

AREA STATEMENT

BUILDING	F.S.I.	PROPOSED BALCONY	TERRACE	PASSAGE	STAIRCASE	LIFT	MACHINE ROOM	TENEMENT	NON-RESI TENEMENT
'A'	7030.35	1976.30	-	1990.83	801.90	23.36	72.37	292	17
'B'	16936.69	-	-	-	-	51.93	41.59	194	-
TOTAL	23967.04	1976.30	-	1990.83	801.90		113.96	486	17

AREA STATEMENT

CONSTRUCTION AREA OF 233 RESI. & 56 NON RESI. TENEMENTS	10854.82
CONSTRUCTION AREA OF OFFICE + TOILET	16.00
CONSTRUCTION AREA OF SOCIAL WELFARE & BALWADI	150.00
CONSTRUCTION AREA OF AMENITY SHOPS	547.30
TOTAL CONSTRUCTION AREA	11568.12
T.D.R. ZONE (B)	1 : 2.509
SLUM REHABILITATION SCHEME AREA (11568.12 X 2.509 + 11568.12)	40592.53
PERMISSIBLE F.S.I. ON SITE	24132.00
PROPOSED F.S.I. ON SITE	23966.78
TOTAL T.D.R. GENERATED (40592.53 - 23966.78)	16625.75

F.S.I. STATEMENT ('B' BUILDING)

FLOOR	COMMERCIAL AREA	RESIDENTIAL AREA	LIFT	LIFT M/C ROOM	TENEMENT
GROUND	1246.77	0	###	0.00	0
FIRST	0	0	0	0	0
SECOND	0	0	0	0	0
THIRD	0	0	0	0	0
FOURTH	0	0	0	0	0
FIFTH	0	0	0	0	0
SIXTH	1751.47	0	0	0	0
SEVENTH	1621.92	0	0	0	0
EIGHTH	1751.47	0	0	0	0
NINTH	1751.47	0	0	0	0
TENTH	1751.47	0	0	0	0
ELEVENTH	206.80	0	0	0	0
TWELFTH	0	1075.41	0	0	8
THIRTEENTH	0	1075.41	0	0	8
FOURTEENTH	0	1075.41	0	0	8
FIFTEENTH	0	1027.11	0	0	8
SIXTEENTH	0	1075.41	0.00	0.00	8
SEVENTEENTH	0	1075.41	0.00	0.00	8
EIGHTEENTH	0	1075.41	0.00	0.00	8
NINETEENTH	0	1075.41	0.00	0.00	8
TWENTY	0	1027.11	0.00	0.00	8
TWENTYFIRST	0	1075.41	0.00	0.00	8
TWENTYSECOND	0	1075.41	0.00	0.00	8
TWENTYTHIRD	0	1075.41	0.00	0.00	8
TWENTYFOURTH	0	1075.41	0.00	0.00	8
TWENTYFIFTH	0	1027.11	0.00	0.00	8
TWENTYSIXTH	0	1075.41	0.00	0.00	8
TWENTYSEVENTH	0	1075.41	0.00	0.00	8
TWENTYEIGHTH	0	1075.41	0.00	0.00	8
TOTAL	10081.37	18137.07	###	0.00	8
ANCILLARY FSI	4480.61	6801.40	-	-	11282.01
TOTAL	28218.44	0.00	0.00	0.00	136.0

STAMP OF APPROVAL

SR.NO.	AREA STATEMENT	AREA IN SQ.M.
1	AREA OF PLOT (MINIMUM OF A, B, C)	6850.50
	A. AS PER OWNERSHIP DOCUMENT (P, PRC)	6850.50
	B. AS PER MEASUREMENT SHEET (DEMARICATION)	6850.50
	C. AS PER SITE	6850.50
2	DEDUCTIONS FOR	0.00
A	PROPOSED D.P. ROAD WIDENING/ SERVICE ROAD/HIGHWAY WIDENING	479.62
B	ANY D.P. RESERVATION AREA	0.00
3	BALANCE AREA OF PLOT	6170.88
4	AMENITY SPACE	-
A	REQUIRED	-
B	ADJUSTMENT OF 2B IF ANY	-
C	BALANCE PROPOSED	6170.88
5	NET PLOT AREA	-
6	RECREATIONAL OPEN SPACE	-
A	REQUIRED	617.09
B	PROPOSED	617.50
7	INTERNAL ROAD AREA	-
8	PLOTABLE AREA (IF APPLICABLE)	5553.38
9	BUILT UP AREA WITH REFERENCE TO BASIC FSI AS PER FRONT ROAD WIDTH	22213.52
10	ADDITION OF FSI ON PAYMENT OF PREMIUM	-
11	IN SITU FSI / TDR LOADING	-
A	INSITU FSI AGAINST D.P. ROAD (4 X SR.NO.2(A) IF ANY	1918.48
13	TOTAL ENTITLEMENT OF FSI IN PROPOSAL	24132.00
A	9 + 10(B) + 11(D) OR 12 WHICHEVER IS APPLICABLE	24132.00
B	FSI PROPOSED FOR REHAB BUILDING	7030.35
C	BALANCE POTENTIAL	17101.65
15	TOTAL BUILT UP AREA (AS PER 'P' LINE)	-
A	FSI PROPOSED FOR REHAB BUILDING	7030.35
B	FSI PROPOSED FOR SALE BUILDING	16936.43
C	TOTAL (A) + (B)	23966.78

AREA UNDER ROAD WIDENING CALCULATIONS

01) 34.31 X 4.64 X 0.50 =	79.60 SQ.M.
02) 18.77 X 7.88 X 0.50 =	73.95 SQ.M.
03) 3.44 X 5.25 X 0.50 =	9.03 SQ.M.
04) 7.87 X 2.29 X 0.50 =	9.01 SQ.M.
05) 12.43 X 1.59 X 0.50 =	9.88 SQ.M.
06) 4.38 X 12.07 X 0.50 =	26.43 SQ.M.
07) 4.36 X 10.71 X 0.50 =	23.35 SQ.M.
08) 3.73 X 12.50 X 0.50 =	23.31 SQ.M.
09) 2.51 X 12.50 X 0.50 =	15.69 SQ.M.
10) 19.70 X 3.34 X 0.50 =	32.90 SQ.M.
11) 19.70 X 2.09 X 0.50 =	20.59 SQ.M.
12) 11.99 X 2.06 X 0.50 =	12.35 SQ.M.
13) 34.31 X 6.09 X 0.50 =	104.47 SQ.M.
14) 3.00 X 7.03 X 0.50 =	10.54 SQ.M.
15) 5.27 X 3.63 X 0.50 =	9.56 SQ.M.
16) 6.92 X 2.43 X 0.50 =	8.41 SQ.M.
17) 9.95 X 2.10 X 0.50 =	10.44 SQ.M.
TOTAL ROAD AREA	= 479.62 SQ.M.

PLOT AREA CALCULATION

01) 19.05 X 7.97 X 0.50 =	75.91 SQ.M.
02) 3.15 X 81.95 X 0.50 =	129.07 SQ.M.
03) 14.90 X 92.37 X 0.50 =	688.16 SQ.M.
04) 6.46 X 96.63 X 0.50 =	312.11 SQ.M.
05) 7.87 X 4.59 X 0.50 =	18.06 SQ.M.
06) 9.81 X 97.92 X 0.50 =	480.30 SQ.M.
07) 10.02 X 4.24 X 0.50 =	21.24 SQ.M.
08) 9.10 X 97.92 X 0.50 =	445.54 SQ.M.
09) 8.90 X 16.60 X 0.50 =	73.87 SQ.M.
10) 30.06 X 94.15 X 0.50 =	1415.07 SQ.M.
11) 12.15 X 31.96 X 0.50 =	194.16 SQ.M.
12) 2.41 X 101.64 X 0.50 =	122.48 SQ.M.
13) 0.94 X 100.31 X 0.50 =	47.15 SQ.M.
14) 13.56 X 100.31 X 0.50 =	680.10 SQ.M.
15) 89.14 X 13.07 X 0.50 =	582.53 SQ.M.
16) 81.77 X 10.87 X 0.50 =	444.42 SQ.M.
17) 77.84 X 11.42 X 0.50 =	444.47 SQ.M.
18) 75.58 X 7.54 X 0.50 =	284.94 SQ.M.
19) 48.27 X 3.11 X 0.50 =	75.06 SQ.M.
20) 26.75 X 3.11 X 0.50 =	41.59 SQ.M.
21) 23.75 X 3.74 X 0.50 =	44.41 SQ.M.
22) 24.81 X 5.05 X 0.50 =	46.39 SQ.M.
23) 24.81 X 9.00 X 0.50 =	91.30 SQ.M.
TOTAL PLOT AREA	= 6650.51 SQ.M.



LOCATION PLAN

GOOGLE MAP

FSI AND BUILT-UP STATEMENT

AREA	COMMERCIAL	RESIDENTIAL	TOTAL
FSI	5800.76	11335.67	16936.43
ANCILLARY AREA	4480.61 (80%)	6801.40(60%)	11282.01
TOTAL BUILT-UP	10081.37	18137.07	28218.44

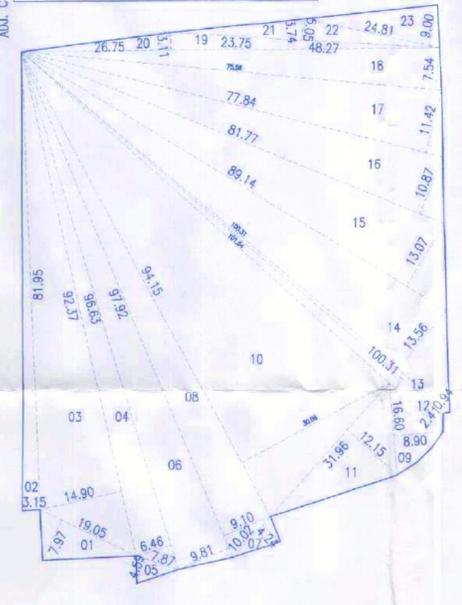
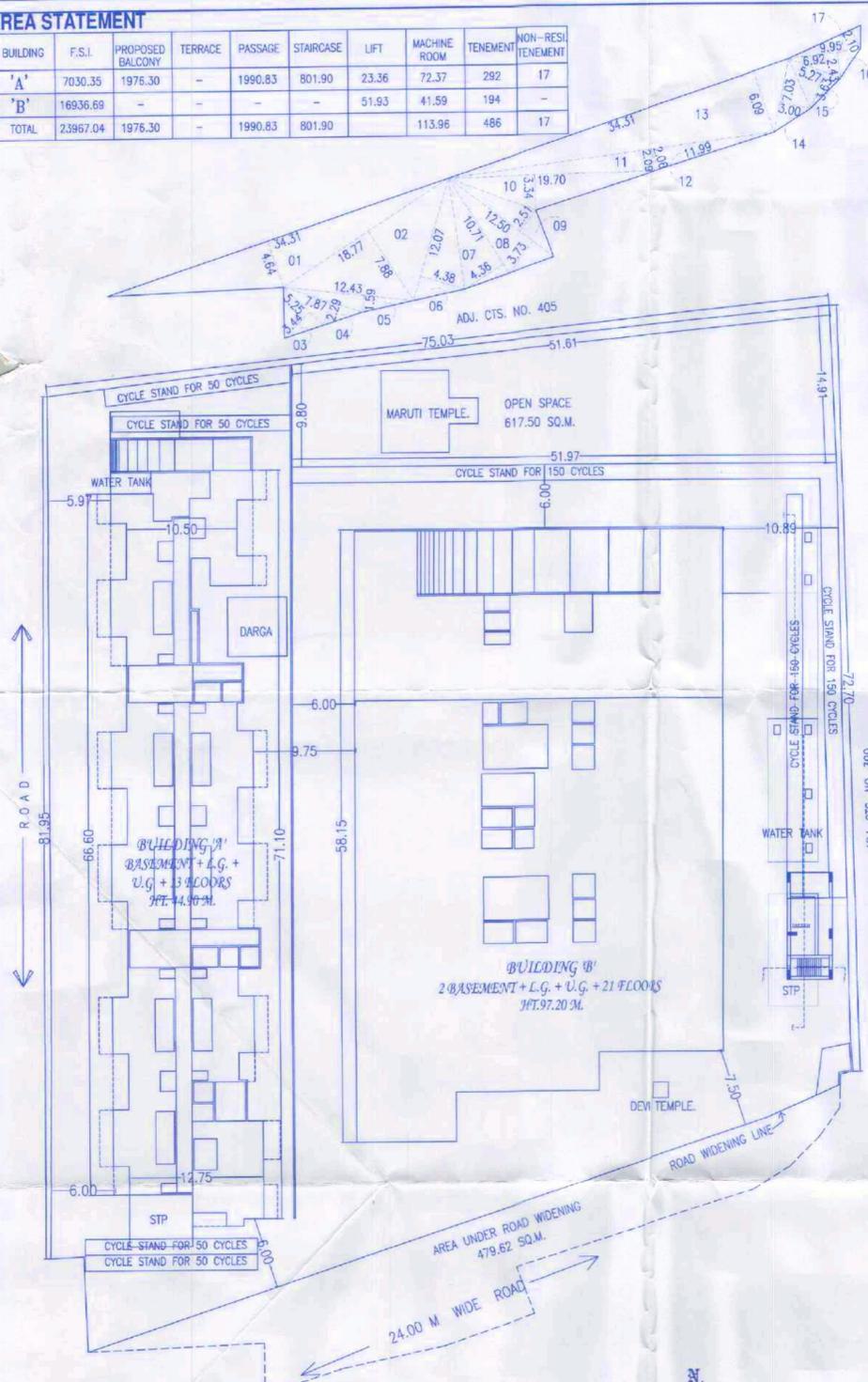
PARKING STATEMENT

BUILDING	CAR	SCOOTER	CYCLES
A	FOR 233 REHAB SLUM UNITS + 56 NON RESI. UNITS	305	610
B	RESIDENTIAL 120 UNITS BETWEEN 50-100 SQ.M.	120	240
	SHOPS AREA 2110 SQ.M.	64	190
	OFFICES AREA 855.67	22	52
TOTAL	206	787	936

AREA STATEMENT (A)

FLOOR	F.S.I.	BALCONY	STAIRCASE	PASSAGE	LIFTWELL	MACHINE ROOM	TENEMENTS							
REHAB	SALE	REHAB	SALE	REHAB	SALE	REHAB	SALE							
L.GROUND	240.98	-	-	42.59	10.87	-	22NONRESI -							
U.GROUND	525.91	58.47	-	42.59	10.87	206.37	32.12	19.75	3.61	34NONRESI 5				
FIRST	488.08	-	152.62	-	42.59	10.87	135.46	-	19.75	3.61	19 2			
SECOND	438.76	55.42	144.03	14.22	42.59	10.87	131.97	3.48	19.75	3.61	19 2			
THIRD	438.76	55.42	144.03	14.22	42.59	10.87	131.97	3.48	19.75	3.61	19 1			
FOURTH	438.76	55.42	144.03	14.22	42.59	10.87	131.97	3.48	19.75	3.61	19 1			
FIFTH	438.76	55.42	144.03	14.22	42.59	10.87	131.97	3.48	19.75	3.61	19 1			
SIXTH	438.76	55.42	144.03	14.22	42.59	10.87	131.97	3.48	19.75	3.61	19 1			
SEVENTH	267.89	55.42	83.55	14.22	42.59	10.87	126.35	3.48	19.75	3.61	11 1			
EIGHTH	438.76	55.42	144.03	14.22	42.59	10.87	131.97	3.48	19.75	3.61	19 1			
NINTH	438.76	55.42	144.03	14.22	42.59	10.87	131.97	3.48	19.75	3.61	19 1			
TENTH	438.76	55.42	144.03	14.22	42.59	10.87	131.97	3.48	19.75	3.61	19 1			
ELEVENTH	438.76	55.42	144.03	14.22	42.59	10.87	131.97	3.48	19.75	3.61	19 1			
TWELFTH	351.58	100.22	113.79	29.62	42.59	10.87	126.35	6.18	19.75	3.61	15 3			
THIRTEENTH	393.96	100.22	129.11	29.14	42.59	10.87	129.27	6.18	19.75	3.61	17 3			
TOTAL	6217.24	813.11	1775.34	200.96	638.85	163.05	1911.55	79.28	296.25	54.15	15.59	56.78	233	19
TOTAL	7030.35	1976.30	801.90	1990.83	350.40	72.37	252	RESI 61	NON RESI					

TOTAL REHAB CONSTRUCTION AREA = 6217.24 + 1775.34 + 638.85 + 1911.55 + 296.25 + 15.59 = 10854.82 SQ.M.
 TOTAL CONSTRUCTION AREA = 7030.35 + 1976.30 + 801.90 + 1990.83 + 350.40 + 72.37 = 12222.15 SQ.M.



APPROVED SUBJECT TO CONDITION MENTIONED IN COMMENCEMENT CERTIFICATE NO. SRA/2441204
 Date: 21/11/2021

ASST. DIRECTOR OF TOWN PLANNING
 Slum Rehabilitation Authority, Pune-16.

LEGEND
 PLOT BOUNDRY THICK BLACK
 PROPOSED WORK RED
 DRAINAGE LINE DOTTED RED
 WATER LINE DOTTED BLACK
 EXIS. TO BE DEMOLISHED YELLOW

CERTIFICATE OF AREA.
 Certificate that the plot under reference was supervised by me on the day and the dimensions of the side/slot of the plot stated on the plan are as measured on site and the areas so worked out tally with the areas stated in the documents of ownership/Pl. scheme records long recorded department/city survey records/non of them.

Signature of the Architect.
 DEVELOPER: M/S. KAAMIL REALITY LLP.
 SRA REGN NO: SRA/07/15 DATED: 06/05/2015
 ADDRESS: ROW H.2, S.NO.209,SUGRA TERRACE, KALYANI NAGAR,PUNE-6

PROPOSED SLUM REHABILITATION SCHEME ON CTS.No.391,392 AT MANGALWAR PETH,PUNE.

OMKAR ASSOCIATES ARCHITECTS
 NORTH SCALE: 1:300
 CA/93/16223
 CA/91/13600