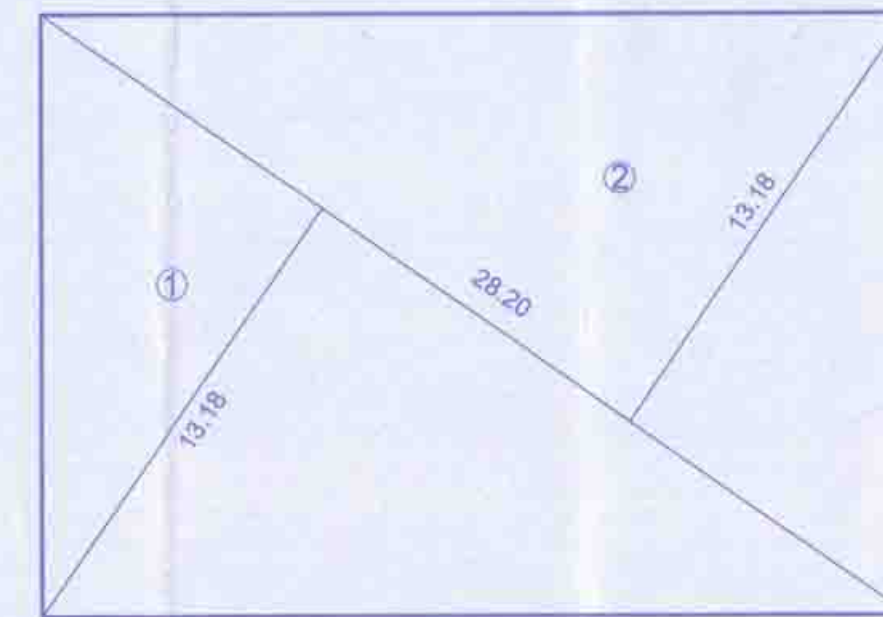


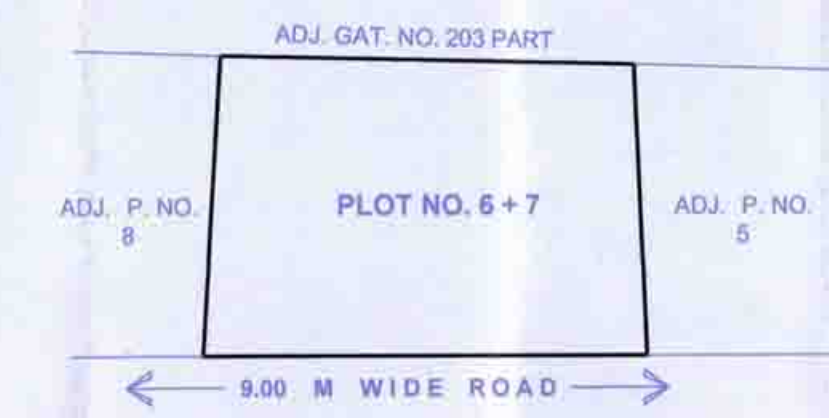


**AREA KEY PLAN (PLOT
BY TRIANGULATION
SCALE = 1 : 200**

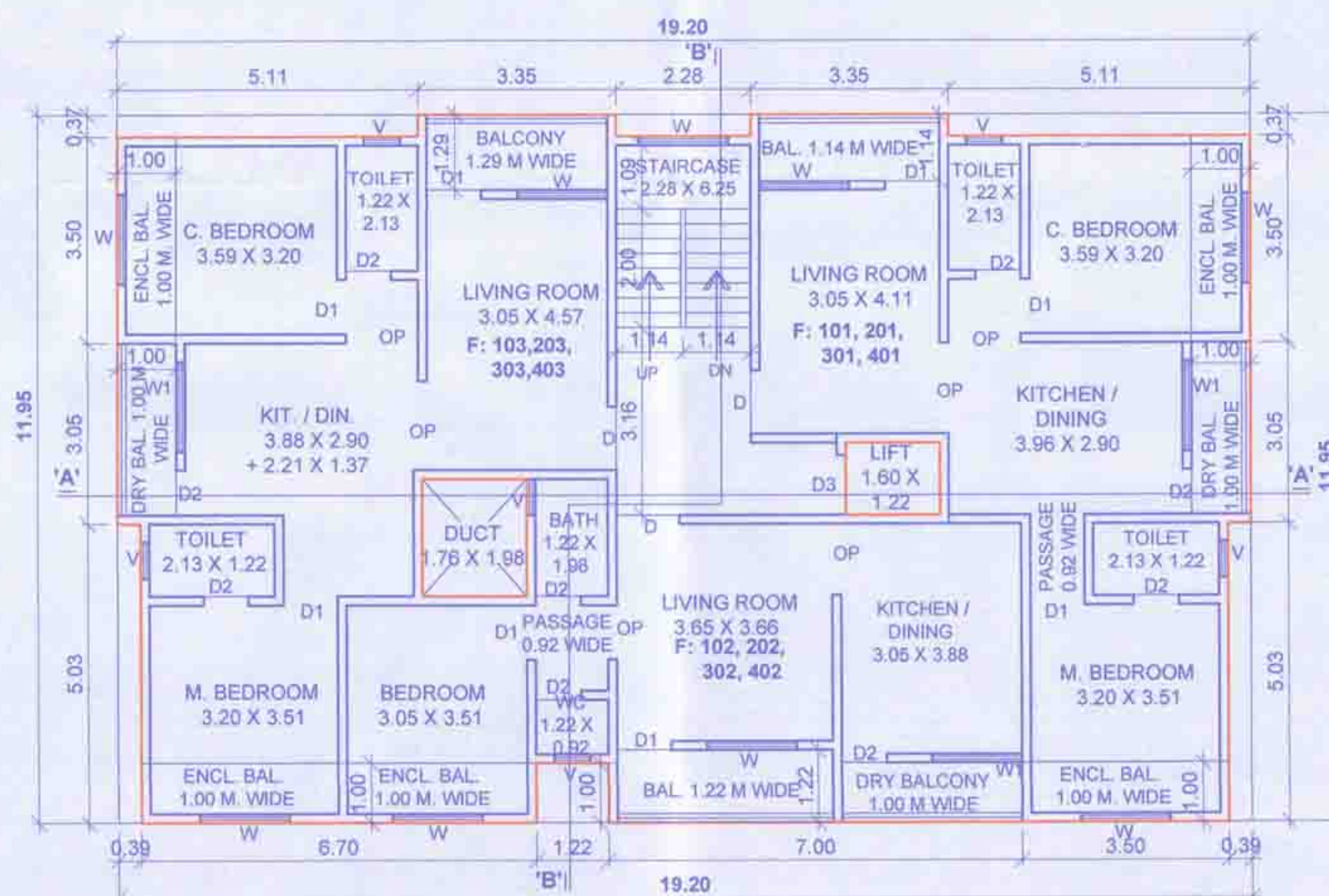
AREA CALCULATIONS : (PLOT)

AREA OF $\Delta 1$: $0.50 \times 28.20 \times 13.18 = 185.84$ SQ. M.
AREA OF $\Delta 2$: $0.50 \times 28.20 \times 13.18 = 185.84$ SQ. M.

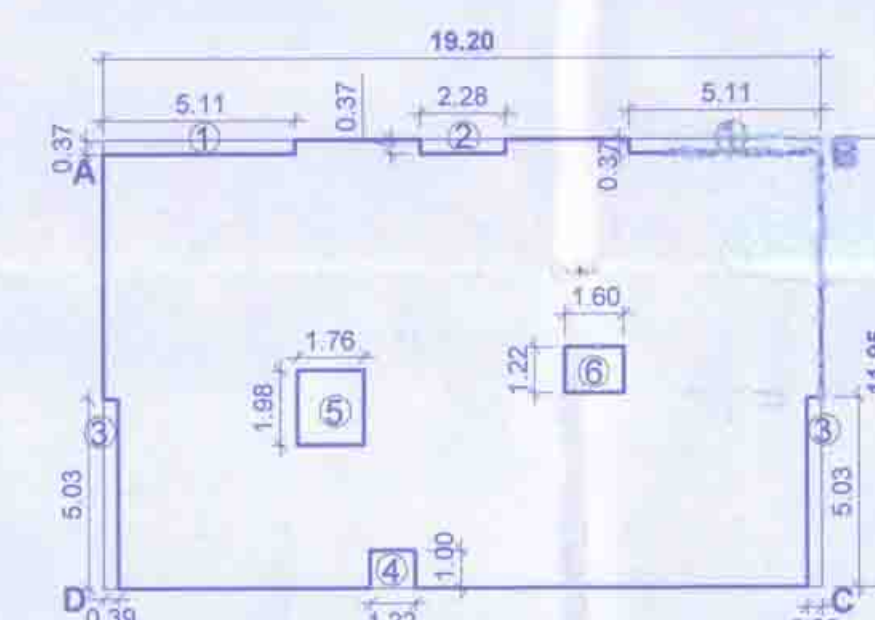
TOTAL AREA = 371.68 SQ. M



SITE PLAN
SCALE = NTS



TYPICAL FLOOR PLAN
(FIRST / SECOND / THIRD / FOURTH)
SCALE = 1 : 100



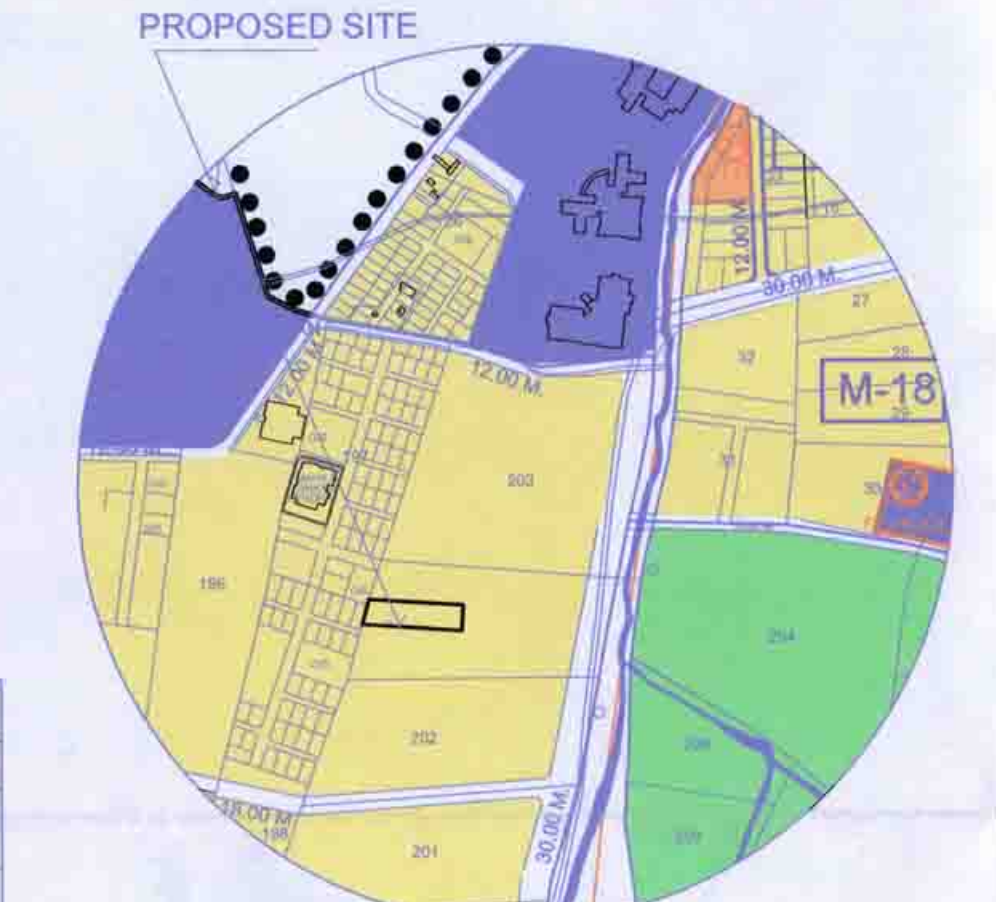
1.22
AREA KEY PLAN
(FIRST / SECOND / THIRD / FOURTH FLOOR
SCALE = 1 : 200

AREA CALCULATIONS :

AREA OF FIG ABCD		19.20	X	11.95	=	229.44	SQ. M.
DEDUCTION :-							
AREA OF	1 =	2	X	5.11	X	0.37	= 3.78 SQ. M.
AREA OF	2 =	1	X	2.28	X	0.37	= 0.84 SQ. M.
AREA OF	3 =	2	X	0.39	X	5.03	= 3.92 SQ. M.
AREA OF	4 =	1	X	1.22	X	1.00	= 1.22 SQ. M.
AREA OF	5 =	1	X	1.76	X	1.98	= 3.48 SQ. M.
AREA OF	6 =	1	X	1.60	X	1.22	= 1.95 SQ. M.
TOTAL DEDUCTION						15.19 SQ. M.	
TOTAL						214.25 SQ. M.	



LOCATION PLAN
SCALE = NTS



DP PART PLAN



GOOGLE IMAGE
SCALE = NTS

BLOCK / PARKING FLOOR PLAN
SCALE = 1 : 100

TYPICAL SECTION THROUGH SOAK PIT / RAIN WATER HARVESTING
SCALE = N.T.S.

SECTION THROUGH SEPTIC TANK
SCALE = N.T.S.

PLOT BEFORE AMALGAMATION
SCALE = 1:500

PLOT AFTER AMALGAMATION
SCALE = 1:500

PLOT NO.	AREA (SQ. MT.)	NAME OF OWNER
6	185.79	VILAS BHAGWAN DENGALE
7	185.79	SHREYAS YASHWANT GADEKAR

PLOT NO.	AREA (SQ. MT.)	NAME OF OWNER
(6 + 7)	371.58	VILAS BHAGWAN DENGALE SHREYAS YASHWANT GADEKAR

FORM OF STATEMENT 3						
AREA DETAILS OF APARTMENT						
BUILDING NO.	FLOOR NO.	APARTMENT NO.	CARPET AREA OF APARTMENT	AREA OF BALCONY ATTACHED TO APARTMENT (CARPET AREA)	AREA OF DOUBLE HT. TERRACES ATTACHED TO APARTMENT (CARPET AREA)	TOTAL CARPET AREA OF APARTMENT (4 + 5 + 6)
(1)	(2)	(3)	(4)	(5)	(6)	(7)
1	FIRST FLOOR	101	58.52 SQ.M.	5.48 SQ.M.	-----	64.00 SQ.M.
		102	44.28 SQ.M.	6.63 SQ.M.	-----	50.91 SQ.M.
		103	61.72 SQ.M.	5.94 SQ.M.	-----	67.66 SQ.M.
	SECOND FLOOR	201	58.52 SQ.M.	5.48 SQ.M.	-----	64.00 SQ.M.
		202	44.28 SQ.M.	6.63 SQ.M.	-----	50.91 SQ.M.
		203	61.72 SQ.M.	5.94 SQ.M.	-----	67.66 SQ.M.
	THIRD FLOOR	301	58.52 SQ.M.	5.48 SQ.M.	-----	64.00 SQ.M.
		302	44.28 SQ.M.	6.63 SQ.M.	-----	50.91 SQ.M.
		303	61.72 SQ.M.	5.94 SQ.M.	-----	67.66 SQ.M.
	FOURTH FLOOR	401	58.52 SQ.M.	5.48 SQ.M.	-----	64.00 SQ.M.
		402	44.28 SQ.M.	6.63 SQ.M.	-----	50.91 SQ.M.
		403	61.72 SQ.M.	5.94 SQ.M.	-----	67.66 SQ.M.

FORM OF STATEMENT 2		
PROPOSED BUILDING		
BUILDING NO.	FLOOR NO.	TOTAL BUILT-UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE
(1)	(2)	(3)
1	FIRST FLOOR	214.25 SQ. M.
	SECOND FLOOR	214.25 SQ. M.
	THIRD FLOOR	214.25 SQ. M.
	FOURTH FLOOR	214.25 SQ. M.
	TOTAL	857.00 SQ. M.

<u>PARKING REQUIREMENTS</u>			
	PARKING REQUIRED BY RULES	CAR	SCOOTER
1)	FOR EVERY 20 TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ. M. BUT LESS THAN 80 SQ. M.	1	5
2)	PARKING REQUIRED FOR 12 TENEMENTS.	6	30
3)	ADDITIONAL VISITOR'S PARKING [(2 X 5%)	0.30	1.50
4)	TOTAL [2+3]	6.30	31.50
5)	MULTIPLYING FACTOR FOR 'A' CLASS MUNICIPAL COUNCIL AREA (0.8) , THEREFORE PARKING REQUIRED [4 X 0.60]	3.78 SAY 4	18.90 SAY 19
6)	PARKING PROPOSED	4	19

AREA STATEMENT	SQ. M.
1. AREA OF PLOT (MINIMUM AREA OF a , b , c TO BE CONSIDERED)	371.58
(a) AS PER OWNERSHIP DOCUMENT (LAYOUT)	371.58
(b) AS PER MEASUREMENT SHEET	-----
(c) AS PER SITE	371.58
2. DEDUCTIONS FOR	
(a) PROPOSED D.P./D.P. ROAD WIDENING AREA/ SERVICE ROAD/ HIGHWAY WIDENING	-----
(b) ANY D.P. RESERVATION AREA	NIL
TOTAL (a + b)	-----
3. BALANCE AREA OF PLOT (1 - 2)	371.58
4. AMENITY SPACE (IF APPLICABLE)	N.A.
(a) REQUIRED	-----
(b) ADJUSTMENT OF 2 (b), IF ANY	-----
(c) BALANCE PROPOSED	-----
5. NET AREA OF PLOT (3-4 (c))	371.58
6. RECREATIONAL OPEN SPACE (IF APPLICABLE)	N.A.
(a) REQUIRED	-----
(b) PROPOSED	-----
7. INTERNAL ROAD AREA	-----
8. PLOTTABLE AREA (IF APPLICABLE)	-----
9. BUILT-UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (PRO-RATA AREA 397.59 X 1.1)	437.33
10. ADDITION OF FSI ON PAYMENT OF PREMIUM	
(a) MAXIMUM PERMISSIBLE PREMIUM FSI - BASED ON ROAD WIDTH / TOD ZONE (371.58 x 0.30)	111.47
(b) PROPOSED FSI ON PAYMENT OF PREMIUM	98.30
11. IN-SITU FSI / TDR LOADING	NIL
(a) IN-SITU AREA AGAINST D.P. ROAD [2.0 X 2(a)] IF ANY	NIL
(b) IN-SITU AREA AGAINST AMENITY SPACE IF HANDED OVER [2.00 OR 1.85 X 4(b) AND / OR (c)]	-----
(c) TDR AREA	-----
(d) TOTAL IN-SITU / TDR LOADING PROPOSAL (11 (a)+(b)+(c))	NIL
12. ADDITIONAL FSI AREA UNDER CHAPTER NO. 7	NIL
13. TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	
(a) [9 + 10 (b) + 11 (d)] OR 12 WHICHEVER IS APPLICABLE	535.63
(b) ANCILLARY AREA FSI UPTO 60% OR 80% WITH PAYMENT OF CHARGES	321.37
(c) TOTAL ENTITLEMENT (a + b)	857.00
14. 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) 1.6 OR 1.8 }	1.70 X 1.6 = 2.72
15. TOTAL BUILT-UP AREA (EXCLUDING AREA AT SR.NO. 17 b)	
(a) EXISTING BUILT-UP AREA	-----
(b) PROPOSED BUILT-UP AREA (AS PER 'P-LINE')	857.00
(c) TOTAL (a + b)	857.00
16. F.S.I. CONSUMED (15 / 5) (SHOULD NOT BE MORE THAN SR. NO. 14 ABOVE)	2.300
17. AREA FOR INCLUSIVE HOUSING , IF ANY	N.A.
(a) REQUIRED (20% OF SR.NO. 5)	-----
(b) PROPOSED	-----

SCHEDULE OF OPENINGS	
DOORS	WINDOWS / VENTILATORS
D - 1.07 X 2.21	W - 1.52 X 1.22
D1 - 0.92 X 2.21	W1 - 1.22 X 0.91
D2 - 0.76 X 2.21	V - 0.61 X 0.91
OP - 1.01 X 2.21	
OP - OPENING UP TO LINTEL LVL	
BRIEF SPECIFICATIONS	
1) R. C. C. FRAME STRUCTURE	
2) FOUNDATION UP TO HARD STRATA.	
3) EXT. WALL & INT. WALL 0.15 THK B. S. MASONRY.	
4) EXT. PLASTER SAND FACED & INT. PLASTER SANALA FINISHED.	
5) T. W. FLUSH DOORS & ALUMINUM WINDOWS	
6) VETTERED TILE FLOORING & SKIRTING.	
LEGEND	
PLOT LINES SHOWN THICK BLACK	
PROPOSED WORK SHOWN RED	
WATER SUPPLY LINE SHOWN BLACK DOTTED	
DRAINAGE AND SEWERAGE LINE SHOWN RED DOTTED	

OWNER'S DECLARATION :

I / WE UNDERSIGNED HEREBY CONFIRM THAT I / WE WOULD ABIDE BY PLANS APPROVED BY AUTHORITY / COLLECTOR. I / WE WOULD EXECUTE THE STRUCTURE AS PER APPROVED PLANS. ALSO I / WE WOULD EXECUTE THE WORK UNDER SUPERVISION OF PROPER TECHNICAL PERSON SO AS TO ENSURE QUALITY AND SAFETY AT WORK SITE.

SIGNATURE

VILAS BHAGWAN DENGALE *Mexle*

SHREYAS YASHWANT GADEKAR Shreyas

CERTIFICATION OF AREA :
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 16 / 10 / 2021 AND THE DIMENSIONS OF SIDES OF

PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / T.P. SCHEME RECORDS / LAND RECORDS DEPARTMENT / CITY SURVEY RECORDS.

60

MILIND PAVASK

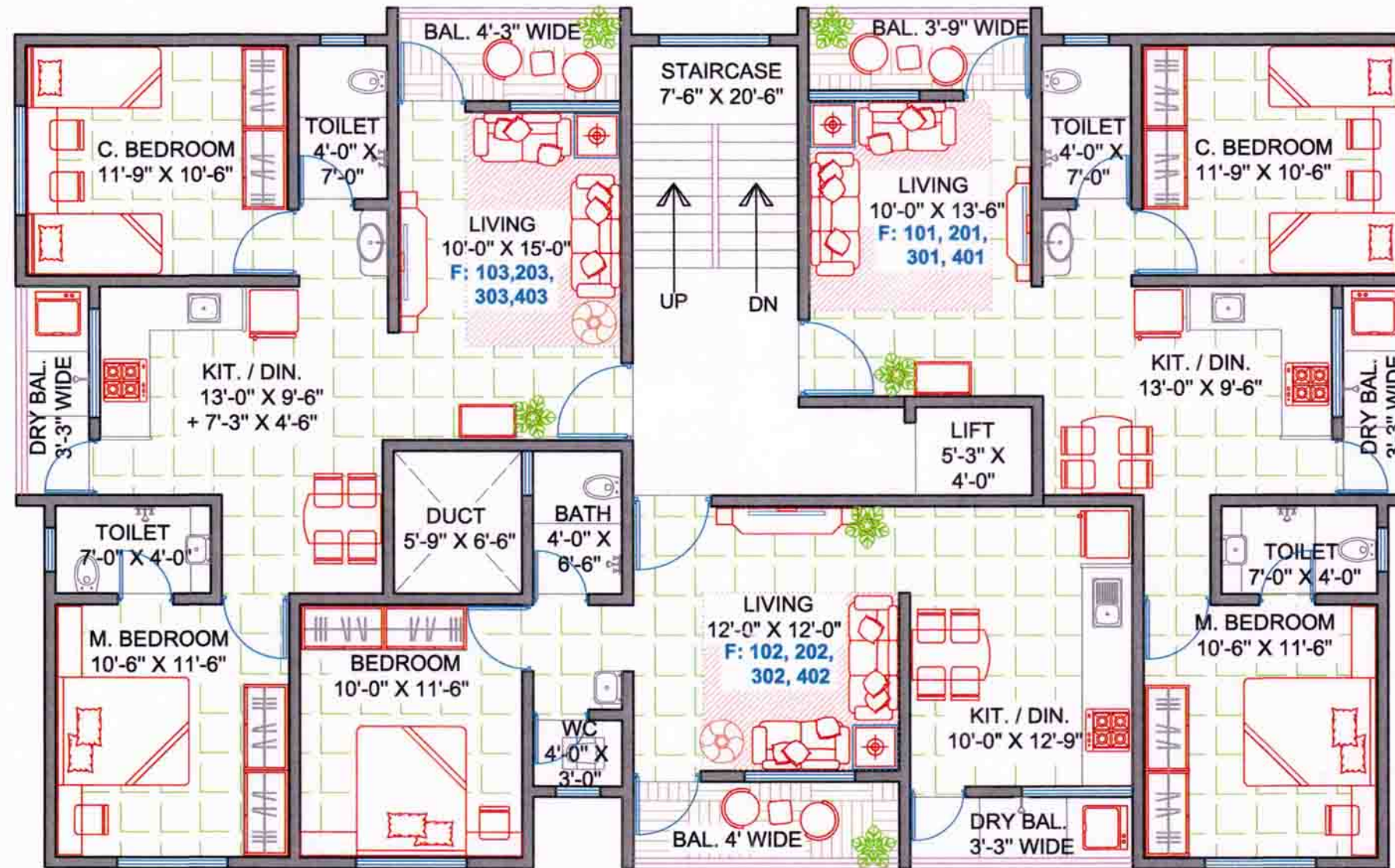
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HALL
29012987

MILIND PAVASKAR AND ASSOCIATES
FLAT NO. 2, BLDG. NO. 1, BANASHANKARI SOCIETY,
371, SHANIWAR PETH, PUNE- 411 030.

PH. NO. -(020) 24454809.					
JOB NO.	DRAWING NO.	SCALE	DRAWN BY	CHK BY	REGI. NO.OF ARCHITECT
15-11-10	CD-01	AS SHOWN	SHAMAL	KBW	CA/1990/12987

PROJECT	NORTH	SHEET NO.
PROPOSED BUILDING AT PLOT NO. 6 + 7, GAT NO. 203 / B / 3 / 2, JALOCHI, TAL. - BARAMATI.		1
STAMP OF APPROVAL		
ॐ श्री गणेशाय नमः श्री विकास भगवान उमके, जकार श्री / पत्नी प्रियंका चवान गाडकर यांना सोदवते प्रमाण प्रमाणपत्रा श्रीमन्त कर्मका पत्नी आदेश नं. ३६५/२०२३- २०२३ ता. १०/०३/२०२३ मध्ये नकाशा सुचविलेल्या ठिकाणावर भा. १०८३/२०२३ पर्वणाच्या मुलासह बांधकाम करपासह मंजूर केवळ देत आहे <i>(Signature)</i> महामंत्री नगर पंचायत, बaramati.		

" TANAI G "



← 9.00 M WIDE ROAD →



TYPICAL FLOOR PLAN

(FIRST / SECOND / THIRD / FOURTH FLOOR)

FLAT NO.	FLAT TYPE	CARPET AREA OF FLAT	CARPET AREA OF BALCONY	TOTAL CARPET AREA OF FLAT
101, 201, 301, 401	2BHK	58.52 SQ.M.	5.48 SQ.M.	64.00 SQ.M.
102, 202, 302, 402	1BHK	44.28 SQ.M.	6.63 SQ.M.	50.91 SQ.M.
103, 203, 303, 403	2BHK	61.72 SQ.M.	5.94 SQ.M.	67.66 SQ.M.

PROJECT :

MATOSHRI DEVELOPER

9766256119
7507635405

ARCHITECT :

MILIND PAVASKAR & ASSOCIATES,
PUNE. # 9823057740