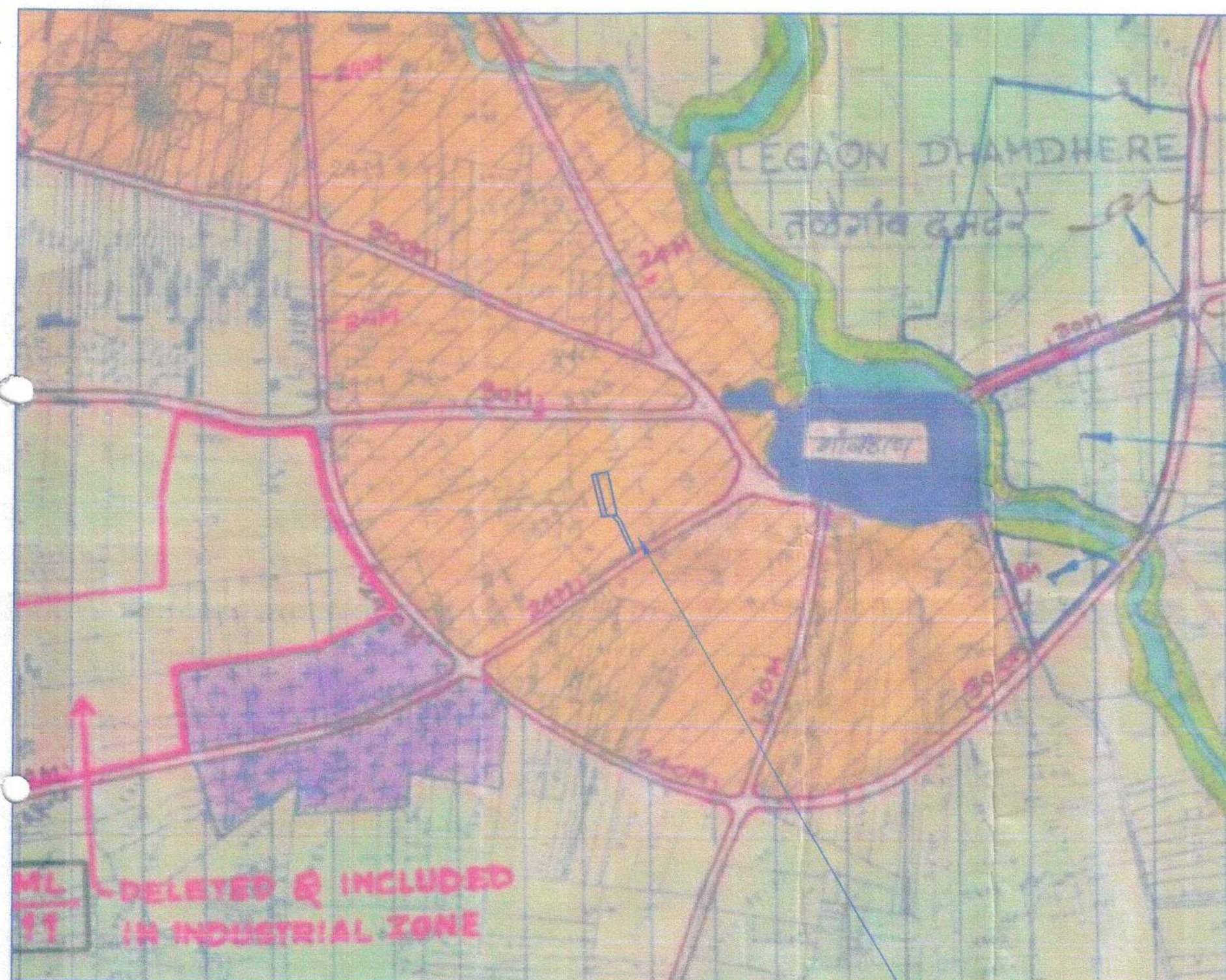
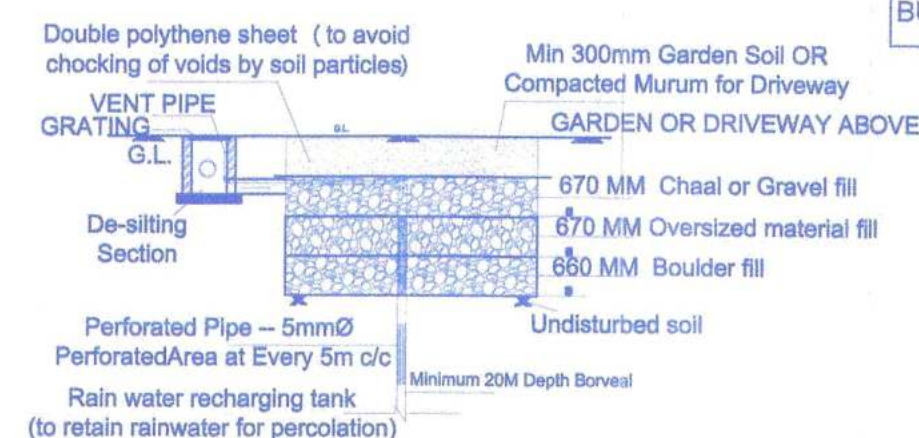
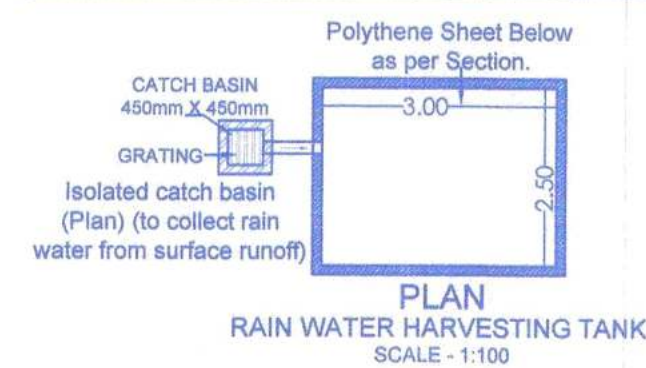




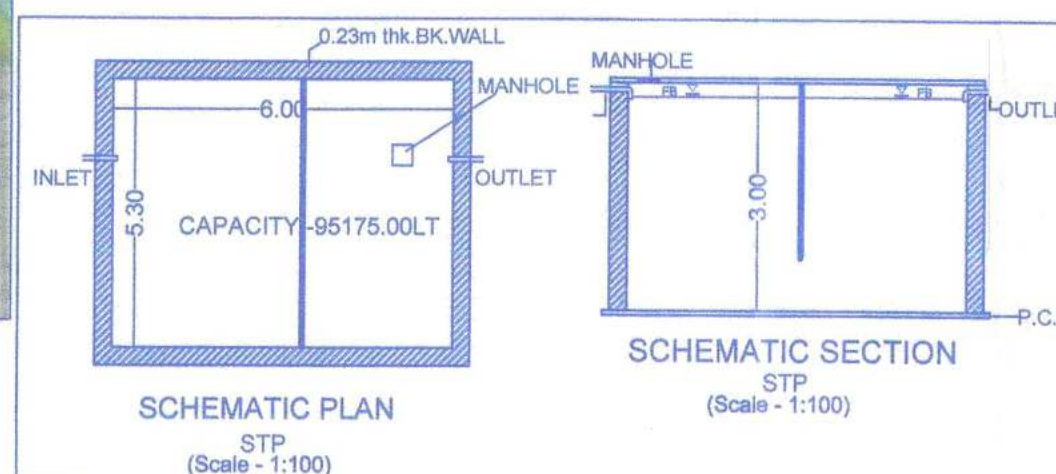
LOCATION PLAN
SCALE - 1:12500

PROPOSED SITE

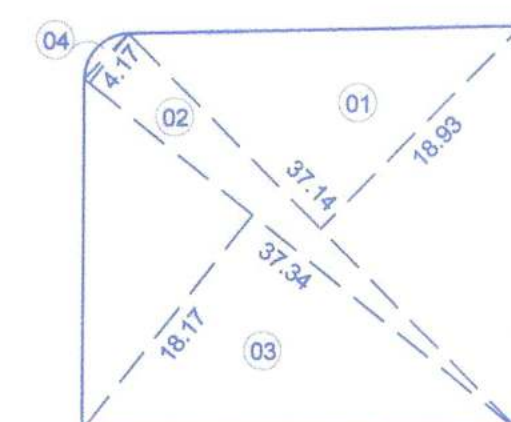
STP CAPACITY			
REQUIRED CAP. PER PERSON	TENEMENTS		LITS
	188	875.00	128900.00
TOTAL STP TANK CAPACITY	128900	0.7500	95175.00



SCHEMATIC SECTION
RAIN WATER HARVESTING TANK
SCALE - 1:100



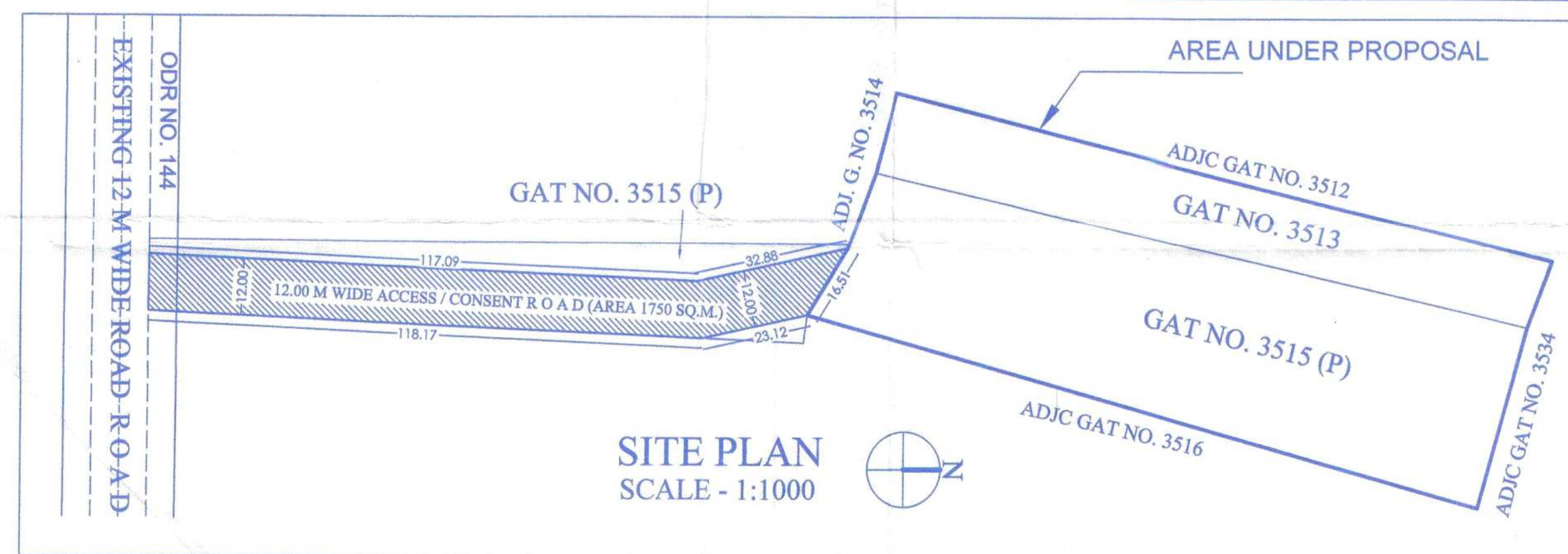
F.S.I STATEMENT (IN SQ.MS.) BUILDING A, B, C & BUNGALOW										
BUILDING	BUILT UP AREA RESIDENTIAL	PERMISSIBLE BALCONY	PROPOSED BALCONY & OPEN BALCONY	PROPOSED STAIRCASE (REGULAR)	PROPOSED STAIRCASE (FIRE)	PROPOSED LIFT	PROPOSED LIFT MACHINE ROOM AREA	PROPOSED GROUND COVERAGE	CLUB HOUSE AREA	TOTAL F.S.I. BUILT UP AREA (FSI + NON FSI)
BUILDING-A	465.25	89.79	52.91	---	---	---	18.00	536.16	---	10
BUILDING-B	465.25	89.79	52.91	---	---	---	18.00	536.16	---	10
BUILDING-C	6771.10	1015.665	819.70	233.555	233.555	12.96	36.00	1200.09	---	168
BUNGALOW	115.20	---	---	---	---	---	---	62.62	---	1
TOTAL	7816.80	1155.240	925.52	233.555	233.555	12.96	72.00	2335.03	115.50	189
TOTAL F.S.I. BUILT UP AREA	7816.80									11744.91
										0.00



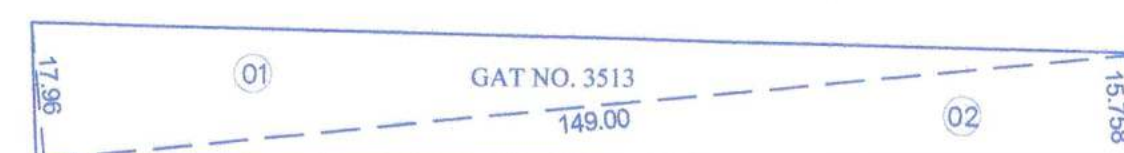
OPEN SPACE AREA CALCULATION
BY TRIANGULATION METHOD
SCALE - 1:500

OPEN SPACE AREA CALCULATION			
1	37.140 X 18.930 X 0.5	=	351.53
2	37.340 X 4.170 X 0.5	=	77.85
3	37.340 X 18.113 X 0.5	=	338.17
4	AS PER LINE AREA	=	2.45
TOTAL		=	770.00

PARKING AREA STATEMENT - BUILDING - A, B & C										
AREA OF TENEMENT	NO. OF TENEMENTS	REQUIRED PARKING			TOTAL REQUIRED PARKING			PROPOSED PARKING		
1	2	3			5			6		
UPTO 50 SQ.MT. (RESI.)	184	CAR	SCOOTER	CYCLE	CAR	SCOOTER	CYCLE	CAR	SCOOTER	CYCLE
		0	5	5	0	230	230	0	230	230
		(FOR 4 TENEMENT)								
		0	230	230						
50 TO 100 SQ.MT. (RESI.)	5	CAR	SCOOTER	CYCLE	CAR	SCOOTER	CYCLE	CAR	SCOOTER	CYCLE
		01	3	3	2	5	5	2	5	5
		(FOR 3 TENEMENT)								
		2	5	5						
TOTAL		2	235	235	2	235	235	2	235	235
1.5 TIMES EXTRA		3	353	353	3	353	353	3	353	353
CARS		SCOOTERS			CYCLES			TOTAL PARKING REQUIRED		
3	12.5	353			353			0.7000		
31		1058			247			1336		

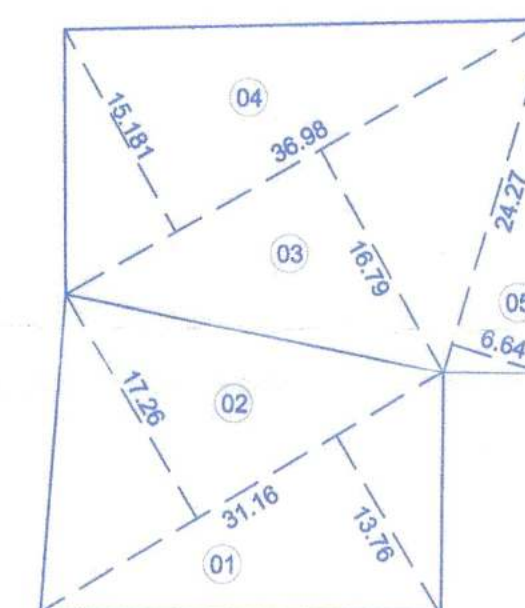


SITE PLAN
SCALE - 1:1000



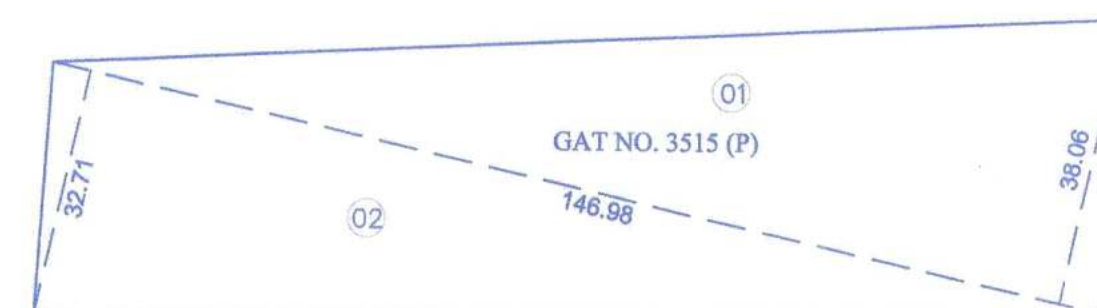
PLOT AREA CALCULATION
BY TRIANGULATION METHOD
BEFORE AMALGAMATION
SCALE - 1:1000

PLOT AREA CALCULATION (BEFORE AMALGAMATION)			
1	148.000 X 17.900 X 0.5	=	1338.020
2	148.000 X 15.758 X 0.5	=	1173.984
TOTAL		=	2511.964



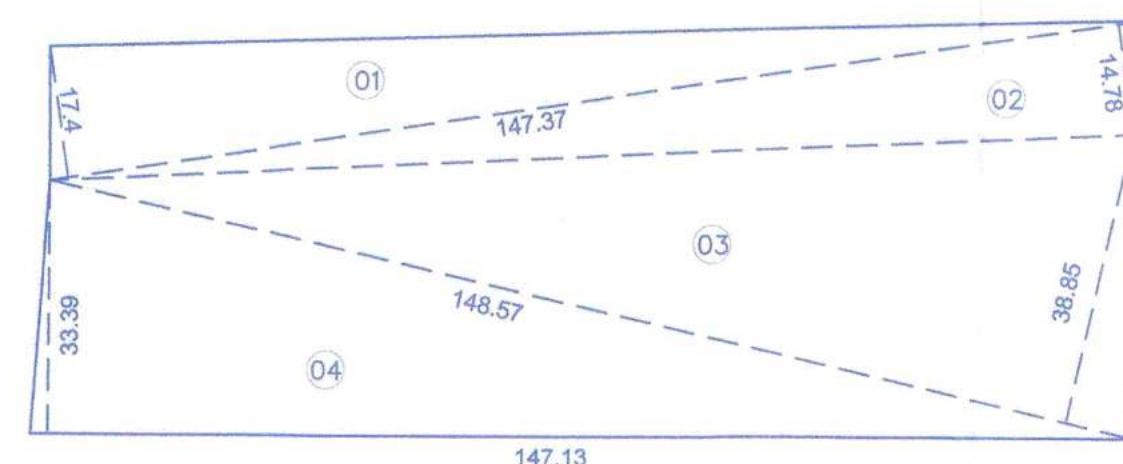
AMENITY SPACE AREA CALCULATION
BY TRIANGULATION METHOD
SCALE - 1:500

AMENITY SPACE AREA CALCULATION			
1	31.180 X 13.760 X 0.5	=	214.381
2	31.180 X 17.280 X 0.5	=	268.911
3	36.980 X 16.790 X 0.5	=	310.447
4	36.980 X 15.181 X 0.5	=	280.697
5	24.270 X 6.840 X 0.5	=	80.576
TOTAL		=	1155.012



PLOT AREA CALCULATION
BY TRIANGULATION METHOD
BEFORE AMALGAMATION
SCALE - 1:1000

PLOT AREA CALCULATION (BEFORE AMALGAMATION)			
1	146.980 X 38.069 X 0.5	=	2797.661
2	146.980 X 32.710 X 0.5	=	2403.858
TOTAL		=	5201.519



PLOT AREA CALCULATION
BY TRIANGULATION METHOD
AFTER AMALGAMATION
SCALE - 1:1000

PLOT AREA CALCULATION (AFTER AMALGAMATION)			
1	147.370 X 17.400 X 0.5	=	1282.119
2	147.370 X 14.780 X 0.5	=	1089.084
3	148.570 X 38.850 X 0.5	=	2885.972
4	147.130 X 33.390 X 0.5	=	2456.335
TOTAL		=	7713.491



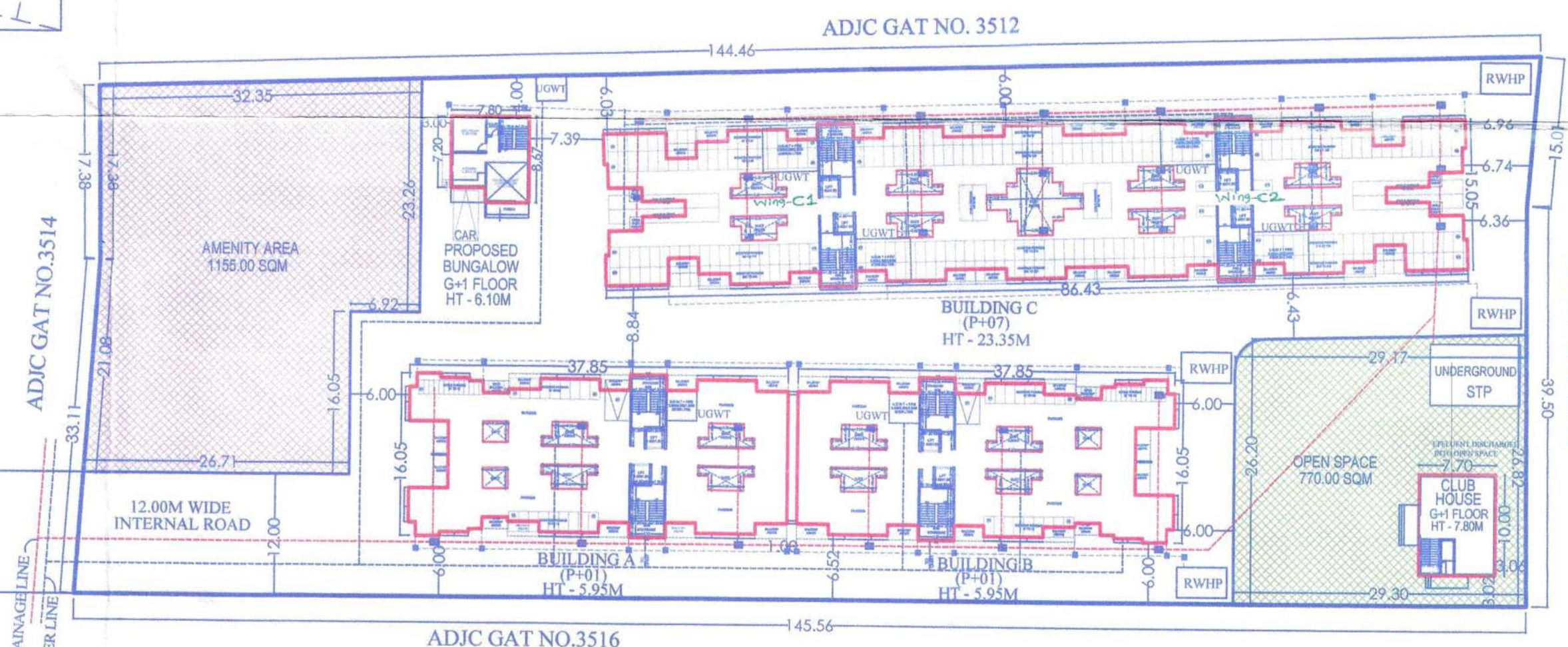
GOOGLE IMAGE SHOWING LOCATION OF LAND

PLOT AREA STATEMENT BEFORE AMALGAMATION :

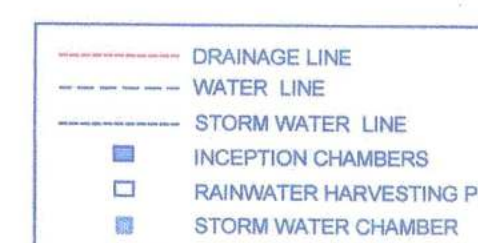
GAT NO.	AREA AS PER 7/12 EXTRACT	AREA UNDER PROPOSAL	AREA AS PER DEMARCATION (BEFORE AMALGAMATION)	MINIMUM AREA TO BE CONSIDERED
3513	2500.00 SQ.M.	2500.00 SQ.M.	2511.96	2500.00 SQ.M.
3515	7700.00 SQ.M.	5200.00 SQ.M.	5201.51	5200.00 SQ.M.
TOTAL	10200.00 SQ.M.	7700.00 SQ.M.	7713.49	7700.00 SQ.M.

PLOT AREA STATEMENT AFTER AMALGAMATION :

SURVEY NO.	AREA AS PER 7/12 EXTRACT	AREA UNDER PROPOSAL	AREA AS PER DEMARCATION (AFTER AMALGAMATION)	AREA UNDER PROPOSAL (MINIMUM)
269/3 & 269/2, 26/27/1A /27/12A/1	10200.00 SQ.M.	7700.00 SQ.M.	7713.49 SQ.M.	7700.00 SQ.M.



LAYOUT PLAN
SCALE - 1:500



STAMP OF APPROVAL (1/8)

LAYOUT

Approved as an...
subject to conditions mentioned in Annexure 'A'
of letter No. 25/12/2019, dated 25/12/2019
S. No. G. No. 25/12/2019, dated 25/12/2019
Dated 25/12/2019
Metropolitan Commissioner and
Chief Executive Officer
Pune Metropolitan Regional Development Authority, Pune



A	AREA STATEMENT	SQ.M.
1	PLOT AREA AS PER 7/12 EXTRACT	7700.00
2	PLOT AREA AS PER DEMARCATION	7713.49
3	MINIMUM AREA CONSIDERED	7700.00
4	DEDUCTIONS FOR :	
5	a) AREA UNDER EXISTING ROAD	0.00
6	b) AREA UNDER ROAD WIDENING	0.00
7	BALANCE PLOT AREA (5 - 6)	7700.00
8	REQUIRED / PROPOSED AMENITY (15% OF 5)	1155.00
9	REQUIRED / PRO. OPEN SPACE (10% OF 5)	770.00
10	NET PLOT AREA (7 - 8)	6545.00
11	PERMISSIBLE FSI (1.00 X 10)	6545.00
12	ADD AMENITY SPACE AREA	0.00
13	ADD 20% PAID FSI	1309.00
14	TOTAL PERMISSIBLE FSI (11+12+13)	7854.00
15	PROPOSED BUILT UP AREA	7816.80

TRUE COPY CERTIFICATION
THIS TRUE COPY IS AS PER PLANS
APPROVED BY PMRDA, PUNE
VIDE LETTER NO. 25/12/2019, dated 25/12/2019
MOU...
S. No. G. No. 25/12/2019, dated 25/12/2019
DATE: 25/12/2019
THE SAME IS VERIFIED BY ME PERSONALLY
RAHUL LONDHE
(P.M.R.D.A./ENG/07/2019)
DATE: 25/12/2019
PUNE

PROJECT ADDRESS :

PROPOSED RESIDENTIAL GROUP HOUSING
SCHEME AT GAT NO. 3513 & 3515(P),
VILLAGE - TALEGAON DHAMDHERE,
TALUKA - SHIRUR, PUNE.

NAME OF THE OWNER:

MR. BABAN GENBA BHUMKAR & OTHERS THROUGH
POA HOLDER

MR. PRAMOD JAYSINGH PADALE

ARCHITECT'S / ENGINEER NAME & ADDRESS

RAHUL LONDHE
(LIC. NO. PMRDA/ENG/07)

SARTHAQ TIKONE
(LIC. NO. PMRDA/ENG/139)

Rao Arch
201, MORESHWAR APART., NARAYAN PETH, PUNE - 411 004
PH - +91 9850876280 | EMAIL: raorchpune@gmail.com

NORTH JOB. NO. SCALE DRAWN BY DATE
F-207 AS SHOWN SAMIKSHA 05/12/2019 NEW