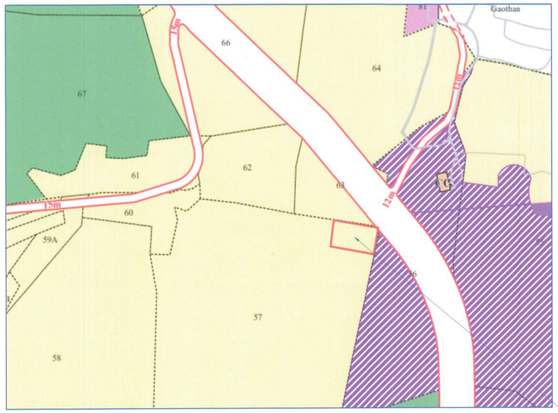
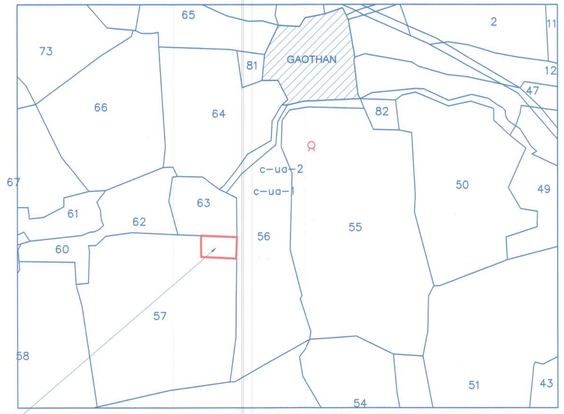
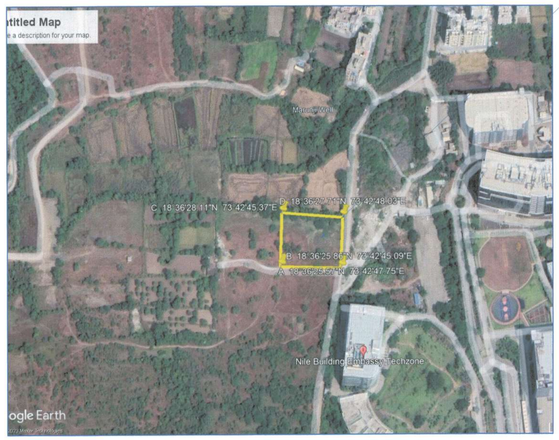


DRAFT D.P. LOCATION PLAN

PROPOSED SITE



VILLAGE MAP



GOOGLE LOCATION PLAN

BUILT-UP AREA STATEMENT (WING 'A')

FLOORS	PROP. FSI SQ.M.	BALCONY (SQ.MTR.)			REGULAR STAIRCASE	FIRE STAIRCASE	LIFT	TENE.	GROUND COVERAGE
	RESI.	PERM.	OPEN BALCONY	EXCESS					
GROUND	PARKING		---	---	15.30	15.30		---	
FIRST	399.41	59.91	58.29	0.00	15.30	15.30		06	
SECOND	399.41	59.91	58.29	0.00	15.30	15.30		06	
THIRD	399.41	59.91	58.29	0.00	15.30	15.30		06	
FOURTH	399.41	59.91	58.29	0.00	15.30	15.30	8.77	06	414.15
FIFTH	399.41	59.91	58.29	0.00	15.30	15.30		06	
SIXTH	399.41	59.91	58.29	0.00	15.30	15.30		06	
SEVENTH	399.41	59.91	58.29	0.00	15.30	15.30		06	
EIGHTH	222.33	33.35	28.84	0.00	15.30	15.30		03	
NINTH	99.36	14.87	8.12	0.00	15.30	15.30		01	
TENTH	99.36	14.87	8.12	0.00	15.30	15.30		01	
TOTAL	3216.92	482.54	453.11	0.00	153.00	153.00	8.77	47	414.15

TOTAL BUILT UP AREA = 3216.92 + 0.00 = 3216.92 SQ.M.

PARKING STATEMENT - WING 'A'

TYPE OF FLAT	REQ. PARKING			TENT. NO.	REQ. PARKING		
	CARS	SCOOTERS	CYCLE		CARS	SCOOTERS	CYCLE
5 TENT. CARPET AREA UP TO 50 sqm	00	05	05	00	00	00	00
3 TENT. CARPET AREA BETWEEN 50 TO 100 sqm	01	03	03	47	16	47	47
REQUIRED PARKING				47	16	47	47
50% VISITORS PARKING					8	24	24
PROPOSED PARKING					24	71	71

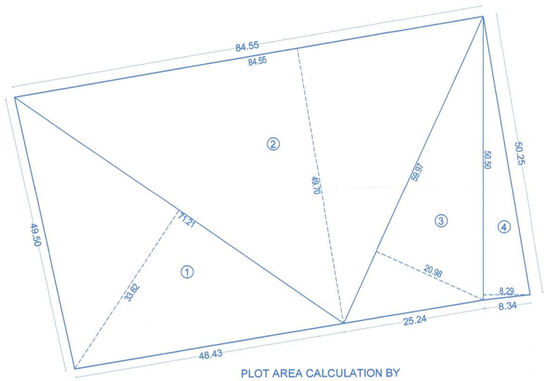
PARKING AREA CALCULATION

VEHICAL	NOS.	AREA REQUIRED	AREA PROVIDED
CARS	24	12.5 SQ.M./CAR	300.00
SCOOTERS	71	2.0 SQ.M./SCO	142.00
CYCLE	71	1.0 SQ.M./SCO	71.00
TOTAL			513.00

WATER STORAGE CAPACITY

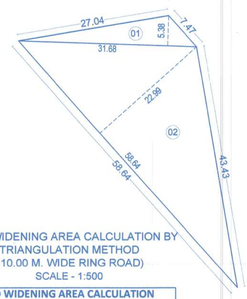
FOR RESIDENTIAL

AMOUNT OF WATER REQUIRED PER PERSON	= 135 lts/day
WATER REQUIRED PER FLAT (5 person per flat)	= 675 lts/day
NO. OF FLATS IN THE BUILDING 47 NOS.	= 31725.00 lts/day
WATER REQUIRED IN THE BUILDING	= 31725.00 lts/day
WATER REQUIRED FOR FIRE FIGHTING	= 10000.00 lts/day
TOTAL WATER REQUIRED FOR BUILDING	= 41725.00 lts/day
PROVIDED CAPACITY OF OVERHEAD TANK	= 45000.00 lts/day
PROVIDED CAPACITY OF UNDERGROUND TANK	= 75000.00 lts/day



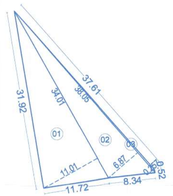
PLOT AREA CALCULATION BY TRIANGULATION METHOD
SCALE - 1:500

PLOT AREA CALCULATION							
1	71.210	X	33.620	X	0.5	=	1197.040
2	84.550	X	49.700	X	0.5	=	2101.068
3	59.970	X	20.980	X	0.5	=	629.085
4	50.500	X	8.290	X	0.5	=	209.323
					TOTAL	=	4136.52



ROAD WIDENING AREA CALCULATION BY TRIANGULATION METHOD
(110.00 M. WIDE RING ROAD)
SCALE - 1:500

ROAD WIDENING AREA CALCULATION (110.00 M. WIDE RING ROAD)							
1	31.680	X	5.380	X	0.5	=	85.22
2	58.640	X	22.990	X	0.5	=	674.07
					TOTAL	=	759.29



OPEN SPACE AREA CALCULATION BY TRIANGULATION METHOD
SCALE - 1:500

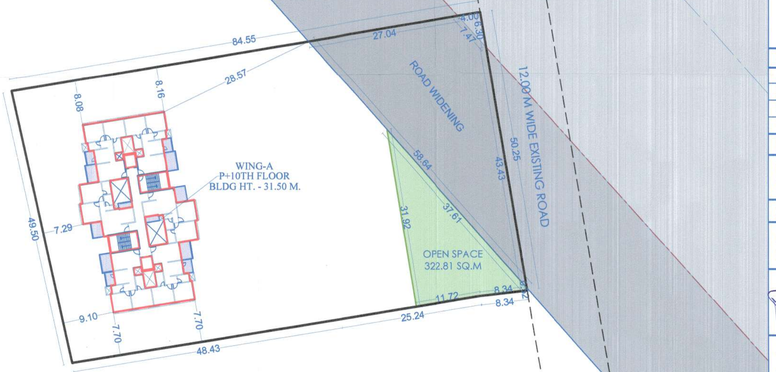
OPEN SPACE AREA CALCULATION							
1	34.010	X	11.010	X	0.5	=	187.225
2	38.050	X	6.870	X	0.5	=	130.702
3	38.050	X	0.257	X	0.5	=	4.880
					TOTAL	=	322.81



ROAD WIDENING AREA CALCULATION BY TRIANGULATION METHOD
(65.00 M. WIDE RING ROAD)
SCALE - 1:500

ROAD WIDENING AREA CALCULATION (65.00 M. WIDE RING ROAD)							
1	7.470	X	3.380	X	0.5	=	12.62
					TOTAL	=	12.62

TOTAL ROAD WIDENING AREA = 759.29+12.62 = 771.91 SQ.M.



LAYOUT PLAN

SCALE - 1: 500

STAMP OF APPROVAL (1/4)

Approved as amended in.....
subject to co. ditions mentioned in Annuxure 'A'
of letter No.PMC/C.R. No.23/22-23 /Mauza...Mars-1
S. No./G. No./CTS No....344/2/1
Dated 28/06/2023
Metropolitan Commissioner and
Chief Executive Officer
Pune Metropolitan Regional Development Authority, Pune.
PMRDA

AREA STATEMENT		PROPOSED
1	TOTAL AREA OF PLOT AS PER 7/12	4000.00
2	AREA OF PLOT AS PER DEMARCATION	4136.52
3	MINIMUM AREA OF PLOT TO BE CONSIDERED	4000.00
4	i) AREA UNDER ROAD WIDENING (110.00 M. WIDE RING ROAD)	759.29
	ii) AREA UNDER ROAD WIDENING (65.00 M. WIDE RING ROAD)	12.62
	iii) TOTAL (i+ii)	771.91
5	BALANCE PLOT AREA (3 - 4)	3228.09
6	a) REQUIRED AMENITY SPACE	-
	b) PROPOSED AMENITY SPACE	-
7	a) REQUIRED OPEN SPACE (10% OF 5)	322.81
	b) PROPOPOSED OPEN SPACE	322.81
8	NET AREA OF PLOT (5 - 6b)	3228.09
9	PERMISSIBLE F.S.I. (1.00 OF 8)	3228.09
10	PERMISSIBLE PAID FSI	-
11	TOTAL PERMISSIBLE BUILT-UP (9+11)	3228.09
12	TOTAL PROPOSED B/UP AREA	3216.92

SCHEDULE OF OPENING

D.	1.45 X 2.25	W	1.80 X 1.35	SD	1.50 X 2.25
D1	0.90 X 2.25	W1	1.50 X 1.35	SW	1.50 X 3.07
D2	0.75 X 2.25	W2	0.90 X 1.35	V	0.60 X 0.90
D2	0.75 X 2.25	W3	0.60 X 1.35		

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFENCE WAS SURVEYED 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 IN STATED IN DOCUMENT OF OWNERSHIP/T.P. SCHEME RECORDS/LAND RECORDS DEPTT./CITY SURVEY RECORDS.

SIGN.OF
ARCHITECT

LEGENDS

1.	PLOT BOUNDRY SHOWN	BLACK
2.	PROPOSED WORK SHOWN	RED
3.	DRAINAGE LINE SHOWN	RED DOTTED
4.	WATER LINE SHOWN	BLACK DOTTED

PROJECT

PROPOSED RESIDENTIAL BUILDING AT GAT NO. 57/1/4, MARUNJI, TALUKA - MULSHI, PUNE.

OWNER

M/S VIJAYSHREE DEVELOPERS THROUGH
MR VIJAY D BHATEVARA & OTHER

OWNERS SIGN

ARCHITECTS SIGN

ARCHITECT
ANAND GADIYA
B-2 / 310, MANMOHAN PARK, BEHIND JAIPUR GARDEN HOTEL,
BIBVEWADI, PUNE - 37. PHONE - 9881724793
email - ar.anandgadiya@gmail.com

N	DRG	DATE	SCALE	CHK BY	DRN BY	JOB NO
	MD	16.02.2023	1:100	ANAND	---	----