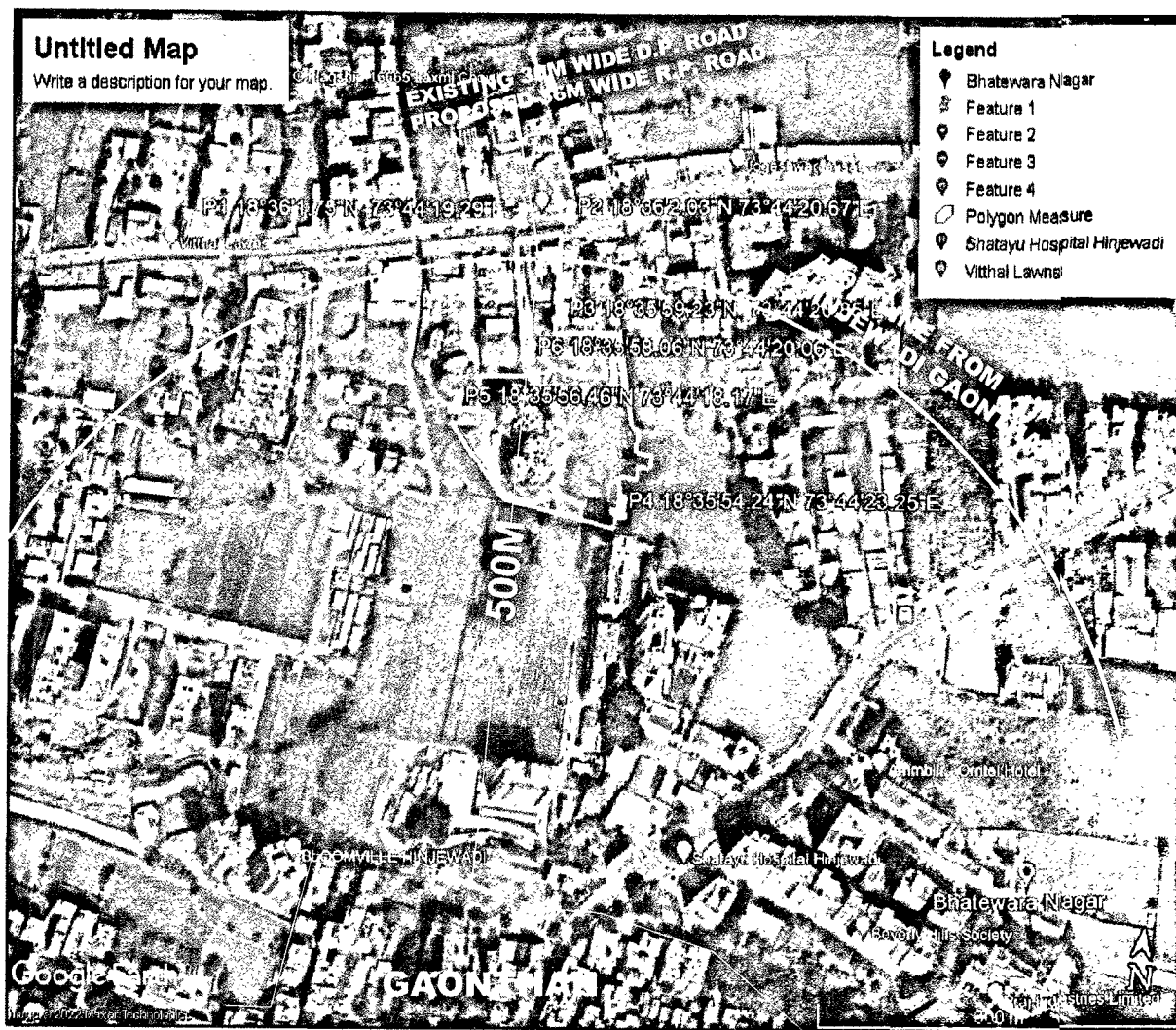
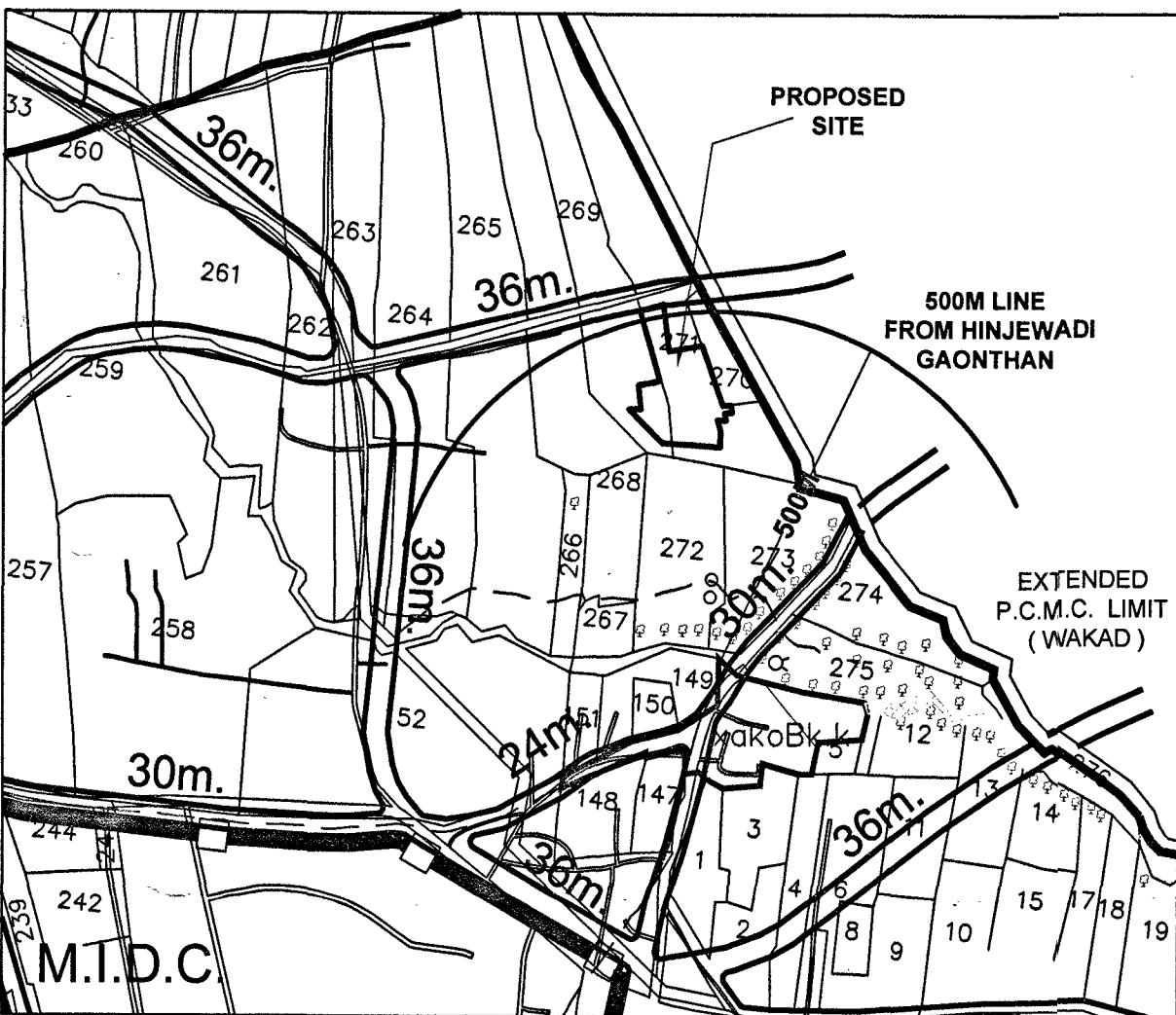
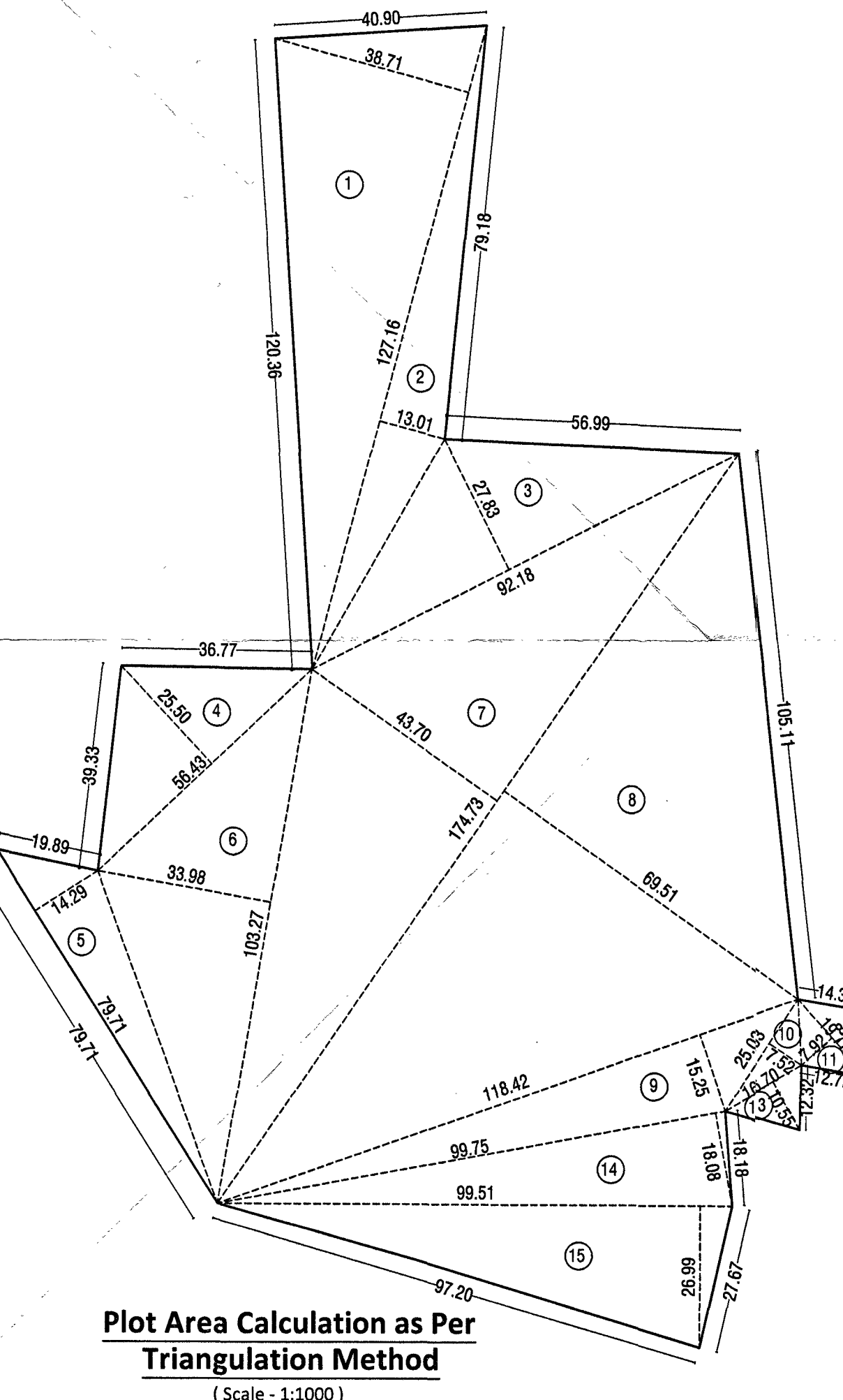




GOOGLE LOCATION PLAN



LOCATION PLAN ON RP PLAN



Plot Area Calculation as Per Triangulation Method
(Scale - 1:1000)

TOTAL F.S.I. STATEMENT IN SQ.M. FOR (WING -A, B, C, D, E, F & G)													
WING NAME	FLOOR	HEIGHT above Gr.	HEIGHT above SIH	RESI. B/UP AREA for MHADA	PERMI. BALC. AREA	OPEN BALC. AREA	REGULAR STAIRCASE AREA	FIRE STAIRCASE AREA	REGULAR LIFT	FIRE LIFT	PERMI. TERR.	PROP. TERR.	TENTS. NO.
Wing - A	LP+UP+P+16FL	52.80 M	45.60 M	6520.78	978.12	944.72	240.96	223.20	8.00	5.40	1304.16	164.32	96
Wing - B	LP+UP+P+16FL	52.80 M	45.60 M	6507.18	976.08	944.44	240.96	223.20	8.00	5.40	1301.44	164.32	96
Wing - C	LP+UP+P+16FL	52.80 M	45.60 M	6520.78	978.12	944.72	240.96	223.20	8.00	5.40	1304.16	164.32	96
Wing - D	LP+UP+P+9 R	32.25 M	25.65 M	0.00	625.53	265.32	138.33	128.24	6.59	4.63	846.88	0.00	71
Wing - E	LP+UP+P+1 R	10.05 M	2.85 M	461.30	69.19	66.46	22.31	14.25	6.59	4.63	92.26	0.00	6
Wing - F	LP+UP+P+1 R	10.05 M	2.85 M	461.30	69.19	66.46	22.31	14.25	6.59	4.63	92.26	0.00	6
Wing - G	LP+UP+P+8 R	29.40 M	22.80 M	3659.95	548.99	526.85	122.96	114.00	6.59	4.63	731.99	0.00	48
TOTAL				24131.29	4170.20	4245.22	3758.97	1028.79	940.35	34.72	5673.15	492.96	419

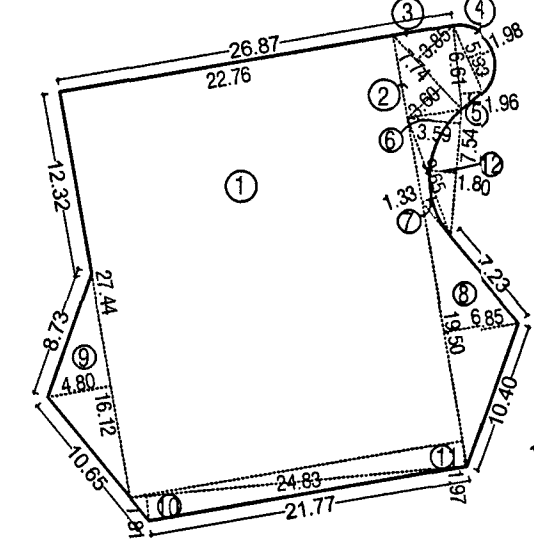
DIFFERENCE TABLE							
	TOTAL B/UP AREA	PERMI. BALC.	PROP. OPEN BALCONY	REGULAR STAIRCASE AREA	FIRE STAIRCASE AREA	TERRACE AREA	TENTS. NO.
PROPOSED	24131.29	4254.85	3758.97	1028.79	940.35	492.96	420
PERVIOUS SANCTIONED	20762.97	3660.27	3542.49	933.69	864.90	0.0000	366
DIFFERENCE	3368.32	594.58	216.48	95.10	75.45	492.96	54

REQUIRED PARKING AREA				
WING NAME	NO. OF TENEMENT	CAR	SCOOTER	CYCLE
WING-A	96	48	144	144
WING-B	96	48	144	144
WING-C	96	48	144	144
WING-D	71	3	127	127
WING-E	6	3	9	9
WING-F	6	3	9	9
WING-G	48	16	48	48
TOTAL	419	175	625	625
TOTAL REQ. PARKING		175 X 2.50	625 X 2.00	625 X 0.70
TOTAL AREA		2187.50	1250.00	437.50
TOTAL PARKING AREA				3875.00

WATER CALCULATION			
WING NAME	O.H.W. TANK	U.S.W. TANK	
WING-A	84800	147500	
WING-B	64800	97200	
WING-C	84800	147500	
WING-D	67925	122000	
WING-E	4050	6500	
WING-F	4050	6500	
WING-G	52400	98600	
TOTAL AREA	362825.00	625800.00	

FSI + NON FSI AREA STATEMENT		
SR. NO.	DESCRIPTION	AREA (SQ.M)
01	F.S.I. AREA	24131.29
02	NON F.S.I.	-
2.1	OPEN BALCONY	3758.97
2.2	PASSAGE AREA	-
2.3	REGULAR STAIR CASE	1028.79
2.4	FIRE STAIR CASE	940.35
2.5	TERRACE AREA	492.96
2.6	DRY BALCONY	-
2.7	MHADA BUILT-UP AREA	4234.41
2.8	REFUGE AREA	156.06
2.9	UPPER PARKING AREA	4481.94
2.10	LOWER PARKING AREA	4100.00
3	ANY OTHER	-
3.1	CLUB HOUSE	229.87
3.2	LIFT AREA	85.08
3.3	PODIUM PARKING AREA	4560.42
3.4	SERVICES (S.T.P., TRANSFORMER, U.G. T etc)	1500.00
	TOTAL NON F.S.I.	25568.85
	TOTAL F.S.I. AREA + TOTAL NON F.S.I.	49700.14

OPEN SPACE - 3 AREA CALCULATION				
1)	3.00	X	0.40	X 1/3 = 0.80
2)	15.07	X	1.23	X 0.50 = 9.27
3)	10.98	X	1.13	X 0.50 = 6.20
4)	3.00	X	0.40	X 1/3 = 0.80
5)	3.00	X	0.40	X 1/3 = 0.80
6)	13.03	X	1.19	X 0.50 = 7.75
7)	19.30	X	4.58	X 0.50 = 44.20
8)	23.03	X	9.17	X 0.50 = 105.59
9)	23.03	X	13.34	X 0.50 = 153.61
10)	3.60	X	0.58	X 1/3 = 1.39
11)	11.90	X	1.56	X 0.50 = 9.28
12)	13.76	X	0.93	X 0.50 = 6.40
13)	17.27	X	2.69	X 0.50 = 23.23
14)	2.10	X	0.19	X 1/3 = 0.27
15)	20.59	X	5.13	X 0.50 = 52.81
16)	6.56	X	0.98	X 1/3 = 4.29
TOTAL				426.69

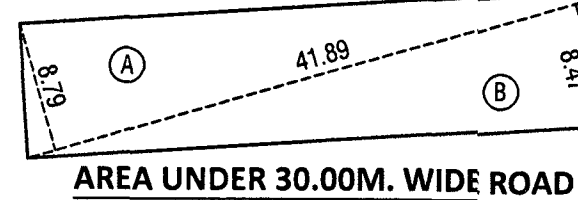


OPEN SPACE - 1 AREA CALCULATION
(Scale - 1:500)

OPEN SPACE - 1 AREA CALCULATION				
1)	22.76	X	27.44	X 1 = 624.53
2)	7.74	X	3.60	X 0.50 = 13.93
3)	7.74	X	3.85	X 0.50 = 14.90
4)	5.93	X	1.98	X 1/3 = 7.83
5)	6.61	X	1.96	X 0.50 = 6.48
6)	9.65	X	3.59	X 0.50 = 17.32
7)	9.65	X	1.33	X 0.50 = 6.42
8)	19.50	X	6.85	X 0.50 = 66.79
9)	16.12	X	4.80	X 0.50 = 38.69
10)	24.83	X	1.81	X 0.50 = 22.47
11)	24.83	X	1.97	X 0.50 = 24.46
TOTAL				843.81
DEDUCT				9.05
TOTAL				9.05
TOTAL OPEN SPACE - 1 AREA				834.77

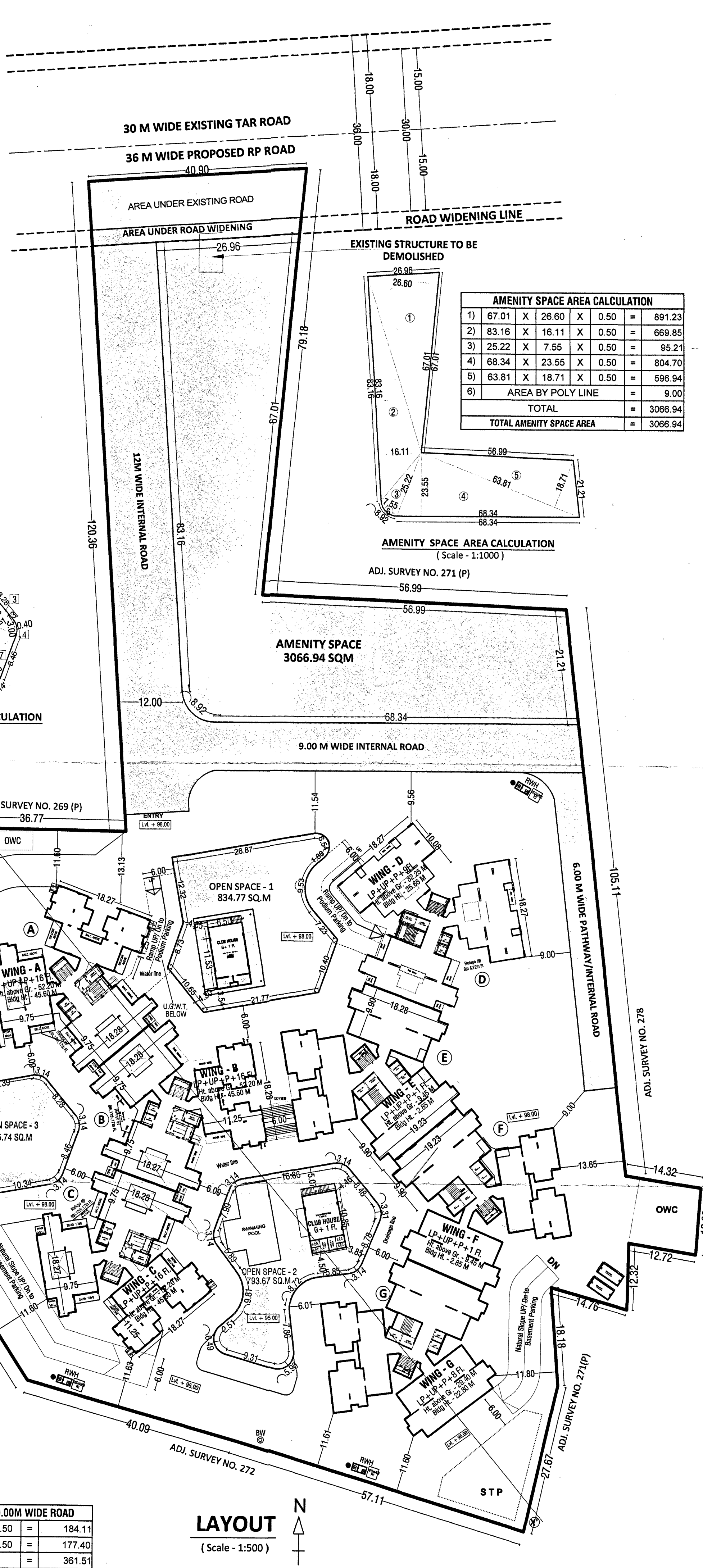
Road Widening Area Calculation

ROAD WIDENING AREA CALCULATION				
1)	39.54	X	2.99	X 0.50 = 59.11
2)	39.54	X	2.956	X 0.50 = 58.44
TOTAL				117.55



AREA UNDER 30.00M. WIDE ROAD

AREA CALCULATION UNDER 30.00M WIDE ROAD				
A)	41.89	X	8.7900	X 0.50 = 184.11
B)	41.89	X	8.4700	X 0.50 = 177.40
TOTAL				361.51



LAYOUT
(Scale - 1:500)

STAMP OF APPROVAL (1/24)

PREVIOUS APPROVAL DETAILS :
NA ORDER BY THE COLLECTOR PUNE WIDE ORDER NO.136/2018, DATED-14.06.2019
1ST APPROVAL (PMRDA) - LETTER NO.1314/18-19, DATED 15-04-2019.
2ND APPROVAL (PMRDA) - LETTER NO.1273/19-20, DATED 12-11-2020.

Approved as amended in
subject to conditions mentioned in Annexure 'A'
of letter No. 404/C.R. No. 3/12/23-23/Mouza R-193
S. No./G. No./CTS No. 266/2 & 282
Dated 06/12/2022
Metropolitan Commissioner and
Chief Executive Officer
Pune Metropolitan Regional Development Authority

A	AREA STATEMENT	SQ.M.	SQ.M.
		Previously Sanction	Propose Sanction
1	Area of Plot (Minimum area of a,b,c to be considered)	= 20921.00	20921.00
	a) As per ownership document (7/12, CTS extract)	= 20921.00	20921.00
	b) as per measurement sheet	= 21001.55	21001.55
	c) as per site	= 20921.00	20921.00
2	Deductions for		
	a) Area under 30 M. Wide Existing Road	361.5100	361.5100
	a) Proposed R.P. Road widening Area	= 117.5500	117.5500
	b) Any Reservation	= 0.00	0.00
	Total (a+b)	= 479.06	479.06
3	Gross Area of Plot (1-2)	= 20441.94	20441.94
4	Recreational Open Space		
	a) Required	= 2044.19	2044.19
	b) Proposed	= 2044.19	2044.19
5	Amenity Space		
	a) Required	= 3066.29	3066.29
	b) Proposed	= 3066.94	3066.94
6	Service road and Highway widening	= 0.00	0.00
7	Internal Road area	= 1150.50	1840.20
8	Net Area of Plot [3-5b]	= 17375.00	17375.00
9	Built up area with reference to Basic F.S.I. as per front road width (17375.65 X 1.20)	= 20850.00	20850.00
10	Addition of area for F.S.I.		
	a) Premium FSI area (subject to maximum of 0.2 of s.no. 8)	= 0.00	3475.00
	b) TDR area [Insitu TDR + Purchased TDR]	= 0.00	0.00
	c) Additional FSI area under chapter VIII (Total of a+b+c+d+e)	= 0.00	3475.00
11	Total area available (9+10)	= 20850.00	24325.00
12	Maximum utilization of F.S.I. Permissible as per Road width as per Regulation no. 20.3	= 0.00	0.00
13	Total Built-up Area in proposal (excluding area at S.No. 15b)	= 20762.97	24131.29
	a) Existing Built up Area	= 0.00	0.00
	b) Proposed Commercial Built up Area	= 0.00	0.00
	c) Proposed Residential Built up Area	= 20762.97	24131.29
	d) Excess Balcony area counted in F.S.I.	= 0.00	0.00
	e) Use Paid FSI	= 0.00	3281.29
14	F.S.I. Consumed (13/8)	= 1.19	1.39
15	Area for Inclusive Housing, if any		
	a) Required (20% of sr.no. 9)	= 4170.00	4170.00
	b) Proposed	= 4170.21	4170.20

CERTIFICATE OF AREA.
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON _____ & DIMENSION OF ALL SIDES ETC. OF THE PLOT STATED ON PLAN ARE MEASURED ON SITE AND AREA SO WORK OUT TALLIES WITH AREA STATED IN DOCUMENT OF OWNERSHIP/ T.P.A.CT.
SIGNATURE OF LICENCED ARCHITECTS/ ENGINEERS

PROJECT :-

REVISED RESIDENTIAL BUILDING ON S.NO. 269/3 & 269/2/2B, 271/1A, 271/2A/1A, 271/2A/1B, VILLAGE - HINJEWADI, TAL- MULSHI, PUNE

OWNER SIGN.	ARCHITECTS SIGN.
MR. SHARAD SUBRAV KOKATE THROUGH POA HOLDER	
	AR. SANDEEP HARDIKAR [CA/90/12777]

ARCHITECTS
SANDEEP HARDIKAR & ASSOCIATES
ARCHITECTS - INTERIOR DESIGNER
502, SADHANA APT.1842, SHIVAJINAGAR
PUNE 05. TEL - 25511183, 9371236397
Email- syhardikar@gmail.com.

DATE	SCALE	DRN BY	REV BY
04.07.2022	1:500		