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D.P. LAYOUT PLAN

AREA STATEMENT		SQM
1. Area of plot (Minimum area of 4,000 to be considered) a) as per ownership document (7/12,CTS extract) b) as per measurement sheet c) as per site		65,399.00 / — / —
2. Deductions for		
a) Proposed D.P./D.P. Road widening Area (24.0 M)		293.71
Area Under Road Widening (24.0 m hand over PMC)		1,872.50
Area Under Road Widening (30.0 M)		737.03
Area Under Road Widening (42.0 M)		1,259.60
Total		4,242.84
b) Any D.P. reservation area		
Area Under Fire Brigade as per R7		10,000.00
Area Under Road Encroachment		498.43
Area Under Differed Zone		3,335.52
Total		13,833.95
		48,174.95
		FOR FREE HOLD LAND (A)	FOR F.B.AS PER R7 (B)
3. Gross Area of Plot (1-2)		48,174.95	10,000.00
4. Recreational Open Space			
a) Required - (10%)	4,817.50		
b) Proposed -	4,817.50		
5. Amenity Space			
a) Required - (15%)	7226.24		
b) Proposed -	7226.24		
6. Transformer area	500.00		
7. Internal Road area		—	
8. NET AREA OF PLOT [3-5(b)]		48,174.95	10,000.00
9. built up area with reference to basic F.S.I as per front road width (sr.no.8x1.25) (48,174.95X1.25)		60,218.69+ 12,500.00 = 72,718.69	12,500.00
10. Addition of area for F.S.I			
a) In situ area against d.p road [1.85x sr.no2(a),if any (48,174.95X1.85)-(48,174.95)]		4,579.20	—
b) In situ area against amenity space [2.00 or 1.35x sr.no.5(b)]		—	(9,000.00 X 1.35) 12,150.00
c) Premium FSI area (subject to maximum of 0.5 of sr.no.8) (48,174.95X0.5)		24,087.46	(10,000.00 X 1.50) 15,000.00
d) TDR area (48,174.95X1.40)		43,139.46	14,000.00
		—	2,793.00 (12,500.00X0.25)
f) Additional FSI area under (Green rating *) 5% of 9 (62218.69X0.05)		3,010.93	625.00
Total (9+10)		74,817.09	28,375.00
11. Total area available (9+10)		1,47,535.78	28,375.00
12. Maximum utilization of fsi permissible as per road width 48,174.95X3.0=1,44,524.85+3,010.93 = 1,47,535.78		1,47,535.78	
13. Total permissible B/UP area A+B (12A+11B)		1,67,910.78	
14. total built-up area in proposal.(excluding area at sr.no.15b)			
a) existing built-up area		—	
b) proposed comm.built-up area		1,03,943.92	
c) proposed resi. built-up area		—	
d) total built-up area		1,03,943.92	
e) excess balcony area counted in f.s.i		—	
f) excess double height terraces area counted in f.s.i		—	
(Total of a+b+c+d)		1,03,943.92	
15. F.S.I consumed: (13/8)(should not be more than sr.no.12above)		—	
16. Area of inclusive housing if any			
a) Required (20%of sr.no.9)		—	
b) Proposed -		—	

ARCHITECT — OWNER

Mr. PRAKASH KULKARNI CA/98/22808 — SHRI. ANKUSH MEHTA — SHRI.ATUL CHABRIYA

PROJECT

PROPOSED COMM. BLDG. ON S.NO.578/1/2+578/1/3,PLOT A AT BIBVEWADI,MUNJERI,PUNE. (COMPOSITE SCHEME OF BALANCE PLOT & F.B.)

ARCHITECT

P R A K A S H K U L K A R N I
ankur associates
A R C H I T E C T S
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DATE	SCALE	DWG. BY
19.04.17	1 : 100	SHEDA

DESIGNED BY : S.HORNA/A.PEL, S.HORNA/ OF BA.17/DEC.2012 Amd.

TOTAL - F.S.I. STATEMENT

BUILDINGS	FLOOR	HT. WITH PARKING	HT. WITHOUT PARKING	COMM. F.S.I.	RESI. F.S.I.	F.S.I.	NO. OF TENEMENT
A BLOCK	3BAS.PARK.+ 21 FL	69.00 M	—	85,971.76	—	85,971.76	COMM.
C BLOCK	3 LEV.+PODIUM.PARK.+ 18 FL	69.00 M	63.00 M	17,972.16	—	17,972.16	COMM.
TOTAL				1,03,943.92	—	1,03,943.92	—