

[illegible]

3.00M WIDE ROAD WIDENING AREA =

|    |       |         |        |             |
|----|-------|---------|--------|-------------|
| 1. | 0.5 X | 23.40 X | 3.00 = | 35.10 SQ.M  |
| 2. | 0.5 X | 20.80 X | 3.00 = | 31.20 SQ.M  |
| 3. | 0.5 X | 60.00 X | 3.00 = | 90.00 SQ.M  |
| 4. | 0.5 X | 60.30 X | 3.00 = | 90.45 SQ.M  |
| 5. | 0.5 X | 5.60 X  | 2.75 = | 7.70 SQ.M   |
| 6. | 0.5 X | 7.79 X  | 3.00 = | 11.68 SQ.M  |
|    |       |         |        | 266.13 SQ.M |

The diagram shows a road widening area with a top width of 60.30 and a bottom width of 60.00. The height is 3.00. The area is divided into six sections, numbered 1 to 6, with dimensions and area calculations provided in the table above. The total area is 266.13 SQ.M.

|    |       |          |         |                    |
|----|-------|----------|---------|--------------------|
| 1. | 0.5 X | 50.02 X  | 13.31 = | 332.88 SQ.M        |
| 2. | 0.5 X | 44.91 X  | 19.96 = | 448.20 SQ.M        |
| 3. | 0.5 X | 49.445 X | 30.00 = | 741.67 SQ.M        |
|    |       |          |         | <hr/> 1522.75 SQ.M |

| PREMIUM DIFFERENCE TABLE - IN \$/QM |            |          |           |         |           |                  |
|-------------------------------------|------------|----------|-----------|---------|-----------|------------------|
|                                     | TOTAL (\$) | PER BAL. | STAIRCASE | PASSAGE | WASH AREA | LOFT & MCH. ROOM |
| PREVIOUS SANCTION                   | 3,391.84   | 444.90   | 11.81     | 102.98  | 130.26    | 4,471.186        |
| PROP. BLUP AREA                     | 4049.35    | 524.57   | 11.51     | 102.86  | 130.26    | 4,471.188        |
| DIFFERENCE                          | 757.71     | 121.90   | 0.00      | 0.00    | 0.00      | 18.45            |
|                                     |            |          |           |         |           | 201.38           |

AREA UNDER AGRICULTURE ZONE =

|    |       |         |          |               |
|----|-------|---------|----------|---------------|
| 1. | 0.5 X | 56.50 X | 43.25 =  | 1221.81 SQ.M  |
| 2. | 0.5 X | 48.25 X | 22.354 = | 539.29 SQ.M   |
|    |       |         |          | <hr/>         |
|    |       |         |          | 1,761.10 SQ.M |

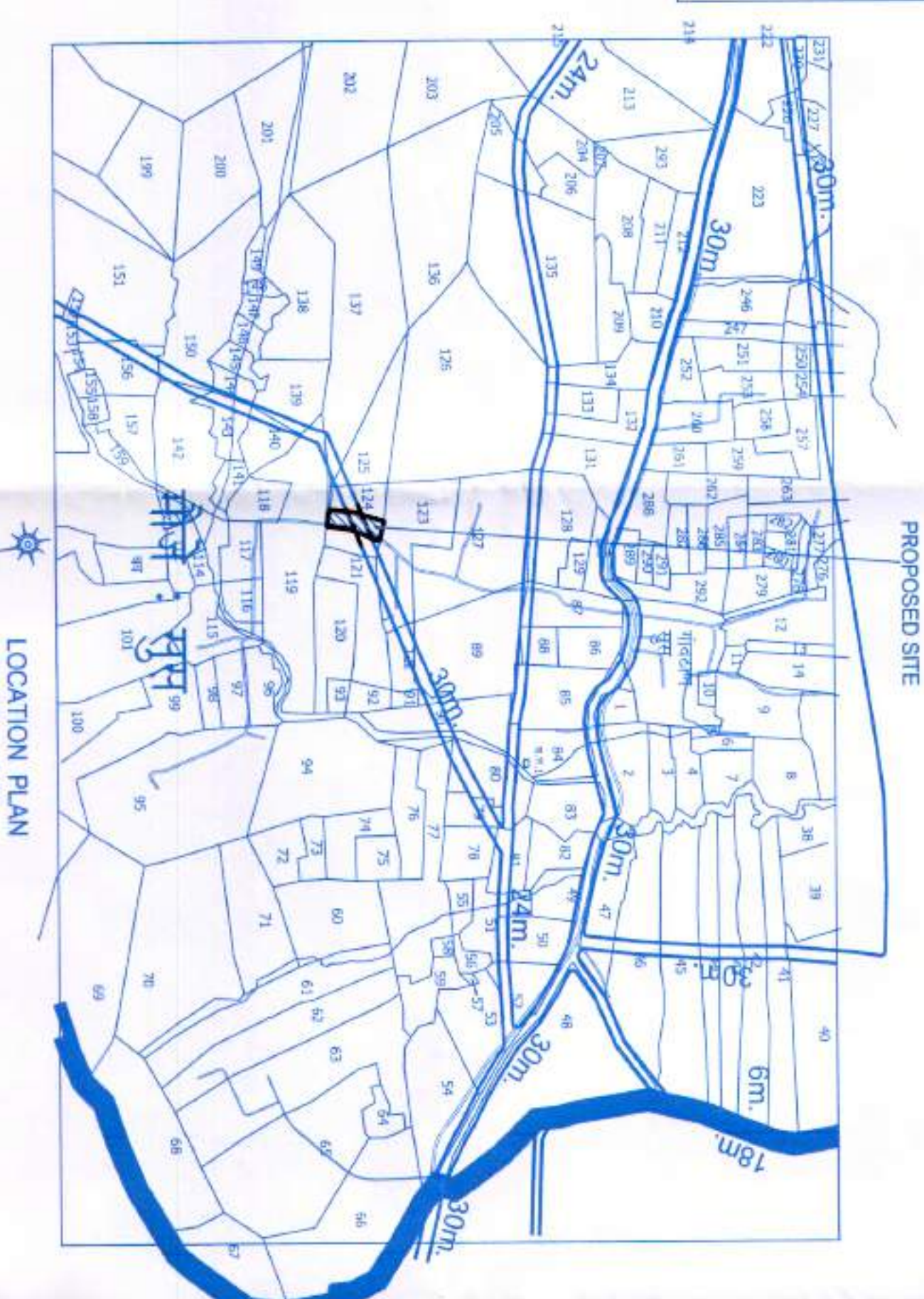
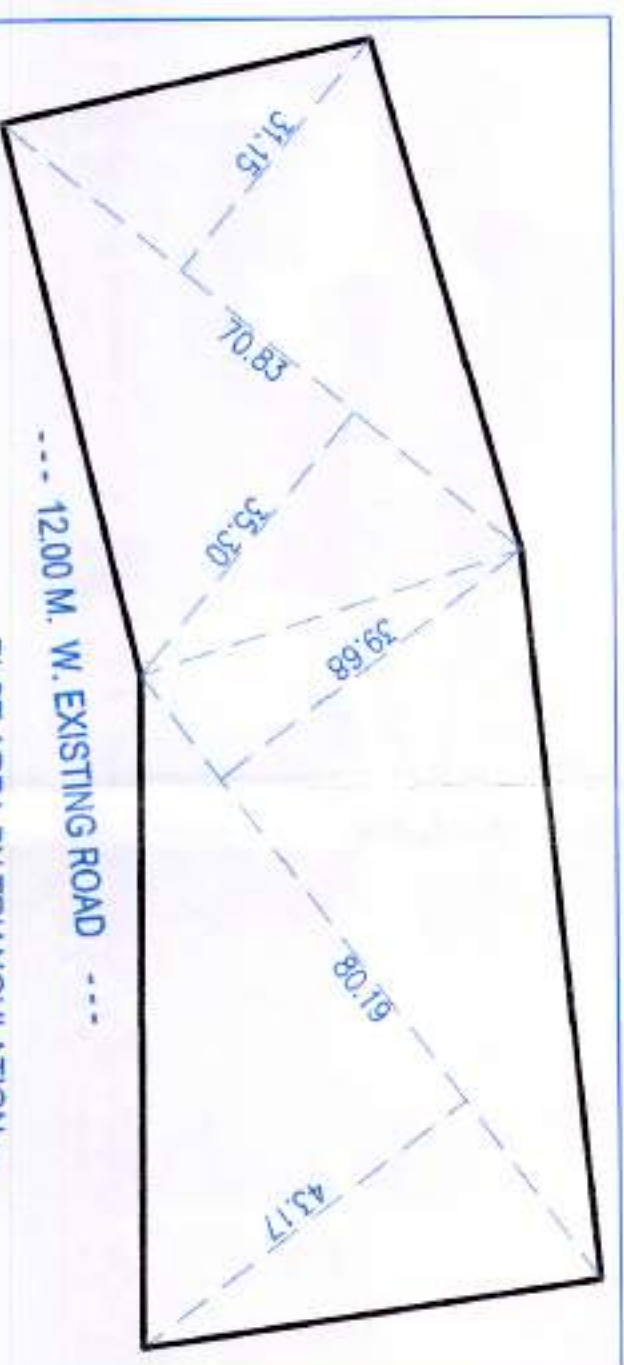
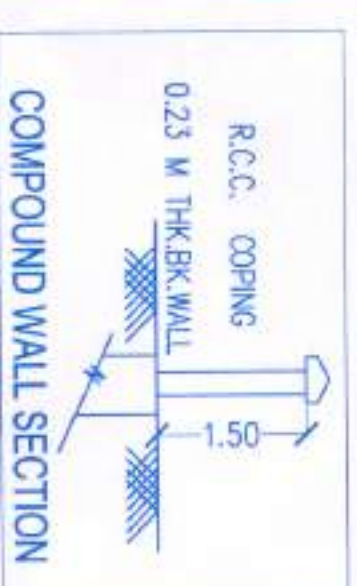
|                   | TOTAL T.S.I. | PER BAL. | PRO BAL. | STAIRCASE | PASSAGE | WASH AREA | LF & MACH ROOM | TERMIN. |
|-------------------|--------------|----------|----------|-----------|---------|-----------|----------------|---------|
| PREVIOUS SANCTION | 3,591.54     | 472.57   | 444.90   | 11.31     | 162.96  | 130.26    | 4,471.13-6     | 326.74  |
| PROCP BLUP AREA   | 4046.55      | 594.37   | 559.48   | 11.31     | 162.96  | 130.26    | 4,471.13-8     | 326.74  |
| DIFFERENCE        | 757.77       | 121.80   | 119.58   | 0.00      | 0.00    | 0.00      | 18.05          | 20.18   |

CARPET AREA =  
AREA STATEMENT = 11

| AREA STATEMENT = IN SQ.M. |                      | CARPET AREA          |
|---------------------------|----------------------|----------------------|
| Sl. No.                   | FLAT NO.             |                      |
| 1                         | 101, 301,501,701,901 | 201,401,601,801,1001 |
| 2                         | 102, 302,502,702,902 | 202,402,602,802,1002 |
| 3                         | 103, 303,503,703,903 | 203,403,603,803,1003 |
| 4                         | 104, 304,504,704,904 | 204,404,604,804,1004 |
| 5                         | 105, 305,505,705,905 | 205,405,605,805,1005 |
| 6                         | 106, 306,506,706,906 | 206,406,606,806,1006 |

| PREMIUM STRICKMNT = |         |         |         |              |      |
|---------------------|---------|---------|---------|--------------|------|
| BUILDING TYPE       | 1ST     | 2ND     | REVIS   | INDESED AREA |      |
|                     | SAMCTON | SAMCTON | AREA    | RESL         | COMM |
| BUILT UP AREA       | 2331.00 | 3291.84 | 4099.55 | 757.71       | 0.0  |
| BULCANT AREA        | 341.37  | 449.90  | 559.48  | 109.58       | 0.0  |
| WASH AREA           | 148.38  | 130.26  | 130.26  | 0.0          | 0.0  |
| PASSAGE AREA        | 171.06  | 162.96  | 162.96  | 0.0          | 0.0  |
| TERRACE AREA        | 337.58  | 326.74  | 528.55  | 201.81       | 0.0  |
| STAIRCASE AREA      | 11.04   | 11.31   | 11.31   | 0.0          | 0.0  |
| LIFT AREA           | 4.47    | 4.47    | 4.47    | 0.0          | 0.0  |
| LIFT M. AREA        | 15.39   | 13.95   | 13.95   | 0.00         | 0.0  |

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|---------------------|---------|---------|---------|--------------|------|
| BUILDING TYPE       | 1ST     | 2ND     | REVIS   | INDESED AREA |      |
|                     | SAMCTON | SAMCTON | AREA    | RESL         | COMM |
| BUILT UP AREA       | 2331.00 | 3291.84 | 4099.55 | 757.71       | 0.0  |
| BULCANT AREA        | 341.37  | 449.90  | 559.48  | 109.58       | 0.0  |
| WASH AREA           | 148.38  | 130.26  | 130.26  | 0.0          | 0.0  |
| PASSAGE AREA        | 171.06  | 162.96  | 162.96  | 0.0          | 0.0  |
| TERRACE AREA        | 337.58  | 326.74  | 528.55  | 201.81       | 0.0  |
| STAIRCASE AREA      | 11.04   | 11.31   | 11.31   | 0.0          | 0.0  |
| LIFT AREA           | 4.47    | 4.47    | 4.47    | 0.0          | 0.0  |
| LIFT M. AREA        | 15.39   | 13.95   | 13.95   | 0.00         | 0.0  |



Approved as amended in \_\_\_\_\_  
 subject to cor. HHS mentioned in Addendum 2  
 of letter No. 6004, 10/10/1990, 10/10/1990  
 S. Mo.G. No. 10073 No. 10073, 10/10/1990  
 Date: 10/10/1990  
 (Signature)  
 Metropolitan Commissioner and  
 Chief Executive Officer  
 Pune Metropolitan Regional Development Authority, Pune



SITE PLAN ( Google image)

PROPOSED SITE

AREA CERTIFICATE

CERTIFIED THAT THE PLOT UNDER REF. WAS SURVEYED BY ME ON  
// // & THE DIM. OF SIDES ETC. OF STATED ON PLAN ARE AS  
MEASURED ON SITE & THE AREA SO WORKED OUT TALLIES WITH  
THE AREA STATED IN DOCUMENTS OF CITY SURVEY/77 RECORD.

CERTIFIED THAT THE PLOT UNDER REF WAS SURVEYED BY ME ON  
 / / & THE DIM. OF SIDES ETC. OF STATED ON PLAN ARE AS  
 MEASURED ON SITE & THE AREA SO WORKED OUT TALLIES WITH  
 THE AREA STATED IN DOCUMENTS OF CITY SURVEY/7P RECORD.

Dr. PRAKASH KULKARNI  
CA/98/22909

| AREA STATEMENT                         | PRECIOUS<br>SACTION | PROPOSED<br>SACTION |
|----------------------------------------|---------------------|---------------------|
| 1) AREA OF PLOT                        | 5400.00             | 5400.00             |
| 2) LESS--                              |                     |                     |
| 1) ROAD WIDENING AREA                  | 266.13              | 266.13              |
| 2) S.O.W.W. D.P. ROAD AREA             | 1522.75             | 1522.75             |
| 3) AREA UNDER AGRICULTURE ZONE         | 1761.10             | 1761.10             |
| 3) NET F.O.I. AREA                     | 1850.02             | 1650.02             |
| 4) ADD ROAD WIDENING AREA              | ---                 | ---                 |
| 5) TOTAL F.O.I. AREA                   | 1850.02             | 1650.02             |
| 6) PERMISSIBLE F.S.I.                  | 0.50                | 0.50                |
| 7) PERMISSIBLE AREA                    | 1065.02             | 1655.02             |
| 8) ADD FSI (X 1.20)                    | 1988.02             | 1988.02             |
| 9) NET AREA                            | 1988.02             | 1988.02             |
| 10) ADDITION FOR                       |                     |                     |
| 1) ROAD WIDENING AREA                  | 266.13              | 266.13              |
| 2) S.O.W.W. D.P. ROAD AREA             | 1522.75             | 1522.75             |
| 3) ADD AND FSI (0.20) (1655.02 X 0.20) | 333.00              | 333.00              |
| 4) F.F.I. AREA                         | 4,119.90            | 4,119.90            |
| 11) PERMISSIBLE AREA                   |                     |                     |
| 12) PROPOSED BUILT UP AREA             | 3,320.84            | 4,040.50            |
| 13) ADD EXCESS BULD. IN FSI.           | ---                 | ---                 |
| 14) TOTAL BUILT UP AREA                | 3,320.84            | 4,040.50            |
| 15) PERMISSIBLE COVERAGE 72            | 925.01              | 925.01              |
| 16) PROPOSED COVERAGE                  | 503.71              | 503.71              |

| TENDANT POSSIBLE         |  | 48 NOS. |         | 60 NOS. |  |
|--------------------------|--|---------|---------|---------|--|
| TENDANT PROPOSED         |  |         |         |         |  |
| PARKING STATEMENT        |  | CAR     | SCOOTER |         |  |
| PARKING REQUIRED BY RULE |  | 20      | 60      | 60      |  |
| PARKING PROVIDED         |  | 20      | 60      | 60      |  |

| LEGEND        |              |
|---------------|--------------|
| PLAT BOUNDARY | THICK BLACK  |
| PROPOSED WORK | RED          |
| WATER LINE    | BLACK DOTTED |
| DRAINAGE LINE | RED DOTTED   |

| SPECIFICATIONS |  |
|----------------|--|
|----------------|--|

|                                                                                                                                                                                                     |                              |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|
| <p>R.C.C. FRAMED STRUCTURE.<br/>0.150 THK. COLS. W.C. &amp; 0.104 THK.<br/>SAND REINFORCED EXTERNALLY.<br/>CEILING REINFORCED INTERIALLY.<br/>F.L.TE FLOORING.<br/>T.M.DOODS &amp; W.S.MONDROS.</p> | <p>OWNER: P.P.A.H.<br/>★</p> |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|

Dr. Praveen K. Kulkarni  
CA/98/22003

PROJECT  
PROPOSED REDIDENTAL BUILDING,  
S. NO. 124/3/1, S. NO. 124/3/2,  
AT, SUS TALMULSHI, DIST. PUNE.

|                                                                                                                                                                                                                                     |         |          |       |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|----------|-------|
| <b>ankur associates</b><br>A R C H I T E C T S<br>30, RAJ KUMAR STREET, 1ST FLOOR, CHENNAI 600 006<br>TEL: 41105 1006, 2810102, 2801104, 09 354916<br>Email: <a href="mailto:ankur@ankurassociates.in">ankur@ankurassociates.in</a> |         |          |       |
| DATE                                                                                                                                                                                                                                | SCALE   | DRAWN BY |       |
| 15/06/2019                                                                                                                                                                                                                          | 1 : 200 | PALLAVI  | 604/1 |

