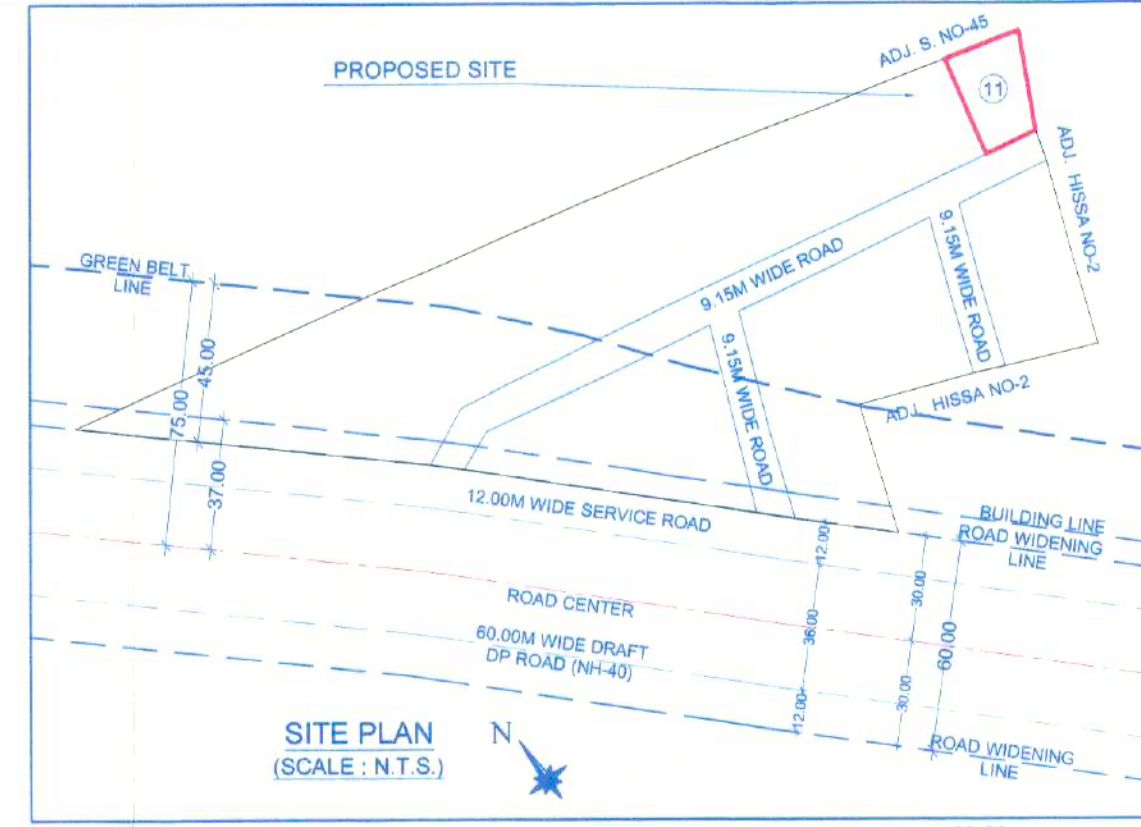


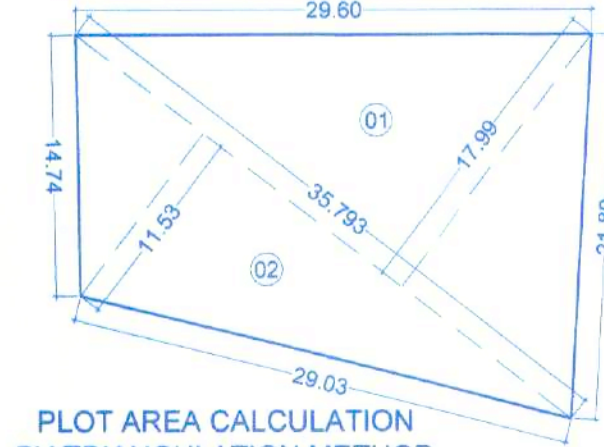
PROPOSED SITE DRAFT D.P. LOCATION PLAN



GOOGLE LOCATION PLAN



PLOT AREA CALCULATION				
1	35.793	X	17.990	X 0.5 = 321.962
2	35.793	X	11.530	X 0.5 = 206.349
TOTAL				= 528.311

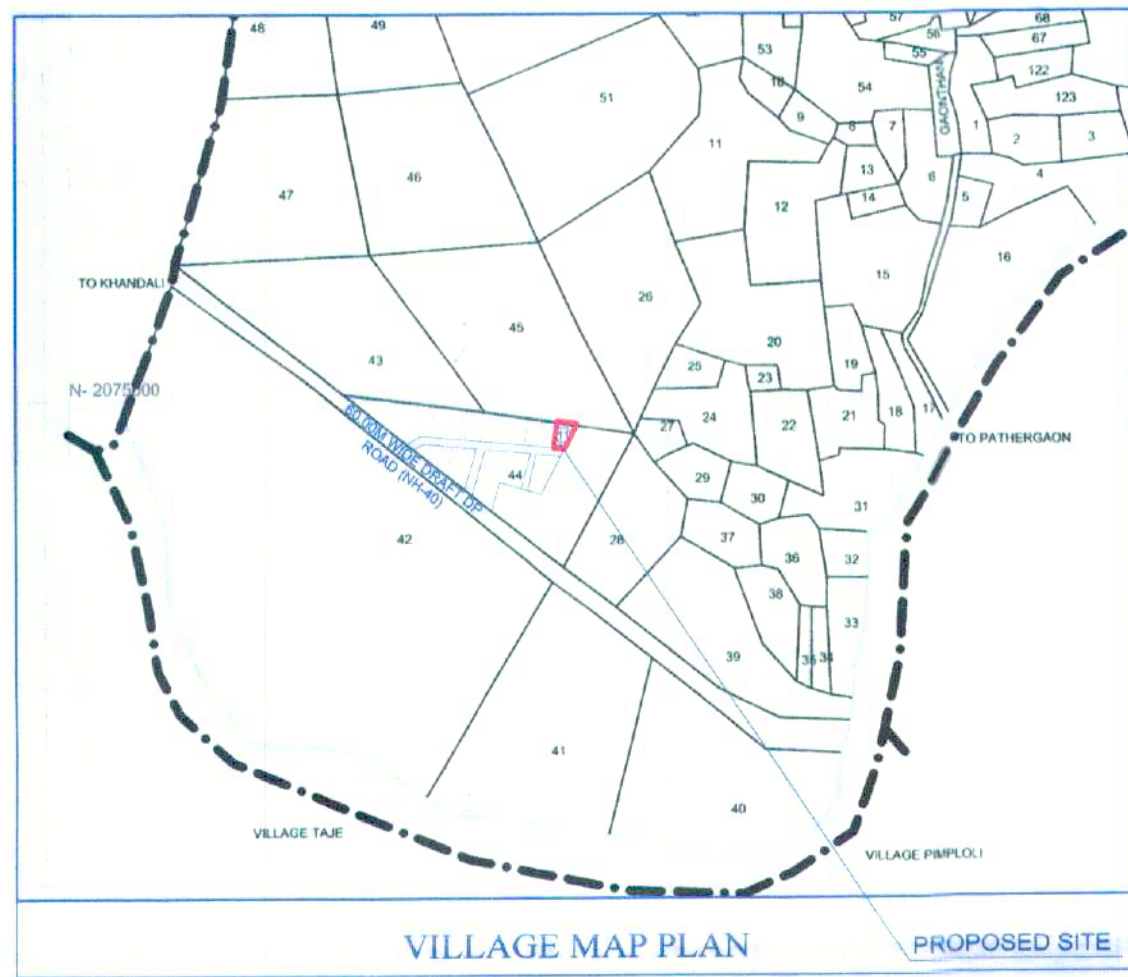


PLOT AREA CALCULATION BY TRIANGULATION METHOD SCALE-1:400

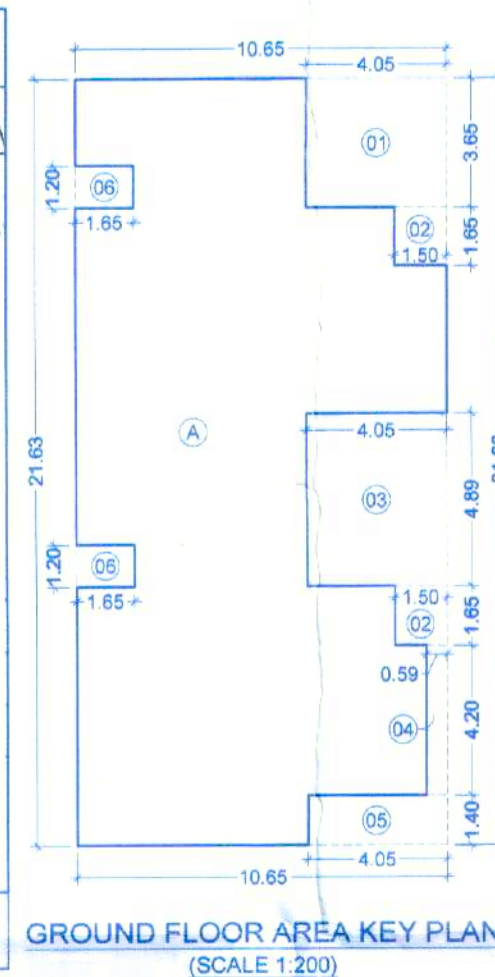
WATER REQUIRED (Residence)
WATER REQUIRED
O.H.W. TANK CAP / TENEMENT
= 2 TENEMENT X 5 X 135
= 1350.00 Ltrs / DAY
OVER HEAD WATER TANK CAPACITY
TOTAL = 2000 Ltrs
U.G.W. Tank Cap
= 2000 X 1.50 = 3000 Ltrs / Resi.
Resi. Say = 4000 Ltrs.

F.S.I STATEMENT (IN SQ.MS.)		
FLOOR	BUILT UP AREA	PROPOSED TENEMENT
GROUND	178.720	2
FIRST	185.070	
TOTAL	363.790	2

PARKING AREA STATEMENT (BUNGALOW)									
AREA OF TENEMENT	NO. OF TENEMENTS	REQUIRED PARKING			TOTAL REQUIRED PARKING			PROPOSED PARKING	
1	2	3	4	5	6	7	8	9	10
50 TO 100 SQ.MT. (RESI.)	0	CAR	SCOOTER	CYCLE	CAR	SCOOTER	CYCLE	CAR	SCOOTER
		1	3	3	0	0	0	0	0
		(FOR 3 TENEMENT)							
		0	0	0					
B.U.P. AREA More Than 100 SQ.MT. (RESI.)	2	CAR	SCOOTER	CYCLE	CAR	SCOOTER	CYCLE	CAR	SCOOTER
		1	2	2	1	2	2	1	2
		(FOR 2 TENEMENT)							
		1	2	2					
TOTAL	1	2	2	2	1	2	2	1	2
15 TIMES EXTRA CARS	2	3	3	3	2	3	3	2	3
		SCOOTERS			CYCLES				
2	12.5	3	2	3	0.70			TOTAL PARKING AREA REQUIRED	TOTAL PARKING AREA PROPOSED
								33.10	33.10
25.0000		6			2.1000				

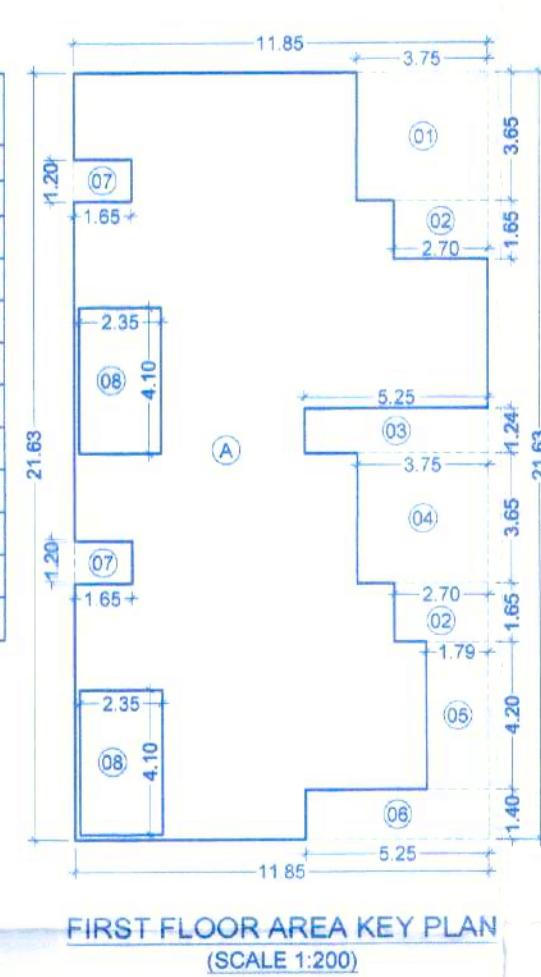


VILLAGE MAP PLAN



GROUND FLOOR AREA KEY PLAN (SCALE 1:200)

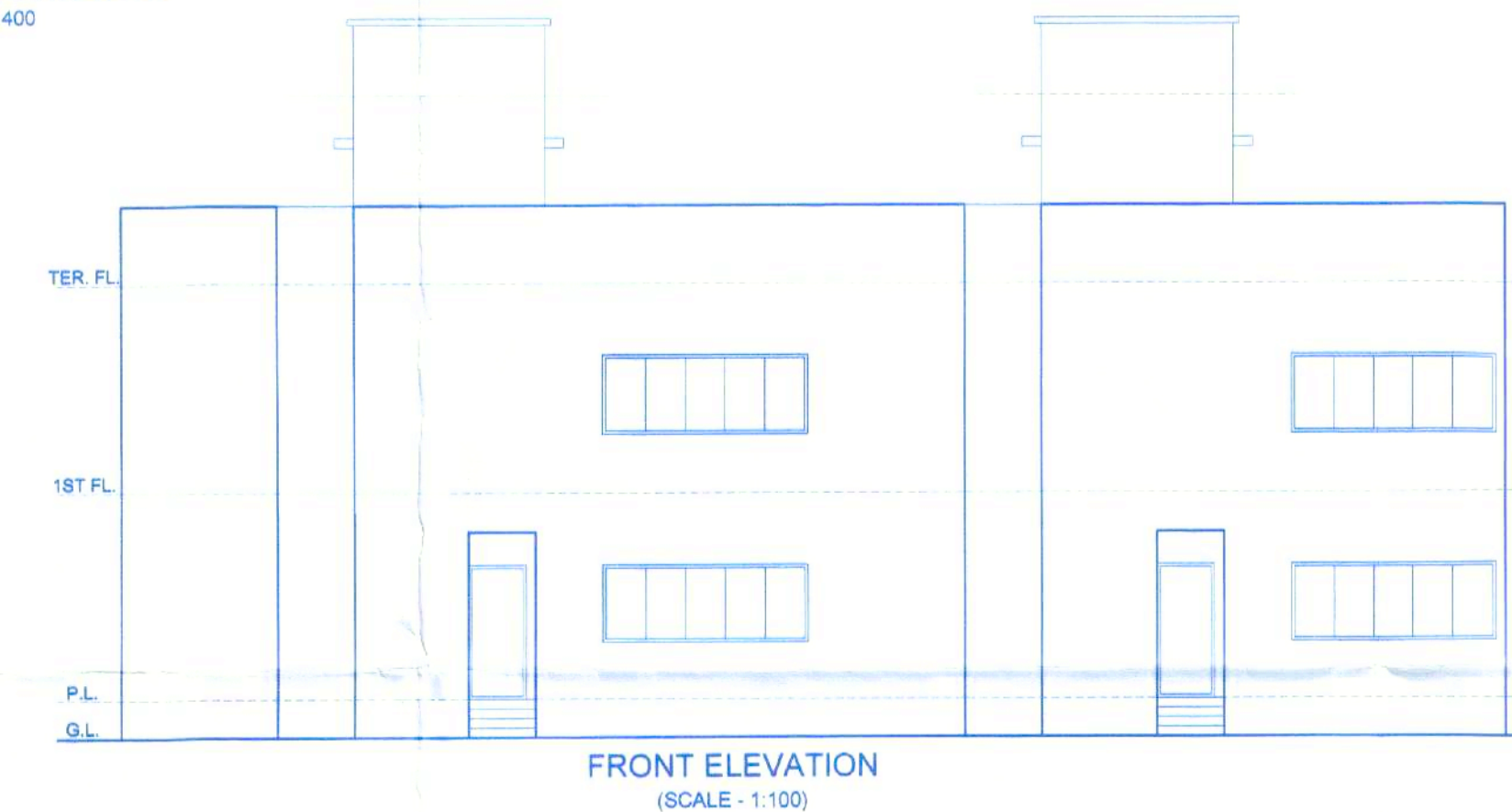
GROUND FLOOR BUILT UP AREA CALCULATION				
A	10.650	X	21.630	X 1.0 = 230.36
TOTAL				= 230.36
STANDARD DEDUCTION				
1	4.050	X	3.650	X 1.0 = 14.78
2	1.500	X	1.650	X 2.0 = 4.95
3	4.050	X	4.890	X 1.0 = 19.80
4	0.580	X	4.200	X 1.0 = 2.48
5	4.050	X	1.400	X 1.0 = 5.67
6	1.650	X	1.200	X 2.0 = 3.96
TOTAL				= 51.64
TOTAL B.U.P. AREA = 230.36 - 51.64				= 178.72
GROUND FLOOR BUILT UP AREA				= 178.72



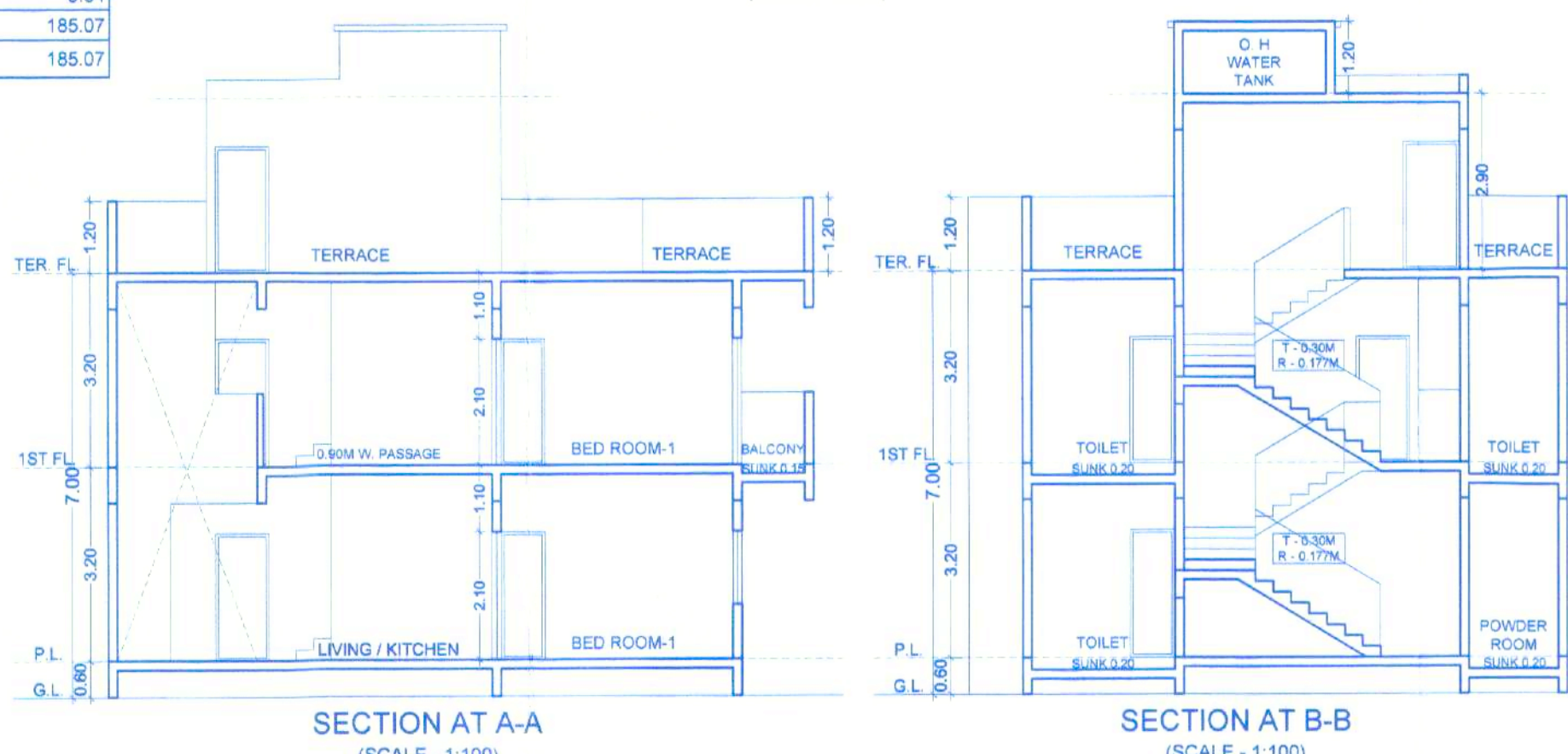
FIRST FLOOR AREA KEY PLAN (SCALE 1:200)

FIRST FLOOR BUILT UP AREA CALCULATION				
A	11.850	X	21.630	X 1.0 = 256.32
TOTAL				= 256.32
STANDARD DEDUCTION				
1	3.750	X	3.650	X 1.0 = 13.69
2	2.700	X	1.650	X 2.0 = 8.91
3	5.250	X	1.240	X 1.0 = 6.51
4	3.750	X	3.650	X 1.0 = 13.69
5	1.790	X	4.200	X 1.0 = 7.52
6	5.250	X	1.400	X 1.0 = 7.35
7	1.650	X	1.200	X 2.0 = 3.96
8	2.350	X	4.100	X 2.0 = 19.27
TOTAL				= 80.89
TOTAL B.U.P. AREA = 256.32 - 80.89				= 175.43
FIRST FLOOR BUILT UP AREA				= 175.43

TOTAL FIRST FLOOR BUILT UP AREA CALCULATION				
8	2.350	X	4.100	X 0.5 = 4.82
TOTAL				= 4.82
TOTAL ADD IN FSI = 4.82 X 2				= 9.64
BUILT UP AREA = 175.43 + 9.64				= 185.07
TOTAL FIRST FLOOR BUILT UP AREA				= 185.07

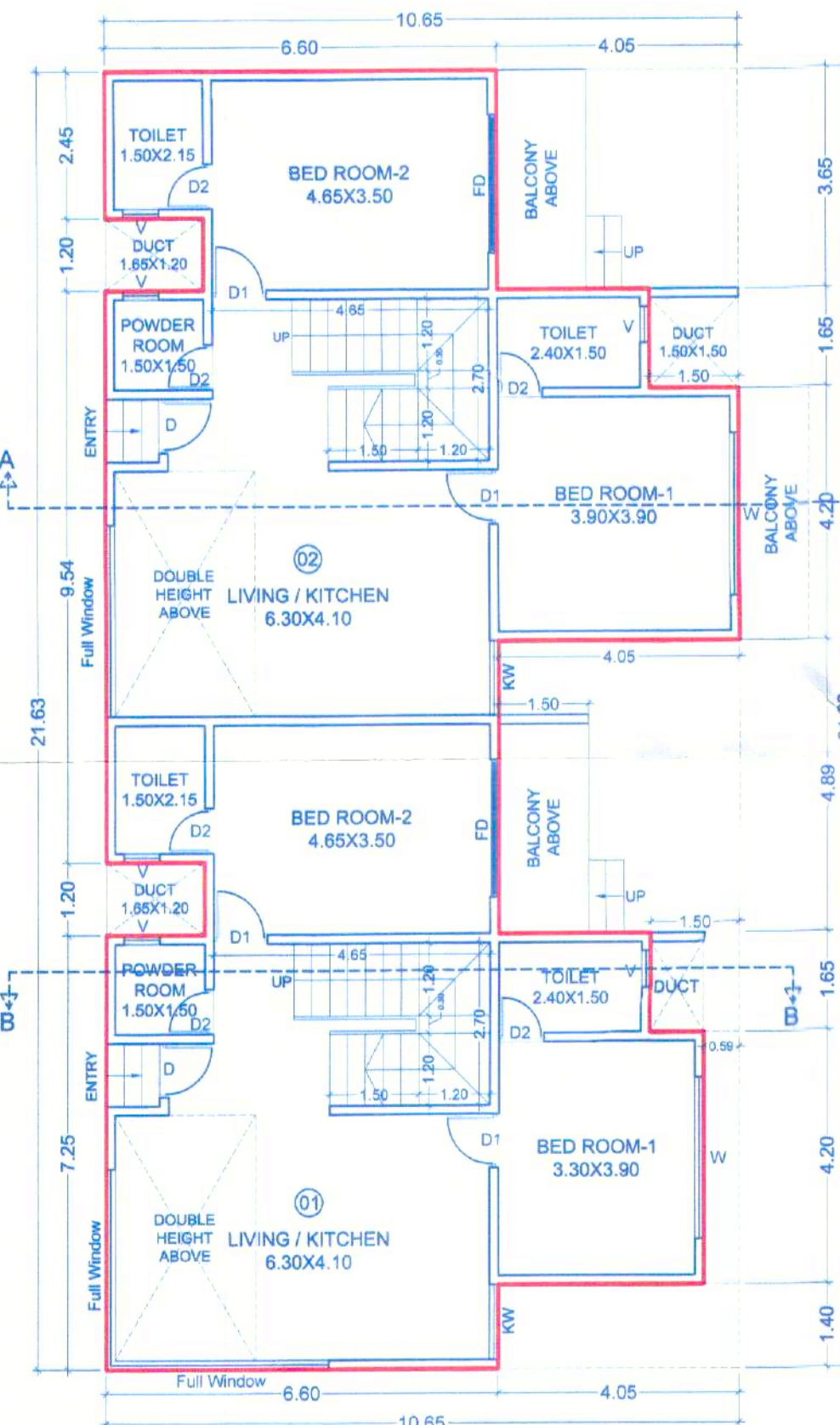


FRONT ELEVATION (SCALE - 1:100)

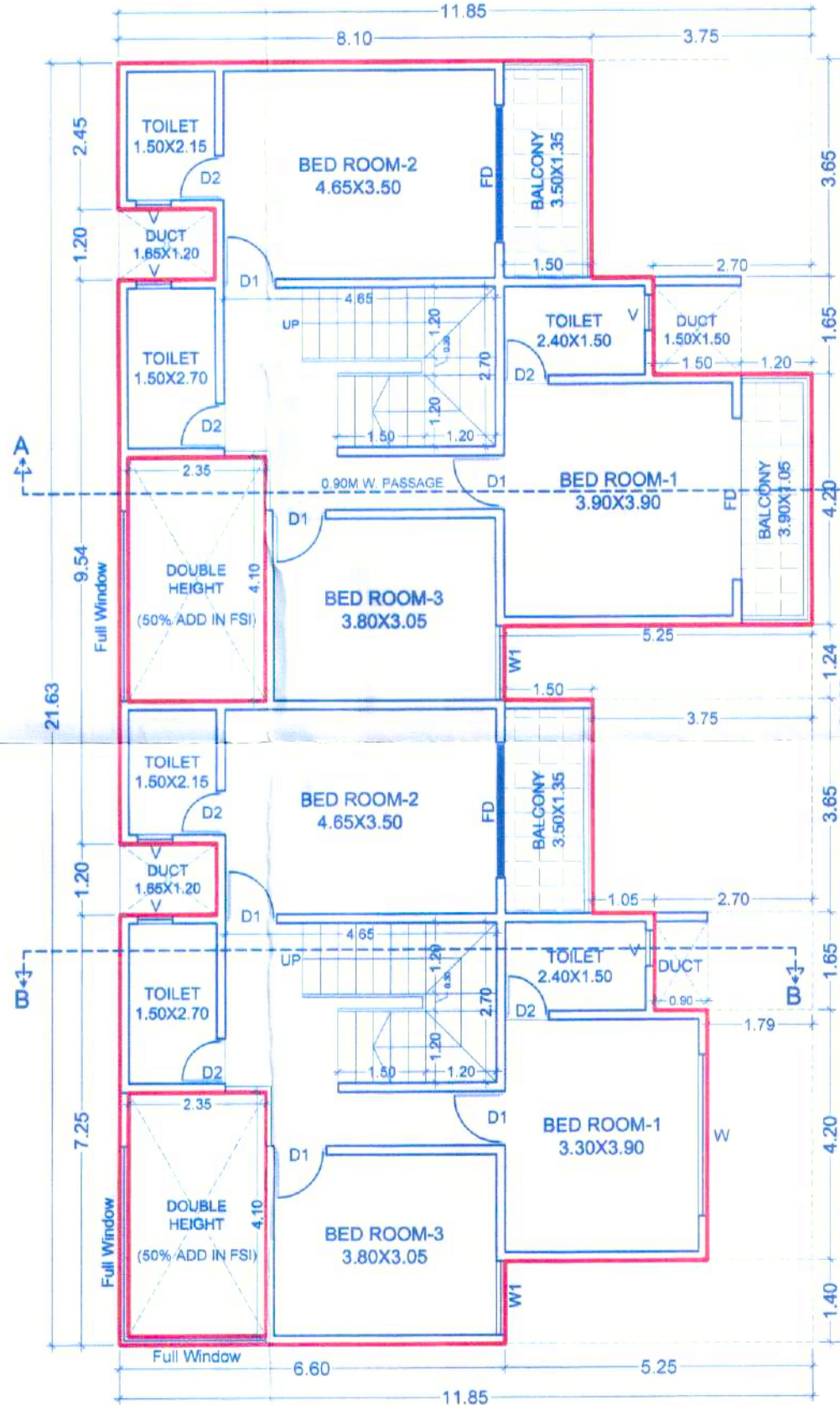


SECTION A-A (SCALE - 1:100)

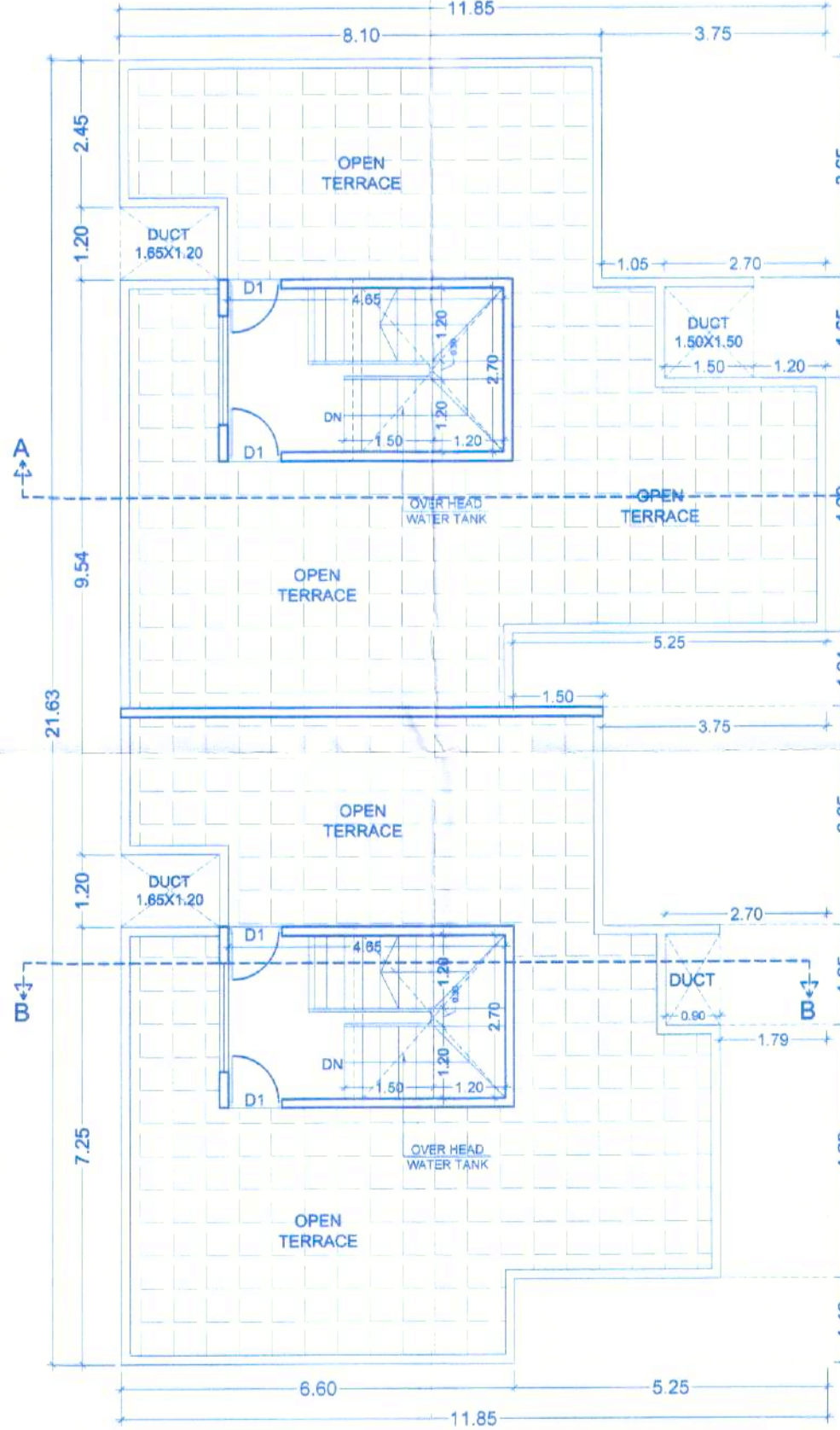
SECTION B-B (SCALE - 1:100)



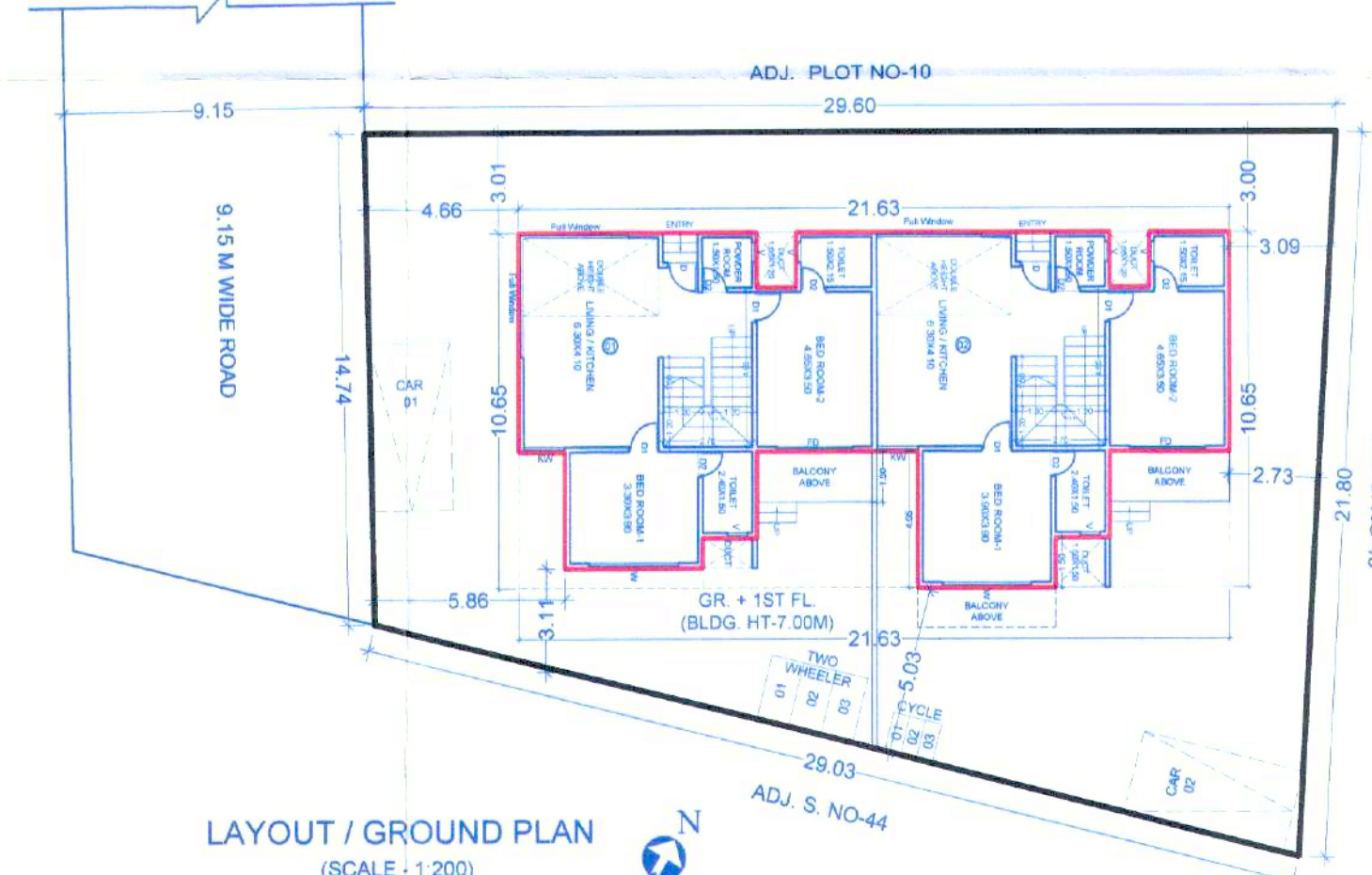
GROUND FLOOR PLAN (SCALE - 1:100)



FIRST FLOOR PLAN (SCALE - 1:100)



TERRACE FLOOR PLAN (SCALE - 1:100)



LAYOUT / GROUND PLAN (SCALE - 1:200)

STAMP OF APPROVAL (1/1)

Approved as amended in
Subject to conditions mentioned in Annexure "A" of latter
No. BMA / C.R. No. 234/18-19 / Mouza. Bhandara
S. No. / G. No. / CTS No. 223, 23, 24
Dated: 23/10/2024
Deputy / Joint Metropolitan planner
Pune Metropolitan Regional Development Authority, Pune



A	AREA STATEMENT	SQ.M.
1	PLOT AREA AS PER 7/12 EXTRACT	528.31
2	PLOT AREA AS PER DEMARCATION	528.31
3	MINIMUM AREA CONSIDERED	528.31
4	DEDUCTIONS FOR :	
5	AREA UNDER ROUNDING OF ROAD AREA	0.00
6	BALANCE PLOT AREA (3 - 5)	528.31
7	PERMISSIBLE FSI (0.75 X 6)	396.23
8	PROPOSED BUILT UP AREA	363.79

CERTIFICATE OF AREA :
Certified that the plot under reference was surveyed by me on 11/09/2024 and the dimensions of sides etc. of plot stated on plan are as measured on site & the area so worked out tallies with the area stated in document of Ownership / Land Records.

NOTES :
THIS DRAWING IS PREPARED BASED ON INFORMATION/DOCUMENTS PROVIDED BY THE OWNER / P.A.H.
THE DEFECTIVE OWNERSHIP TITLE AND/OR THE DISCREPANCIES IN THE DOCUMENTS AND/OR IN PLOT BOUNDARY ON SITE IF ANY IS ENTIRE RESPONSIBILITY OF THE OWNER / P.A.H.

PROJECT ADDRESS :
PROPOSED BUNGALOW AT GAT NO. 44/1, PLOT NO. 11, VILLAGE - MUNDHAVARE, TALUKA - MAVAL, DIST. - PUNE.

NAME AND SIGNATURE OF OWNER :

MR. SHARAD S. BRAR KOKATE

ARCHITECT'S / ENGINEER NAME AND ADDRESS

AR. DHANASHREE UPADHYE
ARCHITECT AND M.TECH TOWN AND COUNTRY PLANNING
CA/2008/42297
201, MORESHWAR APPART, NARAYAN PETH, PUNE - 411030
PH - 020 24444844 | EMAIL: dhanashreesupadhye@gmail.com

JOB NO. SCALE DRAWN BY DATE
F-207 AS SHOWN SURESH 07.09.2024 NEW