F.S.I. AREA STATEMENT (IN SQ. MT.) (FOR PREMIMUM)								
BUILDING	GROUND COVERAGE	COMMERCIAL AREA	B/UP AREA	NET B/UP AREA	PERM. BALC. (15%)	PROP. BALC.	TERRACE	TENAMENT
BLDG. - A	192.40	348.72	0	348.72	0	0	0	0
BLDG. - B	563.34	0	3693.89	3693.89	554.08	551.46	384.17	63
BLDG. - C	563.34	0	2750.21	2750.21	412.53	411.75	282.59	47
BLDG. - D	655.77	0	4345.84	4345.84	651.88	651.39	428.98	79
BLDG. - E	655.77	0	4345.84	4345.84	651.88	651.39	428.98	79
BLDG. - F	566.60	163.41	3668.40	3831.81	550.26	548.50	384.17	63
TOTAL	3197.22	512.13	18804.18	19316.31	2820.63	2812.49	1908.89	331

F.S.I. AREA STATEMENT (IN SQ. MT.) (A - BLDG)			
FLOORS	GROUND COVERAGE	COMM. B/UP AREA	NET B/UP AREA
PARKING	-	156.32	156.32
FIRST	192.40	192.40	192.40
TOTAL	192.40	348.72	348.72

F.S.I. AREA STATEMENT (IN SQ. MT.) (B - BLDG)						
FLOORS	GROUND COVERAGE	TOTAL B/UP AREA	NET B/UP AREA	PERM. BALC. 15%	PROP. BALC.	TERRACE	TENAMENT
PARKING	-	-	-	-	-	-	-
FIRST	466.19	466.19	466.19	69.93	69.80	51.82	8
SECOND	51.82	466.18	466.18	69.93	69.81	45.33	8
THIRD	45.33	466.19	466.19	69.93	69.80	51.82	8
FOURTH		466.18	466.18	69.93	69.81	45.33	8
FIFTH		466.19	466.19	69.93	69.80	51.82	8
SIXTH		466.18	466.18	69.93	69.81	45.33	8
SEVENTH		466.19	466.19	69.93	69.80	51.82	8
EIGHTH		430.59	430.59	64.59	62.63	40.90	7
TOTAL	563.34	3693.89	3693.89	554.08	551.46	384.17	63

F.S.I. AREA STATEMENT (IN SQ. MT.) (C - BLDG)						
FLOORS	GROUND COVERAGE	TOTAL B/UP AREA	NET B/UP AREA	PERM. BALC. 15%	PROP. BALC.	TERRACE	TENAMENT
PARKING	-	-	-	-	-	-	-
FIRST	466.19	466.19	466.19	69.93	69.80	51.82	8
SECOND	51.82	466.18	466.18	69.93	69.81	45.33	8
THIRD	45.33	466.19	466.19	69.93	69.80	51.82	8
FOURTH		466.18	466.18	69.93	69.81	45.33	8
FIFTH		466.19	466.19	69.93	69.80	51.82	8
SIXTH		419.28	419.28	62.89	62.73	36.47	7
TOTAL	563.34	2750.21	2750.21	412.53	411.75	282.59	47

F.S.I. AREA STATEMENT (IN SQ. MT.) (D - BLDG)							
FLOORS	GROUND COVERAGE	TOTAL B/UP AREA	NET B/UP AREA	PERM. BALC. 15%	PROP. BALC.	TERRACE	TENAMENT
PARKING	-	-	-	-	-	-	-
FIRST	547.39	547.39	547.39	82.11	82.07	53.12	10
SECOND	53.12	547.39	547.39	82.11	82.07	55.26	10
THIRD	55.26	547.39	547.39	82.11	82.07	53.12	10
FOURTH		547.39	547.39	82.11	82.07	55.26	10
FIFTH		547.39	547.39	82.11	82.07	53.12	10
SIXTH		547.39	547.39	82.11	82.07	55.26	10
SEVENTH		547.39	547.39	82.11	82.07	53.12	10
EIGHTH		514.11	514.11	77.12	76.90	50.72	9
TOTAL	655.77	4345.84	4345.84	651.88	651.39	428.98	79

F.S.I. AREA STATEMENT (IN SQ. MT.) (E - BLDG)							
FLOORS	GROUND COVERAGE	TOTAL B/UP AREA	NET B/UP AREA	PERM. BALC. 15%	PROP. BALC.	TERRACE	TENAMENT
PARKING	-	-	-	-	-	-	-
FIRST	547.39	547.39	547.39	82.11	82.07	53.12	10
SECOND	53.12	547.39	547.39	82.11	82.07	55.26	10
THIRD	55.26	547.39	547.39	82.11	82.07	53.12	10
FOURTH		547.39	547.39	82.11	82.07	55.26	10
FIFTH		547.39	547.39	82.11	82.07	53.12	10
SIXTH		547.39	547.39	82.11	82.07	55.26	10
SEVENTH		547.39	547.39	82.11	82.07	53.12	10
EIGHTH		514.11	514.11	77.12	76.90	50.72	8
TOTAL	655.77	4345.84	4345.84	651.88	651.39	428.98	79

F.S.I. AREA STATEMENT (IN SQ. MT.) (F - BLDG)							
FLOORS	GROUND COVERAGE	COMM. B/UP AREA	TOTAL B/UP AREA	NET B/UP AREA	PERM. BALC. 15%	PROP. BALC.	TERRACE	TENAMENT
PARKING	-	163.41	-	163.41	-	-	-	-
FIRST	469.45	-	469.45	469.45	70.42	69.22	51.82	8
SECOND	51.82	-	461.77	461.77	69.27	69.18	45.33	8
THIRD	45.33	-	461.73	461.73	69.26	69.22	51.82	8
FOURTH		-	461.77	461.77	69.27	69.18	45.33	8
FIFTH		-	461.73	461.73	69.26	69.22	51.82	8
SIXTH		-	461.77	461.77	69.27	69.18	45.33	8
SEVENTH		-	461.73	461.73	69.26	69.22	51.82	8
EIGHTH		-	428.45	428.45	64.27	62.98	40.90	7
TOTAL	566.60	163.41	3668.40	3831.81	550.26	548.50	384.17	63

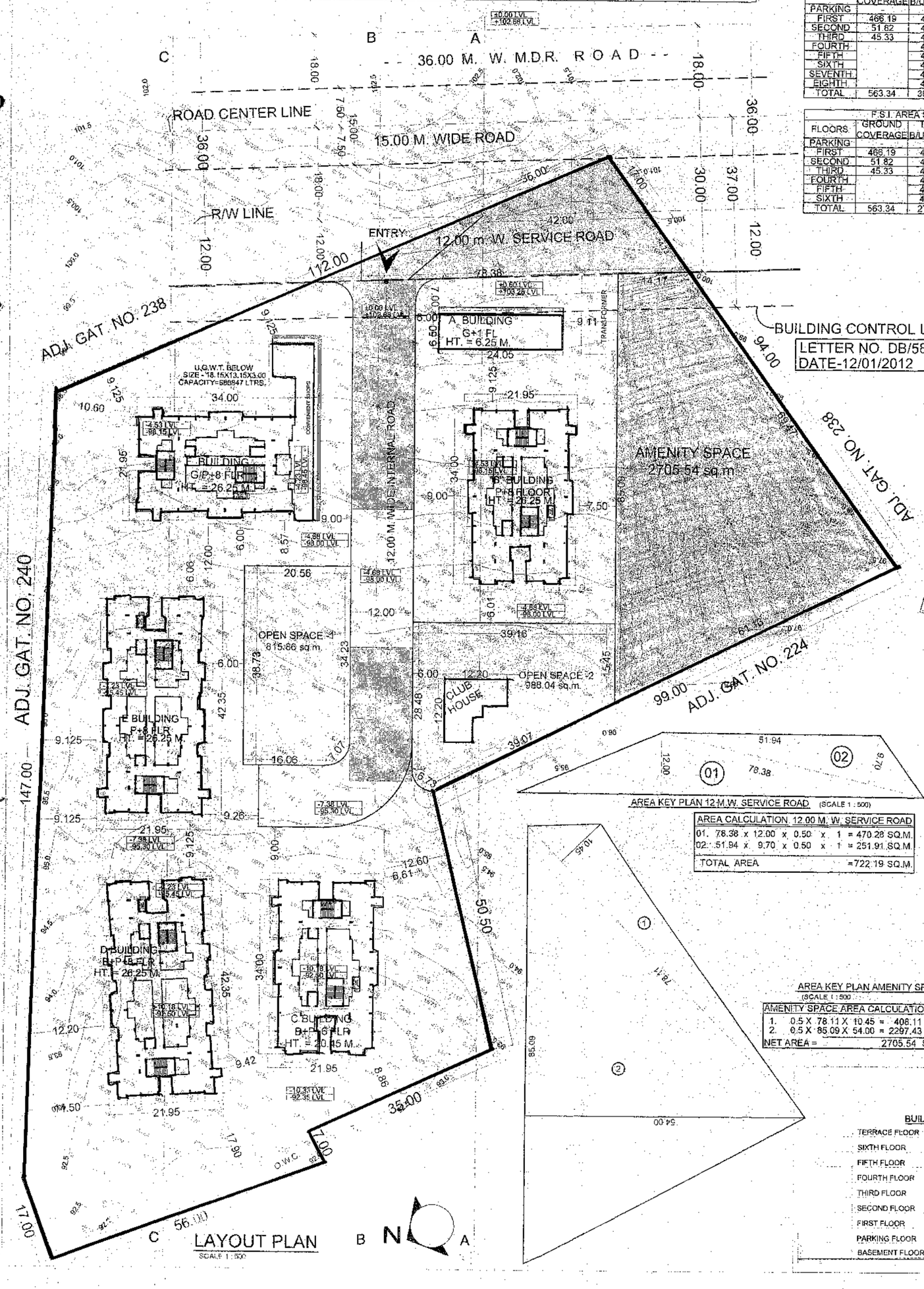
§ "सदरचे बाधकाम नकाशे हे पर्यावरण विभागाकडील Environment Clearance प्रमाणपत्र मिळणेस अधिन राहून मंजूर करणेत आले आहेत. प्रस्तुत प्रमाणपत्र मिळाले शिवाय प्रत्यक्ष जागेवर बांधकाम/विकास करता येणार नाही."

STAMP OF APPROVAL 1/18

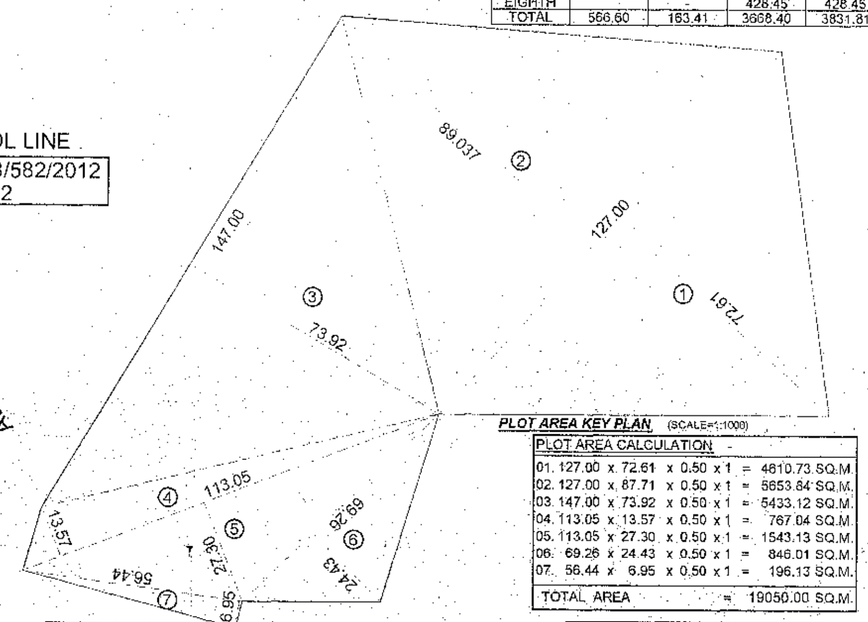
LAYOUT PLAN — REVISION -1

Approved as amended in ..... subject to conditions mentioned in Annuxure 'A' of letter No. PRA/B/C.R. No. 82/ /C.R. No. ..... /Mouza ..... S.No./G. No./C.T.S. No. ..... Dated 23/3/2016

Metropolitan Commissioner and Chief Executive Officer
Pune Metropolitan Regional Development Authority, Pune.



LAYOUT PLAN
SCALE 1 : 500

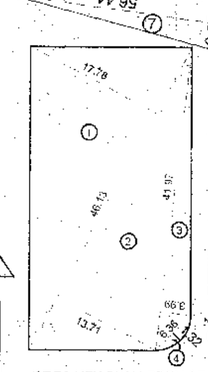


PLOT AREA KEY PLAN (SCALE=1:1000)

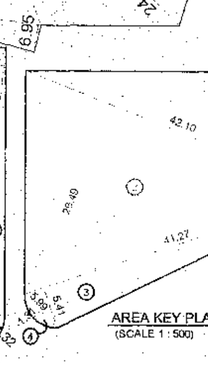
PLOT AREA CALCULATION						
01. 127.00	x 72.61	x 0.50	x 1	=	4610.73	SQ.M.
02. 127.00	x 87.71	x 0.50	x 1	=	5653.84	SQ.M.
03. 147.00	x 73.92	x 0.50	x 1	=	5433.12	SQ.M.
04. 113.05	x 13.57	x 0.50	x 1	=	767.04	SQ.M.
05. 113.05	x 27.30	x 0.50	x 1	=	1543.13	SQ.M.
06. 69.26	x 24.43	x 0.50	x 1	=	846.01	SQ.M.
07. 56.44	x 6.95	x 0.50	x 1	=	196.13	SQ.M.
TOTAL AREA				=	19050.00	SQ.M.

AREA KEY PLAN 12.M.W. SERVICE ROAD (SCALE 1 : 500)

AREA CALCULATION 12.00 M. W. SERVICE ROAD						
01. 78.38	x 12.00	x 0.50	x 1	=	470.28	SQ.M.
02. 51.94	x 9.70	x 0.50	x 1	=	251.91	SQ.M.
TOTAL AREA				=	722.19	SQ.M.



AREA KEY PLAN OPEN SPACE 1
(SCALE 1 : 500)



AREA KEY PLAN OPEN SPACE 2
(SCALE 1 : 500)

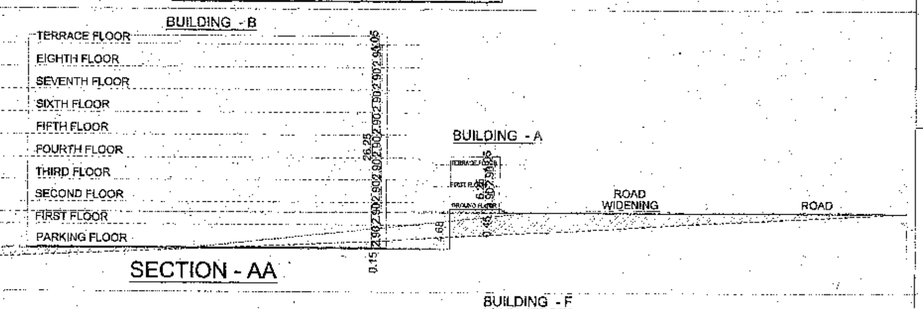
OPENSPACE - 1 AREA CALCULATION						
1.	0.5 X 46.13 X 17.76	=	410.10	SQ.M		
2.	0.5 X 46.13 X 13.71	=	316.22	SQ.M		
3.	0.5 X 41.97 X 3.99	=	83.73	SQ.M		
4.	2 / 3 X 6.36 X 1.32	=	5.60	SQ.M		
NET AREA		=	815.65	SQ.M		

OPENSPACE - 2 AREA CALCULATION						
1.	0.5 X 42.10 X 14.37	=	302.49	SQ.M		
2.	0.5 X 42.10 X 26.49	=	557.61	SQ.M		
3.	0.5 X 45.365 X 5.41	=	122.71	SQ.M		
4.	2/3 X 5.99 X 1.31	=	5.23	SQ.M		
NET AREA		=	988.04	SQ.M		

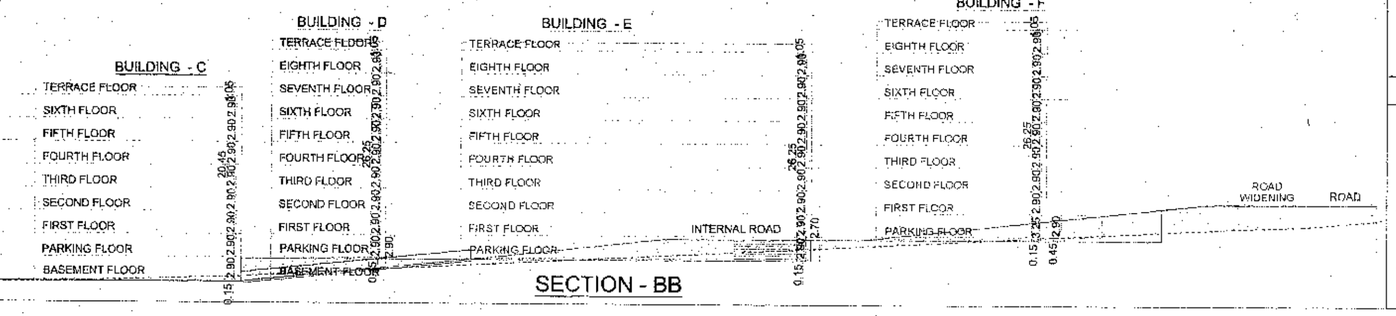
NET OPENSPACE AREA CALCULATION			
TOTAL AREA = OPEN SPACE 1+OPEN SPACE 2			
TOTAL AREA = 815.65 + 988.04 = 1803.69 SQ.M.			
NET AREA	=	1803.69	SQ.M

AREA KEY PLAN AMENITY SPACE
(SCALE 1 : 500)

AMENITY SPACE AREA CALCULATION						
1.	0.5 X 78.11 X 10.45	=	408.11	SQ.M		
2.	0.5 X 85.09 X 54.00	=	2297.43	SQ.M		
NET AREA		=	2705.54	SQ.M		



SECTION - AA



SECTION - BB

B)

ADD SLAB AREA (IN SQ. MT.)							
BUILDING	TOP SLAB	REFUGE SLAB	OHT TOP	UGT TOP	CLUB-HOUSE	BASEMENT AREA
BLDG. - A	175.34	0	19.65	SIZE = 20.00 X 13.15 X 3.00 M.	89.77	602.05
BLDG. - B	441.29	129.10	31.35			
BLDG. - C	381.41	113.93	35.10			
BLDG. - D	441.29	129.10	31.35			
BLDG. - E	441.29	129.10	31.35			
BLDG. - F	375.07	113.93	35.10			
TOTAL	2255.59	615.16	183.90	263	89.77	602.05
NET	0.00			4009.57		

C)

SERVICES AREA (IN SQ. MT.)	
STP	160.00
OWC	50.00
TRANSFORMER	107.16
TOTAL	317.16

D)

TOTAL COVERED AREA	
A	6992.76
B	4009.57
C	317.16
TOTAL	14319.49

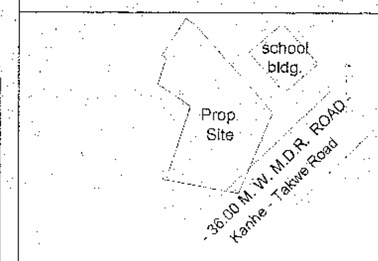
E)

TOTAL AREA CONSIDERED FOR ENVIRONMENTAL PURPOSE	
B/UP AREA	19316.31
TOTAL COVERED AREA	14319.49
TOTAL	33635.80

PARKING AREA CALCULATION (IN SQ. MT.)				
TYPE	AREA / TENE.	CAR	SCOOTER	CYCLE
100.00 SQ.MT. b/up (1-3-3) for shops	512.13	6	15	15
UPTO 50.00 SQ.MT. (0-5-5) for 4 tene.	331	0	414	414
TOTAL	331	6	429	429
AREA		12.50	3.00	0.75
REQUIRED		70.39	1287.34	321.84
PARKING AREA		1679.57		
PROP PARKING AREA				
PARKING AREA PROVIDED FOR SMART CITY PURPOSE (0.50) = 1679.57 X 0.50 = 839.78				
TOTAL PARKING AREA PROPOSED =1679.57+839.78 = 2519.35 SQ.MT.				

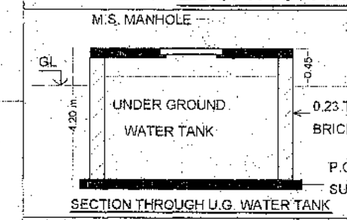
WATER CALCULATION (IN LITERS)			
BUILDING	TENEMENTS	O.H.T.	U.G.T.
BLDG. - A	COMM.	87077	70616
BLDG. - B	63	62525	113736
BLDG. - C	47	51725	87588
BLDG. - D	79	73325	129988
BLDG. - E	79	73325	129988
BLDG. - F	63	104585	146879
TOTAL		432562	688847

PREVIOUS ADTP SANCTION NO.-
S.NO.237 & OTHERS / S.S.K. /245
DATE-17/1/2012
COLLECTER SANCTION NO-
PRA/NASR/635/2011 DATE-15/5/12

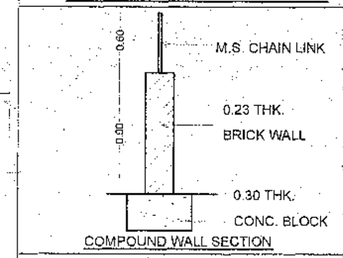


- To Mumbai N. H. 4 To Pune -

LOCATION MAP



SECTION THROUGH U.G. WATER TANK



COMPOUND WALL SECTION

BRIEF SPECIFICATIONS

1) FOUNDATION UP TO HARD STRATA
2) INTERNAL AND EXTERNAL WALLS BOTH 0.15 M.
3) IN BRICK OR BLOCK MASONRY IN C.M. 1:6
4) INTERNAL NEERU FINISHED PLASTER AND
5) EXTERNALLY ROUGH CAST CEMENT PLASTER.
6) CERAMIC TILES FLOORING FOR ALL ROOMS
7) GLAZED TILES IN W.C., BATH, TOILET etc.
8) R.C.C. STAIRCASE WITH R.C.C. OVER HEAD WATER TANK
9) R.C.C. ROOF SLAB WITH WATER PROOFING TREATEMENT ON TOP LAID TO SLOPE.

A) AREA STATEMENT	SQ.M.
1.AREA OF PLOT	19050.00
2.DEDUCTIONS FOR a)ROAD ACQUISITION AREA	290.85
b)ANY RESERVATION	---
c) 12.0 M. W. SERVICE ROAD	722.19
TOTAL(a+b+c)	1013.04
3.NET GROSS AREA OF PLOT(1-2)	18036.96
4.DEDUCTIONS FOR a) OPEN SPACE (10%)	1803.69
b) AMENITY SPACE (15%)	2705.54
5.NET AREA OF PLOT (2 - 3b)	15331.42
6.F.A.R. PERMISSIBLE 15331.42 X0.90	13798.27
NORMAL F.S.I. PERMI. AREA 13798.27X1.20	16557.93
PREMIUM - PAID F.S.I.= 13798.27 X0.20	2759.65
TOTAL F.S.I. PERMISSIBLE (16557.92 +2759.65)	19317.58
8.PROPOSED COMMERCIAL AREA	512.13
9.PROPOSED RESIDENTIAL AREA	18804.18
10.EXCESS BALCONY AREA TAKEN IN F.A.R. B(c)	---
11.TOTAL BUILT-UP PROPOSED(8+9+10)	19316.31
12.F.A.R. CONSUMED(13/7)	0.999
C.TENEMENT STATEMENT a)NET AREA OF PLOT(A5)	18036.96 SQ.M.
b)LESS DEDUCTION OF NON-RESI.	---
c)AREA OF TENEMENT(a-b)	---
d)TENEMENTS PERMISSIBLE(250T/H)	450 NOS.
e)TENEMENTS PROPOSED	331 NOS.

LEGENDS

PLOT BOUNDARY	BLACK	ENC. BALCONY	BLUE
PROPOSED WORK	RED	PASSAGE	PINK
DRY BALCONY	ORANGE		
TERRACE	GREEN		

CERTIFICATE OF AREA
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVIVED BY ME ON AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP/T.P.SCHEME RECORDS DEPTT/CITY SURVEY RECORDS.

ARCHITECT SIGN

OWNER NAME & SIGN :-
R. K. LUNKAD HSG. COMPANY (THROUGH)

1) MR. RAJENDRA R. LUNKAD
2) MR. RAVINDRA R. LUNKAD

PROJECT :-

PROPOSED RESI. BLDG.ON
GAT NO. 237, AT KANHE,
TAL. MAWAL, DIST. PUNE

ARCHITECTS

KHIRE-BHIDE & ASSOCIATES
Architects & Designers
'Jay kamal' Apartment, 336,Narayan Peth,
Near Modi Ganpati, Pune - 411030
tel. 020 - 24491567
Email : khirebhide_a@yahoo.co.in
www.khirebhide.com

ARCHITECTS :

RAJENDRA KHIRE CA/90/13574	MILIND BHIDE CA/92/14605	N
SIGN	SIGN	

JOB NO:-	DRG.NO:-
SCALE:- 1:500	DATE:- 04/09/2015
DRN. BY:- DEEPIKA	CHKD. BY:- MR. KHIRE