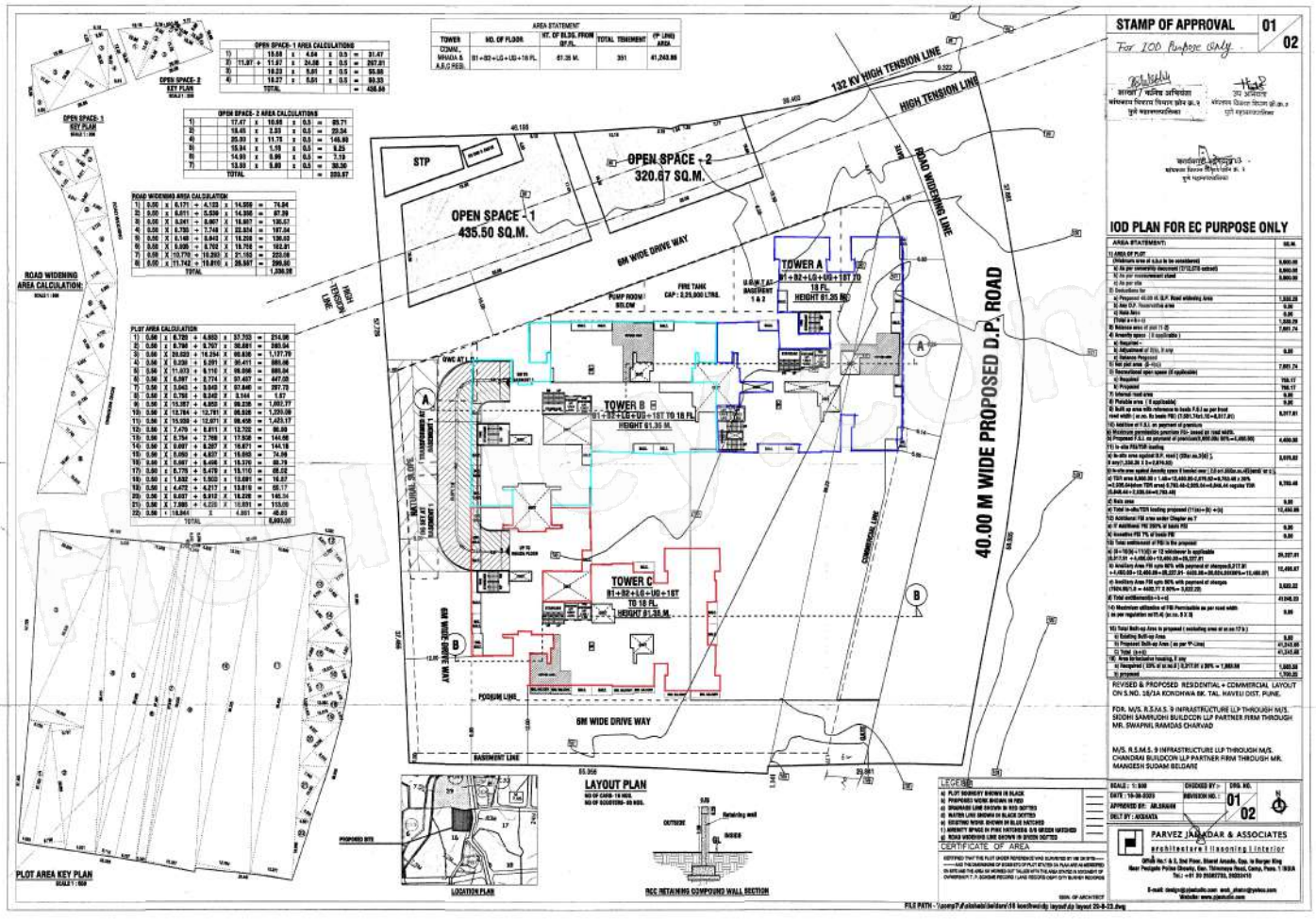

AREA STATEMENT				
TOWER	NO. OF FLOOR	HT. OF BLDG. FROM GF FL.	TOTAL TENEMENT	(P- LINE) AREA
COMM., MHADA & A.G.P. RES.	B1+B2+LG+UG+1ST TO 18 FL.	61.35 M.	351	41,243.85

OPEN SPACE- 1 AREA CALCULATIONS							
1)			19.68	x	4.64	x	0.5	=	31.47
2)	11.97	+	11.97	x	24.58	x	0.5	=	297.91
3)			18.23	x	5.01	x	0.5	=	95.88
4)			19.27	x	5.01	x	0.5	=	99.33
			TOTAL					=	435.50

OPEN SPACE- 2 AREA CALCULATIONS							
1)			17.47	x	10.56	x	0.5	=	89.71
2)			18.45	x	2.93	x	0.5	=	29.54
3)			85.93	x	11.70	x	0.5	=	146.69
4)			18.94	x	1.19	x	0.5	=	9.55
5)			14.93	x	5.99	x	0.5	=	7.19
7)			13.93	x	5.89	x	0.5	=	39.50
			TOTAL					=	320.67

ROAD WIDENING AREA CALCULATION								
1)	0.00	x	6.171	+	4.133	x	14.958	=	74.84
2)	0.00	x	5.011	+	5.539	x	14.958	=	87.59
3)	0.00	x	5.241	+	8.667	x	16.861	=	130.47
4)	0.00	x	8.795	+	7.748	x	22.374	=	187.04
5)	0.00	x	6.148	+	8.643	x	15.208	=	126.63
6)	0.00	x	5.005	+	6.702	x	19.756	=	162.91
7)	0.00	x	10.770	+	10.293	x	21.155	=	222.08
8)	0.00	x	21.742	+	19.818	x	26.597	=	299.50
			TOTAL					=	1,306.06

PLOT AREA CALCULATION								
1)	0.00	x	6.720	+	4.600	x	57.703	=	214.96
2)	0.00	x	6.798	+	8.707	x	35.881	=	280.54
3)	0.00	x	29.023	+	16.254	x	69.836	=	1,177.70
4)	0.00	x	9.230	+	5.291	x	36.411	=	685.06
5)	0.00	x	11.573	+	8.110	x	69.806	=	689.04
6)	0.00	x	6.097	+	2.774	x	57.457	=	447.05
7)	0.00	x	5.043	+	3.940	x	57.846	=	297.70
8)	0.00	x	0.795	+	0.345	x	3.144	=	1.57
9)	0.00	x	15.187	+	4.855	x	69.236	=	1,003.77
10)	0.00	x	13.784	+	10.781	x	69.836	=	1,205.08
11)	0.00	x	15.559	+	12.971	x	69.456	=	1,403.17
12)	0.00	x	7.479	+	6.811	x	13.702	=	99.89
13)	0.00	x	6.764	+	2.768	x	17.836	=	144.66
14)	0.00	x	6.697	+	6.287	x	16.971	=	144.16
15)	0.00	x	5.050	+	4.637	x	15.005	=	74.99
16)	0.00	x	5.087	+	5.408	x	15.370	=	80.79
17)	0.00	x	6.779	+	5.476	x	15.110	=	88.02
18)	0.00	x	1.832	+	1.502	x	13.091	=	16.37
19)	0.00	x	6.472	+	4.217	x	13.810	=	65.17
20)	0.00	x	5.657	+	5.912	x	16.226	=	140.14
21)	0.00	x	7.885	+	6.233	x	15.951	=	113.05
22)	0.00	+	19.944	x			4.991	=	49.83
			TOTAL					=	8,660.05

AREA STATEMENT	SQ.M.
1) AREA OF PLOT	
(Minimum Area of 4.5.0 to be considered)	8,660.05
a) As per ownership document (7/12,CTS extract)	8,660.05
b) As per measurement sheet	8,660.05
c) As per site	
2) Deductions for	
a) Proposed 40.00 M. D.P. Road widening Area	1,306.06
b) Any D.P. Reservation area	0.00
c) Nala Area	0.00
Total (a+b+c)	1,306.06
3) Balance area of plot (1-2)	7,991.74
4) Amenity space (If applicable)	
a) Required	
b) Adjustment of Slop, if any	0.00
c) Balance Required	
5) Net plot area (3-4(c))	7,991.74
6) Recreational open space (if applicable)	
a) Required	799.17
b) Proposed	799.17
7) Internal road area	0.00
8) Plantable area (If applicable)	0.00
9) Built up area with reference to basic F.S.I as per local road width (as ex. Ba basic FSI) (7,991.74x1.10=8,017.91)	8,017.91
10) Addition of F.S.I. on payment of premium	
a) Maximum permissible premium FSI- based on road width,	
b) Proposed F.S.I. on payment of premium(8,800.26x 50%=4,400.00)	4,400.00
11) In situ FSI/TDR loading	
a) In-situ area against D.P. road (25%of sr.No5)	2,015.02
If any(1,344.26 X 3=4,014.02)	
b) In-situ area against deemed open if handed over (2.5 x1,000sq.m.=5[Limit] or 2.5	
c) TDR area 5,600.00 x 1.48=12,400.00-2,015.02=10,783.48 x 30% =3,235.04(when TDR area 3,783.48-2,500.00=1,283.44 approx TDR (3,848.44 + 3,235.04=4,783.48)	8,783.48
d) Area area	0.00
e) Total in-situ/TDR loading proposed (11(a)+(b)+(c))	12,498.98
12) Additional FSI area under Chapter no 7	
a) If additional FSI 200% of basic FSI	0.00
b) Incentive FSI 7% of basic FSI	0.00
13) Total entitlement of FSI in the proposal	
a) (8+10(b)+11(d)) or 12 whichever is applicable (8,017.91 +4,400.00+12,400.00=24,227.91	24,227.91
b) Ancillary Area FSI upto 60% with payment of charges(8,017.91 +4,400.00+12,400.00=24,227.91- 8400.00=15,827.91*60%=11,496.97)	11,496.97
c) Ancillary Area FSI upto 80% with payment of charges (1504.95/1.0 = 4400.77 X 80% = 3,522.22)	3,522.22
d) Total entitlement(b+c+d)	41,246.22
14) Maximum utilisable of FSI Permissible as per road width (as per regulation no15.4) (as ex. 9 X 1)	0.00
15) Total Built-up Area in proposal (excluding area at sr.no 17 b)	
i) Existing Built-up Area	0.00
ii) Proposed Built-up Area (as per 'P'-Line)	41,243.85
iii) Total (i+ii)	41,243.85
16) Area for Inclusive housing, if any	
a) Required (20% of sr.no.8) 8,017.91 x 20% = 1,603.58	1,603.58
b) proposed	1,700.22

REVISED & PROPOSED RESIDENTIAL + COMMERCIAL LAYOUT ON S.NO. 18/1A KONDHWA BK. TAL. HAVELI DIST. PUNE.

FOR, M/S. R.S.M.S. 9 INFRASTRUCTURE LLP THROUGH M/S. SIDDHI SAMRUDH BUILDCON LLP PARTNER FIRM THROUGH MR. SWAPNIL RAMDAS DHARVAD

M/S. R.S.M.S. 9 INFRASTRUCTURE LLP THROUGH M/S. CHANDRAI BUILDCON LLP PARTNER FIRM THROUGH MR. MANGESH SUDAM BELGAVE

SCALE : 1:500	CHECKED BY :-
DATE : 19-08-2020	DRG. NO.
APPROVED BY: BR.R&HR	REVISION NO. : 01 02
DELT BY : AKSHATA	

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