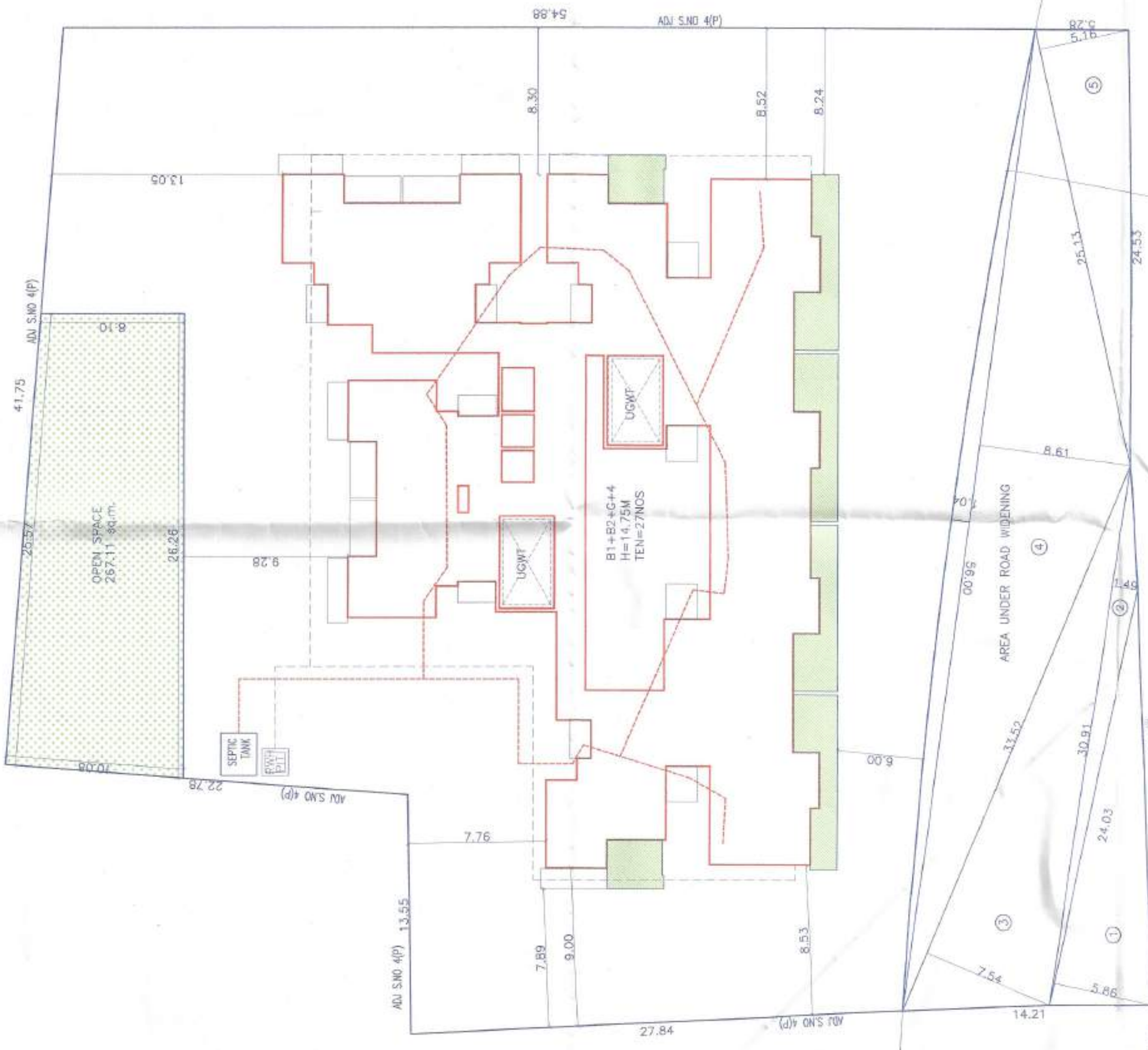
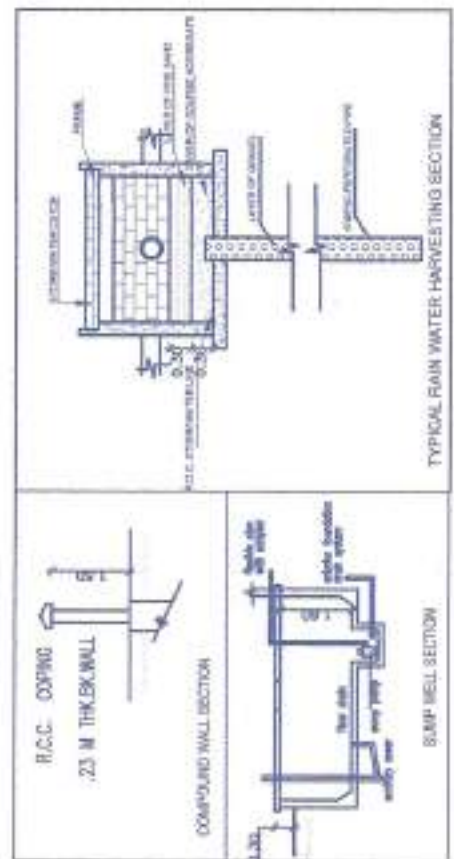


AREA STATEMENT FOR PREMIUM		
TYPE	AREA	
OPEN BALC. AREA	270.40	
STAIRCASE AREA	128.64	
TERRACE AREA	99.20	

WATER REQUIRED FOR COMMERCIAL
 WATER REQ.=925.88/6 = 154.27 person say, 154 person
 WATER REQ.=154 X 45 = 6930.00 LIT
 SAY O.H.W.T CAPACITY =6930.00 LIT
 U.G.W.T CAPACITY=6930.00X1.50 = 10395.00LIT

WATER REQUIRED FOR RESIDENTIAL
 WATER REQ.=NO.OF TLX135X5 PERSONS.
 WATER REQ.=27X135X5=18225.00 LIT
 SAY FIRE FIGHTING.=10000.00 LIT
 SAY O.H.W.T CAPACITY=28225.00 LIT
 U.G.W.T CAPACITY=28225.00X1.50= 42337.50 LIT



ROAD CENTER
 30.00M WIDE EXISTING ROAD
 30.00M WIDE PROPOSED ROAD
 --- TPS NO1 30.00M WIDE PROPOSED ROAD ---

LAYOUT PLAN
 SCALE
 1:200

PARKING STATEMENT

FLOOR	ON OF TENEMENT	ONE PARKING SPACE FOR EVERY	REQUIRED	SCOOTER	CYCLE	PROPOSED	SCOOTER	CYCLE
100 SQ.MT BUILT UP AREA OR FRACTION THEREOF (1/3/3)	15	EVERY 4 TENEMENT	1	3	3	9	27	27
UPTO 50 SQ.MT (0.5/3)		EVERY 3 TENEMENT	0	5	5	43	25	25
50 TO 100 SQ.MT (1/3/3)	12	EVERY 3 TENEMENT	1	3	3	71	15	15
TOTAL			2	11	11	123	67	67
ADDITIONAL 50% PARKING FOR METROPOLITAN AREAS			1	6	6	10	6	6
OPEN CAR			3	17	17	158	73	73
TOTAL PARKING AREA IN SQ.MT			37.50	34.00	11.90	1975.00	148.00	51.10
			83.40 sq.mt			2172.10 sq.mt		

AREA STATEMENT									
FLOOR	F.S.I	PERMISSIBLE	OPEN	EXCESS	FIRE	PER	TERRACE	LIFT	GROUND
COMMERCIAL RESIDENTIAL	349.83	0.00	0.00	0.00	0.00	0.00	0.00	0.00	COVERAGE
GROUND FLOOR	576.05	0.00	0.00	0.00	0.00	115.21	0.00	10.98	800.51
FIRST FLOOR	605.20	0.00	0.00	0.00	0.00	121.84	0.00	10	10
SECOND FLOOR	605.20	0.00	0.00	0.00	0.00	121.84	0.00	10	10
THIRD FLOOR	467.55	0.00	0.00	0.00	0.00	93.51	0.00	7	7
FOURTH FLOOR	467.55	0.00	0.00	0.00	0.00	93.51	0.00	7	7
TOTAL	925.88	1685.95	252.89	270.40	36.25	128.64	452.40	10.98	27
	2611.83								800.51

EXCESS BALCONY AREA TAKEN IN F.S.I. = 2611.83+36.25 = 2648.08



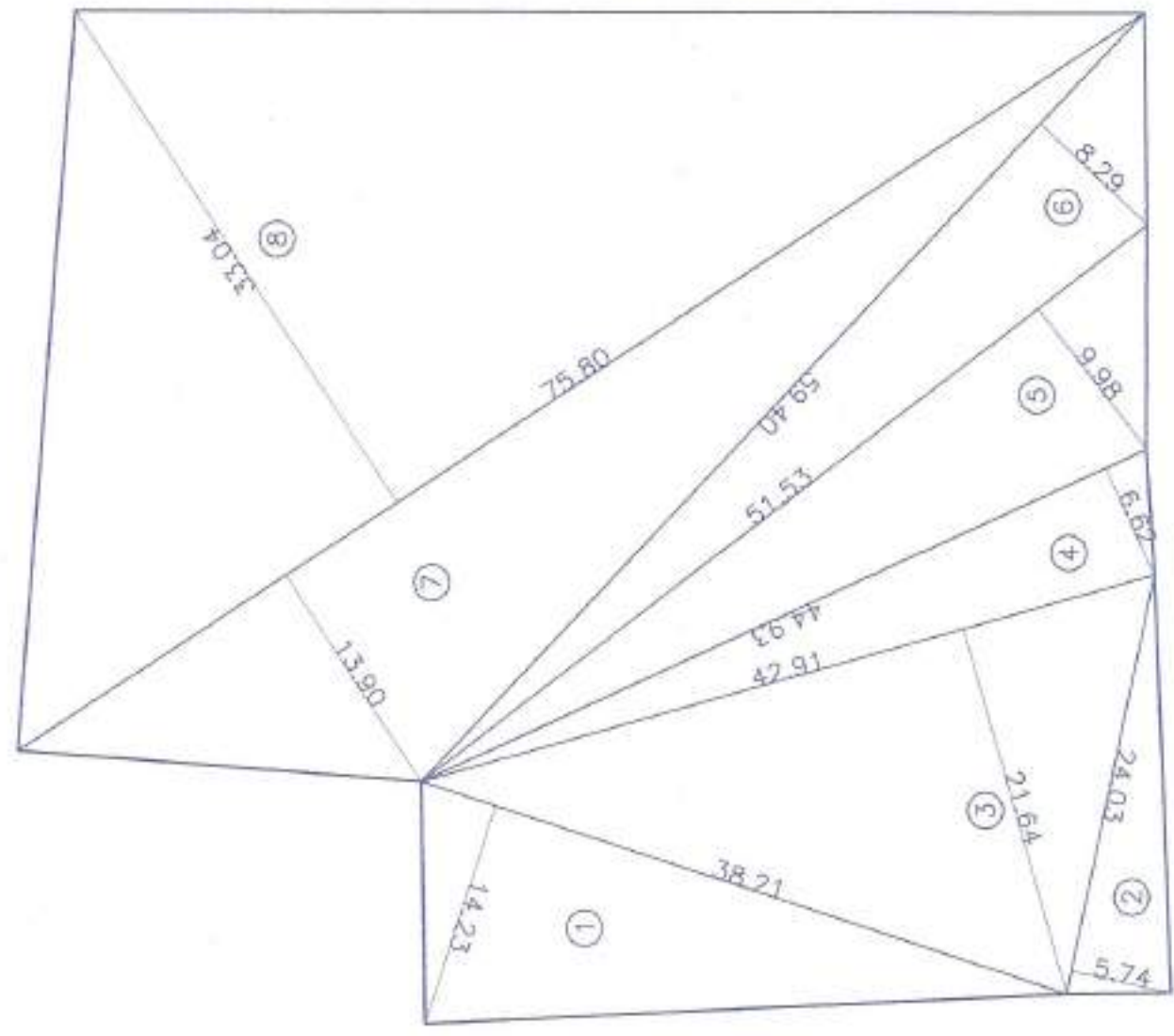
PROPOSED SITE

GOOGLE LOCATION



PROPOSED SITE

LOCATION PLAN
 SCALE
 1:10000



PLOT AREA STATEMENT	
1.	14.23
2.	38.21
3.	42.91
4.	42.91
5.	42.91
6.	42.91
7.	42.91
8.	42.91
9.	42.91
10.	42.91
11.	42.91
12.	42.91
TOTAL	3236.21 SQ.M

AREA UNDER ROAD WIDENING :-	
1.	70.41 SQ.M
2.	126.91 SQ.M
3.	126.91 SQ.M
4.	279.91 SQ.M
5.	64.84 SQ.M
6.	564.55 SQ.M
TOTAL	1555.77 SQ.M

OPEN SPACE :-	
1.	155.57 SQ.M
2.	1111.54 SQ.M
TOTAL	267.11 SQ.M

Approved as amended in
 subject to conditions mentioned in Annexure 'A'
 S. No. G. No. CTS No. 2/13/13 of 28/12/13
 Date 9/3/2023
 Metropolitan Commissioner and
 Chief Executive Officer
 Pune Metropolitan Regional Development Authority, Pune.



A. AREA STATEMENT	
1. AREA OF THE PLOT	3243.00
MINIMUM AREA OF a.b.c TO BE CONSIDERED	3236.21
(a) AS PER 7/12 EXTRACT	3236.00
(b) AS PER DEMARCATION	564.55
(c) AREA UNDER PROPOSAL	2671.14
2. DEDUCTIONS FOR	267.11
(a) AREA UNDER ROAD WIDENING	2671.14
3. GROSS AREA OF PLOT(1-2)	267.11
4. RECREATIONAL OPEN SPACE	2671.14
(a) REQUIRED (10%)	267.11
(b) PROPOSED	2671.14
5. NET AREA OF PLOT	2671.14
6. BUILT UP AREA WITH REFERENCE TO BASIC F.S.I	2671.14
AS PER FRONT ROAD (S.No.5X1.00)	
7. ADDITION OF AREA FOR F.S.I	0.00
(a) IN-SITU AREA AGAINST AREA UNDER ROAD	
WIDENING(1.85X1.00=2.00)IF ANY	
(b) PREMIUM FSI AREA (SUBJECT TO MAXIMUM OF 0.20 OF S.No.5)	0.00
(c) TDR AREA (S.No.5X0.50=70)	0.00
(TOTAL OF a+b+c)	0.00
8. PROPOSED COMMERCIAL AREA	925.88
9. PROPOSED RESIDENTIAL AREA	1685.95
9A.EXCESS BALCONY AREA TAKEN IN F.S.I.	36.25
10. TOTAL AREA AVAILABLE (8+9+9A)	2648.08
11. PROPOSED BUILT-UP AREA	2648.08
12. F.S.I. CONSUMED	0.98

CERTIFICATE OF AREA
 CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON _____ AND THE DIMENSION OF SIDES, ETC. OF PLOT STATED ON PLAN AREAS AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP/LAND RECORD DEPT.

SIGN OF ARCHITECT

OWNER'S DECLARATION
 I/WE UNDERSIGNED HEREBY CONFIRM THAT WE WOULD ABIDE BY PLANS SANCTIONED BY PMRDA. I/WE WOULD EXECUTE THE STRUCTURE AS PER SANCTIONED PLANS, ALSO I/WE WOULD EXECUTE THE WORK UNDER SUPERVISION, OF PROPER TECHNICAL PERSON SO AS TO ENSURE THE QUALITY AND SAFETY AT THE WORK SITE.

M/s. Balaji Realty Partnership Firm Through Partner
 MR. ANIL NARAYAN BHORE
 MR. ANAND SUBHASH LOKHANDE
 MR. PANDHARINATH SUBHASH MASKE

LEGEND	
a) PLOT BOUNDARY	d) OPEN SPACE
b) PROPOSED WORK	e) WATER LINE
c) MINITY SPACE	f) DRAINAGE LINE

PROJECT
 PROPOSED COMMERCIAL & RESIDENTIAL BUILDING AT
 S. No. 4/1/1 (p) & 4/2/1 (p)
 VILLAGE- MAHALUNGE, TAL- MULSHI, DIST-PUNE

ARCHITECT

OWNER NAME & SIGN
 M/s. Balaji Realty Partnership Firm
 Through Partner
 Mr. Anil Narayan Bhore
 MR. ANAND SUBHASH LOKHANDE
 MR. PANDHARINATH SUBHASH MASKE

CS Architects
 107/5,NELKANTH BUNGLOW,GROUND FLOOR,
 BHARTI NIWAS SOCIETY,OFF PRABHAT ROAD,
 NEAR INCOME TAX OFFICE,ERANDAWANE,PUNE-04
 email:- info@csarchitects.co.in

DRG.NO.	SCALE	DRAWN BY	CHECKED BY	DATE	NORTH
001	1:200	promod		05.09.2021	