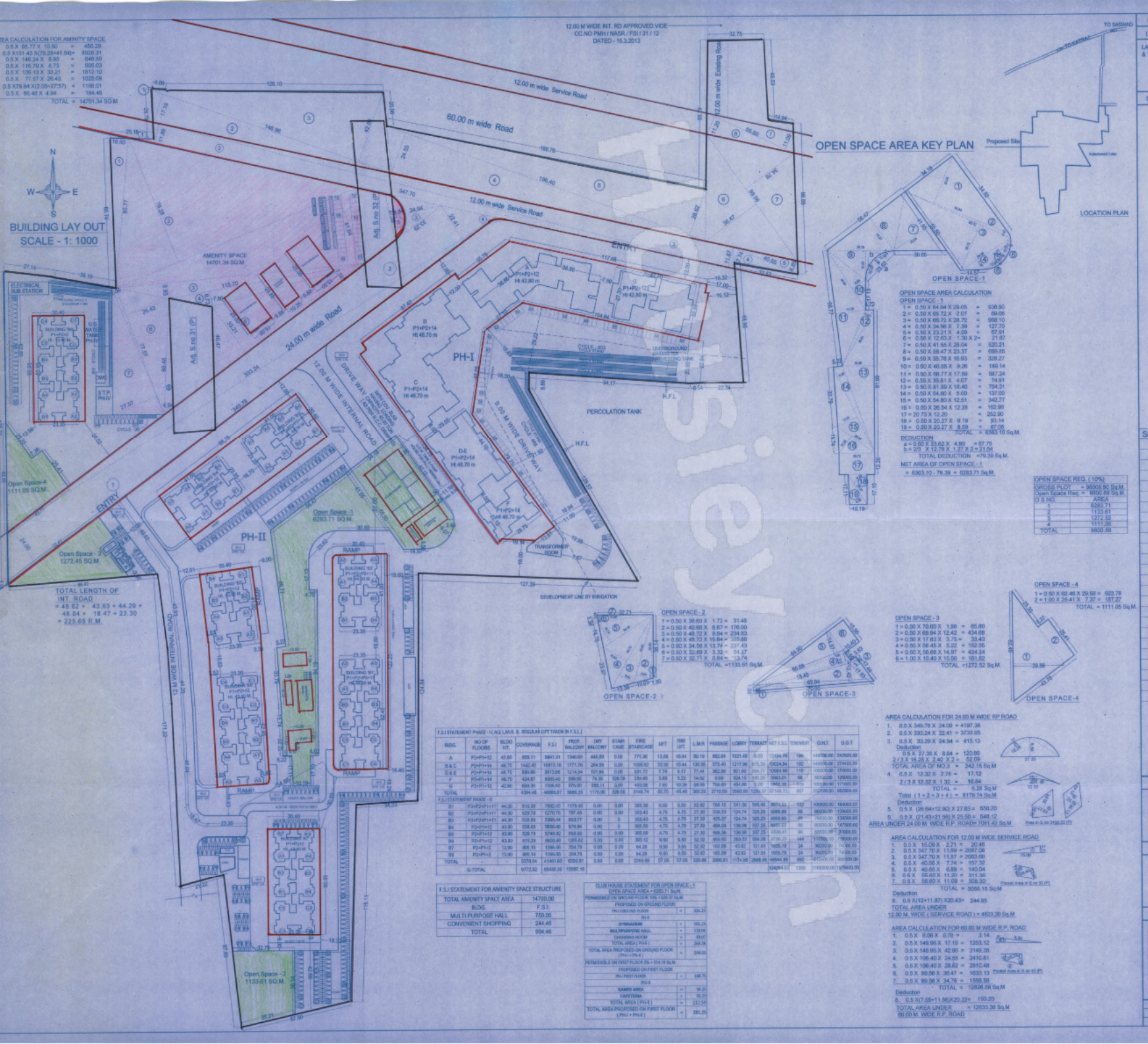

AREA CALCULATION FOR AMINITY SPACE

0.5 X 85.77 X 10.50	=	450.29
0.5 X151.43 X(70.28+41.04)=		8928.31
0.5 X 146.24 X 8.93	=	848.50
0.5 X 115.70 X 8.73	=	505.03
0.5 X 106.13 X 33.21	=	1912.10
0.5 X 77.57 X 26.43	=	1025.09
0.5 X76.84 X(2.09+27.57)	=	1168.01
0.5 X 66.48 X 4.94	=	164.46
TOTAL	=	14701.34 SQ.M

OPEN SPACE AREA CALCULATION

OPEN SPACE - 1

1 = 0.50 X 64.84 X 29.05	=	938.90
2 = 0.50 X 65.72 X 2.07	=	68.06
3 = 0.50 X 65.72 X 28.70	=	958.10
4 = 0.50 X 34.56 X 7.39	=	127.70
5 = 0.50 X 23.21 X 4.59	=	57.91
6 = 0.50 X 12.63 X 1.30 X 2=		21.87
7 = 0.50 X 41.55 X 25.04	=	520.21
8 = 0.50 X 58.47 X 23.37	=	669.85
9 = 0.50 X 38.78 X 16.93	=	328.27
10 = 0.50 X 40.85 X 9.26	=	189.14
11 = 0.50 X 66.77 X 17.59	=	587.24
12 = 0.50 X 35.81 X 4.07	=	74.91
13 = 0.50 X 81.90 X 18.46	=	754.31
14 = 0.50 X 54.80 X 5.00	=	137.00
15 = 0.50 X 54.80 X 12.51	=	342.77
16 = 0.50 X 26.54 X 12.28	=	162.96
17 = 20.73 X 12.20	=	252.90
18 = 0.50 X 20.27 X 9.19	=	93.14
19 = 0.50 X 20.27 X 6.59	=	67.00
TOTAL	=	6383.10 Sq.M.

DEDUCTION

a = 0.50 X 23.62 X 4.89 = 57.75
b = 2/3 X 12.78 X 1.27 X 2 = 21.94
TOTAL DEDUCTION = 79.39 Sq.M.

NET AREA OF OPEN SPACE - 1
= 6383.10 - 79.39 = 6283.71 Sq.M.

OPEN SPACE REQ. (10%)

GROSS PLOT = 98006.90 Sq.M.
Open Space Req. = 9800.69 Sq.M.

O.S.NO.	AREA
1	6283.71
2	1133.61
3	1272.52
4	1111.05
TOTAL	9800.89

OPEN SPACE - 2

1 = 0.50 X 36.60 X 1.72 = 31.48
2 = 0.50 X 40.80 X 8.67 = 176.00
3 = 0.50 X 48.72 X 9.64 = 234.63
4 = 0.50 X 48.72 X 15.84 = 385.88
5 = 0.50 X 34.56 X 13.74 = 237.43
6 = 0.50 X 32.69 X 3.32 = 54.27
7 = 0.50 X 32.71 X 0.84 = 13.74
TOTAL =1133.61 Sq.M

OPEN SPACE - 3

1 = 0.50 X 70.00 X 1.88 = 65.80
2 = 0.50 X 69.94 X 12.42 = 434.68
3 = 0.50 X 17.83 X 3.75 = 33.43
4 = 0.50 X 58.45 X 5.22 = 152.55
5 = 0.50 X 56.68 X 14.97 = 424.24
6 = 1.00 X 10.40 X 15.56 = 161.82
TOTAL =1272.52 Sq.M

OPEN SPACE - 4

1 = 0.50 X 62.46 X 29.58 = 923.78
2 = 1.00 X 25.41 X 7.37 = 187.27
TOTAL = 1111.05 Sq.M.

F.S.I STATEMENT PHASE - I (ALL L.M.R. & REGULAR LIFT TAKEN IN F.S.I.)

BLDG.	NO OF FLOORS	BLDG HT.	COVERAGE	F.S.I	PROJ. BALCONY	DRY BALCONY	STAIR CASE	FIRE STAIRCASE	LIFT	FIRE LIFT	L.M.R	PASSAGE	LOBBY	TERRACE	NET F.S.I.	TENEMENT	O.H.T	U.G.T
A	P2+P3+12	42.80	959.11	10841.61	1346.65	445.89	0.00	771.36	13.06	10.44	80.19	992.64	1021.49	0.00	12194.78	156	145700.00	242500.00
B & C	P2+P3+14	46.70	1442.43	16815.18	1771.76	284.88	0.00	1055.92	23.06	10.44	130.05	273.43	1217.58	675.35	20024.84	192	144000.00	276400.00
D & E	P2+P3+14	46.70	890.96	2013.58	1214.94	151.84	0.00	531.72	7.76	5.13	77.44	362.88	501.60	344.71	10664.99	110	100000.00	170000.00
F	P2+P3+14	46.70	424.67	3093.46	596.02	79.36	328.58	254.66	3.89	5.22	14.52	8.09	324.15	190.20	5043.01	58	58000.00	130000.00
G	P2+P3+12	42.80	690.30	7306.83	976.50	285.11	0.00	403.58	7.80	10.39	68.98	718.60	454.66	0.00	8862.10	110	100000.00	170000.00
TOTAL	-	-	4394.48	40068.67	5885.28	1176.96	328.58	3146.74	55.70	45.46	360.28	2710.50	3519.68	1210.26	67148.72	627	547700.00	992900.00
F.S.I STATEMENT PHASE - II																		
B1	P3+P2+P1+11	44.30	819.39	7862.45	1179.45	0.00	0.00	382.38	9.50	0.00	52.92	768.15	341.56	545.46	8974.33	132	100800.00	184000.00
B2	P3+P2+P1+11	44.30	829.79	8270.76	787.49	0.00	0.00	353.43	4.75	4.75	27.30	538.53	124.74	325.25	9368.89	88	66000.00	133000.00
B3	P3+P2+P1+11	44.30	538.69	5388.44	803.77	0.00	0	353.43	4.75	4.75	27.30	420.37	124.74	325.25	6866.83	60	45000.00	130000.00
B4	P2+P3+12	43.90	538.69	5895.46	876.84	0.00	0	365.58	4.75	4.75	27.30	484.04	136.08	337.25	6477.12	90	65000.00	147500.00
B5	P2+P3+12	43.90	528.79	5749.92	888.08	0.00	0.00	305.58	4.75	4.75	27.30	368.38	136.08	337.25	6506.41	90	65000.00	131000.00
B6	P2+P3+12	43.90	815.29	8830.49	1265.62	0.00	0.00	393.12	9.50	9.50	52.92	859.60	263.82	594.38	9790.23	144	117500.00	198000.00
B7	P2+P3+12	13.90	805.13	1395.96	204.78	0.00	0.00	64.28	9.50	9.50	52.92	162.68	43.62	121.91	1635.78	24	36000.00	74000.00
B8	P2+P3+12	13.90	805.13	1395.96	204.78	0.00	0.00	64.28	9.50	9.50	52.92	162.68	43.62	121.91	1635.78	24	36000.00	74000.00
TOTAL	-	-	5703.94	41461.63	6209.81	0.00	0.00	2399.88	57.00	57.00	320.88	3966.81	1114.56	2888.96	46944.86	660	615400.00	939500.00
G.TOTAL			9772.52	81530.30	12097.16										114094.53	1359	1163100.00	1932400.00

F.S.I STATEMENT FOR AMENITY SPACE STRUCTURE

TOTAL AMENITY SPACE AREA	14700.00
BLDG.	F.S.I.
MULTI PURPOSE HALL	750.00
CONVENIENT SHOPPING	244.46
TOTAL	994.46

CLUB HOUSE STATEMENT FOR OPEN SPACE - 1

OPEN SPACE AREA = 6283.71 Sq.M.

PERMISSIBLE ON GROUND FLOOR 10% = 628.37 Sq.M.

PROPOSED ON GROUND FLOOR

PH-I GROUND FLOOR	=	326.25
PH-II		
GYMNASIUM	=	165.25
MULTIPURPOSE HALL	=	135.00
CHANGING ROOM	=	48.00
TOTAL AREA (PH-II)	=	348.25
TOTAL AREA PROPOSED ON GROUND FLOOR (PH-I + PH-II)	=	674.50

PERMISSIBLE ON FIRST FLOOR 5% = 314.19 Sq.M.

PROPOSED ON FIRST FLOOR

PH-I FIRST FLOOR	=	198.75
PH-II		
GAMES AREA	=	96.25
CAFETERIA	=	96.25
TOTAL AREA (PH-II)	=	192.50
TOTAL AREA PROPOSED ON FIRST FLOOR (PH-I + PH-II)	=	391.25

AREA CALCULATION FOR 24.00 M WIDE RP ROAD

1. 0.5 X 349.78 X 24.00 = 4197.36
2. 0.5 X 333.24 X 22.41 = 3733.95
3. 0.5 X 33.29 X 24.94 = 415.13
   Deduction
   0.5 X 27.35 X 8.84 = 120.89
   2/3 X 16.28 X 2.40 X 2 = 52.09
   TOTAL AREA OF NO.3 = 242.15 Sq.M
4. 0.5 X 12.32 X 2.75 = 17.12
   2/3 X 12.32 X 1.32 = 10.84
   TOTAL = 6.28 Sq.M
   Total (1 + 2 + 3 + 4) = 8179.74 Sq.M
   Deduction
5. 0.5 X (26.64+12.90) X 27.83 = 550.20
6. 0.5 X (21.43+21.95) X 25.50 = 548.12

AREA UNDER 24.00 M. WIDE R.P. ROAD= 7081.42 Sq.M

AREA CALCULATION FOR 12.00 M WIDE SERVICE ROAD

1. 0.5 X 15.00 X 2.71 = 20.46
2. 0.5 X 347.70 X 11.89 = 2067.08
3. 0.5 X 347.70 X 11.87 = 2063.60
4. 0.5 X 40.85 X 7.74 = 157.32
5. 0.5 X 40.85 X 6.89 = 140.04
6. 0.5 X 55.60 X 11.20 = 311.36
7. 0.5 X 55.60 X 11.09 = 308.30
   TOTAL = 5068.15 Sq.M
   Deduction
8. 0.5 X(12+11.97) X20.43= 244.85
   TOTAL AREA UNDER 12.00 M. WIDE (SERVICE ROAD) = 4823.30 Sq.M.

AREA CALCULATION FOR 60.00 M WIDE R.P. ROAD

1. 0.5 X 8.00 X 0.78 = 3.14
2. 0.5 X 148.96 X 17.19 = 1283.12
3. 0.5 X 148.96 X 42.86 = 3145.35
4. 0.5 X 196.40 X 24.55 = 2410.81
5. 0.5 X 196.40 X 29.82 = 2910.48
6. 0.5 X 89.56 X 36.47 = 1633.13
7. 0.5 X 89.56 X 34.76 = 1556.56
   TOTAL = 12826.58 Sq.M
   Deduction
8. 0.5 X(7.55+11.56)X20.22= 193.20
   TOTAL AREA UNDER 60.00 M. WIDE R.P. ROAD = 12633.38 Sq.M

RESIDENTIAL BUILDING

92 / 88

CONTENTS OF THE SHEET

LAYOUT OF BUILDING, AMENITY SPACE & OPEN SPACE AREA CALCULATION, 60.00 M., 24.00M. & 12.00 M. R.P. ROAD AREA CALCULATION, F.S.I. STATEMENT.

STAMP OF APPROVAL

Approved as amended in ..... subject to conditions mentioned in Annexure 'A' of letter No. DRP/S.R. No. 1710 ....Mouza. S. No./G. No./CTS No. 329, 328, 327, 326, 324 Usled 21 9 2017

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

Sr.No	Description	SQ.M.
1	Area of plot	122547.00
2	Deduction	
	a) 60.00 m wide R.P. Road	12633.38
	b) 24.00 m wide R.P.Road	7081.42
	c)12.00 m wide Service Road	4823.30
	d) Total (a+b+c)	24538.10
3	Gross Area of Plot (1-2d)	98008.90
4	15% Amenity Space	14701.34
5	Net Plot area = 90% of (3-4)	74976.80
6	Total Perm F.S.I. (5*1.2)	89972.16
7	Additional F.S.I	
	a) R.P. Road(2a+2b+2c)	0
	b) 15% Amenity Space	0
	c) 0.20 Paid F.S.I (5*0.20)	14995.36
	d) Total (a+b)	14995.36
8	OPEN SPACE 10%	9800.89
9	Total Permissible Area (6+7d)	104967.52
10	Total Proposed FSI	104094.60
11	15% Balcony (10 x 15%)	15614.19
12	Proposed Balcony	12067.16
13	Perm Gr.Coverage	14995.36
14	Proposed Ground Coverage	9683.26
15	Area for Tenement (9)	104967.52
16	Prem Tenement (15 X 250 T/H)	2624
17	Prop.Tenement	1359

Note:- As per new rules paid FSI will be allowed for the project
In such case the max. potential FSI of the Project will be
1. 1.20 basic FSI = 89972.16 Sq.m
2. After Road & A/S Handing over to The Collector = 39239.44 Sq.m.
3. Paid FSI 0.20 = 14995.36 Sq.m.
4. Total FSI =144206.96 Sq.m.

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED AMALGAMATION LAYOUT & RESIDENTIAL BUILDING PLAN AT SURVEY NO. 31(P), 32(P), 33(P), 34(P), 37(P) & 40 (P) AT POST UNDRI, TAL - HAVELI, DIST.- PUNE

NAME, ADDRESS & SIGNATURE OF THE OWNER/PAH

M/s. Dreamworld Landmarks LLP

NAME, ADDRESS & SIGNATURE OF THE ARCHITECT

Pinnac AECL Consultancy Pvt. Ltd.
DINESH CHANDRATRE
LIC. ENGINEER
'Pinnac House', Pinnac Memories,
S. No. 7/3+4, Kothrud,
Pune - 411038

Dinesh Chandratre
Lic. no. - 18

Drawn by	Sushant	Drg.no
Date	27/09/2016	
Checked by	Prajkta	