AREA STATEMENT

BLDG./ WING	NO OF BLDG.	NO OF FLOOR	HT. OF BLDG. FROM GR.FL.	HT. OF BLDG. FROM STILT.FL.	TOTAL TENET.	TOOTAL F.S.I
WING A	1 NO.	P+7	23.27 M.	20.23 M.	70 NO.	3,260.74
WING B	1 NO.	P+7	23.27 M.	20.23 M.	56 NO.	2,530.01
TOTAL	2 NO.				126 NO.	5,790.75
CLUB HOUSE	1 NO.	G+1	6.70 M.			102.57
TOTAL	3 NO.					5,893.32

F.S.I. STATEMENT

WING	F.S.I	BALCONY 15% AREA	BALCONY PRO. AREA	DRY BALCONY PRO. AREA	TERRACE AREA	PASSAGE AREA	STAIR CASE AREA	LIFT AREA	LIFT M. RM AREA
WING A	3,260.74	489.09	488.67	257.39	457.21	365.22	82.81	3.51	9.00
WING B	2,530.01	379.47	379.12	203.42	285.44	273.63	60.69	3.51	9.00
TOTAL	5,790.75	868.56	867.79	460.81	752.65	638.85	143.50	7.22	18.00
CLUB HOUSE	102.57	5.13	5.12				15.33		
TOTAL	5,893.32	873.69	872.91	460.81	752.65	638.85	158.83	7.22	18.00

WATER STATEMENT

WING	NO OF TENEMENT	NO OF PERSONS/TEN.	LTRS./PERSON	TOTAL CAPACITY	SAY	ADD 20,00.00 LTRS FOR FIRE	O.H. WATER TANK CAPACITY LTRS.	U.G. WATER TANK CAPACITY 1.5 X O.H. CAP.	ADD 50,00.00 LTRS. FOR FIRE	U.G. WATER TANK CAPACITY LTRS.
A WING	70	5	135.00	47,250.00	61,000.00	20,000.00	81,000.00	91,500.00	50,000.00	1,41,500.00
B WING	56	5	135.00	37,800.00	48,000.00	20,000.00	68,000.00	72,000.00	50,000.00	1,22,000.00
TOTAL	126						1,49,000.00			2,63,500.00

PARKING AREA STATEMENT

AS PER R.P PROVISION

TYPE OF TENEMENT	REQUIRED			PROVIDED		
	CAR	SCOOTER	CYCLE	CAR	SCOOTER	CYCLE
TENEMENT HAVING CARPET AREA UP TO 50 SQ.M. (PROPOSED 56 TENEMENTS)	00 (FOR 4 TENEMENT)	05	05	00	70	70
TENEMENT HAVING CARPET AREA 50 TO 100 SQ.M. (PROPOSED 70 TENEMENTS)	01 (FOR 3 TENEMENT)	04	04	23	93	93
TOTAL PARKING				23	163	163
				23X 12.50	163 X 2.00	163 X 1.40
TOTAL PARKING AREA =841.70 SQ.M.				=287.50	=326.00	=228.20

A WING FLOOR	UP TO 50 SQ.M	50 TO 100 SQ.M	100 ABOVE SQ.M	TOTAL
GROUND				
FIRST	102,103,106,107	101,110,104,108,106,107	----	04+06+00=10
SECOND	202,203,206,207	201,120,204,205,206,207	----	04+06+00=10
THIRD	302,303,306,307	301,130,304,305,306,307	----	04+06+00=10
FOURTH	402,403,406,407	401,140,404,405,406,407	----	04+06+00=10
FIFTH	502,503,506,507	501,150,504,505,506,507	----	04+06+00=10
SIXTH	602,603,606,607	601,160,604,605,606,607	----	04+06+00=10
SEVENTH	702,703,706,708	701,170,704,705,706,707	----	04+06+00=10
EIGHTH	----	----	----	----
NINTH	----	----	----	----
TOTAL	28 NOS	42 NOS	----	28+42+00=70

B WING FLOOR	UP TO 50 SQ.M	50 TO 100 SQ.M	100 ABOVE SQ.M	TOTAL
GROUND				
FIRST	102,103,106,107	104,105,101,108	----	04+04+00=08
SECOND	202,203,206,207	204,205,201,208	----	04+04+00=08
THIRD	302,303,306,307	304,305,301,308	----	04+04+00=08
FOURTH	402,403,406,407	404,405,401,408	----	04+04+00=08
FIFTH	502,503,506,507	504,505,501,508	----	04+04+00=08
SIXTH	602,603,606,607	604,605,601,608	----	04+04+00=08
SEVENTH	702,703,706,707	704,705,701,708	----	04+04+00=08
EIGHTH	----	----	----	----
NINTH	----	----	----	----
TOTAL	28 NOS	28 NOS	----	28+28+00=56

"सदरचे बांधकाम नकाशांना, भारत सरकार, संरक्षण मंत्रालयाकडील (वायुसेना विभाग) नाहरकत प्रमाणपत्र मिळणेचे अधीन राहून मंजूरीसाठी शिफारस करण्यात येत आहे. प्रस्तुत नाहरकत प्रमाणपत्र प्राप्त करुन घेऊन त्या आधारे मा. जिल्हाधिकारी, पुणे यांची बांधकाम नकाशांना मंजूरी देतेवेळीशिवाय प्रत्यक्ष जागेवर बांधकाम / विकास करता येणार नाही. तसेच प्रकल्पातील सदनिकांचा / गाळ्यांचा करारनामा / हस्तांतरण / विक्री करता येणार नाही."

TENEMENT STATEMENT

WING	TENEMENT UP TO 50	TENEMENT 50 TO 100	TENEMENT 100 ABOVE	TENEMENT TOTAL
A WING	28 NOS	42 NOS	---	70 NOS
B WING	28 NOS	28 NOS	---	56 NOS
TOTAL	56 NOS	70 NOS	---	126 NOS

TENEMENT STATEMENT

A)PROPOSED F.S.I. =5,790.75 SQ.M.
B)NONRESIDENCIAL =
A-8 =5,790.75 SQ.M
PERM. TENE.= NET AREA OF PLOT X 0.025T/H
(5,790.75X0.025)=144.76 NOS. SAY= 145 NOS.
PROPOSED TEN. = 126 NOS

PROPOSED TENEMENT :-

WING	NO. TENEMENT
A	70
B	56
TOTAL	126

STAMP OF APPROVAL

Recommended for grant of Development Permission vide ... Pune's Letter No. ... Dated 23/9/2014
For Assistant Director of Town Planning Pune, Dt. Pune

माहूल
मा.स.अ.नं.र.पुणे
यांची मान्य केला असे.

Approved as amended in ...
subject to conditions mentioned in Annuxure 'A'
of letter No. PMC/C.R. No. 2645 Mouza / ...
S. No./G. No./CTS No. 298/3/2/2 & 3
Dated 24/9/2014
for Metropolitan Commissioner and Chief Executive Officer
Pune Metropolitan Regional Development Authority, Pune.

NOTES AS PER APPENDIX -P

1) Additional Water storage tank for fire fighting.
2) Water required for fighting in additional to Water tank from separate bore-well system
3) According to fire fighting system the approval and building plan will be taken from fire advisor.
4) The set back distance around the proposed building should be kept free from any obstruction.
5) Two lifts are provided for proposed building.
6) All protection required for fire fighting in proposed building are as per appendix "p" of Development control regulation for "A" class

AREA STATEMENT	AREA SQ.M.
1) AREA AS PER TOTAL 7/12	19,200.00
a) AREA AS PER APPLICANT AREA UNDER PROPOSAL	6,850.00
b) AREA AS PER DEMARCATION	6,850.43
c) AREA AS PER MINIMUM	6,850.00
2) DEDUCTION	
a) AREA UNDER ROAD WIDENING	
3) NET AREA OF PLOT (1 - 2)	
4) DEDUCTIONS FOR -	6,850.00
a) AREA UNDER REQUIRED AMENITY SPACE (15%)	1,027.50
a) AREA UNDER PROPOSED AMENITY SPACE (15%)	1,027.50
5) NET PLOT AREA (3 - 4)	5,822.50
6) PERMISSIBLE F.S.I. (0.90)	5,240.25
7) ADDITIONS FOR -	
a) PAID F.S.I. PERMISSIBLE 20%	1,048.05
8) NET PLOT AREA (6 + 7 (5,240.25+1,048.05)	6,288.30
9) PERMISSIBLE F.S.I. (1)	6,288.30
10) PROPOSED F.S.I.	5,790.75
11) UTILIZED PAID F.S.I.	550.50
b) AREA UNDER REQUIRED OPEN SPACE (10 %)	685.00
b) AREA UNDER PROPOSED OPEN SPACE (10 %)	685.00
a) AREA UNDER PROPOSED INTERNAL ROAD	844.24
TENAMENT STATEMANT	AS PER STATEMENT
a) PROPOSED F.S.I.	5,790.75
b) LESS DED OF NON-RESI AREA (SHOP ETC)	
c) AREA OF TENEMENT (a-b)	5,790.75
d) TENEMENT PERMISSIBLE (250T/H)	145 NO.
e) TENEMENT PROPOSED TOTAL TENEMENT (A+C)	126 NO.

1) This drawing is based on information/document provided by owner/P.A.H
2) This drawing is copyright of PARVEZ JAMADAR AND ASSOCIATES & This drawing should not be copied or used without prior permission of architect (PARVEZ JAMADAR AND ASSOCIATES)

PROPOSED BUILDINGS ON S.NO 298 H.NO 3/2/2 &S.NO 298 H.NO 4B, AT LOHAGAON,TAL- HAVELI, DIST -PUNE FOR UNITED REALINFRA LTD. THROUGH
1) MR. HIRAMAM T. KHANDVE
2) MR. NIJANAND J. KHAMKAR

SCALE : 1:100 | CHECKED BY :- | DRG. NO. 1/7 | ORIENTATION
DATE : 05.08 / 2014 | REVISION NO. :
APPROVED BY : PARVEZ
DRT. BY : KHALIL

PARVEZ JAMADAR
PARVEZ JAMADAR AND ASSOCIATES
ARCHITECTS AND INTERIOR DESIGNERS
OFFICE NO.1, BHARAT ARCADE, GEN. DHIRAJLAL ROAD, OPPOSITE POLICE QUARTER, NEXT TO TALIMKHANA GYM, CAMP, PUNE - 411001.
PHONE : 26362733 , MOBILE : 9822057349 , E-MAIL : arch.parvez@gmail.net

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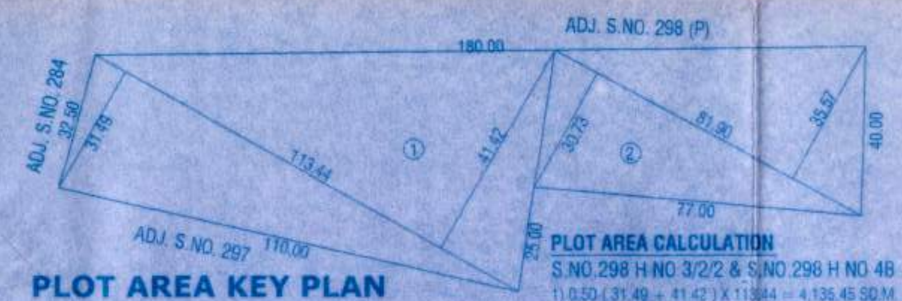
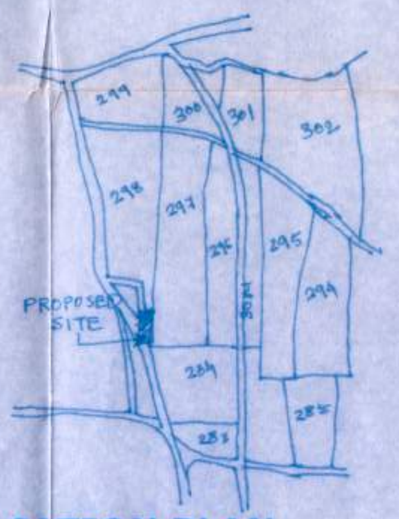


PLOT AREA KEY PLAN

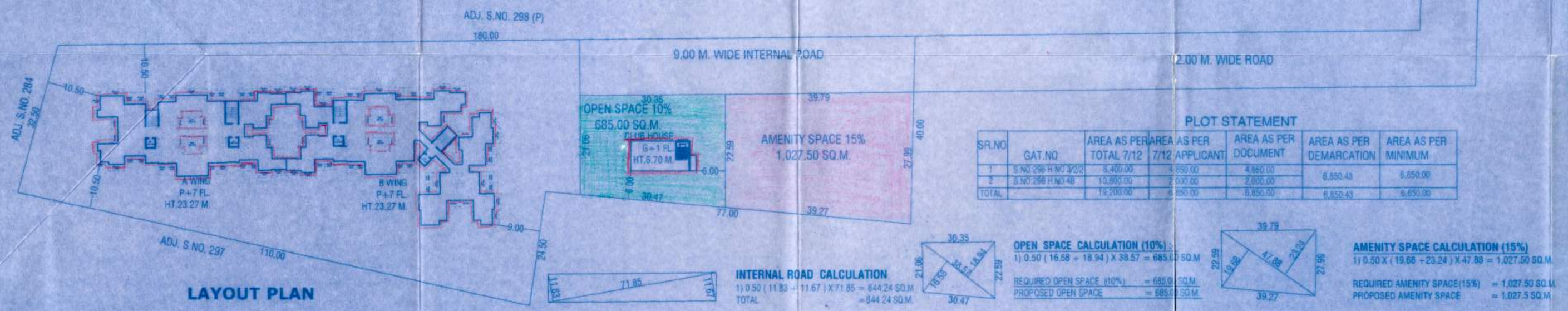
PLOT AREA CALCULATION

S.NO.298 H NO 3/2/2 & S.NO 298 H NO 4B

1) 0.50 (31.49 + 41.42) X 113.44 = 4,135.45 SQ.M.
2) 0.50 (30.73 + 35.57) X 81.90 = 2,714.98 SQ.M.
TOTAL = 6,850.43 SQ.M.
PLOT AREA (BY CALCULATION) = 6,850.43 SQ.M.
PLOT AREA (BY 7/12 APPLICANT) = 6,850.00 SQ.M.
AS PER DOCUMENT = 6,850.00 SQ.M.
PLOT AREA TOTAL 7/12 = 19,200.00 SQ.M.



LOCATION PLAN



LAYOUT PLAN

INTERNAL ROAD CALCULATION

1) 0.50 (11.83 + 11.67) X 71.85 = 844.24 SQ.M
TOTAL =844.24 SQ.M.

OPEN SPACE CALCULATION (10%) :

1) 0.50 (16.58 + 18.94) X 38.57 = 685.00 SQ.M

REQUIRED OPEN SPACE (10%) = 685.00 SQ.M.
PROPOSED OPEN SPACE = 685.00 SQ.M.

AMENITY SPACE CALCULATION (15%)

1) 0.50 X (19.68 + 23.24) X 47.88 = 1,027.50 SQ.M.

REQUIRED AMENITY SPACE(15%) = 1,027.50 SQ.M.
PROPOSED AMENITY SPACE = 1,027.5 SQ.M.

PLOT STATEMENT

SR.NO	GAT.NO	AREA AS PER TOTAL 7/12	AREA AS PER 7/12 APPLICANT	AREA AS PER DOCUMENT	AREA AS PER DEMARCATION	AREA AS PER MINIMUM
1	S.NO.298 H.NO 3/2/2	8,400.00	4,850.00	4,850.00	6,850.43	6,850.00
2	S.NO.298 H.NO 4B	10,800.00	2,000.00	2,000.00		
TOTAL		19,200.00	6,850.00	6,850.00	6,850.43	6,850.00

— 30 M WIDE EXISTING ROAD —