

Plot Area=738.84 sq.m

F.S.I. STATEMENT - WING B (B1+B2+P+4 FLR.) (RESIDENTIAL BUILDING)

FLOOR	FLOOR AREA	PERMI(15%) BALC.	OPEN BALC. PROP.	STAIR AREA	FIRE STAIR AREA	LIFT AREA (LMR LESS)	BUILT UP (FSI+NON FSI)
FIRST	309.15	46.46	31.58	14.88	13.81		369.42
SECOND	309.15	46.46	31.58	14.88	13.81		369.42
THIRD	309.15	46.46	31.58	14.88	13.81	1.90 X 1.90	369.42
FOURTH	309.15	46.46	31.58	14.88	13.81	1.90 X 1.90	369.42
TOTAL	1236.60	126.32	59.52	55.24	7.22 SQ.M.		1477.68

F.S.I. STATEMENT - WING C (B1+B2+P+8 FLR.) (RESIDENTIAL BUILDING)

FLOOR	FLOOR AREA	PERMI(15%) BALC.	OPEN BALC. PROP.	PERMI(20%) TERRACE	PROP. TERRACE	STAIR AREA	FIRE STAIR AREA	LIFT AREA (LMR LESS)	BUILT UP (FSI+NON FSI)
FIRST	309.15	46.46	31.58	61.94		14.88	13.81		369.42
SECOND	309.15	46.46	31.58	61.94		14.88	13.81		369.42
THIRD	309.15	46.46	31.58	61.94		14.88	13.81	1.90 X 1.90	369.42
FOURTH	309.15	46.46	31.58	61.94		14.88	13.81	1.90 X 1.90	369.42
FIFTH	309.15	46.46	31.58	61.94		14.88	13.81		369.42
SIXTH	309.15	46.46	31.58	61.94		14.88	13.81		369.42
SEVENTH	309.15	46.46	31.58	61.94		14.88	13.81		369.42
EIGHTH	298.12	44.80	23.69	59.74	8.95	14.88	13.81		369.42
TOTAL	2462.17		244.75		8.95	119.04	110.48	7.22 SQ.M.	2960.54

BASEMENT AREA CALCULATIONS

B1 22.83 X 45.44 X 0.5 = 514.15 SQ.M
 B2 11.62 X 45.44 X 0.5 = 264.01 SQ.M
 B3 13.23 X 34.53 X 0.5 = 229.08 SQ.M
 B4 0.87 X 29.64 X 0.5 = 12.89 SQ.M
 B5 8.30 X 17.68 X 0.5 = 73.37 SQ.M
 B6 8.57 X 28.45 X 0.5 = 121.91 SQ.M
 B7 6.68 X 46.16 X 0.5 = 154.17 SQ.M
 B8 18.96 X 51.24 X 0.5 = 486.27 SQ.M
 B9 7.08 X 21.07 X 0.5 = 74.59 SQ.M

BASEMENT AREA = 1930.44 SQ.M
 BASEMENT AREA-1+2 = 1930.44 X 2 = 3860.88 SQ.M
 = 5791.32 SQ.M

AREA STATEMENT FOR PREMIUM WING(B+C)

ITEM	PROPOSED (WING B+C)
FSI	3698.77
NON- FSI	
OPEN BALCONY AREA	371.07 (NOT CHARGABLE)
FIRE STAIR+STAIRCASE AREA FREE OF FSI	344.28 (NOT CHARGABLE)
LIFT AREA (LMR LESS LIFT)	7.22 X 2 = 14.44
BASEMENT 1 + BASEMENT-2 AREA	1930.44 X 2 = 3860.88
TOTAL NON FSI AREA	6521.11
TOTAL FSI + NON FSI AREA	10219.88

F.S.I. STATEMENT FOR CLUB HOUSE- 1/2

FLOOR	FLOOR AREA	BAL. PREMI.	BAL. PROPOSED	STAIR AREA
GROUND	38.58			14.96
FIRST	19.06			14.96
TOTAL	57.64			29.92

1) AREA OF OPEN SPACE = 385.58 SQ.M.
 PERMISSIBLE GROUND FLOOR AREA (10% OF 385.58) = 38.58 SQ.M.
 PROPOSED GR. FLOOR AREA = 38.58 SQ.M.
 PERMISSIBLE FIRST FLOOR AREA (5% OF 385.58) = 19.28 SQ.M.
 PROPOSED FIRST FLOOR AREA = 19.06 SQ.M.

FORM OF STATEMENT - 2

BLDG.	NO. OF WING	HEIGHT OF BLDG.	TOTAL BIUP AREA OF FLOORS	OPEN BALCONY AREA(15%)	EXCESS BALC.COUNTED TOWARDS FSI	TERRACE AREA(20%)	EXCESS TERRACE COUNTED TOWARDS FSI	TOTAL FSI	NO.OF TENE.
WING B	1	(B1+B2+P+4 FLR.)=11.60M	1236.60	126.32				1236.60	28
WING C	1	(B1+B2+P+8 FLR.)=23.20M	2462.17	244.75				2462.17	16
TOTAL			4698.77	465.81				3898.77	44

WATER REQUIREMENT TABLE

BLDG.	WING - B	WING - C
TOTAL NO. OF TENEMENTS	16	32
NO. OF PERSONS	16 X 5 = 80	32 X 5 = 160
WATER REQD. PER DAY	80 X 135 = 10,800 LIT SAY 11,000 LIT	160 X 135 = 21,600 LIT SAY 22,000 LIT
ADD FOR FIRE FIGHTING	10,000 LIT	10,000 LIT
CAR. OF O.H.TANK	21,000 LIT	32,000 LIT
SIZE OF O.H.TANK	(4.25X3.25 X 2.35HT)	(4.25X3.25 X 2.35HT)
CAPOF U.G.TANK	1.50 X 10.800 = 16,200LIT	1.50 X 21,600 = 32,400LIT
SIZE OF U.G.TANK	3.25X3.30 X 3.05M	3.25X3.30 X 3.05M

PARKING TABLE (WING - B)

CARPET AREA	TENA	CAR	SCOOTERS	CYCLE
BIUP AREA BETWEEN 50 - 100 SQ.M	FOR 3	1	3	3
PARKING REQD.	FOR 16	5	16	16
TOTAL PARKING PROPOSED		41	16	16
TOTAL PARKING AREA (IN SQ.M.)		112.50	56.00	39.20

PARKING TABLE (WING - C)

CARPET AREA	TENA	CAR	SCOOTERS	CYCLE
BIUP AREA BETWEEN 50 - 100 SQ.M	FOR 3	1	3	3
PARKING REQD.	FOR 32	11	33	33
TOTAL PARKING PROPOSED		41	33	33
TOTAL PARKING AREA (IN SQ.M.)		137.50	66.00	46.20

BEFORE AMALGAMATION

PLOT AREA CALCULATIONS:-

S.NO 271/11(P)
 1. 13.53 X 43.77 X 0.5 = 296.10 SQ.M
 2. 34.59 X 51.87 X 0.5 = 897.09 SQ.M
 3. 25.55 X 51.87 X 0.5 = 662.64 SQ.M
 = 1837.78 SQ.M

PLOT AREA AS PER DEMARC = 1855.83 SQ.M
 PLOT AREA AS PER 7/12 = 2000.00 SQ.M
 MINIMUM CONSIDERED PLOT AREA = 1855.83 SQ.M

PLOT AREA CALCULATIONS:-

S.NO 270/2
 4. 22.88 X 51.94 X 0.5 = 594.19 SQ.M
 5. 24.60 X 71.04 X 0.5 = 873.79 SQ.M
 6. 14.99 X 71.04 X 0.5 = 532.44 SQ.M
 = 2000.42 SQ.M

PLOT AREA AS PER DEMARC = 2000.42 SQ.M
 PLOT AREA AS PER 7/12 = 2000.00 SQ.M
 MINIMUM CONSIDERED PLOT AREA = 2000.00 SQ.M

AFTER AMALGAMATION

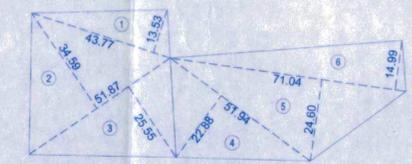
PLOT AREA CALCULATIONS:-

1. 13.53 X 43.77 X 0.5 = 296.10 SQ.M
 2. 34.59 X 51.87 X 0.5 = 897.09 SQ.M
 3. 25.55 X 51.87 X 0.5 = 662.64 SQ.M
 4. 22.88 X 51.94 X 0.5 = 594.19 SQ.M
 5. 24.60 X 71.04 X 0.5 = 873.79 SQ.M
 6. 14.99 X 71.04 X 0.5 = 532.44 SQ.M
 = 3858.25 SQ.M

PLOT AREA AS PER DEMARC = 3856.35 SQ.M
 PLOT AREA AS PER 7/12 = 4000.00 SQ.M

AREA STATEMENT BEFORE AMALGAMATION

S. NO.	AREAS PER 7/12 EXTRACT	AREA BY TRIANGULATION	LEAST CONSIDERED
S.NO.270/2	2000.00	2000.42	2000.00
S.NO.271/11(P)	2000.00	1855.83	1855.83
TOTAL	4000.00	3856.25	3855.83



OPEN SPACE AREA CALCULATIONS

OPEN SPACE AREA
 O1 11.725 X 24.14 X 0.5 = 141.52 SQ.M
 O2 20.22 X 24.14 X 0.5 = 244.06 SQ.M
 OPEN AREA = 385.58 SQ.M

LAYOUT 1/6

STAMP OF APPROVAL

Approved as amended in...
 Subject to conditions mentioned in Annexure 'A'
 of letter No. B.M.U. P.R. No. 2024/1333/2024
 S. No. 10/2024/2, Sec. 22, D. 4, 4/2
 Dated 02/06/2023

Metropolitan Commissioner and Chief Executive Officer
 Pune Metropolitan Regional Development Authority, Pune

PMRDA

	SQ.M.
1a) AREA OF PLOT AS PER 7/12 EXT	4000.00
1b) AREA OF PLOT AS PER DEMARC	3855.83
1a) MINIMUM AREA CONSIDERED	3855.83
2) DEDUCT	
a) AREA UNDER EXISTROAD	
3) GROSS PLOT AREA (1-2)	3855.83
4) RECREATIONAL OPEN SPACE	
a) OPEN SPACE (REQUIRED)	385.58
b) OPEN SPACE (PROVIDED)	385.58
5) AMENITY SPACE (NOT REQUIRED)	
6) SERVICE ROAD & HIGHWAYS	
7) INTERNAL ROAD AREA	
8) NET AREA OF PLOT [(3-5)]	3855.83
9) BIUP AREA With reference to Basic F.S.I. As per front road width (sr.no.8x1.0)	3855.83
10) ADDITION OF AREA FOR FSI	
a) In situ area against D.p.Road	
b) In situ area against Amenity Space	
c) Premium FSI area	
d) TDR Area	
e) Additional Area	
11) TOTAL AREA AVAILABLE (9+10)	3855.93
12) TOTAL BIUP AREA IN PROPOSAL	
PROPOSED AREA (RESIDENTIAL)	3698.77

c) Excess Balcony area counted in F.S.I.
 d) Excess Double height Terrace area counted in F.S.I.

BRIEF SPECIFICATIONS:

- * R.C.C. STRUCTURES WITH 1" THICK BLOCK MASONRY
- * ALL WINDOW & T.W. FRAMED FLUSH DOOR
- * SAND FACED PLASTER EXTERNALLY & INTERNALLY
- * NEEDLE FINISHED PLASTER
- * M.M. TILES FLOORING & GLAZED TILES IN TOILET

LEGEND

- * PLOT BOUNDARY
- * PROPOSED WORK
- * INTERNAL ROADS
- * OPEN SPACE
- * AMENITY SPACE
- * EXISTING STRUCTURE TO BE DEMOLISH
- * THICK BLACK RED SMUGGED
- * BROWN SMUGGED
- * GREEN SMUGGED
- * PINK SMUGGED
- * YELLOW SMUGGED

SCHEDULE OF OPENINGS

W	ED
W - 1.83 X 1.52	ED - 1.07 X 2.13
W1 - 1.22 X 1.22	D1 - 0.91 X 2.13
V - 0.81 X 0.91	D2 - 0.76 X 2.13
	FD - 1.83 X 2.44

PROJECT

PROPOSED RESIDENTIAL BUILDING AT
 S.NO.270/2 & S.NO 271/11, BHUGAON,
 TAL- MULSHI, DIST. PUNE

Certificate of Area -
 Certified that the plot under reference was surveyed by the on...
 and the dimensions of the side etc of plot stated on...
 plan are as measured on site, and the area so worked out tallies...
 with the area stated in document of Ownership / Land survey records.

Ar. Tushar Regde
 Signature of Architect

Owner's Declaration
 I, undersigned hereby confirm that I would abide by plans...
 sanctioned by PMRDA. I would execute the structure as per...
 sanctioned plans. Also I would execute the work under supervision...
 of proper technical person so as to ensure the quality and safety at...
 the work site.

DEEPAK BALASHEB RAYKAR
 Signature of Owner / P.A.H.

Signature of Architect: [Signature]
 Signature of Owner: [Signature]

SCALE = 1:500
 DATE = 01-06-2023
 ARCHITECTS: TUSHAR REGDE CA/3/16155
 BHAGYASHREE REGDE CA/3/16156

TEAMWORK
 ARCHITECTS AND PLANNERS
 4 BHAGYASHREE, 18/ANU/RAJASTHAN SOC,
 OFF S.B. ROAD, PUNE- 411016,
 TEL- 95298 05235