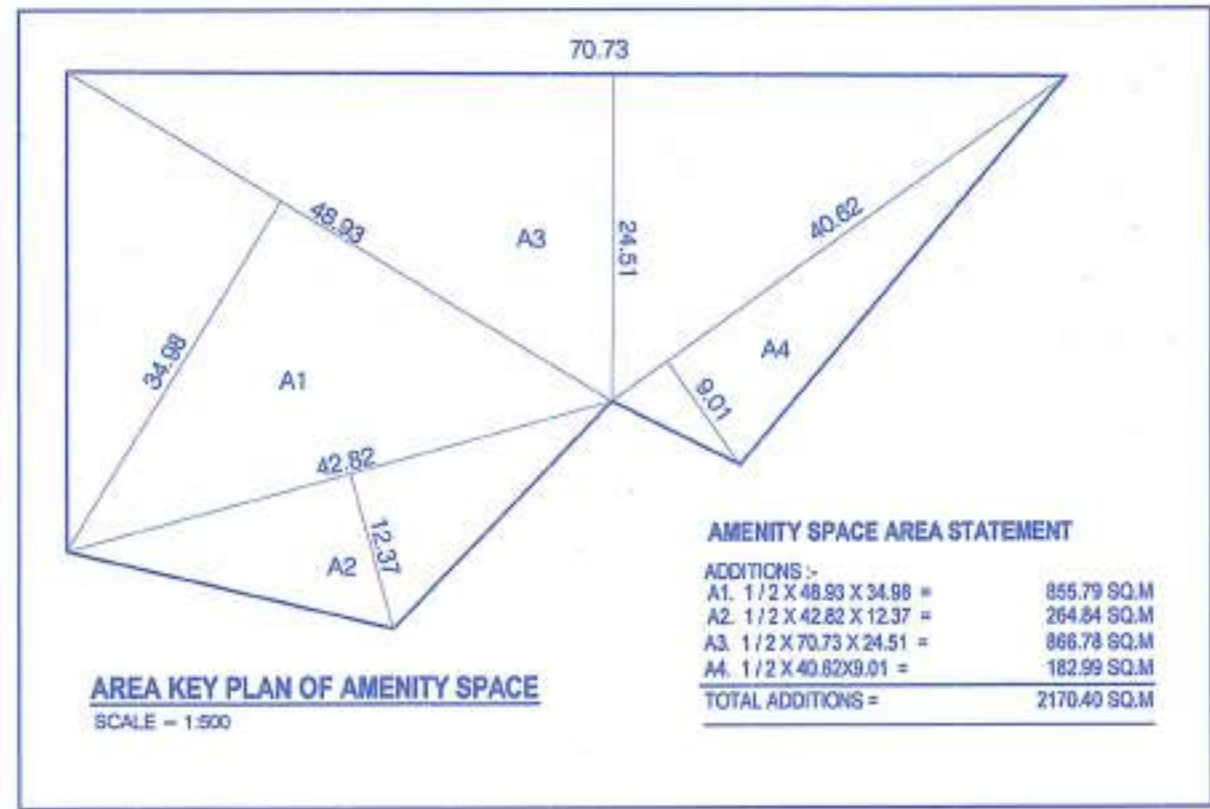
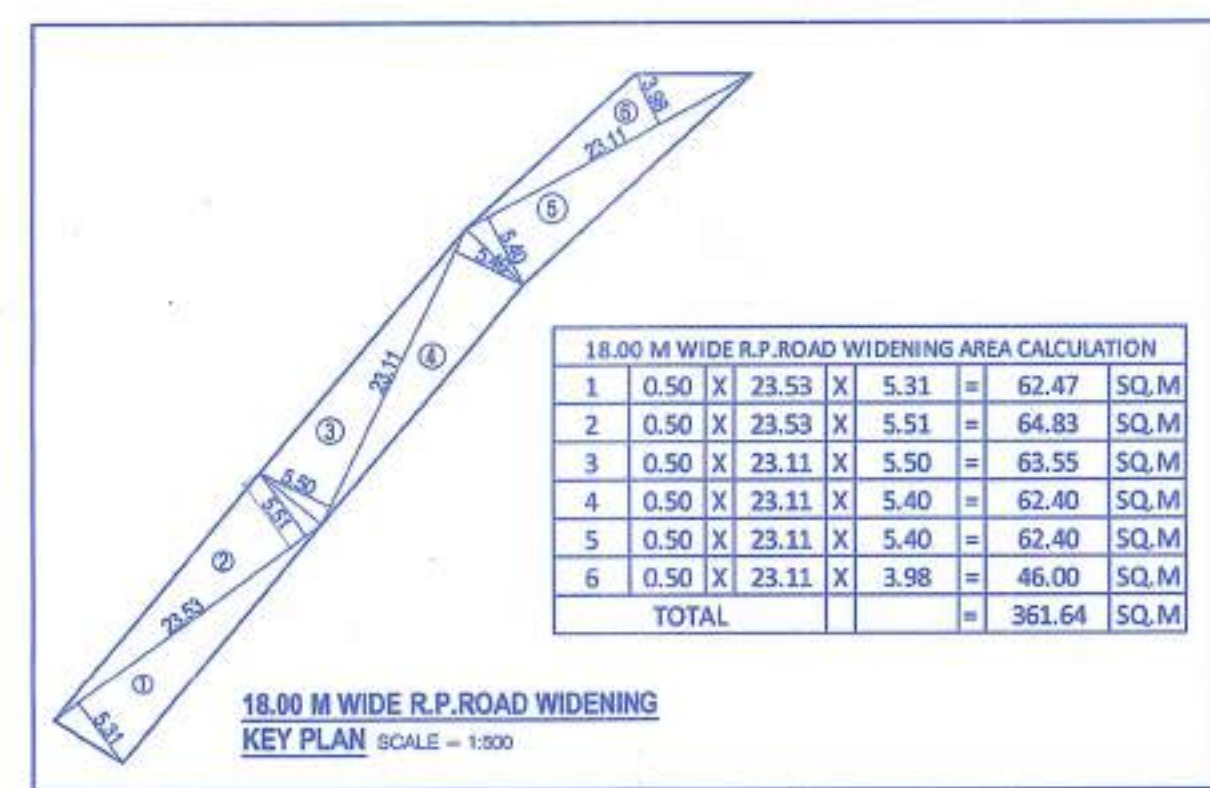




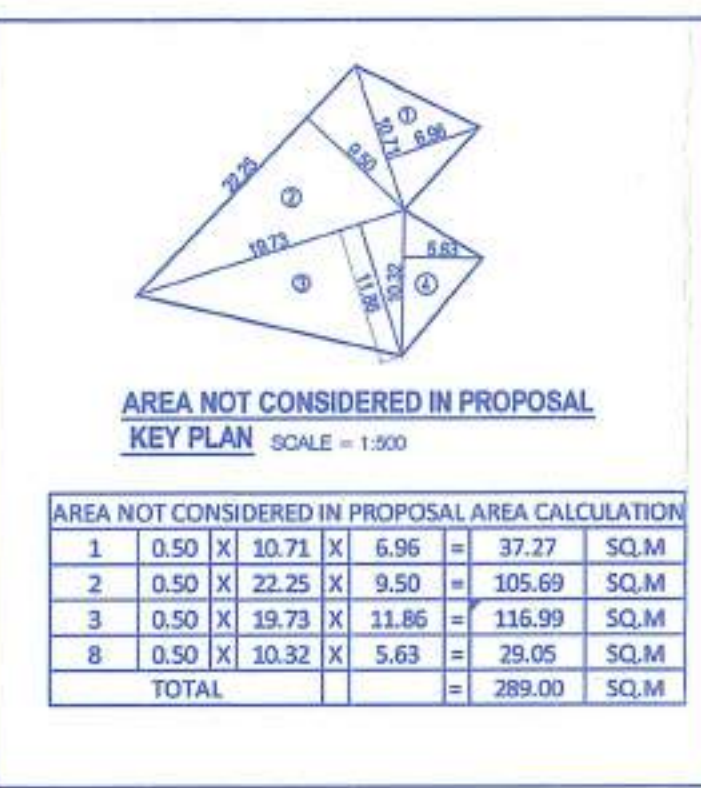
PLOT AREA CALCULATION

1	0.50	X	48.06	X	4.51	=	108.38	SQ.M
2	0.50	X	48.06	X	10.88	=	261.45	SQ.M
3	0.50	X	80.71	X	41.90	=	1686.94	SQ.M
4	0.50	X	80.71	X	37.88	=	1528.65	SQ.M
5	0.50	X	84.49	X	39.58	=	1672.06	SQ.M
6	0.50	X	84.49	X	35.25	=	1489.14	SQ.M
7	0.50	X	59.12	X	23.26	=	687.57	SQ.M
8	0.50	X	59.12	X	43.18	=	1276.40	SQ.M
9	0.50	X	48.30	X	28.33	=	684.17	SQ.M
10	0.50	X	58.53	X	11.67	=	341.52	SQ.M
11	0.50	X	66.58	X	20.37	=	678.12	SQ.M
12	0.50	X	66.58	X	36.89	=	1228.07	SQ.M
13	0.50	X	74.49	X	25.89	=	964.27	SQ.M
14	0.50	X	85.01	X	14.81	=	629.50	SQ.M
15	0.50	X	85.01	X	48.56	=	2063.88	SQ.M
TOTAL						=	15300.00	SQ.M



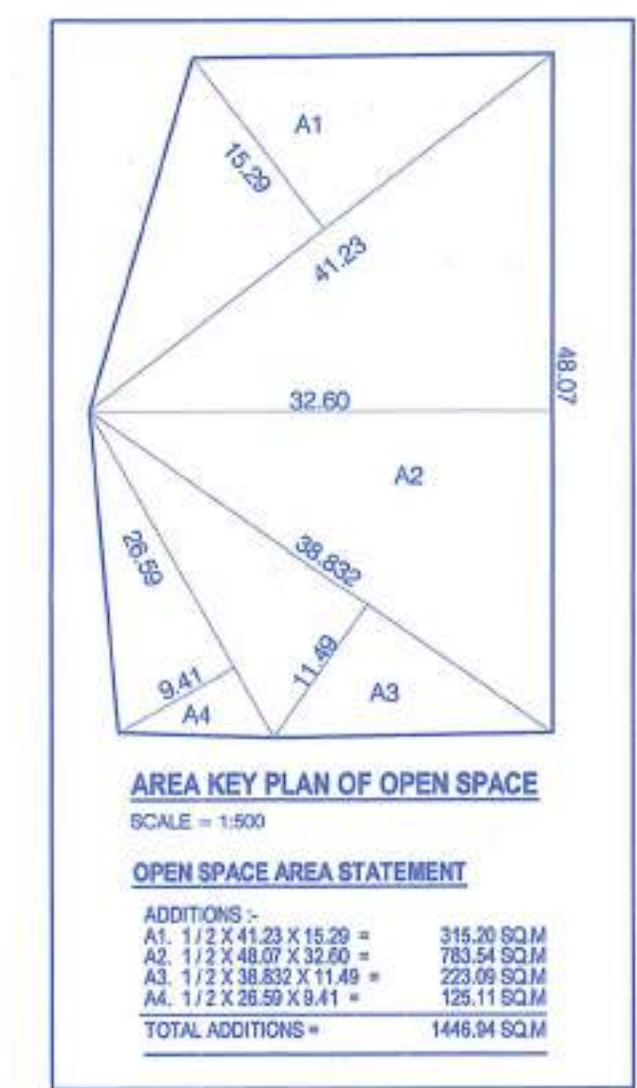
18.00 M WIDE R.P. ROAD WIDENING AREA CALCULATION

1	0.50	X	23.53	X	5.31	=	62.47	SQ.M
2	0.50	X	23.53	X	5.51	=	64.83	SQ.M
3	0.50	X	23.11	X	5.50	=	63.55	SQ.M
4	0.50	X	23.11	X	5.40	=	62.40	SQ.M
5	0.50	X	23.11	X	5.40	=	62.40	SQ.M
6	0.50	X	23.11	X	3.98	=	46.00	SQ.M
TOTAL						=	361.64	SQ.M



AREA NOT CONSIDERED IN PROPOSAL AREA CALCULATION

1	0.50	X	10.71	X	6.96	=	37.27	SQ.M
2	0.50	X	22.25	X	9.50	=	105.69	SQ.M
3	0.50	X	19.73	X	11.86	=	116.99	SQ.M
8	0.50	X	10.32	X	5.63	=	29.05	SQ.M
TOTAL						=	289.00	SQ.M



PARKING CALCULATION PER WING

WING TYPE	CAR NOS.	SCOOTER NOS.	CYCLE NOS.
'A1' WING	32	96	96
'A2' WING	32	96	96
'B1' WING	12	36	36
'C1' WING	2	6	6
'C2' WING	2	6	6
ROW HOUSE-A	0	0	0
ROW HOUSE-B	0	0	0
ROW HOUSE-C	0	0	0
ROW HOUSE-D	0	0	0
ROW HOUSE-E	0	0	0
ROW HOUSE-F	0	0	0
TOTAL PARKING REQUIRED	80	240	240
TOTAL PARKING PROPOSED	496	348	240

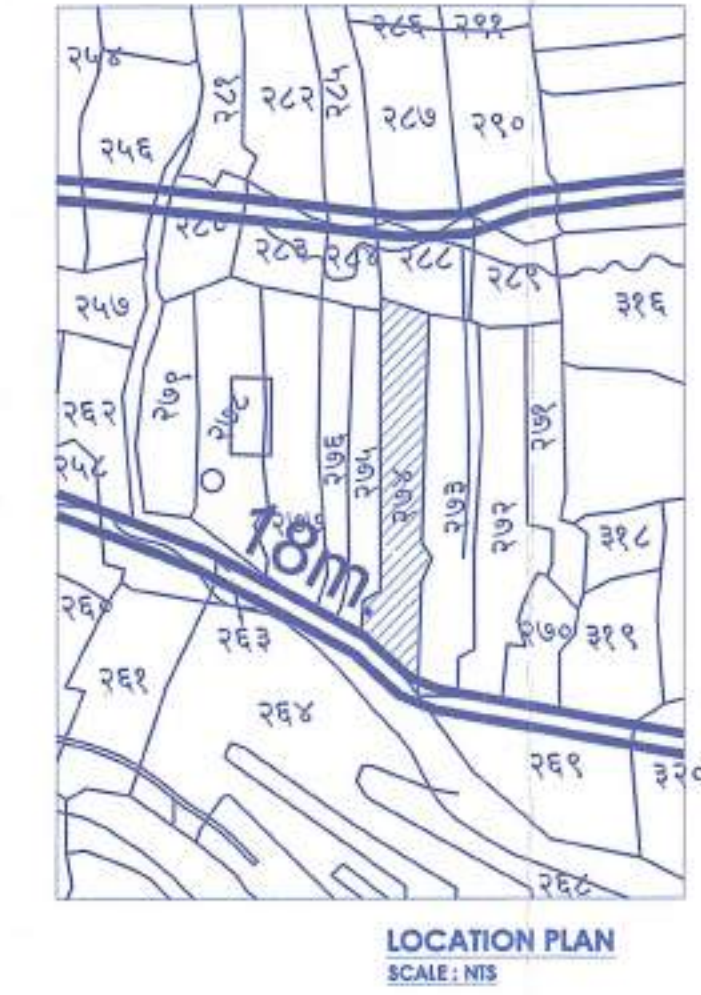
WATER TANK CAPACITY CALCULATION

WING TYPE	CAPACITY (Ltrs.)
'A1' WING	114800
'A2' WING	114800
'B1' WING	74300
'C1' WING	4060
'C2' WING	4060
ROW HOUSE-A	---
ROW HOUSE-B	---
ROW HOUSE-C	---
ROW HOUSE-D	---
ROW HOUSE-E	---
ROW HOUSE-F	---
TOTAL	312000

SIZE = 15.785X27.280X1.80m. (CAP. - 7,75,000 Ltr.)

WING WISE AREA STATEMENT IN SQ.M.

WING TYPE	FLOORS	HEIGHT OF WING	B/UP AREA	PROPOSED BALCONY	FIRE STAIRCASE	REFUGE AREA	LIFT	TENAMENTS NOS.
'A1' WING	B1+B2+GR.PARK.+16 FL.	54.00 M.	6191.96	678.44	244.32	35.48	14.88	64
'A2' WING	B1+B2+GR.PARK.+16 FL.	54.00 M.	6191.96	678.44	244.32	35.48	14.88	64
'B1' WING	B1+B2+GR.PARK.+16 FL.	24.00 M.	2660.76	276.48	91.62	0.00	14.88	24
'C1' WING	B1+B2+GR.PARK.+1 FL.	9.00 M.	388.43	42.63	15.27	0.00	14.88	4
'C2' WING	B1+B2+GR.PARK.+1 FL.	9.00 M.	388.43	42.63	15.27	0.00	14.88	4
ROW HOUSE-A	P+0FL.	3.20 M.	0.00	0.00	0.00	0.00	0.00	0
ROW HOUSE-B	P+0FL.	3.20 M.	0.00	0.00	0.00	0.00	0.00	0
ROW HOUSE-C	P+0FL.	3.20 M.	0.00	0.00	0.00	0.00	0.00	0
ROW HOUSE-D	P+0FL.	3.20 M.	0.00	0.00	0.00	0.00	0.00	0
ROW HOUSE-E	P+0FL.	3.20 M.	0.00	0.00	0.00	0.00	0.00	0
ROW HOUSE-F	P+0FL.	3.20 M.	0.00	0.00	0.00	0.00	0.00	0
TOTAL			15821.54	1714.62	610.80	70.96	74.40	160



SHEET NO. 1 / 8
LAYOUT, AREA CALCULATIONS
STAMP OF APPROVAL

Approved as amended in...
subject to conditions mentioned in Annexure 'A'
of letter No. 200/2013-14
S. No. JG. No. JTS No. 200/2013-14
Dated 22/12/2013
Metropolitan Commissioner and
Chief Executive Officer
Pune Metropolitan Regional Development Authority, Pune.



AREA STATEMENT

S.no.	AREA STATEMENTS	PREVIOUS SANCTION	PROPOSED SANCTION
1 a	AREA OF PLOT AS PER 7/12	15120.00	15120.00
b	AREA OF PLOT AS PER DC.	15300.00	15300.00
c	MINIMUM AREA CONSIDERED	15120.00	15120.00
2	DEDUCTIONS		
a	18.00 M.W. R.P. ROAD WIDENING AREA	361.64	361.64
b	AREA NOT CONSIDERED IN PROPOSAL	289.00	289.00
c	ANY OTHER DEDUCTION	0.00	0.00
d	ANY RESERVATION	0.00	0.00
e	TOTAL DEDUCTIONS (2a+2b+2c+2d)	650.64	650.64
3	GROSS NET PLOT AREA (1d-2e)	14469.36	14469.36
4	AMENITY (15%)	2170.40	2170.40
5	OPEN SPACE (10%)	1446.94	1446.94
6	NET PLOT AREA (3-4)X0.90	11099.06	11099.06
7	NET PLOT AREA (3-4)	12296.96	12296.96
7a	MAX. PERMISSIBLE FSI = 12296.96X1.70 = 20908.23		
8	BASIC F.S.I. PERMISSIBLE NET PLOT (S.No.7 X1.10)	12175.97	13528.84
9	ADDITIONS		
a	PAID FSI 20% ON S.No.7	2213.81	2489.79
b	NORMAL FSI 20% ON S.No.7	0.00	0.00
c	TDR PERMISSIBLE 30% ON S.No.7	0.00	0.00
d	ADD R.P. ROAD 2 TIMES	0.00	0.00
e	ADD EXISTING ROAD	0.00	0.00
f	ADD ROAD WIDENING 2 TIMES	0.00	0.00
g	ADD AMENITY 2 TIMES	0.00	0.00
10	TOTAL ADDITIONS & NET PERMISSIBLE B/UP AREA (8+9a+9b+9c+9d+9e+9f+9g)	14389.78	15988.65
11	PROPOSED RESIDENTIAL B/UP AREA	13847.24	15821.54
12	EXISTING RESIDENTIAL B/UP AREA	0.00	0.00
13	TOTAL PROPOSED B/UP AREA (11+12)	13847.24	15821.54
14	BALANCE FSI AREA (10-13)	542.54	167.11
15	F.S.I. CONSUMED	0.96	0.996

NAME & SIGNATURE OF OWNER :-
MR. VIJAY S. DAGADE AND OTHERS
THROUGH (PAH.) M/S. DREAMWORKS
REALTORS PARTNER MR. NARENDRA J.
BALWADKAR
SITE ADD:-
PROPOSED LAYOUT AT S.NO-274(P), VILLAGE -
BAVDHAN (BK), TAL- MULSHI, DIST- PUNE.

ARCHITECT: JAIDEEP S. DESHPANDE
CA/2003/31278
ARCHITECT'S SIGN: [Signature]
ELEMENT 5
ARCHITECTURAL DESIGN STUDIO
OFFICE NO 2 & 3, 1ST FLOOR, SWAYAMBHU BLDG,
SUJAY GARDEN, 12 MUKUNDNAGAR, PUNE 411037
Tel no: [020] 30481331, email: element5_jai@yahoo.co.in
JOB NO. REVISION NO. SCALE DRAWN BY CHECKED BY
206 R1 1:500 AMOL JD
INWARD NO. DATE 22/11/2023
KEY NO. SHEET NO. 1 / 8

