

BUILDINGS TYPE	FLOOR AREA												TOTAL AREA	
	GROUND	FIRST	SECOND	THIRD	FOURTH	FIFTH	SIXTH	SEVENTH	EIGHTH	NINTH	TENTH	ELEVENTH		TWELFTH
COMMERCIAL	274.39	274.39	274.39	274.39	274.39	-	-	-	-	-	-	-	-	1371.95
A TYPE	-	404.53	404.53	404.53	404.53	404.53	404.53	404.53	404.53	404.53	404.53	404.53	404.53	4854.36
B TYPE	-	549.68	549.68	549.68	549.68	549.68	549.68	549.68	549.68	549.68	549.68	549.68	549.68	6596.16
C TYPE	-	404.53	404.53	404.53	404.53	404.53	404.53	404.53	404.53	404.53	404.53	404.53	4854.36	
D TYPE	-	404.53	404.53	404.53	404.53	404.53	404.53	404.53	404.53	404.53	404.53	404.53	4854.36	

BUILDINGS TYPE	NO. OF FLOORS	NO. OF TENEMENT	BLDGT.	COMM.	RESID.	TOTAL	NO. OF WING	TOTAL BIUP AREA IN SQ.M.
COMMERCIAL	GR.+04FL	-	15.00 M	1371.95	-	1371.95	1 NOS.	-
A TYPE	GP+12 FL	48	39.00 M	-	4854.36	4854.36	1 NOS.	-
B TYPE	BS.+G.P.+S.P.+12 FL	72	42.00 M	-	6596.16	6596.16	1 NOS.	22531.19
C TYPE	BS.+G.P.+S.P.+12 FL	48	42.00 M	-	4854.36	4854.36	1 NOS.	-
D TYPE	BS.+G.P.+S.P.+12 FL	48	42.00 M	-	4854.36	4854.36	1 NOS.	-
TOTAL	-	216	-	1371.95	21199.24	22531.19	5 NOS.	22531.19
LESS MHADA AREA				2120.00	LESS MHADA AREA		2120.00	
NET BUILT-UP				19039.24	NET BUILT-UP		20411.19	

For the purpose of proper circulation of road pattern and to have a continuity of the water & drainage system and other services for the development of adjacent lands the P.M.C. reserves the right to permit access and extension of the internal roads & services through this land under layout sub-division.

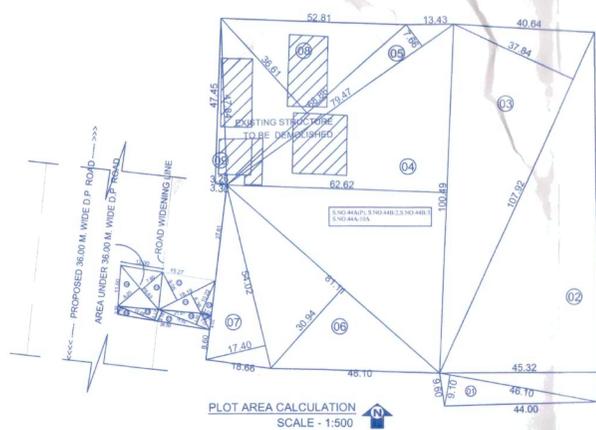
Note: No sale or lease of a plot in layout will be recognised and no building permission in any plot in the layout will be granted unless the original sanctioned layout is approved from the Municipal Commissioner.

STAMP OF APPROVAL  
D.P. LAYOUT



विकास योजना कार्यालय  
मान्य लेआउट क्र. 15/22/2024  
दि. 03/02/2025 दिनांक 22/01/2025

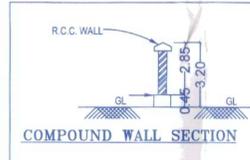
जमिन विक्रय निधी 15/22/14 जो. मी. देवसाही  
इसकन क्र. 42783/2024 इलन क्र. 15/22/2024  
जो मी भरले आहेत. 26/09/23



PLOT AREA CALCULATION S.NO.44A(P), S.NO.44B/2,S.NO.44B/3 S.NO.44A/10A	
1) 46.10 X 9.10 X 0.50	= 209.76 SQ.M
2) 106.42 X 45.32 X 0.50	= 2411.48 SQ.M
3) 107.92 X 37.84 X 0.50	= 2041.85 SQ.M
4) 100.49 X 62.62 X 0.50	= 3146.34 SQ.M
5) 79.47 X 7.96 X 0.50	= 304.37 SQ.M
6) 81.11 X 30.94 X 0.50	= 1254.77 SQ.M
7) 54.02 X 17.40 X 0.50	= 469.97 SQ.M
8) 68.88 X 38.61 X 0.50	= 1329.48 SQ.M
9) 47.84 X 3.26 X 0.50	= 77.96 SQ.M
10) 10.22 X 3.03 X 0.50	= 15.48 SQ.M
11) 18.19 X 6.38 X 0.50	= 58.03 SQ.M
12) 18.19 X 6.05 X 0.50	= 54.57 SQ.M
13) 16.63 X 7.80 X 0.50	= 64.86 SQ.M
14) 16.63 X 8.20 X 0.50	= 68.18 SQ.M
15) 12.03 X 3.17 X 0.50	= 19.07 SQ.M
16) 12.03 X 2.19 X 0.50	= 13.17 SQ.M
17) 15.59 X 3.13 X 0.50	= 24.40 SQ.M
18) 15.59 X 3.92 X 0.50	= 30.56 SQ.M
19) 2.30 X 5.37 X 0.50	= 6.18 SQ.M
TOTAL PLOT AREA	= 11559.24 SQ.M
7/12 PLOT AREA	= 10852.00 SQ.M
MINIMUM CONSIDER	= 10745.38 SQ.M

BLDG. TYPE	F.S.I. AREA		NON F.S.I. AREA							CLUB & SERVICES AREA
	BIUP AREA	MHADA AREA	BASEMENT PARKING AREA	GROUND PARKING AREA	STILT PARKING AREA	REFUGE AREA	LIFT AREA	O.H.W. T. AREA		
COMMERCIAL	1371.95	-	-	-	-	-	9.74	18.31	-	
A TYPE	4854.36	-	-	522.34	522.34	32.33	9.74	18.31	-	
B TYPE	5536.16	1060.00	948.26	705.01	705.01	32.33	9.74	18.31	399.90	
C TYPE	3794.36	1060.00	722.07	522.34	522.34	32.33	9.74	18.31	-	
D TYPE	4854.36	-	722.07	522.34	522.34	32.33	9.74	18.31	-	
TOTAL	20411.19	-	2392.40	2272.03	2272.03	129.32	48.70	91.55	-	
GRAND TOTAL	20411.19	2120.00	-	6936.46	-	129.32	48.70	91.55	399.90	

FSI - 20411.19 SQ.M + NON FSI - 9725.93  
TOTAL CONSTRUCTION AREA = 30,137.12 SQ.M.



12.00 M. W. INTERNAL ROAD AREA CAL.	
1) 9.93 X 21.26 X 0.50	= 105.55 SQ.M
2) 10.18 X 21.26 X 0.50	= 108.21 SQ.M
3) 9.66 X 3.27 X 2/3	= 21.06 SQ.M
4) 42.04 X 12.00 X 0.50	= 252.24 SQ.M
5) 37.59 X 7.32 X 0.50	= 137.58 SQ.M
6) 17.47 X 7.92 X 0.50	= 69.18 SQ.M
7) 13.87 X 2.93 X 0.50	= 20.32 SQ.M
8) 25.40 X 11.49 X 0.50	= 145.92 SQ.M
9) 25.40 X 10.12 X 0.50	= 128.52 SQ.M
10) 73.01 X 11.68 X 0.50	= 426.38 SQ.M
11) 73.01 X 11.73 X 0.50	= 428.20 SQ.M
TOTAL AREA	= 1843.16 SQ.M

PARKING STATEMENT		CAR	SCOOTER
RESIDENTIAL PURPOSE			REQUIRED
FOR COMM.(100.00 SQ.M. CARPET)		02	06
FOR 1200.46 SQ.M CARPET		24	72
FOR 48 TENEMENT		24	72
FOR 72 TENEMENT		36	108
FOR 48 TENEMENT		24	72
FOR 72 TENEMENT		36	108
FOR 48 TENEMENT		24	72
FOR 72 TENEMENT		36	108
TOTAL REQUIRED PARKING		132	396
ADD 5% VISITER PARKING		07	20
TOTAL PROPOSED PARKING		139	416

PARKING AREA STATEMENT		AREA REQUIRED	SQ.M.	AREA PROVIDED
CAR	139 X 12.50 SQ.M	1737.50		
SCOOTER	416 X 2.00 SQ.M	832.00		
TOTAL		2569.50		

OPEN SPACE -1 AREA CAL.	
1) 36.34 X 11.57 X 0.50	= 210.23 SQ.M
2) 36.34 X 11.57 X 0.50	= 210.34 SQ.M
TOTAL AREA	= 420.57 SQ.M

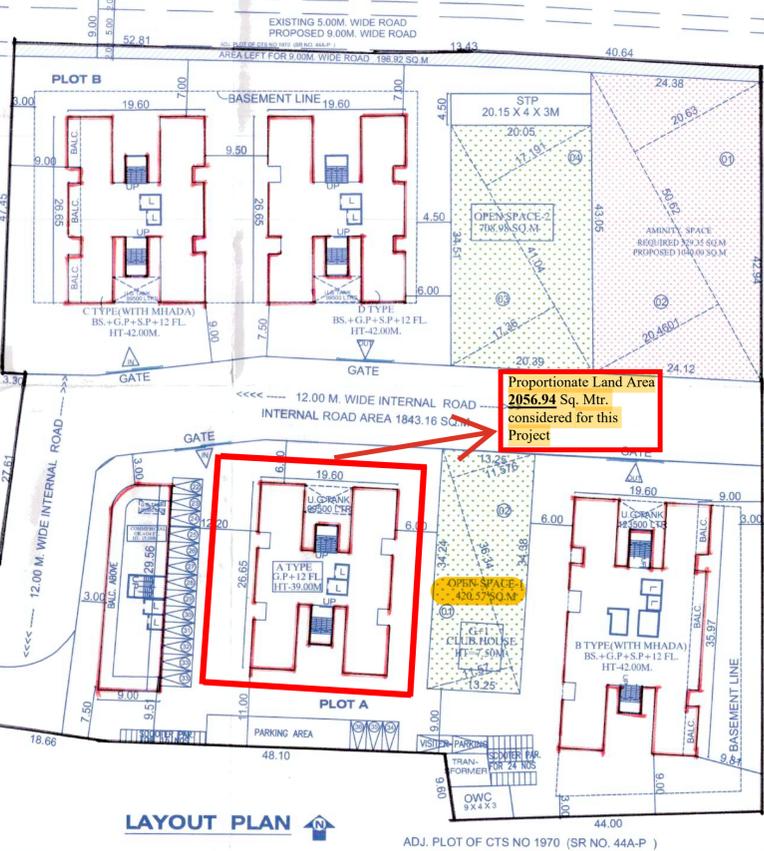
AMENITY SPACE AREA CALCULATION	
1) 50.62 X 20.63 X 0.50	= 522.15 SQ.M
2) 50.62 X 20.46 X 0.50	= 517.85 SQ.M
TOTAL AREA	= 1040.00 SQ.M

WATER CALCULATION (IN LTRS.)		
AREA	PROPOSED O.H.W.T.	U.G.W.T. REQD
COMM. BLDG	28000.00	27000
A TYPE	53000.00	99500.00
B TYPE	69000.00	123500.00
C TYPE	53000.00	99500.00
D TYPE	53000.00	99500.00
TOTAL	2,56,000.00	4,49,000.00

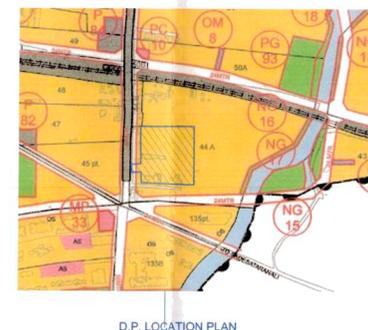
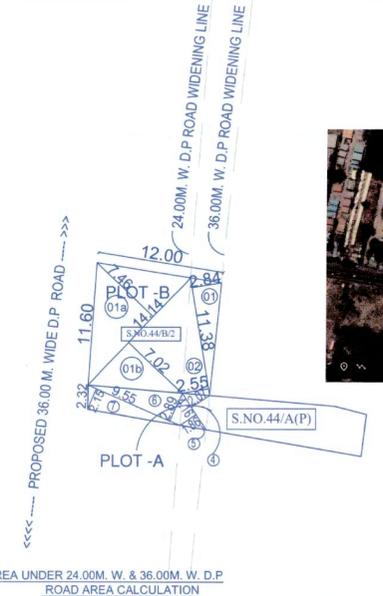
OPEN SPACE -2 AREA CAL.	
3) 41.04 X 17.36 X 0.50	= 356.23 SQ.M
4) 41.04 X 17.19 X 0.50	= 352.75 SQ.M
TOTAL AREA	= 708.98 SQ.M
TOTAL OPEN SPACE 1+2	= 1129.55 SQ.M

AREA UNDER 36.00M.W. DP ROAD	
13) 4.16 X 2.89 X 0.50	= 4.31 SQ.M
14) 4.16 X 1.88 X 0.50	= 3.87 SQ.M
15) 11.38 X 2.84 X 0.50	= 16.16 SQ.M
16) 11.38 X 2.55 X 0.50	= 14.51 SQ.M
TOTAL PLOT AREA	= 38.85 SQ.M

AREA UNDER 24.00M.W. DP ROAD	
13) 9.55 X 2.89 X 0.50	= 13.79 SQ.M
14) 9.55 X 2.15 X 0.50	= 10.27 SQ.M
15) 14.14 X 7.46 X 0.50	= 52.74 SQ.M
16) 14.14 X 7.02 X 0.50	= 49.63 SQ.M
TOTAL PLOT AREA	= 126.43 SQ.M
MINIMUM CONSIDER	= 119.39 SQ.M



Proportionate Land Area 2056.94 Sq. Mtr. considered for this Project



AREA STATEMENT	SQ.M.
1. AREA OF PLOT (Minimum area of a.b.c to be considered)	10745.38
a) As per ownership document (7/12.CTS extract)	10852.00
b) As per measurement sheet	11559.24
c) As per site	-
2. DEDUCTIONS FOR	-
a) Area under 24.00M. W. D.P. Road	119.39
b) Area under 36.00M. W. D.P. Road	38.85
(Total a+b)	158.24
3. BALANCE AREA OF PLOT (1-2)	10587.14
4. AMENITY SPACE	-
a) Required - 10587.14 X 0.05 = 529.35 SQ.M	529.35
b) Proposed - 20.800.00 X 0.05 = 1,040.00 SQ.M (AS PER 7/12)	1,040.00
5. NET AREA OF PLOT	9547.14
6. RECREATIONAL OPEN SPACE (if applicable)	-
a) Required -	1058.71
b) Proposed -	1129.55
7. AREA LEFT FOR 9.00M. WIDE ROAD (Not Deducted)	196.92
8. AREA UNDER 12.00M. W. INTERNAL ROAD (Not Deducted)	1843.16
9. PLOTABLE AREA (if applicable)	9547.14
10. BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (9.57.14 x 1.1)	10501.85
11. ADDITION OF F.S.I. ON PAYMENT OF PREMIUM	-
(a) Maximum permissible premium F.S.I. based on road width/TOD Zone	4852.69
(b) Proposed F.S.I. on payment of premium (0.50 on plot)	4852.69
12. IN-SITU F.S.I./TDR LOADING	-
(a) In-situ area against D.P. road (2.0 x Sr. No. 2 (b)), if any	316.48
(b) In-situ area against Amenity Space if handed over (2.00 or 1.85 x Sr. No. 4 (b) and (c)),	-
(c) T.D.R. Area	5992.02
(d) Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	5992.02
13. ADDITIONAL F.S.I. AREA UNDER CHAPTER NO.7	-
14. TOTAL ENTITLEMENT OF F.S.I. IN THE PROPOSAL	-
(a) (9 + 10(b)+(d)) or 12 whichever is applicable	21424.26
(b) Ancillary Area FSI upto 60% or 80% with payment of charges.	12854.55
(c) Total Entitlement (a) + (b)	34278.81
15. MAXIMUM UTILIZATION LIMIT OF F.S.I. (bldg. potential) permissible as per road width	-
{as per Regulation No.6.1/6.2/6.3/6.3 as applicable X 1.6/1.8} (3.60)	-
16. TOTAL BUILT-UP AREA IN PROPOSAL	20411.19
(a) Existing/Previous Sanction DCPR-2017 Built-up Area	-
(b) Proposed Built-up Area (as per 'P' line) With Mhada	22531.19
(c) Proposed Built-up Area (as per 'P' line) Without Mhada	20411.19
(d) Total (a) + (b) Without Mhada	20411.19
17. F.S.I. CONSUMED (15/13) (should not be more than serial no. 14 above)	1.93
18. AREA FOR INCLUSIVE HOUSING IF ANY	-
(a) Required (20% of Sr.no.5)	2100.37
(b) Proposed	2120.00

SPECIFICATIONS	
CERTIFICATE OF AREA	
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON AND THE DIMENSION OF SIDES, ETC. OF PLOT STATED ON PLAN AREAS AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / T.P. SCHEME RECORD / LAND RECORD DEPT. / CITY SURVEYED RECORDS.	
LEGEND	
PLOT BOUNDARY SHOWN BLACK	PROPOSED WORK SHOWN RED
DRAINAGE LINE SHOWN RED DOTTED	WATER LINE SHOWN BLACK DOTTED
EXISTING TO BE RETAINED HATCHED	DEMOLITION SHOWN HATCHED YELLOW
NAME, ADDRESS AND SIGNATURE OF OWNER	SIGN
MR. AMIT PRAKASH KODRE	[Signature]
NAME OF THE PROJECT	
PROPOSED LAYOUT OF BUILDING AT C.T.S. NO. 1970, 1979, 1980, 1981, 1982 (OLD S.NO.44A(P), S.NO.44B/2,S.NO.44B/3,S.NO.44A/10A) MUNDHWA, TALUKA- PUNE CITY, DIST-PUNE.	
NAME OF ARCHITECT	SIGN
MR. GIRISH M. KARANDE	[Signature]
2007 DADHE RUKAR HOUSE, 4th FLOOR, TILAK ROAD, SADASHY PETH, PUNE-30. PH- 020-29911737 gkassociates9@gmail.com	
NORTH	DATE
[North Arrow]	03.02.2025
SCALE	DRN BY
1:500	S.L.K
CHK. BY	G.M.K