

Sanctioned No. B.P./Layout/Punawale/48/2024/Date: 28/05/2024  
 Office Order No. 285/2024  
 Date: 25/03/2025

O.C. Signed by  
 City Engineer

TRUE COPY  
 MILIND PATIL  
 18, BHIVANJANGAR,  
 PUNE - 411 006.

AREA STATEMENT

Sr. No.	Particulars	Sq. M.
1	PLOT AREA	7709.42
2	Area as per Subdivision Layout Sanctioned No. B.P./Layout/Punawale/48/2024/Date: 28/05/2024	7709.20
3	Area as per measurement sheet (DEMARCATION)	7709.42
4	Minimum area of a.b.c. to be considered	655.42
5	Area of 1st DP Reservation area - Canal Area	7044.00
6	Balance Area of Plot	655.29
7	DP Road / Road Widening (18.0M)	655.29
8	Total (a+b+c+d+e+f)	655.29
9	Area of 1st DP Reservation area - Canal Area	0.00
10	Adjustment of 20% of 9	0.00
11	Balance proposed	655.29
12	Net plot area (3-4-5)	655.29
13	Recreational Open space (applicable)	655.29
14	Internal road area	346.86
15	Plot area area	NA
16	Build up area with reference to Basic FSI as per front road width	7029.79
17	Additional FSI on payment of Premium	3822.00
18	Based on road width / F.O.D. zone. (7044.00 x 0.5)	3522.00
19	Proposed FSI on payment on premium	1329.98
20	Area of 1st DP Reservation area - Canal Area	0.00
21	Area of 1st DP Reservation area - Canal Area	0.00
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99	Area of 1st DP Reservation area - Canal Area	0.00
100	Area of 1st DP Reservation area - Canal Area	0.00

P-LINE STATEMENT - MHADA AREA (IN SQ.M)

WING/BLDG.	HEIGHT OF BUILDING (IN M)	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	6TH FLOOR	7TH FLOOR	8TH FLOOR	9TH FLOOR	10TH FLOOR	11TH FLOOR	TOTAL
A	40.50	153.88	153.88	153.88	153.88	153.88	153.88	153.88	153.88	153.88	153.88	153.88	1538.88
B	40.50	153.88	153.88	153.88	153.88	153.88	153.88	153.88	153.88	153.88	153.88	153.88	1538.88
C (MHADA)	40.50	153.88	153.88	153.88	153.88	153.88	153.88	153.88	153.88	153.88	153.88	153.88	1538.88
TOTAL		461.64	461.64	461.64	461.64	461.64	461.64	461.64	461.64	461.64	461.64	461.64	4616.40

REFUGEE AREA STATEMENT

WING/BLDG.	HEIGHT OF BUILDING (IN M)	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	6TH FLOOR	7TH FLOOR	8TH FLOOR	9TH FLOOR	10TH FLOOR	11TH FLOOR	TOTAL
A	40.50	153.88	153.88	153.88	153.88	153.88	153.88	153.88	153.88	153.88	153.88	153.88	1538.88
B	40.50	153.88	153.88	153.88	153.88	153.88	153.88	153.88	153.88	153.88	153.88	153.88	1538.88
C (MHADA)	40.50	153.88	153.88	153.88	153.88	153.88	153.88	153.88	153.88	153.88	153.88	153.88	1538.88
TOTAL		461.64	461.64	461.64	461.64	461.64	461.64	461.64	461.64	461.64	461.64	461.64	4616.40

WATER CALCULATION

WING/BLDG.	DOMESTIC	FIRE FIGHTING	TOTAL
A	20250	45250	65500
B	85725	110725	196450
C (MHADA)	14175	39175	53350
TOTAL	120150	195150	315300

PARKING STATEMENT

CATEGORY	TEMPERATURE UNIT	SCOOTERS	CARS	SCOOTERS	CARS
RESIDENTIAL	99	50	57	211	57
	58	116	112	50	50
	0	5	159	67	37
	157	173	325	338	338
C (MHADA)	21	11	3	6	6
TOTAL (a+b+c)	21	12	22	337	337
TOTAL (a+b+c+d)	176	125	248	337	337

U.G.W.T CAPACITY (IN LITRS.)

WING/BLDG.	DOMESTIC	FIRE FIGHTING	TOTAL
A	20250	45250	65500
B	85725	110725	196450
C (MHADA)	14175	39175	53350
TOTAL	120150	195150	315300

20% INCLUSIVE HOUSING AREA STATEMENT

Sr. No.	PLOT NO.	PLOT AREA	REQUIRED INCLUSIVE HOUSING AREA as per SUBDIVISION LAYOUT SANCTIONED NO. B.P./LAYOUT/PUNAWALE/48/2024/DATE: 28/05/2024	PROPOSED INCLUSIVE HOUSING AREA
1	PLOT 'A'	7709.42	1405.86	1405.86
2	PLOT 'B'	1500.00	300.00	300.00
3	TOTAL	9209.42	1705.86	1705.86

18.00 M W. D.P. ROAD AREA KEY PLAN

AREA	AREA CALCULATION
R1	24.29 X 12.38 X 0.5 = 150.41
R2	44.04 X 8.43 X 0.5 = 185.63
R3	44.04 X 4.19 X 0.5 = 92.04
R4	33.05 X 13.92 X 0.5 = 228.50
TOTAL	656.58

12.00 M W. INTERNAL ROAD AREA KEY PLAN

AREA	AREA CALCULATION
D1	37.07 X 11.38 X 0.5 = 210.93
D2	37.07 X 7.431 X 0.5 = 137.73
TOTAL	348.66

CANNEL AREA CALCULATIONS

AREA	AREA CALCULATION
C1	63.04 X 8.43 X 0.5 = 265.67
C2	97.10 X 2.83 X 0.5 = 138.20
C3	97.10 X 10.103 X 0.5 = 390.97
C4	12.97 X 2.770 X 0.5 = 17.82
C5	8.06 X 3.800 X 0.5 = 15.31
TOTAL	867.97

PLOT AREA CALCULATION

AREA	AREA CALCULATION
1	27.91 X 12.56 X 0.5 = 173.27
2	44.50 X 8.29 X 0.5 = 184.90
3	44.50 X 15.20 X 0.5 = 336.25
4	37.08 X 11.960 X 0.5 = 220.99
5	37.08 X 9.04 X 0.5 = 167.60
6	56.63 X 2.57 X 0.5 = 72.60
7	63.50 X 6.280 X 0.5 = 198.39
8	178.28 X 29.24 X 0.5 = 2600.45
9	178.28 X 43.100 X 0.5 = 3811.74
TOTAL	7765.20

Form of Statement 1 (S.No.8 (a) (ii))  
 Existing Building to be retained

Building No.	Floor No.	Total Floor Area (sq.m)	Use/Category of Floor
(i)	(a)	(b)	(c)
	(d)	(e)	(f)

Form of Statement 2 (S.No.9 (a)) Proposed Building

WING/BLDG.	HEIGHT OF BUILDING (IN M)	FLOOR	COMMERCIAL AREA	RESIDENTIAL AREA	TOTAL COMMERCIAL + RESIDENTIAL AREA	MHADA AREA	TEENEMENT
A	22.50	2B-GSTILT+1FL	3612.58	0.00	3612.58	0	0
B	73.50	2B-GSTILT+2FL	13830.25	0.00	13830.25	0	0
C (MHADA)	40.50	2B-GSTILT+1FL	0.00	1750.04	1750.04	0	21
TOTAL			17442.83	1750.04	19192.87	157	21

P-LINE STATEMENT - RESIDENTIAL FSI (IN SQ.M)

WING/BLDG.	HEIGHT OF BUILDING (IN M)	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	6TH FLOOR	7TH FLOOR	8TH FLOOR	9TH FLOOR	10TH FLOOR	11TH FLOOR	12TH FLOOR	13TH FLOOR	14TH FLOOR	15TH FLOOR	16TH FLOOR	17TH FLOOR	18TH FLOOR	19TH FLOOR	20TH FLOOR	21ST FLOOR	TOTAL	
A	22.50	2B-GSTILT+1FL	623.11	623.11	623.11	623.11	623.11	623.11	623.11	623.11	623.11	623.11	623.11	623.11	623.11	623.11	623.11	623.11	623.11	623.11	623.11	623.11	623.11	6231.10
B	73.50	2B-GSTILT+2FL	1684.60	1684.60	1684.60	1684.60	1684.60	1684.60	1684.60	1684.60	1684.60	1684.60	1684.60	1684.60	1684.60	1684.60	1684.60	1684.60	1684.60	1684.60	1684.60	1684.60	1684.60	16846.00
C (MHADA)	40.50	2B-GSTILT+1FL	668.43	668.43	668.43	668.43	668.43	668.43	668.43	668.43	668.43	668.43	668.43	668.43	668.43	668.43	668.43	668.43	668.43	668.43	668.43	668.43	668.43	6684.30
TOTAL			3976.14	3976.14	3976.14	3976.14	3976.14	3976.14	3976.14	3976.14	3976.14	3976.14	3976.14	3976.14	3976.14	3976.14	3976.14	3976.14	3976.14	3976.14	3976.14	3976.14	3976.14	39761.40

WATER CALCULATION

WING/BLDG.	DOMESTIC	FIRE FIGHTING	TOTAL
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U.G.W.T CAPACITY (IN LITRS.)

WING/BLDG.	DOMESTIC	FIRE FIGHTING	TOTAL
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20% INCLUSIVE HOUSING AREA STATEMENT

Sr. No.	PLOT NO.	PLOT AREA	REQUIRED INCLUSIVE HOUSING AREA as per SUBDIVISION LAYOUT SANCTIONED NO. B.P./LAYOUT/PUNAWALE/48/2024/DATE: 28/05/2
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