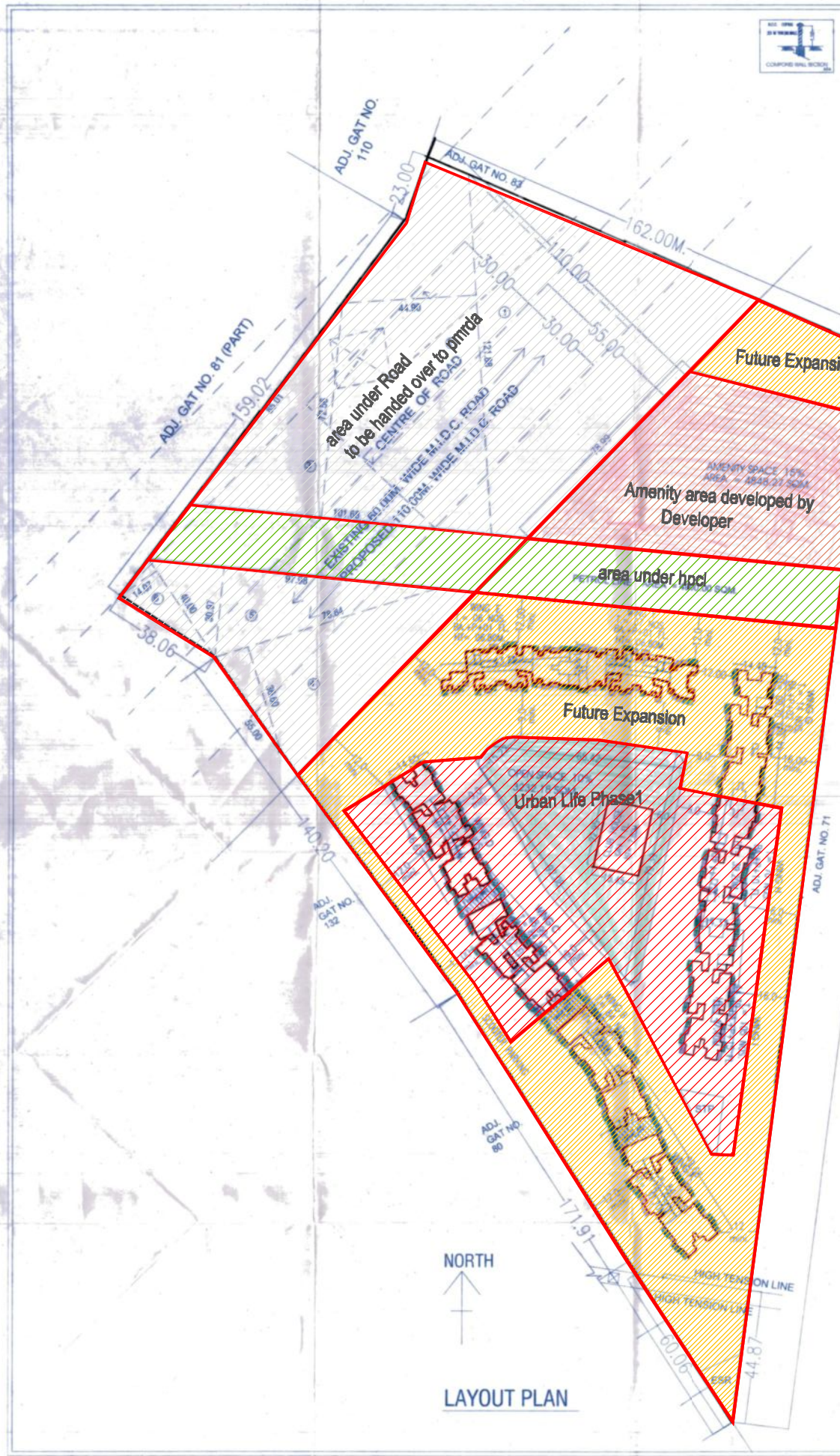

LAYOUT PLAN

LOWER GROUND PARKING FL. PLAN

PARKING FL.PLAN

LAYOUT PLAN 01/24

Approved as proposed in ..... subject to conditions mentioned in Annuxure 'A' of letter No. Bpmc/C.R. No 1218/24-25 /Mouza. Kataviti S. No./G. No./CTS No. 23/3 Dated 4/9/24-20/10/24

Metropolitan Commissioner and Chief Executive Officer Pune Metropolitan Regional Development Authority, Pune.

PMRDA

LOCATION PLAN

PLOT AREA KEY PLAN

AREA CERTIFICATE

CERTIFIED THAT THE PLOT UNDER REF. WAS SURVEYED BY ME ON / / . & THE DIM. OF SHED ETC. OF STATED ON PLAN ARE AS MENTIONED ON SITE & THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENTS OF CITY SURVEY/TP RECORD.

Ar. PRAKASH KULKARNI
CA/98/22909

AREA STATEMENT	SQ.M.
1) AREA OF PLOT	54,600.00
2) DEDUCTION'S FOR	
a) ROAD WIDENING AREA	17,378.19
b) AREA UNDER H.P.C.L/PIPE LINE	4,900.00
c) TOTAL	22,278.19
3) NET AREA (1–2a)	32,321.81
4) DEDUCTIONS	
A) OPEN SPACE AREA 10% 3,232.18 SQM	
B) AMENITY SPACE AREA 15% (32,321.81 X 15%)	4,848.27
C) TRANSFORMER	
D) 9.00 M.W. INTERNAL ROAD	
TOTAL (A+B+C+D)	4,848.27
5) NET AREA OF PLOT (3–4a)	27,473.54
6) F.S.I. PERMISSIBLE (0.90) (27,473.54 X .90) 24,726.19 (24,726.19 X 1.20)	29,671.42
7) ADDITIONS FOR	29,671.42
(a) ROAD AREA	---
(b) PAID F.S.I. (0.35) (24,726.19 X 0.35)	4,945.23
(c) AMINITY SPACE	---
(d) TOTAL	4,945.23
8) TOTAL F.S.I. PERMISSIBLE (5+6d)	34,616.65
9) PROPOSED RESI FL. SPACE	34,288.65
10) PROPOSED COMM. FL. SPACE	---
11) EXCESS BAL.	---
12) TOTAL B/AIP AREA	34,288.65
13) F.A.R CONSUMED	---
14) PERMISSIBLE COVERAGE AREA (50%)	13,736.77
15) PROPOSED COVERAGE	4,376.76
TENAMENT STATEMENT	
TENAMENT PERMISSIBLE @ 250 T/HA.	865.00 NOS.
TENAMENT PROPOSED	538.00 NOS.

PARKING STATEMENT	CAR	SCOOTER	CYCLE
PARKING REQUIRED	100	652	652
PARKING PROVIDED	100	652	652

LEGEND

PLOT BOUNDARY	THICK BLACK
PROPOSED WORK	RED
WATER LINE	BLACK DOTTED
DRAINAGE LINE	RED DOTTED

SPECIFICATIONS

R.C.C. FRAMED STRUCTURE. 0.15M THK BLOCK WALL & 0.10M. THK. SAND FACED PLASTER EXTERNALLY. NEERU FINISHED PLASTER INTERNALLY. VITRIFIED TILE FLOORING. T.W.DOORS & W.WINDOWS.

DOOR AND WINDOW SCHEDULE

D = 1.050X2.10 W1 = 1.050X1.20
D1= 0.900X2.10 W2 = 1.800X0.90
D2= 0.750X2.10 W3 = 0.900X1.20
FD= 1.800X2.10 V1 = 0.600X0.60

ARCHITECT: Ar. PRAKASH KULKARNI CA/98/22909

OWNER: 1) MR. ANIL BALASAHEB KAKADE 2) MR. NILESH PALRESHA (P.A.H.)

PROJECT: PROPOSED RESI. GROUP HOUSING SCHEME AT S.NO.23, GAT NO.81(P) AT KATAVI, TAL.MAVAL, DIST. PUNE

PRAKASH KULKARNI
ankur associates
ARCHITECTS
TEJDNJAYA, OFF NO - 191, 1ST FL., CTS. NO-119/119, GHOLE ROAD, SHIVAJINAGAR, PUNE - 411 005. PHONE - 2551476/, 2551479/ - FAX - 020 2551476/
Email : prakash@ankurassociates.in

DATE	SCALE	DRN. BY	
30.09.2016	1 : 500	SHILPA	767/13