AREA STATEMENT OF EXISTING BUILDING :-

Existing Buliding	No. of floors	B/UP AREA (Sq.m.)	TENAMENTS
Row Houses 1 to 7	2	661.78	7
Wing 'B'	7	1904.63	28
Wing 'C'	7	2112.81	28
TOTAL	16	4679.22	63

AREA STATEMENT :-

B/UP AREA (Sq.m.)	Row Houses (Existing)	Wing 'B' (Existing)	Wing 'C' (Existing)	Wing 'A' (Proposed)
Stilt Floor	--			
1st Floor	368.63	272.09	301.83	651.54
2nd Floor	293.16	272.09	301.83	651.54
3rd Floor	--	272.09	301.83	651.54
4th Floor	--	272.09	301.83	651.54
5th Floor	--	272.09	301.83	651.54
6th Floor	--	272.09	301.83	651.54
7th Floor	--	272.09	301.83	651.54
8th Floor	--	--	--	624.13
9th Floor	--	--	--	651.54
10th Floor	--	--	--	651.54
11th Floor	--	--	--	651.54
12th Floor	--	--	--	651.54
TOTAL	661.78	1904.63	2112.81	7791.07
Existing TOTAL AREA	661.78	4017.44		

Typical Flr. area calculation

AREA RECT = 42.90 x 19.00 = 815.10 sq.m.

Deductions:

1. 1.45 x 3.10x 1 = 4.49
2. 3.65 x 1.70 x 1 = 6.20
3. 4.10 x 3.15 x 1 = 12.91
4. 3.30 x 2.60 x 1 = 8.58

4a. 1.45 x 3.80 x 1 = 5.51

5. 6.35 x 0.62 x 1 = 3.93
6. 0.15 x 4.25 x 2 = 1.27
7. 1.20 x 1.50 x 2 = 3.60
8. 7.65 x 0.70 x 1 = 5.35
9. 2.35 x 2.60 x 1 = 6.11
10. 3.20 x 0.35 x 2 = 2.44
11. 3.75 x 2.05 x 1 = 7.68
12. 10.95 x 0.25 x 1 = 2.73
13. 3.45 x 4.55 x 1 = 15.69
14. 1.90 x 5.15 x 1 = 9.78
15. 1.15 x 2.15 x 1 = 2.47
16. 2.80 x 5.00 x 2 = 28.0
17. 1.50 x 2.85 x 2 = 8.55
18. 0.70 x 2.30 x 2 = 3.22
19. 5.25 x 0.80 x 1 = 4.20
20. 3.00 x 3.15 x 1 = 9.45
21. 1.90 x 3.00 x 2 = 11.40

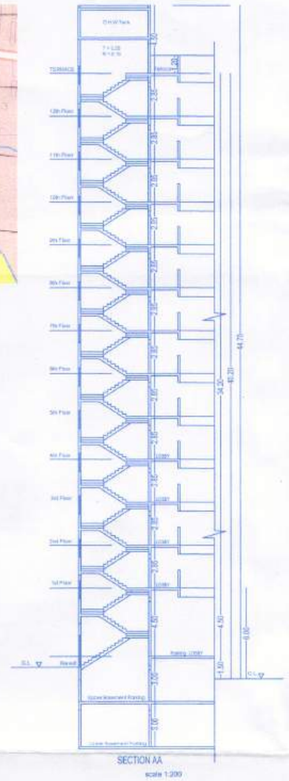
Total = 163.56

815.10 - 163.56 = 651.54

1st to 7th & 9th to 12th floor B/UP = 651.54 sq.m.

LOCATION PLAN

प्रति विक्रत विभी.....चौ.भी. क्षेत्रासाठी
खाम क्र.....चालन क्र.....दि.....
रोजी भरले आहेत.



SECTION AA

scale 1:200

Green Belt Area Calculation

SCALE 1:400

GREEN BELT AREA CALCULATION :-

A) 35.372 x (17.06 + 16.95) X 0.50 = 601.5 sqm.

OPEN SPACE CALCULATION :-

A) 38.875 x (13.60 + 15.10) X 0.50 = 557.85 sqm.

TOTAL AREA OF 10% Open Space = 557.85 sq.m.

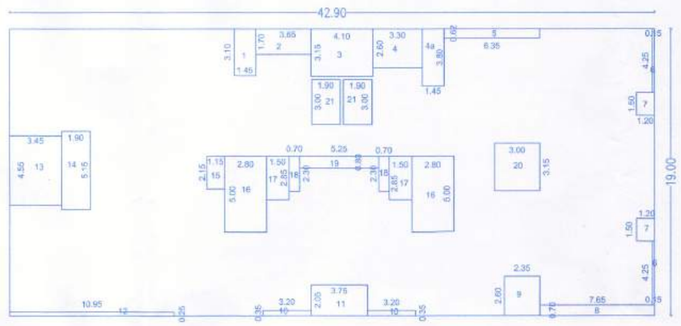
PLOT AREA CALCULATIONS :-

A) 77.10 x (17.00 + 18.00) X 0.50 = 1349.25 sqm.
B) 118.1 X (30.50 + 34.50) X 0.50 = 3838.25 sqm.
C) 36.00 X (10.00 + 12.90) X 0.50 = 412.20 sqm.
D) 35.37 X (16.95 + 17.06) X 0.5 = 601.50 sqm.

TOTAL AREA OF PLOT = 6201.20 sqm.

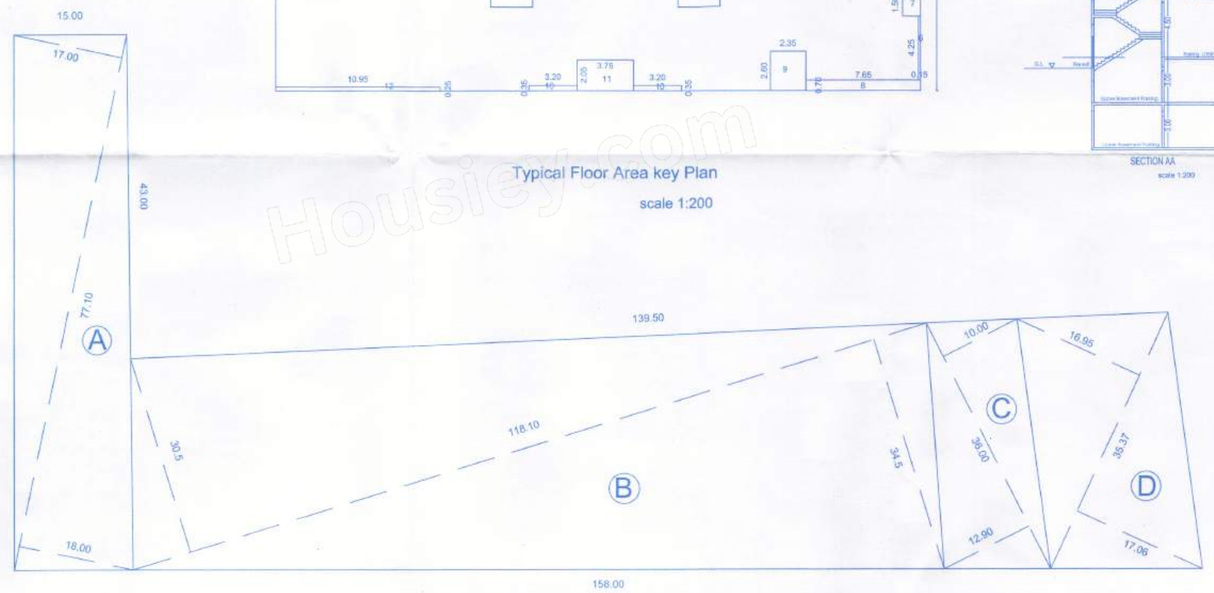
Open Space Area Calculation

SCALE 1:400



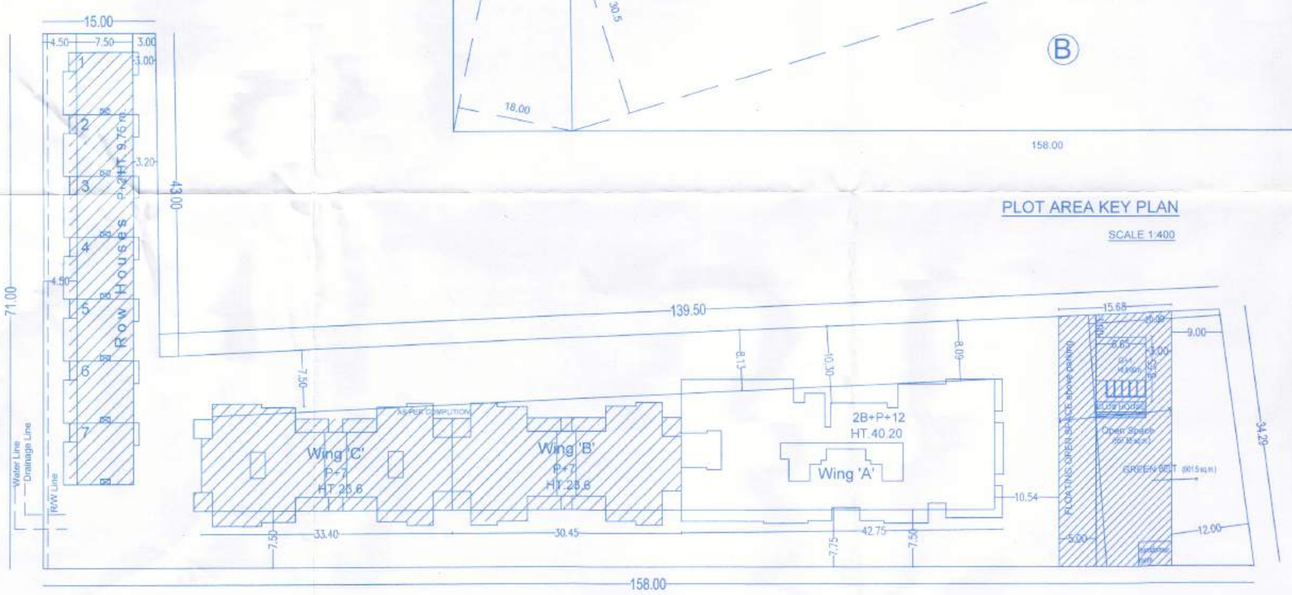
Typical Floor Area key Plan

scale 1:200



PLOT AREA KEY PLAN

SCALE 1:400



LATOUT PLAN

SCALE 1:400

ROAD WIDEN AREA CALCULATION :-

A) 0.56 x 71 X 0.50 = 20.00 sqm.

ROAD WIDENING

SCALE 1:400

STAMP APPROVAL

01/01

बांधकाम विकास विभाग कार्यालय
मान्य लेआउट क्र. 7863 / 22
डि.पी.ओ. / प्लॅन क्र. 4 दिनांक 31/10/2022
कार्यकारी अभियंता
बांधकाम विकास विभाग (झो.क्र. 4)
पुणे महानगरपालिका

AREA STATEMENT	SQM.
1 AREA OF PLOT(Minimum area of a,b to be considered)	6200.00
a) As per ownership document (7/12, CTS extract)	
b) as per Demarcation	6200.00
2 Deduction for	
a) Area Under 12.0m. Road	20.00
b) Any D.P Reservation area (Green belt)	601.5
c) Total (a+b)	621.5
3 Balance area of plot (1-2)	5578.5
4 Amenity space (If applicable) (a) Required - (b) Adjustment of 2 (b), if any- (c) Balance Proposed -	--
5 Net Plot area (3 - 4)	5578.5
6 Recreation Open space (If applicable) (a) Required - (b) Proposed -	557.85 557.85
7 Balance plot Area (5 - 6)	5020.65
7 (a) Add for open space	557.85
8 Plotable area (If applicable)	--
9 Built up area with refernce to Basic F.S.I as per front road width (Sr.no 5 x 1.10) (5578.5 x 1.10)	6136.35
10 Addition of FSI on Pyment of Premium (a) Maximum permissible perminum FSI - (b) Proposed FSI on Payment of premium. (5578.5 x 0.50)	-- 2789.25
11 In- situ FSI / TDR loading (a) In - situ area against D.P. road [2.0x sr.no.2 (a), If any (b) In - situ area against Amenity Space if handeed over [2.00 or 1.85 x sr.no.4 (b) and / or (c)] (c) TDR area (Sr.no 5 x 0.65) (5578.5 x 0.65) (d) Total In-Situ / TDR loading proposal	20.00 -- 3626.02 3626.02
12 Add 9.0m.Int.Rd area as per (Previous Sanctioned Layout)	--
13 Total entitlement of FSI in the proposal (a) [9+ 10b + 11d] (b) [Less Previous Santioned FS.] (c) Balance F.S. Area	12551.62 4679.22 7872.4
14 (a) Ancillary area FSI uptO 60% With payment of charges. (13c x 0.60) (7872.4 x 0.6) (b) Total entitlement (13c + 14a)	4723.44 12595.84
15 Maximum utilization limit of F.S.I. (building potential) Permissible as per Road Width ((as Per Regulation No. 6.1 or 6.2 or ~~6.3 or 6.4 as applicable)~~ x 1.6)	
16 Total Built - up Area in Proposal. (excluding area at sr.no.17b) (a) Exisiting Built -up Area. (b) Proposed Built -up Area.(as per 'P-line) (c) Total (a+b)	7791.07
17 Total Built - up Area in Proposal. (a) Previous Sanctioned Area. (b) BASIC (c) Proposed Ancilary	
18 Total Proposed 'P-line' Area - (17b + 17c)	

CERTIFICATE OF AREA

Certified that the plot under reference was surveyed by me on / / and the dimensions of side etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in documents of Ownership / T. P. schemes records / Land Records Deptt. / City Survey records.

SIGNATURE OF LICENSED ARCHITECT

Proposed Building 'A' in Layout at
S.No - 9, H.No.21A to 21D + 27
C. T.S.No. - 847/14 to 847/17 +847/19
Wanowrie , PUNE
For : System Enterprises, Through
Mr. Anil Shah

OWNER /P.A..H. SIGN. ARCHITECT SIGN.

N

SCALE
1:100

NITIN JOSHI
ARCHITECT
206,SUPREME CENTRE, ANAND PARK,
ITI ROAD AUNDH PUNE-7
(PH-02025896842)

Housiey.com