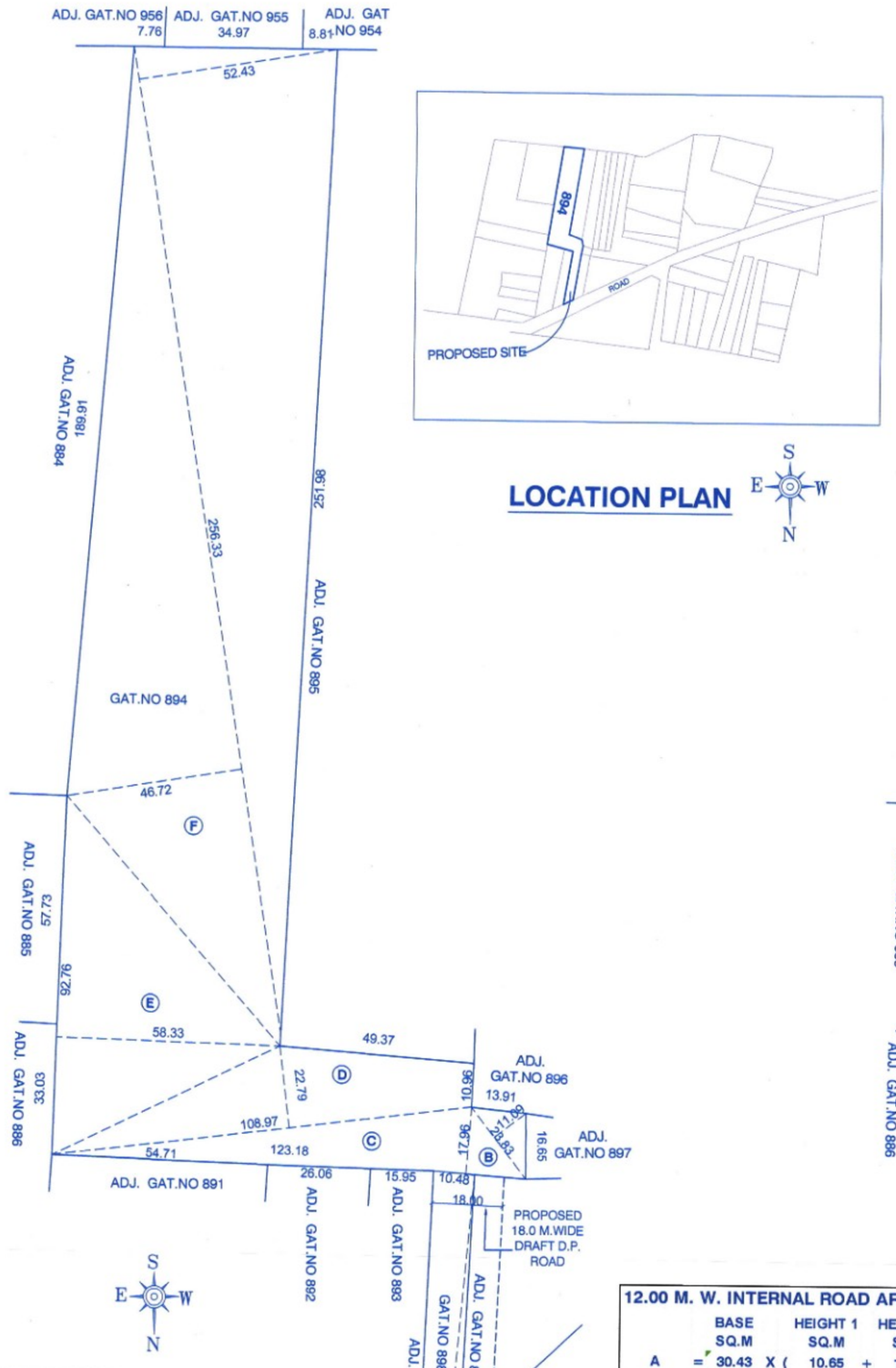
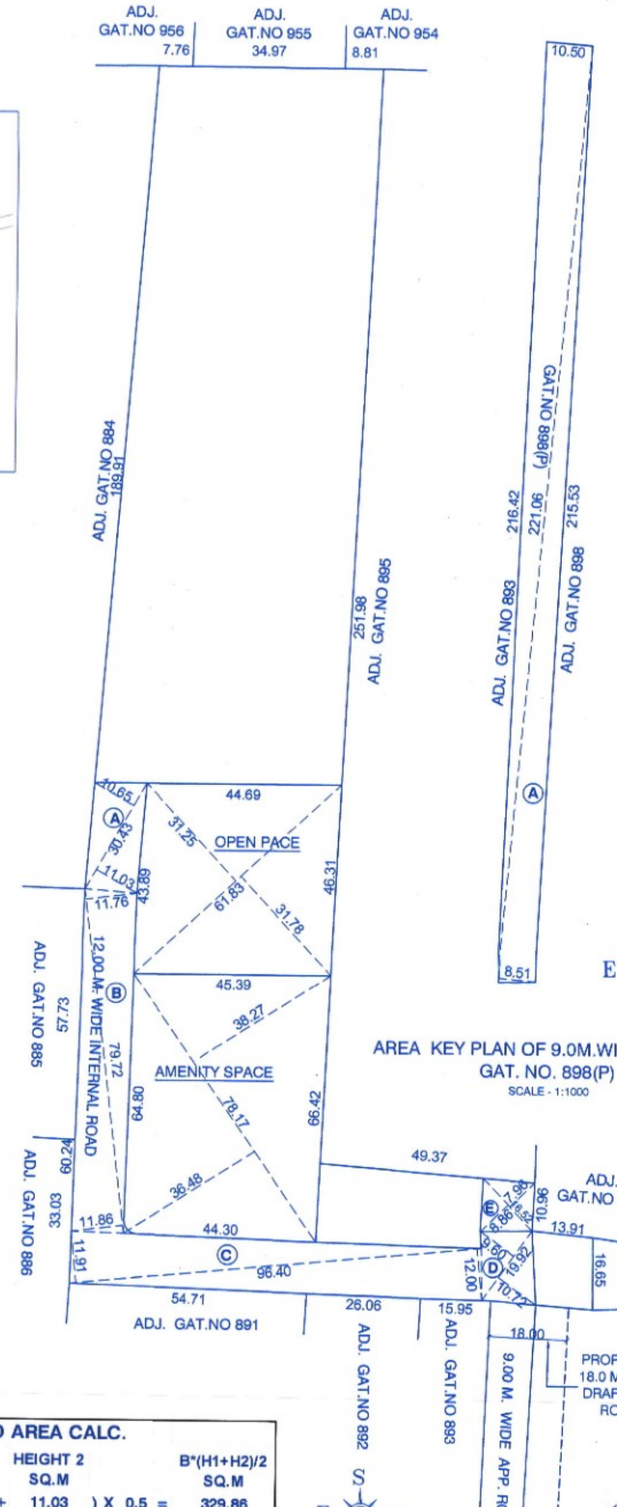
LAYOUT PLAN



PLAN AFTER AMALGAMATION OF GAT. NO. 894 +898

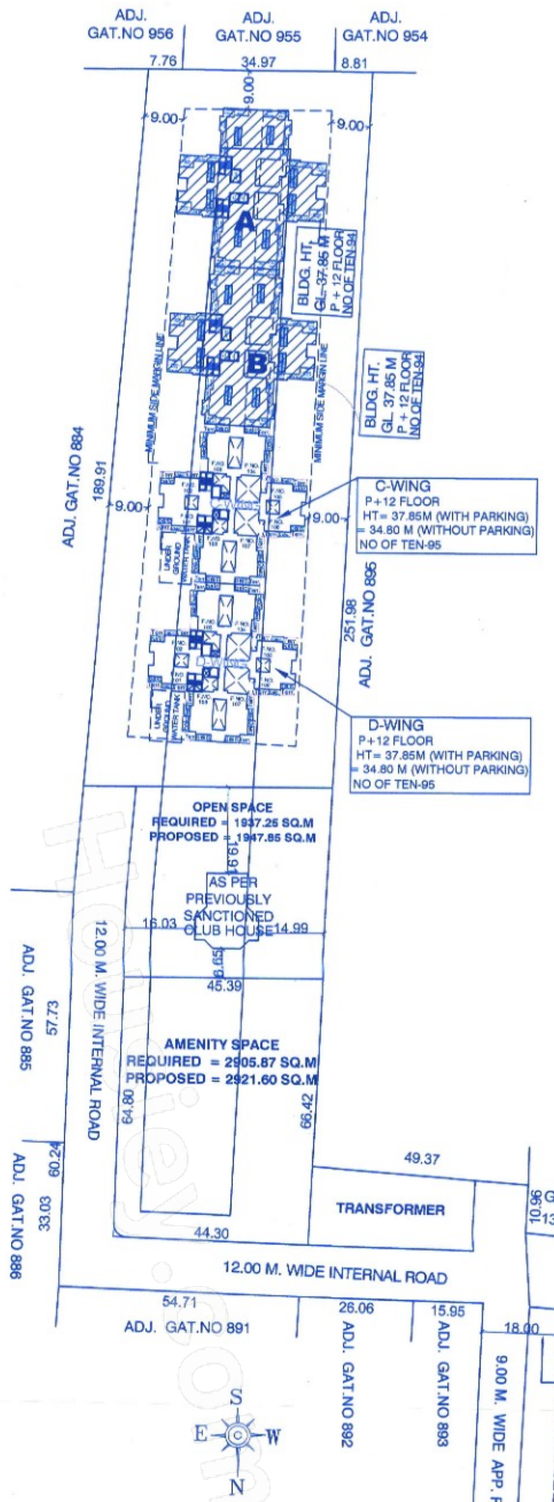
SCALE - 1:1000

LOCATION PLAN



AREA KEY PLAN OF 9.0M.WIDE ROAD OF GAT. NO. 898(P)

SCALE - 1:1000



LAY OUT PLAN

SCALE . 1:1000

FLOOR AREA STATEMENT (A , B WING)

FLOOR	AREA (SQ.M)	BALC. PERMI	BALC. PROP.	DRY BALC.	PROP.DBL .HT. TERRACE	STAIR. + PASSA	LIFT & M/C ROOM	TENT.
GROUND	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL
FIRST	375.19	56.28	56.09	22.54	40.83	75.96		8
SECOND	375.19	56.28	56.09	22.54	37.81	75.96		8
THIRD	375.19	56.28	56.09	22.54	40.83	75.96		8
FOURTH	375.19	56.28	56.09	22.54	37.81	75.96		8
FIFTH	375.19	56.28	56.09	22.54	40.83	75.96		8
SIXTH	375.19	56.28	56.09	22.54	37.81	75.96		8
SEVENTH	375.19	56.28	56.09	22.54	40.83	75.96		8
EIGHTH	302.78	45.42	45.19	16.91	28.54	75.96		6
NINTH	375.19	56.28	56.09	22.54	40.83	75.96		8
TENTH	375.19	56.28	56.09	22.54	37.81	75.96	22.66	8
ELEVENTH	375.19	56.28	56.09	22.54	40.83	75.96	8.38	8
TEWELETH	375.19	56.28	56.09	22.54	37.81	75.96		8
TOTAL	4429.67	664.48	662.18	264.85	462.57	911.52	31.04	94

FLOOR AREA STATEMENT (C WING)

FLOOR	AREA (SQ.M)	BALC. PERMI	BALC. PROP.	DRY BALC.	PROP.DBL .HT. TERRACE	STAIR. + PASSA	TOTAL F.S.I	LIFT & M/C ROOM	TENT.
GROUND	NIL	NIL	NIL	NIL	NIL	NIL		NIL	NIL
FIRST	374.65	56.20	56.09	22.54	40.83	76.52	374.65		8
SECOND	374.65	56.20	56.09	22.54	37.81	76.52	374.65		8
THIRD	374.65	56.20	56.09	22.54	40.83	76.52	374.65		8
FOURTH	374.65	56.20	56.09	22.54	37.81	76.52	374.65		8
FIFTH	374.65	56.20	56.09	22.54	40.83	76.52	374.65		8
SIXTH	567.61	85.14	0.00	0.00	0.00	0.00	567.61		8
SEVENTH	570.63	85.59	0.00	0.00	0.00	0.00	570.63		8
EIGHTH	469.40	70.41	0.00	0.00	0.00	0.00	469.40		6
NINTH	570.63	85.59	0.00	0.00	0.00	0.00	570.63		8
TENTH	567.61	85.14	0.00	0.00	0.00	0.00	567.61	22.66	8
ELEVENTH	570.63	85.59	0.00	0.00	0.00	0.00	570.63	8.38	8
TEWELETH	567.61	85.14	0.00	0.00	0.00	0.00	567.61		8
TOTAL	5757.37	863.61	280.45	112.70	198.11	382.60	5757.37	31.04	94

AS PER PREVIOUSLY APPROVAL NO. 894 & 898/समंपु/ 4629 दि . 3 .08 . 2013/पमह/ एन ए /एस आर/ 267/ 2013 दि . 11 . 10 . 13

COMPARATIVE STATEMENT FOR DIFF. IN AREAS : (C-WING)

TYPE	FLOOR AREA SQ.M	BALCONY SQ.M	DRY BALCONY SQ.M	TERRACE SQ.M.	STAIRCASE/ PASSAGE SQ.M.	TENEMTNS NO.
PREVIOUS APPROVAL	5759.93	280.45	112.70	196.11	379.80	94
THIS REVISION	5757.37	280.45	112.70	196.11	382.60	94
DIFF. IN AREA (This revision- prev. apprl.)	-2.56	0.00	0.00	0.00	-2.80	0

FLOOR AREA STATEMENT (D- WING)

FLOOR	AREA (SQ.M)	BALC. PERMI	BALC. PROP.	DRY BALC.	PROP.DBL .HT. TERRACE	STAIR. + PASSA	TOTAL F.S.I	LIFT & M/C ROOM	TENT.
GROUND	NIL	NIL	NIL	NIL	NIL	NIL		NIL	NIL
FIRST	593.57	89.04	0.00	0.00	0.00	0.00	593.57		8
SECOND	590.70	88.61	0.00	0.00	0.00	0.00	590.70		8
THIRD	593.57	89.04	0.00	0.00	0.00	0.00	593.57	22.66	8
FOURTH	590.70	88.61	0.00	0.00	0.00	0.00	590.70	8.38	8
FIFTH	593.57	89.04	0.00	0.00	0.00	0.00	593.57		8
SIXTH	590.70	88.61	0.00	0.00	0.00	0.00	590.70		8
TOTAL	3552.81	530.49	0.00	0.00	0.00	0.00	3552.81	31.04	48

AS PER PREVIOUSLY APPROVAL NO. 894 & 898/समंपु/ 4629 दि . 3 .08 . 2013/पमह/ एन ए /एस आर/ 267/ 2013 दि . 11 . 10 . 13

FLOOR AREA STATEMENT (D- WING) (PROPOSED)

FLOOR	AREA (SQ.M)	BALC. PERMI	BALC. PROP.	DRY BALC.	PROP.DBL .HT. TERRACE	STAIR.	TOTAL F.S.I	LIFT & M/C ROOM	TENT.
SEVENTH	545.88	81.88	0.00	22.54	0.00	23.02	545.88		8
EIGHTH	496.72	74.51	0.00	19.72	0.00	23.02	496.72		8
NINTH	545.88	81.88	0.00	22.54	0.00	23.02	545.88	0.00	8
TENTH	542.76	81.41	0.00	22.54	0.00	23.02	542.76	0.00	8
ELEVENTH	545.88	81.88	0.00	22.54	0.00	23.02	545.88		8
TWELVTH	542.76	81.41	0.00	22.54	0.00	23.02	542.76		8
TOTAL	3219.88	482.38	0.00	132.42	0.00	138.12	3219.88	0.00	48

TOTAL AREA OF D-WING (PREVIOUS+PROPOSED)= 3552.81+3219.88= 6772.69 SQM.

COMPARATIVE STATEMENT FOR DIFF. IN AREAS : (D-WING)

TYPE	FLOOR AREA SQ.M	BALCONY SQ.M	DRY BALCONY SQ.M	TERRACE SQ.M.	STAIRCASE/ PASSAGE SQ.M.	TENEMTNS NO.
PREVIOUS APPROVAL	3414.60	0.00	0.00	0.00	0.00	48
THIS REVISION	6772.69	0.00	132.42	0.00	138.12	48
DIFF. IN AREA (This revision- prev. apprl.)	3358.09	0.00	132.42	0.00	138.12	0

TOTAL PREMIUM CHARGES & FLOOR AREA STATEMENT

WING	TOTAL FLOOR AREA	TOTAL NO. OF TNMTS.	STAIRCASE PASSAGE	LIFT & M/C RM.	ENCLOSED BALC.	DRY BALC.	DBL. HT. TERRACE
A WING	4429.87	94	911.52	31.04	662.18	264.85	462.57
B WING	4429.87	94	911.52	31.04	662.18	264.85	462.57
C WING	5759.93	94	379.80	31.04	280.45	112.70	198.11
D WING	3414.60	48	0.00	31.04	0.00	0	0.00
TOTAL	18034.27	330	2202.84	124.16	1604.81	642.40	1123.25

TOTAL PARKING AREA STATEMENT

PARKING STATEMENT :

WING	CAR	SCOOTER	CYCLES
A - WING	33	103	103
B - WING	33	103	103
C - WING	33	103	103
D - WING	33	114	100
TOTAL PARKING	132	423	409
AREA (SQ.M)	12.50	2.00	0.70
TOTAL AREA (SQ.M)	1650.0	846.0	286.30

TOTAL PARKING AREA = 1650.00 + 846.00 +286.30 = 2782.30 SQ.M

WATER TANK REQUIREMENT

BUILDINGS TYPE	O./H. WATER TANK CAPACITY (LTRS)	U./G. WATER TANK CAPACITY (LTRS)
`A' Wing	63,450+20,000	95,175+50,000
`B' Wing	63,450+20,000	95,175+50,000
`C' Wing	64,125+20,000	96,187.50+50,000
`D' Wing	64,125+20,000	96,187.50+50,000
TOTAL	3,35,150.00 LTRS.	5,82,725.00 LTRS.

PLOT AFTER AMAGAMATION AREA CALC.OF G.NO.894 & 898(P)

NO.	BASE SQ.M	HEIGHT 1 SQ.M	HEIGHT 2 SQ.M		B*(H1+H2)/2 SQ.M
PLOT NO.01 AREA CALC.					
A	= 221.06 X (	10.48 +	8.51) X	0.5 =	2098.96
B	= 23.83 X (	11.09 +	0.00) X	0.5 =	132.14
C	= 123.18 X (	17.96 +	0.00) X	0.5 =	1106.18
D	= 108.97 X (	22.79 +	0.00) X	0.5 =	1241.71
E	= 92.76 X (	58.33 +	0.00) X	0.5 =	2705.47
F	= 256.33 X (	46.72 +	52.43) X	0.5 =	12707.56
	PLOT AREA AS PER TRANGULATION METHOD =				19992.00
	AS PER 7/12 =				20025.00

PLOT AREA CALC. BEFORE AMALGAMATION

PLOT NO.	PLOT AREA AS PER 7/12	PLOT AREA AS PER DEMARCATION	LEAST AREA
GAT NO 894	17900.00	17900.00	17900.00
GAT NO 898(P)	2125.00	2092.00	2092.00
TOTAL	20025.00	19992.00	19992.00

12.00 M. W. INTERNAL ROAD AREA CALC.

	BASE SQ.M	HEIGHT 1 SQ.M	HEIGHT 2 SQ.M		B*(H1+H2)/2 SQ.M
A	= 30.43 X (	10.65 +	11.03) X	0.5 =	329.86
B	= 79.72 X (	11.76 +	11.86) X	0.5 =	941.49
C	= 96.40 X (	11.91 +	12.00) X	0.5 =	1152.46
D	= 19.92 X (	10.72 +	9.60) X	0.5 =	202.39
E	= 16.52 X (	7.96 +	8.86) X	0.5 =	138.93
				=	2765.14

9.00M. WIDE INTERNAL ROAD AREA CALCULATION

NO.	BASE SQ.M	HEIGHT 1 SQ.M	HEIGHT 2 SQ.M		B*(H1+H2)/ 2 SQ.M
9.00M. WIDE ROAD AREA CALC.					
A	= 221.06 X (	10.48 +	8.51) X	0.5 =	2098.96
9.0M. WIDE ROAD AREA AS PER TRANGULATION METHOD =					2098.96
DEDUCTION				60.0M. WIDE ROAD =	207.67
				30.0M. WIDE ROAD =	411.84
				TOTAL =	619.51
				NET9.0M. WIDE ROAD AREA (2393.39) =	1479.45

30.00 M. WIDE ROAD AREA CALC.

	BASE SQ.M	HEIGHT 1 SQ.M	HEIGHT 2 SQ.M		B*(H1+H2)/2 SQ.M
A	= 53.59 X (	7.90 +	7.47) X	0.5 =	411.84
				=	411.84

60.00 M. WIDE R.P ROAD AREA CALC.

	BASE SQ.M	HEIGHT 1 SQ.M	HEIGHT 2 SQ.M		B*(H1+H2)/2 SQ.M
A	= 26.04 X (	8.07 +	7.88) X	0.5 =	207.67
				=	207.67

OPEN SPACE AREA CALC.

BASE SQ.M	HEIGHT 1 SQ.M	HEIGHT 2 SQ.M		B*(H1+H2)/2 SQ.M
61.83 X (	31.25 +	31.76) X	0.5 =	1947.85
Prposed Open Space Area			=	1947.85
Prermi. Open Space Area			=	1937.25

AMENITY SPACE AREA CALCULATION

BASE SQ.M	HEIGHT 1 SQ.M	HEIGHT 2 SQ.M		B*(H1+H2)/2 SQ.M
78.17 X (	38.48 +	38.27) X	0.5 =	2921.60
	PROP. AMENITY SPACE AREA =			2921.60
	REQ.AMENITY SPACE AREA =			2905.87

AMENITY SPACE, OPEN SPACE, R.P ROAD & INTERNAL ROAD AREA CALC.

SC 1 : 1000

STAMP OF APPROVAL

SHEET NO. 1/9

PREVIOUSLY APPROVAL NO. 894 & 898/समंपु/ 4629 दि . 3 .08 . 2013 पमह/ एन ए /एस आर/ 267/ 2013 दि . 11 . 10 . 13

Approved as amended in.....
subject to conditions mentioned in Annexure 'A'
of letter No.PMR/C.R. No. 402/23-A Mouza वाघोली
S. No./G. No./CTS No. 898 & 894(P)
Dated 19/10/2023

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

PMRDA

NO.	AREA STATEMENT	PREVIOUSLY APPROVED SQ.M	NEWLY PROPOSED SQ.M
	AREA OF PLOT	20025.00	20025.00
1	LAND AREA AS PER DEMARCATION	19992.00	19992.00
	MINIMUM AREA OF PLOT	19992.00	19992.00
	DEDUCTIONS FOR		
2	A) 60.00 M. R.P ROAD WIDENING AREA	207.67	207.67
	B) 30.00 M. ROAD WIDENING AREA	411.84	411.84
	C) TOTAL DEDUCTIONS =	619.51	619.51
3	NET BALANCE PLOT AREA	19372.49	19372.49
	DEDUCTIONS FOR		
4	A.) AMENITY SPACE 15% = (REQ.2905.87 SQ.M)	2921.60	2921.60
	B.) OPEN SPACE 10% = (REQ. 1937.25 SQ M.)	1947.85	1947.85
	C.) 12.00 M. INTERNAL ROAD	2765.14	2765.14
	D.) 9.00 M. APPROACH ROAD	1479.45	1479.45
	E.) TOTAL = A + B + C	9114.04	9114.04
	RESIDENTIAL FSI & FLOOR SPACE PERM.		
5	NET BALANCE PLOT AREA (3)	**19372.49**	**19372.49**
6	AMENITY SPACE 15% = (REQ.2905.87 SQ.M)	2921.60	2921.60
7	NET PLOT AREA (5-6)	16450.89	16450.89
8	PERMISSIBLE FLOOR AREA UNDER GROUP HOUSING SCHEME = (5 - 6) X 0.90 (19372.49 - 2921.60) X 0.90 = 14805.80	14805.80	--
9	PERM. NORMAL F.S.I = (8 / 7) X 1.20=19741.06	17766.96	19741.06
	ADDITIONAL FLOOR AREA		
	A.) ROAD ACQUISITION AREA (2A X 1.00)	--	--
	B.) PROPOSED ROAD (2B X 1.00)	--	--
10	C) F.S.I WITH PAYMENT OF PREMIUM(14805.80 X 0.20)	2961.16	2961.16
	C1) PERMISSIBLE PREMIUM PAID FSI(16450.89 X 0.20)		3290.18
	D) TOTAL = (A + B + C = D)	2961.16	
	TOTAL MAXIMUM PERMISSIBLE F.S.I (9+ 10D) (19741.06+2961.16)	**20728.12**	
11	TOTAL AVAILABLE MAXIMUM F.S.I. (9+10C) (19741.06+2961.16)		**22702.22**
12	EXISTING RESIDENTIAL FLOOR SPACE	--	
	RESIDENTIAL FLOOR SPACE	18112.63	--
	A) EXISTING FLOOR AREA UNDER 'A' WING	4429.87	4429.87
	B) EXISTING FLOOR AREA UNDER 'B' WING	4429.87	4429.87
13	C) PROPOSED FLOOR AREA UNDER 'C' WING	5759.93	5757.37
	D) PROPOSED FLOOR AREA UNDER 'D' WING	3414.60	6772.69
	E) TOTAL PROPOSED FLOOR AREA (C WING+ D-WING)		12530.06
14	TOTAL RESIDENTIAL (EXIST+PROP) FLOOR AREA	**18034.27**	**21389.80**
15	COMMERCAIL FSI & FLOOR SPACE PERM.	--	--
16	EXISTING COMMERCAIL FLOOR SPACE	--	--
17	PROPOSED COMMERCAIL FLOOR SPACE	--	--
18	TOTAL COMMERCAIL FLOOR SPACE	--	--
19	D WING EXCESS REFUGE AREA COUNTED IN FSI	--	26.79
20	TOTAL FLOOR AREA (14)	**18034.27**	**21416.59**
21	F. A. R. CONSUMED (20 / 3)	1.01	1.10

LEGEND

PLOT BOUNDARY SHOWN IN BLACK
PROPOSED WORK SHOWN IN RED
ROAD WIDENING LINE SHOWN IN GREEN DOTTED
OPEN SPACE
AMENITY SPACE

PROJECT REVISED-3

REVISED PLAN OF C & D WING OF GROUP HOUSING ON GAT NO. 894+ 898(P) WAGHOLI , TAL:- HAVELI, DIST:- PUNE.

UMIYA REALTY THROUGH ITS PARTNER
Mr. Chandrakant Ravindrakumar Patel

(P.A.H. SIGN.)

Ar. Shripad Padhye

Flat NO. 17, 4th Floor, **Rahisakha** Apartment Condominium (**Chaitanya Hospital Building**) Pune Sinhgad Road , Near Nilayam Bridge, Parvati, C.T.S. NO.253 A, F.P. 588/A PUNE - 411030
Mobile no. - 9766620359
email:shripadpadhye@yahoo.com

P:\Architecture\Drawings\AUTOCAD\Dreamdreams Iyrinee\ARCHITECTS\2023\FINAL DRG FOR SUBMIT TO PMRDA 09.11.23

Drawn By	Design By	Checked By	Approved By	Scale
MEERA	DREAMS.	S.P	S.P.	1:100

DATE	DRAWING ISSUED THROUGH		
	E-MAIL	PRINTS	NOS.
05.07.14	TRASSING	SAN	06
17.07.23	MEERA	CHECK	
25.09.23	MEERA	CHECK	
03.11.23	MEERA	FINAL	09