F.S.I. STATEMENT

BLDG./ WING	NO OF BLDG.	NO OF FLOOR	HT. OF BLDG. FROM GR.FL.	HT. OF BLDG. FROM STILT.FL.	TOTAL TENET.	EXITING F.S.I	PROPOSED F.S.I	TOTAL F.S.I
A1+A2 WING	1 NO.	L.P+U.P+15	44.95 M.	42.75 M.	117 NO.		7,876.31	7,876.31
B1+B2 WING	1 NO.	L.P+U.P+15	44.95 M.	42.75 M.	117 NO.		7,876.31	7,876.31
C1+C2 WING	1 NO.	L.P+U.P+12	37.05 M.	34.20 M.	95 NO.	7,379.99		7,379.99
D WING	1 NO.	L.P+U.P+12	37.05 M.	34.20 M.	70 NO.	4,384.91		4,384.91
E WING	1 NO.	L.P+U.P+12	37.05 M.	34.20 M.	70 NO.	4,614.49		4,614.49
F WING	1 NO.	L.P+U.P+12	37.05 M.	34.20 M.	93 NO.	4,228.23		4,228.23
G WING	1 NO.	L.P+U.P+12	37.05 M.	34.20 M.	94 NO.	4,931.37		4,931.37
H1 WING	1 NO.	L.P+U.P	2.20 M.	00.00 M.	--- NO.		0.00	0.00
H2 WING	1 NO.	L.P+U.P	2.20 M.	00.00 M.	--- NO.		0.00	0.00
I WING	1 NO.	L.P+U.P	2.20 M.	00.00 M.	--- NO.		0.00	0.00
TOTAL	10 NO.				656 NO.	25,536.99	15,752.62	41,291.61
CLUB HOUSE	1 NO.		7.15 M.				528.63	528.63
TOTAL	11 NO				656 NO.	25,538.99	16,281.25	41,820.24

AREA STATEMENT (AMENITY BLDG.)

BLDG./ WING	NO OF BLDG.	NO OF FLOOR	HT. OF BLDG. FROM GR.FL.	HT. OF BLDG. FROM STILT.FL.	TOTAL F.S.I	BALCONY 15% AREA	BALCONY PRO. AREA
SCHOOL BLDG.	1 NO.	P+4	17.79 M.	14.64 M.	3,952.61	591.00	580.93

F.S.I. STATEMENT (FOR AMENITY BLDG.)

AMENITY SPACE (15%) = 5,286.61 SQ.M.
PERM. F.S.I (0.75%) = 3,964.96 SQ.M.
PROPOSED F.S.I = 3,952.61 SQ.M.

40% PLAY GROUND = 2,114.64 SQ.M.

FSI +NON FSI STATEMENT

FLOOR	FSI	ENCLOSED BALCONY	OPEN BALCONY	DRY BALCONY	TERRACE	LOBBY	PASSAGE	REG. STAIRCASE	FIRE STAIRCASE	LIFT AREA	LIFT M.ROOM	REFUGE	TOP TERRACE	OHWT	PARKING	LOWER PARKING	SERVICE S
A1+A2 WING	7,876.31	----	1,158.81	----	----	----	----	261.90	306.90	11.17	27.00	48.00	648.48	93.50	938.88		
B1+B2 WING	7,876.31	----	1,158.81	----	----	----	----	261.90	306.90	11.17	27.00	48.00	648.48	93.50	1,262.17		
C1+C2 WING	7,379.99	1104.34	----	----	1026.25	----	----	----	153.96	12.72	27.00	24.00	770.04	60.70	1,272.70	10881.60	
D WING	4,384.91	656.77	----	219.56	505.69	279.12	340.32	136.08	151.68	8.96	18.00	70.38	523.37	39.16	760.58		
E WING	4,614.49	691.65	----	224.48	510.21	279.96	340.32	141.72	151.68	8.96	18.00	70.38	546.28	40.10	1,561.91		
F WING	4,228.23	633.49	----	149.15	509.90	342.84	136.04	98.60	169.20	8.97	18.00	87.45	480.83	36.36	734.75		1,500.00
G WING	4,931.37	737.75	----	----	552.97	----	----	----	169.32	5.21	9.00	24.00	490.95	29.85	740.91		
H1 WING	----	----	----	----	----	----	----	----	----	----	----	----	----	----	806.38	1,492.40	
H2 WING	----	----	----	----	----	----	----	----	----	----	----	----	----	----	825.73		
I WING	----	----	----	----	----	----	----	----	----	----	----	----	----	----	868.39		
TOTAL	41,291.61	3,824.00	2,317.62	593.19	3,105.22	901.92	816.68	900.20	1,409.64	67.16	144.00	372.21	4,108.43	393.17	9,772.40	12,374.00	1,500.00
CLUB HOUSE	528.63	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----
SCHOOL BLDG.(AMENITY)	3,952.61	580.93	----	----	----	----	----	----	----	3.64	9.00	----	1213.60	55.65	1850.80	2154.00	----
GRAND TOTAL	45,772.85	4,404.93	2,317.62	593.19	3,105.22	901.92	816.68	900.20	1,409.64	70.80	153.00	372.21	5,322.03	448.82	11,623.20	14,528.00	1,500.00

DIFFERENCE CHART	BUILT UP AREA	BALCONY 15%	ENCLOSED BALCONY	OPEN BALCONY	DRY BALCONY	TERRACE	LOBBY	PASSAGE	STAIRCASE	LIFT AREA	LIFT M.ROOM
NEW SANCTION	45,772.85	6,852.42	3,824.00	2,317.62	593.19	3105.22	901.92	816.68	900.20	26.47	45.00
PREVIOUS SANCTION	38,247.87	5,737.18	3,824.00	0	593.19	4003.24	901.92	816.68	376.40	10.83	27.00
GRAND TOTAL	7524.98	1115.24	0.00	2317.62	0.00	-898.02	0.00	0.00	523.80	15.64	18.00

ENVIRONMENT STATEMENT			
A	PROPOSED FSI	=	41,291.61
B	AMENITY- SCHOOL BLDG	=	3,952.61
NON F.S.I STATEMENT			
1)	ENCLOSED BALCONY	=	4,404.93
2)	OPEN BALCONY	=	2,317.62
3)	DRY BALCONY	=	593.19
4)	TERRACE	=	3,105.22
5)	LOBBY	=	901.92
6)	PASSAGE	=	816.68
7)	REGULAR STAIRCASE	=	900.20
8)	FIRE STAIRCASE	=	1,409.64
9)	LIFT	=	70.80
10)	LIMH(BOTH LIFTS)TOP & BOTTOM	=	153.00
11)	REFUGE	=	372.21
12)	TOP TERRACE	=	5,322.03
13)	O.H.W.T TOP & BOTTOM	=	448.82
14)	PARKING	=	11623.20
15)	LOWER GROUND	=	14528.00
16)	SERVICES	=	1500.00
17)	SWIMMING POOL	=	200.00
18)	CLUB HOUSE	=	528.63
	TOTAL NON. FSI	=	49,196.59
	TOTAL BUILT UP AREA		
	A+B+C	=	94,440.31

FOR EC PURPOSE ONLY

TENEMENT STATEMENT

WING	TENEMENT (UP TO 50)	TENEMENT (50 TO 100)	TENEMENT TOTAL
A1+A2 WING	--	117	117
B1+B2 WING	--	117	117
C1+C2 WING	--	95	95
D WING	--	70	70
E WING	--	70	70
F WING	69	24	93
G WING	70	24	94
H1 WING	--	--	--
H2 WING	--	--	--
I WING	--	--	--
TOTAL	139	517	656

TENEMENT STATEMENT

A)PROPOSED F.S.I. = 41,291.61 SQ.M.
B)NONRESIDENCIAL =
A-B = 41,291.61 SQ.M.
PERM. TENA.= NET AREA OF PLOT X 0.0257/H
(41,291.61X0.025)=1,032.29 NOS. SAY=1,032 NOS.
PROPOSED TEN. = 656 NOS

STAMP OF APPROVAL

1/10

Approved as amended in.....
subject to compliance conditions mentioned in Annexure 'A'
of letter No. BMA/C.R. No.164/2022 dated 9/10/2023
S. No./G. No./CTS No. 166 & 166/1
Dated 9/10/2023

Metropolitan Commissioner and
Chief Executive Officer
Pune Metropolitan Region Development Authority

PMRDA

WATER TANK STATEMENT

WING	TENEMENT	5 PER.	135 LTR	TOTAL	SAY	+ FIRE 10,000	OVER HEAD WATER TANK LTRS.	U.G 1.5 WATER TANK	+ FIRE 50,000	U.G WATER TANK LTRS.
A1+A2 WING	117	5	135	78,975.00	79,000.00	20,000.00	99,000.00	1,18,500.00	50,000.00	1,68,500.00
B1+B2 WING	117	5	135	78,975.00	79,000.00	20,000.00	99,000.00	1,18,500.00	50,000.00	1,68,500.00
C1+C2 WING	95	5	135	64,125.00	65,000.00	10,000.00	75,000.00	97,500.00	50,000.00	1,47,500.00
D WING	70	5	135	47,250.00	48,000.00	10,000.00	58,000.00	72,000.00	50,000.00	1,22,000.00
E WING	70	5	135	47,250.00	48,000.00	10,000.00	58,000.00	72,000.00	50,000.00	1,22,000.00
F WING	93	5	135	62,775.00	63,000.00	10,000.00	73,000.00	94,500.00	50,000.00	1,44,500.00
G WING	94	5	135	63,450.00	64,000.00	10,000.00	74,000.00	96,000.00	50,000.00	1,46,000.00
H1 WING	--	--	--	--	--	--	--	--	--	--
H2 WING	--	--	--	--	--	--	--	--	--	--
I WING	--	--	--	--	--	--	--	--	--	--
TOTAL	656						5,36,000.00			10,19,000.00

C1+C2 WING BUILTUP

FLOOR	UP TO 50 SQ.M.	50 TO 100 SQ.M.	100 ABOVE SQ.M.	TOTAL
GROUND				
FIRST	--	08	--	-+-+-+08=08
SECOND	--	08	--	-+-+-+08=08
THIRD	--	08	--	-+-+-+08=08
FOURTH	--	08	--	-+-+-+08=08
FIFTH	--	08	--	-+-+-+08=08
SIXTH	--	08	--	-+-+-+08=08
SEVENTH	--	08	--	-+-+-+08=08
EIGHT	--	07	--	-+-+-+07=07
NINTH	--	08	--	-+-+-+08=08
TENTH	--	08	--	-+-+-+08=08
ELEVENTH	--	08	--	-+-+-+08=08
TWELFTH	--	08	--	-+-+-+08=08
TOTAL	--	95	--	-+-+-+95=95

A1+A2,B1+B2 WING BUILTUP

FLOOR	UP TO 50 SQ.M.	50 TO 100 SQ.M.	100 ABOVE SQ.M.	TOTAL
GROUND				
FIRST	--	07	--	07
SECOND	--	08	--	08
THIRD	--	08	--	08
FOURTH	--	08	--	08
FIFTH	--	08	--	08
SIXTH	--	08	--	08
SEVENTH	--	08	--	08
EIGHT	--	07	--	07
NINTH	--	08	--	08
TENTH	--	08	--	08
ELEVENTH	--	08	--	08
TWELFTH	--	08	--	08
THIRTEEN	--	07	--	07
FOURTEEN	--	08	--	08
FITTEEN	--	08	--	08
TOTAL	117		--	117

D WING BUILTUP

FLOOR	UP TO 50 SQ.M.	50 TO 100 SQ.M.	100 ABOVE SQ.M.	TOTAL
GROUND				
FIRST	--	08	--	-+-+-+08=08
SECOND	--	08	--	-+-+-+08=08
THIRD	--	08	--	-+-+-+08=08
FOURTH	--	08	--	-+-+-+08=08
FIFTH	--	08	--	-+-+-+08=08
SIXTH	--	08	--	-+-+-+08=08
SEVENTH	--	08	--	-+-+-+08=08
EIGHT	--	08	--	-+-+-+08=08
NINTH	--	08	--	-+-+-+08=08
TENTH	--	08	--	-+-+-+08=08
ELEVENTH	--	08	--	-+-+-+08=08
TWELFTH	--	08	--	-+-+-+08=08
TOTAL	--	70	--	-+-+-+70=70

E WING BUILTUP

FLOOR	UP TO 50 SQ.M.	50 TO 100 SQ.M.	100 ABOVE SQ.M.	TOTAL
GROUND				
FIRST	--	08	--	-+-+-+08=08
SECOND	--	08	--	-+-+-+08=08
THIRD	--	08	--	-+-+-+08=08
FOURTH	--	08	--	-+-+-+08=08
FIFTH	--	08	--	-+-+-+08=08
SIXTH	--	08	--	-+-+-+08=08
SEVENTH	--	08	--	-+-+-+08=08
EIGHT	--	08	--	-+-+-+08=08
NINTH	--	08	--	-+-+-+08=08
TENTH	--	08	--	-+-+-+08=08
ELEVENTH	--	08	--	-+-+-+08=08
TWELFTH	--	08	--	-+-+-+08=08
TOTAL	--	70	--	-+-+-+70=70

F WING BUILTUP

FLOOR	UP TO 50 SQ.M.	50 TO 100 SQ.M.	100 ABOVE SQ.M.	TOTAL
GROUND	05	02	--	05+02+--=07
FIRST	05	02	--	05+02+--=07
SECOND	05	02	--	05+02+--=07
THIRD	05	02	--	05+02+--=07
FOURTH	05	02	--	05+02+--=07
FIFTH	05	02	--	05+02+--=07
SIXTH	05	02	--	05+02+--=07
SEVENTH	05	02	--	05+02+--=07
EIGHT	05	02	--	05+02+--=07
NINTH	05	02	--	05+02+--=07
TENTH	05	02	--	05+02+--=07
ELEVENTH	05	02	--	05+02+--=07
TWELFTH	05	02	--	05+02+--=07
TOTAL	60	24		60+24+--=84

G WING BUILTUP

FLOOR	UP TO 50 SQ.M.	50 TO 100 SQ.M.	100 ABOVE SQ.M.	TOTAL
GROUND				
FIRST	05	02	--	05+02+--=07
SECOND	05	02	--	05+02+--=07
THIRD	05	02	--	05+02+--=07
FOURTH	05	02	--	05+02+--=07
FIFTH	05	02	--	05+02+--=07
SIXTH	05	02	--	05+02+--=07
SEVENTH	05	02	--	05+02+--=07
EIGHT	04	03	--	04+03+--=07
NINTH	05	02	--	05+02+--=07
TENTH	05	02	--	05+02+--=07
ELEVENTH	05	02	--	05+02+--=07
TWELFTH	05	02	--	05+02+--=07
TOTAL	59	25		59+25+--=84

15 M. WIDE PROPOSED D.P. ROAD AREA CALCULATIONS:

1) 0.50 X 22.51 X 6.0 = 67.53 SQ.M
2) 0.50 X 141.26 X 15.00 = 1,059.60 SQ.M.
3) 0.50 X 136.64 X 14.92 = 1,019.33 SQ.M.
4) 0.50 X (114.94 + 135.04) X 165.28= 2,477.39 SQ.M.
TOTAL = 4,624.01 SQ.M.
DEDUCTION:
5) 0.66 X 1.68 X 9.77 = 10.83 SQ.M.
TOTAL ROAD WIDENING AREA = 4624.01 - 10.83
= 4,613.18 SQ.M.

15.0 M. WIDE PROPOSED D.P. ROAD AREA KEY PLAN

RESERVATION (CH 30) AREA CALCULATIONS:

1) 0.66 X 2.27 X 11.52 = 17.26 SQ.M.
2) 0.50 X (8.90+10.59) X 91.41 = 890.79 SQ.M.
TOTAL RESERVATION AREA = 908.05 SQ.M

PROPOSED RESERVATION (CH 30) AREA KEY PLAN

BEFORE AMALGAMATION STATEMENT

SR. NO	GAT.NO	AREA AS PER 7/12	AREA AS PER DEMARCATION	AREA AS PER MINIMUM
1	GAT.NO.878	32,900.00	4,100.76	4,100.00
2	GAT.NO.879	47,600.00	31,757.03	31,732.00
TOTAL		80,500.00	35,857.79	35,832.00

BEFORE AMALGAMATION PLOT AREA CALCULATION GAT.NO 869

2) 0.50 (48.34 + 48.20) X 115.95 = 5,596.90 SQ.M.
3) 0.50 (91.95 + 91.15) X 227.96 = 20,869.74 SQ.M.
4) 0.50 (47.01 + 45.69) X 114.14 = 5,290.39 SQ.M.
TOTAL = 31,757.03 SQ.M.
PLOT AREA (BY CALCULATION) = 31,757.03 SQ.M.
PLOT AREA (BY 7/12 EXTRACT) = 31,732.00 SQ.M.

BEFORE AMALGAMATION PLOT AREA CALCULATION GAT.NO 1168

1) 0.50 (24.17 + 25.21) X 166.09 = 4,100.76 SQ.M.
TOTAL = 4,100.76 SQ.M.
PLOT AREA (BY CALCULATION) = 4,100.76 SQ.M.
PLOT AREA (BY 7/12 EXTRACT) = 32,900.00 SQ.M.

AMENITY SPACE CALCULATION (15%)

1) 0.50 X (38.38 + 41.10) X 133.03 = 5,286.61 SQ.M.

REQUIRED AMENITY SPACE(15%) = 5,286.61 SQ.M.
PROVIDE AMENITY SPACE =5,286.61 SQ.M.

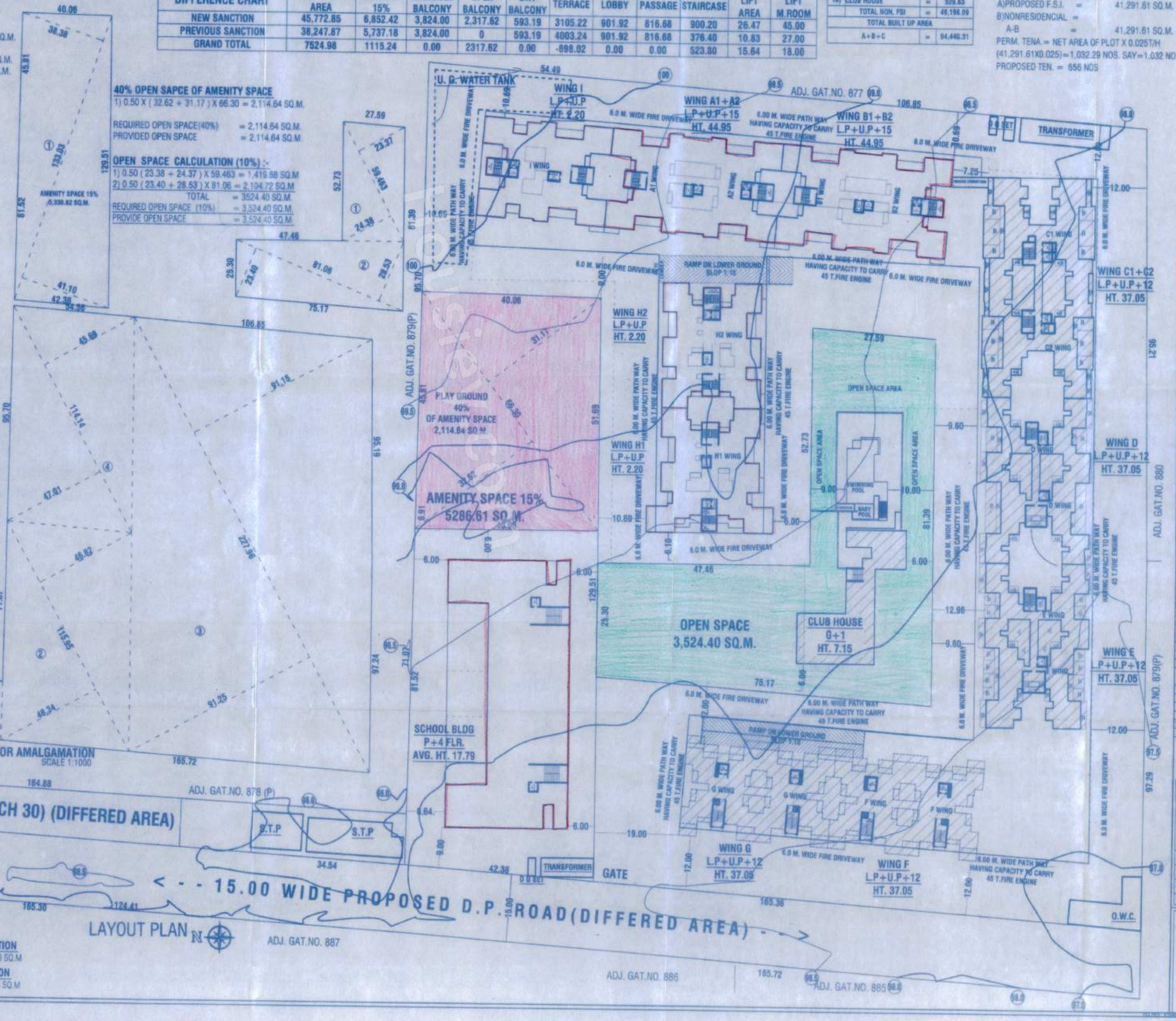
40% OPEN SAPCE OF AMENITY SPACE

1) 0.50 X (32.62 + 31.17) X 66.30 = 2,114.64 SQ.M.

REQUIRED OPEN SPACE(40%) = 2,114.64 SQ.M.
PROVIDED OPEN SPACE = 2,114.64 SQ.M.

OPEN SPACE CALCULATION (10%) :-

1) 0.50 (23.38 + 24.37) X 59.463 = 1,419.98 SQ.M
2) 0.50 (23.40 + 28.53) X 81.06 = 2,104.72 SQ.M
TOTAL = 3524.40 SQ.M.
REQUIRED OPEN SPACE (10%) = 3,524.40 SQ.M.
PROVIDE OPEN SPACE = 3,524.40 SQ.M.



ROAD WIDENING AREA CALCULATION

1) 0.50 (10.62 + 10.68) X 27.53 = 293.19 SQ.M

SERVICE ROAD AREA CALCULATION

1) 0.50 (10.63 + 10.69) X 27.65 = 294.75 SQ.M

LOCATION PLAN

NOTES AS PER APPENDIX -P

1) Additional Water storage tank for fire fighting.
2) Water required for fighting in additional to Water tank from separate bore-well system
3) According to fire fighting system the approval and building plan will be taken from fire advisor.
4) The net tank distance around the proposed building should be kept free from any obstruction.
5) Two lifts are provided for proposed building.
6) All protection required for fire fighting in proposed building are as per appendix "P" of Development control regulation for "A" class

AREA STATEMENT:	SQ.M.
1) AREA OF PLOT	
(Minimum area of a.b.c to be considered)	35,832.00
A) As per ownership document (7/12,CTS extract)	35,832.00
B) As per measurement sheet	35,832.00
C) As per site	35,832.00
2) Deductions for	
a) Proposed 36.0 M. Road widening Area	293.19
b) Proposed 12.0 M. Road widening Area	294.75
c) Proposed New D.P. Road 15.0 M. widening Area (Differed Area)	4,613.18
d) Proposed D.P. Reservation (CM) (Differed Area)	908.05
3) Net area of plot (1-2a-2b)	35,244.38
4) Recreational open space	
a) Required	3,524.40
b) Proposed	3,524.40
5) Amenity space	
a) Required	5,286.61
b) Proposed	5,286.61
6) Service road and highway widening	
7) Internal road area	4,613.18
8) Net area of plot (35,244.38 - 5,286.61 = 29,957.45)	29,957.45
9) Built up area with reference to basic F.S.I as per front road width (gr.no. 9x1.10) (29,957.45 x 1.20 = 35,948.94)	35,948.94
10) Addition of area for F.S.I.	
a) In-situ area against Proposed road ((293.19 + 294.75) x 1 = 587.94)	
b) In-situ area against Reservation Area	
c) Premium F.S.I. area (subject to maximum of 0.90 of gr.no. 8) (29,957.45 X 20% =5,991.49)(Previously Paid FSI used=5392.34 sq.m.)	5,392.34
6) TDR area 50% (29,957.45 X 50% = 17,974.47 - 587.94= 17386.53) (TDR of a+b+c+d+e)	5,392.34
11) Total area available (9+10)	41,341.28
12) Maximum utilization of FSI Permissible as per front width (as per Regulation no. 18.4) 29,957.45 X 2.00	59,914.90
13) Total Built-up Area in proposal (excluding area at sr.no.15 b)	
a) Existing Built-up Area	25,538.99
b) Proposed Built-up Area	15,752.62
(Total of a+b) (should not be more than serial no. 12 above)	41,291.61
14) Area for inclusive Housing , if any	
a) Required (20% of sr.no.9)	
b) Proposed	
14) Area under Amenity Space (15%)	5,286.61
15) Permissible Amenity FSI (0.75%)	3,964.96
16) Proposed Amenity FSI	3,952.61

1) This drawing is based on information/document provided by owner/P.A.H
2) This drawing is copyright of PARVEZ JAMADAR AND ASSOCIATES & This drawing should not be copied or used without prior permission of architect (PARVEZ JAMADAR AND ASSOCIATES)

PROPOSED GROUP HOUSING BUILDINGS LAYOUT ON GAT.NO.878 (P) & 879 (P) WAGHOLI , PUNE
FOR : GAGAN GLOBAL DEVELOPERS.

1) MR. JASPRITSINGH R. PUNJANI

SCALE : 1: 500	CHECKED BY :-	DRG. NO.
DATE : 19-09-2022	REVISION NO. :	1 / 10
APPROVED BY: PARVEZ J.		
DELT BY : RASIKA		

PARVEZ JAMADAR & ASSOCIATES
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