

STAMP OF APPROVAL
 PREVIOUS SANCTION: BMU/MAUJE PAUD/SR.NO.263(P)
 AND OTHERS/PR.NO 33/2016-17
 DT-11/11/2016.

Approved as amended in
 Subject to conditions mentioned in Annexure "A" of letter
 No. BMU / C.R. No. 9609/27-14 / Mouza पोळे
 S. No. / G. No. / CTS No. 263 वडोदर
 Dated - 92 / 92 / 2023

Deputy / Assistant Planner
 Pune Metropolitan Regional Development Authority, Pune



INTERNAL ROAD AREA STATEMENT

ADDITIONS				
1	12.00 M WIDE ROAD	=	2622.68	SQ.M
2	9.00 M WIDE ROAD	=	357.79	SQ.M
3	9.00 M WIDE ROAD	=	1885.83	SQ.M
4	9.00 M WIDE ROAD	=	4479.44	SQ.M
TOTAL AREA		=	9345.74	SQ.M

9.00 M WIDE ROAD AREA CALCULATION

ADDITIONS				
1	0.5 X 27.060 X 7.660 X 1	=	103.64	SQ.M
2	0.5 X 27.060 X 8.490 X 1	=	114.87	SQ.M
3	0.5 X 40.970 X 8.780 X 1	=	179.86	SQ.M
4	0.5 X 40.970 X 8.130 X 1	=	166.54	SQ.M
5	0.5 X 51.250 X 9.000 X 1	=	230.63	SQ.M
6	0.5 X 47.540 X 7.560 X 1	=	179.70	SQ.M
7	0.5 X 79.590 X 11.714 X 1	=	466.16	SQ.M
8	0.5 X 76.980 X 11.546 X 1	=	444.41	SQ.M
TOTAL PLOT AREA		=	1885.83	SQ.M

18.00 M WIDE ROAD AREA CALCULATION

ADDITIONS				
1	0.5 X 23.61 X 10.75 X 1	=	126.90	SQ.M
2	0.5 X 23.61 X 11.98 X 1	=	141.42	SQ.M
3	0.5 X 51.14 X 3.04 X 1	=	77.73	SQ.M
4	0.5 X 230.64 X 3.560 X 1	=	410.54	SQ.M
5	0.5 X 230.64 X 8.760 X 1	=	1010.20	SQ.M
6	0.5 X 158.55 X 6.037 X 1	=	478.58	SQ.M
7	0.5 X 188.17 X 18.000 X 1	=	1693.53	SQ.M
8	0.5 X 24.62 X 13.170 X 1	=	162.12	SQ.M
9	0.5 X 24.62 X 8.050 X 1	=	99.10	SQ.M
TOTAL AREA		=	4200.00	SQ.M

OPEN SPACE-1 AREA CALCULATION

ADDITIONS				
1	0.5 X 60.79 X 20.00 X 1	=	607.90	SQ.M
2	0.5 X 51.19 X 9.68 X 1	=	257.44	SQ.M
3	0.5 X 72.20 X 7.42 X 1	=	267.86	SQ.M
4	0.5 X 78.94 X 1.888 X 1	=	66.63	SQ.M
TOTAL AREA		=	1199.81	SQ.M

OPEN SPACE-2 AREA CALCULATION

ADDITIONS				
1	0.5 X 25.79 X 15.250 X 1	=	196.65	SQ.M
2	0.5 X 25.79 X 10.23 X 1	=	131.92	SQ.M
3	0.5 X 18.27 X 16.79 X 1	=	153.38	SQ.M
4	0.5 X 34.49 X 5.370 X 1	=	92.61	SQ.M
5	0.5 X 36.70 X 9.550 X 1	=	175.24	SQ.M
6	0.5 X 79.21 X 13.160 X 1	=	521.20	SQ.M
7	0.5 X 54.50 X 4.400 X 1	=	119.90	SQ.M
8	0.5 X 68.37 X 6.430 X 1	=	219.81	SQ.M
9	0.5 X 68.37 X 3.360 X 1	=	114.86	SQ.M
10	0.5 X 18.62 X 8.490 X 1	=	79.04	SQ.M
11	0.5 X 71.17 X 12.200 X 1	=	434.14	SQ.M
12	0.5 X 71.17 X 30.276 X 1	=	1077.57	SQ.M
13	0.5 X 11.73 X 5.420 X 1	=	31.79	SQ.M
14	0.5 X 11.73 X 5.862 X 1	=	34.38	SQ.M
TOTAL AREA		=	3382.29	SQ.M

OPEN SPACE-3 AREA CALCULATION

ADDITIONS				
1	0.5 X 44.52 X 17.520 X 1	=	390.00	SQ.M
2	0.5 X 44.52 X 2.614 X 1	=	58.19	SQ.M
TOTAL AREA		=	448.19	SQ.M

AMENITY SPACE-2 AREA CALCULATION

ADDITIONS				
1	0.5 X 110.37 X 37.240 X 1	=	2055.09	SQ.M
2	0.5 X 110.37 X 10.93 X 1	=	603.17	SQ.M
3	0.5 X 78.24 X 9.89 X 1	=	387.01	SQ.M
4	0.5 X 78.24 X 25.280 X 1	=	988.95	SQ.M
5	0.5 X 62.77 X 14.860 X 1	=	466.38	SQ.M
6	0.5 X 58.36 X 5.740 X 1	=	167.49	SQ.M
7	0.5 X 46.06 X 10.640 X 1	=	245.04	SQ.M
8	0.5 X 46.06 X 25.982 X 1	=	598.37	SQ.M
9	0.5 X 36.51 X 11.650 X 1	=	212.67	SQ.M
TOTAL AREA		=	5724.15	SQ.M

9.00 M WIDE ROAD AREA CALCULATION

ADDITIONS				
1	0.5 X 84.350 X 8.140 X 1	=	343.30	SQ.M
2	0.5 X 84.350 X 9.310 X 1	=	392.65	SQ.M
3	0.5 X 11.720 X 2.110 X 1	=	12.38	SQ.M
4	0.5 X 177.400 X 9.353 X 1	=	820.61	SQ.M
5	0.5 X 181.710 X 9.000 X 1	=	817.70	SQ.M
6	0.5 X 77.200 X 8.940 X 1	=	345.08	SQ.M
7	0.5 X 77.200 X 8.900 X 1	=	343.54	SQ.M
8	0.5 X 76.650 X 9.310 X 1	=	356.81	SQ.M
9	0.5 X 76.650 X 9.990 X 1	=	382.87	SQ.M
10	0.5 X 74.070 X 8.870 X 1	=	328.50	SQ.M
11	0.5 X 74.070 X 8.830 X 1	=	327.02	SQ.M
TOTAL PLOT AREA		=	4470.44	SQ.M

AMENITY SPACE-1 AREA CALCULATION

ADDITIONS				
1	0.5 X 46.95 X 8.51 X 1	=	199.78	SQ.M
2	0.5 X 46.95 X 13.61 X 1	=	319.53	SQ.M
3	0.5 X 32.16 X 10.53 X 1	=	169.32	SQ.M
4	0.5 X 38.11 X 4.14 X 1	=	78.89	SQ.M
5	0.5 X 38.11 X 18.94 X 1	=	360.90	SQ.M
6	0.7 X 10.81 X 2.372 X 1	=	16.82	SQ.M
TOTAL AREA		=	1145.35	SQ.M

12.00 M WIDE ROAD AREA CALCULATION

ADDITIONS				
1	0.5 X 183.52 X 14.261 X 1	=	1308.59	SQ.M
2	0.5 X 183.52 X 14.321 X 1	=	1314.09	SQ.M
TOTAL PLOT AREA		=	2622.68	SQ.M

9.00 M WIDE ROAD AREA CALCULATION

ADDITIONS				
1	0.5 X 55.430 X 6.400 X 1	=	177.38	SQ.M
2	0.5 X 55.430 X 6.510 X 1	=	180.42	SQ.M
TOTAL PLOT AREA		=	357.79	SQ.M

12.00 M WIDE ROAD CALCULATION

ADDITIONS				
1	0.5 X 15.90 X 7.74 X 1	=	61.53	SQ.M
2	0.5 X 15.90 X 5.52 X 1	=	43.88	SQ.M
TOTAL AREA		=	105.42	SQ.M

60.00 M WIDE ROAD WIDENING AREA CALCULATION

ADDITIONS				
1	0.5 X 22.44 X 15.86 X 1	=	177.95	SQ.M
2	0.5 X 89.23 X 10.37 X 1	=	462.66	SQ.M
3	0.5 X 74.75 X 17.66 X 1	=	660.04	SQ.M
4	0.5 X 123.53 X 8.985 X 1	=	554.96	SQ.M
TOTAL AREA		=	1855.60	SQ.M

PLLOT NO.	PLLOT AREA (SQ.M.)	CORNER ROUNDING AREA OF ROAD (F ANY) (SQ.M.)	REMAINING PLLOT AREA (SQ.M.)	PRO-RATA FSI FACTOR	BUILT-UP AREA ON PRO-RATA BASIC FSI (F X e)	FRONT ROAD WIDTH (M.)	BASIC FSI	PERMISSIBLE BUILT-UP AREA ON BASIC FSI (F X h) (SQ.M.)	PROPOSED FSI (SQ.M.)
1	2182.89	0.00	2182.89	1.50	3274.34	12.00	1.00	3274.34	2913.39
2	300.00	0.00	300.00	1.40	420.00	9.00	1.00	420.00	-
3	300.00	0.00	300.00	1.40	420.00	9.00	1.00	420.00	-
4	300.00	0.00	300.00	1.40	420.00	9.00	1.00	420.00	-
5	300.00	0.00	300.00	1.40	420.00	9.00	1.00	420.00	-
6	200.00	0.00	200.00	1.40	280.00	9.00	1.00	280.00	-
7	200.00	0.00	200.00	1.40	280.00	9.00	1.00	280.00	-
8	308.82	0.00	308.82	1.40	432.35	9.00	1.00	432.35	-
9	308.82	0.00	308.82	1.50	463.23	18.00	1.10	509.55	-
10	200.00	0.00	200.00	1.40	280.00	9.00	1.00	280.00	-
11	200.00	0.00	200.00	1.40	280.00	9.00	1.00	280.00	207.38
12	200.00	0.00	200.00	1.40	280.00	9.00	1.00	280.00	207.38
13	200.00	0.00	200.00	1.40	280.00	9.00	1.00	280.00	207.38
14	200.00	0.00	200.00	1.40	280.00	9.00	1.00	280.00	207.38
15	241.30	0.00	241.30	1.50	361.95	18.00	1.10	398.15	-
16	231.85	0.00	231.85	1.50	347.78	18.00	1.10	382.50	-
17	200.00	0.00	200.00	1.40	280.00	9.00	1.00	280.00	207.38
18	200.00	0.00	200.00	1.40	280.00	9.00	1.00	280.00	207.38
19	200.00	0.00	200.00	1.40	280.00	9.00	1.00	280.00	207.38
20	200.00	0.00	200.00	1.40	280.00	9.00	1.00	280.00	207.38
21	199.42	0.00	199.42	1.40	279.19	9.00	1.00	279.19	-
22	199.61	0.00	199.61	1.40	279.45	9.00	1.00	279.45	-
23	200.00	0.00	200.00	1.40	280.00	9.00	1.00	280.00	207.38
24	200.00	0.00	200.00	1.40	280.00	9.00	1.00	280.00	207.38
25	200.00	0.00	200.00	1.40	280.00	9.00	1.00	280.00	207.38
26	200.00	0.00	200.00	1.40	280.00	9.00	1.00	280.00	207.38
27	218.05	0.00	218.05	1.50	327.08	18.00	1.10	354.78	-
28	207.46	0.00	207.46	1.50	311.19	18.00	1.10	342.31	-
29	200.00	0.00	200.00	1.40	280.00	9.00	1.00	280.00	207.38
30	200.00	0.00	200.00	1.40	280.00	9.00	1.00	280.00	207.38
31	200.00	0.00	200.00	1.40	280.00	9.00	1.00	280.00	207.38
32	200.00	0.00	200.00	1.40	280.00	9.00	1.00	280.00	207.38
33	199.52	0.00	199.52	1.40	279.33	9.00	1.00	279.33	-
34	200.68	0.00	200.68	1.40	280.95	9.00	1.00	280.95	-
35	200.00	0.00	200.00	1.40	280.00	9.00	1.00	280.00	207.38
36	200.00	0.00	200.00	1.40	280.00	9.00	1.00	280.00	207.38
37	200.00	0.00	200.00	1.40	280.00	9.00	1.00	280.00	207.38
38	392.72	0.00	392.72	1.50	589.08	18.00	1.10	647.99	-
39	380.83	0.00	380.83	1.50	571.25	18.00	1.10	628.37	-
40	200.00	0.00	200.00	1.40	280.00	9.00	1.00	280.00	207.38
41	200.00	0.00	200.00	1.40	280.00	9.00	1.00	280.00	207.38
42	200.00	0.00	200.00	1.40	280.00	9.00	1.00	280.00	207.38
43	199.52	0.00	199.52	1.40	279.33	9.00	1.00	279.33	-
44	199.52	0.00	199.52	1.40	279.33	9.00	1.00	279.33	-
45	340.41	0.00	340.41	1.50	510.62	12.00	1.00	510.62	-
46	200.00	0.00	200.00	1.40	280.00	9.00	1.00	280.00	207.38
47	262.25	0.00	262.25	1.50	393.38	12.00	1.00	393.38	-
48	383.75	0.00	383.75	1.50	575.63	12.00	1.00	575.63	-
49	304.12	0.00	304.12	1.50	456.18	12.00	1.00	456.18	-
50	354.20	0.00	354.20	1.50	531.30	18.00	1.10	584.43	-
51	348.50	0.00	348.50	1.50	522.75	18.00	1.10	575.03	-
51A	1448.22	0.00	1448.22	1.50	2172.33	18.00	1.10	2389.56	-
51B	2317.88	0.00	2317.88	1.50	3476.82	18.00	1.10	3824.50	-
51C	1159.03	0.00	1159.03	1.50	1738.55	18.00	1.10	1932.25	-
52	300.02	0.00	300.02	1.40	420.03	9.00	1.00	420.03	-
53	300.00	0.00	300.00						