

AREA STATEMENT AFTER AMALGAMATION OF
S. NO. [70 A/2 + 3 & 70 A/1A(pt) + 1B(pt 1) + 1C(pt 1)] + [S. NO. 70A/1B+C (pt)]

SR.NO.	AREA AS/ DEMARCATION	AREA AS/ 7/12	MIN AREA CONSIDERED	AREA UNDER LAYOUT	AREA AS/ ROAD	AREA UNDER PS-2/ PS-66 RESERVATION	ENCROACHMENT	BALANCE PLOT AREA
70 A/2 + 3	20527.78	20300.00	20300.00	20300.00				
70A/1A(pt)	382.89	384.00	382.89	382.89	1502.54	4000.00		16940.35
70A/1B(pt)	1770.16	880.00	880.00	880.00				
70A/1C(pt)	3046.04	3000.00	3000.00	3000.00	NIL	NIL	872.81	2127.19
70A/1B+C(pt)	25726.87	28444.00	28442.89	28442.89	1502.54	4000.00	872.81	19067.64
TOTAL								

BRIEF SPECIFICATION

- FOUNDATION UP TO HARD STRATA
- R.C.C. FRAMED STRUCTURE
- W/TWK R.B MASONRY FOR EXT & INT. WALLS
- TWO DOORS & M.S. WINDOWS
- SAND FACED CEMENT PLASTER EXTERNALLY
- NEERU FINISHED PLASTER INTERNALLY
- VITRIFIED TILES IN ALL ROOMS
- GLAZED TILES IN TOILET FLOORS & DADO
- CONCEALED PLUMBING & ELECTRIFICATION
- SNOWCEM CEMENT PAINT EXTERNALLY
- DIL BOND DISTEMPER INTERNALLY.

GR. COVERAGE STATEMENT

NET AREA OF PLOT = 17056.79 SQ.M.
PERM COV. (20%) = 3411.35 SQ.M.
COVERAGE PROP = 969.96 x 2 = 1939.92 SQ.M.
TOTAL GR. COV. = 5351.27 SQ.M. (31.38%)

BALCONY AREA CALC.:-

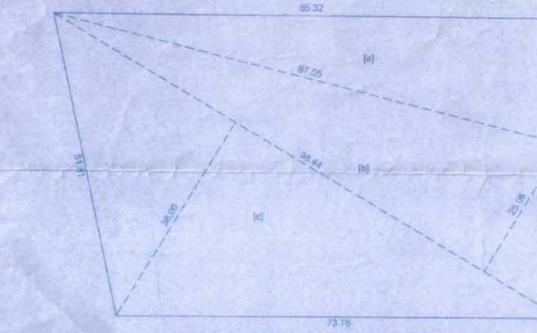
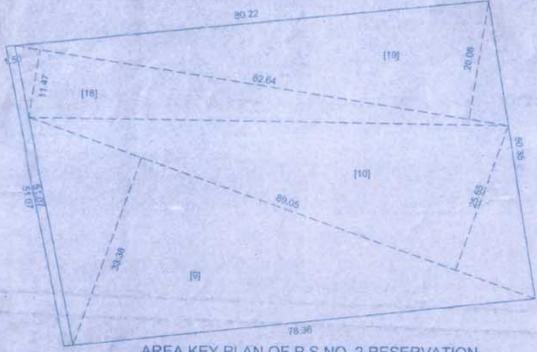
TOTAL PROP. AREA = 10895.16 SQ.M.
BALC. PERM. = 15% x 10895.16 = 1634.27 SQ.M.
TOTAL BAL. PROPOSED = 1629.60 SQ.M.

AREA CALCULATION FOR P.S.NO. 2 RESERVATION AS PER SANCTIONED DP (1987)

[9] 0.5 x 33.38 x 89.05 = 1486.24
[10] 0.5 x 26.65 x 89.05 = 1142.07
[18] 0.5 x 11.47 x 52.64 = 473.94
[19] 0.5 x 20.88 x 52.64 = 542.71
TOTAL = 3531.96 SQ.M.

AREA CALCULATION FOR P.S.NO. 66 RESERVATION AS PER MICRO PLANNING D.P. (2013)

[a] 0.5 x 87.05 x 20.59 = 890.18
[b] 0.5 x 98.44 x 25.06 = 1233.46
[c] 0.5 x 98.44 x 38.00 = 1870.36
TOTAL = 4000.00 SQ.M.



ENCROACHMENT AREA CALCULATION

[1] 0.5 x (3.82+0.06) x 53.80 = 205.90
[2] 0.5 x (8.78+0.13) x 64.30 = 607.31
TOTAL = 872.81 SQ.M.

OPEN SPACE AREA CALCULATION

[1] 0.5 x 85.27 x (11.78 + 21.06) = 1855.95
[2] 0.5 x 23.03 x (11.80 + 19.89) = 250.80
TOTAL = 1906.75 SQ.M.

AREA KEY PLAN OF 15.0 m. D.P. ROAD
SCALE: 1:500

AREA CALCULATION OF ROAD

[1] 0.5 x 11.10 x 50.56 = 280.61
[2] 0.5 x 9.00 x 43.00 = 193.50
[3] 0.5 x 8.04 x 1.42 = 5.71
[4] 0.5 x 8.04 x 1.45 = 5.83
[5] 1.0 x 1.5 x 46.76 = 70.14
[6] 1.0 x 1.5 x 51.07 = 76.61
[7] 0.5 x 1.48 x 10.13 = 7.39
[8] 0.5 x 1.44 x 10.13 = 7.29
TOTAL = 733.18 SQ.M.

AREA KEY PLAN OF 9.0 m 205 ROAD
SCALE: 1:500

AREA CALCULATION OF ROAD

[1] 0.5 x 8.99 x 42.93 = 192.97
[2] 0.5 x 9.00 x 43.00 = 193.50
[3] 0.5 x 8.89 x 42.93 = 192.97
[4] 0.5 x 37.88 x 8.25 = 156.54
[5] 0.5 x 37.70 x 8.23 = 156.14
[6] 0.5 x 42.40 x 8.23 = 176.47
[7] 0.5 x 16.86 x 7.26 = 60.69
[8] 0.5 x 7.44 x 7.92 = 29.66
[9] 0.5 x 33.38 x 8.05 = 134.24
[10] 0.5 x 29.65 x 8.05 = 119.47
[11] 0.5 x 11.10 x 5.50 = 30.53
[12] 0.5 x 11.09 x 5.50 = 30.50
[13] 0.5 x 42.01 x 189.50 = 3980.93
[14] 0.5 x 46.92 x 188.00 = 4403.36
[15] 0.5 x 28.17 x 51.00 = 723.42
[16] 0.5 x 5.27 x 31.28 = 81.90
[17] 0.5 x 9.49 x 80.23 = 380.69
[18] 0.5 x 11.47 x 53.64 = 306.84
[19] 0.5 x 20.28 x 51.64 = 521.71
[20] 0.5 x 5.04 x 21.13 = 53.25
[21] 0.5 x 8.61 x 44.29 = 190.07
[22] 0.5 x 8.89 x 44.29 = 195.22
[23] 0.5 x 8.04 x 1.42 = 5.71
[24] 0.5 x 8.04 x 1.45 = 5.83
[25] 1.0 x 1.5 x 46.76 = 70.14
[26] 1.0 x 1.5 x 51.07 = 76.61
[27] 0.5 x 1.48 x 10.13 = 7.39
[28] 0.5 x 1.44 x 10.13 = 7.29
[29] 0.5 x 87.82 x 41.25 = 1811.29
[30] 0.5 x 87.82 x 41.25 = 1811.29
TOTAL = 25726.87 SQ.M.

L.I.G. / M.I.G. STATEMENT

1) PROPOSED AREA OF THE PLOT	26442.89 sqm
2) PREVIOUSLY SANCTIONED PLOT AREA	22442.89 sqm
3) DIFFERENCE AREA OF THE PLOT (1-2)	4000.00 sqm
4) 20% AREA FOR LIGHTING	800.00 sqm

PARKING STATEMENT

A) PREVIOUSLY SANCTIONED

RESIDENTIAL	CAR	SCOOTER	CYCLE
FOR PER TENEMENTS (80 - 150 SQ.M)	1	2	2
FOR 42 TENEMENTS (150 - 150 SQ.M)	42	84	84
B) PROPOSED			
REQ. PARKING FOR TWO TENEMENTS (40 - 80 SQ.M)	2	4	2
*FOR 66 TENEMENTS OF CARPET AREA (40 - 80 SQ.M)	66	132	132
TOTAL PARKING REQUIRED (A+B)	138	274	180
PARKING PROVIDED	175	350	228

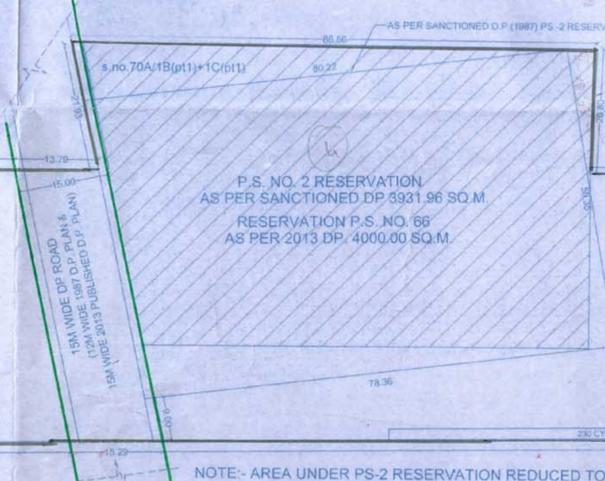
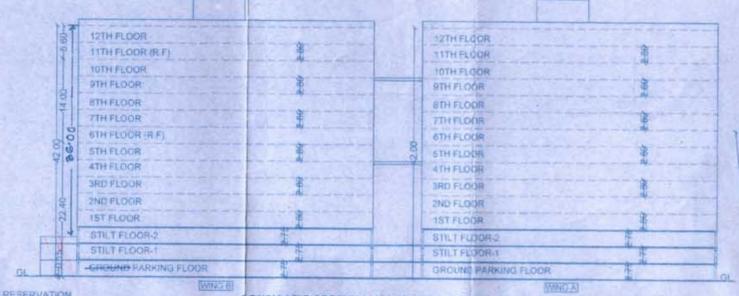
AREA CALCULATION AFTER AMALGAMATION OF
S. NO. [70 A/2 + 3] & [70 A/1A(pt) + 1B(pt 1) + 1C(pt 1)] + [S. NO. 70A/1 (pt 1)]

AREA UNDER ROAD

[1] 0.5 x 8.99 x 42.93 = 192.97	[11] 0.5 x 8.99 x 42.93 = 192.97
[2] 0.5 x 9.00 x 43.00 = 193.50	[12] 0.5 x 8.99 x 42.93 = 192.97
[3] 0.5 x 38.29 x 8.25 = 158.54	[13] 0.5 x 8.89 x 42.93 = 192.97
[4] 0.5 x 37.88 x 8.25 = 156.54	[14] 0.5 x 37.70 x 8.23 = 156.14
[5] 0.5 x 42.40 x 8.23 = 176.47	[15] 0.5 x 42.40 x 8.23 = 176.47
[6] 0.5 x 16.86 x 7.26 = 60.69	[16] 0.5 x 16.86 x 7.26 = 60.69
[7] 0.5 x 7.44 x 7.92 = 29.66	[17] 0.5 x 7.44 x 7.92 = 29.66
[8] 0.5 x 33.38 x 8.05 = 134.24	[18] 0.5 x 33.38 x 8.05 = 134.24
[9] 0.5 x 29.65 x 8.05 = 119.47	[19] 0.5 x 29.65 x 8.05 = 119.47
[10] 0.5 x 11.10 x 5.50 = 30.53	[20] 0.5 x 11.10 x 5.50 = 30.53
[11] 0.5 x 11.09 x 5.50 = 30.50	[21] 0.5 x 11.09 x 5.50 = 30.50
[12] 0.5 x 42.01 x 189.50 = 3980.93	[22] 0.5 x 42.01 x 189.50 = 3980.93
[13] 0.5 x 46.92 x 188.00 = 4403.36	[23] 0.5 x 46.92 x 188.00 = 4403.36
[14] 0.5 x 28.17 x 51.00 = 723.42	[24] 0.5 x 28.17 x 51.00 = 723.42
[15] 0.5 x 5.27 x 31.28 = 81.90	[25] 0.5 x 5.27 x 31.28 = 81.90
[16] 0.5 x 9.49 x 80.23 = 380.69	[26] 0.5 x 9.49 x 80.23 = 380.69
[17] 0.5 x 11.47 x 53.64 = 306.84	[27] 0.5 x 11.47 x 53.64 = 306.84
[18] 0.5 x 20.28 x 51.64 = 521.71	[28] 0.5 x 20.28 x 51.64 = 521.71
[19] 0.5 x 5.04 x 21.13 = 53.25	[29] 0.5 x 5.04 x 21.13 = 53.25
[20] 0.5 x 8.61 x 44.29 = 190.07	[30] 0.5 x 8.61 x 44.29 = 190.07
[21] 0.5 x 8.89 x 44.29 = 195.22	[31] 0.5 x 8.89 x 44.29 = 195.22
[22] 0.5 x 8.04 x 1.42 = 5.71	[32] 0.5 x 8.04 x 1.42 = 5.71
[23] 0.5 x 8.04 x 1.45 = 5.83	[33] 0.5 x 8.04 x 1.45 = 5.83
[24] 1.0 x 1.5 x 46.76 = 70.14	[34] 1.0 x 1.5 x 46.76 = 70.14
[25] 1.0 x 1.5 x 51.07 = 76.61	[35] 1.0 x 1.5 x 51.07 = 76.61
[26] 0.5 x 1.48 x 10.13 = 7.39	[36] 0.5 x 1.48 x 10.13 = 7.39
[27] 0.5 x 1.44 x 10.13 = 7.29	[37] 0.5 x 1.44 x 10.13 = 7.29
[28] 0.5 x 87.82 x 41.25 = 1811.29	[38] 0.5 x 87.82 x 41.25 = 1811.29
[29] 0.5 x 87.82 x 41.25 = 1811.29	[39] 0.5 x 87.82 x 41.25 = 1811.29
TOTAL = 15625.32 SQ.M.	

FSI STATEMENT FOR PREMIUMS :-

WING	HT OF WING	FLOOR	TENEMENT	PROPOSED RESIDENTIAL	TOTAL F.S.I.	PERMI BALC PER BLDG	PROP BALC PER BLDG	DOUBLE HT TERRACE	LOBBY	FIRE STAIRCASE	STAIRCASE	LIFT L.M.R
A	42.00	G+S+S+12	70	5543.38	8545.36	831.61	824.79	1113.19	694.08	208.80	140.40	48.25
B	42.00	G+S+S+12	66	5349.78	8024.6	804.84	107.09	694.08	208.80	140.40	48.25	
TOTAL			138	10895.16	16570.96	1636.45	1929.68	2198.28	1388.16	417.60	280.80	96.50



NOTE:- AREA UNDER PS-2 RESERVATION REDUCED TO 3931.96 SQ.M. DUE TO D.P. ROAD WIDENING (12 TO 15 Mtr) & AS PER 2013 D.P. RESERVATION PS-66 REALIGNED TO 4000.00 SQ.M

REVISED LAYOUT PLAN PREVIOUSLY APPROVED UNDER CG.2742/12, DATE - 21/12/12



DATE: 10/07/2015
APPROVED SUBJECT TO CONDITION APPROVED UNDER COMMENCEMENT CERTIFICATE NO. 1093/15
sd/ Building Inspector
sd/ Assistant Engineer P.M.C.

STAMP OF APPROVAL

COPY OF CERTIFICATION
THIS TRUE COPY IS AS PER PLANS APPROVED BY MUNICIPAL CORPORATION WIDE COMMENCEMENT CERTIFICATE NO. 1093/15 DATED 16/7/2015 THIS SAME IS VERIFIED BY ME PERSONALLY
DATE: 29/10/15
PLACE: PUNE
sd/ SWAPNEEL J. DESHPANDE
ARCHITECT

AREA STATEMENT

1	PLOT AREA AS PER PREVIOUS SANCTION	25442.89
2	DEDUCTION FOR	
a)	ROAD ACQUISITION AREA (15.0 M D.P. ROAD & 9.0 M 205 ROAD)	1506.75
b)	EXISTING INTERNAL ROAD	1506.75
c)	ANY RESERVATIONS (PS-2 / PS-66)	4000.00
d)	ENCROACHMENT	872.81
TOTAL (a+b+c+d)		8386.35
3	BALANCE PLOT AREA (1-2)	19067.64
4	DEDUCTIONS FOR	
a)	OPEN SPACE	1906.75
b)	AMENITY SPACE	872.81
c)	INTERNAL ROADS	872.81
d)	TRANSFORMER AREA	105.83
e)	OTHERS	
TOTAL (a+b+c+d)		4658.15
5	NET AREA OF THE PLOT (3-4)	17160.79
6	ADDITION FOR F.S.I.	
a)	ROAD AREA AVAILABLE (0.00% 0000.00 0000.00)	
b)	PERMISSIBLE 40% 0000.00	
c)	EXISTING INTERNAL ROAD	
d)	TRANSFORMER AREA	105.83
e)	OPEN SPACE	
f)	AMENITY SPACE	
g)	OTHER ADDITION	
TOTAL (a+b+c+d+e+f+g)		105.83
7	TOTAL AREA (5+6)	17160.79
8	F.A.R. PERMISSIBLE (1.00)	17160.79
9	TDR AREA	
a)	40% AMENITY TDR	
b)	20% SLUM TDR	
10	PERMISSIBLE FLOOR AREA (7X8+9)	17265.79
11	EXISTING FLOOR AREA	
12	PROPOSED RESIDENTIAL AREA (A+B WING)	10895.16
13	PROPOSED COMMERCIAL AREA	
14	PROPOSED INDUSTRIAL AREA	
15	PROPOSED SPECIAL FSI AREA	
16	EXCESS BALCONY AREA TAKEN IN F.S.I.	
17	TOTAL BUILT UP AREA (11+12+13+14+15+16)	10895.16
18	F.S.I. CONSUMED	0.63
19	COVERAGE PERMISSIBLE (20%)	3411.35
20	EXISTING COVERAGE	NIL
21	PROPOSED COVERAGE (7.86%)	1339.92
22	TOTAL COVERAGE	1339.92

BALCONY AREA STATEMENT

1	PERMISSIBLE BALC. (15% x 10895.16)	1634.27
2	PROPOSED BALCONY	1629.60
3	EXCESS BALCONY	

TENEMENT STATEMENT

1	NET AREA OF THE PLOT (7) ABOVE	17160.79
2	LESS NON-RESIDENTIAL AREA (SHOPS ETC.)	
3	AREA OF TENEMENTS (1-2)	17160.79
4	TENEMENTS PERMISSIBLE 250/Hq. (NPA)	429
5	TENEMENTS PROPOSED	138

PARKING STATEMENT

	CAR	SCOOTER	CYCLE	
1	PARKING REQ. BY RULES	138	274	180
2	TOTAL PARKING PROVIDED	175	350	228
3	GARAGES PERMISSIBLE			
4	GARAGES PROPOSED			

SCHEDULE OF OPENINGS

DOORS	WINDOWS
D - 1.05x2.14	FD1 - 2.45x2.14
D1 - 0.95x2.14	W - 4.45x1.22
D2 - 0.75x2.14	W1 - 3.55x1.22
	W2 - 0.95x1.22
	W3 - 3.35x1.22
	W4 - 1.80x1.22
	W5 - 0.95x1.22
	W6 - 0.85x1.22
	W7 - 0.75x1.22
	W8 - 0.70x0.90

LEGEND

- PLOT LINE SHOWN - BLACK
- 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

CERTIFICATE OF AREA
CERTIFIED THAT THE AREA UNDER REFERENCE WAS SURVEYED BY ME 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.

OWNER'S NAME, ADDRESS SIGNATURE: sd/ 'AHIMSA' APARTMENT OFF Bhandarkar Road PUNE-4 PHONE NO. 28666221
MR. JAYESH R. JAIN (PARTNER) MIS YASHVASTU DEVELOPERS
HOUSING PROJECT: PROPOSED SUBMISSION & AMALGAMATION AT C.T.S. NO. 805, 873, 881 S. NO. 70A/2, 70A/3, 70A/1A+1B+1C, 70A/3, 70A/1B+C (pt) VILLAGE - GHORPADI, DIST - PUNE.
ARCHITECT: SWAPNEEL J. DESHPANDE
ARCHITECT: TONY PLANNER, INTERIOR DESIGNER
FLAT NO. 7, 873E SHIRDIWADI APARTMENT, BHARATI ROAD, BUNDWANE, PUNE 411004
PHONE NO. - 8827877000
FAX NO. 91 (020) 2553 23 25
E-mail: swapneel28@gmail.com
DATE: 28/03/15 DRAWN: nandana karnaj CHECKED: parikshidhany SCALE: 1:500