TOTAL F.S.I STATEMENT - BUILDING - A, B, C, D, E, F AND H (IN SQ.MS.)

FLOOR	F.S.I. BUILT UP AREA	PROPOSED OPEN BALCONY	PROPOSED ENCLOSE BALCONY	PROPOSED DRY BALCONY	PROPOSED PASSAGE AND STAIRCASE FREE OF F.S.I. AS PER PAID PREMIUM	PROPOSED TERRACE	PROPOSED LIFT AREA (MACHINE ROOM LESS)	TOTAL
BUILDING 'A'	11557.122	1160.460	569.548	505.942	2528.114	16.335	417.530	16753.051
BUILDING 'B'	8027.930	0.000	1204.156	559.860	2468.920	11.983	1437.772	13705.621
BUILDING 'C'	7239.787	0.000	1085.936	505.674	2215.676	11.983	1292.515	12351.571
BUILDING 'D'	7290.502	0.000	1093.545	494.556	2458.324	11.983	1265.198	12614.108
BUILDING 'E'	9452.115	0.000	1417.570	165.761	2468.023	16.821	1421.778	14657.068
BUILDING 'F'	7082.954	0.000	1062.230	440.010	1872.055	16.821	1076.921	11550.991
SHOPPING BUILDING 'A,D, AND H'	1435.590	0.000	0.000	0.000	0.000	0.000	0.000	1435.590
TOTAL	52086.000	1160.460	6432.585	2671.803	13999.112	85.925	6911.714	83347.999
			9104.788					

TOTAL F.S.I STATEMENT - AMENITY BUILDING 'G1 + G2' -(IN SQ.MS.)

BUILDING	F.S.I. BUILT UP AREA	PROPOSED OPEN BALCONY	PROPOSED ENCLOSE BALCONY	PROPOSED DRY BALCONY	PROPOSED PASSAGE AND STAIRCASE FREE OF F.S.I. AS PER PAID PREMIUM	PROPOSED TERRACE	PROPOSED LIFT AREA (MACHINE ROOM LESS)	TOTAL
BUILDING 'G1'	3098.844	0.000	396.759	0.000	817.669	9.500	0.000	4342.706
BUILDING 'G2'	2923.637	27.169	409.883	0.000	1173.145	9.500	316.572	4859.906
TOTAL	6022.481	27.169	806.642	0.000	2010.748	19.000	316.572	9202.612

TOTAL BALCONY STATEMENT - BUILDING - A, B, C, D, E AND F

BUILDING	F.S.I. BUILT UP AREA	PERMISSIBLE BALCONY (15% OF B/UP AREA)	PROPOSED OPEN BALCONY	PROPOSED ENCLOSE BALCONY	TOTAL PROPOSED BALCONY	PROPOSED DRY BALCONY
BUILDING 'A'	11557.122	1733.568	1160.460	569.548	1730.008	505.942
BUILDING 'B'	8027.930	1204.190	0.000	1204.156	1204.156	559.860
BUILDING 'C'	7239.787	1085.968	0.000	1085.936	1085.936	505.674
BUILDING 'D'	7290.502	1093.575	0.000	1093.545	1093.545	494.556
BUILDING 'E'	9452.115	1417.817	0.000	1417.570	1417.570	165.761
BUILDING 'F'	7082.954	1062.443	0.000	1062.230	1062.230	440.010
SHOPPING BLDG 'A, D, H'	1435.590	0.000	0.000	0.000	0.000	0.000
TOTAL	52086.000	7597.562	1160.460	6432.585	7593.445	2671.803

TOTAL TERRACE STATEMENT - BLDG.- A, B, C, D, E AND F

BUILDING	F.S.I. BUILT UP AREA	PERMISSIBLE TERRACE (20% OF B/UP AREA)	PROPOSED TERRACE
BUILDING 'A'	11557.122	2311.424	417.530
BUILDING 'B'	8027.930	1605.586	1437.772
BUILDING 'C'	7239.787	1447.957	1292.515
BUILDING 'D'	7290.502	1458.100	1265.198
BUILDING 'E'	9452.115	1890.423	1421.778
BUILDING 'F'	7082.954	1416.591	1076.921
SHOPPING BLDG 'A, D, H'	1435.590	0.000	0.000
TOTAL	52086.000	10130.082	6911.714

TOTAL BALCONY AREA STATEMENT FOR AMENITY BLDG 'G1 + G2'

FLOOR	F.S.I. BUILT UP AREA	PERMISSIBLE BALCONY (15% OF B/UP AREA)	PROPOSED ENCLOSE BALCONY	PROPOSED OPEN BALCONY	PROPOSED TOTAL BALCONY	PROPOSED DRY BALCONY
BUILDING 'G1'	3098.844	464.827	396.759	0.000	396.759	0.000
BUILDING 'G2'	2923.637	438.546	409.883	27.169	437.052	0.000
TOTAL	6022.481	903.372	806.642	27.169	833.811	0.000

TERRACE AREA STATEMENT - AMENITY BLDG 'G1 + G2'

FLOOR	F.S.I. BUILT UP AREA	PERMISSIBLE TERRACE (20% OF B/UP AREA)	PROPOSED TERRACE
BUILDING 'G1'	3098.844	619.769	0.000
BUILDING 'G2'	2923.637	584.727	316.572
TOTAL	6022.481	1204.496	316.572

TOTAL TENEMENT STATEMENT - BUILDING - A, B, C, D, E AND F

BUILDING	NO. OF TENEMENTS	B/U AREA UPTO 50 SQ.MTS	B/U AREA 50-100 SQ.MTS	B/U AREA ABOVE 100 SQ.MTS
BUILDING 'A'	162	0	162	0
BUILDING 'B'	156	36	120	0
BUILDING 'C'	141	33	108	0
BUILDING 'D'	138	33	105	0
BUILDING 'E'	138	0	138	0
BUILDING 'F'	136	34	102	0
BUILDING 'A, D, H' SHOPS	0	0	0	
TOTAL	871	136	735	0

F.S.I STATEMENT FOR CLUB HOUSE (IN SQ.MS.) (G + 01 FL)

FLOOR	F.S.I. BUILT UP AREA	PROPOSED ENCLOSE BALCONY	PROPOSED LIFT AREA	PROPOSED MACHINE ROOM LESS	PROPOSED TERRACE	TOTAL BUILT UP AREA
GROUND	109.818	0.000	-----	-----	-----	109.818
FIRST	54.849	0.000	-----	-----	-----	54.849
TOTAL	164.667	0.000	0.000	0.000	0.000	164.667
TOTAL F.S.I B/UP AREA	164.667	-----	0.000	0.000	0.000	164.667
TOTAL NON F.S.I. B/UP AREA		FREE OF F.S.I			0.000	31.410
		OPEN STAIRCASE		(2.768*5.731)*2	31.410	
GRAND TOTAL	TOTAL F.S.I B/UP AREA + TOTAL NON F.S.I B/UP AREA)					196.077

TOTAL WATER REQUIREMENT - BUILDING - A,B, C, D, E, F, G1, G2 AND H

BUILDING	OVER HEAD WATER TANK CAPACITY INCLUDING FIRE	UNDER GROUND WATER TANK CAPACITY INCLUDING FIRE
BUILDING - A	129350.00	214025.00
BUILDING - B	125300.00	207950.00
BUILDING - C	115175.00	192762.50
BUILDING - D	115175.00	192762.50
BUILDING - E	113150.00	189725.00
BUILDING - F	111800.00	187700.00
BUILDING - G1	36640.00	39960.00
BUILDING - G2	30530.00	15795.00
BUILDING 'A, D, H' SHOPS	21555.00	62332.50
TOTAL	798675.00	1303013.50

DIFFERENCE AREA STATEMENT (F.S.I. + NON F.S.I. AREA) FOR PREMIUM CALCULATIONS - BLDG A, B, C, D, E AND F (IN SQ.MTS)

SR. NO.	BUILDING TYPE	1ST SANCTION AREA	2ND SANCTION AREA	3RD SANCTION AREA	PROPOSED REVISED AREA	DIFFERENCE AREA
		BUILDING A, B, C, D, E AND F	BUILDING A, B, C, D, E AND F	BUILDING A, B, C, D, E AND F	BUILDING A, B, C, D, E AND F	
		PRA/NASR/244/2014. DATED - 04/07/2014 BY ADTP OFFICE PUNE AND THE COLLECTORS OFFICE PUNE	BMU / C.R. NO. 3585 DATED - 03/03/2016. BY PMRDA	BMU / C.R. NO. 583/17-18 DATED - 25/09/2017. BY PMRDA		
		(A)	(B)	(C)	(D)	(E)
	F.S.I.					
1	PROPOSED F.S.I. B/UP AREA	38367.896	43178.440	43745.227	52086.000	(D-C) 8340.773
2	PROPOSED PAID (PREMIUM) F.S.I.	4630.340	5277.080	5342.366	5342.366	(D-C) 0.000
	NON F.S.I.					
1	OPEN BALCONY	0.000	0.000	0.000	1160.460	(D-C) 1160.460
2	ENCLOSE BALCONY + DRY BALCONY	8642.659	9234.010	8817.193	9104.788	(D-B) -129.222
4	TERRACE	6051.993	7255.540	6677.783	6911.714	(D-B) -343.826
5	STAIRCASE + PASSAGE + LMR	11137.324 + 159.825 = 11297.149	14575.330 + 210.48 = 14785.79	12670.313 + 0.00 = 12670.313	13999.112 + 0.00 = 13999.112	(D-B) -786.678
6	LIFT	73.078	98.10	83.765	85.925	(D-B) -12.175

PARKING AREA STATEMENT - BUILDING - A, B, C, D, E, F AND H

AREA OF TENEMENT	NO. OF TENEMENTS	REQUIRED PARKING			TOTAL REQUIRED PARKING			PROPOSED PARKING		
1	2	3			4			5		
UPTO 50 SQ.MT. (RESI.)	136	CAR	SCOOTER	CYCLE	CAR	SCOOTER	CYCLE	CAR	SCOOTER	CYCLE
		0	5	5	0	170	170	38	170	170
		(FOR 4 TENEMENT)								
		0	170	170						
50 TO100 SQ.MT. (RESI.)	735	CAR	SCOOTER	CYCLE	CAR	SCOOTER	CYCLE	CAR	SCOOTER	CYCLE
		01	3	3	245	735	735	245	735	735
		(FOR 3 TENEMENT)								
		245	735	735						
EVERY 100 SQ.MT. (COMBA.)	1435.590	CAR	SCOOTER	CYCLE	CAR	SCOOTER	CYCLE	CAR	SCOOTER	CYCLE
		01	3	3	15	44	44	15	44	44
		(EVERY 100 SQ.MT.)								
		15	44	44						
TOTAL	871	260	949	949	260	949	949	298	949	949
1.5 TIMES EXTRA		391	1424	1424	391	1424	1424	448	1424	1424
		CARS	SCOOTERS		CY.			TOTAL PARKING REQUIRED		
391	12.50	1424	2.00		1424	0.70				
4881.67		2847			997			8725		

PROPOSED F.S.I AND NON F.S.I BUILT UP AREA STATEMENT FOR BUILDING - A, B, C, D, E, F, H AND G (IN SQ.MS.)

SR. NO.	BUILDING	FLOORS	HEIGHT OF BUILDING FROM GR. LEVEL	F.S.I BUILT UP AREA WITHOUT PARKING	NON F.S.I (FREE OF F.S.I.) B/UP AREA	TOTAL
1	BLDG. A, AND B	BASEMENT	0.00	0.00	0.000	3425.000	0.000
2	PARKING (BUILDING A, B, C, D AND H)	PARK. LVL. 1	3.25	0.00	0.000	8005.000	8005.000
		PARK. LVL. 2	6.95	0.00	0.000	6880.000	6880.000
		PARK. LVL. 3	10.65	0.00	0.000	7869.290	7869.290
3	BUILDING 'A'	BASEMENT + LOWER GR. (1ST LVL. PRK) + UPPER GR.- PART SHOPS AND PART PRK (2ND LVL. PRK) + PARKING ABV. UPPER GR. LVL. (3RD LVL. PRK+ FLATS) + 20 FLRS ABV.	69.65	59.00	11557.122	5338.989	16896.111
4	BUILDING 'B'	BASEMENT + 3 PARKING + 20 FLOORS ABV.	69.65	59.00	8027.930	5782.611	13810.541
5	BUILDING 'C'	3 PARKING + 18 FLOORS ABV.	63.75	53.10	7239.787	5191.354	12431.141
6	BUILDING 'D'	LOWER GR. (1ST LVL. PRK) + UPPER GR.- PART SHOPS AND PART PRK (2ND LVL. PRK) + PARKING ABV. UPPER GR. LVL. (3RD LVL. PRK) + 18 FLRS ABV.	63.75	53.10	7290.502	5503.338	12793.838
7	BUILDING 'E'	P + 23 FLOORS ABV.	68.85	65.55	9452.115	6348.869	15800.984
8	BUILDING 'F'	P + 17 FLOORS ABV.	54.30	51.00	7082.954	5261.387	12344.341
9	BUILDING 'A, D, H' SHOPS	GROUND FLOOR ONLY	4.90	0.00	1435.590	0.000	1435.590
10	CLUB HOUSE	G + 01 FLOOR ABV.	7.65	7.65	164.667	31.410	196.077
11	WATCHMAN CABIN	GROUND STRUCTURE	----	----	0.000	23.289	23.289
12	BUILDING 'G1' (AMENITY BLDG)	BASEMENT + GROUND + 06 FL	24.45	24.45	3098.844	2250.384	5449.228
13	BUILDING 'G2' (AMENITY BLDG)	P + 12 FL	38.79	35.64	2923.637	2385.428	5309.065
14	TOTAL				58273.148	60573.347	119244.495
	TOTAL F.S.I AND NON F.S.I - BUILT UP AREA						119244.495

DIFFERENCE AREA STATEMENT (F.S.I. + NON F.S.I. AREA) FOR PREMIUM CALCULATIONS - BLDG G (G1+G2) (IN SQ.MTS)

SR. NO.	BUILDING TYPE	1ST SANCTION AREA	2ND SANCTION AREA	3RD SANCTION AREA	4TH SANCTION AREA	DIFFERENCE AREA
		AMENITY BUILDING G	AMENITY BUILDING G	AMENITY BUILDING G	AMENITY BUILDING (G1+G2)	
		PRA/NASR/244/2014. DATED - 04/07/2014 BY ADTP OFFICE PUNE AND THE COLLECTORS OFFICE PUNE	BMU / C.R. NO. 3585 DATED - 03/03/2016. BY PMRDA	BMU / C.R. NO. 583/17-18 DATED - 25/09/2017. BY PMRDA	BMU / C.R. NO. 1648/18-19. DATED - 29/06/2019 BY PMRDA	
		(A)	(B)	(C)	(D)	E
	F.S.I.					
1	PROPOSED F.S.I. B/UP AREA	4083.420	4440.520	4440.520	6022.481	(D-C) 1581.961
2	PROPOSED PAID (PREMIUM) F.S.I.	680.932	776.040	785.641	785.641	(D-C) 0.000
	NON F.S.I.					
1	ENCLOSE BALCONY	611.429	664.824	664.824	806.642	(D-C) 141.818
2	OPEN BALCONY	0.000	0.000	0.000	27.169	(D-C) 27.169
3	DRY BALC.	302.837	374.140	374.140	0.000	(D-C) -374.140
4	TERRACE	734.613	859.617	859.617	316.572	(D-C) -543.045
5	STAIRCASE, PASSAGE, LIFT AND LMR	436.568 + 1208.675 + 32.447 + 25.944 = 1703.634	418.020 + 1755.111 + 15.85 + 35.08 = 2224.061	418.020 + 1755.111 + 35.08 = 0.00 = 2208.211	784.560 + 1226.188 +19.000 + 0.00 = 2029.748	(D-C) -178.4630

TOTAL PARKING AREA STATEMENT FOR AMENITY BUILDING 'G1 + G2'

DETAILS	PROPOSED AREA	REQUIRED PARKING			TOTAL REQUIRED PARKING			PROPOSED PARKING		
1	2	3			5			6		
EVERY 100 SQ.MT.	6022.481	CAR	SCOOTER	CYCLE	CAR	SCOOTER	CYCLE	CAR	SCOOTER	CYCLE
		1	3	3	61	181	181	61	181	181
		(FOR 100 SQ.MT.)								
		61	181	181						
TOTAL	6022.481	61	181	181	61	181	181	61	181	181
1.5 TIMES REQ.		92	271	271	92	271	271	92	271	271
		CARS	SCOOTERS		CYCLES					
92	12.50	271	2.00		271	0.70		TOTAL PARKING REQ. (SQ.MT.)		
1150.00		542.00			189.70			1881.790		

PROPOSED GROUND COVERAGE FOR BUILDING A, B, C, D, E, F AND H- (IN SQ.MS.)

FLOOR	F.S.I. BUILT UP AREA	PROPOSED OPEN BALCONY	PROPOSED ENCLOSE BALCONY	PROPOSED DRY BALCONY	PROPOSED PASSAGE AND STAIRCASE FREE OF F.S.I. AS PER PAID PREMIUM	PROPOSED LIFT AREA (MACHINE ROOM LESS)	PROPOSED TERRACE	TOTAL
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
BUILDING A, B, C, D & H	-----	-----	-----	-----	-----	-----	-----	8005.000
BUILDING 'E'	417.893	0.000	62.67	7.3070	105.533	-----	67.535	715.416
	-----	-----	-----	-----	-----	-----	55.578	
BUILDING 'F'	427.158	0.000	64.03	11.7700	109.113	-----	86.617	750.406
	-----	-----	-----	-----	-----	-----	49.718	
TOTAL	845.051	0.000	126.700	20.077	214.646	0.000	259.448	9471.822

AREA CALCULATIONS FOR PODIUM/ PARKING SLAB

FLOORS	POLY LINE AREA (A)	CHOPS / FLAT F.S.I. AREA (B)	TOTAL PARKING FLOOR AREA C = (A - B)
BASEMENT	3625.000	0.000	= 3625.000
PARK. LVL. 1	8005.000	0.000	= 8005.000
PARK. LVL. 2	8315.590	1435.590	= 6880.000
PARK. LVL. 3	8005.000	135.710	= 7869.290
			= 26379.290

B.P. ROAD - AREA CALCULATION

1	COMPUTER GENERATED AREA					=	1984.802
2	50.461	X	27.795	X	0.5	=	701.282
3	50.461	X	28.000	X	0.5	=	706.454
4	58.180	X	26.200	X	0.5	=	762.158
5	58.180	X	27.098	X	0.5	=	788.281
6	55.357	X	24.700	X	0.5	=	683.661
7	55.357	X	28.448	X	0.5	=	787.401
					TOTAL	=	6414.039

AMENITY SPACE - AREA CALCULATION

1	computer generated area					=	73.266
2	35.767	X	11.862	X	0.5	=	212.134
3	80.476	X	10.736	X	0.5	=	431.995
4	87.507	X	43.375	X	0.5	=	1897.79
5	87.507	X	31.360	X	0.5	=	1372.11
6	50.021	X	20.524	X	0.5	=	513.313
7	50.021	X	16.640	X	0.5	=	416.175
8	computer generated area					=	15.433
9	computer generated area					=	45.632
10	computer generated area					=	259.767
					TOTAL	=	5237.610

30 M WIDE GREEN BELT - AREA CALCULATION

1	64.377	X	23.548	X	0.5	=	757.975
2	64.377	X	25.387	X	0.5	=	817.169
3	34.341	X	16.068	X	0.5	=	275.836
4	61.837	X	4.143	X	0.5	=	128.095
5	80.753	X	26.194	X	0.5	=	1057.622
6	67.988	X	19.309	X	0.5	=	656.390
7	38.197	X	20.064	X	0.5	=	383.191
8	34.016	X	14.975	X	0.5	=	254.695
9	34.016	X	23.340	X	0.5	=	396.967
					TOTAL	=	4728.000

OPEN SPACE (01) - AREA CALCULATION

1	59.450	X	18.101	X	0.5	=	538.05
2	59.450	X	18.905	X	0.5	=	561.95
					TOTAL	=	1100.00

OPEN SPACE (02) - AREA CALCULATION

1	78.098	X	25.317	X	0.5	=	988.604
2	94.545	X	11.228	X	0.5	=	530.775
3	94.545	X	18.454	X	0.5	=	872.362
					TOTAL	=	2391.740

TOTAL OPEN SPACE AREA

1	OPEN SPACE 1	1100.000
2	OPEN SPACE 2	2391.740
	TOTAL =	3491.740

STAMP OF APPROVAL

LAYOUT PLAN AND AREA CALCULATION

02 / 31

Approved as amended in ..... subject to conditions mentioned in Annexure 'A' of letter No.BP/U/C.R. No.3585-22 /Above dt 10.03.22 S. No./C. No./CTS No. ..... Date 22 FEB 2022
Metropolitan Commissioner and Chief Executive Officer
Pune Metropolitan Regional Development Authority, Pune.

PMRDA

1st SANCTION NO.
- PRA/NASR/244/2014, DATED - 04/07/2014.
2nd SANCTION NO.
- BMU/CR/3585, DATED - 03/03/2016.
3rd SANCTION NO.
- BMU/CR/583/2017-18, DATED - 25/09/2017.
4TH SANCTION NO. (AMENITY BUILDING)
- BMU/CR/583/2017-18, DATED - 25/09/2017.
BUILDING - E OBTAINED COMPLETION NO.
- C.R. NO. 583/17-18, DATED - 12/03/2021.
BUILDING - F OBTAINED COMPLETION NO.
- C.R. NO. 583/17-18, DATED - 13/03/2021.

A	AREA STATEMENT		PREVIOUS	PROPOSED
1A	AREA OF TOTAL 7/12 OF S.NO 4(PART)&60/1(PART)		114720.00	114720.00
1B	AREA OF PLOT OF OWNER AS PER 7/12 (AS PER PREVIOUS COMMITMENT)		46059.40	46059.40
1C	AREA OF PLOT AS PER DEMARCATION		46059.483	46059.483
1D	MINIMUM PLOT AREA CONSIDERED		46059.40	46059.40
2	DEDUCTION			
	a	AREA UNDER ROAD EXISTING ROAD	----	----
	b	AREA UNDER ROAD (30M WIDE) i.e R.P ROAD	6414.000	6414.000
	c	AREA UNDER GREEN BELT (DEDUCTED AS PER PREVIOUS COMMITMENT)	4728.000	4728.000
3	GROSS PLOT AREA OF PLOT (1D-2b-2c)		34917.400	34917.400
4	AREA UNDER AMENITY SPACE (15% OF 3A)		5237.610	5237.610
5	NET AREA OF PLOT (3 - 4)		29679.790	29679.790
6	a	AREA UNDER OPEN SPACE (10% OF 3C)	3491.740	3491.740
7	a	AREA TO BE CONSIDERED FOR FSI (0.9 OF 5) (AS PER PREVIOUS REGULATION)	26711.820	----
	b	TOTAL AREA TO BE CONSIDERED FOR FSI CALCULATION = (3 - 4) (AS PER PRESENT REGULATION)	----	29679.790
8	F.A.R. PERMISSIBLE (FOR 30.00 M. R.P ROAD)		1.200	1.200
9	a	BASIC FSI SANCTIONED (AS PER PREVIOUS COMMITMENT)	31988.900	----
	b	BASIC FSI PERMISSIBLE FOR PROPOSED SANCTION	----	35615.748
10	ADDITION			
	a	PERMISSIBLE 20% PREMIUM F.S.I. (20% OF 7)	5342.366	5935.958
	b	PROPOSED PREMIUM F.S.I. (AS PER PREVIOUS COMMITMENT FOR PROPOSED SANCTION)	----	5342.366
	c	APPROVED INSITU FSI (ROAD FSI) - AS PER PREVIOUS COMMITMENT	6414.000	----
	d	PERMISSIBLE 60% OF 7b AS TDR / INSITU FSI = 20644.674 PROPOSED TDR / INSITU FSI (6414.00 X 1) (AS PER PRESENT REGULATION)	----	6414.000
	e	ADD FOR GREEN BELT AREA (AS PER PRESENT REGULATION)	----	4728.000
11	a	TOTAL PERMISSIBLE FLOOR AREA (9a+10a+10c)	43745.266	----
	b	TOTAL PERMISSIBLE FLOOR AREA (9b+10b+10d+10e)	----	52100.114
12	EXISTING FLOOR AREA		----	----
13	PROPOSED AREA		43745.227	52086.000
14	TOTAL BUILT UP AREA PROPOSED (12+13)		43745.227	52086.000
15	BALANCE F.S.I. BUILT UP AREA (NOT CONSUMED)		0.039	14.114
16	F.A.R. CONSUMED (15/11)		0.999	0.995
17	PROPOSED GROUND COVERAGE		10288.272	9471.822
B	BALCONY AREA STATEMENT			
	a	PERMISSIBLE BALCONY AREA	6485.667	7597.562
	b	PROPOSED BALCONY AREA	6411.361	7593.445
	c	EXCESS BALCONY AREA	----	----
C	TENEMENT STATEMENT			
	a	TOTAL PERMISSIBLE FLOOR AREA (11) ABOVE	43745.266	52100.114
	b	LESS DEDUCTION FOR NON-RESIDENTIAL(SHOPS)	----	----
	c	AREA OF TENEMENTS (a - b)	43745.266	52100.114
	d	TENEMENTS PERMISSIBLE - 250 T / HECTARE		
	e	TENEMENTS PROPOSED	824	871
D	PARKING STATEMENT		CARS	SCOOTERS / CYCLES
	PARKING REQ. BY RULES			
	a	FOR COMMERCIAL AREA	15	44 / 44
	b	FOR RESIDENTIAL AREA	260	949 / 949
	c	TOTAL PARKING REQUIRED (a+b)= 50%	391	1424 / 1424
	g	TOTAL PARKING PROPOSED	391	1424 / 1424
F	BRIEF SPECIFICATION			

* R.C.C FRAMED STRUCTURE WITH 4",5" & 6" THK ACC BLOCK MASONARY
* ALUMINIUM SLIDING WINDOW, DOORS & LAMINATED DOOR
* EXTERNAL SAND FACED & INTERNAL NEERU FINISH/GYPSUM PLASTER
* CERAMIC TILE FLOORING

G LEGEND

* PLOT BOUNDARY	THICK BLACK
* PROPOSED WORK	RED SMUGGED
* ROAD WIDENING	GREEN DOTTED
* WATER LINE	RED DOTTED
* DRAINAGE LINE	BLACK DOTTED
* EXISTING STRUCTURE TO BE DEMOLISED	YELLOW HATCHED

G SCHEDULE OF OPENINGS

D1 = 1.05 X 2.25	FD1 = 1.80 X 2.25	V1 = 0.60 X 0.90
D2 = 0.90 X 2.25	FD2 = 1.50 X 2.25 FIREDOOR	
D3 = 0.75 X 2.25	FD3 = 1.37 X 2.25	
O1 = 2.44 X 2.25	W1 = 1.80 X 1.80	
O2 = 0.90 X 2.25	W2 = 1.50 X 1.80	
O3 = 1.91 X 2.25		

PROJECT
PROPOSED REVISED GROUP HOUSING AND COMMERCIAL PROJECT AT S. NO-4/1, 4/2, 4/3/1, 4/4 & 60 / 1 (PART) AT MHALUNGE, TAL.- MULSHI, DIST. - PUNE.

OWNER/POA HOLDER/DEVLOPER
SIDDHARTH PROPERTIES
- THROUGH PARTNER
- ABHIJEET SHENDE & SWAPNIL SHENDE

SIGN OF ARCHITECT
LAISONING ARCHITECT
Ar. JITENDRA J THAKKAR
CA/2001/28174

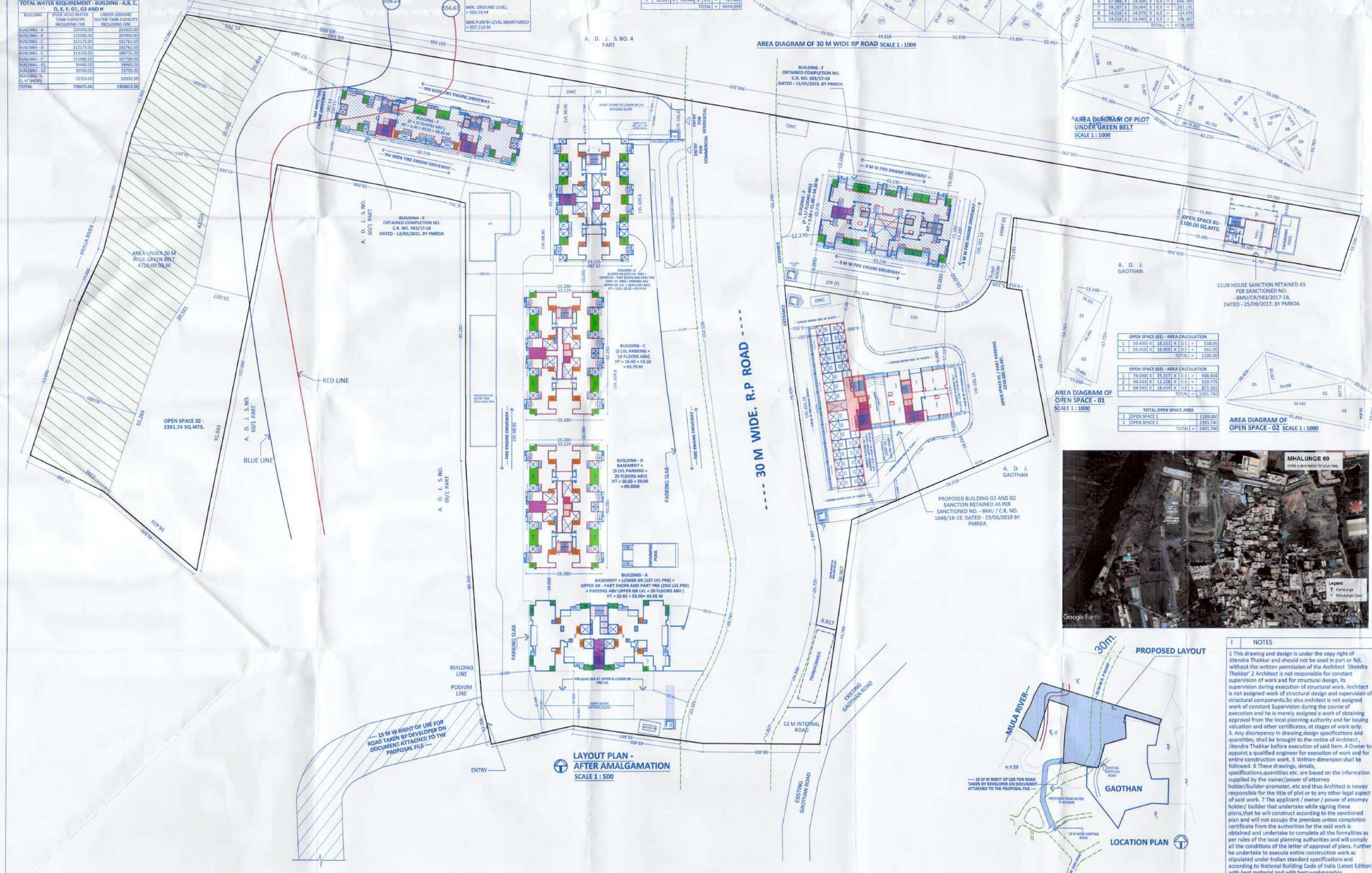
SIGN OF OWNER/P.A.H

DESIGN AND PROJECT ARCHITECTS:
ABHIKALPAN ARCHITECTS AND PLANNERS, PRINCIPAL ARCHITECT - KEDAR KULKARNI.
PUNE OFFICE ADDRESS:
301/2, SURVEY NO. 2/9 & 2/5-A, "PURUSHOTTAM PLAZA", BANER ROAD, PUNE - 411 045, INDIA.
TEL / FAX - 020 - 27292055

LAISONING ARCHITECT - JITENDRA THAKKAR
IDEAL DESIGN ARCHITECTS
Flat No 208, B Wing, 2nd Floor, Shajanand Complex, 2416, East Street, Pune Camp, Pune - 411001, Maharashtra, India. Office - 02048646999 Mobile - +91 8087066999 / +91 93700 21211.Email- idafirm.01@gmail.com, idafirm.02@gmail.com, jitenjt@gmail.com

DRG.	SCALE	DATE	DEALT	JOB NO.
Ar. Jitendra	1 : 100	21.08.2021	Ketaki G.	2014-05

I NOTES
1 This drawing and design is under the copy right of Jitendra Thakkar and should not be used in part or full, without the written permission of the Architect 'Jitendra Thakkar' 2 Architect is not responsible for constant supervision of work and for structural design, its supervision during execution of structural work. Architect is not assigned work of structural design and supervision of structural components.So also architect is not assigned work of constant Supervision during the course of execution and he is merely assigned a work of obtaining approval from the local planning authority and for issuing valuation and other certificates, at stages of work only. 3. Any discrepancy in drawing,design specifications and quantities, shall be brought to the notice of Architect , Jitendra Thakkar before execution of said Item. 4 Owner to appoint a qualified engineer for execution of work and for entire construction work. 5 Written dimension shall be followed. 6 These drawings, details, specifications,quantities etc. are based on the information supplied by the owner/power of attorney holder/builder-promoter, etc and thus Architect is noway responsible for the title of plot or to any other legal aspect of said work. 7 The applicant / owner / power of attorney holder/ builder that undertake while signing these plans,that he will construct according to the sanctioned plan and will not occupy the premises unless completion certificate from the authorities for the said work is obtained and undertake to complete all the formalities as per rules of the local planning authorities and will comply all the conditions of the letter of approval of plans. Further he undertake to execute entire construction work as stipulated under Indian standard specifications and according to National Building Code of India (Latest Edition) with best material and with best workmanship.


AREA DIAGRAM OF AMENITY SPACE SCALE 1 : 1000
AREA DIAGRAM OF 30 M WIDE RP ROAD SCALE 1 : 1000
AREA DIAGRAM OF PLOT UNDER GREEN BELT SCALE 1 : 1000
AREA DIAGRAM OF OPEN SPACE - 01 SCALE 1 : 1000
AREA DIAGRAM OF OPEN SPACE - 02 SCALE 1 : 1000
MHALUNGE 60
Google Earth
PROPOSED LAYOUT
MULA RIVER
GAOTHAN
LOCATION PLAN
A. D. J. S. NO. 4 PART
A. D. J. S. NO. 60/1 PART
AREA UNDER 30 M WIDE GREEN BELT 4728.00 SQ.M
OPEN SPACE 02 - 2391.74 SQ.MTS.
OPEN SPACE 01- 1100.00 SQ.MTS.
CLUB HOUSE SANCTION RETAINED AS PER SANCTIONED NO. - BMU/CR/583/2017-18, DATED - 25/09/2017. BY PMRDA
BUILDING - F OBTAINED COMPLETION NO. C.R. NO. 583/17-18 DATED - 13/03/2018. BY PMRDA
BUILDING - E O