

CURRENT PHASE AREA - 4570.00 SQM

PHASE-1-BUILDING-WISE AREA STATEMENT

BUILDING NO.	FLOOR	Total Built-up area (SQ.M)	TNMTS (NOS)
(1)	(2)	(3)	(4)
BUILDING-A	2B+STILT+23 FLOORS	15695.51	135
BUILDING-B	2B+STILT+23 FLOORS	15746.54	135
BUILDING-C	2B+STILT+23 FLOORS	15643.73	139
BUILDING-D	2B+STILT+23 FLOORS	15642.90	137
BUILDING-E	2B+STILT+23 FLOORS	15642.07	135
BUILDING-F	2B+STILT+23 FLOORS	15745.32	135
BUILDING-G	2B+STILT+23 FLOORS	15696.73	135
BUILDING-H	2B+STILT+23 FLOORS	15695.51	135
BUILDING-I	2B+STILT+23 FLOORS	15696.73	135
BUILDING-J	2B+STILT+23 FLOORS	15701.68	135
BUILDING-K	2B+STILT+23 FLOORS	15703.27	137
BUILDING-L	2B+STILT+23 FLOORS	15703.67	139
BUILDING-M	2B+STILT+23 FLOORS	15695.51	135
BUILDING-N	2B+STILT+23 FLOORS	15696.73	135
BUILDING-O	2B+STILT+23 FLOORS	1429.42	135
CLUBHOUSE MULTIPURPOSE HALL	PODIUM+1ST FLOOR	130.72	---
TOTAL	GROUND FLOOR	221206.04	1902
TOTAL		0.00	

PHASE-2-BUILDING-WISE AREA STATEMENT

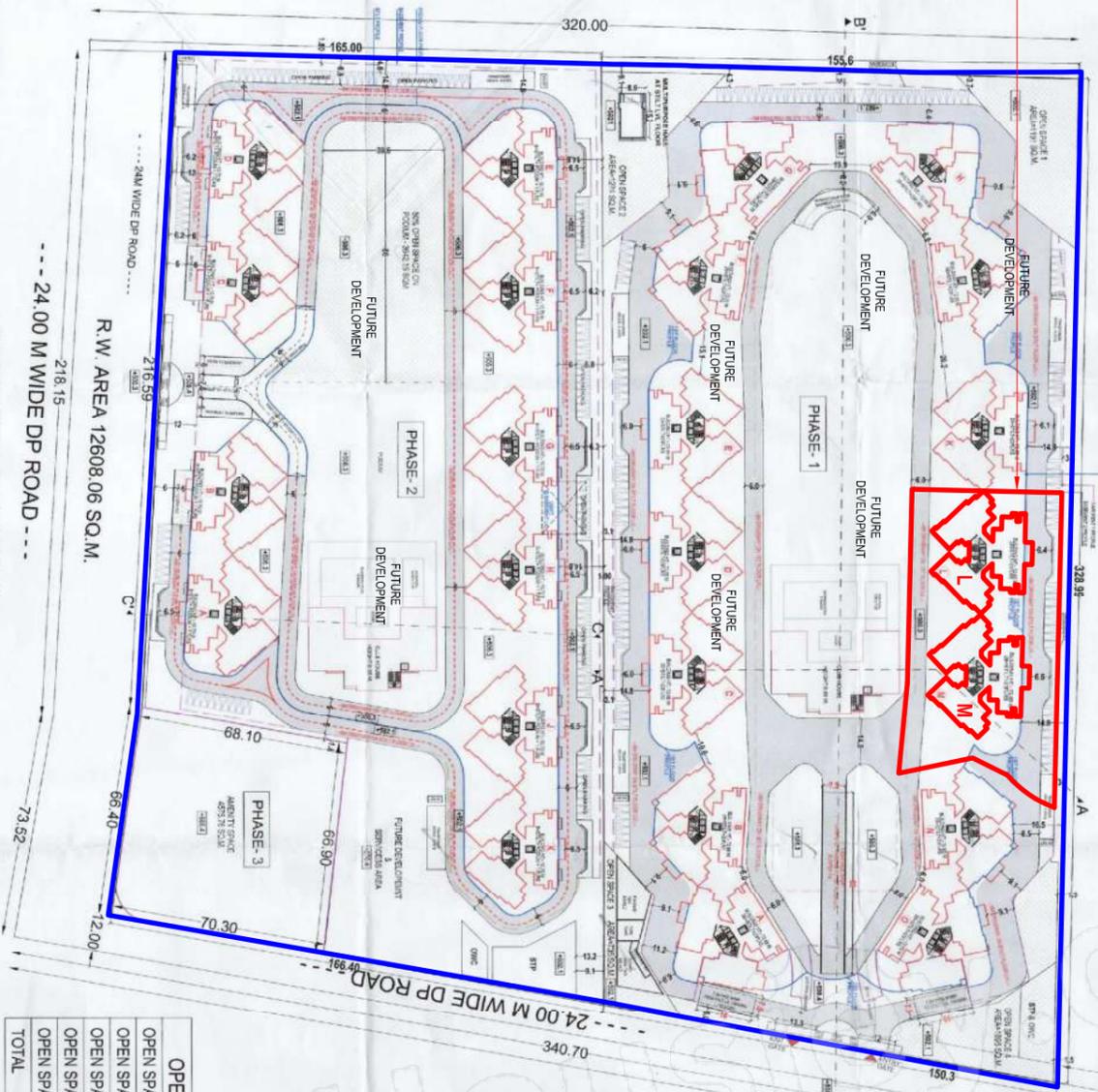
BUILDING NO.	FLOOR	Total Built-up area (SQ.M)	TNMTS (NOS)
(1)	(2)	(3)	(4)
BUILDING-A	BASEMENT + STILT+PODIUM + 1 FLOOR	686.49	6
BUILDING-B	BASEMENT + STILT+PODIUM + 1 FLOOR	686.49	6
BUILDING-C	BASEMENT + STILT+PODIUM + 1 FLOOR	686.49	6
BUILDING-D	BASEMENT + STILT+PODIUM + 1 FLOOR	686.49	6
BUILDING-E	BASEMENT + STILT+PODIUM + 1 FLOOR	686.49	6
BUILDING-F	BASEMENT + STILT+PODIUM + 1 FLOOR	686.49	6
BUILDING-G	BASEMENT + STILT+PODIUM + 1 FLOOR	686.49	6
BUILDING-H	BASEMENT + STILT+PODIUM + 1 FLOOR	686.49	6
BUILDING-I	BASEMENT + STILT+PODIUM + 1 FLOOR	686.49	6
BUILDING-J	BASEMENT + STILT+PODIUM + 1 FLOOR	686.49	6
BUILDING-K	BASEMENT + STILT+PODIUM + 1 FLOOR	686.49	6
CLUBHOUSE	PODIUM+1ST FLOOR	1429.42	---
TOTAL		8294.32	60
TOTAL AREA=		0.00	

STATEMENT FOR PHASE-1 & 2

BLDG. NO.	FLOORS	Total Built-up area (SQ.M)	PAID F.S.I TAKEN	Total Built-up area (SQ.M)
(1)	(2)	(3)	(4)	(5)
PHASE-1	2B+STILT+23 FLOORS	221206.04	28,484.20	15675.42
PHASE-2	B+STILT+PODIUM+1 FLOOR	8294.32	12808.78	12808.78
TOTAL =		229500.36		

STATEMENT FOR PAID F.S.I CONSUMED IN BUILDING - F.G

BUILDING NO.	FLOOR	Total Built-up area (SQ.M)
(1)	(2)	(3)
BUILDING-F	2B+STILT+23 FLOORS	15675.42
BUILDING-G	2B+STILT+18 FLOORS	12808.78



OPEN AREA CALCULATIONS

OPEN SPACE	AREA (SQ.M)	%
OPEN SPACE 1	1191.00	26.28%
OPEN SPACE 2	1274.00	28.27%
OPEN SPACE 3	735.00	16.48%
OPEN SPACE 4	1695.00	37.79%
OPEN SPACE 5	3642.15	81.91%
TOTAL	8895.00	100.00%

TOTAL PLOT AREA AS PER SURVEY NO.

S. NO.	DEMARICATION	AS PER 7/12	AS PER SITE	MIN. AREA TAKEN
129/2(P)	6721.03	6721.03	6721.03	6721.03
131/1	7824.22	11100.00	7534.33	7534.33
131/2	12598.96	11900.00	12598.95	11900.00
135/2	13026.48	12800.00	13026.48	12800.00
135/3	17192.64	16900.00	17192.64	16900.00
135/4	7908.67	7900.00	7908.67	7900.00
135/5	22162.38	22000.00	22162.38	22000.00
135/6	16980.58	16800.00	16980.58	16800.00
TOTAL	104121.03	104125.06	102555.36	

PLOT SUBDIVISION-TRIANGULATION (SCALE:1:5)



MASTER LAYOUT PHASE 1 & 2

STAMP OF APPROVAL

Sanctioned No. 828 (Chord) 191/2624
 Subject to conditions mentioned in the
 Order dated 13/11/2019



Executive Engineer
 Joint City Engineer
 P.M.C. & P.W.D., Bangalore

Project: 13/11/2019
 Date: 13/11/2019

AREA STATEMENT

1. AREA OF PLOT (Minimum area to be covered)	1,02,555.36 SQ.M
(a) As per survey documents (7/12, CTS, etc)	1,06,121.03 SQ.M
(b) As per measurement sheet	1,04,514.95 SQ.M
(c) As per site	1,04,125.06 SQ.M

2. Deduction for

(a) Proposed D.P. Road Widening Area/Service Road/Highway widening	12,808.07 SQ.M
(b) Any D.P. Reservation area	0.00 SQ.M
(c) Total (a+b)	12,808.07 SQ.M

3. Balance area of plot (1-2)

(a) Reserved area (if required)	98,317.28 SQ.M
(b) Any Special (if applicable)	0.00 SQ.M
(c) Total (a+b)	98,317.28 SQ.M

4. Area of FSI (if applicable)

(a) Reserved area (if required)	4,675.76 SQ.M
(b) Any Special (if applicable)	0.00 SQ.M
(c) Total (a+b)	4,675.76 SQ.M

5. Net Plot Area (3-4)

(a) Reserved area (if applicable)	93,641.52 SQ.M
(b) Any Special (if applicable)	0.00 SQ.M
(c) Total (a+b)	93,641.52 SQ.M

6. Reservation Open space (if applicable)

(a) Reserved area (if required)	8,637.15 SQ.M
(b) Any Special (if applicable)	0.00 SQ.M
(c) Total (a+b)	8,637.15 SQ.M

7. Internal Road Area

(a) Reserved area (if required)	8,695.00 SQ.M
(b) Any Special (if applicable)	0.00 SQ.M
(c) Total (a+b)	8,695.00 SQ.M

8. Possible area (if required)

(a) Reserved area (if required)	0.00 SQ.M
(b) Any Special (if applicable)	0.00 SQ.M
(c) Total (a+b)	0.00 SQ.M

9. Built up area with reference to Basic F.S.I. as per road width (S.No. 5 X Basic F.S.I.) (1:10)

(a) Reserved area (if required)	9,938.88 SQ.M
(b) Any Special (if applicable)	0.00 SQ.M
(c) Total (a+b)	9,938.88 SQ.M

10. Addition of FSI on payment of premium

(a) Maximum premium FSI based on road / T.O.D. Zone	42,655.78 SQ.M
(b) Proposed FSI on payment of premium (42,655.78 X 73%)	31,160.20 SQ.M
(c) Total (a+b)	73,816.00 SQ.M

11. In-situ FSI/TDR building

(a) In-situ area against D.P. road (2.0 X S.No. 7/12) if any	0.00 SQ.M
(b) In-situ area against Agency Street if provided over (2.00 or 1.65 X S.No. 4) and/or (5)	0.00 SQ.M
(c) Possible TDR area	98,177.28 SQ.M
(d) Available TDR area	78,711.20 SQ.M
(e) Total in-situ / TDR building (11 (a)-(b)+(c))	0.00 SQ.M

12. Additional FSI area under Chapter No. 7 (Internal Road) F.S.I. (0.00 SQ.M)

(a) Total entitlement of FSI in the proposal	2,01,104.85 SQ.M
(b) Available Area FSI	1,20,652.80 SQ.M
(c) Total entitlement (a-b)	80,452.05 SQ.M

13. Total entitlement of FSI in the proposal

(a) In-situ / TDR building	0.00 SQ.M
(b) Additional FSI area under Chapter No. 7	80,452.05 SQ.M
(c) Total entitlement (a+b)	80,452.05 SQ.M

14. Maximum utilization limit of F.S.I. (Building potential)

(a) Permissible as per Road width (as per Regulation No. 61 or 62 or 3 or 6.4 as applicable) X 1.6 (or 1.8)	4.4
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15. Total Built up Area in proposal (including area at S.No. 11 b)

(a) Existing building area	0.00 SQ.M
(b) Proposed Built-up Area (as per Plan)	2,29,800.36 SQ.M
(c) Total (a+b)	2,29,800.36 SQ.M

16. F.S.I. Consumed (15/1)

(a) Total Built-up Area (as per Plan)	2,29,800.36 SQ.M
(b) Proposed	2.88

17. Area for Inclusive Housing, if any

(a) Required (20% of S.No. 5)	0.00 SQ.M
(b) Proposed	0.00 SQ.M

CERTIFICATE OF AREA

1. The area of the plot as per the survey is 1,04,125.06 SQ.M. The area of the plot as per the measurement sheet is 1,04,514.95 SQ.M. The area of the plot as per the site is 1,04,125.06 SQ.M. The area of the plot as per the survey is 1,04,125.06 SQ.M.

OWNERS DECLARATION

I, the undersigned, being the owner of the plot, hereby declare that the area of the plot as per the survey is 1,04,125.06 SQ.M. The area of the plot as per the measurement sheet is 1,04,514.95 SQ.M. The area of the plot as per the site is 1,04,125.06 SQ.M. The area of the plot as per the survey is 1,04,125.06 SQ.M.

PROJECT:-

SURVEY NO.:- 129/2(P), 131/1, 131/2, 135/2, 135/3, 135/4, 135/5, 135/6

DESCRIPTION:- REGULAR TRACK, VILLAGE, CHAYYALU, PUNE

INWARD NO. JMMDC/AM/01113

CLIENT:-

DR. P. B. PATIL & CO. ARCHITECTS & PLANNERS

SCALE:- 1:100

DATE:-

20 NOV 2021

SCALE:- 1:100

SCALE:- 1:100