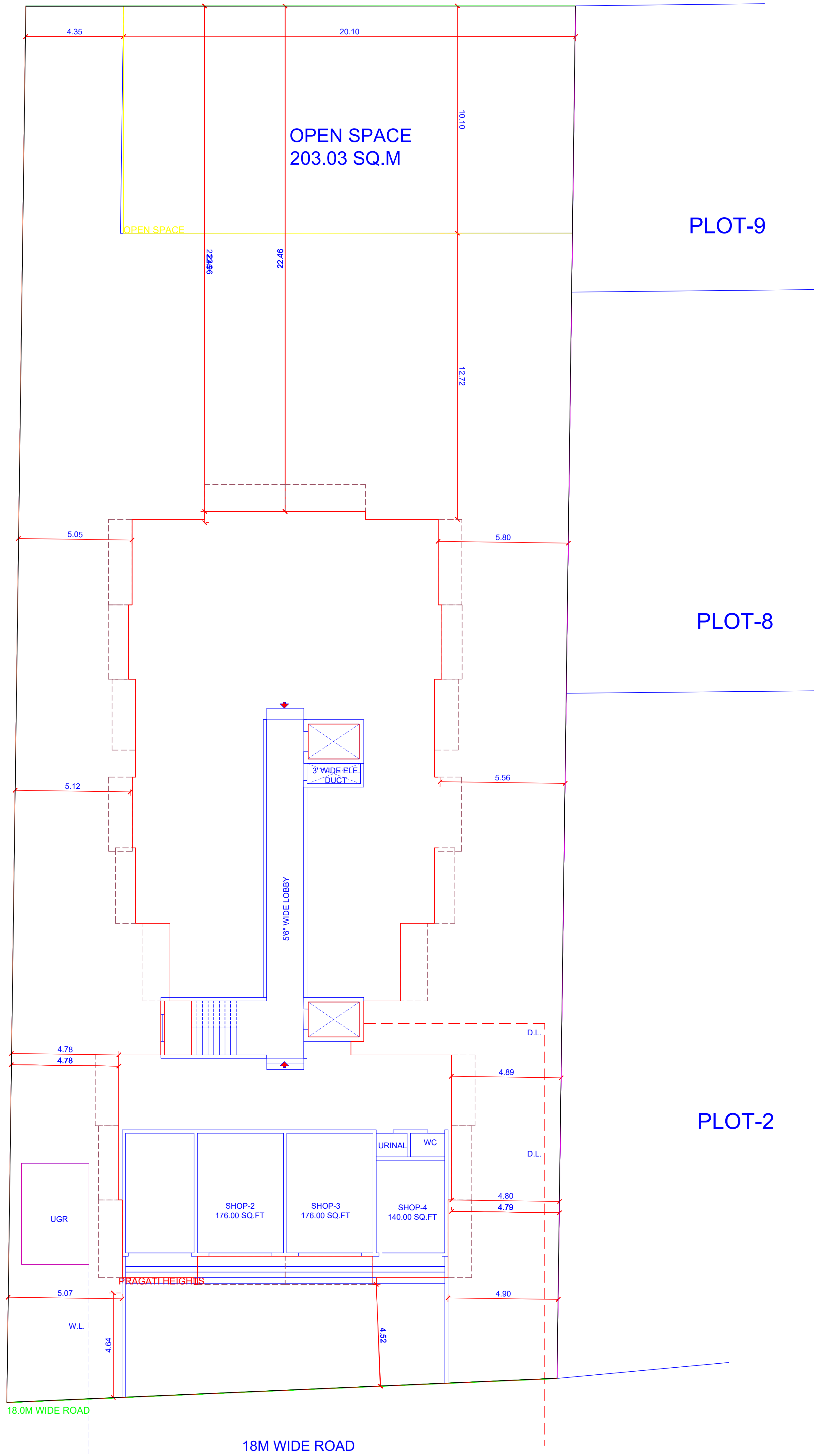
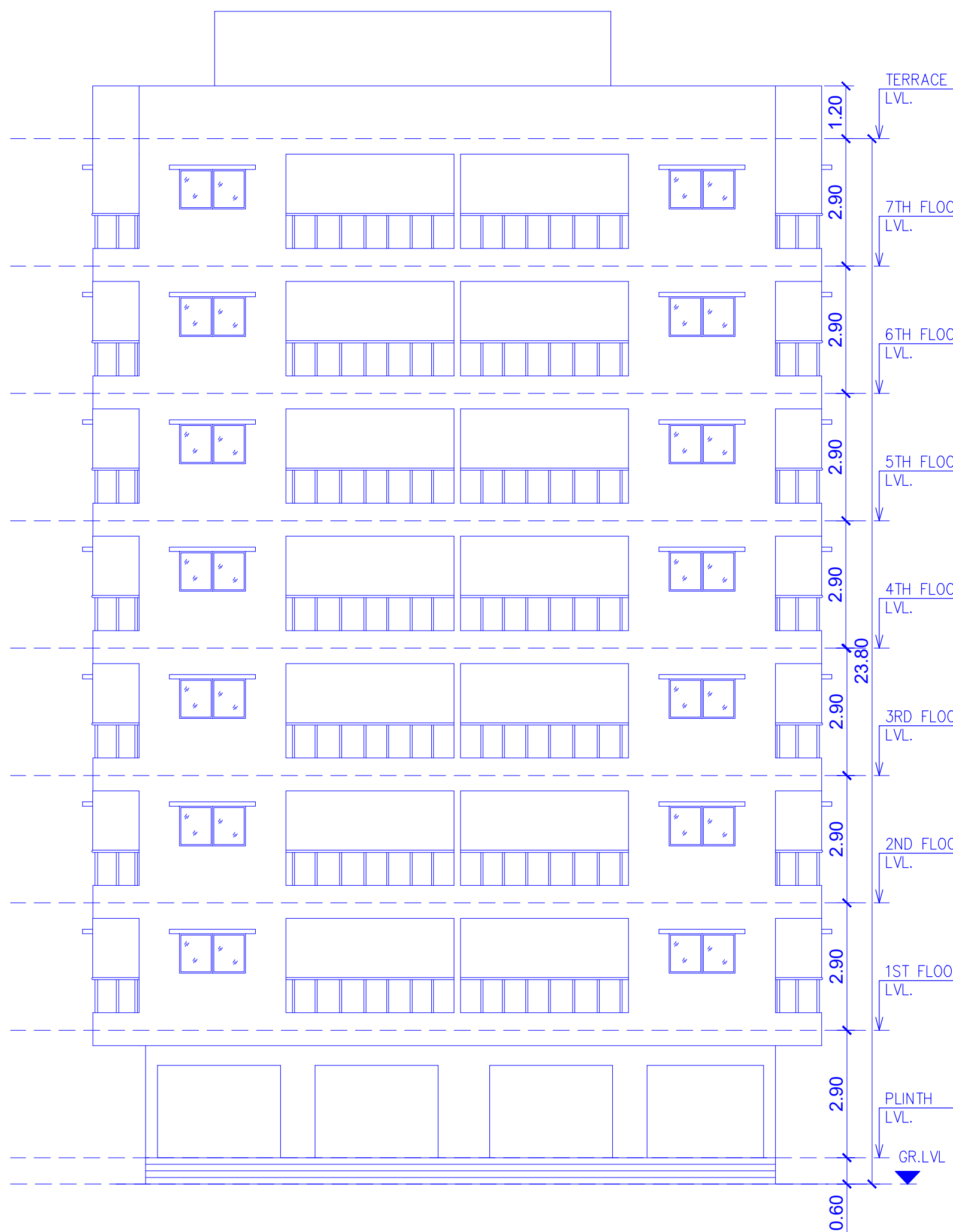
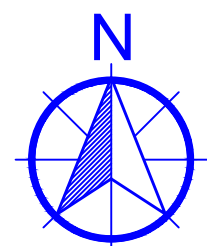




SITE PLAN
SCALE- 1:100



FRONT ELEVATION
SCALE- 1:100

BUILDING	FLOORS	FSI AREA					PRAGATI HEIGHTS	TERRACE	LIFT	LIFTWELL	DUCT	VENT	Other	TOTAL
		COMM.	RESI.	IND.	SPECIAL	MEZZ.	BALCONY	PROP.				SHAFT	Deduction	FSI AREA
PRAGATI HEIGHTS	PARKING	81.43	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	81.43
PRAGATI HEIGHTS	FIRST TO SEVENTH FLOOR	0.00	3639.23	0.00	0.00	0.00	0.00	0.00	49.14	49.14	320.46	0.00	0.00	3269.63
PRAGATI HEIGHTS	Total	81.43	3639.23	0.00	0.00	0.00	0.00	0.00	49.14	49.14	320.46	0.00	0.00	3351.06

FSI DETAILS									
9 Index	Basic FSI (on serial no 1)	Premium FSI (on serial no 1)	TDR (on serial no 1)	Incentive FSI for green building If Applicable (on basic FSI)	Ancillary Area 60% of (2+3+4+5)	Ancillary Area 80% of (2+3+4+5)	Total	Inclusive Housing (20%) If Applicable	Drawing Value
9.1 Permissible Index	1.10	0.30	0.70	0.00	0.00	0.00	2.10	0.00	0.00
9.2 Existing Consumed Index	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
9.3 Balance Index to be Consume	1.10	0.30	0.70	0.00	0.00	0.00	0.00	0.00	0.00
9.4 Total Permissible (Pluse Area)	1650.00	450.00	1050.00	0.00	1229.38	40.82	4420.20	0.00	0.00
9.5 Proposed P Line Area (Should not exceed 8.1)	1650.00	450.00	0.00	0.00	1220.66	30.40	3351.06	0.00	3351.06
9.6 Index Consumed	1.10	0.30	0.00	0.00	0.00	0.00	1.40	0.00	0.00

Owner Name	Postal Address	Contact Number
PRAGATI BUILDERS AND DEVELOPERS	BHIGVAN ROAD, VANJARWADI, GAONTHAN, Baramati, Dist. Varjawa, Pune-413133, Maharashtra	9673322824
Dattatray Rohidas Choudhar	Bhigvan road varjar wadi gaonthan baramati	
Nitin Rohidas Choudhar	Bhigvan road varjar wadi gaonthan baramati	
Pallavi Ganesh Choudhar	Bhigvan road varjar wadi gaonthan baramati	
Rahul Shankar Choudhar	Bhigvan road varjar wadi gaonthan baramati	
Tushar Jaisingh Choudhar	Bhigvan road varjar wadi gaonthan baramati	
Ganesh Mohan Choudhar	Bhigvan road varjar wadi gaonthan baramati	

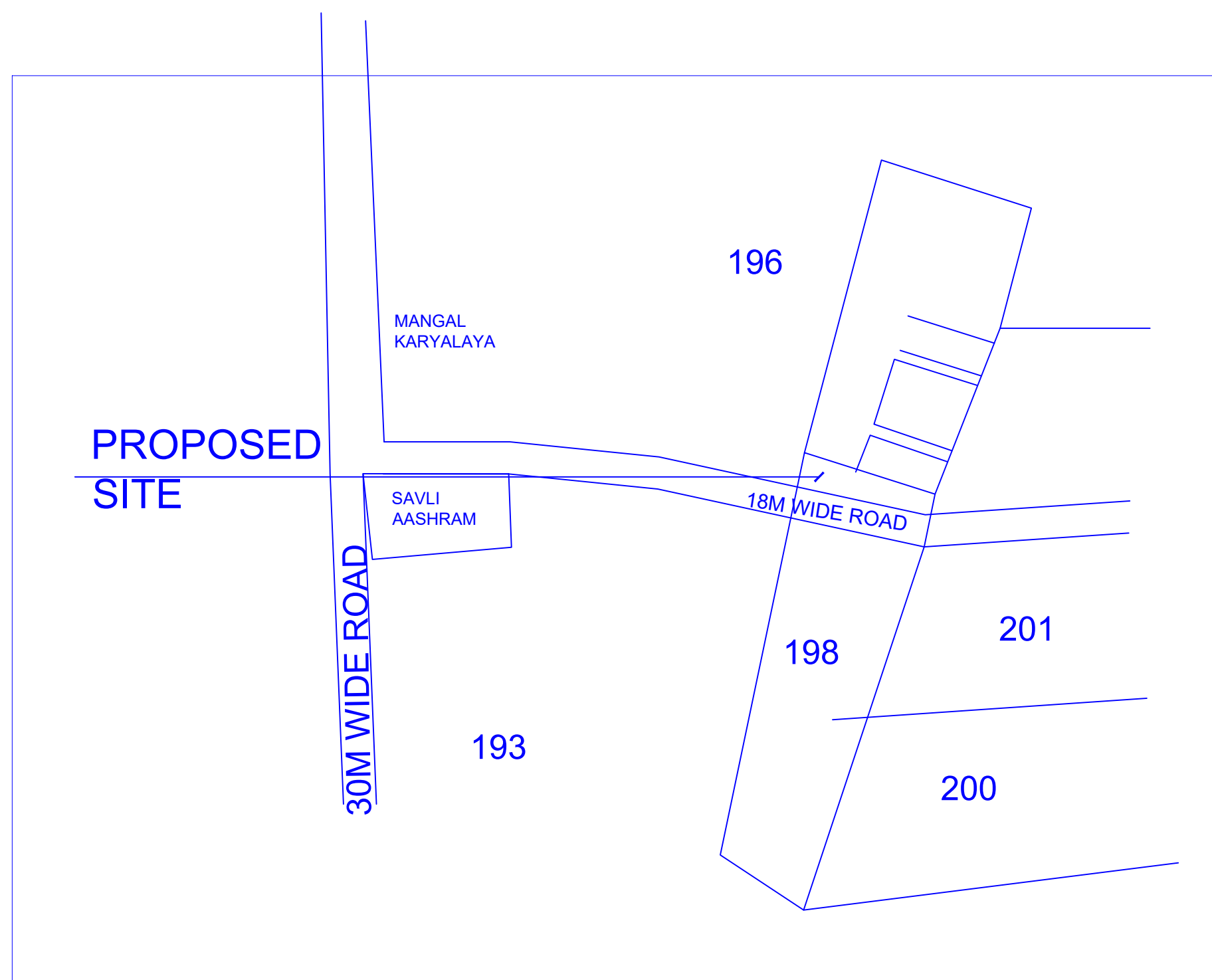
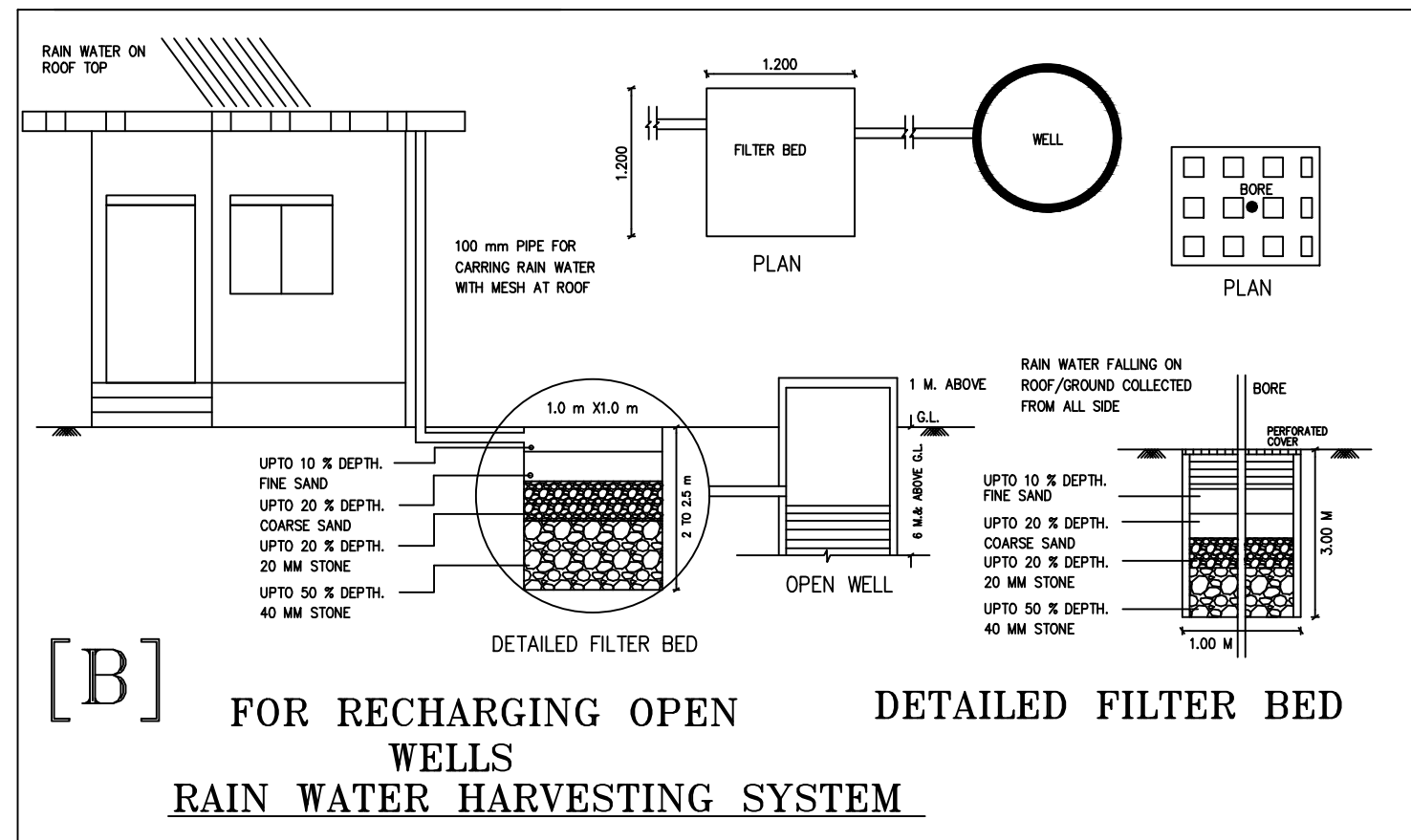
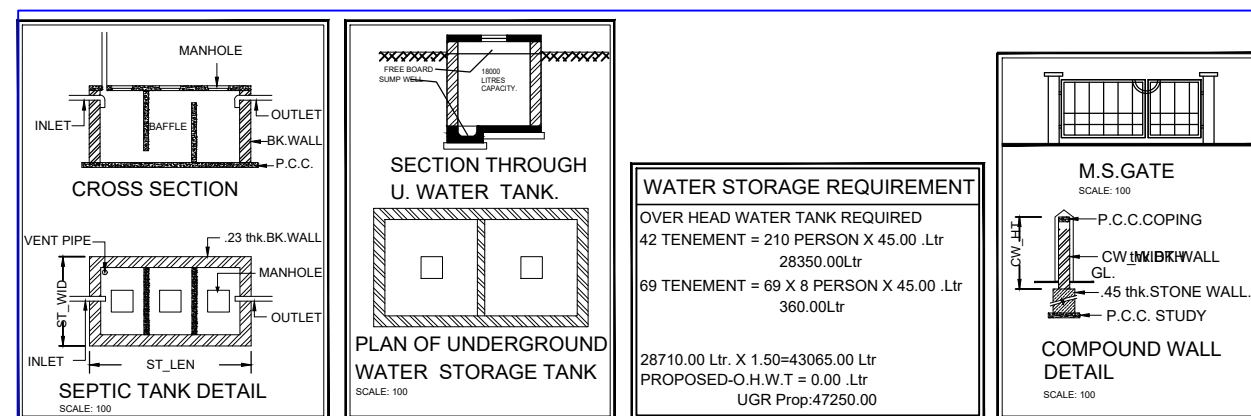
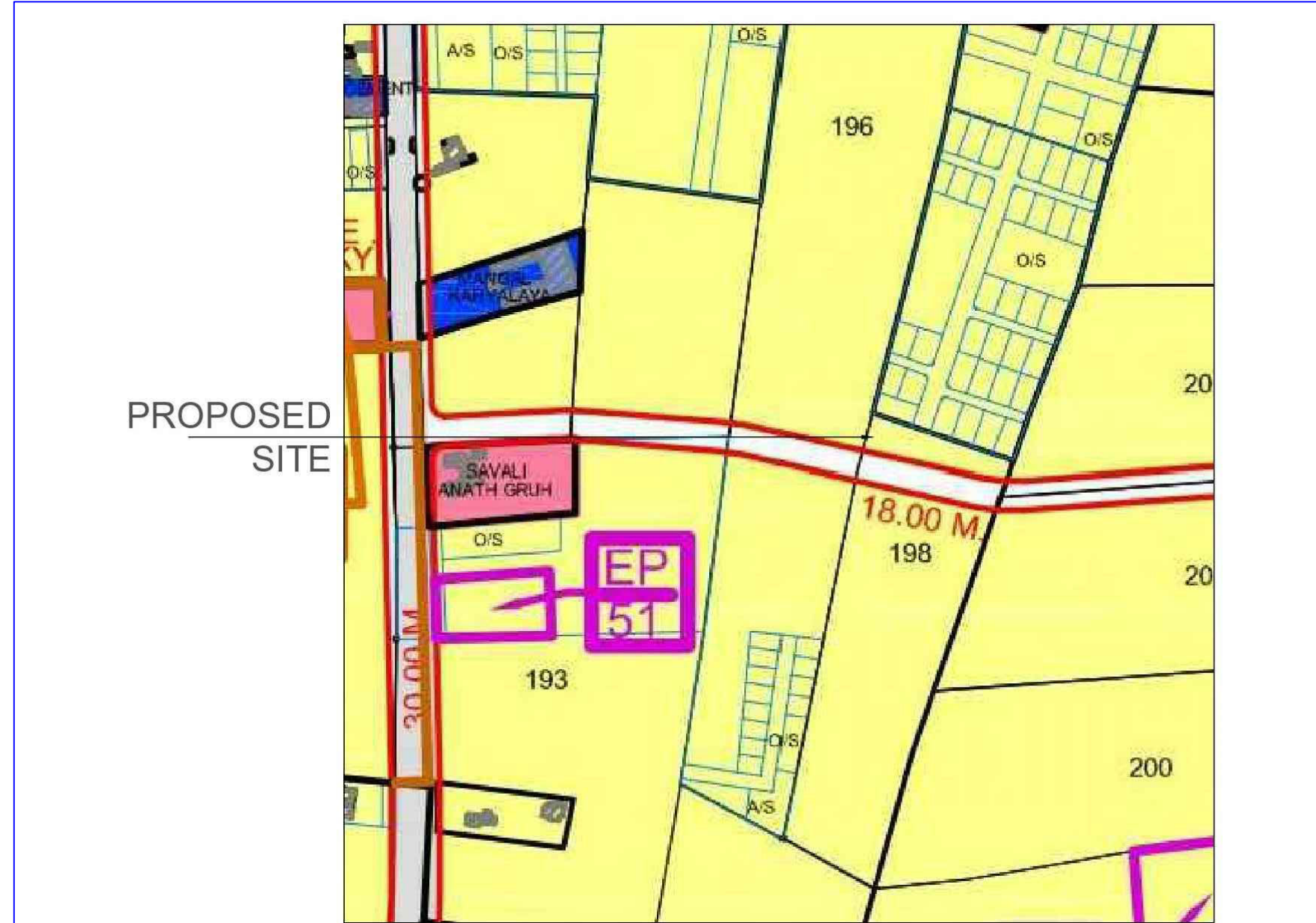
Carpet Area Table						
Building Name	Floor Name	Carpet name	Tenement No	Carpet Area	Enclosed Balcony Area	Normal Balcony Area
PRAGATI HEIGHTS	FIRST TO SEVENTH FLOOR	2BHK-A101	101	64.91	2.97	11.79
PRAGATI HEIGHTS	FIRST TO SEVENTH FLOOR	1BHK-102	102	46.49	3.01	7.60
PRAGATI HEIGHTS	FIRST TO SEVENTH FLOOR	2BHK-B103	103	67.34	2.97	11.58
PRAGATI HEIGHTS	FIRST TO SEVENTH FLOOR	2BHK-B104	104	67.34	2.97	11.58
PRAGATI HEIGHTS	FIRST TO SEVENTH FLOOR	1BHK-105	105	46.49	3.01	7.60
PRAGATI HEIGHTS	FIRST TO SEVENTH FLOOR	2BHK-A106	106	64.91	2.97	11.79
PRAGATI HEIGHTS	PARKING	SHOP-1	1	16.30	0.00	0.00
PRAGATI HEIGHTS	PARKING	SHOP-2	2	20.34	0.00	0.00
PRAGATI HEIGHTS	PARKING	SHOP-3	3	20.34	0.00	0.00
PRAGATI HEIGHTS	PARKING	SHOP-4	4	12.54	0.00	0.00

Parking Check (Table 8B)					
Building Name	USE	REQ. RATIO		NO. OF Ten/Area	PRP. RATIO
		car	Scooter		
PRAGATI HEIGHTS	Residential	1	5	42	105.00
PRAGATI HEIGHTS	Commercial	2	6	69.42	4.17
PRAGATI HEIGHTS	Total	-	-	-	109.17
PRAGATI HEIGHTS	Visitors parking(5%)	-	-	-	5.25
PRAGATI HEIGHTS	Total	-	-	-	114.42

Parking Check As Per Multiplying Factor : 0.60				
Building Name	Required		Proposed	
	Car/Mini Bus	Scooter	Car/Mini Bus	Scooter
Total	14	69	27	71
Status OK				

LEGENDS:

PLOT BOUNDARY SHOWN WHITE
PROPOSED WORK SHOWN RED
DRAINAGE LINE SHOWN YELLOW LIGHT
WATER LINE SHOWN BLUE DOTTED
ENCLOSED BAL SHOWN BROWN
TERRACE SHOWN DARK BROWN
OPEN BAL SHOWN BROWN
EXISTING SHOWN BLUE HATCHED



LOCATION PLAN
SCALE- NTS

Project Details	
Building Type - Building Development	
Zone Type - Residential Zone with Shop line. (R-2)	
Location - Non-Congested	
Ward No - Baramati	
Plot No. - -	
Cts No./Survey No. - 198	
Sheet No. - 1	
Zone Number:	
Ward Name :	
Prorata Value : 0.00	

Signature Not Verified

Digitally signed by MAHESH SAHEBRAO ROKADE
Date: 2022.06.02 10:05:35 IST
Reason: Approved Drawing Plan
Location: Baramati Municipal Council

Proforma - I: Area Statement	
1. Area of plot (Minimum area of a, b, c to be considered) or area of subplot with sanctioned layout No. and subplot No.	1500.00
(a) As per ownership document (7/12, CTS extract)	1500.00
(b) As per TLR or City Survey measurement sheet	1500.00
(c) As per Demarcated drawing area	1504.77
2. Area not in possession	0.00
3. Entire area (1+2)	1500.00
4. Deductions for	-
(a) Proposed D.P./D.P. Road widening Area/Service Road / Highway widening	0.00
(b) Any D.P. Reservation area	0.00
(Total a+b)	0.00
5. Balance area of plot (3-4)	1500.00
6. Amenity Space	0.00
(Applicable if (1) > 20000 sqmt	-
(b) Above 20000 sqmt - (a) + 5 % of Total area	0.00
7. Net Plot Area (5-6)	1500.00
8. Recreational Open Space	0.00
(a) If area (6) is more than 4000 sqmt - 10 % of (6) is required.	0.00
Proposed	202.30
(b) If area is less than 4000 sqmt - Check -	-
(i) If it is full number like 1, 2, 125, 419 etc. As per 7.12 extract or City Survey Number - No Recreational open space is required	-
(ii) If it is subdivision like 12.235, 125/4191 etc then recreational open space is required.	-
(A) 10 % Subject to minimum 200 sqmt	0.00
Proposed	202.30
(B) Exemption to leave open space subject to availing basis F.S.I. of 75 %	-
(C) Exemption to leave open space subject to payment of 10 % land value of land at (7) as per annual statement of rate	-
Certificate of Area:	
Certified that the plot under reference was surveyed by me on 2022-04-01 and the dimensions of sides etc. of plot stated herein are as measured on site and the area so worked out tallies with the area stated in document of Ownership T.P. Scheme Record and Records Department/City Survey records.	
Signature (Name of Architect/ Licensed Engineer/ Supervisor.)	
Owner's Declaration - We, undersigned hereby confirm that (We) would abide by plans approved by Authority / Collector. (We) would execute the structure as per approved plans. Also (We) would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.	
Owner (s) name and signature	
Architect/ Licensed Engineer/ Supervisor name and signature	
Job No.	
Postal Address - BHIGVAN ROAD, VANJARWADI, GAONTHAN, Baramati	
DESCRIPTION OF PROJECT -	
Type of Proposal - Mixed	
BUILDING ON CTS. NO.198/SURVEY NO.-198	
SITE ADDRESS -	
GUT NO.198/3 JALJOCHI, BARAMATI	
Name of Architect - anup, pasalekar	
ADDRESS OF OFFICE	
Office - flat no.15 Imparashtra residency, dutha's angh society, near jeeu bhawan, Baramati	
OWNERS SIGNATURE	
TECHNICAL VERIFICATION	
Scale 1:100	
Date: 16/04/22	
JOB No. CAPRC-22-25810	
SUBMISSION DRAWING	