

Approved as amended in...  
subject to conditions mentioned in Annexure 'A'  
of letter No. CA/2004/3470, S.No. 44/1/1/2/A  
S.No. 45(P), S.No. 47(P), S.No. 49/11  
Dated 27/07/2022

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



**TOTAL PARKING STATEMENT:-**

DESCRIPTION	CAR	SCOOTER	CYCLE
TOWER 1	39	117	117
TOWER 2	39	117	117
<b>TOTAL</b>	<b>78</b>	<b>234</b>	<b>234</b>

**AREA UNDER 60.00 M ROAD WIDENING :-**

- 1)  $0.50 \times (3.39+21.92) \times 65.58 = 829.91$
- 2)  $0.50 \times 3.55 \times 57.87 = 102.72$
- 3)  $0.50 \times 6.06 \times 46.95 = 142.26$
- 4)  $0.50 \times 7.04 \times 37.68 = 132.63$
- 5)  $0.50 \times 9.31 \times 28.70 = 133.60$
- 6)  $0.50 \times 4.14 \times 21.28 = 44.05$
- 7)  $0.50 \times 5.76 \times 20.38 = 58.69$
- 8)  $0.50 \times (0.76+3.27) \times 31.22 = 62.91$
- 9)  $0.50 \times 5.45 \times 27.64 = 75.32$
- 10)  $0.50 \times 11.549 \times 29.64 = 171.16$
- 11)  $0.50 \times (7.91+16.29) \times 16.26 = 196.75$

**TOTAL = 1950.00 SQM.**

**REVISED F.S.I. STATEMENT :-**

WING / BUILDING	PROP. AREA	PERM. OPEN BALC.	PROP. OPEN BALC.	LIFT/M.RM AREA	TENE. NO.
TOWER 1	5916.99	887.57	707.54	8.68	78
TOWER 2	5861.00	879.11	735.94	8.68	78
<b>TOTAL</b>	<b>11777.99</b>	<b>1766.68</b>	<b>1443.48</b>	<b>17.36</b>	<b>156</b>

**AMENITY SPACE AREA CALC. :-**

- A)  $0.50 \times (39.59+33.44) \times 75.93 = 2772.58$
- B)  $0.50 \times (17.95+14.52) \times 36.42 = 591.28$
- C)  $0.50 \times (16.46+16.42) \times 77.32 = 1271.14$

**TOTAL = 4635.00 SQM.**

**OPEN SPACE AREA CALC. :-**

**OPEN SPACE 1**

A)  $0.50 \times (27.62+32.40) \times 70.477 = 2115.00$  SQM.

**OPEN SPACE 2**

- B)  $0.50 \times (19.68+20.23) \times 38.24 = 763.08$
- C)  $0.50 \times 3.10 \times 29.84 = 46.25$
- D)  $0.50 \times 11.67 \times 28.14 = 164.20$
- E)  $2/3 \times 0.61 \times 3.62 = 1.47$

**TOTAL = 975.00 SQM.**

**TOTAL OPEN SPACE 1+2 = 3090.00 SQM.**

**PLOT AREA CALCULATION :-**

**BY TRIANGULATION**

- A)  $0.50 \times (6.32+52.04) \times 94.37 = 2753.72$
- B)  $0.50 \times (21.21+36.73) \times 125.39 = 3632.55$
- C)  $0.50 \times (46.79+41.71) \times 145.70 = 6447.23$
- D)  $0.50 \times (62.24+33.59) \times 176.46 = 8455.08$
- E)  $0.50 \times 17.03 \times 156.73 = 1334.56$
- F)  $0.50 \times 24.64 \times 137.62 = 1695.48$
- G)  $0.50 \times (70.54+36.25) \times 146.83 = 7839.99$
- H)  $0.50 \times 12.41 \times 92.93 = 576.63$
- I)  $0.50 \times (4.76+5.99) \times 44.72 = 240.37$
- J)  $0.50 \times 16.59 \times 35.06 = 290.82$

- S.No.46 =  $0.50 \times (11.30+12.78) \times 33.223 = 400.00$  SQM.

**TOTAL AREA AS PER DEMARCATION = 32866.43 SQM.**

**TOTAL AREA AS PER OWNERSHIP = 32850.00 SQM.**  
WHICHEVER IS MINIMUM TO BE CONSIDERED

**AREA STATEMENT AFTER AMALGAMATION :-**

S. NO. / HISSA NO.	NET PLOT AREA AS PER 7/12 EXTRACT	NET PLOT AREA AS PER OWNERSHIP	PLOT AREA AS PER METHOD	MINIMUM AREA TO BE CONSIDERED
S. NO. 44/1/1+44/1/2/A+44/1/2/B+44/1/2/C+44/1/2/D+45(P)+47(P)+49/10+49/11	37100.00	32850.00	32866.43	32850.00
<b>TOTAL</b>	<b>37100.00</b>	<b>32850.00</b>	<b>32866.43</b>	<b>32850.00</b>

**AREA STATEMENT BEFORE AMALGAMATION :-**

S. NO. / HISSA NO.	NET PLOT AREA AS PER 7/12 EXTRACT	NET PLOT AREA AS PER OWNERSHIP	PLOT AREA AS PER METHOD	MINIMUM AREA TO BE CONSIDERED
S. NO. 44/1/1	3000.00	3000.00		
S. NO. 44/1/2/A	4800.00	4300.00		
S. NO. 44/1/2/B	1200.00			
S. NO. 44/1/2/C	2600.00	2600.00		
S. NO. 44/1/2/D	2000.00	2000.00		
<b>TOTAL 44(P)</b>	<b>13600.00</b>	<b>13100.00</b>	<b>13103.50</b>	<b>13100.00</b>
S. NO. 45(P)	2300.00	1500.00	1501.15	1500.00
S. NO. 47(P)	5900.00	2950.00	2951.12	2950.00
S. NO. 49/10	12600.00	12600.00	12603.52	12600.00
S. NO. 49/11	2700.00	2700.00	2707.14	2700.00
<b>TOTAL</b>	<b>37100.00</b>	<b>32850.00</b>	<b>32866.43</b>	<b>32850.00</b>



**WATER REQ. STATEMENT :-**

WINGS	O.H.W.T. DRINKING	O.H.W.T. FIRE FIGHTING	TOTAL O.H.W.T.	TOTAL U.G.W.T.
TOWER 1	52,650.00	20,000.00	72,650.00	78,975.00
TOWER 2	52,650.00	20,000.00	72,650.00	78,975.00
<b>TOTAL</b>	<b>1,05,300.00</b>	<b>40,000.00</b>	<b>1,45,300.00</b>	<b>1,57,950.00</b>

**BEFORE AMALGAMATION AREA CALC. :-**

**S. NO. 44/1/1 + 44/1/2/A + 44/1/2/B + 44/1/2/C + 44/1/2/D AREA CALC. :-**

- 1)  $0.50 \times 29.77 \times 68.26 = 1016.05$
- 2)  $0.50 \times (29.33+22.93) \times 103.74 = 2710.73$
- 3)  $0.50 \times (53.84+21.94) \times 101.94 = 3862.51$
- 4)  $0.50 \times (38.71+24.79) \times 82.959 = 2633.95$
- 5)  $0.50 \times (40.48+30.21) \times 81.49 = 2880.26$

**TOTAL = 13103.50 SQM. --- [A]**

**TOTAL AREA AS PER DEMARCATION = 13103.50 SQM.**  
**AREA AS PER OWNERSHIP = 13100.00 SQM.**  
WHICHEVER IS MINIMUM IS TO BE CONSIDERED.

**S. NO. 45(P) AREA CALC. :-**

- 6)  $0.50 \times (27.95+5.13) \times 64.09 = 1060.05$
- 7)  $0.50 \times (6.31+7.38) \times 56.36 = 385.78$
- 8)  $0.50 \times (4.99+4.49) \times 42.70 = 202.40$
- 9)  $0.50 \times 14.59 \times 34.67 = 252.92$

- S.No.46 =  $0.50 \times (11.30+12.78) \times 33.223 = 400.00$

**TOTAL = 1501.15 SQM. --- [B]**

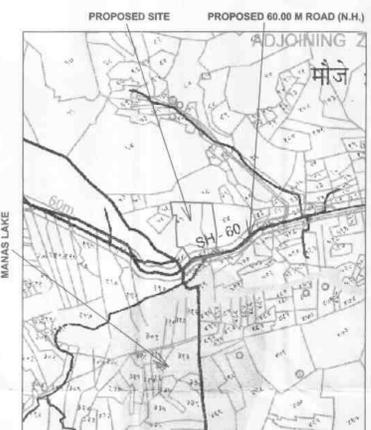
**TOTAL AREA AS PER DEMARCATION = 1501.15 SQM.**  
**AREA AS PER OWNERSHIP = 1500.00 SQM.**  
WHICHEVER IS MINIMUM IS TO BE CONSIDERED.

**S. NO. 47(P) AREA CALC. :-**

- 10)  $0.50 \times (31.17+31.44) \times 94.27 = 2951.12$

**TOTAL = 2951.12 SQM. --- [C]**

**TOTAL AREA AS PER DEMARCATION = 2951.12 SQM.**  
**AREA AS PER OWNERSHIP = 2950.00 SQM.**  
WHICHEVER IS MINIMUM IS TO BE CONSIDERED.



**S. NO. 49/10 AREA CALC. :-**

- 11)  $0.50 \times (48.47+39.82) \times 94.05 = 4151.84$
- 12)  $0.50 \times (36.86+52.23) \times 96.73 = 4308.84$
- 13)  $0.50 \times (56.37+31.71) \times 94.07 = 4142.84$

**TOTAL = 12603.52 SQM. --- [D]**

**TOTAL AREA AS PER DEMARCATION = 12603.52 SQM.**  
**AREA AS PER OWNERSHIP = 12600.00 SQM.**  
WHICHEVER IS MINIMUM IS TO BE CONSIDERED.

**S. NO. 49/11 AREA CALC. :-**

- 11)  $0.50 \times (14.32+39.44) \times 100.712 = 2707.14$

**TOTAL = 2707.14 SQM. --- [E]**

**TOTAL AREA AS PER DEMARCATION = 2707.14 SQM.**  
**AREA AS PER OWNERSHIP = 2700.00 SQM.**  
WHICHEVER IS MINIMUM IS TO BE CONSIDERED.

**PROFORMA - I**

AREA STATEMENT	PREVIOUS SANCTION SQM	REVISED SQM
<b>1 AREA OF THE PLOT</b>		
a) AS PER OWNERSHIP DOCUMENT	30650.00	32850.00
b) AS PER MEASUREMENT SHEET	30668.11	32866.43
c) WHICHEVER IS MINIMUM TO BE CONSIDERED	30650.00	32850.00
<b>2 DEDUCTIONS FOR</b>		
a) AREA UNDER 60.00 M ROAD WIDENING	1632.15	1950.00
b) ANY RESERVATIONS	0.00	0.00
<b>TOTAL (a+b)</b>	<b>1632.15</b>	<b>1950.00</b>
<b>3 GROSS AREA OF THE PLOT (1-2)</b>	<b>29017.85</b>	<b>30900.00</b>
<b>4 RECREATIONAL OPEN SPACE</b>		
a) REQUIRED (10%)	2901.78	3090.00
b) PROPOSED	2901.78	3090.00
<b>5 AMENITY SPACE</b>		
a) REQUIRED (15%)	4352.67	4635.00
b) PROPOSED	4352.67	4635.00
<b>6 SERVICE ROAD &amp; HIGHWAY-WIDENING</b>	----	----
<b>7 INTERNAL ROAD AREA (computer generated)</b>	----	----
<b>8 NET PLOT AREA (3-6b)</b>	<b>24666.18</b>	<b>26265.00</b>
<b>9 BUILT-UP AREA w.r.t. BASIC FSI For Current Sanction as per ROAD WIDTH (8x1.20) 60.0 M WIDE ROAD (0.90% OF 8)</b>	<b>22198.66</b>	<b>31518.00</b>
<b>10 ADDITIONS IN AREA FOR F.S.I.</b>		
a) IN-SITU AREA AGAINST ROADS (2x2a) PART OF TDR	0.00	3900.00
b) IN-SITU AREA AGAINST AMENITY (2x2b) PART OF TDR	0.00	9270.00
c) PREMIUM FSI AREA		
1) PERMISSIBLE (20% OF 8)	0.00	5253.00
2) REQUIRED	0.00	5253.00
d) TDR AREA (as per FRONT 60.00 M. ROAD WIDTH)		
1) PERMISSIBLE (60% OF 8)	0.00	15759.00
2) REQUIRED (15759.00-3900.00+9270.00)	0.00	2589.00
e) ADDITIONAL FSI UNDER CHAPTER VIII	0.00	0.00
<b>TOTAL (a+b+c+d+e)</b>	<b>0.00</b>	<b>21012.00</b>
<b>11 TOTAL AREA AVAILABLE (8+10)</b>	<b>0.00</b>	<b>52530.00</b>
<b>12 MAXIMUM UTILIZATION OF FSI PERMISSIBLE (8 x 2.00) as per road width 60.00 M (as per table no.18)</b>	<b>0.00</b>	<b>52530.00</b>
<b>13 TOT. BUILT-UP AREA IN PROPOSAL (excl. area at Sr.no.15b)</b>		
a) EXISTING BUILT-UP AREA	0.00	0.00
b) PROPOSED BUILT-UP AREA	9534.87	11777.99
c) EXCESS BALCONY AREA COUNTED IN FSI	275.10	0.00
d) EXCESS DOUBLE-HT. TERRACES AREA COUNTED IN FSI	0.00	0.00
<b>TOTAL (a+b+c+d)</b>	<b>9809.97</b>	<b>11777.99</b>
<b>14 FSI CONSUMED (13b) shall not exceed serial no.12 above.</b>	<b>0.397</b>	<b>0.448</b>
<b>15 AREA FOR INCLUSIVE HOUSING, IF ANY</b>	----	----
a) REQUIRED (20% of 9)	----	----
b) PROPOSED	----	----

**CERTIFICATE OF AREA**

CERTIFIED THAT THE AREA UNDER REFERENCE WAS SURVEYED BY ME ON AND THE DIM. OF SIDES ETC. OF THE PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP, T.P. SCHEME RECORDS, LAND RECORD DEPARTMENT, CITY SURVEY RECORDS.

AR. MANGESH GOTAL CA/2005/36501

**LEGEND**

PLOT LINE SHOWN - BLACK	NORTH N
PROPOSED WORK SHOWN - RED	
DRAINAGE LINE SHOWN - RED DOTTED	
WATER LINE SHOWN - BLACK DOTTED	
EXISTING TO BE RETAINED - HATCHED BLUE EXISTING TO BE DEMOLISHED - HATCHED YELLOW	

OWNER'S NAME, ADDRESS, SIGNATURE :-

1) MR. SACHIN S. LODHA 2) MR. RAHUL D. SHEDAGE 3) MR. RAJU G. SATPUTE

Subodh Sambla

4) MR. SUBHASH D. SANKLA (P.O.A.) 5) MR. BALU L. SHEDAGE

For - SANKLA BUILDING

PROJECT - REVISION

**REVISED RESIDENTIAL GROUP HOUSING SCHEME**

ON S. NO. 44 (P), 45 (P), 47 (P), 49 (P)

AT VILLAGE - BHUGAON, TALUKA - MULSHI, DISTRICT - PUNE

ARCHITECT SIGNATURE :-

AR. SIDDHARTH HARISCHANDRANAKAR CA/2004/34707	AR. MANGESH GOTAL CA/2005/36501	AR. DEEPAJI AGARWAL CA/2007/39491
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ARCHITECT :-

**A design studio**  
architecture planning interiors graphics

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DATE	DEALT BY	REVISED BY	CHECKED BY	SCALE
11.01.2021	RAVINDRA		MANGESH	1:500

