

PREVIOUS SANCTION & PROPOSED SANCTION AREA CALCULATIONS.

COMM.	WING - A		WING - B		WING - C		WING - D		WING - E		WING - F		WING - G		TOTAL AREA		
	PREVIOUS SANCTION AREA	PROPOSED AREA															
1) B/UP AREA (F.S.) COMMERCIAL	876.95	--	566.72	-----	680.65	-----	840.03	-----	5168.05	1238.32	3816.84	845.68	-----	982.84	-----	2943.75	-----
2) B/UP AREA (F.S.) RESIDENTIAL	--	--	3916.92	825.41	463.25	-----	437.34	-----	5168.05	1238.32	3816.84	845.68	-----	982.84	-----	21802.40	4782.98
3) BALCONY (PERM)	--	--	586.66	136.40	691.97	-----	683.63	-----	779.62	185.74	587.48	188.87	-----	147.38	-----	3269.26	714.23
4) BALCONY (PROP)	--	--	428.37	-----	87.10	-----	424.51	-----	611.83	-----	241.04	-----	-----	-----	-----	2086.85	-----
5) DRY BALCONY	--	--	318.83	-----	219.83	-----	318.83	-----	382.70	-----	306.67	-----	-----	-----	-----	1558.85	-----
6) STAIRCASE (NORMAL)	50.58	-----	124.88	-----	127.62	-----	128.32	-----	89.76	16.32	89.65	16.30	-----	-----	-----	810.81	85.16
7) LIFT & M/C ROOM	--	--	21.77	3.67	21.77	-----	21.77	-----	40.34	-----	21.24	-----	-----	-----	-----	126.99	56.82
8) PASSAGE AREA	--	--	348.03	-----	627.27	-----	422.27	-----	1083.03	-----	541.21	-----	-----	-----	-----	2435.00	312.85
TOTAL (1 TO 8)	827.53 SQ.M.	-----	833.08 SQ.M.	830.19 SQ.M.	-----	648.47 SQ.M.	-----	738.71 SQ.M.	1254.64 SQ.M.	5116.65 SQ.M.	881.89 SQ.M.	-----	1028.95 SQ.M.	-----	634.12 SQ.M.	385	68
9) TENEMENT	--	--	63	12	68	-----	63	-----	109	19	67	15	-----	-----	-----	10	365

\* DETAILS OF PREVIOUS SANCTION IF ANY :  
 1) NO PRH / NASR / 320 / 14 . DATE : 05/03/2015  
 4) C.R. NO. - 1860 / 15-16 . DATE : 31/12/2016

Approved as amended in \_\_\_\_\_  
 subject to conditions mentioned in Annexure 'A' of letter No. D/PRH/C.R. No. 312/2015 dated 12/07/2015.  
 S. No. C. No. J. No. \_\_\_\_\_  
 Dated 02/08/2020  
 Metropolitan Commissioner and Chief Executive Officer  
 Pune Metropolitan Regional Development Authority, Pune.



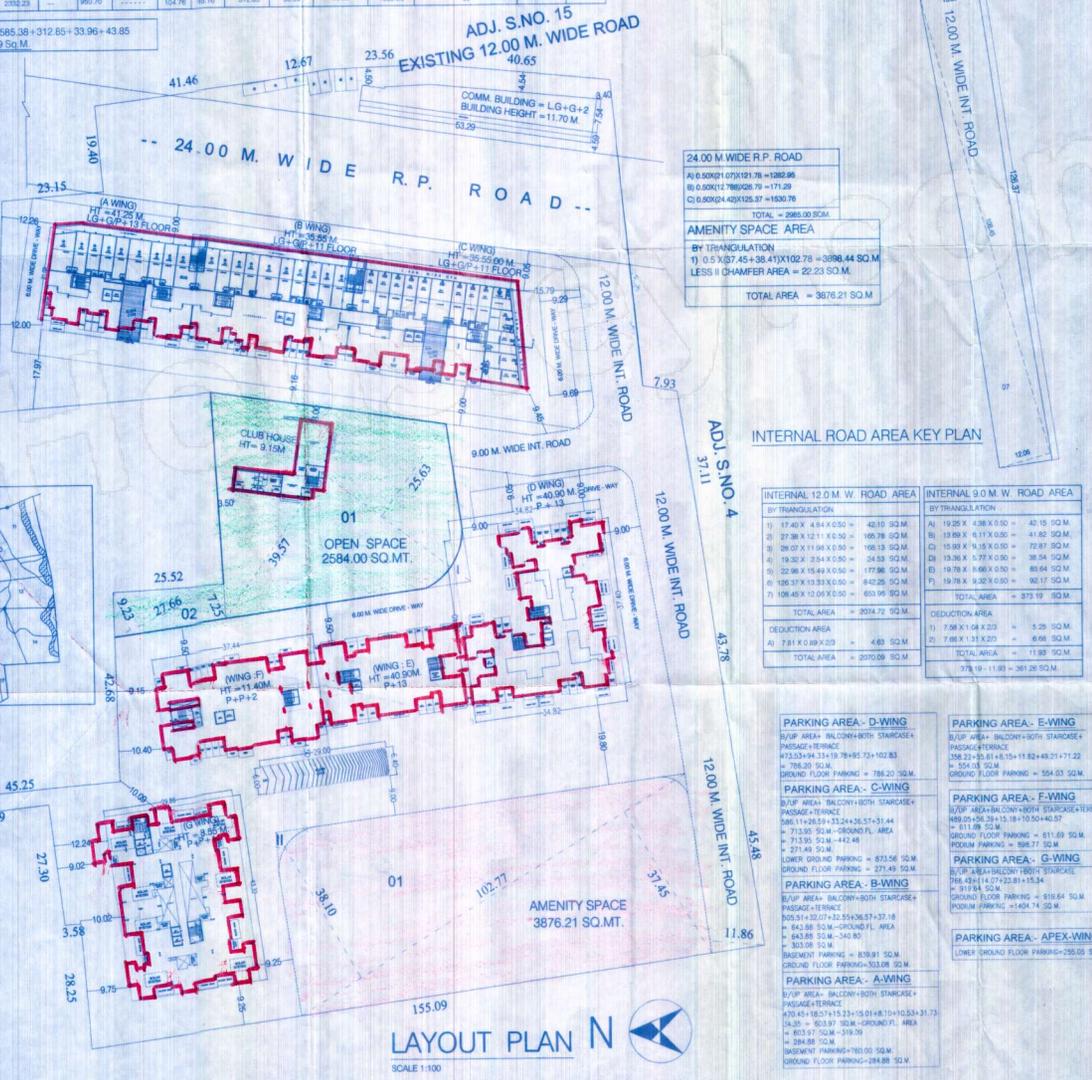
F.S.I STATEMENT (ALL BUILDING)

BUILDING NAME	B/UP AREA	BALCONY	DRY BALCONY	STAIRCASE AREA	PASSAGE AREA	TERRACE AREA	LIFT & LIFT M/C ROOM AREA	COVERAGE AREA	NO. OF TEN.	BUILDING HEIGHT	GROSS AREA	
COMM. BUILDING	876.95	---	---	---	---	---	---	298.25	---	11.70 M.	1272.07	
A. WING	596.72	4846.33	726.06	428.37	272.66	319.83	136.89	141.09	349.03	605.44	18.10	104.80
B. WING	630.06	4413.25	661.97	387.10	---	319.83	126.24	127.62	402.27	783.34	21.77	579.95
C. WING	843.00	4357.34	653.33	424.51	---	319.83	126.24	128.31	422.27	783.34	21.77	579.95
D. WING	---	6436.07	965.96	611.83	531.12	392.70	151.06	156.08	1253.03	1065.93	33.60	913.17
E. WING	---	4762.07	714.35	341.04	120.03	306.67	151.06	105.95	541.21	875.57	17.86	508.30
F. WING	---	965.64	147.38	---	113.89	---	30.68	01.00	---	82.37	25.32	573.58
G. WING	---	787.28	114.84	---	113.89	---	17.07	03.34	---	21.80	187.38	11.28
TOTAL	2943.75	26585.38	3863.49	2062.85	1650.70	1658.85	739.24	945.97	2747.91	4282.23	183.81	4503.28
PREVIOUS SANCTIONED	3475.61	---	3099.28	2092.85	---	1658.86	634.46	110.81	2438.06	4195.51	138.99	3142.42
DIFFERENCE	4782.98	2352.23	960.70	---	104.76	89.16	312.85	20.98	56.82	1360.88	68	---

TOTAL PROPOSED BUA = 2943.75 + 26585.38 + 312.85 + 33.96 + 43.85 = 29,919.79 SQ.M.

OPEN SPACE AREA CALCULATION BY TRIANGULATION  
 1) 0.5 X 1025.81 + 39.67 X 272.66 = 2375.89 SQ.M.  
 2) 0.5 X 7.25 + 1.82 X 272.66 = 257.91 SQ.M.  
 TOTAL AREA = 2633.79 SQ.M.  
 LESS CHAMFER AREA = 19.73 SQ.M.  
 TOTAL AREA = 2614.06 SQ.M.

CHAMFER AREA CALCULATION  
 BLOCK 1  
 1/2 X 1025.81 X 0.5 = 256.45 SQ.M.  
 1/2 X 7.25 X 0.5 = 1.82 SQ.M.  
 TOTAL = 258.27 SQ.M.  
 BLOCK 2  
 1/2 X 1025.81 X 0.5 = 256.45 SQ.M.  
 1/2 X 7.25 X 0.5 = 1.82 SQ.M.  
 TOTAL = 258.27 SQ.M.



24.00 M WIDE R.P. ROAD  
 A) 6.80 X 21.07 X 101.78 = 1389.08  
 B) 6.80 X 12.78 X 102.87 = 171.29  
 C) 6.80 X 9.42 X 125.37 = 1530.76  
 TOTAL = 2691.00 SQ.M.  
 AMENITY SPACE AREA  
 BY TRIANGULATION  
 1) 0.5 X 87.45 + 38.41 X 102.78 = 3898.44 SQ.M.  
 LESS II CHAMFER AREA = 22.23 SQ.M.  
 TOTAL AREA = 3876.21 SQ.M.

INTERNAL 12.0 M. W. ROAD AREA  
 BY TRIANGULATION  
 1) 17.40 X 4.54 X 0.50 = 42.10 SQ.M.  
 2) 37.38 X 12.11 X 0.50 = 166.78 SQ.M.  
 3) 36.07 X 11.98 X 0.50 = 168.13 SQ.M.  
 4) 19.32 X 23.4 X 0.50 = 24.53 SQ.M.  
 5) 22.88 X 16.84 X 0.50 = 172.88 SQ.M.  
 6) 186.37 X 3.31 X 0.50 = 442.25 SQ.M.  
 7) 108.42 X 12.04 X 0.50 = 651.95 SQ.M.  
 TOTAL AREA = 2014.72 SQ.M.  
 DEDUCTION AREA  
 A) 7.81 X 0.89 X 2.03 = 4.63 SQ.M.  
 TOTAL AREA = 2010.09 SQ.M.

PARKING AREA - D-WING  
 B/UP AREA + BALCONY + BOTH STAIRCASE + PASSAGE + SERVICE  
 473.53 X 94.34 X 19.78 X 49.91 X 102.83  
 = 766.20 SQ.M.  
 GROUND FLOOR PARKING = 786.20 SQ.M.

PARKING AREA - C-WING  
 B/UP AREA + BALCONY + BOTH STAIRCASE + PASSAGE + SERVICE  
 986.11 X 26.59 X 33.24 X 35.7 X 31.44  
 = 713.95 SQ.M. - GROUND FL. AREA  
 = 713.95 SQ.M. + 141.48  
 = 855.43 SQ.M.  
 LOWER GROUND FLOOR PARKING = 873.56 SQ.M.  
 GROUND FLOOR PARKING = 271.49 SQ.M.

PARKING AREA - B-WING  
 B/UP AREA + BALCONY + BOTH STAIRCASE + PASSAGE + SERVICE  
 505.31 X 52.07 X 32.55 X 36.57 X 37.18  
 = 642.88 SQ.M. - GROUND FL. AREA  
 = 642.88 SQ.M. + 144.80  
 = 787.68 SQ.M.  
 BALCONY PARKING = 830.81 SQ.M.  
 GROUND FLOOR PARKING = 533.08 SQ.M.

PARKING AREA - A-WING  
 B/UP AREA + BALCONY + BOTH STAIRCASE + PASSAGE + SERVICE  
 470.45 X 162.7 X 15.13 X 51.61 X 154 X 153.51 X 31.73  
 = 603.87 SQ.M. - GROUND FL. AREA  
 = 384.98 SQ.M.  
 BALCONY PARKING = 780.00 SQ.M.  
 GROUND FLOOR PARKING = 284.88 SQ.M.

INTERNAL 9.0 M. W. ROAD AREA  
 BY TRIANGULATION  
 A) 19.25 X 4.36 X 0.50 = 42.15 SQ.M.  
 B) 19.89 X 6.17 X 0.50 = 41.82 SQ.M.  
 C) 15.93 X 9.15 X 0.50 = 72.87 SQ.M.  
 D) 19.38 X 5.77 X 0.50 = 38.54 SQ.M.  
 E) 19.78 X 14.60 X 0.50 = 89.64 SQ.M.  
 F) 19.78 X 9.32 X 0.50 = 92.17 SQ.M.  
 TOTAL AREA = 373.91 SQ.M.  
 DEDUCTION AREA  
 1) 7.58 X 1.04 X 2.03 = 5.28 SQ.M.  
 2) 7.86 X 1.31 X 2.03 = 8.06 SQ.M.  
 TOTAL AREA = 1138.97 SQ.M.  
 378.19 - 11.80 = 366.29 SQ.M.

AREA STATEMENT IN SQ.M.	PREVIOUS SANCTIONED	NEW SANCTIONED
1) TOTAL AREA OF PLOT	2685.00	2685.00
2) LESS AREA UNDER 24.00 M.W. R.P. ROAD	2691.00	3240.00
3) LESS AREA OF 20 FT	2342.00	3240.00
4) LESS 15% AMENITY SPACE AREA	3878.00	3878.00
5) 10% OPEN SPACE AREA	2584.00	2584.00
6) 12.0 M. W. INTERNAL ROAD	2070.09	2070.09
7) 9.0 M. W. INTERNAL ROAD	1161.72	361.25
8) GROSS PLOT AREA	1161.72	18948.65
9) PERMISSIBLE AREA	18767.60	21984.00
10) PERMISSIBLE F.S.I. AREA	1.20	1.20
11) ADD	---	---
12) 24.00 M. R.P. ROAD	---	---
13) 15% AMENITY SPACE	---	---
14) ADD ROAD F.S.I. 20% ALREADY SANCTIONED	3952.52	3952.52
15) PERMISSIBLE B/UP AREA	27274.64	35313.32
16) PROPOSED COMM. B/UP AREA	2943.75	2943.75
17) PROPOSED RES. B/UP AREA	21802.40	26585.38
18) EXCESS STAIR + PASSAGE + DRY BALC. AREA TAKEN IN F.S.I.	381.13	390.66
19) TOTAL B/UP AREA	25127.28	29,919.79
20) TOTAL TENEMENTS	385 NOS.	453 NOS.

SCHEDULE OF OPENINGS  
 D = 1.22 X 2.10 W = 3.20 X 1.20 V = 0.60 X 0.90  
 D1 = 0.91 X 2.10 W1 = 2.44 X 1.20  
 D2 = 0.7 X 2.10 W2 = 2.14 X 1.20  
 W3 = 1.52 X 1.20  
 W4 = 1.22 X 1.20

SPECIFICATION  
 R.C.C. FRAME STRUCTURE  
 EXT. WALL 15CM THK CONC. BLOCK  
 INT. WALL 10CM THK BRICKS  
 EXT. SAND FACED CEM. PLASTER  
 INT. NEERU FINISH CEM. PLASTER  
 FLOOR DASH  
 ALUMINIUM WINDOWS  
 CERAMIC TILE FLOORING  
 P.V.C. PIPES FOR DRAINAGE AND PLUMBING

PROJECT  
 PROPOSED BUILDING LAYOUT OF GROUP HOUSING SCHEME AT S.NO.8/2A,8/3A/1(PART),8/3A/3(PART),8/3B(PART),8/3D,8/4,8/5/2,8/5/3,8/5/4,8/5/5,8/5/6 & 8/5/7 AUTADE HANDEWADI, TAL. HAVELI, DIST. PUNE

OWNER'S SIGN: SHREE SANDEEP AGARWAL  
 ARCHITECT'S SIGN: VILAS TARWADI  
 ARCHITECTS: VILAS TARWADI ARCHITECTS & INTERIOR DESIGNERS  
 "Siddhi Gold" 1st floor, S.No.39 D Shanker Sheth Rd. Near Meera society, Ghatnagar Pune - 411007.  
 EMAIL - vilas\_tarwadi@gmail.com  
 DATE: 25.08.2021 SCALE: 1:800 DRY BY: MEERA JOB NO: 388912  
 COMP. DWG: DWG/VENKATRADEWADI & NO. 8/ CORP.