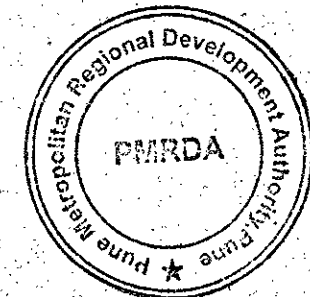


Approved as amended in.....
 subject to conditions mentioned in Annexure 'A'
 of letter No. 1777 C.R. No. 32342 / Mouza. 12183
 S. No. 1/4/1 No. 1/3 No. 1/3 No. 1/3 No. 1/3
 Date 15/03/2016
 Chief Executive Officer
 Pune Metropolitan Regional Development Authority, Pune.

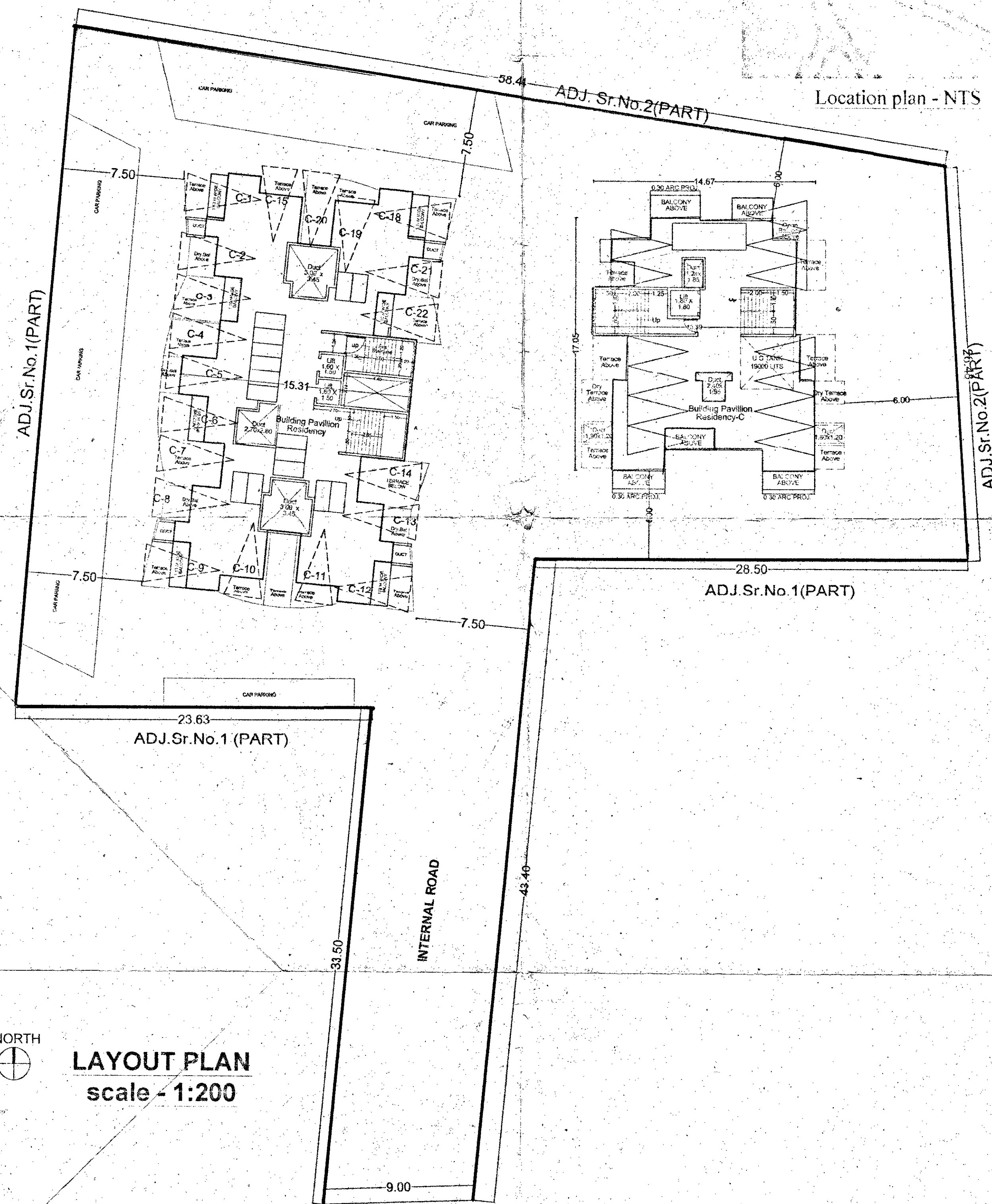


Proposed
site

AREA STATEMENT:-

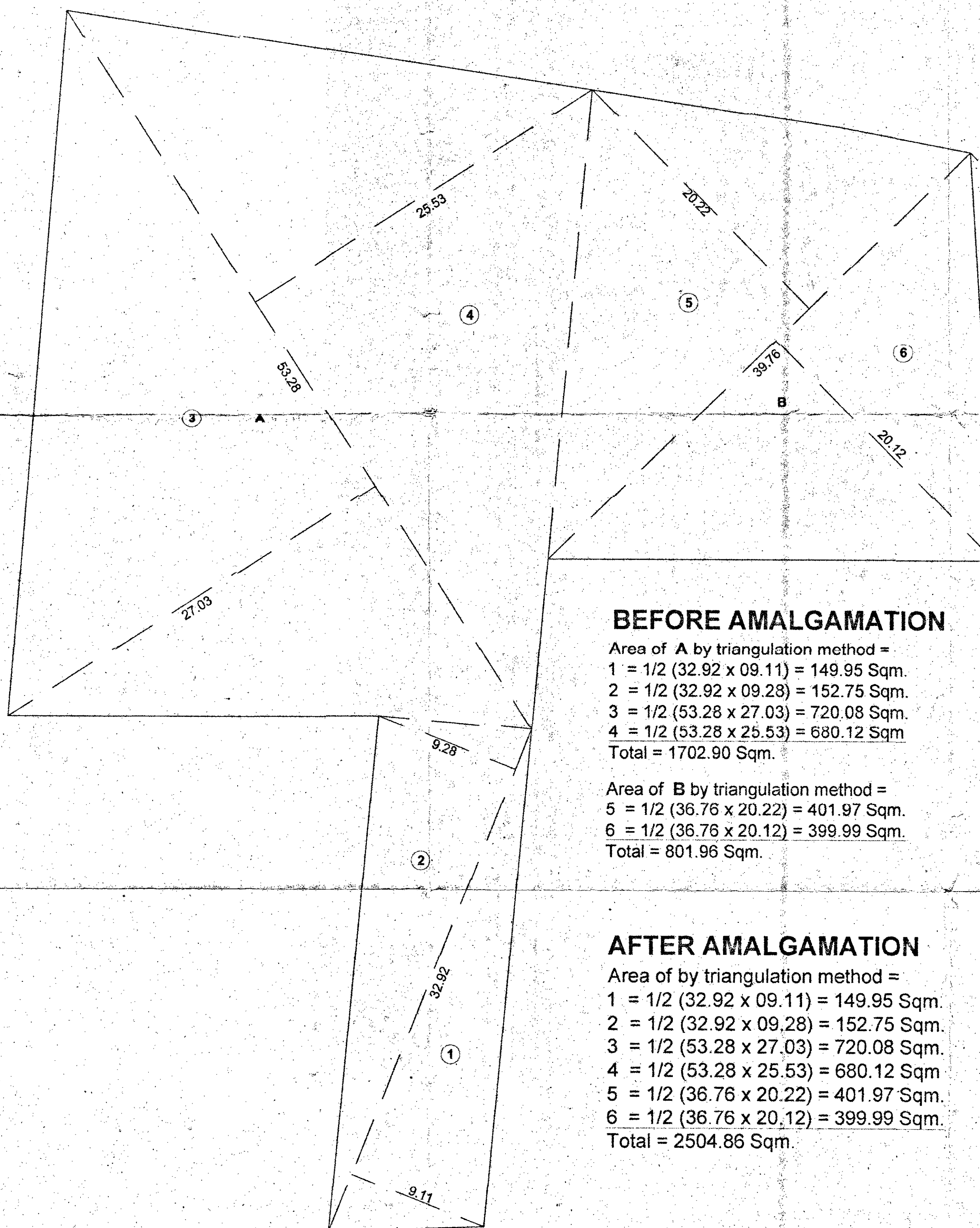
S.NO.	AREA AS PER DEMARCATION (TRIANGULATION) SQ.M.	AREA BY 7/12 SQ. M.	MINIMUM AREA CONSIDERED
S. NO. 1/4/1	1703.97 SQ.M.	1700.00 SQ.M.	1700.00 SQ.M.
S. NO. 1/1/3	801.80 SQ.M.	800.00 SQ.M.	800.00 SQ.M.
TOTAL	2505.77 SQ.M.	2500.00 SQ.M.	2500.00 SQ.M.

Location plan - NTS



LAYOUT PLAN
scale - 1:200

Existing 9.00 M Wide



BEFORE AMALGAMATION

Area of A by triangulation method =
 1 = $1/2 (32.92 \times 09.11) = 149.95 \text{ Sqm.}$
 2 = $1/2 (32.92 \times 09.28) = 152.75 \text{ Sqm.}$
 3 = $1/2 (53.28 \times 27.03) = 720.08 \text{ Sqm.}$
 4 = $1/2 (53.28 \times 25.53) = 680.12 \text{ Sqm.}$
 Total = 1702.90 Sqm.

Area of B by triangulation method =
 5 = $1/2 (36.76 \times 20.22) = 401.97 \text{ Sqm.}$
 6 = $1/2 (36.76 \times 20.12) = 399.99 \text{ Sqm.}$
 Total = 801.96 Sqm.

AFTER AMALGAMATION

Area of by triangulation method =
 1 = $1/2 (32.92 \times 09.11) = 149.95 \text{ Sqm.}$
 2 = $1/2 (32.92 \times 09.28) = 152.75 \text{ Sqm.}$
 3 = $1/2 (53.28 \times 27.03) = 720.08 \text{ Sqm.}$
 4 = $1/2 (53.28 \times 25.53) = 680.12 \text{ Sqm.}$
 5 = $1/2 (36.76 \times 20.22) = 401.97 \text{ Sqm.}$
 6 = $1/2 (36.76 \times 20.12) = 399.99 \text{ Sqm.}$
 Total = 2504.86 Sqm.

AREA STATEMENT IN SQM.

1. AREA OF PLOT (AS PER 7/12 DOCUMENT)	2500.000
AREA OF PLOT (AS PER TRIANGULATION)	2505.77
AREA OF PLOT (MINIMUM OF ABOVE)	2500.000
2. DEDUCTIONS IN AREA	
LAND UNDER Internal 20.00 m wind. ROAD	
ANY RESERVATIONS	
3. Gross Net Area of Plot (1-2)	2500.00
4. DEDUCTIONS FOR	
OPEN SPACE (Required 10%)	
AMINITY SPACE (Required 15%)	
INTERNAL ROADS	
5. Total Deduction	
6. net area of plot	
7. Add For F.S.I. add 4b + 6	
9. Total Allowable Built Up Area (1 of 6 Above)	2500.00
9a. Total Paid FSI (0.2) On 9 (2500 X 0.2 = 500 SQ.M.)	500.00
Total Allowable Built Up Area (9+9a)	3000.00
10. EXISTING RESIDENTIAL FLOOR SPACE	
11. PROPOSED RESIDENTIAL FLOOR SPACE	2997.46
12. TOTAL RESIDENTIAL FLOOR SPACE	2997.46
13. EXISTING COMMERCIAL FLOOR SPACE	
14. PROPOSED COMMERCIAL FLOOR SPACE	
15. TOTAL COMMERCIAL FLOOR SPACE	

TENAMENT STATEMENT

16. TENAMENTS PERMISSIBLE
 17. TENAMENTS PROPOSED

BALCONY AREA STATEMENT

18. TOTAL PERMISSIBLE BALCONY AREA (15%)	449.63
19. PROPOSED BALCONY AREA	445.94
20. EXCESS BALCONY	NIL
21. BALANCE BALCONY AREA	3.69

PLOT BOUNDARY - BLACK
 PROPOSED WORK - RED
 EXISTING TO BE RETAINED - HAILED
 EXISTING TO BE DEMOLISHED - YELLOW HATCHED

SCHEDULE OF OPENINGS

DOORS	WINDOWS	VENTILATORS
D = 1.00 x 2.20 D1 = 0.30 x 2.20 D2 = 0.75 x 2.20 P.D. = 2.20 x 2.20 (FOLDING)	W = 1.20 x 1.75 W1 = 1.22 x 1.22 W2 = 0.91 x 1.22	V = 0.50 x 1.75 V1 = 0.50 x 1.75

DESCRIPTION OF THE PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL SCHEME AT S.No. 1/4/1 &
 1/1/3 MAHALUNGE TAL. - MULSHI DIST-PUNE

Sign. Of Architect
 Ar. Rasika R. Pande
 Name & Sign. Of Owner
 Mr. Arun B. Marathe (PH) Mr. Dipak B. Raykar (PH)
 AVISHKAR DEVELOPERS AND BUILDERS

03.6.2016	MUNICIPAL	RASIKA RAJENDRA PANDE
DATE	DRG NO.	CA/2008/43455
MAHEROOR	1-100	AVISHKAR CONSULTANCY
DEALT BY	SCALE	PLANNING ARCHITECTURE INTERIORS
---	RO-0	203, BIRMAL SADAN,
JOB NO.	REVISION	PAUD PHATA, PUNE-411038.