FLOOR AREA STATEMENT

BLDG. TYPE	GROUND FLOOR SQ.M	FIRST FLOOR SQ.M	SECOND FLOOR SQ.M	THIRD FLOOR SQ.M	FOURTH FLOOR SQ.M	FIFTH FLOOR SQ.M	SIXTH FLOOR SQ.M	SEVENTH FLOOR SQ.M	EIGHTH FLOOR SQ.M	NINETH FLOOR SQ.M	TENTH FLOOR SQ.M	ELEVENTH FLOOR SQ.M	TOTAL AREA SQ.M	BLDG. HT. WITH PARK	BLDG. HT. WITHOUT PARK	
A	–	235.69	235.69	235.69	235.69	286.71	286.71	286.71	271.99	286.71	286.71	286.71	2935.01	34.80 M.	31.90 M.	P+11
B	–	235.69	235.69	235.69	235.69	235.69	235.69	235.69	220.62	235.69	235.69	235.69	2577.52	34.80 M.	31.90 M.	P+11
C	–	259.49	259.56	259.49	259.56	259.49	259.56	259.49	259.56	259.49	259.56	259.49	2854.74	34.80 M.	31.90 M.	P+11
D	–	259.49	259.56	259.49	259.56	259.49	259.56	259.49	259.56	259.49	259.56	259.49	2854.74	34.80 M.	31.90 M.	P+11
E	140.17	–	–	–	–	–	–	–	–	–	–	–	140.17	4.88 M.	4.88 M.	GR.
TOTAL													11362.18			

BALCONY AREA STATEMENT

BLDG. TYPE	GROUND FLOOR SQ.M	FIRST FLOOR SQ.M	SECOND FLOOR SQ.M	THIRD FLOOR SQ.M	FOURTH FLOOR SQ.M	FIFTH FLOOR SQ.M	SIXTH FLOOR SQ.M	SEVENTH FLOOR SQ.M	EIGHTH FLOOR SQ.M	NINETH FLOOR SQ.M	TENTH FLOOR SQ.M	ELEVENTH FLOOR SQ.M	TOTAL AREA SQ.M
A	–	35.07	35.07	35.07	35.07	35.07	35.07	35.07	32.67	35.07	35.07	35.07	383.37
B	–	35.07	35.07	35.07	35.07	35.07	35.07	35.07	32.67	35.07	35.07	35.07	383.37
C	–	38.28	38.93	38.28	38.93	38.28	38.93	38.28	38.93	38.28	38.93	38.28	424.33
D	–	38.28	38.93	38.28	38.93	38.28	38.93	38.28	38.93	38.28	38.93	38.28	424.33
E	–	–	–	–	–	–	–	–	–	–	–	–	–
TOTAL													1615.40

TOTAL BALCONY AREA STATEMENT

BLDG. TYPE	TOTAL FLOOR AREA SQ.M.	PER. ENCL BACL. AREA 15% SQ.M.	PROP. ENCL BACL. AREA SQ.M
A	2935.01	440.25	383.37
B	2577.52	386.62	383.37
C	2854.74	428.21	424.33
D	2854.74	428.21	424.33
	11222.01	1683.29	1615.40

PERMISSIBLE BALC. AREA = 15% OF 11222.01 SQ.M.
= 1683.29 SQ.M.
PROPOSED BALC. AREA = 1615.40 SQ.M.

PREMIUM STATEMENT

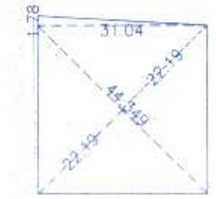
BLDG. TYPE	STAIRCASE AREA SQ.M.	LIFT AREA SQ.M.	PASSAGE AREA SQ.M.	BALCONY AREA SQ.M.	TERRACE PREMIUM	DRY BAL.
A	49.60	3.49	85.32	383.37	282.10	069.16
B	136.40	3.49	238.51	383.37	282.10	186.66
C	92.29	3.35	260.15	424.33	607.00	177.10
D	92.29	3.35	260.15	424.33	607.00	177.10
E	–	–	–	–	–	–
TOTAL	370.58	13.68	844.13	1615.40	1778.20	610.02
PREMIUM PREVIOUSLY PAID ON AREA FOR BLDG. A,B,C,D,E	386.86	–	–	1404.94	1541.64	611.34
PREMIUM TO BE PAID ON AREA FOR BLDG. A,B,C,D,E	–	–	–	210.46	236.56	–

PARKING AREA STATEMENT

BLDG.	REQD PARKING CAR	REQD PARKING SCOOTER	REQD PARKING CYCLE	PARK. SHOWN IN BLDG CAR	PARK. SHOWN IN BLDG SCOOTER	PARK. SHOWN IN BLDG CYCLE
A	6	78	78	6	78	–
B	6	78	78	6	78	–
C	23	66	66	15	53	–
D	23	66	66	15	53	–
E	3	9	3	3	9	3
TOTAL	81	297	297	45	271	–
PARK SHOWN IN LAYOUT				16	–	297
TOTAL PROVIDED PARKING				61	271	297

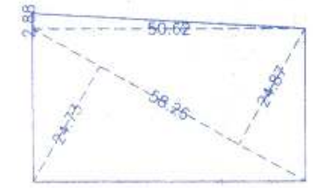
TENEMENT STATEMENT

BLDG. TYPE	NO. OF TENEMENTS	NO. OF SHOPS
A	54	–
B	54	–
C	55	–
D	55	–
E	–	6
TOTAL	218	6



OPEN SPACE AREA CALCULATIONS

A. 1/2 X 31.04 X 1.78 = 27.63 SQ.M
B. [1/2 X (22.19 + 22.19)] X 44.349 = 984.10 SQ.M
TOTAL = 1011.73 SQ.M



AMENITY AREA CALCULATIONS

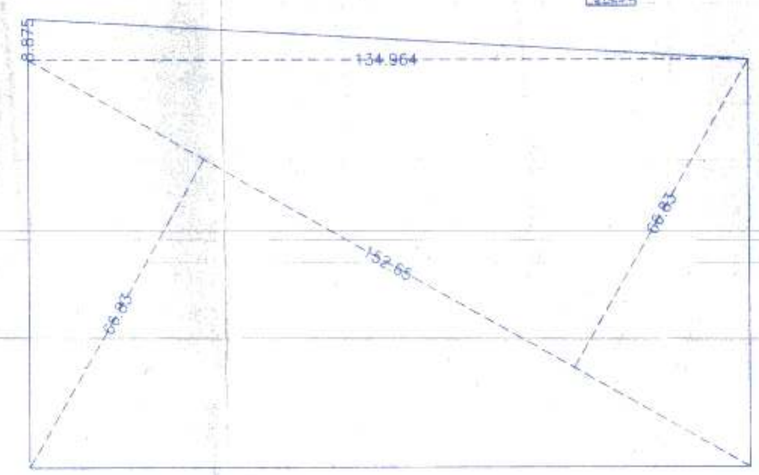
A. 1/2 X 50.62 X 2.88 = 72.892 SQ.M
B. 1/2 X (24.73 + 24.87) X 58.26 = 1444.708 SQ.M
TOTAL = 1517.60 SQ.M

INTERNAL ROAD AREA CALCULATIONS

AREA = (9.08 + 9.08) / 2 X 75.31
= 683.81 SQ.M

ROAD WIDENING AREA CALCULATIONS

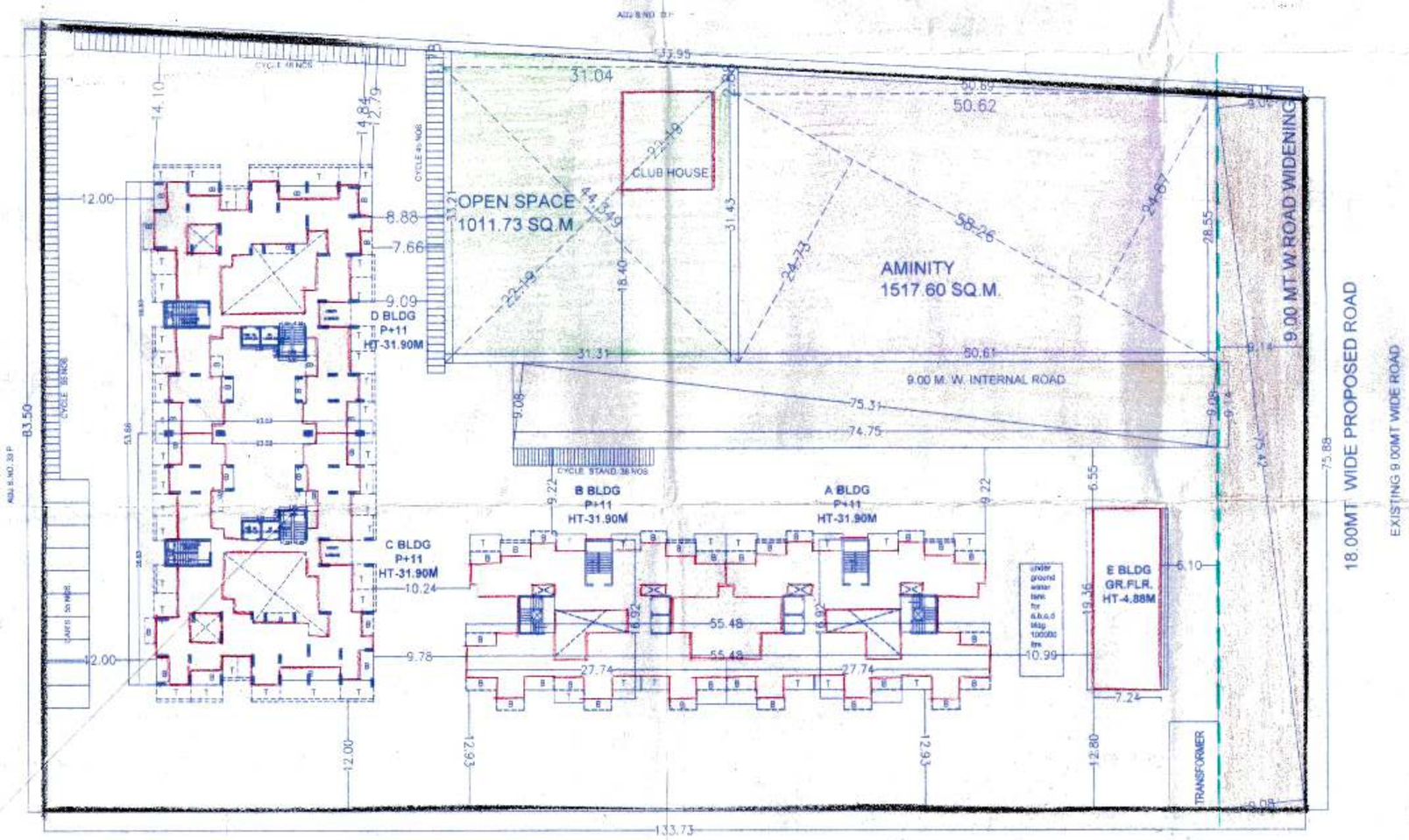
a. [1/2 X 9.02+9.08] X 75.42 = 682.63 SQ.M
TOTAL = 682.63 SQ.M



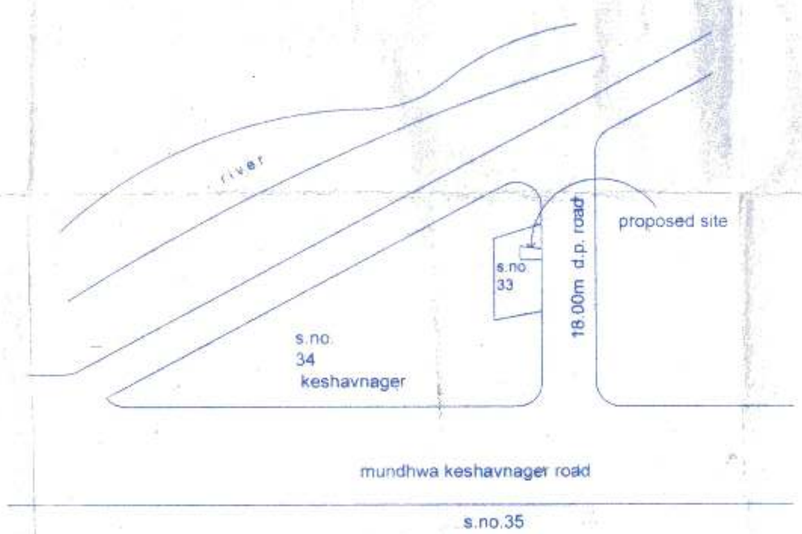
PLOT AREA CALCULATIONS

A. 1/2 X 134.964 X 8.875 = 598.90 SQ.M
B. [1/2 X (66.83 + 66.83)] X 152.65 = 10201.15 SQ.M
TOTAL = 10800.05 SQ.M
AREA OF PLOT BY 7/12 = 10800.00 SQ.M

SECTION THROUGH COMPOUND WALL



L A Y - O U T



LOCATION PLAN (NTS)

SEAL OF APPROVAL FOR PLANS

1 / 15

Approved as amended in ..... subject to compliance mentioned in Annexure 'A' under No. BHA/ R. No. 556 Dt. 29/05 #641 S. No. 33/3A/8 of Kh. Dated 29/05/2014
Metropolitan Development Authority and Chief Executive Officer
Pune Metropolitan Regional Development Authority, Pune.

Pune Metropolitan Regional Development Authority PMRDA

AREA STATEMENT	SQ.M.
1. AREA OF PLOT	10800.00
2. DEDUCTIONS FOR :	
(a) AREA LEFT FOR 9.00M WIDE ROAD	–
(b) AREA UNDER DP ROAD WIDENING	682.63
(c) ANY RESERVATION	–
3. NET GROSS AREA OF PLOT (1–2)	10117.37
4. DEDUCTIONS FOR	
(a) RECREATION GROUND	1011.73
(b) AMINITY AREA 15%	1517.60
(c) INTERNAL ROAD	683.81
(d) TOTAL DEDUCTIONS (b)	3213.14
5. NET AREA OF PLOTS (3–4d)	6904.23
6. NET AREA DEDUCTING ONLY AMENITY (10117.37–1517.60)	8599.76
7. NET AREA FOR F.S.I. CALCULATIONS 0.9X 8599.76	7739.79
8. F.A.R. PERMISSIBLE 1.1 F.S.I.	8513.77
8A. ADDITION FOR F.A.R. a) ROAD WIDENING AREA 2(b)	682.63
b) AMENITY AREA 4(b)	1517.60
c) OLD PAID FSI	1208.56
d) TOTAL (a+b+c)	3408.79
8B. TOTAL F.A.R. PERMISSIBLE (8+8d)	11922.56
9. EXISTING FLOOR AREA	–
10. PROPOSED FLOOR AREA	11362.18
11. EXCESS BALCONY AREA TAKEN IN F.A.R.	–
12. TOTAL BUILT-UP AREA (10+11+12)	11362.18
13. F.A.R. CONSUMED	
14. PERMISSIBLE BUILT UP	
15. PROPOSED BUILT UP	

TENEMENT STATEMENT

(D) TENEMENTS PERMISSIBLE	250 T/ha	269
(E) TENEMENTS PROPOSED		218+6=224
TOTAL TENEMENTS (D+C)		

CERTIFICATE OF AREA

Certified that the plot under reference was surveyed by me on ___ and the dimensions of side etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in documents of Ownership / T. P. schemes records / Land Records Deptt. / City Survey records.

SIGNATURE OF LICENSED ARCHITECT

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL LAYOUT AT
S.NO. 33/3A/4+33/3A/8+33/3A/ 10+33/3A/11,
KESHAVNAGER, MUNDHWA, PUNE.

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NAME & SIGN. OF OWNER	NAME & SIGN. OF ARCHITECT
ARVINDBHAI M PATEL(P.A.H)	SHIRISH DASNURKAR

SHIRISH DASNURKAR & ASSOCIATES
architects & designer
35, LAXMIPARK COLONY, NAVI PETH, PUNE-411030.
PH. 020-24530461/62/63 E-MAIL shirishdasnurkar@gmail.com

NORTH				
SCALE	JOB NO	DRAWN BY	DCALT BY	COMPUTER FILE
1:400	880	TGG 8.8.14	TGG	45 PCR 44/38