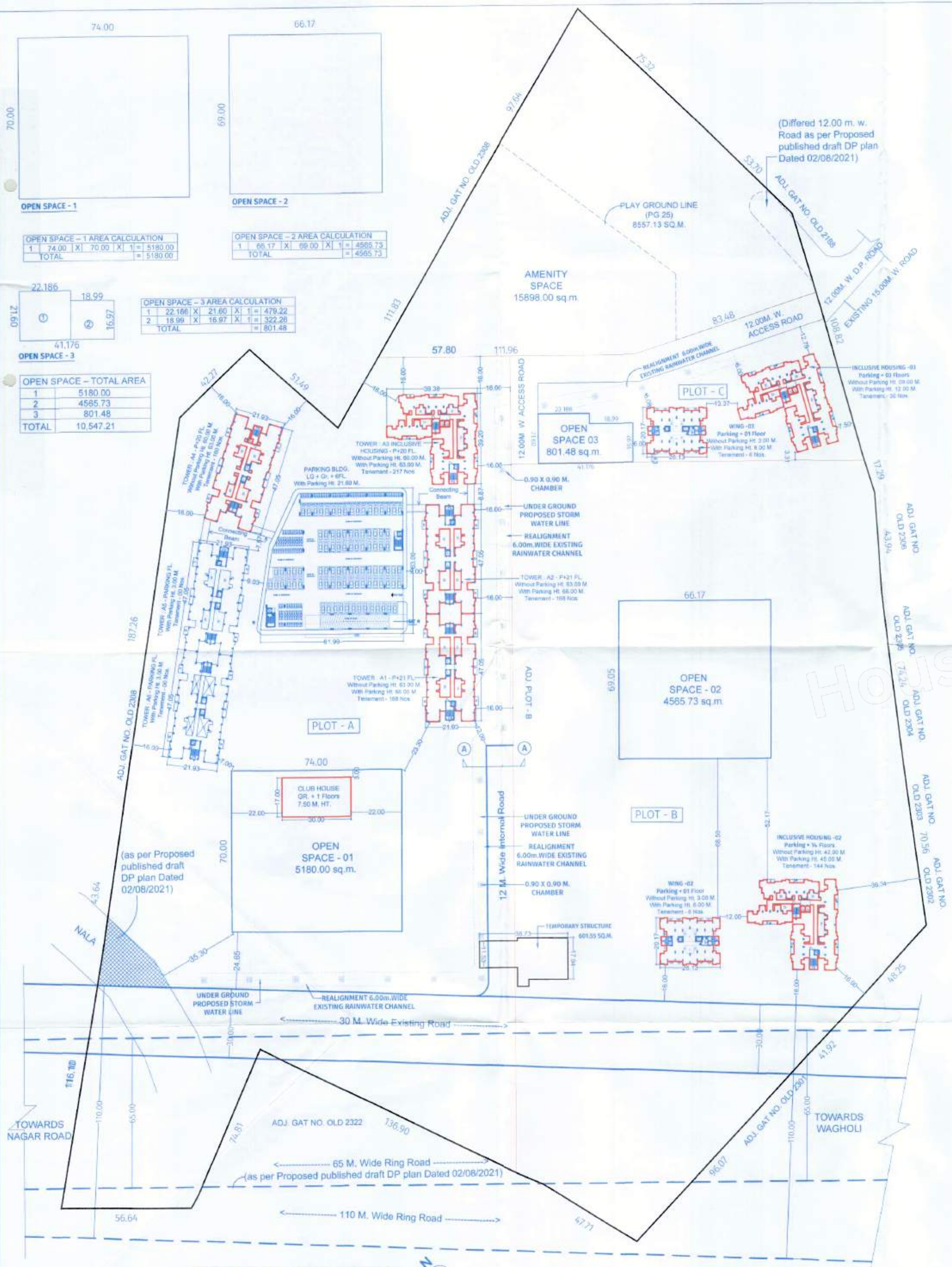




PREMIUM AREA CALCULATIONS (BUILDING + INCLUSIVE HOUSING)					
S.NO.	SUBDIVISION PLOTS	TOTAL BULP AREA	BALCONY PROPOSED	STAIRCASE REGULAR AREA	LIFT TOTAL
1	PLOT - A	57,689.32	3890.34	1281.44	52.44
2	PLOT - B	8,624.42	887.34	300.78	21.47
3	PLOT - C	1837.04	146.24	77.46	21.47
TOTAL AREA		66,130.78	4,733.92	1,659.66	95.38

LABOUR CESS PREMIUM AREA CALCULATIONS (BUILDING + INCLUSIVE HOUSING)					
S.NO.	SUBDIVISION PLOTS	TOTAL BULP AREA	BALCONY PROPOSED	STAIRCASE REGULAR	STAIRCASE FIRE
1	PLOT - A	57,689.32	3890.34	1281.44	1603.22
2	PLOT - B	8,624.42	887.34	300.78	21.47
3	PLOT - C	1837.04	146.24	77.46	21.47
TOTAL AREA		66,130.78	4,733.92	1,659.66	1,884.14

REFUGEE AREA CALCULATIONS (PLOT - A)			
S.NO.	BUILDING	AREA	TOTAL AREA
1	A1 (0th, 1st & 10th)	36.00	36.00
2	A2 (0th, 1st & 10th)	36.00	36.00
3	A3 (0th, 1st & 10th)	49.50	49.50
4	A4 (0th, 1st & 10th)	36.78	36.78
TOTAL		158.28	158.28

REFUGEE AREA CALCULATIONS (PLOT - B)			
S.NO.	BUILDING	AREA	TOTAL AREA
1	WING 2 (0th & 10th)	49.50	49.50
TOTAL		49.50	49.50

PREMIUM AREA CALCULATIONS (BUILDING + INCLUSIVE HOUSING) (PLOT - A)			
TYPE	PREVIOUS	PROPOSED	DIFFERENCE
BULP AREA	16,108.05	57,689.32	47,581.27
BALCONY AREA	733.59	3890.34	3156.75
STAIRCASE AREA	300.78	1281.44	980.66
LIFT AREA	21.47	52.44	30.97

LABOUR CESS PREMIUM AREA CALCULATIONS (BUILDING + INCLUSIVE HOUSING) (PLOT - A)			
TYPE	PREVIOUS	PROPOSED	DIFFERENCE
BULP AREA	16,108.05	57,689.32	47,581.27
BALCONY AREA	733.59	3890.34	3156.75
STAIRCASE AREA	300.78	1281.44	980.66
LIFT AREA	21.47	52.44	30.97

PREMIUM AREA CALCULATIONS (BUILDING + INCLUSIVE HOUSING) (PLOT - B)			
TYPE	PREVIOUS	PROPOSED	DIFFERENCE
BULP AREA	10,198.05	8,624.42	-1,573.63
BALCONY AREA	733.59	887.34	153.75
STAIRCASE AREA	300.78	300.78	0.00
LIFT AREA	21.47	21.47	0.00

LABOUR CESS PREMIUM AREA CALCULATIONS (BUILDING + INCLUSIVE HOUSING) (PLOT - B)			
TYPE	PREVIOUS	PROPOSED	DIFFERENCE
BULP AREA	10,198.05	8,624.42	-1,573.63
BALCONY AREA	733.59	887.34	153.75
STAIRCASE AREA	300.78	300.78	0.00
LIFT AREA	21.47	21.47	0.00

PREMIUM AREA CALCULATIONS (BUILDING + INCLUSIVE HOUSING) (PLOT - C)			
TYPE	PREVIOUS	PROPOSED	DIFFERENCE
BULP AREA	1294.11	1837.04	542.93
BALCONY AREA	179.92	146.24	-33.68
STAIRCASE AREA	77.46	77.46	0.00
LIFT AREA	21.47	21.47	0.00

LABOUR CESS PREMIUM AREA CALCULATIONS (BUILDING + INCLUSIVE HOUSING) (PLOT - C)			
TYPE	PREVIOUS	PROPOSED	DIFFERENCE
BULP AREA	1294.11	1837.04	542.93
BALCONY AREA	179.92	146.24	-33.68
STAIRCASE AREA	77.46	77.46	0.00
LIFT AREA	21.47	21.47	0.00

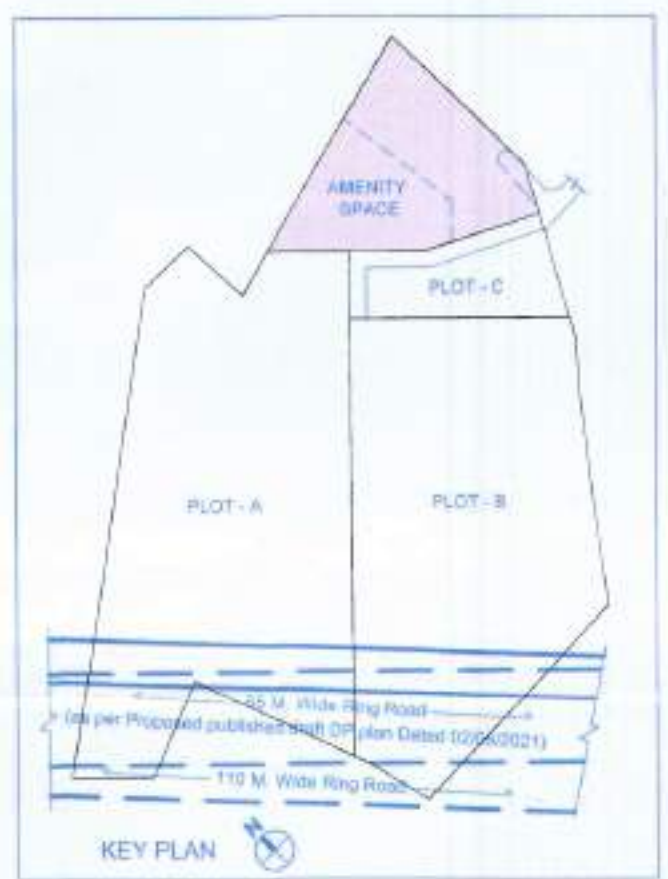
(PERMISSIBLE AREA FOR INCLUSIVE HOUSING)
INCLUSIVE HOUSING REQUIREMENT = 10007.00 (Net plot) x 1.20 (Basic FSI) = 1,07,484.40
INCLUSIVE HOUSING REQUIREMENT = 1,07,484.40 x 20% = 21,496.88
INCLUSIVE HOUSING PROPOSED = 21,501.87 SQ.M.

S.NO.	SUBDIVISION PLOTS	TOTAL BULP AREA	TOTAL PERCENTAGE	PERMISSIBLE AREA	PROPOSED AREA
1	PLOT - A	55,340.00	0.4945	10,529.92	10,530.09
2	PLOT - B	48,952.00	0.4338	9,327.24	9,329.48
3	PLOT - C	8,600.00	0.0714	1538.14	1542.10
TOTAL AREA		1,11,892.00	1.0000	21,495.30	21,501.67

DATE & STAMP OF APPROVAL
SUBDIVISION LAYOUT PLAN
BHA / C.R. No. 19 / 20-21 / Mouza - WAGHOLI,
S. NO./G.No/CTS No. 1321, HISSA NO. 1 TO 7, DATED - 31 / 03 / 2022

Approved as amended in
subject to conditions mentioned in Amendment 'A'
of letter No. BHA/C.R. No. 26/23/21-22 dated 21/03/22
S. No./G. No/CTS No. 1321, HISSA NO. 1 TO 7, DATED - 31 / 03 / 2022

Metropolitan Commissioner and
Chief Executive Officer
Pune Metropolitan Regional Development Authority, Pune.



C JOB TITLE / SITE ADDRESS
PROPOSED SUBDIVISION LAYOUT ON NEW GAT NO. 1321
(P), OLD GAT NO. 2307, HISSA NO. 1 TO 7, OF VILLAGE -
WAGHOLI, PUNE

D OWNER NAME AND SIGNATURE
Vishwas Kulkarni
Vishwas Kulkarni - CA/260229231

E ARCHITECT
Vishwas Kulkarni - CA/1848885
Vishwas Kulkarni - CA/260229231

VK:a
architecture

Scale: 1" = 1000'
A1-Paper Size

Drawn by: T
Checked by: S
Date: 2023
Year: 2023

FOR P.M.R.D. SANCTION

LAYOUT PLAN AFTER SUBDIVISION
SCALE - 1:1000