF - LONAVLA D.P. SHEET NO. 7)

GOOGLE IMAGE
SCALE - NTS

STAMP OF APPROVAL EXTRA 1/2

LONAVLA MUNICIPAL COUNCIL ESTD 1977 Lonavla, Dist. Pune

Plan approved subject to the amended there in permission granted subject to the conditions said down in the letter of permission vide No.ENG/BP/..1.33/2021-22-/3142 Dated 27/1/2022.

Assistant Town Planner
Lonavla Municipal Council

Chief Officer
Lonavla Municipal Council

AREA STATEMENT

1) AREA OF PLOT ..... 1102.00 SQ.M
   a) AREA AS PER REGISTER PROPERTY CARD -- 1102.00 SQ.M
   b) AREA AS PER DEMARCATION PLAN ..... 1109.00 SQ.M
2) PERMISSIBLE GROUND COVERAGE AREA ..... 275.50 SQ.M (25% OF (1))
3) PROPOSED GROUND COVERAGE AREA ..... 273.58 SQ.M
4) PERMISSIBLE BUILT UP AREA (50% OF (1)) ..... 551.00 SQ.M
5) PROPOSED BUILT UP AREA ..... 533.50 SQ.M
6) PERMISSIBLE NO. OF BUILDINGS ..... 1 NO.
7) PROPOSED NO. OF BUILDINGS ..... 1 NO.
8) PERMISSIBLE NO. OF TENEMENTS ..... 4 NOS.
9) PROPOSED NO. OF TENEMENTS ..... 3 NOS.

SHOWN THUS

- PLOT BOUNDARY IN BLACK
- PROPOSED CONSTRUCTION IN RED
- DRAINAGE LINE IN RED DOTTED
- WASTE WATER LINE IN YELLOW
- PROPOSED PLANTATION OF TREES SHOWN IN GREEN

BRIEF SPECIFICATIONS

FOUNDATION UP TO HARD STRATA
R.C.C. FRAMED STRUCTURE.
EXTERNAL WALLS OF THE BUILDING IN 0.23M THICK BRICK MASONRY WALLS.
INTERNAL WALLS OF THE BUILDING IN 0.23 & 0.15M THICK BRICK MASONRY WALLS.
SAND FACED CEMENT MORTAR PLASTER FOR EXTERNAL SIDES OF THE BUILDING.
NEERU FINISHED CEMENT MORTAR PLASTER FOR INTERNAL SIDES OF THE BUILDING.
VERIFIED TILE FLOORING & SKIRTING IN THE ROOMS.
ALUMINUM SECTION, SLIDING SHUTTER WINDOWS WITH GLASS PANELS.
TEAK-WOOD DOOR FRAMES & FLUSH DOOR SHUTTERS.
DRY DISTEMPER PAINT TO INTERNAL SIDES OF THE ROOMS.
WATER-PROOF ACRYLIC PAINT TO EXTERNAL SIDES OF THE BUILDING.

PROJECT -

PROPOSED RESIDENTIAL BUILDING ON PLOT NO. 13 OF FINAL PLOT NO. 106 (C.T.S. NO. 28/106 PLOT NO. 13), T.P. SCHEME NO. I , TUNGARLI, LONAVLA. TAL- MAVAL, DIST- PUNE.

APPLICANT

ELHANAN BUILDSTRUCT LLP

ARCHITECT

SEAL AND SIGNATURE

KANHAIYA ASSOCIATES
ARCHITECTS
OFFICE NO.4 , PRIYADARSHINI SANKUL,
OPP. JAIN STHANAK , LONAVLA-410401
TELUGI 270272 ,270273 , 9822782974
E-MAIL - Kanhaiyaassociates@yahoo.com

JOB. NO.	DRG. NO.	SCALE	DATE
RB - 230	SD - 1/2	1 : 100	09 - 12 - 2021