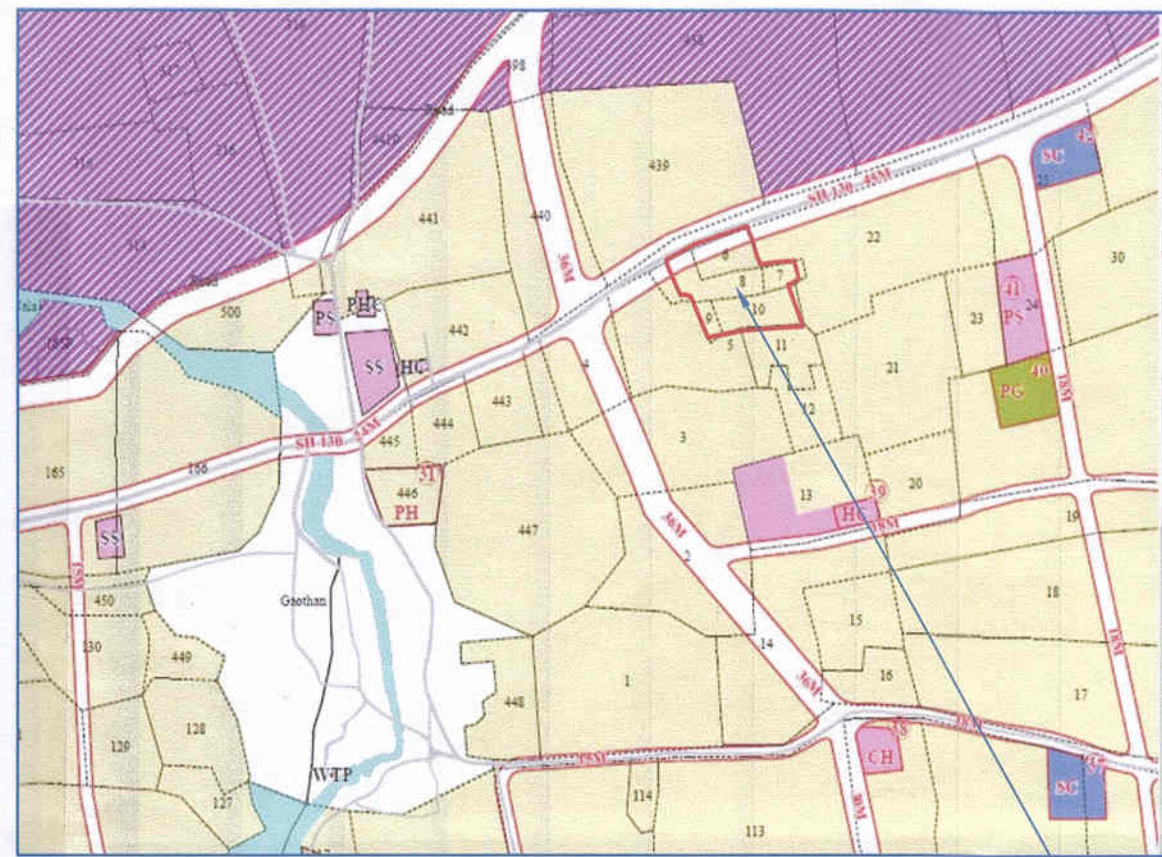
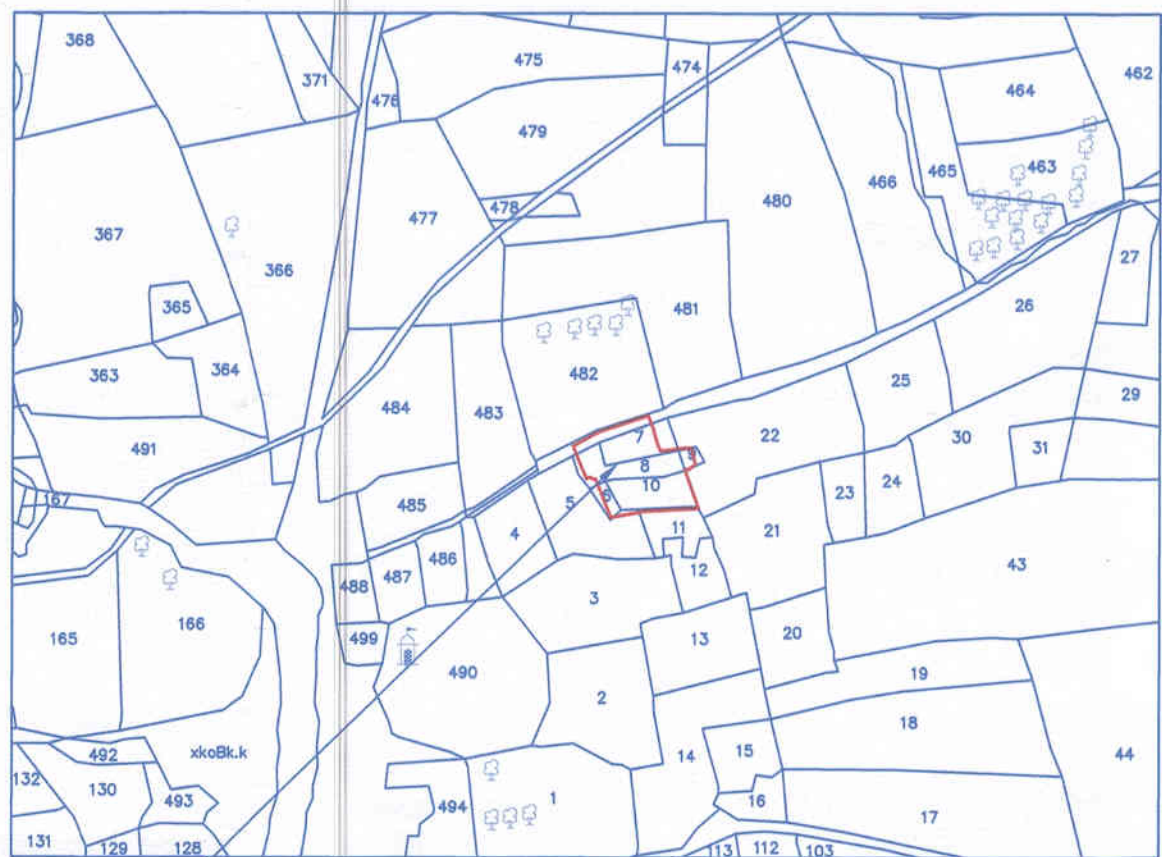




LOCATION ON DRAFT DP



VILLAGE MAP



GOOGLE LOCATION PLAN

FLOOR	BUP AREA	BALCONY AREA	PASSAGE AREA	TERRACE AREA	STAIRCASE REGULAR	STAIRCASE FIRE	LIFT AREA	LIFT MACHINE AREA
PRVIOUS SANCTION AREA	6105.01	765.05	537.92	727.37	96.39	128.52	7.14	16.24
PROPOSED AREA	11934.51	1639.45	537.92	663.56	267.11	296.60	21.39	16.24
DIFFRANCE AREA	5829.50	874.40	-	-63.81	170.72	168.08	14.25	-



1	2	3	4	5	6
39.660	2.470	0.5	48.980		
41.890	7.200	0.5	150.804		
41.890	9.490	0.5	198.768		
52.140	9.610	0.5	250.533		
56.200	5.970	0.5	197.607		
15.590	6.170	0.5	48.095		
TOTAL			894.79		

PARKING STATEMENT BLDG B (COMM. AREA)	Tenement/area	REQUIRED	PROPOSED
PARKING STATEMENT			
RES PARKING REQUIRED BY RULE FOR UP TO 50 SQM. (for 4 tena. 0.5/5)			
TOTAL TENEMENTS	46	0	58
REQUIRED PARKING			
RES PARKING REQUIRED BY RULE FOR UP TO 50 SQM. (for 3 tena. 1.3/3)	3	1	3
TOTAL TENEMENTS	47	16	48
TOTAL REQUIRED PARKING	16	106	106
TOTAL REQ PARKING +50% VISITORS PARK	08	53	53
TOTAL PROVIDED PARKING AREA	12.5X35	2X159	0.7X159
TOTAL PROVIDED PARKING AREA	437.50	318.00	111.30

PARKING STATEMENT BLDG B (COMM.+RESI. AREA)	REQUIRED	PROPOSED
PARKING STATEMENT		
COMMERCIAL	3	12
RESIDENTIAL	24	159
TOTAL	27	171

PARKING STATEMENT BLDG B (RESI. AREA)	TEN	CAR	SCOOTER	CYCLE
RES PARKING REQUIRED BY RULE FOR UP TO 50 SQM. (for 4 tena. 0.5/5)	46	0	58	58
REQUIRED PARKING				
RES PARKING REQUIRED BY RULE FOR UP TO 50 SQM. (for 3 tena. 1.3/3)	3	1	3	3
TOTAL TENEMENTS	47	16	48	48
TOTAL REQUIRED PARKING	16	106	106	
TOTAL REQ PARKING +50% VISITORS PARK	08	53	53	
TOTAL PROVIDED PARKING AREA	12.5X35	2X159	0.7X159	
TOTAL PROVIDED PARKING AREA	437.50	318.00	111.30	

PLOT AREA STATEMENT BEFORE AMALGAMATION :

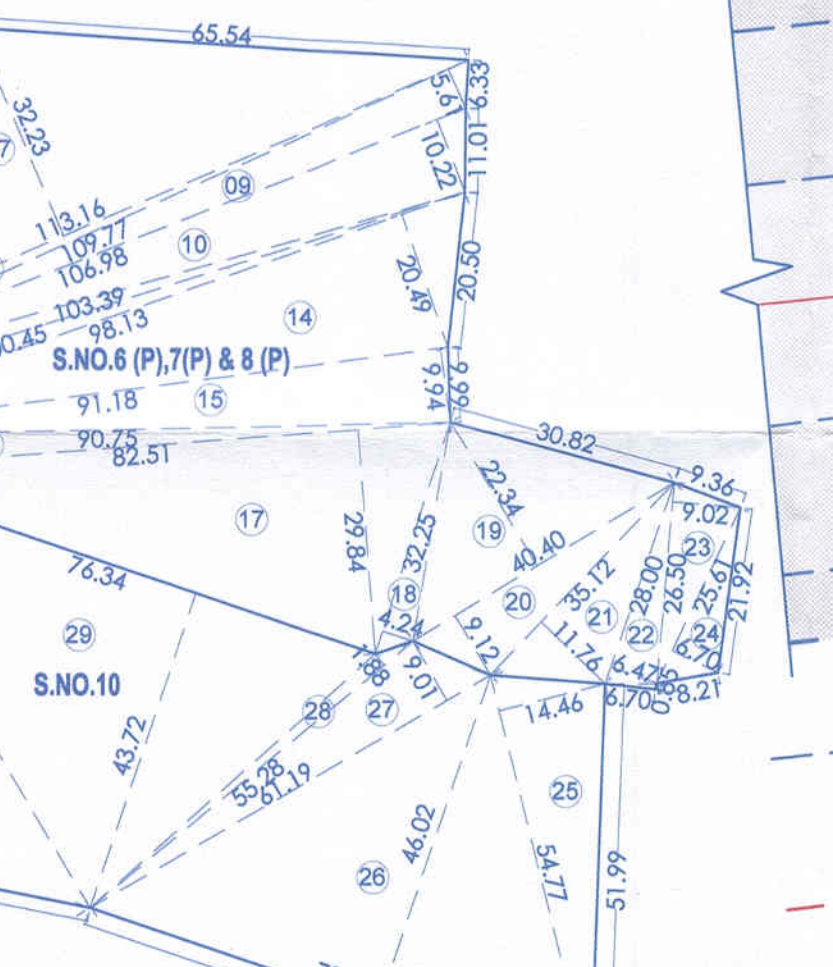
GAT NO.	AREA AS PER 7/12 EXTRACT	AREA AS PER P.O.A. / DAPA	AREA AS PER DEMARCATION	MINIMUM AREA TO BE CONSIDERED
S.NO. 5 TO 8/2/A1, 6 TO 8/2/A2, 6 TO 8/2/A4	8070.00	8070.00	8101.24	8070.00
S. NO. 10	5404.00	5400.00	5407.18	5400.00
TOTAL	13474.00	13470.00	13508.42	13470.00

PLOT AREA STATEMENT AFTER AMALGAMATION :

GAT NO.	AREA AS PER 7/12 EXTRACT	AREA AS PER P.O.A. / DAPA	AREA AS PER DEMARCATION	MINIMUM AREA TO BE CONSIDERED
S.NO. 6 TO 8/2/A1, 6 TO 8/2/A2, 6 TO 8/2/A4, S. NO. 10	13474.00	13470.00	13508.42	13470.00

PARKING STATEMENT WIND-D

REQUIRED PARKING	TEN	CAR	SCOOTER	CYCLE
RES PARKING REQUIRED BY RULE FOR UP TO 50 SQM. (for 4 tena. 0.5/5)	46	0	58	58
TOTAL TENEMENTS	46	0	58	58
REQUIRED PARKING				
RES PARKING REQUIRED BY RULE FOR UP TO 50 SQM. (for 3 tena. 1.3/3)	3	1	3	3
TOTAL TENEMENTS	75	25	75	75
TOTAL REQUIRED PARKING	25	78	78	
50% VISITORS PARKING	13	39	39	
TOTAL PROPOSED PARKING	38	117	117	
TOTAL PROVIDED PARKING AREA	12.5 X 38	2 X 117	0.7 X 117	
TOTAL PROVIDED PARKING AREA	475.00	234.00	81.90	

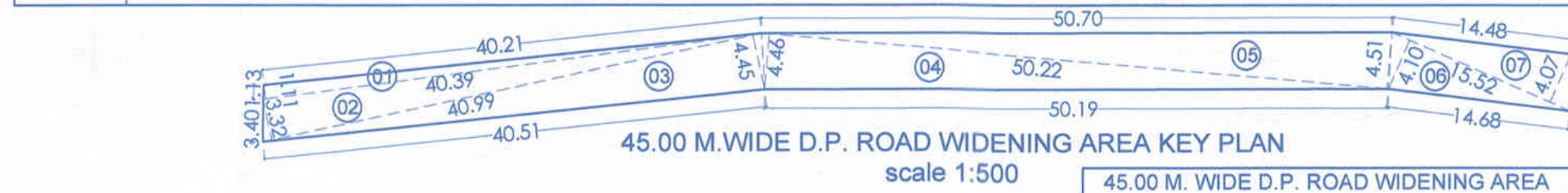


PLOT AREA KEY PLAN SCALE 1:1000

PLOT AREA CALCULATION BY TRIANGULATION METHOD S. NO. 6 (P), 7 (P) & 8 (P)	1	2	3	4	5	6	7	8	9	10	11	12
1	23.490	2.470	0.5	29.010								
2	27.020	7.410	0.5	100.109								
3	34.880	8.150	0.5	142.136								
4	44.830	6.710	0.5	150.405								
5	52.730	3.930	0.5	103.614								
6	62.390	11.480	0.5	358.119								
7	113.160	32.230	0.5	1823.573								
8	109.770	2.060	0.5	113.063								
9	109.770	5.610	0.5	307.905								
10	106.980	10.220	0.5	546.668								
11	103.390	2.910	0.5	150.432								
12	4.060	1.380	0.5	2.801								
13	100.450	3.290	0.5	165.240								
14	98.130	20.490	0.5	1005.342								
15	91.180	9.940	0.5	453.165								
16	90.750	4.880	0.5	212.355								
17	82.510	29.840	0.5	1231.049								
18	32.250	4.240	0.5	68.370								
19	40.400	22.340	0.5	451.268								
20	40.400	9.120	0.5	184.224								
21	35.120	11.760	0.5	206.506								
22	28.000	6.470	0.5	90.580								
23	26.500	9.020	0.5	119.515								
24	26.610	6.700	0.5	85.794								
TOTAL				8101.24								

PLOT AREA CALCULATION BY TRIANGULATION METHOD (S.NO.10)	25	26	27	28	29	30	31
25	54.770	14.460	0.5	395.987			
26	70.020	46.020	0.5	1611.160			
27	61.190	9.010	0.5	275.661			
28	55.280	1.880	0.5	51.963			
29	76.340	43.720	0.5	1668.792			
30	67.350	34.920	0.5	1175.931			
31	53.700	8.480	0.5	227.688			
TOTAL				5407.18			

BUILDING	FLOOR	BUILT UP AREA (COMM.)	BUILT UP AREA (RESI.)	PERM. OPEN BALCONY	PROP. OPEN BALCONY	PROPOSED STAIRCASE (REGULAR)	PROPOSED STAIRCASE (FIRE)	PROP. LIFT	PROP. LIFT M.R.	PERM. PASSAGE	PROPO. PASSAGE	PROPO. TERRACE	PROPO. TERRACE	GROUND COVERAGE	PROP. REFUGE AREA	EXCESS REFUGE AREA	CLUB HOUSE AREA	PROPOSED TENEMENT	TOTAL BUILT UP AREA+ NON FSI AREA
B WING	P+12	194.58	5168.74	803.190	765.050	96.390	128.520	7.140	16.240	1065.55	537.92	1077.36	663.56	841.09	41.50	17.50		9 SHOPS + 93 TENEMENT	8478.23
D WING	P+11	0.00	6553.69	983.050	874.40	170.720	168.080	14.250	0.000	0.00	0.00	0.00	0.00	723.93	45.19	0.00		77 TENEMENT	8550.26
TOTAL AREA		194.580	11722.430	1786.240	1639.450	267.110	296.600	21.390	16.240	1065.550	537.920	1077.360	663.560	1565.020	86.690	17.500	181.500	9 SHOPS, 8 170 TENEMENT	17028.49
BUILT UP AREA = COMM. + RESI. = 194.58 + 11722.43 + 17.50 (EXCESS REFUGE AREA) = 11934.51 SQ.M.																			
TOTAL BUIP AREA FSI + NON FSI = 17028.49+181.50																			17209.990

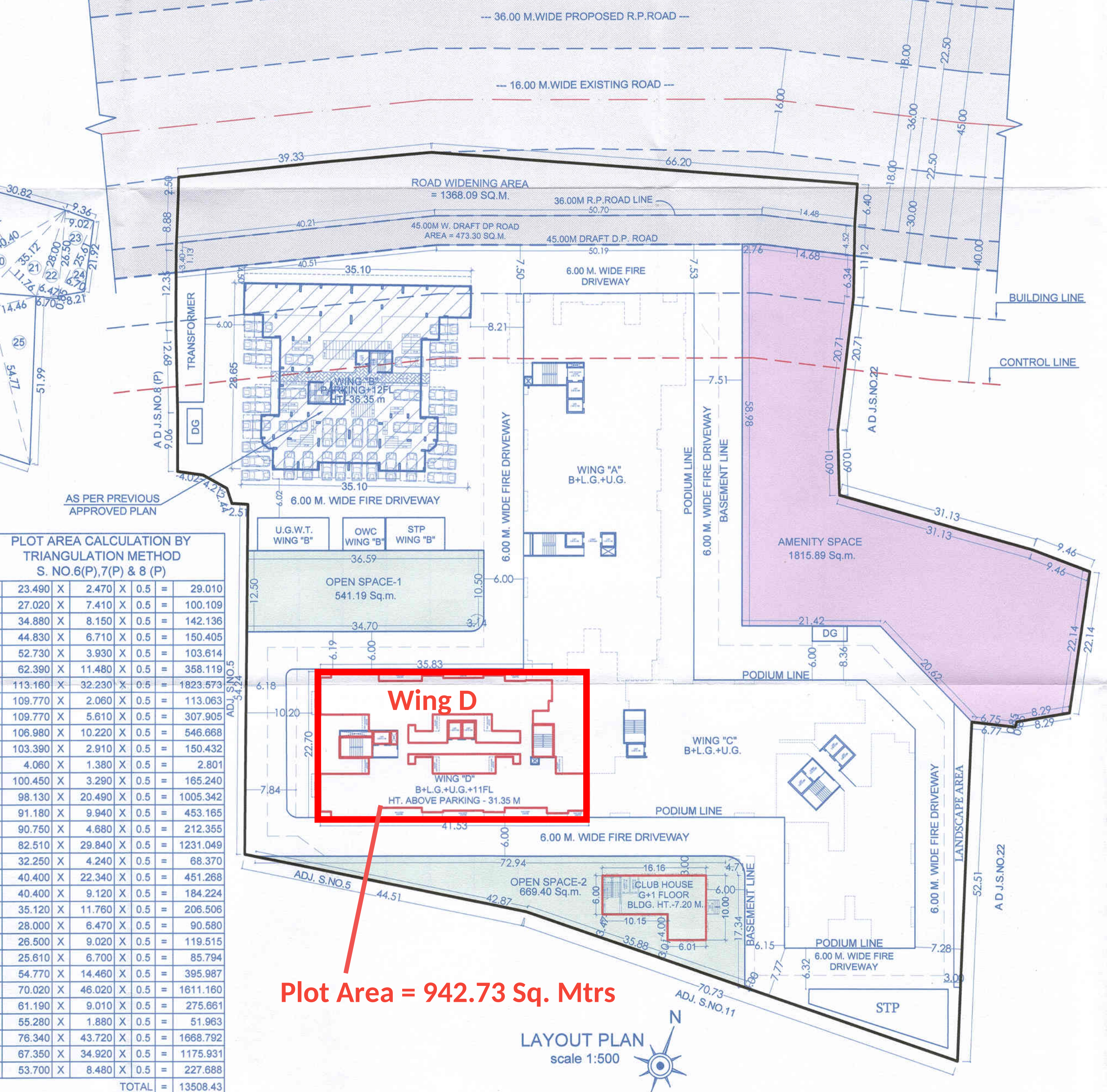


WATER CALCULATION	BLDG. NAME	O.H.W. TANK	U.G.W. TANK
	B WING	84500	127000
	D WING	72500	99500
	TOTAL AREA	157000.00	226500.00

OPEN SPACE-1 AREA CALCULATION BY TRIANGULATION METHOD	1	2	3	4	5
1	38.770	13.800	0.5	267.613	
2	38.770	11.940	0.5	231.457	
3	38.750	2.210	0.5	40.809	
4	AREA BY POLY LINE			1.61	
TOTAL				541.19	

OPEN SPACE-1 KEY PLAN SCALE 1:500

FSI + NON FSI AREA STATEMENT	SR. NO.	DESCRIPTION	AREA (SQ.M)
	01	F.S.I. AREA	11934.51
	02	NON F.S.I.	
	2.1	OPEN BALCONY	1639.45
	2.2	PASSAGE AREA	537.92
	2.3	REGULAR STAIR CASE	267.11
	2.4	FIRE STAIR CASE	296.60
	2.5	TERRACE AREA	663.56
	2.6	REFUGE AREA	86.69
	2.7	BASEMENT PARKING	5978.39
	2.8	LOWER GROUND PARKING	4050.00
	2.9	UPPER GROUND PARKING + WING B	4950.00
	2.10	GROUND COVERAGE AREA	841.09
		ANY OTHER	
	3	3.1 CLUB HOUSE	181.50
		3.2 LIFT AREA	21.39
		3.3 LIFT MACHINE ROOM	16.24
		3.4 SERVICES (S.T.P., TRANSFORMER, J.G. T etc)	1000.00
	TOTAL NON F.S.I.		20529.94
	TOTAL F.S.I. AREA + TOTAL NON F.S.I (11934.51+ 20529.94)		32464.45



Plot Area = 942.73 Sq. Mtrs

LAYOUT PLAN scale 1:500

- 1) PREVIOUS APPROVAL DETAILS :
- A) TOWN PLANNING LETTER NO SSP/3627, DATE-21/07/2012
 - B) BY THE COLLECTOR PUNE VIDE ORDER NO.PMA/NA/SR/308/14, DATE - 25/09/2014
 - C) BY PMRDA PUNE VIDE LETTER NO.1207/22-23/3649, DATE-03/05/2023

Approved as amended in...
subject to conditions mentioned in Annexure 'A'
of letter No.BMUC/R.No.244/23-24/10024, dated 20/06/2023
S. No./G. No./CTS No. 6/2, 5/2, 5/2, 5/2
Date 20/06/2023
Metropolitan Commissioner and Chief Executive Officer
Pune Metropolitan Regional Development Authority, Pune.



SR. NO.	AREA STATEMENT	Previous Sanction	Newly Proposed
01	AREA OF PLOT (AS PER 7/12)	8070.00	13474.00
02	AREA TAKEN FOR N.A. (AS PER P.O.A. / DAPA)	8587.78	13470.00
03	AREA OF PLOT (AS DEMARCATION)	8587.78	13508.42
04	AREA OF PLOT (MINIMUM AREA TAKEN)	8070.00	13470.00
05	DEDUCTIONS FOR		
a	AREA UNDER R.P. ROAD WIDENING	1147.21	894.79
b	AREA UNDER D.P. ROAD WIDENING	486.60	469.30
TOTAL ROAD AREA = (a+b)		1633.81	1364.09
06	GROSS AREA OF PLOT (4-5)	8438.19	12105.91
07	a) REQ./PROP. OPEN SPACE AREA (10% OF 6)	843.82	1210.59
b	REQ./PROP. AMENITY SPACE AREA (15% OF 6)	965.43	1815.89
c) TOTAL = (a+b)		1609.05	3026.48
08	NET PLOT AREA (6-7b)	5470.76	10290.02
09	PERMISSIBLE FSI (5470.76X1.20/ 10290.02X1.20)	6564.91	12348.02
10	a) PERMISSIBLE PAID F.S.I. 20% OF S.NO.8	1094.15	2058.00
b	PROPOSED PAID F.S.I.	-	-
11	TOTAL PERMISSIBLE FSI (9+10b)	6564.91	12348.02
12	TOTAL BUILT-UP AREA		
a	PREVIOUS APPROVED BUILT-UP AREA	5752.83	5380.82
b	PROPOSED BUILT-UP AREA	352.18	6553.69
c	TOTAL PROPOSED BUILT-UP AREA (a+b)	6105.01	11934.51

- LEGENDS
- a. PLOT BOUNDARY SHOWN BLACK
 - b. PROPOSED WORK SHOWN RED
 - c. DRAINAGE LINE SHOWN DOTTED RED
 - d. WATER LINE SHOWN DOTTED BLACK

CERTIFICATE
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 12/6/2006 & THE DIMENSIONS OF SIDES ETC. OF PLOT STALLS ON PLAN AREA AS MEASURED SITE & THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP/P.S. SCHEME RECORDS/LAND RECORDS DETD./CITY RECORDS.

SIGNATURE OF LICENSED ARCHITECT

NOTE:-
1) DRAWING IS PREPARED AS PER DOCUMENT (7/12) & DEMARCATION PROVIDED BY OWNER AND DEVELOPERS.
2) ARCHITECT WILL NOT RESPONSIBLE FOR ANY LEGAL CASE

PROJECT :

PROPOSED & REVISED GROUP HOUSING SCHEME BUILDING LAYOUT AT S.NO.6 TO 8/2/A1, 6 TO 8/2/A2, 6 TO 8/2/A3, 6 TO 8/2/A4 & S.NO.10, MAAN TAL-MULSHI,PUNE

NAME & SIGNATURE OF OWNER & P.A.H.

MR.SANJAY MOHAN NANDKEOLYAR & OTHERS THROUGH M/S. SHARMA CONSTRUCTION COMPANY THROUGH MR.VINOD M.SHARMA THRO. M/S.R.J.CONSTRUCTION THRO.

MR. ILESHKUMAR CHANDUBHAI PATEL

ARCHITECT'S / ENGINEER NAME & ADDRESS

RAHUL LONDHE SARTHA TIKONE

Rao Arch
201, MORESHWAR APPART, NARAYAN PETH, PUNE - 411030.
PH - 020 24444844 | EMAIL: researchpune@gmail.com
(LIC. NO. PMRDA/07/2020 | PMRDA/139/2020)