BUILDING TYPE	NO OF BUILDING	STATUS	FSI	TOTAL FSI	PERMIS BALCONY	PROPOSED BALCONY	TOTAL BALCONY	WASHING PLACE / TWO BALCONY	TOTAL WASHING / DRY BALCONY	STAIRCASE	TOTAL STAIRCASE	PASSAGE	TOTAL PASSAGE	LIFT LOBBY	TOTAL LIFT LOBBY	TERRACE	TOTAL TERRACE	TOTAL STAIRCASE + PASSAGE + LIFT LOBBY + TERRACE	COVERED	TOTAL COVERED	TEN	TOTAL TEN
A - TYPE (1 BHK+1D)	4	COMPLETION CERTIFICATE	4338.77	3875.98	529.43	529.43	1058.86	264.00	176.00	231.44	407.76	606.48	1013.24	56.75	234.92	326.37	617.04	2693.76	546.31	1546.44	44	155
B - TYPE (1 BHK+1D)	2	COMPLETION CERTIFICATE	4648.67	4032.34	713.13	713.13	1426.26	317.44	316.88	121.88	254.34	347.8	589.6	56.75	77.46	426.05	1260.05	2426.86	325.33	1031.46	40	96
C - TYPE (1 BHK+1D)	3	COMPLETION CERTIFICATE	3181.33	2862.96	289.89	289.89	579.78	76.46	153.72	93.06	134.12	113.88	247.94	56.75	77.96	121.83	255.54	667.28	424.28	848.94	34	98
TYPE A - G1, D4, D5, G2 (2 + P + 12)	4	PROPOSED	4331.15	17240.71	540.73	540.73	1081.11	314.37	352.88	143.31	241.06	258.16	399.44	56.75	161.46	147.32	1365.80	2066.52	1011.46	2011.16	48	172
TYPE A - G3, H3, F1, F2, K1, K2 (P + 12)	6	PROPOSED	4331.15	25980.72	441.46	441.46	884.92	114.31	1189.31	191.21	2811.58	234.31	1213.46	56.75	212.22	167.22	1455.21	7508.98	1212.76	3136.98	68	408
TYPE B - G1, G2, H1, H2, I1, I2 (P + P + 12)	6	PROPOSED	5084.08	30507.48	756.49	756.49	1512.12	191.62	1473.33	232.15	2811.52	214.57	2701.62	56.75	212.22	408.08	1650.04	8448.78	1423.45	3134.31	68	408
TYPE C - J1 (P + P + 24)	2	PROPOSED	3730.80	7461.60	1099.02	1099.02	2198.04	280.44	390.16	386.75	776.91	280.07	560.87	56.75	56.22	1111.58	1111.58	2707.57	2583.81	5166.61	75	75
TYPE D - K1,K2 (P + P + 24)	2	PROPOSED	4034.75	8069.50	1208.18	1208.18	2416.36	417.12	504.24	296.42	703.66	387.32	687.74	56.75	124.96	1222.75	1446.46	3206.31	2517.34	5034.68	108	216
SHOPS	1	PROPOSED		132.62															132.62	132.62		
CLUB HOUSE - PHASE A & B	1	PROPOSED		352.26															352.26	352.26		
TOTAL	29			117140.09				3095.16		1867.80		4767.15		5234.95		5206.10		19496.14	10495.11			3377
PREVIOUSLY PAID MAGARPATTA PREMIUM AREA	28			116024.09				3124.53		1936.56		4853.68		5305.50		5312.10		20076.75	10679.57			3552
DEFERRED AREA	1			3095.16				2508.00		1083.30								3591.30	762.50			375
AREA TAKEN IN F.S.I.							0		1083.30		0		0		0		0	0				
TOTAL F.S.I. AREA				128602.07																		
PREMIUM AREA OF RESIDENTIAL BLDGS							1508.00											1508.00				
PREMIUM AREA OF CLUBHOUSES				1245.00			0											0		345.00		
PREMIUM AREA OF AMENITY BLDG				4346.26			0											0		3126.9		
TOTAL PREMIUM AREA							1508.00											1508.00				

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	1300.00 SQ.M	1300.00 SQ.M	1305.19 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(P)(A)	200.00 SQ.M		
	4) GAT NO. 222/5(2)(P)(A)	400.00 SQ.M		
C)	1) GAT NO. 223/1	3600.00 SQ.M	21800.00 SQ.M	21800.07 SQ.M
	2) GAT NO. 223/2	12900.00 SQ.M		
	3) GAT NO. 223/3	4600.00 SQ.M		
	4) GAT NO. 223/4	2600.00 SQ.M		
	5) GAT NO. 223/5	3400.00 SQ.M		
D)	1) GAT NO. 224/1	11200.00 SQ.M	34400.00 SQ.M	34401.37 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	6800.00 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	906.00 SQ.M		
E)	1) GAT NO. 225/1/A	2000.00 SQ.M	20700.00 SQ.M	20708.06 SQ.M
	2) GAT NO. 225/1/B	1300.00 SQ.M		
	3) GAT NO. 225/1/C	2000.00 SQ.M		
	4) GAT NO. 225/2/2	4400.00 SQ.M		
	5) GAT NO. 225/2	2900.00 SQ.M		
	6) GAT NO. 225/3	4500.00 SQ.M		
F)	1) GAT NO. 226/1	5900.00 SQ.M	15200.00 SQ.M	15207.45 SQ.M
	2) GAT NO. 226/2	9300.00 SQ.M		
TOTAL AREA OF PLOT:			120596.00 SQ.M	120596.00 SQ.M	120624.05 SQ.M

A) S.NO.221/2 -
1) 0.5X50.20=42.28X96.72=4021.34
2) 0.5X76.38X25.68 = 979.44
TOTAL =5305.78

B) S.NO.222/1,222/4,222/5^1(P),222/5/2(P) -
1) 0.5X90.47X18.98 = 816.35
2) 0.5X50.80+33.15X106.19=4441.43
3) 0.5X25.60+24.30X52.38 =1569.44
4) 0.5X25.06+25.53X73.58 =1954.80
5) 0.5X22.69+19.70X43.45 = 920.52
TOTAL =9100.52

C) 223/1,223/2,223/3,223/4,223/5 -
1) 0.5X77.52X23.94 = 927.91
2) 0.5X52.89+12.08X162.62=4300.92
3) 0.5X34.79+48.34X138.90=6927.06
4) 0.5X36.80+67.10X197.23=6916.89
5) 0.5X61.37+42.10X261.77=13671.47
TOTAL =31808.27

D) 224/1+224/2/1+224/2/2+224/3+224/4+224/5+224/6+224/7 -
1) 0.5X97.21+48.53X231.38=13813.38
2) 0.5X40.19+57.47X192.83=11343.22
3) 0.5X60.60+34.52X172.15=13342.77
TOTAL =34501.37

E) 225/1/A+225/1/B+225/1/C+225/1/2+225/2+225/3 -
1) 0.5X80.43+33.77X152.74=8721.45
2) 0.5X82.73+33.08X211.34=8921.99
3) 0.5X294.30X27.58 =8117.30
4) 0.5X 26.54X11.98 = 120.80
5) 0.5X 28.31X 6.71 = 95.67
6) 0.5X 31.31X19.12 = 158.42
TOTAL =20700.60

F) 226/1+226/2 -
1) 0.5X51.42+44.95X188.48= 9130.09
2) 0.5X55.36+51.20X188.38=10077.36
TOTAL =19207.45

AREA KEY PLAN
SCALE 1:2000

AREA CALCULATION OF 30.0 M EXISTING ROAD
SCALE 1:1000

1) 0.5 X 16.44 X 1.09	=	8.89
2) 0.5 X 27.46 X 1.37	=	18.82
3) 0.5 X 27.06 X 11.27	=	152.46
TOTAL EXISTING ROAD AREA	=	179.99 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 (10.94 + 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 25.80	=	50.67
2) 0.5 X 21.75 X 7.79	=	123.87
3) 0.5 X 32.67 X 9.00	=	147.52
4) 0.5 X (4.92 + 4.70) X 22.10	=	106.09
TOTAL ROAD WIDENING AREA	=	428.05 SQ.M

SUBDIVISION & DEMARCATION KEY PLAN
NTS

LAYOUT PLAN
SCALE 1:1000

OPEN SPACE CALCULATION

OPEN SPACE - 2 PLOT AREA CALCULATION										
1)	0.50	X	112.60	X	37.99	X	1	=	2137.28
2)	0.50	X	116.96	X	39.03	X	1	=	2280.04
3)	0.50	X	42.83	X	6.00	X	1	=	128.49
4)	0.50	X	37.31	X	4.96	X	1	=	92.52
5)	0.50	X	8.49	X	1.76	X	2	=	20.32
TOTAL									4528.66

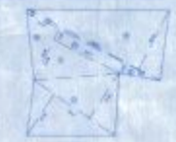
OPEN SPACE - A PLOT AREA CALCULATION										
1)	1.00	X	87.71	X	40.38	X	1	=	3797.86
TOTAL									3797.86

OPEN SPACE - B PLOT AREA CALCULATION										
1)	1.00	X	70.98	X	48.84	X	1	=	3466.99
2)	0.50	X	15.35	X	45.34	X	1	=	375.32
3)	0.50	X	14.48	X	42.71	X	1	=	308.21
TOTAL									3701.52

TOTAL OPEN SPACE	=	2 + A + B
4528.66+ 3797.86 +3701.52	=	11828.05 SQ.M

AREA OF INTERNAL ROAD

1) 16.50 X (157.18 + 180.02 + 167.73 + 169.34)	=	12317.04 SQM
AREA OF INTERNAL ROAD	=	12317.04 SQM



AMENITY SPACE 1
SCALE 1:2000

AMENITY SPACE 2
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 34.38	=	957.09
3) 0.5 X 114.37 X 2.84	=	159.96
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 43.69	=	602.34
7) --- X 6.58 X 55.71	=	477.98
TOTAL	=	8130.07 SQ.M
AMENITY SPACE - 2		
1) 0.5 X 69.43 X 26.93	=	934.87
2) 0.5 X 125.79 X 25.49	=	1602.56
3) 0.5 X 159.79 X 63.43	=	5064.80
4) 0.5 X 81.64 X 49.60	=	2018.71
TOTAL	=	9622.03 SQ.M
TOTAL AMENITY SPACE	=	1 + 2
8130.07 + 9622.03	=	17742.10 SQ.M

SECTION THROUGH COMPOUND WALL
NTS

LAYOUT PLAN

01/72

PREVIOUS SANCTIONED NA ORDER NO. PRANA/SR/508/14 DATED - 05/03/2015

PREVIOUS SANCTIONED COMMENCEMENT NO. 2387/15-16 DATED - 07/08/2016

PREVIOUS SANCTIONED VIDE NO. BMU/MAUJE HINJEWADI / S.NO.221/2 & OTHERS / PR.NO. 11 / 16-17 / DATED : 03/03/2017

Approved as per N.A. Permission subject to condition vide Panel in Annexure 'A' of letter No. BMC/B.P. W.S. No.G. No.1275 No. 2479 / 319 of 2016 Dated 6/09/2016

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

A NO	AREA STATEMENTS FOR 1/1	AS PER NEW RULE AREA IN SQ.M.
1	Area of plot	120596.00
2	Deductions for	
	(a) Road Acquisition Area (Existing)	176.99
	(b) Proposed road (30 & 60 Road Widening)	2130.37
	(c) Any Reservation	0.00
	Total (a+b+c)	2307.36
3	Net area of plot (1-2)	118288.64
4	Deductions for Amenity space if any	17742.10
5	Net Area of Plot's plot = 1-3-4 (3-4)	100546.54
6	Addition of area for F.S.I., if any	
	(a) Road Acquisition Area	0.00
	(b) Proposed road	2130.37
	(c) Any Reservation	0.00
	Total (a+b+c)	2130.37
7	Total Area (5+6)	102676.91
8	(a) Normal F.S.I. Permissible (5X1.2)	120681.45
	(b) F.S.I. Permissible with payment of premium (5X 0.25)	25636.64
9	Total Permissible Built-up Area of present (8a + 8b)	126678.57
10	Total Permissible Built-up Area after Road Road-Over (excluding amenity space) (4+9)	128816.94
11	Proposed built-up area	128602.07
12	BALANCE FSI	14.87

AREA SATEMENT		AMENITY SPACE 1	AMENITY SPACE 2
A NO		AREA IN SQ.M.	
1	Area of plot	8130.07	9622.03
2	F.S.I. PERMISSIBLE		
	(a) NORMAL F.S.I PERMISSIBLE (1 X 1.1)	8130.07	9622.03
	(b) PAID F.S.I - 0.2 (a) (1 X 0.2)	1626.01	1924.41
3	TOTAL F.S.I PERMISSIBLE (a + b)	9744.08	11546.44
4	PROPOSED AREA	3195.80	3195.80
5	AREA TAKEN IN FSI	3195.80	3195.80
6	TOTAL PROPOSED FSI AREA	3195.80	3195.80
7	BALANCE FSI AREA	6548.28	8350.64

OWNER'S NAME, SIGNATURE

R.KAMGAGITY BUILDERS LTD. THROUGH AUTHORIZED SIGNATORY

MR. ... SATHE

PROJECT

REVISED & PROPOSED RESI. BUILDING AT/OLD S.NO.221/2,222/4,222/4,222/5/1,222/5/2,223/1,223/2,223/3,223/4,223/5,224/1,224/2/1,224/2/2,224/3,224/4,224/5,224/6,224/7,225/1/A,225/1/B,225/1/C,225/1/2,225/2,225/3,226/1,226/2 | NEW S.NO - 221/A1 TO 221/A8

AT VILLAGE HINJAWADI ,TAL-MULSHI, PUNE

ARCHITECT :-

JAGADISH P. DESHPANDE

ARCHITECTS-TOWN PLANNERS-INTERIOR DESIGNERS

A-5, SUCCESS CHAMBERS, 1202 APTE ROAD, DECCAN GYMKHANA, PUNE 411004

PH. NO. 25531100, 25531141

FAX. NO. 020-25532355

DATE	DRAWN BY	REVISED BY	CHECKED BY	SCALE
14/03/2016	KAUNDIN	KAUNDIN	JPD	1:1000