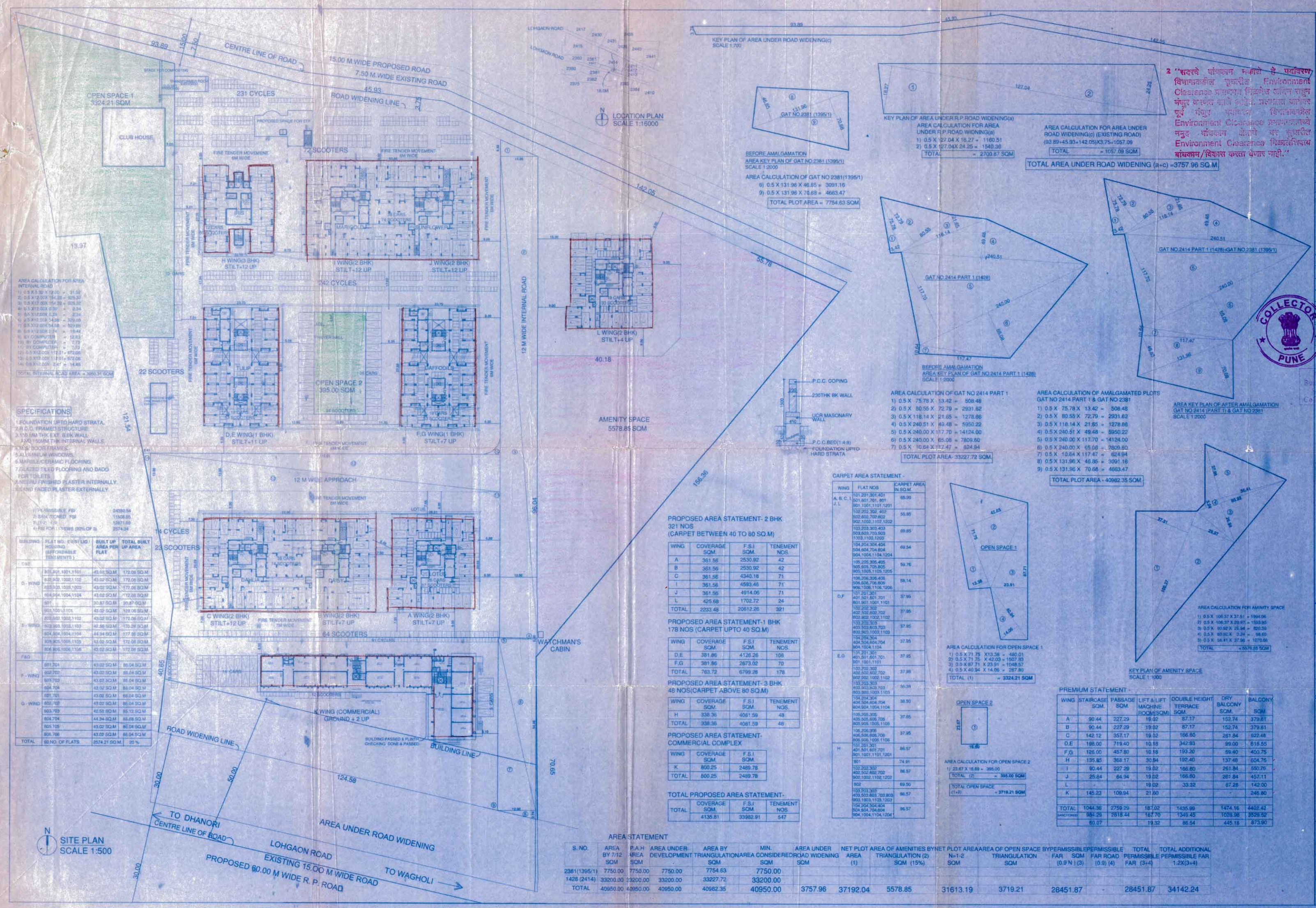

SITE PLAN
SCALE 1:500

LOCATION PLAN
SCALE 1:16000

KEY PLAN OF AREA UNDER ROAD WIDENING(c)
SCALE 1:700

BEFORE AMALGAMATION
AREA KEY PLAN OF GAT NO.2381 (1395/1)
SCALE 1:2000

AREA CALCULATION OF GAT NO 2381(1395/1)
8) 0.5 X 131.96 X 46.85 = 3091.16
9) 0.5 X 131.96 X 70.68 = 4663.47
TOTAL PLOT AREA = 7754.63 SQM

KEY PLAN OF AREA UNDER R.P.ROAD WIDENING(a)

AREA CALCULATION FOR AREA UNDER R.P.ROAD WIDENING(a)
1) 0.5 X 127.04 X 16.27 = 1160.51
2) 0.5 X 127.04X 24.25 = 1540.36
TOTAL = 2700.87 SQM

AREA CALCULATION FOR AREA UNDER ROAD WIDENING(c) (EXISTING ROAD)
(93.89+45.93+142.05)X3.75=1057.09
TOTAL = 1057.09 SQM

TOTAL AREA UNDER ROAD WIDENING (a+c) =3757.96 SQ.M

"2 सदरचे परिपत्रक नकाशे हे पर्यावरण विभागाकडील मुल्यांकन Environment Clearance प्रमाणपत्र शिवाय सोबत मंजूर करण्यात आले आहेत. प्रमाणपत्र आणि मूळ मंजूर नकाशात विभागाकडील Environment Clearance प्रमाणपत्रामध्ये नमूद केलेल्या बाबींचा व मुद्यांचा Environment Clearance शिवाय विचार बांधकाम/विकास करता येणार नाही."

BEFORE AMALGAMATION
AREA KEY PLAN OF GAT NO.2414 PART 1 (1428)
SCALE 1:2000

AREA CALCULATION OF GAT NO 2414 PART 1
1) 0.5 X 75.78 X 13.42 = 508.48
2) 0.5 X 80.55 X 72.79 = 2931.62
3) 0.5 X 118.14 X 21.65 = 1278.86
4) 0.5 X 240.51 X 49.48 = 5950.22
5) 0.5 X 240.00 X 117.70 = 14124.00
6) 0.5 X 240.00 X 65.08 = 7809.60
7) 0.5 X 10.64 X 117.47 = 624.94
TOTAL PLOT AREA- 33227.72 SQM.

AREA KEY PLAN OF AFTER AMALGAMATION
GAT NO.2414 (PART 1) & GAT NO.2381
SCALE 1:2000

AREA CALCULATION OF AMALGAMATED PLOTS
GAT NO 2414 PART 1 & GAT NO 2381
1) 0.5 X 75.78 X 13.42 = 508.48
2) 0.5 X 80.55 X 72.79 = 2931.62
3) 0.5 X 118.14 X 21.65 = 1278.86
4) 0.5 X 240.51 X 49.48 = 5950.22
5) 0.5 X 240.00 X 117.70 = 14124.00
6) 0.5 X 240.00 X 65.08 = 7809.60
7) 0.5 X 10.64 X 117.47 = 624.94
8) 0.5 X 131.96 X 46.85 = 3091.16
9) 0.5 X 131.96 X 70.68 = 4663.47
TOTAL PLOT AREA - 40982.35 SQM.

P.C.C. COPING
230THK BK WALL
UCR MASONRY WALL
P.C.C.BED(1:4:8)
FOUNDATION UPTO HARD STRATA

OPEN SPACE 1

AREA CALCULATION FOR OPEN SPACE 1
1) 0.5 X 71.75 X 13.38 = 480.01
2) 0.5 X 71.75 X 42.03 = 1507.33
3) 0.5 X 87.71 X 23.91 = 1048.57
4) 0.5 X 40.94 X 14.06 = 287.80
TOTAL (1) = 3324.21 SQM

OPEN SPACE 2

AREA CALCULATION FOR OPEN SPACE 2
1) 23.67 X 16.69 = 395.00
TOTAL (2) = 395.00 SQM
TOTAL OPEN SPACE (1+2) = 3719.21 SQM

AREA CALCULATION FOR AMENITY SPACE
1) 0.5 X 106.37 X 37.51 = 1994.06
2) 0.5 X 106.37 X 29.67 = 1576.35
3) 0.5 X 90.82 X 35.94 = 1630.59
4) 0.5 X 60.82 X 3.24 = 98.60
5) 0.5 X 56.41 X 37.96 = 1070.66
TOTAL = 5578.85 SQM

KEY PLAN OF AMENITY SPACE
SCALE 1:1000

AREA STATEMENT

S. NO.	AREA BY 7/12 SQM	P.A.H AREA SQM	AREA UNDER DEVELOPMENT	AREA BY TRIANGULATION SQM	MIN. AREA CONSIDERED SQM	AREA UNDER ROAD WIDENING SQM	NET PLOT AREA OF AMENITIES BY TRIANGULATION (2) SQM (15%) (1)	PLOT AREA N=1-2 SQM	AREA OF OPEN SPACE BY TRIANGULATION SQM	PERMISSIBLE FAR SQM (0.9 N) (3)	PERMISSIBLE FAR ROAD (0.9) (4)	TOTAL PERMISSIBLE FAR (3+4)	TOTAL ADDITIONAL PERMISSIBLE FAR 1.2X(3+4)
2381(1395/1)	7750.00	7750.00	7750.00	7754.63	7750.00								
1428 (2414)	33200.00	33200.00	33200.00	33227.72	33200.00								
TOTAL	40950.00	40950.00	40950.00	40982.35	40950.00	3757.96	37192.04	5578.85	31613.19	3719.21	28451.87	-	28451.87	34142.24

PROPOSED AREA STATEMENT- 2 BHK
321 NOS
(CARPET BETWEEN 40 TO 80 SQ.M)

WING	COVERAGE SQM.	F.S.I SQM.	TENEMENT NOS.
A	361.56	2530.92	42
B	361.56	2530.92	42
C	361.56	4340.18	71
I	361.56	4593.46	71
J	361.56	4914.06	71
L	425.68	1702.72	24
TOTAL	2233.48	20612.26	321

PROPOSED AREA STATEMENT-1 BHK
178 NOS (CARPET UPTO 40 SQ.M)

WING	COVERAGE SQM.	F.S.I SQM.	TENEMENT NOS.
D,E	381.86	4126.26	108
F,G	381.36	2673.92	70
TOTAL	763.72	6799.28	178

PROPOSED AREA STATEMENT-3 BHK
48 NOS(CARPET ABOVE 80 SQ.M)

WING	COVERAGE SQM.	F.S.I SQM.	TENEMENT NOS.
H	338.36	4061.59	48
TOTAL	338.36	4061.59	48

PROPOSED AREA STATEMENT-
COMMERCIAL COMPLEX

WING	COVERAGE SQM.	F.S.I SQM.
K	800.25	2489.78
TOTAL	800.25	2489.78

TOTAL PROPOSED AREA STATEMENT-

	COVERAGE SQM.	F.S.I SQM.	TENEMENT NOS.
TOTAL	4135.81	33982.91	547

CARPET AREA STATEMENT -

WING	FLAT NOS	CARPET AREA IN SQ.M.
A, B, C, J, L	101,201,301,401 501,601,701,801 901,1001,1101,1201	65.99
	102,202,302, 402 502,602,702,802 902,1002,1102,1202	55.85
	103,203,303,403 503,603,703,803 903,1003,1103,1203	69.85
	104,204,304,404 504,604,704,804 904,1004,1104,1204	69.54
	105,205,305,405 505,605,705,805 905,1005,1105,1205	59.76
	106,206,306,406 506,606,706,806 906,1006,1106,1206	59.14
D,F	201,301,401 501,601,701 801,901,1001,1101	37.95
	102,202,302 402,502,602,702 802,902,1002,1102	37.95
	103,203,303 403,503,603,703 803,903,1003,1103	37.95
	104,204,304 404,504,604,704 804,904,1004,1104	37.35
E,G	101,201,301 401,501,601,701 801,901,1001,1101	37.95
	102,202,302 402,502,602,702 802,902,1002,1102	37.95
	103,203,303 403,503,603,703 803,903,1003,1103	35.39
	104,204,304 404,504,604,704 804,904,1004,1104	38.50
	105,205,305 405,505,605,705 805,905,1005,1105	37.85
	106,206,306 406,506,606,706 806,906,1006,1106	37.95
H	101,201,301 401,501,601,701 801,901,1001,1101,1201	86.57
	901	74.91
	102,202,302 402,502,602,702 802,902,1002,1102,1202	86.57
	902	69.50
	103,203,303 403,503,603,703,803 903,1003,1103,1203	86.57
	104,204,304,404 504,604,704,804 904,1004,1104,1204	86.57

PARKING STATEMENT

AS PER DRAFT NOTIFICATION DATED 28.08.2020		REQUIRED PARKING		
NO.	CARPET AREA (IN sq.m.)	CAR	SCOOTER	CYCLE
01	UPTO 40.00	-	1	1
02	UPTO 40.00 TO 60.00 (2T)	1	2	1
03	ABOVE 60.00	1	3	2
04	VISITORS PARKING	ONE PARKING FOR 10 TENAMENTS		
05	PER 100 SQ M (FOR MERCANTILE)	1	4	4
06	PER 100 SQ M (FOR OFFICES)	3	4	4

PROVIDED PARKING			
NO.	CARPET AREA (IN sq.m.)	CAR	SCOOTER	CYCLE
01	UPTO 40.00 (1T& T)		178	178
02	UPTO 40.00 TO 60.00 (2S/2T)	192	320	320
03	ABOVE 60.00 (1S T)	46	92	92
04	VISITORS PARKING (FOR 547 TENAMENTS)	55	55	55
05	FOR MERCANTILE	9	30	30
06	FOR OFFICES	38	72	72
	TOTAL	307	752	752

AREA UNDER PARKING			
	CAR	SCOOTER	CYCLE
AREA PER VEHICLE	12.5	3	0.75
TOTAL AREA	3837.50	2256.00	564.00
TOTAL	3837.50	2256.00	564.00

TOTAL AREA UNDER PARKING = 6657.50 SQ.M

PREMIUM STATEMENT -

WING	STAIRCASE SQM.	PASSAGE SQM.	LIFT & LIFT MACHINE ROOM(SQM)	DOUBLE HEIGHT TERRACE SQM.	DRY BALCONY SQM.	BALCONY SQM.
A	90.44	227.29	19.02	87.17	152.74	379.61
B	90.44	227.29	19.02	87.17	152.74	379.61
C	142.12	357.17	19.02	166.60	261.84	622.48
D,E	198.00	719.40	10.16	342.93	99.00	616.55
F,G	126.00	457.80	10.16	193.20	59.40	400.75
H	135.85	368.17	30.84	192.40	137.48	604.75
I	90.44	227.29	19.02	166.60	261.84	550.76
J	25.84	64.94	19.02	166.60	261.84	457.11
L	-	-	19.02	33.32	87.28	142.00
K	145.23	109.94	21.80			246.80
TOTAL	1044.36	2759.29	187.02	1435.99	1474.16	4402.42
SANCTIONED	984.25	2818.44	187.70	1349.45	1028.98	3528.52
	60.07	-	19.32	86.54	445.18	873.90

STAMP OF APPROVAL OF PLANS - REVISION 03

1 SET OF 24

TOWN PLANNING & VALUATION DEPARTMENT ASSISTANT DIRECTOR OF TOWN PLANNING PUNE BRANCH

Recommended for approval as amended in red
नगररचना सहायक संचालक, पुणे शाखा
Dated 6/8/2015

AREA STATEMENT

		SQ. MTRS.
1	AREA OF PLOT-GATNO 2381(1395/1)	7750.00
2	AREA OF PLOT-GATNO.1428 (2414)	33200.00
3	TOTAL AREA OF PLOT (1+2)	40950.00
4	AREA UNDER R.P. ROAD WIDENING (a) 60M WIDE ROAD	2700.87
5	AREA UNDER R.P. ROAD WIDENING (b) 15M WIDE ROAD	1057.09
6	NET AREA OF PLOT (3 - 4 - 5)	37192.04
7	DEDUCTION FOR:	
	(1) REQUIRED AMINITY AREA15%	5578.81
	(2) PROPOSED AMINITY AREA- HANDED OVER	5578.85
	(3) REQUIRED OPEN SPACE 10%	3719.20
	(4) PROPOSED OPEN SPACE	3719.21
	(5) INTERNAL ROAD AREA	3950.31
	(6) REMAINING AREA FOR GROUP HOUSING SCHEME (6-7(2))	31613.19
8	NET AREA OF PLOT(30% OF 7(6))	28451.87
9	ADDITIONAL F.S.I. (1.2 X (8))	34142.24
10	TOTAL PERMISSIBLE F.S.I	34142.24
11	PROPOSED RESIDENTIAL FLOOR SPACE	31493.13
12	PROPOSED COMMERCIAL FLOOR SPACE	2489.78
13	TOTAL PROPOSED F.S.I & FLOOR SPACE	33982.91
14	TENAMENT PERMISSIBLE	787
15	TENAMENT PROPOSED	547
16	PARKING	

No FP/H NASE 314/2015
Dt. 30 07 2015
Sanctioned as shown in plan
Subject to the conditions mentioned
in the office order No even Dt. 720
For Collector Pune

Original Sanctioned Plan issued by Collector, Pune

COLLECTOR PUNE

LEGEND

PLOT BOUNDARY	THK.BLACK	WATER LINE	THIN BLACK DOTTED
PROPOSED WORK	RED	EXISTING RETAINED	BLUE
DRAINAGE LINE	RED DOTTED	EXIT TO BE DEMOLISHED	YELLOW HATCHED
BLDG CONTIN LINE	THIN BLACK DOTTED	OPEN SPACE	GREEN WASH

DOORS
D1 1000X2150
D2 900X2150
D3 750X2150
FD 1100X2150

WINDOWS
W1 1800X1800
W2 1500X 1500
W3 1800X1050
W4 600X 900

FLOOR TO FLOOR HT.- 3000 MM.

OWNER
SUYOG DEVELOPMENT CORPORATION LTD.

SIGNATURE

•SACHIN P. MUJUMDAR
REGD. ARCHITECT CA/90/13058

•DEVEN V. DHOTGE
REGD. ARCHITECT CA/90/12774

FOUNDER PARTNERS
LATE SHRI.ABHAY B. SHARMA LATE SHRI.VIJAY V. DHOTGE
DESIGNED BY: ARCHITECTS UNITED
111/B,14THLANE,PRABHAT ROAD,PUNE(411004
Phone:25441426,25469176 Fax:(020)25448059.

PROJECT
RESIDENTIAL GROUP HOUSING SCHEME AT GAT NO.1428(2414 OLD) 1395/1(2381 OLD),MAUJE -WAGHOLI,TALUKA-HAVELI

JOB NO.	DRG. NO.	DATE	REVISION	SCALE	DRAWN
2005-10/S-2		16.12.13		AS MENTIONED	HATIM