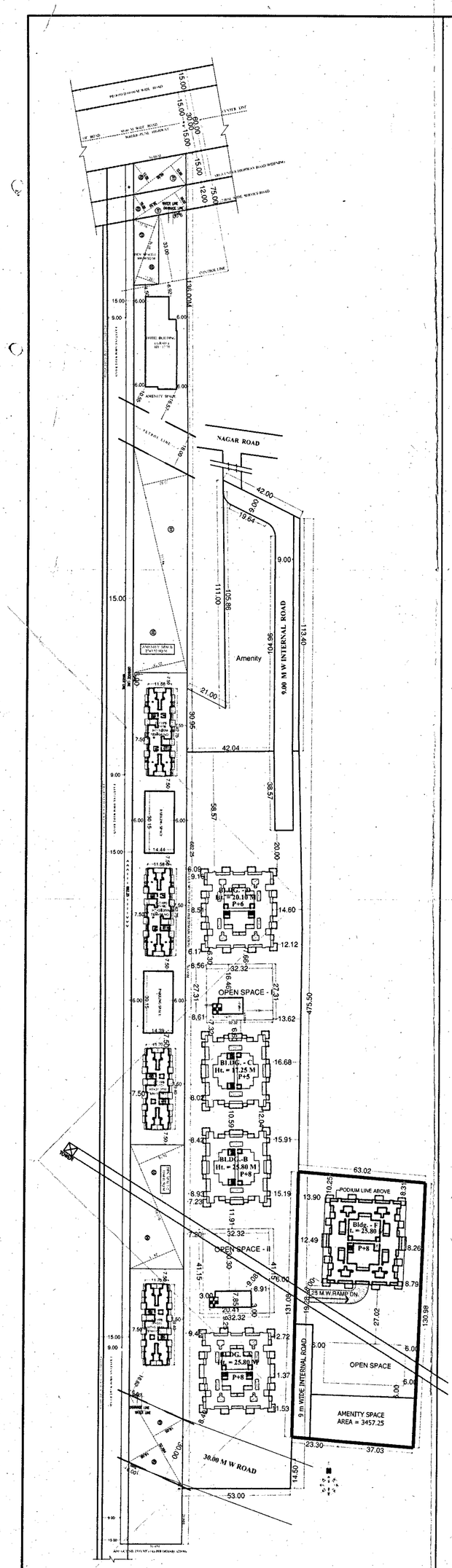
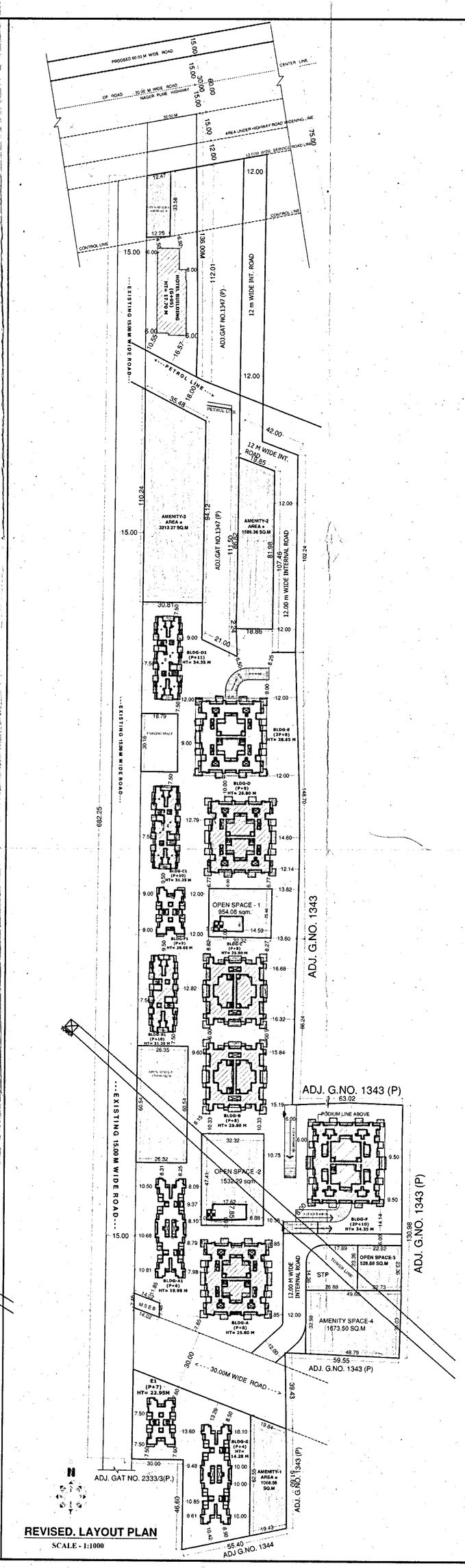


AS PER PREVIOUS APPROVED PLAN

BLDG. LAYOUT PLAN

SCALE - 1:1000

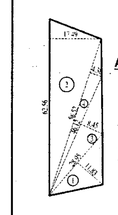


REVISED. LAYOUT PLAN

SCALE - 1:1000

AMENITY SPACE- 1

SCALE - 1:1000



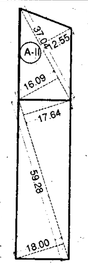
AREA UNDER AMENITY SPACE- 1

1. 0.5 X 28.95 X 11.83 = 171.24SQ.M
2. 0.5 X 62.56 X 17.49 = 547.24SQ.M
3. 0.5 X 46.12 X 8.45 = 194.86SQ.M
4. 0.5 X 58.52 X 4.38 = 128.16SQ.M

TOTAL = 1041.50 SQ.M

AMENITY SPACE- 2

SCALE - 1:1000



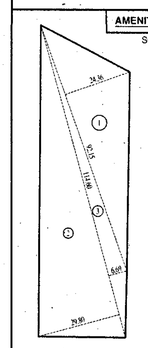
AREA UNDER AMENITY SPACE- 2

(12.55 + 16.09)/2 X37.04 = 530.00 S.qm
(17.64 + 18.00)/2 X59.28 = 1056.36 S.qm

TOTAL = 1586.36 S.qm

AMENITY SPACE-3

SCALE - 1:1000



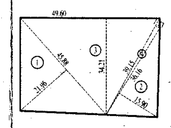
AREA UNDER AMENITY SPACE- 3

1. 0.5 X 92.15 X 24.36 = 1122.39SQ.M
2. 0.5 X 114.60 X 29.80 = 1707.54SQ.M
3. 0.5 X 114.60 X 6.69 = 383.34SQ.M

TOTAL = 3213.27SQ.M

AMENITY SPACE-4

SCALE - 1:1000



AREA UNDER AMENITY SPACE- 4

1. 0.5 X 45.88 X 21.96 = 503.76SQ.M
2. 0.5 X 36.16 X 15.90 = 287.47SQ.M
3. 0.5 X 49.60 X 34.21 = 848.41SQ.M
4. 0.5 X 39.15 X 1.73 = 33.86SQ.M

TOTAL = 1673.50SQ.M

TOTAL AREA OF AMENITY SPACE AREA

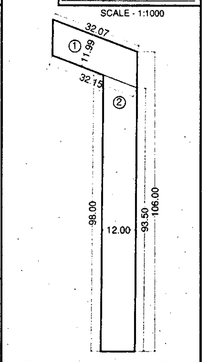
AMENITY SPACE=1+2+3+4

1) AMENITY SPACE = 1041.50 SQ.M
2) AMENITY SPACE = 1586.36 SQ.M
3) AMENITY SPACE = 3213.27 SQ.M
4) AMENITY SPACE = 1673.50 SQ.M

TOTAL = 7514.63 SQ.M

12.00 M W INTERNAL ROAD

SCALE - 1:1000



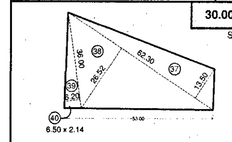
AREA UNDER 12.00 M W INTERNAL ROAD

1.(32.07 + 32.15)/2 X 12.00 = 385.32 S.M
2.(98.00 + 93.50)/2 X 12.00 = 1149.00 S.M

TOTAL = 1534.32 S.M

30.00 M W ROAD

SCALE - 1:1000



AREA UNDER 30.00 M W ROAD

37. 0.5 X 62.30 X 13.50 = 420.52 SQ.M
38. 0.5 X 62.30 X 26.52 = 826.10 SQ.M
39. 0.5 X 36.00 X 6.20 = 111.60 SQ.M

TOTAL = 1358.22 SQ.M

30.00 M W ROAD

SCALE - 1:1000

AREA UNDER 30.00M WIDE ROAD

R1. 52.264 X 16.05 X 0.50 = 419.42 SQ.M.
R2. 52.264 X 16.05 X 0.50 = 419.42 SQ.M.

TOTAL AREA = 838.84 SQ.M.

15.00 M HIGHWAY ROAD WIDENING

SCALE - 1:1000

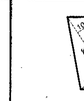
AREA UNDER HIGHWAY ROAD WIDENING

R1. 40.50 X 12.00 X 0.50 = 243.00 SQ.M.
R2. 40.50 X 12.00 X 0.50 = 243.00 SQ.M.

TOTAL AREA = 486.00 SQ.M.

12.00M WIDE SERVICE ROAD

SCALE - 1:1000

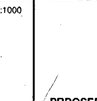


AREA UNDER 12.00M WIDE SERVICE ROAD

R1.38.50 X 10.00 X 0.50 = 192.50 SQ.M.
R2.38.50 X 10.00 X 0.50 = 192.50 SQ.M.

TOTAL AREA = 385.00SQ.M

PRDOSED 15.00M WIDE ROAD



PRDOSED 15.00M WIDE ROAD

A. 682.25 X 3.75 = 2558.44 SQ.M.

TOTAL AREA = 2558.44 SQ.M.

OPEN SPACE-1

SCALE - 1:1000

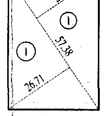
AREA UNDER OPEN SPACE-1

1. 32.32 X 29.525 X 1 = 954.24 S.M

TOTAL = 954.24 S.M

OPEN SPACE-2

SCALE - 1:1000



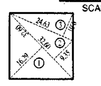
AREA UNDER OPEN SPACE-2

1. 0.5 X 57.38 X 26.71 X 2 = 1532.62SQ.M

TOTAL = 1532.62SQ.M

OPEN SPACE-3

SCALE - 1:1000



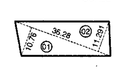
AREA UNDER OPEN SPACE-3

1. 0.5 X 32.60 X 16.29 = 265.53SQ.M
2. 0.5 X 32.60 X 9.35 = 152.40SQ.M
3. 0.5 X 24.63 X 9.01 = 110.95SQ.M

TOTAL = 528.88SQ.M

OPEN SPACE-4

SCALE - 1:1000



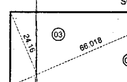
AREA UNDER OPEN SPACE-4

01. 36.29 X 10.76 X 0.50 = 195.19 SQ.M
02. 36.28 X 11.29 X 0.50 = 204.81 SQ.M

TOTAL AREA = 400.00 SQ.M.

OPEN SPACE-5

SCALE - 1:1000



AREA UNDER OPEN SPACE-5

03. 66.018 X 24.16 X 0.50 = 797.50SQ.M.
04. 66.018 X 24.13 X 0.50 = 796.51SQ.M.

TOTAL AREA = 1594.01SQ.M.

TOTAL AREA OF OPEN SPACE AREA

OPEN SPACE=1+2+3+4+5

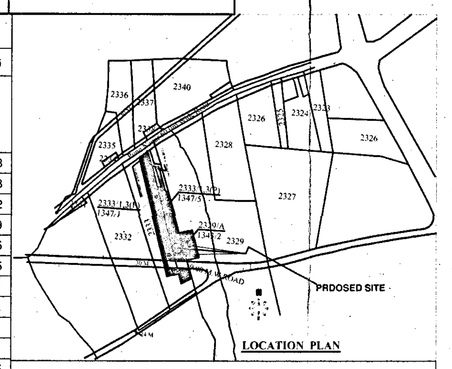
1) OPEN SPACE = 954.24 SQ.M
2) OPEN SPACE = 1532.62 SQ.M
3) OPEN SPACE = 528.88 SQ.M
4) OPEN SPACE = 400.00 SQ.M
5) OPEN SPACE = 1594.01 SQ.M

TOTAL = 5009.75 SQ.M

TOTAL PARKING STATEMENT

TYPE OF FLAT	FLAT NO.	REQD.PARKING			PROP PARKING		
		CARS	SCOOTERS	CYCLES	CARS	SCOOTERS	CYCLES
Bldg. - A	96	53	158	158	53	158	158
Bldg. - B	96	0	198	198	0	198	198
Bldg. - C	96	0	142	142	0	142	142
Bldg. - D	96	53	119	119	53	119	119
Bldg. - E	95	55	165	165	55	165	165
Bldg. - F	119	66	145	145	66	145	145
Bldg. - G	32	18	53	53	18	53	53
Bldg. - A1	48	24	72	72	24	72	72
Bldg. - B1	59	37	67	67	37	67	67
Bldg. - C1	59	37	67	67	37	67	67
Bldg. - D1	65	37	105	105	37	105	105
Bldg. - E1	28	20	60	60	20	60	60
Bldg. - F1	36	13	65	65	13	65	65
TOTAL	925	413	1416	1416	413	1416	1416

VEHICLE	NOS.	AREA REQUIRED	AREA PROVIDED
CARS	413	12.50	5163
SCOOTERS	1416	3.00	4248
CYCLES	1416	1.40	1982
TOTAL			11393



LOCATION PLAN

WATER STORAGE CAPACITY

FOR RESIDENTIAL				
WATER REQ.PER FLAT (5 PER. PER FLAT)	5	135	675	LTS./DAY
NUMBER OF FLAT IN THE SCHEME			925	NO.S
WATER REQUIRED PER BLDG	925	675	624375	LITERS
ADD. FOR FIRE FIGHTING	NO.OF BLDGS.10		220000	LITERS
TOTAL O.H.W.T. WATER REQUIRED			864375	LITERS
TOTAL O.H.W.T. WATER PRDOSED			864375	LITERS
REQUIRED CAPACITY OF U.G.W. TANK	1.5	864375	1296563	LITERS
PRDOSED CAPACITY OF U.G.W. TANK			1296563	LITERS
SIZE OF U.G.W. TANK	3.95	3.95	2.15	33545 LITERS

TOTAL BUILDING AREA STATEMENT

B/ UP AREA	STAIR	FIRE STAIR	PERMI. BALC.	PROP. BALC.	WASHING AREA.	PASSAGE AREA	TERRACE AREA	LIFT	LIFT MACHINE ROOM	PROP TENE-MENT	GROUND COVERAGE AREA
32647.94	506.86	632.34	4897.18	4253.83	2153.91	3026.36	3835.14	47.74	95.72	630	4505.57
15316.06	594.20	594.20	2301.52	2281.80	594.10	1435.19	2781.84	39.31	136.70	295	3062.69
47964.00	1101.06	1226.54	7198.70	6535.63	2748.01	4461.55	6616.98	87.05	232.42	925	7568.26

TOTAL BUILDING AREA STATEMENT

BLDG.	FLOOR	HT. OF BLDG.	B/ UP AREA	STAIR	FIRE STAIR	PERMI. BALC.	PROP. BALC.	WASHING AREA.	PASS-AGE	TERR-ACE	LIFT	LIFT MACHINE ROOM	PROP TENE-MENT	GROUND COVERAGE AREA
A (2 - BHK)	P + 8	25.80 M	4935.68	93.68	93.68	740.35	738.16	282.16	575.92	768.32	6.62	10.89	96	809.04
B (1 - BHK)	P + 8	25.80 M	3515.84	93.68	93.68	527.38	456.96	354.56	522.96	633.32	6.62	10.89	96	627.81
C (1 - BHK)	P + 8	25.80 M	3427.20	93.68	93.68	514.08	456.96	354.56	522.96	633.32	6.62	10.89	96	586.73
D (2 - BHK)	P + 8	25.80 M	4929.84	93.68	93.68	739.48	738.16	282.16	575.92	768.32	6.62	10.89	96	808.31
E (2 - BHK)	2P + 8	28.65 M	6602.09	-	93.68	990.31	533.06	281.25	-	-	6.62	10.89	95	867.72
F (2 - BHK)	2P + 10	34.35 M	7290.03	85.30	117.10	1093.50	1090.53	499.26	828.60	1031.86	6.62	10.89	119	318.30
G (2 - BHK)	P + 4	14.25 M	1947.26	46.84	46.84	292.08	240.00	99.96	-	-	8.02	30.38	32	487.66
TOTAL			32647.94	506.86	632.34	4897.18	4253.83	2153.91	3026.36	3835.14	47.74	95.72	630	4505.57

TOTAL BUILDING AREA STATEMENT

BLDG.	FLOOR	HT. OF BLDG.	B/ UP AREA	STAIR	FIRE STAIR	PERMI. BALC.	PROP. BALC.	WASHING AREA.	PASS-AGE	TERR-ACE	LIFT	LIFT MACHINE ROOM	PROP TENE-MENT	GROUND COVERAGE AREA
A1 (2- BHK)	P+6	19.95 M	2400.58	70.24	70.24	360.09	360.00	149.94	271.86	247.98	8.02	30.38	48	482.76
B1 (1&2- BHK)	P+10	31.35 M	3028.79	112.20	112.20	454.32	454.12	-	279.10	695.91	7.22	20.74	59	447.51
C1 (2- BHK)	P+10	31.35 M	3314.67	112.20	112.20	497.20	495.00	-	321.70	699.06	7.22	20.74	59	476.37
D1 (2- BHK)	P+11	34.35 M	3419.29	112.20	112.20	517.00	499.93	244.80	353.98	761.17	3.61	10.08	65	464.80
E1 (2- BHK)	P+7	22.95 M	1384.65	81.97	81.97	207.70	207.63	87.22	89.32	164.92	6.62	27.38	28	236.02
F1 (2-BHK)	P+9	28.65 M	1768.08	105.39	105.39	265.21	265.12	112.14	119.23	212.80	6.62	27.38	36	245.02
TOTAL			15316.06	594.20	594.20	2301.52	2281.80	594.10	1435.19	2781.84	39.31	136.70	295.00	2352.48
HOTEL	G+5	17.70 M	3491.13	-	-	-	-	-	-	-	-	-	-	710.21
													TOTAL	3062.69

AREA STATMENT OF NEW & OLD

BLDG.	FLOOR	HT. OF BLDG.	B/ UP AREA	PROP TENEMENT
BLDG. A (2 - BHK)				
NEW	P + 8	25.80 M	4935.68	96
OLD	P + 8	25.80 M	4929.84	96
TOTAL			5.84	0.00
BLDG. B (1 - BHK)				
NEW	P + 8	25.80 M	3515.84	96
OLD	P + 8	25.80 M	3427.20	96
TOTAL			88.64	0.00
BLDG. C (1 - BHK)				
NEW	P + 8	25.80 M	3427.20	96
OLD	P + 5	17.25 M	2074.25	60
TOTAL			1352.95	36.00
BLDG. D (2 - BHK)				
NEW	P + 8	25.80 M	4929.84	96
OLD	P + 6	20.10 M	3697.38	72
TOTAL			1232.46	24.00
BLDG. E (2 - BHK)				
NEW	2P+8	28.65 M	6602.09	95
OLD	--	--	0.00	0.00
TOTAL			6602.09	95.00
BLDG. F (2 - BHK)				
NEW	2P+10	34.35 M	7290.03	119
OLD	P+8	25.80 M	5408.69	96
TOTAL			1881.34	23.00
BLDG. G (2 - BHK)				
NEW	P+4	14.25 M	1947.25	32
OLD	0	00	0.00	0
TOTAL			1947.25	32.00
TOTAL			**13110.57**	**210.00**

AREA STATMENT OF NEW & OLD

BLDG.	FLOOR	HT. OF BLDG.	B/ UP AREA	PROP TENEMENT
BLDG. A1 (2 - BHK)				
NEW	P + 6	19.95 M	2400.58	48
OLD	P + 1	5.70 M	309.20	06
TOTAL			2091.38	42.00
BLDG. B1 (1&2 - BHK)				
NEW	P + 10	31.35 M	3028.79	59
OLD	P+10	31.35 M	2811.42	58
TOTAL			217.37	1.00
BLDG. C1 (2 - BHK)				
NEW	P+10	31.35 M	3314.67	59
OLD	P+10	31.35 M	3016.32	58
TOTAL			298.35	1.00
BLDG. D1 (2 - BHK)				
NEW	P + 11	34.35 M	3419.29	65
OLD	P+1	5.70 M	324.99	06
TOTAL			3094.30	59.00
BLDG. E1 (2 - BHK)				
NEW	P + 7	22.95 M	1384.65	28
OLD	0	0	0.00	0
TOTAL			1384.65	28.00
BLDG. F1 (1&2 - BHK)				
NEW	P + 9	28.65 M	1768.08	36
OLD	0	0	0.00	0
TOTAL			1768.08	36.00
TOTAL			**8854.13**	**167.00**

AREA STATMENT OF PREVIOUS SANCTION

DETAILS	B/UP AREA	STAIR	FIRE STAIR	PROP. BALC.	WASHING AREA.	PASSAGE AREA	TERRACEA REA	LIFT	LIFT MACHINE ROOM	TENEMENT
PROPOSED	47964.00	1101.06	1226.54	6535.63	2748.01	4461.55	6616.98	87.05	232.42	925.00
PREVIOUS SANCTION	29489.08	631.41	409.85	3802.30	1968.95	3325.62	2882.77	47.54	134.10	542
DIFFERENCE	18474.92	469.65	816.69	2733.33	779.06	1135.93	3734.21	39.51	98.32	383.00

STAMP OF APPROVAL

1 / 32

(LAYOUT OF BUILDING)

Approved as mentioned in
subject to conditions mentioned in Annexure 'A'
letter No. B/ W/R.R. No. 2125/15 Dt. 31/7/15
Dev. No./CC No. 2383/15 Dt. 2
Dt. 16/6/2015
Metropolitan Commissioner and
Chief Executive Officer
Pune Metropolitan Regional Development Authority, Pune.

PMRDA

AREA STATEMENT		SQ.M.
01. AREA OF PLOT (AS PER 7/12 EXTRACT)		
	1) GAT NO. 1343/2A (P)	19800.00
	2) GAT NO. 1347 / 1 (P)	40800.00
	3) GAT NO. 1347 /5 (P),	43300.00
	TOTAL =	103900.00
02. AREA OF PLOT		
AS PER SANCTION NEW PLOT'S	1) GAT NO. 1343/2A (P)	8000.00
	2) GAT NO. 1347 / 1 (P)	20000.00
	3) GAT NO. 1347 / 5 (P)	23574.00
	4) GAT NO. 1347 / 1 (P)	500.00
	5) GAT NO. 1347 / 5 (P)	3650.00
	TOTAL =	55724.00

AREA STATEMENT	SQ.M.
01. AREA OF PLOT (AS PER TOTAL 7/12)	85100.00
A. AREA OF PLOT (AS PER DOCUMENT)	55724.00
B. AREA OF PLOT (AS PER DEMARCATION)	56070.78
C. WHICHEVER MINIMUM PLOT AREA CONSIDER	55724.00
02. DEDUCTION FOR	-
GAT NO 1347/1 (a to d)	
(a) AREA UNDER 60.00 HIGHWAY ROAD WIDENING	486.00
(b) AREA UNDER 12.00M WIDE SERVICE ROAD	385.00
(c) AREA UNDER 30.00M WIDE ROAD	838.84
(d) AREA UNDER PROPOSED 15.00M WIDE ROAD	2558.44
GAT NO 1347/5	
(e) AREA UNDER 30.00M WIDE ROAD	1358.22
TOTAL (a+b+c+d+e)	5626.50
03. NET GROSS AREA OF PLOT (1C -2)	50097.50
04. DEDUCTION FOR	-
(a) AMENITY SPACE -15% REQUIRED	7514.63
(b) AMENITY SPACE -15% PROPOSED	7514.63
(c) OPEN SPACE 10% REQUIRED	5009.75
(d) OPEN SPACE 10% PROPOSED	5009.75
(e) INTERNAL ROAD AREA	1534.76
05. NET AREA OF PLOT (3-4a)	42582.87
06. PERMISSIBLE FLOOR AREA (5 X 0.90)	38324.58
07. PERMISSIBLE ROAD F.S.I (6 X 0.20)	7664.92
08. ROAD HANDOVER AREA	5544.00
09. TOTAL PERMISSIBLE F.S.I (6 + 7+8)	51533.50
10. EXISTING (HOTEL) B/UP AREA	3491.13
11. PROPOSED RESIDENTIAL AREA	47964.00
12. TOTAL B / UP AREA (10+11)	51455.13

B TENAMENT STATEMENT	
(a) NET AREA OF PLOT ITEM A (5)ABOVE	-
(b) LESS NON- RESIDENTIAL AREA (SHOP ETC.)	-
(c) AREA FOR TENEMENTS (a-b)	50180.00
(d) TENEMENTS PERMISSIBLE (250 T / HEC.)	1255.00
(e) TENEMENTS PROPOSED	925.00

LEGEND

PLOT BOUNDARY SHOWN BLACK
PROPOSED WORK SHOWN RED
DRAINATE LINE SHOWN RED DOTTED
WATER LINE SHOWN BLACK DOTTED
EXISTING TO BE RETAINED HATCHED
DEMOLITIONS SHOWN YELLOW HATCHED

OWNER'S NAME
MR. VIJAY JALAN (P.O.H.)

OWNER'S SIGN

ARCHITECT SIGN & STAMP

PROPOSED REVISED PLAN GROUP HOUSING SCHEME AT,GAT NO.1343/2 A(P),GAT NO.1347 /1, 1347 / 5 & 1347(P) WAGHOLI, TAL. - HAVELI , DIST. - PUNE.

ARCHITECT
VIINOD KHANZODE
VIINOD & ASSOCIIATTES
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DRG.NO	SCALE	DATE	DRAWN BY	CHK. BY	JOB NO.
	1:1000	08.04.2015	PANKAJ	V.K	101