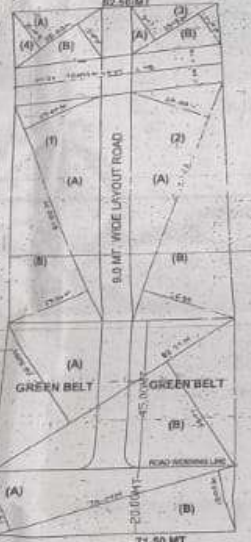


MUMBAI - PUNE RR - 14
CENTRE LINE OF MUMBAI - PUNE ROAD

LAYOUT PLAN
82.50 MT



PLOT AREA DIAGRAM - 71.50 MT



GROUND FLOOR PLAN
RESIDENTIAL AREA - 213.22 SQ.MT.
CLUB HOUSE AREA - 61.74 SQ.MT.
TOTAL AREA RESIDENTIAL - 274.96 SQ.MT.
(B' TYPE APARTMENT)



FIRST FLOOR PLAN
RESIDENTIAL AREA - 113.13 SQ.MT.
CLUB HOUSE AREA - 61.74 SQ.MT.
TOTAL AREA CLUB HOUSE - 124.88 SQ.MT.



GROUND FLOOR PLAN
AREA 36.54 SQ.MT.



FIRST FLOOR PLAN - AREA 30.51 SQ.MT.
TOTAL AREA = 199.05 SQ.MT.
(E' TYPE BUNGALOW)



GROUND FLOOR PLAN
AREA 73.42 SQ.MT.



FIRST FLOOR PLAN - AREA 47.34 SQ.MT.
TOTAL AREA = 126.86 SQ.MT.
(B' TYPE BUNGALOW)



GROUND FLOOR PLAN
AREA 85.37 SQ.MT.



FIRST FLOOR PLAN - AREA 75.28 SQ.MT.
TOTAL AREA 160.67 SQ.MT.
(A' TYPE BUNGALOW)

PLOT AREA CALCULATION
ROAD WIDENING AREA
A) 0.50 X 74.00 X 19.00 = 703.00 SQ.MT.
B) 0.50 X 74.00 X 19.00 = 703.00 SQ.MT.
TOTAL AREA OF ROAD WIDENING = 1406.00 SQ.MT.
GREEN BELT AREA
A) 0.50 X 82.00 X 38.50 = 1496.50 SQ.MT.
B) 0.50 X 82.00 X 38.50 = 1496.50 SQ.MT.
TOTAL AREA OF GREEN BELT = 2993.00 SQ.MT.
PLOT NO. 1
A) 0.50 X 81.00 X 27.00 = 823.50 SQ.MT.
B) 0.50 X 81.00 X 27.00 = 823.50 SQ.MT.
AREA OF PLOT NO. 1 = 1647.00 SQ.MT.

PLOT AREA CALCULATION
PLOT NO. 2
A) 0.50 X 87.28 X 24.00 = 607.44 SQ.MT.
B) 0.50 X 87.28 X 24.00 = 607.44 SQ.MT.
AREA OF PLOT NO. 2 = 1214.88 SQ.MT.
PLOT NO. 3
A) 0.50 X 33.15 X 18.00 = 289.35 SQ.MT.
B) 0.50 X 33.15 X 18.00 = 289.35 SQ.MT.
AREA OF PLOT NO. 3 = 578.70 SQ.MT.
PLOT NO. 4
A) 0.50 X 35.00 X 18.00 = 280.00 SQ.MT.
B) 0.50 X 35.00 X 18.00 = 280.00 SQ.MT.
AREA OF PLOT NO. 4 = 560.00 SQ.MT.
TOTAL AREA UNDER RESL. PLOT = 4381.84 SQ.MT.

BUILT UP AREA CALCULATIONS
TYPE 'A' BUNGALOWS 4 NOS.
BUILT UP AREA FOR 'A' TYPE = 160.57 SQ.MT.
TOTAL AREA FOR 'A' TYPE BUNGALOWS
160.57 X 4 NOS. = 642.28 SQ.MT.
TYPE 'B' BUNGALOWS 5 NOS.
BUILT UP AREA FOR 'B' TYPE = 126.86 SQ.MT.
TOTAL AREA FOR 'B' TYPE BUNGALOWS
126.86 X 5 NOS. = 634.30 SQ.MT.
TYPE 'C' BUNGALOWS 3 NOS.
BUILT UP AREA FOR 'C' TYPE = 89.69 SQ.MT.
TOTAL AREA FOR 'C' TYPE BUNGALOWS
89.69 X 3 NOS. = 484.45 SQ.MT.

BUILT UP AREA CALCULATIONS
TYPE 'D' RESI. APARTMENT 3 FLOORS
AREA FOR APARTMENT PER FLOOR = 213.22 SQ.MT.
TOTAL AREA OF APARTMENT 2X213.22 = 426.44 SQ.MT.
TYPE 'E' BUNGALOWS 7 NOS.
BUILT UP AREA FOR 'E' TYPE = 102.05 SQ.MT.
TOTAL AREA OF 'E' TYPE BUNGALOWS
102.05 X 7 NOS. = 714.35 SQ.MT.
CLUB HOUSE
AREA OF CLUB HOUSE ON GR. FLOOR = 61.74 SQ.MT.
AREA OF CLUB HOUSE ON 1ST. FLOOR = 61.74 SQ.MT.
TOTAL AREA OF CLUB HOUSE = 123.48 SQ.MT.
TOTAL BUILT UP AREA = 2915.41 SQ.MT.
(RESIDENTIAL)

AREA STATEMENT

1. TOTAL PLOT AREA (AS PER 7/12)	10600.00 SQ.MT.
2. TOTAL PLOT AREA AS PER DEMARCATION	10260.00 SQ.MT.
3. AREA TAKEN FOR LAYOUT AS PER MEASUREMENT	4381.84 SQ.MT.
4. GREEN BELT AREA	2993.00 SQ.MT.
5. AREA UNDER ROAD WIDENING	1406.00 SQ.MT.
6. NET AREA UNDER LAYOUT (3-4-5)	687.96 SQ.MT.
7. OPEN SPACE PROVIDED BELOW H.T. LINE	810.00 SQ.MT.
8. AREA UNDER LAYOUT ROAD	4301.84 SQ.MT.
9. AREA UNDER RESIDENTIAL PLOT	0.00
10. PERMISSIBLE P.S.T.	2944.80 SQ.MT.
11. PERMISSIBLE BUILT UP AREA	2915.41 SQ.MT.
12. PROPOSED BUILT UP AREA	2915.41 SQ.MT.
13. CONSUMED P.S.T. (12-10)	0.495

LEGEND
PLOT BOUNDARY SHOWN IN BLACK
PROPOSED ROAD SHOWN IN RED
GREEN BELT SHOWN IN GREEN
OPEN SPACE SHOWN IN BLUE
APARTMENT SHOWN IN YELLOW
LAYOUT ROAD SHOWN IN BROWN

NOTES
1. PLANS ARE APPROVED BY A.O.T.P. PUNE.
LETTER NO. LAYOUT HADP-KARLA-G-4/4316/M/17
MANUAL S.P. 1878 DT-25/2/78
2. PLANS ARE APPROVED BY ADDL. COMMISSIONER OF PUNE
UNDER REG. NO. P.A./KARLA/78/26 DT/25.7.18-1352.



LOCATION PLAN

STAMP OF APPROVAL



FIRST FLOOR PLAN - AREA 31.15 SQ.MT.
TOTAL AREA = 87.79 SQ.MT.
(F' TYPE BUNGALOW)

CONTENTS OF SHEET

DESCRIPTION OF PROPOSAL & PROPERTY

LAYOUT PLAN OF S.NO. 137/50B,
CONSOLIDATION GAT NO. 471 (PART),
AT KARLA, TAL. MAVAL, DIST. PUNE.

OWNER

P.A.S.
CONSTRUCTIONS-PVT.LTD.

ARCHITECT

VINAYAK DESHPANDE
ARCHITECT
750A, THE DISCOVERY,
BORNOLI (EAST),
MUMBAI 400 066.
MOBILE NO. 9822345532.

DRAWN	DATE	SCALE	JOB NO.	DRG. NO.
VSD	11.09.2018	1:1000		V-CADIKARLA