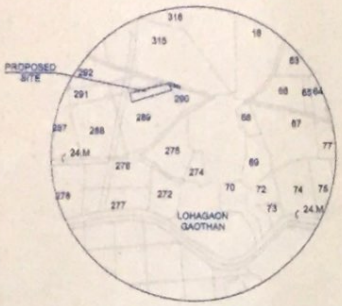


LOCATION PLAN

AREA STATEMENT (BLDG. - A1, A2 & A3)

FLOOR	NO. OF FLOOR	BLDG HEIGTH	BUILT UP RESI	PERM. BALCONY	PROP BALCONY	EXCESS BALCONY	WASHING AREA	PASSAGE AREA	STAIRCASE REGULAR	STAIRCASE FIRE	PERM. TERRACE	PROP TERRACE	LIFT REGU.	LIFT FIRE	LIFT MACH. RM. AREA	PROP TENEMENT	PROP. REFUGE	GROUND COVERAGE	TOTAL BUILT UP
BLDG.-A1	P+11	33.65	4033.73	605.02	603.66	----	270.71	556.27	125.95	125.95	806.73	505.02	3.35	3.35	----	88	30.66	619.19	6877.84
BLDG.-A2	P+11	33.65	4141.01	621.09	619.24	----	270.71	556.27	125.95	125.95	828.13	378.75	3.35	3.35	----	88	30.66	608.01	6883.25
BLDG.-A3	P+8	19.40	2144.01	321.60	323.01	1.41	130.26	303.42	68.70	68.70	428.79	136.80	3.35	3.35	-----	48	-----	559.28	3740.88
TOTAL			10318.75	1547.71	1545.91	1.41	671.68	1415.96	320.60	320.60	2063.65	1020.57	10.05	10.05	-----	224	61.32	1786.48	17481.97

TOTAL BUILT UP = BUILT UP + EXCESS BALCONY = 10318.75 + 1.41 = 10320.16 SQ.M.

TOTAL BUILT UP = 10320.16 SQ.M.

PARKING STATEMENT:

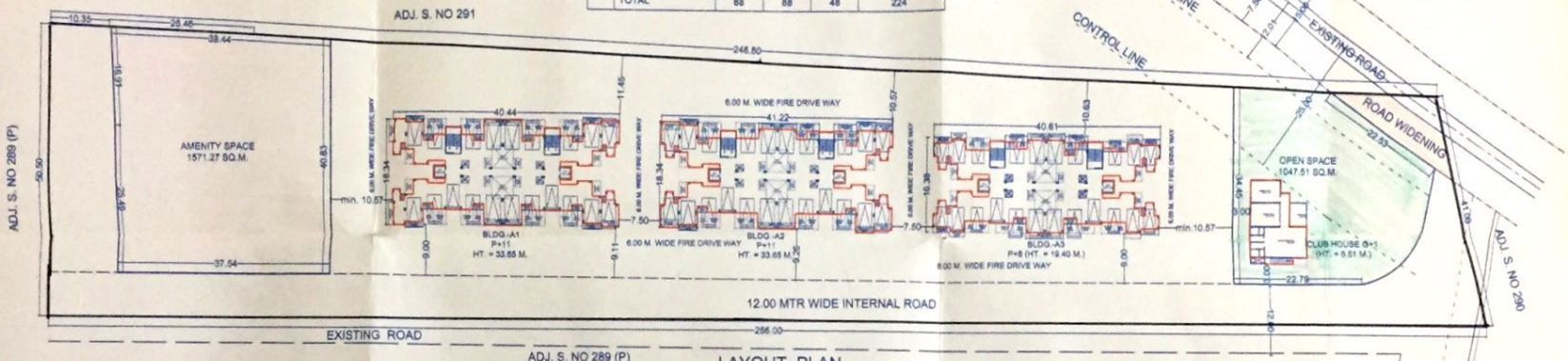
		NO OF TENAMENT	REQUIRED PARKING CAR	REQUIRED PARKING SCOOTER	REQUIRED PARKING CYCLE	PROPOSED PARKING CAR	PROPOSED PARKING SCOOTER	PROPOSED PARKING CYCLE
1	UPTO 50 SQM	136	00	170	170	00	170	170
2	BET 50 - 100 SQM	88	30	88	88	30	88	88
3	ABOVE 100 SQM	--	--	--	--	--	--	--
	TOTAL	224	30	258	258	30	258	258
	AREA REQUIRED FOR PARKING SPACE INCREASED BY 50% FOR METROPOLITAN AREAS							
	TOTAL REQUIRED / PROPOSED PARKING		45	387	387	45	387	387

PREMIUM AREA STATEMENT

S.NO	NAME	BALCONY	WASHING AREA	PASSAGE	STAIRCASE	TERRACE	LIFT	LIFT M R	PAID FSI
1.	PREVIOUSLY SANCTION AREA	1493.68	214.78	1357.18	359.04	1772.22	28.88	84.00	1164.20
2.	PROPOSED AREA	1545.91	671.68	1415.96	320.60	1020.57	10.05	-----	1602.89
3.	DIFFERANCE	52.23	456.90	58.78	-----	-----	-----	-----	436.49

TENAMENT STATEMENT : (A1 , A2 & A3 BLDG.)

S.NO	AREA OF TENAMENT	BLDG-A1	BLDG-A2	BLDG-A3	TOTAL TENAMENT
1	UP TO 50 SQ.M	44	44	48	136
2	BET 50 - 100 SQ.M	44	44	--	88
	TOTAL	88	88	48	224

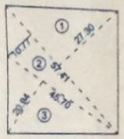


LAYOUT PLAN
SCALE - 1:500

OPEN SPACE - 1
SCALE - 1:500

OPEN SPACE AREA STATEMENT

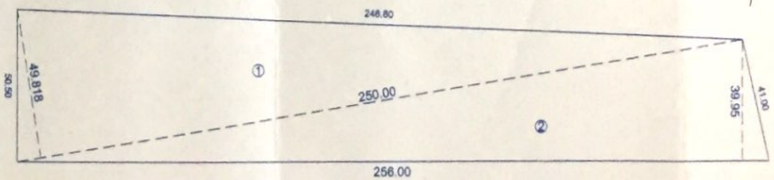
1.	0.5 X 38.22 X 18.45	=	314.36 SQ.M.
2.	0.5 X 41.80 X 20.35	=	425.31 SQ.M.
3.	0.5 X 41.80 X 8.45	=	176.60 SQ.M.
4.	0.5 X 35.75 X 6.31	=	112.79 SQ.M.
5.	0.5 X 14.57 X 1.89	=	18.45 SQ.M.
	TOTAL AREA =		1047.51 SQ.M.



AMENITY SPACE
SCALE - 1:1000

AMENITY SPACE AREA STATEMENT

1.	0.5 X 57.41 X 27.30	=	783.64 SQ.M.
2.	0.5 X 57.41 X 10.77	=	309.15 SQ.M.
3.	0.5 X 45.70 X 20.94	=	478.48 SQ.M.
	TOTAL AREA =		1571.27 SQ.M.



PLOT AREA CALCULATION BY TRIANGULATION METHOD
SCALE - 1:1000

PLOT AREA STATEMENT

1.	0.5 X 250.00 X 49.818	=	6227.26 SQ.M
2.	0.5 X 258.00 X 39.95	=	5113.60 SQ.M
	TOTAL	=	11340.86 SQ.M

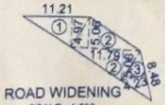
INTERNAL ROAD AREA STATEMENT

1.	0.50 X 58.42 X 7.54	=	220.24 SQ.M.
2.	0.50 X 256.00 X 7.56	=	967.68 SQ.M.
3.	0.50 X 198.21 X 3.30	=	327.04 SQ.M.
3.	0.50 X 98.00 X 4.14	=	202.86 SQ.M.
4.	0.50 X 41.10 X 6.86	=	140.97 SQ.M.
5.	0.50 X 21.76 X 10.60	=	115.32 SQ.M.
6.	0.50 X 21.76 X 2.39	=	26.00 SQ.M.
7.	0.50 X 9.75 X 3.21	=	15.64 SQ.M.
8.	0.50 X 9.18 X 3.18	=	14.59 SQ.M.
TOTAL ADDITIONS =			2030.34 SQ.M.

EXISTING ROAD
SCALE - 1:500

EXISTING ROAD AREA

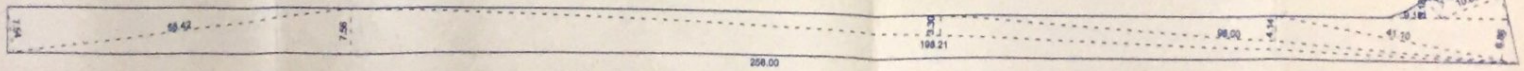
1.	0.5 X 10.28 X 3.79	=	19.44 SQ.M
	TOTAL	=	19.44 SQ.M



ROAD WIDENING
SCALE - 1:500

ROAD WIDENING AREA (15.00 MTR WIDE ROAD)

1.	0.5 X 11.21 X 4.97	=	27.86 SQ.M
2.	0.5 X 11.79 X 5.06 X 2	=	59.66 SQ.M
3.	0.5 X 08.48 X 4.23	=	17.93 SQ.M
	TOTAL	=	105.45 SQ.M



AREA UNDER INTERNAL ROAD (12.00 MTR WIDE)
SCALE - 1:500

LAYOUT 01 / 10

STAMP OF APPROVAL OF PLANS

Approved as an ... subject to conditions ... of letter No. ... Dated ... Metropolitan Commissioner and Chief Executive Officer Pune Metropolitan Regional Development Authority, Pune.

AREA STATEMENT

1.	AREA OF PLOT AS PER 7/12	11100.00
	a AREA OF PLOT AS PER DEMARCATION	11340.86
	b AREA AS PER POSSESSION	10600.00
	MINIMUM TO BE CONSIDERED	10600.00
2	DEDUCTION	
	a) AREA UNDER EXISTING ROAD	19.44
	b) AREA UNDER 15.00 M ROAD WIDENING	105.45
3	BALANCE AREA OF PLOT (1-2)	10475.11
4	A) REQUIRED AMENITY AREA (15% OF 3)	1571.27
	B) REQUIRED OPEN SPACE (10% OF 3)	1047.51
5	NET PLOT AREA (3 - 4A) X 0.90	8013.45
6	PERMISSIBLE B/UP AREA (1.10 X 5)	8814.79
7	ADDITION	
	A) 20 % PAID FSI (0.20 OF 5)	1602.89
	B) AMENITY SPACE	-------
	C) ROAD WIDENING	-------
8	TOTAL PERMISSIBLE B/UP AREA (6+7)	10417.48
9.	PROPOSED BUILT UP AREA	10320.16
10.	PROPOSED GROUND COVERAGE	1786.48
11.	TENAMENT PERMISSIBLE	255
12.	TENAMENT PROPOSED	224

PROJECT :
REVISED RESIDENTIAL BUILDING LAYOUT AT S.NO. 289/1A/1/1, AT VILLAGE -LOHGAON, DIST - PUNE

NAME OF OWNER / DEVELOPER :
PRIME BUILDCON THROUGH PARTNER
1) MR. SANJAY SHYAMLAL SINGHAL
2) MR. VIJAY ANANTRAM GOYAL
SHANTI HOMES, ADARSH COLONY, ROAD NO. 7, TINGARE NAGAR, PUNE-32

ARCHITECT :

SCALE	DATE	DRAWN BY	CHECKED BY
1:500	05 / 12 / 2019	SARTHAK	ABH

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CA/98/23233

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