

FLOOR NOS.	BUILTUP AREA	BALCONY			EXCESS BALC.	DY BALCONY AREA	STAIRCASE AREA	FIRE STAIRCASE AREA	PASSAGE	LIFT AREA	LIFT M/C RM	TENTS
		PERMI.	ENCLOSE BALC.	OPEN BALC.								
FIRST	486.52	72.97	44.06	4.42	-	18.42	-	11.00	-	7.03	15.54	7
SECOND	555.80	83.37	53.47	11.92	-	20.99	-	11.00	-	-	-	8
THIRD	555.80	83.37	53.47	11.92	-	20.99	-	11.00	-	-	-	8
FOURTH	555.80	83.37	53.47	11.92	-	20.99	-	11.00	-	-	-	8
FIFTH	555.80	83.37	53.47	11.92	-	20.99	-	11.00	-	-	-	8
SIXTH	555.80	83.37	53.47	11.92	-	20.99	-	11.00	-	-	-	8
SEVENTH	555.80	83.37	53.47	11.92	-	20.99	-	11.00	-	-	-	8
EIGHTH	501.38	75.20	47.12	11.92	-	18.20	-	11.00	-	-	-	7
				87.86	-							
TOTAL	4322.67	646.39	489.36		-	162.62		88.00	-	7.03	15.54	62
TOTAL = 4322.67 SQ.M.												

FLOOR NOS.	BUILDUP AREA	BALCONY			DRY BALCONY TAKEN IN PREVIOUS FLOOR	EXCESS BALC.	FIRE STAIRCASE AREA	PERMISSIBLE TERRACE 20%	PROPOSED TERRACE	LIFT AREA	LIFT W/ C M	TEN
		PERMI.	ENCLOS BALC.	OPEN BALC.								
FIRST	473.11	70.97	59.01	11.92	16.42		9.87	94.82	-	7.03	15.54	7
SECOND	543.43	81.51	69.44	11.92	22.18		9.87	108.68	-			8
THIRD	561.83	84.24	51.22	32.91	-		9.87	112.32	-			8
FOURTH	561.83	84.24	51.22	32.91	-		9.87	112.32	-			8
FIFTH	561.63	84.24	51.22	32.91	-		9.87	112.32	-			8
SIXTH	561.63	84.24	51.22	32.91	-		9.87	112.32	-			8
SEVENTH	500.09	75.01	75.00	-	-		9.87	100.02	66.03			8
			408.33	155.48								
TOTAL	3763.12	564.45		563.81	40.58		69.09	762.60	66.03	7.03	15.54	55
TOTAL = 3763.12 SQ.M												

	WING/ BUILDING	B/A/P	BALCONY		DRY BALCONY AREA	FIRE STAIRCASE AREA	STAIRCASE	PERMISSIBLE TERRACE 20%	PROPOSED TERRACE	PASSAGE	LIFT AREA	LIFT MIC RM	TEXTS	
			PERMI	ENCLOSE BALC.										OPEN BALC.
EXISTING	A WING	4322.67	548.49	401.50	87.86	162.62	88.00	-	-	-	7.03	15.54	62	
PROPOSED	B WING	3763.12	564.45	408.33	155.48	50.48	89.09	752.60	66.03	-	7.03	15.54	65	
EXISTING	COMMERCIAL BLDG	1361.33	143.32	142.74	-	-	-	76.88	-	-	153.39	6.97	-	
TOTAL		9467.12	1258.16	1195.91	-	203.20	157.09	76.88	752.60	66.03	153.39	21.03	31.08	117
TOTAL AREA = 9467.12 SQ.M														

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 **LOCATION PLAN**
SCALE-N.T.S.

subject to conditions mentioned in Appendix 'A'
of letter No. BHD/C.R. 75/14492-C. विवेकी
S. No./G. No. 75/14492-C. १०००
Dated १०/०८/९८ १८
Metropolitan Engineer and
Chief Executive Officer
Pune Metropolitan Regional Development Authority, Pune.



	AREA STATEMENT	SQ. MT.
1	AREA OF PLOT AS PER TRIANGULATION	9590.08
	AREA OF PLOT AS PER 7/12 OR PRC	8933.00
	MINIMUM AREA CONSIDERED	8933.00
2	LESS DEDUCTIONS	
	a) ROAD ACQUISITION AREA	-
	b) AREA UNDER ROAD WIDENING (STATE HIGHWAY NO.68)	1368.60
3	BALANCE PLOT AREA	7564.40
4	LESS DEDUCTIONS	
	c) AREA UNDER AMINITY SPACE 15%	1134.66
	d) AREA UNDER OPEN SPACE 10%	758.44
	e) AREA UNDER INTERNAL ROAD	936.80
5	NET BALANCE AREA OF PLOT FOR GROUP HOUSING SCHEME (7564.40-1134.66)	6429.74
6	NET PLOT AREA (6429.74 X 0.90)	5786.77
7	PERMISSIBLE F.S.I. (5786.77 X 1.20)	6944.12
8	ADDITIONS AREAS	
	A) ROAD WIDENING (STATE HIGHWAY NO.68)	1368.60
	B) AMINITY SPACE AREA	-
	C) INTERNAL ROAD	-
	D) PERMISSIBLE PREMIUM FSI/ 0.20 OF (5786.77) 1157.35 SQ.M.	1157.35
9	TOTAL PERMISSIBLE F.S.I. (7+8)	9470.07
10	EXISTING COMMERCIAL B/UP. AREA	1381.33
11	PROPOSED COMMERCIAL B/UP. AREA	NIL
11	EXCESS BALC. AREA	NIL
12	TOTAL COMM. B/UP AREA	1381.33
13	EXISTING RESIDENTIAL B/UP. AREA (A WING)	4322.67
14	PROPOSED RESIDENTIAL B/UP. AREA (B WING)	3763.12
15	EXCESS BALC. AREA	NIL
16	NET TOTAL BUILT UP AREA (12+13+14)	8467.12
17	F.S.I. CONSUMED	0.98
18	PERM. B/UP AREA OF AMENITY BUILDING	1134.66
19	EXISTING B/UP AREA OF AMENITY BUILDING	1127.25

TENEMENT STATEMENT		
1.	TENEMENTS PERM. (6429.32 X 0.025)	161.00
2.	TENEMENTS PROPOSED	117

PARKING STATEMENT				
		CAR	SCOOTER	CYCLE
1.	REQUIRED PARKING	37	204	204
2.	PROVIDED PARKING	87	204	204

BRIEF SPECIFICATIONS AND OPENINGS	
1.	R.C.C. FRAMED STRUCTURE
2.	FOUNDATION UP TO HARD STRATA
3.	EXT. AND INT.WALLS ARE 0.15 M.TH. BRICK
4.	EXTERNAL SAND FACED & INTERNAL NEERU PLASTER
5.	T.W.DOORS AND ALUMINIUM SLIDING WINDOWS

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME
ON _____ AND THE DIMENSIONS OF SIDES ETC OF PLOT
STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO
WORKED OUT TALLIES WITH THE AREA IN STATED IN DOCUMENT
OF OWNERSHIP / T.P. SCHEME RECORDS /
LAND RECORDS DEPTT. / CITY SURVEY RECORDS. SIGN OF ARCHITECT _____

LEGEND

1.	PLOT BOUNDARY SHOWN	BLACK THICK
2.	PROPOSED WORK SHOWN	RED THICK
3.	DRAINAGE LINE SHOWN	RED DOTTED
4.	WATER LINE SHOWN	BLACK DOTTED
5.	EXISTING DEMOLISHED SHOWN	YELLOW HATCH
6.	EXISTING TO BE RETAIN SHOWN	BLUE THICK

PROJECT

PROPOSED RESI. AND COMM. GROUP HOUSING SCHEME AT
GAT. NO.1102 (PART) NEW & 1608 (OLD), VILLAGE-WAGHOLI, TAL - HAVELI,
DIST. - PUNE

OWNER	
SHRI, DEEPAK BALDAWA	<u>Baldawa.</u>

SHRI. NITIN MALPANI

SHRI. DNYANDEV KATKAR

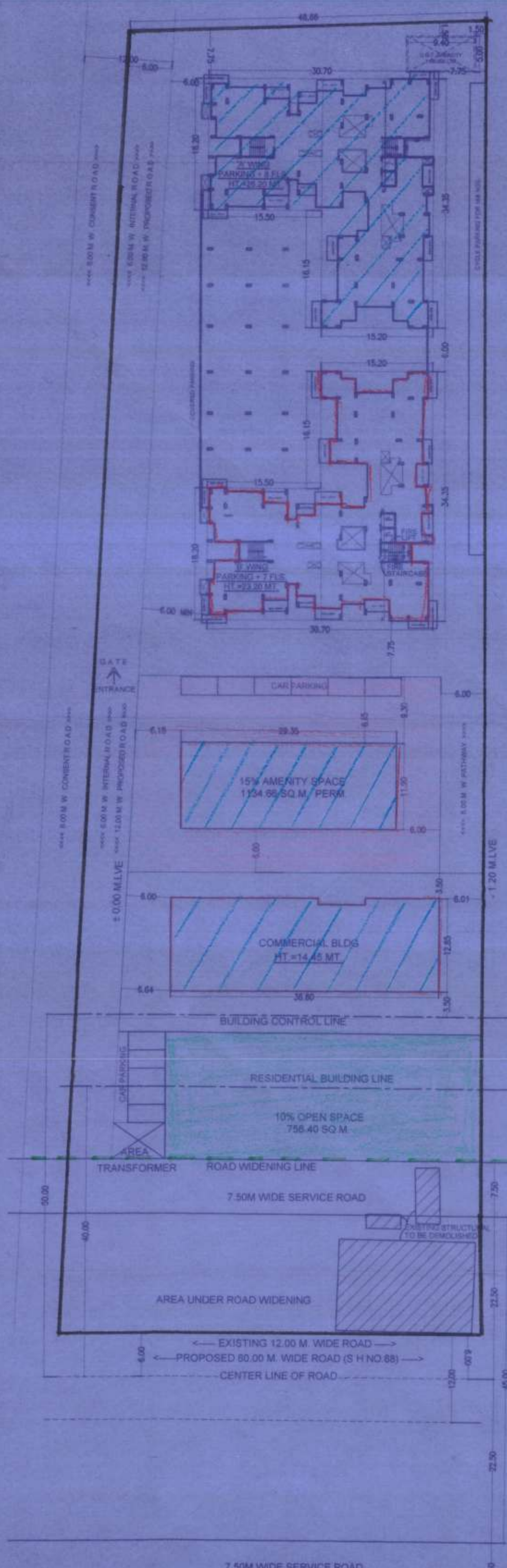
20/05/2022

OWNER SIGN.

PRAKASH CHANDAK
10, SATSANG SOCIETY, NEAR VAKUNTHA (NIHARA),
OFF. L.B. SHASTRI RD., 997, NAVI PETH, PUNE - 30.
PH. 2453 0177/78 (CA-27/21004)

N	DATE	SCALE	DRN BY	CHECK BY

	23.03.2017	1:500	VIJAY CHAVAN	PAC
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BUILDING LAY-OUT PLAN
SCALE = 1/500

PLOT AREA KEY PLAN
SCALE 1:500

PARKING STATEMENT					
TYPE OF FLAT	PROP. PARKING			AREA PROVIDED IN SQ.M.	
	TENT. NO. PROP.	CARS	SCOOTERS	CYCLES	
'A' WING	62	14	84	84	485.80
'B' WING	55	12	75	75	427.50
COMMERCIAL	-	11	45	45	259.00
TOTAL	117	37	204	204	1172.30

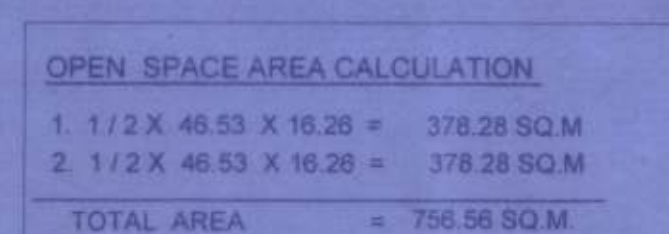
INTERNAL ROAD AREA CALCULATION		
A. 1/2 X 156.62 X 6.00 =	469.86 SQ.M	
B. 1/2 X 156.62 X 6.00 =	469.86 SQ.M	
TOTAL AREA ,	=	939.72 SQ.M.

AMENITY SPACE AREA CALCULATION		
1.	$1/2 \times 50.35 \times 22.271 =$	560.67 SQ.M
2.	$1/2 \times 50.35 \times 22.840 =$	573.99 SQ.M
TOTAL AREA		= 1134.66 SQ.M

AMENITY SPACE AREA KEY PLAN
SCALE 1:500

PLOT AREA CALCULATION :-	
1. $1/2 \times 163.58 \times 46.86$	= 3832.21 SQ.M
2. $1/2 \times 163.56 \times 53.77$	= 4397.31 SQ.M
3. $1/2 \times 62.29 \times 21.74$	= 677.09 SQ.M
4. $1/2 \times 62.29 \times 22.20$	= 691.41 SQ.M
TOTAL AREA	= 9598.02 SQ.M

AREA UNDER 12.00 M.W. ROAD CALCULATION	
3. $1/2 \times 62.29 \times 21.74 =$	677.09 SQ.M
4. $1/2 \times 62.29 \times 22.20 =$	691.41 SQ.M
TOTAL AREA	= 1368.50 SQ.M



OPEN SPACE AREA KEY PLAN
SCALE 1:500

AREA UNDER ROAD WIDENING
SCALE 1:500