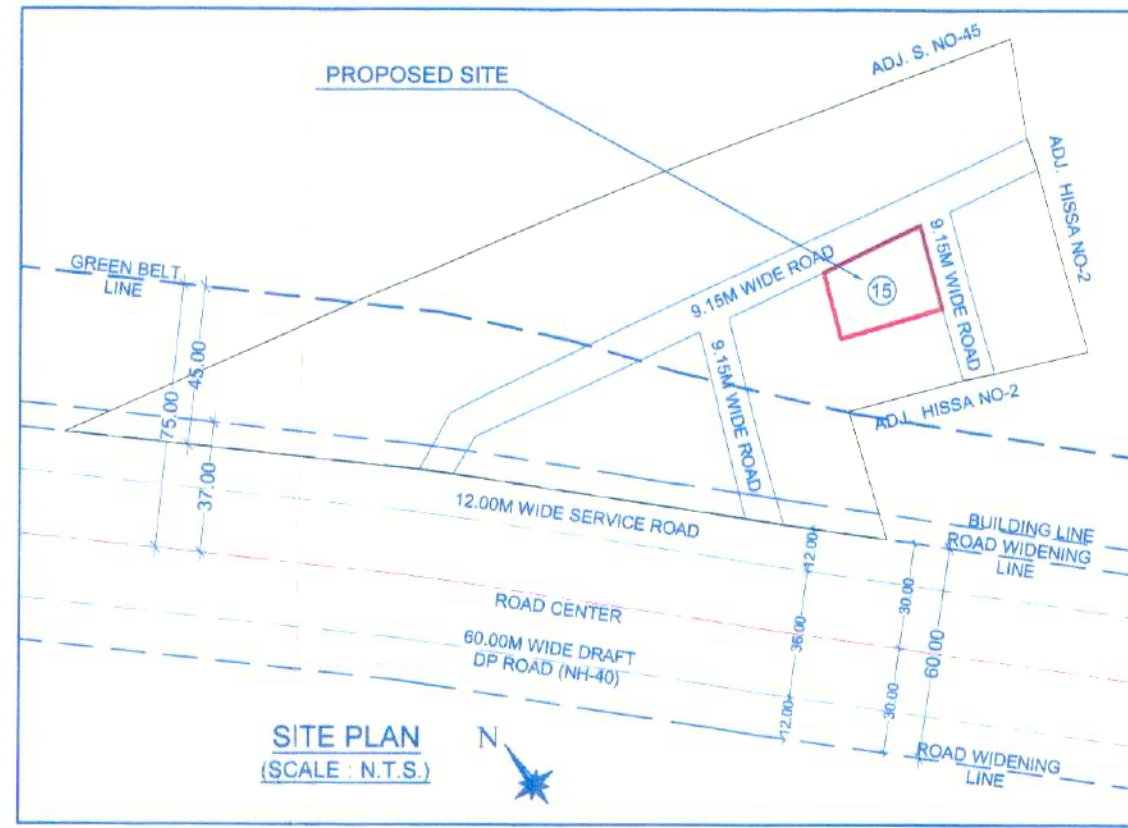


PROPOSED SITE DRAFT D.P. LOCATION PLAN

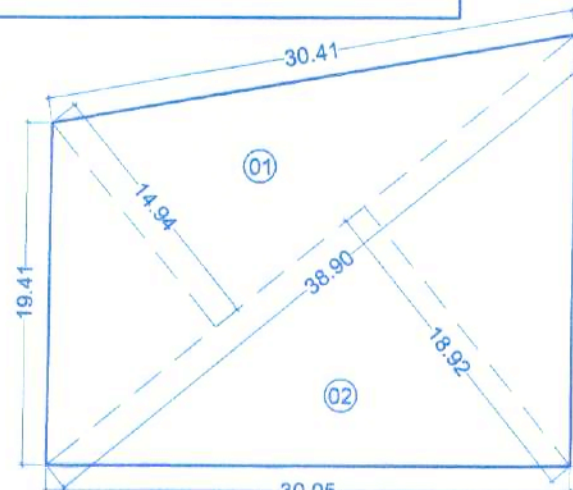


GOOGLE LOCATION PLAN



SITE PLAN (SCALE: N.T.S.)

PLOT AREA CALCULATION				
1	38.906	X	14.940	X 0.5 = 290.629
2	38.906	X	18.920	X 0.5 = 368.052
TOTAL				= 658.680

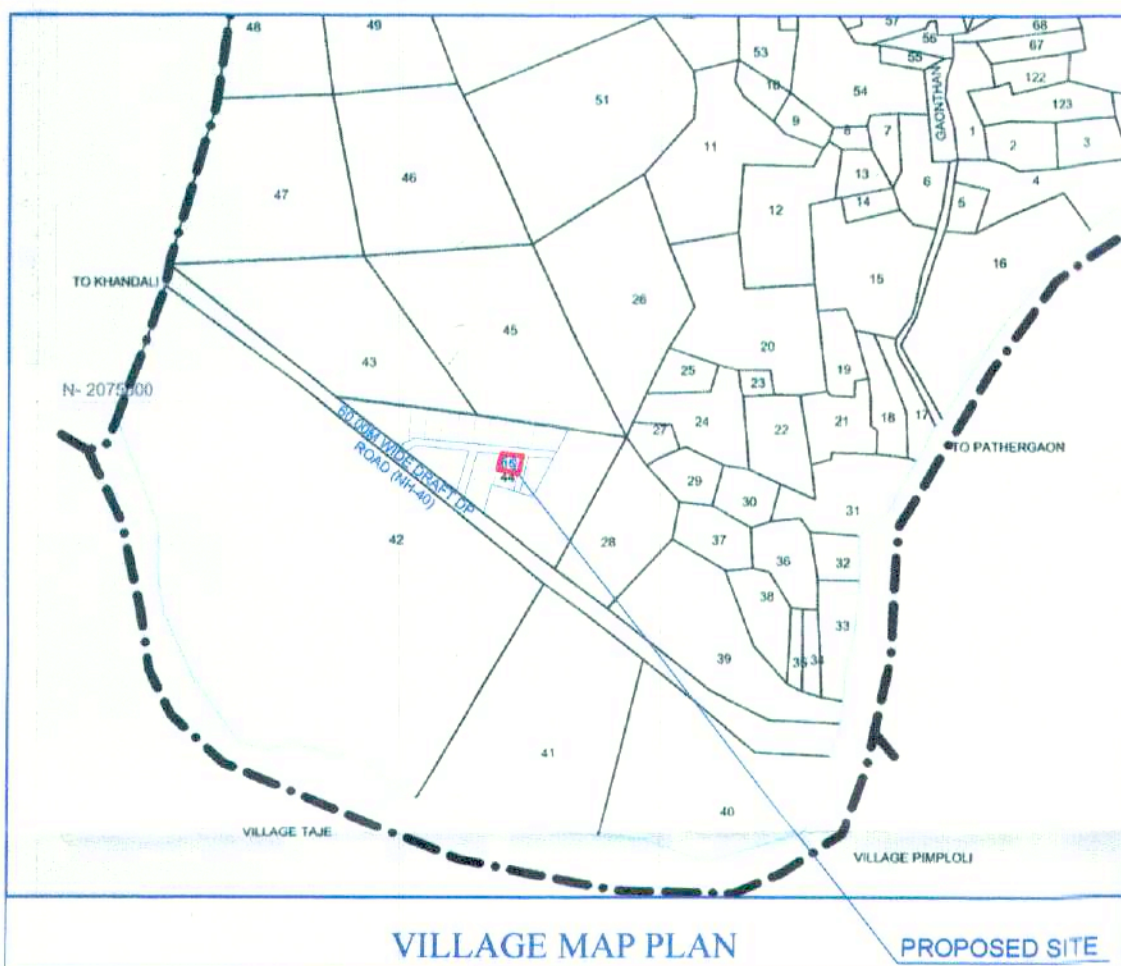


PLOT AREA CALCULATION BY TRIANGULATION METHOD (SCALE: 1:400)

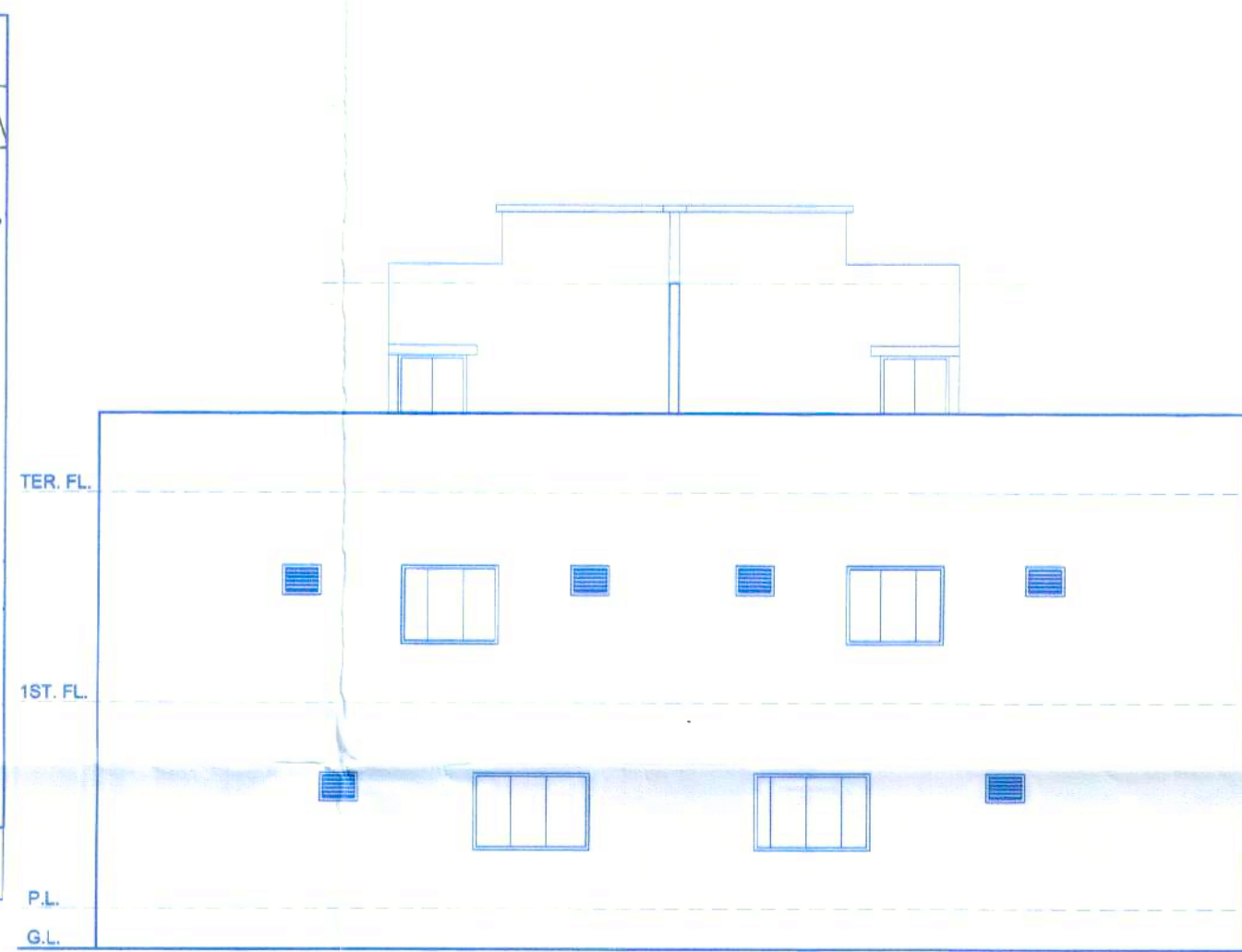
WATER REQUIRED (Residence)
WATER REQUIRED
O.H.W. TANK CAP / TENEMENT
= 2 TENEMENT X 5 X 135
= 1350.00 Ltrs / DAY
OVER HEAD WATER TANK CAPACITY
TOTAL = 2000 Ltrs
U.G.W. Tank Cap
= 2000 X 1.50 = 3000 Ltrs / Resi.
Resi. Say = 4000 Ltrs.

F.S.I STATEMENT (IN SQ.MS.)			
(UNIT)	FLOOR	BUILT UP AREA	PROPOSED TENEMENT
(UNIT-1 & 2)	GROUND	158.650	2
	FIRST	196.720	
TOTAL	TOTAL	355.370	2

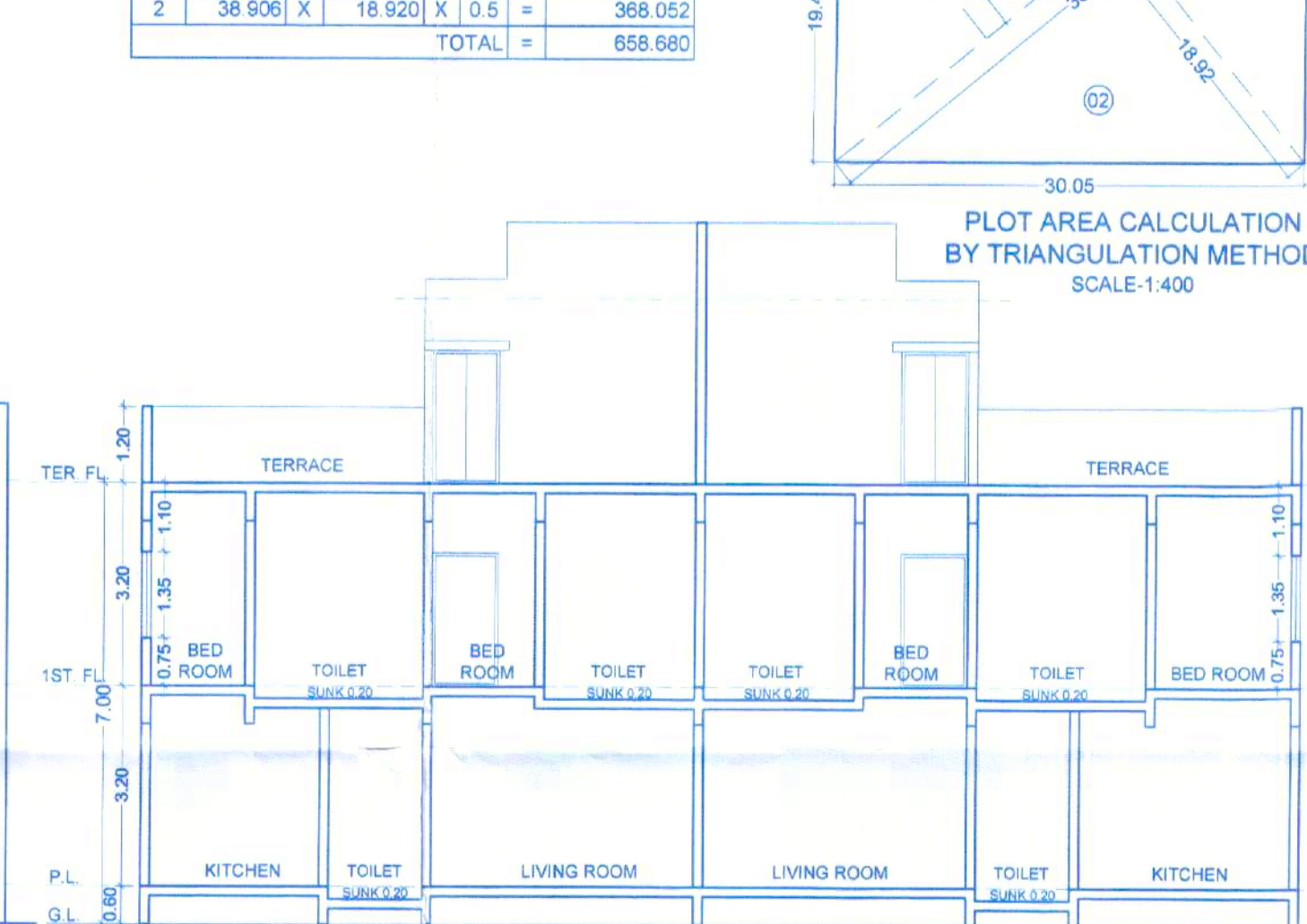
PARKING AREA STATEMENT (BUNGALOW)											
AREA OF TENEMENT	NO. OF TENEMENTS	REQUIRED PARKING			TOTAL REQUIRED PARKING			PROPOSED PARKING			
1	2	3			4			5			
60 TO 100 SQ. MT. (RESI.)	0	CAR	SCOOTER	CYCLE	CAR	SCOOTER	CYCLE	CAR	SCOOTER	CYCLE	
		1	3	3	0	0	0	0	0	0	
		(FOR 3 TENEMENT)									
		0	0	0							
B/UP AREA More Than 100 SQ. MT. (RESI.)	2	CAR	SCOOTER	CYCLE	CAR	SCOOTER	CYCLE	CAR	SCOOTER	CYCLE	
		1	2	2	1	2	2	1	2	2	
		(FOR 2 TENEMENT)									
		1	2	2							
TOTAL	1	2	2	2	1	2	2	1	2	2	
1.5 TIMES EXTRA	2	3	3	3	2	3	3	2	3	3	
CARS	SCOOTERS			CYCLES			TOTAL PARKING AREA REQUIRED			TOTAL PARKING AREA PROPOSED	
2	12.5	3	2	3	0.70		33.10			33.10	
25.0000		6			2.1000						



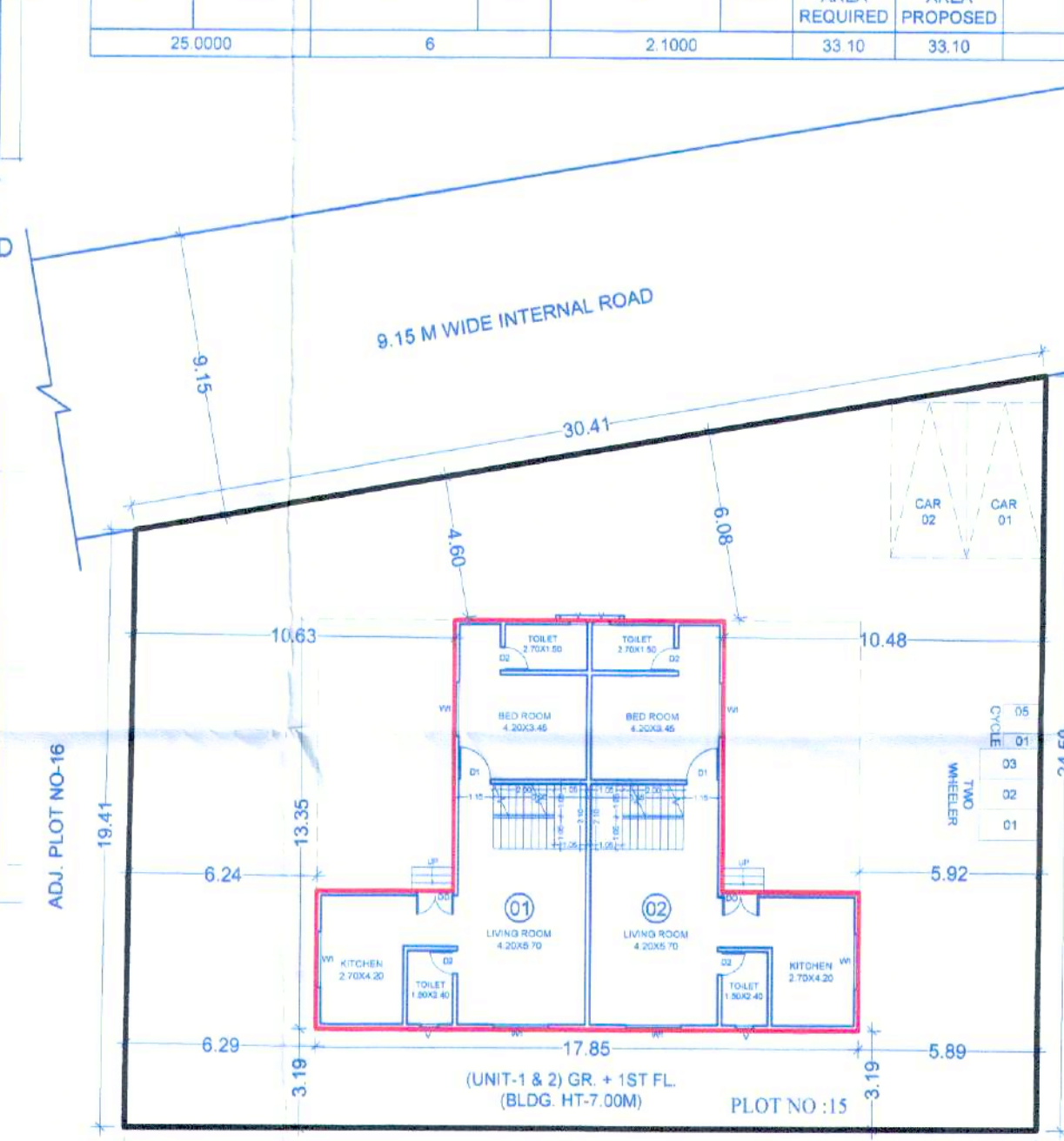
VILLAGE MAP PLAN



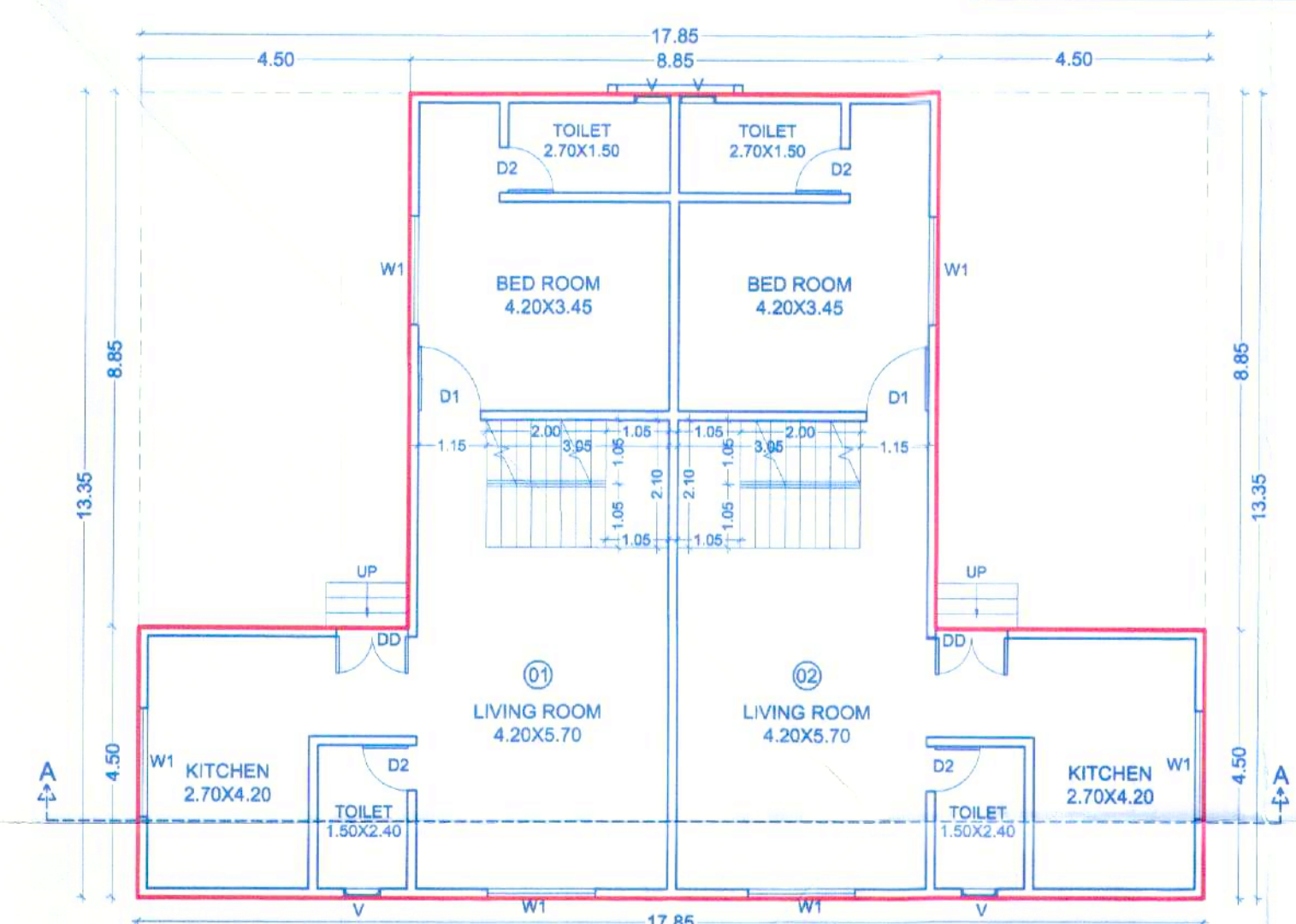
FRONT ELEVATION (UNIT-1 & 2) (SCALE: 1:100)



SECTION AT B-B (SCALE: 1:100)

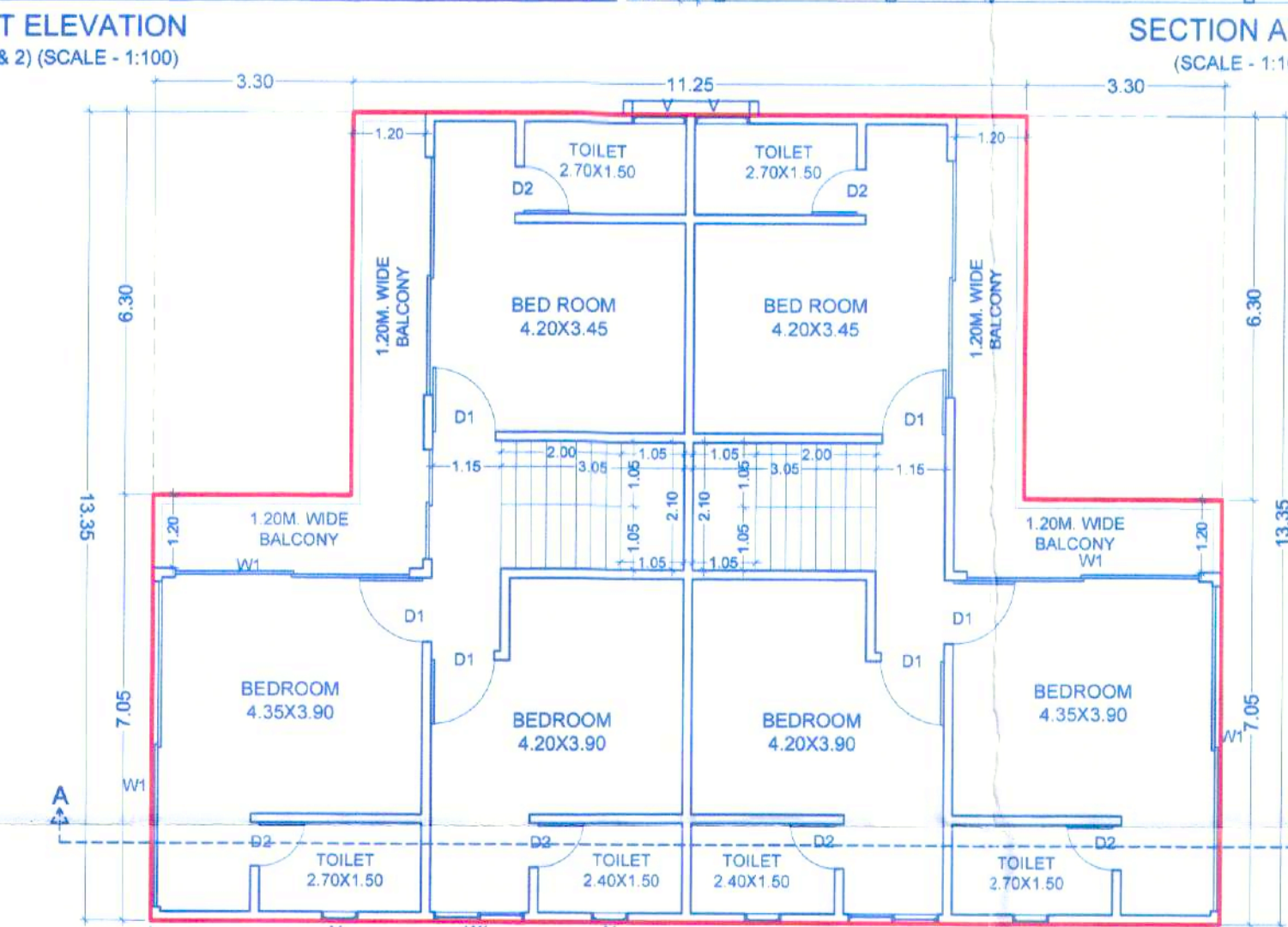


LAYOUT / GROUND PLAN (SCALE: 1:200)



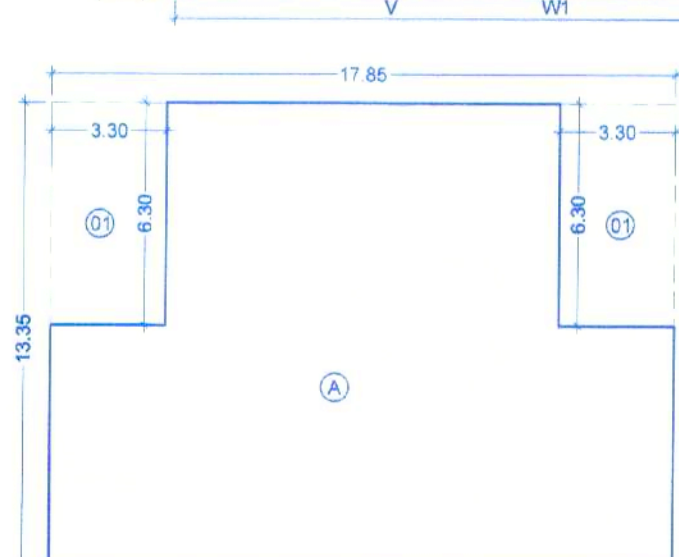
GROUND FLOOR PLAN (UNIT - 1 & 2) (SCALE: 1:100)

FIRST FLOOR (UNIT - 1 & 2) BUILT UP AREA CALCULATION				
A	17.850	X	13.350	X 1.0 = 238.30
TOTAL				= 238.30
STANDARD DEDUCTION				
1	4.500	X	8.850	X 2.0 = 79.65
TOTAL				= 79.65
TOTAL B/UP AREA = 238.30-79.65				= 158.65
FIRST FLOOR BUILT UP AREA				= 158.65

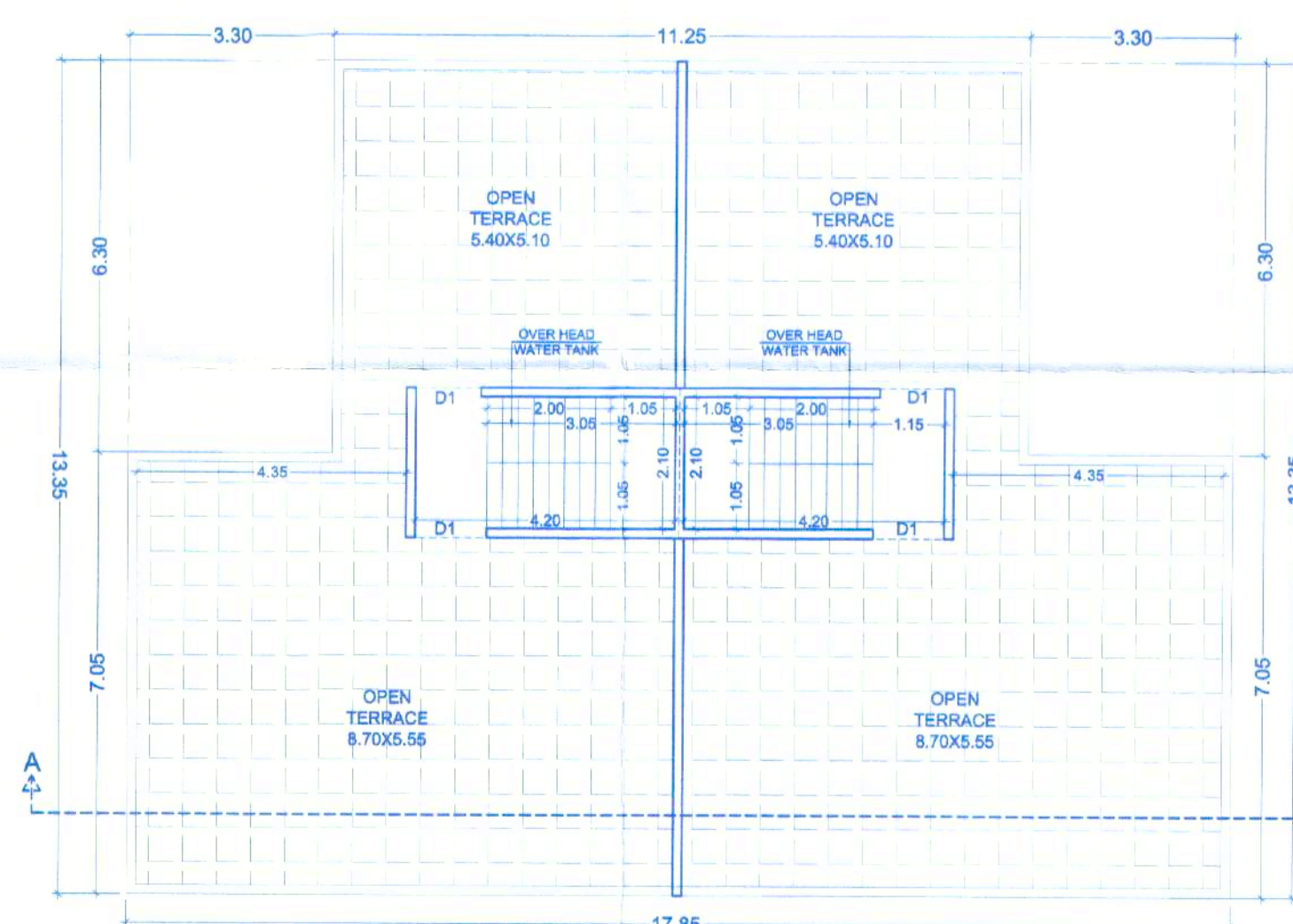


FIRST FLOOR PLAN (UNIT - 1 & 2) (SCALE: 1:100)

FIRST FLOOR (UNIT - 1 & 2) BUILT UP AREA CALCULATION				
A	17.850	X	13.350	X 1.0 = 238.30
TOTAL				= 238.30
STANDARD DEDUCTION				
1	3.300	X	6.300	X 2.0 = 41.58
TOTAL				= 41.58
TOTAL B/UP AREA = 238.30-41.58				= 196.72
FIRST FLOOR BUILT UP AREA				= 196.72



FIRST FLOOR AREA KEY PLAN (UNIT - 1 & 2) (SCALE: 1:200)



TERRACE FLOOR PLAN (UNIT - 1 & 2) (SCALE: 1:100)

STAMP OF APPROVAL (1/1)

Approved as amended in
Subject to conditions mentioned in the bye-laws of the
No. B.M.P. / C.R. No. 922/2024 / 15/2024
S.No. / G. No. / C.T. No. 879, 880, 881
Dated: 28/10/2024
Deputy Joint Metropolitan Planner
Pune Metropolitan Regional Development Authority, Pune



A	AREA STATEMENT	SQ. M.
1	PLOT AREA AS PER 7/12 EXTRACT	658.68
2	PLOT AREA AS PER DEMARCATION	658.68
3	MINIMUM AREA CONSIDERED	658.68
4	DEDUCTIONS FOR	
5	AREA UNDER ROUNDING OF ROAD AREA	0.00
6	BALANCE PLOT AREA (3 - 5)	658.68
7	PERMISSIBLE FSI (0.75 X 6)	494.01
8	PROPOSED BUILT UP AREA	355.37

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. 15, VILLAGE - MUNDHAVARE, TALUKA - MAVAL, DIST. - PUNE.

NAME AND SIGNATURE OF OWNER :

MR. SHARAD SUBRAO KOKATE

ARCHITECT'S / ENGINEER NAME & ADDRESS

Dhanashree Upadhye
CA/2008/42297

AR. DHANASHREE UPADHYE

AR. DHANASHREE S. 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 19-10-2024 NEW