BUILDING TYPE	NO OF BUILDIGS	FSI	TOTAL FSI	PERMM BALCONY	PROPOSED BALCONY	TOTAL BALCONY	WASHING PLACE / DRY BALCONY	TOTAL WASHING / DRY BALCONY	STAIRCASE	TOTAL STAIRCASE	PASSAGE	TOTAL PASSAGE	LIFT LMR+	TOTAL LIFT+LMR	TOTAL STAIRCASE + PASSAGE + LIFT+LMR	TERRACE	TOTAL TERRACE	COVERAGE	TOTAL COVERAGE	TEN	TOTAL TEN
A - TYPE (P+5+11)	4	4218.77	16875.08	629.63	629.63	2518.52	144.00	576	124.44	497.76	506.40	2025.6	38.73	154.92	2678.28	539.37	2157.48	646.37	2585.48	48	192
B - TYPE (P+5+11)	2	4628.67	9257.34	721.13	721.13	1442.26	157.44	314.88	125.86	251.76	547.8	1095.6	38.73	77.46	1424.82	600.03	1200.06	515.73	1031.46	48	96
C - TYPE (P+5+11)	2	1931.33	3862.66	289.70	289.69	579.38	76.86	153.72	57.06	114.12	153.88	227.76	38.73	77.46	419.34	121.43	242.86	424.28	848.56	24	48
TYPE A - D1, D4, D5, E1 (P+P+17)	4	4103.12	17240.72	646.53	646.53	2586.11	214.37	857.48	310.25	1241.00	258.91	1035.64	35.37	141.48	2418.12	567.20	2268.80	1012.94	4051.88	68	272
TYPE A - D2, D3, F1,F2, E2,E3 (P+P+17)	6	4313.62	25881.72	647.34	647.34	3884.06	214.37	1286.22	310.25	1861.50	258.91	1553.46	35.37	212.22	3627.18	567.20	3403.20	872.76	4363.79	68	408
TYPE B - G1, G2, G3, H1, I1 (P+P+17)	6	5044.58	30267.48	756.69	756.69	4540.12	245.82	1474.92	310.25	1861.50	258.57	1551.42	35.37	212.22	3625.14	803.44	4820.64	1422.45	2844.90	68	408
TYPE C - I1 (P+P+19)	3	6726.80	6726.80	1009.02	1009.02	1009.02	290.44	290.44	346.75	346.75	289.37	289.37	35.37	35.37	671.49	1111.58	1111.58	1053.81	4215.22	75	75
TYPE D - K1,K2 (P+P+19)	2	8064.29	16128.58	1208.14	1208.14	2416.29	427.12	854.24	296.40	592.80	987.62	1975.24	62.03	124.06	2692.10	1322.01	2644.02	1053.67	3053.67	114	228
SHOPS	1		332.92																332.92		
CLUB HOUSE - PHAM A & B	1		368.00																368.00		
TOTAL	29		127133.30			18975.76		5807.90		6767.19		9754.09		1035.19	17556.47		17848.64		19469.88		1227
PAID PREMIUM AREA IN LAST SANCTION	28		119024.76			17667.08		4124.52		3316.38		14052.08		1095.50	18463.96		8382.57		15321.16		1350
DIFFERENCE AREA	1		8108.52			1308.68		1683.38							-907.49		9466.07		4148.72		377
AREA TAKEN IN F.S.I.						0		1683.38									0.00				
TOTAL F.S.I. AREA			128816.68																		
PREMIUM AREA OF RESIDENTIAL BLDGS						1308.68											9466.07				
PREMIUM AREA OF CLUBHOUSE			1187.34			0		0									0		440.44		
PREMIUM AREA OF AMENITY BLDG			8338.26			0		0									0		1136.8		
TOTAL PREMIUM AREA						1308.68											9466.07				

GAT NO. WISE AREA STATEMENT

SR. NO	HISSA NO.	AREA AS PER 7/12	TOTAL AREA AS PER 7/12	AREA AS PER DEMARCATION
A)	1) GAT NO. 221/2	5300.00 SQ.M	5300.00 SQ.M	5300.78 SQ.M
B)	1) GAT NO. 222/1	4000.00 SQ.M	9100.00 SQ.M	9100.52 SQ.M
	2) GAT NO. 222/4	4500.00 SQ.M		
	3) GAT NO. 222/5/1(PA)	200.00 SQ.M		
	4) GAT NO. 222/5/2(PA)	400.00 SQ.M		
C)	1) GAT NO. 223/1	3400.00 SQ.M	31800.00 SQ.M	31805.27 SQ.M
	2) GAT NO. 223/2	12500.00 SQ.M		
	3) GAT NO. 223/3	4900.00 SQ.M		
	4) GAT NO. 223/4	2800.00 SQ.M		
	5) GAT NO. 223/5	8400.00 SQ.M		
D)	1) GAT NO. 224/1	11200.00 SQ.M	34496.00 SQ.M	34501.37 SQ.M
	2) GAT NO. 224/2/1	3300.00 SQ.M		
	3) GAT NO. 224/2/2	3300.00 SQ.M		
	4) GAT NO. 224/3	6090.00 SQ.M		
	5) GAT NO. 224/4	1600.00 SQ.M		
	6) GAT NO. 224/5	5300.00 SQ.M		
	7) GAT NO. 224/6	2800.00 SQ.M		
	8) GAT NO. 224/7	900.00 SQ.M		
E)	1) GAT NO. 225/1/1A	2000.00 SQ.M	20700.00 SQ.M	20708.66 SQ.M
	2) GAT NO. 225/1/1B	5300.00 SQ.M		
	3) GAT NO. 225/1/1C	2000.00 SQ.M		
	4) GAT NO. 225/1/2	4400.00 SQ.M		
	5) GAT NO. 225/2	2500.00 SQ.M		
	6) GAT NO. 225/3	4500.00 SQ.M		
F)	1) GAT NO. 226/1	9300.00 SQ.M	19200.00 SQ.M	19207.45 SQ.M
	2) GAT NO. 226/2	9900.00 SQ.M		
	TOTAL AREA OF PLOT:	120596.00 SQ.M	120596.00 SQ.M	120624.05 SQ.M

A) S.NO.221/2 -
1) 0.5X(53.20+42.20)X90.72=4327.34
2) 0.5X76.05X25.60 = 973.44
TOTAL =5300.78

B) S.NO.222/1,222/4,222/5/1(P),222/5/2(P) -
1) 0.5X55.47X18.56 = 514.76
2) 0.5X(50.50+33.15)X106.19=4441.40
3) 0.5X(25.85+24.30)X62.59 =1569.44
4) 0.5X(25.06+20.53)X72.58 =1654.00
5) 0.5X(22.69+19.70)X43.45 = 920.92
TOTAL =9100.52

C) 223/1,223/2,223/3,223/4,223/5 -
1) 0.5X77.52X23.94 = 927.91
2) 0.5X(52.68+12.09)X102.02=3303.92
3) 0.5X(54.79+45.24)X138.50=6927.08
4) 0.5X(55.80+47.31)X137.23=7074.89
5) 0.5X(61.37+42.32)X261.77=13571.47
TOTAL =31805.27

D) 224/1+224/2/1+224/2/2+224/3+224/4+224/5+224/6+224/7 -
1) 0.5X(67.31+48.53)X221.26=12815.38
2) 0.5X(60.18+57.47)X192.83=11343.22
3) 0.5X(60.66+59.50)X172.15=10342.77
TOTAL =34501.37

E) 225/1/1A+225/1/1B+225/1/1C+225/1/2+225/2+225/3 -
1) 0.5X(60.43+53.77)X152.74=8721.45
2) 0.5X(62.73+26.09)X213.04=8621.98
3) 0.5X204.30X27.58 =2817.30
4) 0.5X 20.54X11.96 = 122.83
5) 0.5X 28.31X 4.71 = 66.67
6) 0.5X 31.31X10.12 = 158.42
TOTAL =20708.66

F) 226/1+226/2 -
1) 0.5X(51.42+44.95)X189.48= 9130.09
2) 0.5X(55.36+51.29)X188.98=10077.36
TOTAL =19207.45

LAYOUT PLAN

01/01

PREVIOUS SANTIONED NA ORDER NO. PRA/NA/SR/506/14 DATED - 05/03/2015

PREVIOUS SANTIONED COMMENCEMENT NO. 2387/15-16 DATED - 07/06/2016

Approved as amended in.....
subject to conditions mentioned in Annuxure "A"
of letter No.PMR/...R. No....33/126-24 Mouza हिंजवडी
S. No./G. No.JCTS No.....२२०/२ व इतर
Dated 03/03/2016

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

PMRDA

A	NO	AREA STATEMENTS FOR 1/1	AREA IN SQ.M.
	1	Area of plot	120596.00
	2	Deducations for	
		a) Road Acquisition Area (Existing)	176.99
		b) Proposed road (30 & 60 Road Widening)	2138.37
		c) Any Reservation	0.00
		Total (a+b+c)	2315.36
	3	Gross area of plot (1-2)	118280.64
	4	Deducations for Amenity space if any	17742.10
	5	**Net Area of Plot's plot = 90% (3-4)**	**90484.69**
	6	Addition of area for F.S.I., if any	
		a) Road Acquisition Area	0.00
		b) Proposed road	2138.37
		c) Any Reservation	0.00
		Total (a+b+c)	2138.37
	7	Total Area (5+6)	92623.06
	8	a) Normal F.S.I. Permissible (5 X1.2)	108581.63
		b) F.S.I. Permissible with payment of premium (5X 0.20)	18096.94
	9	Total Permissible Built-Up Area of present (8a + 8b)	126678.57
	10	**Total Permissible Built-up Area after Road Hand-Over (excluding amenity space) (6+9)**	**128816.94**
	11	**Proposed built-up area**	**128816.68**
	12	**BALANCE FSI**	**0.26**

AREA STATEMENT- AMENITY SPACE

	AMENITY 1 SQ.M	AMENITY 2 SQ.M
AREA OF AMENITY SPACE	8120.07	9622.03
F.S.I PERMISSIBLE (0.75 X AREA OF AMENITY SPACE)	6090.05	7216.52
F.S.I AREA PROPOSED	3159.60	3159.60
AREA TAKEN IN F.S.I	1039.53	1039.53
TOTAL F.S.I AREA PROPOSED	4199.13	4199.13
BALANCE F.S.I AREA	1890.92	3017.39

OWNER'S NAME, SIGNATURE

R.R.MEGACITY BUILDERS LTD. THROUGH AUTHORISED SIGNATORY
MR. HRISHIKESH GOPAL SATHE

PROJECT

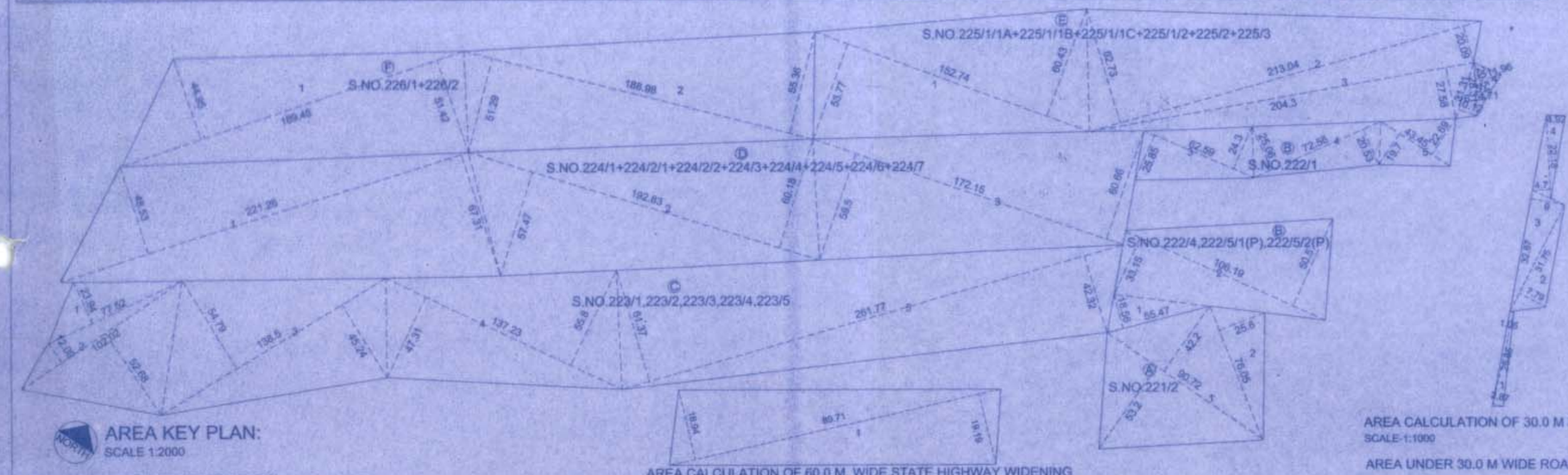
REVISED & PROPOSED RESI. BUILDING AT 221/2,222/1,222/4,222/5/1, 222/5/2,223/1,223/2,223/3,223/4,223/5,224/1,224/2/1,224/2/2, 224/3,224/4,224/5,224/6,224/7,225/1/1A,225/1/1B,225/1/1C,225/1/2, 225/2,225/3,226/1,226/2 AT VILLAGE HINJAWADI ,TAL-MULSHI, PUNE.

ARCHITECT :-

JAGADISH P. DESHPANDE
C.A.M.8316

JAGADISH P. DESHPANDE
ARCHITECTS-TOWN PLANNERS-INTERIOR DESIGNERS
A-1, SUCCESS CHAMBERS, 1232 APTE ROAD,
DECCAN GYMKHANA, PUNE 411004.
PH. NO. 25532182, 25531141,
FAX. NO.-020-25532325

DATE	DEALT BY	REVISED BY	CHECKED BY	SCALE
27/12/2016	KAUMUDI	KAUMUDI	DP	1:1000



AREA KEY PLAN:
SCALE 1:2000

AREA UNDER 30.0 M EXISTING ROAD

1) 0.5 X 10.44 X 1.09	=	5.69
2) 0.5 X 27.48 X 1.37	=	18.82
3) 0.5 X 27.06 X 11.27	=	152.48
TOTAL EXISTING ROAD AREA	=	176.99 SQ.M

AREA CALCULATION OF 60.0 M. WIDE STATE HIGHWAY WIDENING
SCALE-1:1000

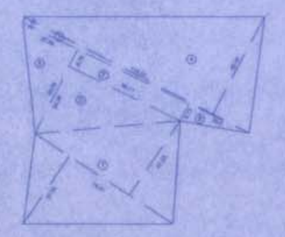
AREA UNDER 60.0 M. WIDE STATE HIGHWAY WIDENING

1) 0.5 X (18.94 + 19.19) X 89.71	=	1710.32
TOTAL ROAD WIDENING AREA	=	1710.32 SQ.M

AREA CALCULATION OF 30.0 M ROAD WIDENING
SCALE-1:1000

AREA UNDER 30.0 M WIDE ROAD WIDENING

1) 0.5 X (2.87 + 1.05) X 25.85	=	50.67
2) 0.5 X 31.75 X 7.79	=	123.67
3) 0.5 X 32.67 X 9.00	=	147.02
4) 0.5 X (4.92 + 4.70) X 22.18	=	106.69
TOTAL ROAD WIDENING AREA	=	428.05 SQ.M



AMENITY SPACE 1
SCALE 1:2000

AMENITY SPACE CALCULATION

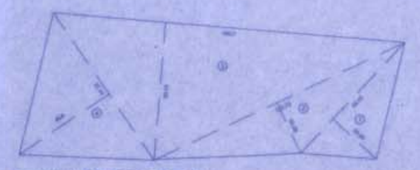
AMENITY SPACE - 1

1) 0.5 X (41.23 + 37.34) X 74.41	=	2923.19
2) 0.5 X 55.71 X 34.36	=	957.09
3) 0.5 X 114.37 X 2.64	=	150.96
4) 0.5 X 114.37 X 50.44	=	2884.41
5) 0.5 X 30.50 X 8.73	=	133.13
6) 0.5 X 27.54 X 43.09	=	593.34
7) — X 8.58 X 55.71	=	477.99
TOTAL	=	8120.07 SQ.M

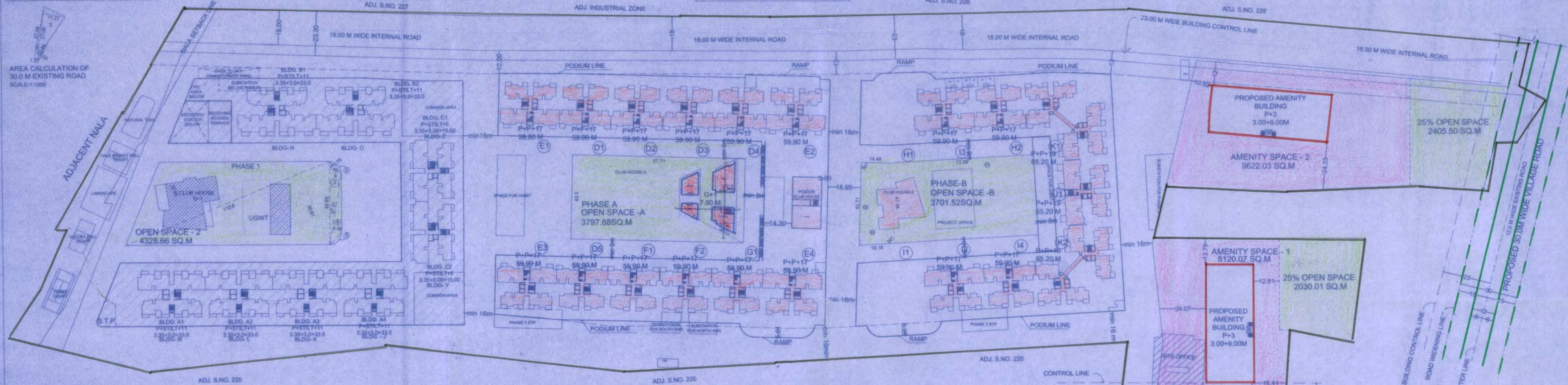
AMENITY SPACE - 2

1) 0.5 X 69.43 X 26.93	=	934.87
2) 0.5 X 125.79 X 25.48	=	1602.56
3) 0.5 X 159.70 X 63.43	=	5064.89
4) 0.5 X 81.44 X 49.60	=	2019.71
TOTAL	=	9622.03 SQ.M

TOTAL AMENITY SPACE	=	1 + 2
8120.07 + 9622.03	=	17742.10 SQ.M



AMENITY SPACE 2
SCALE 1:2000



LAYOUT PLAN
SCALE 1:1000

AREA OF INTERNAL ROAD:

1) 18.00 X (157.19 + 180.02 + 147.73 + 199.34)	=	12317.04 SQM
AREA OF INTERNAL ROAD	=	12317.04 SQM

OPEN SPACE CALCULATION

OPEN SPACE - 2 PLOT AREA CALCULATION

1	0.50	X	112.60	X	32.99	X	1	=	1857.28
2	0.50	X	112.60	X	39.61	X	1	=	2230.04
3	0.50	X	42.83	X	6.00	X	1	=	128.49
4	0.50	X	37.31	X	4.96	X	1	=	92.53
5	0.68	X	8.49	X	1.76	X	2	=	20.32
TOTAL									4328.66

OPEN SPACE - A PLOT AREA CALCULATION

1	1.00	X	87.71	X	43.30	X	1	=	3797.88
TOTAL									3797.88

OPEN SPACE - B PLOT AREA CALCULATION

1	1.00	X	72.98	X	41.34	X	1	=	3016.99
2	0.50	X	18.16	X	41.34	X	1	=	375.32
3	0.50	X	14.48	X	42.71	X	1	=	309.21
TOTAL									3701.52

TOTAL OPEN SPACE	=	2 + A + B
4328.66+ 3797.88 +3801.52	=	11828.06 SQ.M