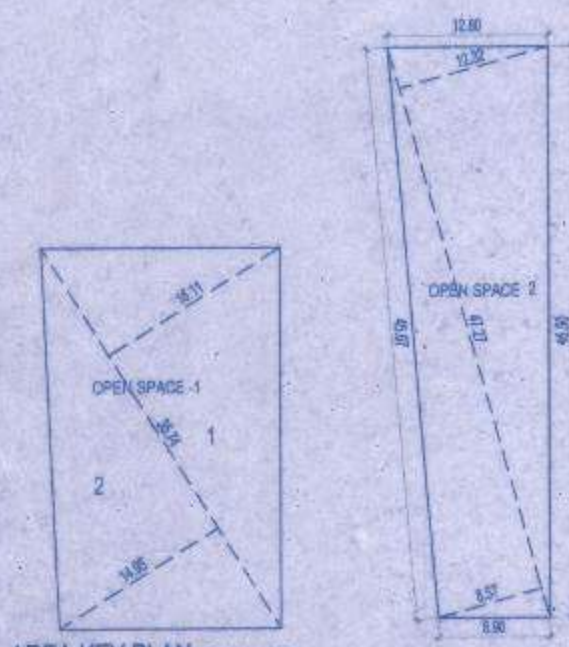


AREA KEY PLAN SCALE 1:500
OPEN SPACE-1AREA KEY PLAN SCALE 1:500
OPEN SPACE-2

LOCATION PLAN

COLOURING OF PLANS

PLOT LINES	THICK BLACK
EXISTING STREET	GREEN
FUTURE STREET	GREEN DOTTED
PERMISSIBLE BUILDING LINE	TH. OTTED BLACK
EXISTING WORK TO BE RETAINED	
PROPOSED WORK	
DRAINAGE AND SEWERAGE WORK	RED DOTTED
WATER SUPPLY WORK	BLAC DOTTED THIN
RECREATIONAL OPEN SPACE	GREEN WASH
BALCONY	
TERRACE	

TENAMENT STATEMENT

WING	TENAMENT	CONV. SHOP + STORES
A,B,C WING	68	13
D' WING	28	NIL
E' WING	14	NIL
F' WING	28	NIL
G' WING	16	NIL
H' WING	32	NIL
I' WING	12	NIL
J' WING	16	NIL
K' WING	08	NIL
L' WING	34	NIL
TOTAL	256 NOS.	13 NOS.

EXISTING WORK TO BE RETAINED
SHOWN AS HATCHED
PREVIOUS APPROVAL NO.
90295-15 DATED 27/07/2019

PARKING STATEMENT: 'L' WING

	REQUIRED	PROVIDED
CAR	12	13
SCOOTER	46	48
CYCLE	46	48

PARKING STATEMENT: A to K WING

	REQUIRED	PROVIDED
CAR	78	78
SCOOTER	234	234
CYCLE	234	286

1. AREA UNDER OPEN SPACE
 AREA OF A1 = $0.50(35.74 \times 16.11) = 287.88 \text{ sq.m.}$
 AREA OF A2 = $0.50(35.74 \times 14.96) = 267.16 \text{ sq.m.}$
TOTAL = 555.03 sq.m.

2. AREA UNDER OPEN SPACE
 AREA OF 2 = $0.50(12.32 \times 8.57) \times 47.27 = 493.73 \text{ sq.m.}$
TOTAL = 493.73 sq.m.
TOTAL OPEN SPACE = 555.03 + 493.73 = 1048.76 sq.m.

PLOT AREA
 AREA OF ABCD = $0.50(58.66 \times 62.93) \times 109.42 = 6599.66 \text{ sq.m.}$
 AREA OF COEF = $0.50(47.38 \times 41.13) \times 90.29 = 3995.78 \text{ sq.m.}$
TOTAL = 10595.41 sq.m.
 SAYS = 10800.00 sq.m.

15.0 M WIDE DP ROAD AREA
 AREA OF APRQ = $0.50(60.23 \times 2.52) = 63.28 \text{ sq.m.}$
 AREA OF APRS = $0.50(50.23 \times 2.98) = 74.84 \text{ sq.m.}$
TOTAL = 138.12 sq.m.

EXISTING B/U AREA, BALCONY AREA AND TERRACE AREA STATEMENT:

WING	FLOOR	B/U AREA		BALCONY AREA			
		B/U AREA (SqM.)	TERRACE TAKEN IN B/U (SqM.)	PERMISSIBLE 15% (SqM.)	OPEN BALC (SqM.)	ENCL. BALC (SqM.)	TOTAL BALC (SqM.)
A WING	GROUND FL.	189.83	---	---	---	---	---
	FIRST FLOOR	354.10	NIL	53.11	30.81	22.56	53.37
	2ND FLOOR	354.10	NIL	53.11	30.81	22.56	53.37
B WING	GROUND FL.	194.55	---	---	---	---	---
	FIRST FLOOR	372.20	NIL	55.83	36.49	10.08	46.57
	2ND FLOOR	372.20	NIL	55.83	36.49	10.08	46.57
C WING	GROUND FL.	182.46	---	---	---	---	---
	FIRST FLOOR	200.03	NIL	27.36	12.37	10.08	20.16
	2ND FLOOR	371.24	NIL	55.68	27.00	24.00	51.00
D WING	GROUND FL.	371.24	---	---	---	---	---
	FIRST FLOOR	371.24	NIL	55.68	27.00	24.00	51.00
	2ND FLOOR	175.16	NIL	26.27	13.50	24.00	37.50
E WING	GROUND FL.	174.68	---	---	---	---	---
	FIRST FLOOR	334.78	NIL	50.21	33.63	16.62	50.25
	2ND FLOOR	334.78	NIL	50.21	33.63	16.62	50.25
F WING	GROUND FL.	334.78	---	---	---	---	---
	FIRST FLOOR	334.78	NIL	50.21	33.63	16.62	50.25
	2ND FLOOR	334.78	NIL	50.21	33.63	16.62	50.25
G WING	GROUND FL.	288.91	---	---	---	---	---
	FIRST FLOOR	288.91	24.26	40.33	9.72	---	9.72
	2ND FLOOR	288.91	20.12	40.33	9.72	---	9.72
H WING	GROUND FL.	288.91	---	---	---	---	---
	FIRST FLOOR	288.91	20.12	40.33	9.72	---	9.72
	2ND FLOOR	288.91	20.12	40.33	9.72	---	9.72
I WING	GROUND FL.	329.84	---	---	---	---	---
	FIRST FLOOR	329.84	34.16	49.48	---	48.90	48.90
	2ND FLOOR	329.84	21.56	49.48	---	48.90	48.90
J WING	GROUND FL.	329.84	---	---	---	---	---
	FIRST FLOOR	329.84	34.16	49.48	---	48.90	48.90
	2ND FLOOR	329.84	21.56	49.48	---	48.90	48.90
K WING	GROUND FL.	62.67	---	---	---	---	---
	FIRST FLOOR	186.52	13.90	27.97	---	25.85	25.85
	2ND FLOOR	186.52	17.97	27.97	---	25.85	25.85
SUB TOTAL	GROUND FL.	10519.52	252.72	1577.93	606.62	527.06	1133.68
	FIRST FLOOR	10519.52	252.72	1577.93	606.62	527.06	1133.68
	2ND FLOOR	10519.52	252.72	1577.93	606.62	527.06	1133.68
TOTAL (10519.52 + 252.72)		10772.24 SQM					

PROPOSED 'L' WING STATEMENT:
B/U AREA, BALCONY AREA, AND TERRACE AREA

FLOOR	B/U AREA	PERMISSIBLE 15% (SqM.)	OPEN BALC. PROPOSED (SqM.)	ENCL. BALC. PROPOSED (SqM.)	TOTAL BALC. PROPOSED (SqM.)	PERMISSIBLE 20% TERRACE (SqM.)	PROPOSED TERRACE (SqM.)
FIRST FLOOR	469.14	70.37	7.04	61.84	68.88	93.82	72.31
2ND FLOOR	469.14	70.37	7.04	61.84	68.88	93.82	26.60
3RD FLOOR	469.14	70.37	7.04	61.84	68.88	93.82	72.31
4TH FLOOR	192.45	28.87	nil	17.55	17.55	38.49	23.60
TOTAL	1599.87	239.78	21.12	203.07	224.19	319.95	191.82

BRIEF SPECIFICATION

ROOF FRAMED STRUCTURE, FOUNDATION UP TO HARD STRATA, EXTERNAL 0.15 THAND INT. 0.15A TO 10 TH. BRICK MASONRY OR FLY ASH BRICK WALLS EXTERNALLY SAND FACED PLASTER AND INTERNALLY NEERU FINISHED PLASTER, CERAMIC TILE FLOORING, CERAMIC TILE DADO, TWINS FRAMED FLUSH DOORS, ALUMINIUM SLIDING WINDOWS.

A	AREA STATEMENTS	SQ.M.
1.	AS PER 7/12 AREA OF S.NO. 6/9 =	4000.00
	AREA OF S.NO. 6/8 =	6600.00
B	2. DEDUCTIONS FOR	
a.	AREA UNDER 15 M WIDE PROPOSED DP ROAD	138.12
b.	24.00 M. WIDE D.P. ROAD	NIL
c.	TOTAL DEDUCTION	138.12
3.	BALANCE AREA OF PLOT (1-2c)	10461.88
C	4. NET AREA OF PLOT = 90% OF 3	9415.69
5.	ADD 10% BUIBAREA (10% OF 9415.69) FOR PLOT FRONTING ON 15.0 M WIDE ROAD	941.56
6.	ADD 20% BUI AREA, WITH PAYMENT OF PREMIUM = 20% OF 9415.69	1883.13
7.	ADD FOR ROAD FSI OF 15 M WIDE DP ROAD	138.12
8.	TOTAL PERMISSIBLE BUI AREA (4+5+6+7)	12378.50
D	9. EXISTING BUI AREA	10772.24
10.	PROPOSED BUI AREA	1599.87
11.	TOTAL BUI AREA CONSUMED = (9+10)	12372.11
12.	TOTAL FSI CONSUMED (11/8)	0.99
13.	BALANCE BUI AREA WITH PAYMENT OF 12378.50-12372.11	6.39
14.	BUI AREA CONSUMED WITH PAYMENT OF PREMIUM 1883.13-6.39	1876.74
E	15. OPEN SPACE REQUIRED	1048.18
16.	OPEN SPACE PROVIDED (555.03+493.73)	1048.76
F	BALCONY AREA STATEMENT.	
	EXISTING A to K WING	PROPOSED 'L' WING
a.	PERMISSIBLE BALC	1577.93
b.	PROPOSED OPEN BALC.	606.62
c.	PROPOSED ENCL. BALC.	527.06
d.	TOTAL PROPOSED BALC.	1133.68
G	TERRACE AREA STATEMENT. FOR 'L' WING	
a.	PERMISSIBLE TERRACE AREA 'L' WING	319.95
b.	PROPOSED TERRACE AREA 'L' WING	191.82

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 25/11/2013 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/ LAND RECORDS DEPARTMENT CITY SURVEY RECORDS.

SIGNATURE OF ARCHITECT

MR. SANJAY DYANOBA JAGATAP
(PROP. VENKATESH CONSTRUCTION)

OWNERS NAME AND SIGNATURE

PROJECT - (REVISED PLAN)

REVISED RESIDENTIAL LAYOUT ON S.NO. 6/9 AND PROPOSED (GROUP HOUSING SCHEME) RESIDENTIAL AND COMMERCIAL BUILDING (CONVENTIONAL SHOPS) ON P.NO. 1, H.NO. 8-9, S.NO. 6, AT SASHAD, TAL. PURANDHAR, DIST. PUNE.

REVISION	DATE	DESCRIPTION	SHEET NO.
1	24/02/2019	MUNICIPAL TDR	04
2	09/07/2017	TOWN PLANNING	04
3	13/02/2017	TOWN PLANNING	01
4	11/02/2017	TOWN PLANNING	04

VHEEJAY ZAGADAY
ARCHITECT & GOVT. REGD. VALUER
FIRST FLOOR, RESIDENTIAL BUILDING, SASHAD, TAL. PURANDHAR, DIST. PUNE.