Address of the Project :- S.no 16(P)+17(P) Kharadi Pune . As per New T.D.R. policy Dt. 2 / 5 / 2018

Subject :- Proposed Master Area Statement For (Plot A+B+C+D+E)

SR. NO.	DESCRIPTION	PLOT 'B'	PLOT 'C'	PLOT 'E'	TOTAL	PLOT 'A'	PLOT 'D'	TOTAL	G. TOTAL
1	AREA AS PER 7/12	15,826.00	18,775.00	32,481.00	67,082.00	5,450.00	1,653.00	7,103.00	82,604.00
2	PLOT AREA (SUBDIVISION)	15,826.00	18,775.00	32,481.00	67,082.00	5,450.00	1,653.00	7,103.00	82,604.00
3	DEDUCTION								
	a) 15% OPEN SPACE (14.50 %)	2,294.00	2,722.00	4,708.00	9,724.00	790.00	239.00	1,029.00	10,753.00
	b) AMENITY SPACE	1,517.00	914.39	0.00	2,431.39	0.00	0.00	0.00	2,431.39
	c) G.K. AMENITY SPACE	2,478.25	0.00	0.00	2,478.25	0.00	0.00	0.00	2,478.25
	d) PERMANENT NALA	322.44	446.00	0.00	768.00	0.00	0.00	0.00	768.00
	e) TRANSFORMER	200.00	1,200.00	200.00	1,600.00	100.00	50.00	150.00	1,750.00
	f) TOTAL (a+b+c+d+e)	7,992.27	4,282.39	4,908.00	15,982.64	890.00	289.00	1,179.00	17,161.64
4	NET PLOT AREA (3 - 4F)	15,833.73	14,492.61	27,573.00	57,899.34	4,560.00	1,364.00	5,924.00	63,823.34
5	PLOT AREA FOR T.D.R. CALCU. (3a+3d)	21,234.00	17,556.00	32,481.00	71,271.00				
6	ADDITION								
	a) 20% L.I.G. Tenement (4 x 20 %)	462.00	1,042.00	0.00	1,504.00				
	b) D.P. ROAD	0.00	446.00	0.00	446.00				
	c) TRANSFORMER	200.00	1,200.00	200.00	1,600.00				
	d) 2.5 % AMENITY FSI (2.5 % x 21234.00 + 2478.25)	7,665.62	5,956.00	4,908.75	18,530.37				
	e) G.K. AMENITY FSI (2478.25 x 2.5 %)	0.00	0.00	4,412.00	4,412.00				
	f) PERMANENT NALA RESERVATION (4 x 50%)	0.00	0.00	384.00	384.00				
	g) TOTAL (a+b+c+d+e+f)	7,928.00	8,642.00	9,904.75	26,474.75				
	h) TOTAL FSI (3 + 6g)	23,761.73	23,134.61	42,385.75	89,282.09				
7	TOTAL PERMISSIBLE F.S.I. (4 x 2.5)	39,582.43	36,230.98	81,202.50	223,205.21				

AMENITY SPACE CALCU.		Sq.M.
1	PLOT AREA	69255.31
2	15% AMENITY SPACE	10388.30
3	GARDEN RESERVATION	5478.69
4	BALANCE AREA FOR A / S	4909.61
5	PROPOSED AMENITY SPACE	0.00
	a) PLOT B (1517.00 + 2478.25)	3995.25
	b) PLOT C	914.39
6	TOTAL (5 + b)	4909.61

	RESI. PLOT (4 + 5 + 6)				
1	Zone Residential (AS PER PR+COS NO. 87)	44734.38	41.37 %	BUILDING	AREA
2	DEN COS (1 + 2 ZN)	5450.00	1	2	10900.00
				3	2415.40
				TOTAL	13315.40
	P.H. PLOT (5 + 6)				
3	Zone P.H. Area (DEN 40 GRID)	12,275.40	70.07 %	BUILDING	AREA
4	DEN 40 G + (1 + 40)	16021.99	0	0	0.00
			1	2a	32043.98
	Tot. DEN (1 + 2 + 2a)			TOTAL	32043.98

TOTAL D.P. ROAD AREA = 27779.08 X 2 = 55558.15 Sq.M.
TOTAL AMENITY SPACE + RESERVATION = 10388.30 X 2 = 20776.61 Sq.M.

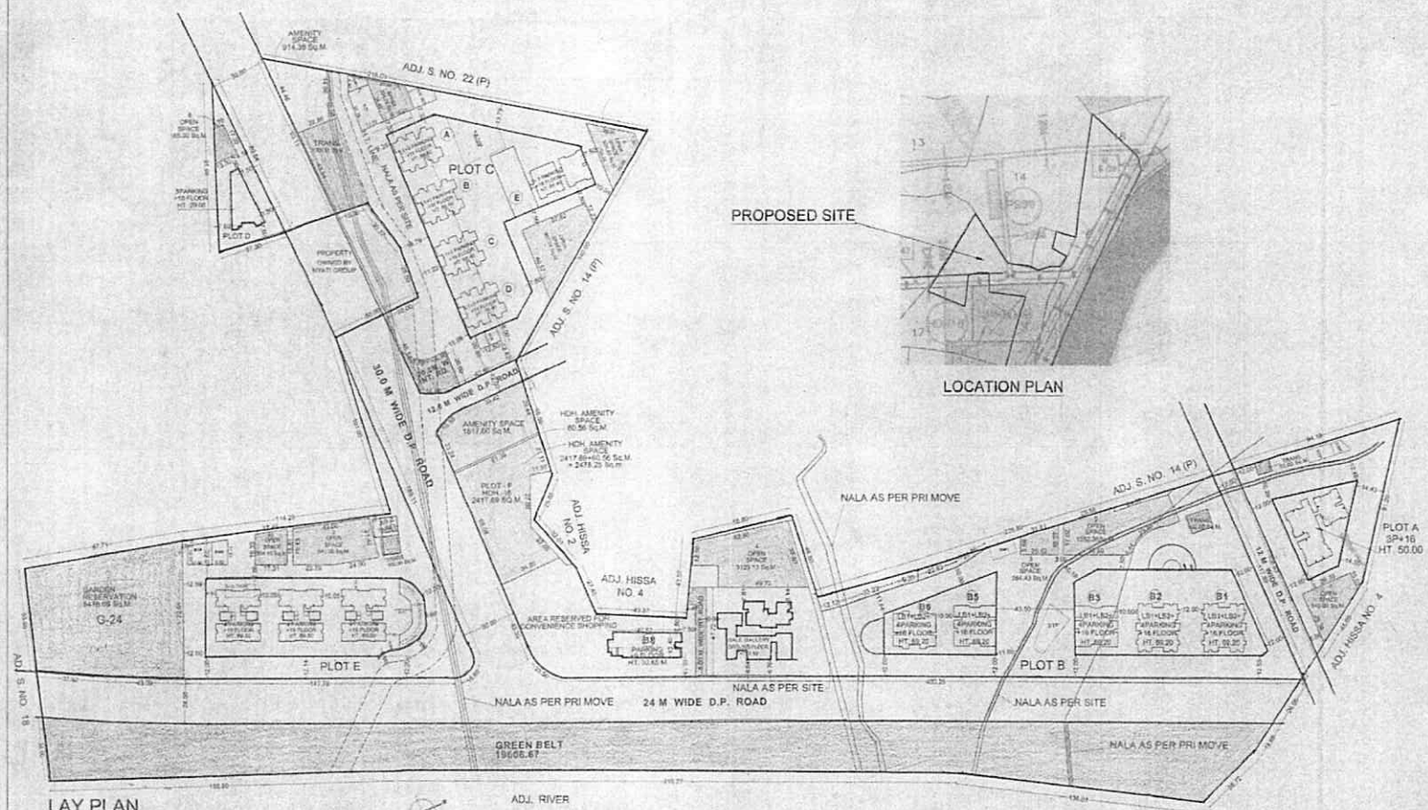
PROVISIONAL PLAN APPROVED
APPROVED SUBJECT TO CONDITION
APPROVED UNDER
DEVELOPMENT CONTROL AND PROMOTION REGULATION
DATED 28/08/2018
SR. A.E.E. BUILDING INSPECTOR
SR. A.E.E. ASSISTANT ENGG.

STAMP OF APPROVAL

MASTER LAY OUT (PLOT E)

1/4

This is as per arrangement to
our letter No. 5/6 / 1 / 1 / 2 / 2017
Executive Engineer
D.P.R.P. Zone-EP.W.Z.



LAY PLAN
SCALE - 1:1000

PROPOSED SITE

LOCATION PLAN

AREA STATEMENT		Sq.M.
1	AREA AS PER DEMARCATION	123943.11
2	AREA AS PER 7 / 12	124000.00
3	MINIMUM AREA CONSIDER	123947.99
4	a) DEDUCTION	
	D.P. ROAD	
	12.00 M. D.P. ROAD	2075.95
	24.00 M. D.P. ROAD	16388.48
	30.00 M. D.P. ROAD	9313.65
	TOTAL D. P. ROAD AREA	27779.08
	b) DEDUCTION	
	GARDEN AREA	5478.69
	G.K. NALA AS PER SITE & PRI MOVE	609.12
	GREEN BELT	19608.67
	ENCROACHMENT AREA	1026.24
	TOTAL DEDUCTION	26113.80
	c) TOTAL DEDUCTION (a+b)	53892.88
5	NET PLOT AREA (3 - 4c)	69255.31
6	PH / HDH -16	16621.69
7	RESI. PLOT (5 - 6)	52733.62

AREA STATEMENT	Sq.M.	
AFTER SUB-DIVISON	RESI.	PH / HDH-16
PLOT NO	AREA	
A	5450.00	0.00
B (RESI.)	28913.62	0.00
B (PH/HDH-16)	0.00	2417.69
TOTAL PLOT - 'B'	28913.62	0.00
C	18470.00	0.00
TOTAL (RESI.)	**52733.62**	0.00
D		1653.00
E		12451.00
TOTAL (PH/HDH-16)		**16621.69**

OWNER / PAH

OUVILLE ESTATES PVT. LTD
(FORMERLY KNOWN AS CALYPSO PREMISES PVT LTD.) & OTHERS

DESCRIPTION OF PROPERTY & PROPOSAL

REVISED MASTER LAY OUT PLAN
AT S.No. 16/1+16/2A+16/2B+16/3+
17/1+17/3+17/5,KHARADI, PUNE.

NAME, ADDRESS & SIGNATURE OF THE ARCHITECT

Pinnac AECL Consultancy Pvt. Ltd.
DINESH CHANDRATRE
L.C. ENGINEER
'Pinnac House', Pinnac Memories,
S. No. 20+4, Kothrud,
Pune - 411038
A E C L

Dinesh Chandratre
L.C. No. - 18

Drawn by	D.K.SHAH	Dwg no
Date	30 / 10 / 2018	
Checked by	A.N.	