GAT 78 AREA STATEMENT										
STANDARD DEDUCTION										
1)	33.52	+	33.73	X	0.5	X	98.50	=	3312.06	
2)	37.34	+	21.47	X	0.5	X	183.32	=	5390.52	
TOTAL								=	8702.59	

GAT 79 AREA STATEMENT									
STANDARD DEDUCTION									
1)	25.75	+	17.45	X	0.5	X	185.28	=	4002.05
TOTAL								=	4002.05

GAT 80 AREA STATEMENT									
STANDARD DEDUCTION									
1)	57.28	+	30.88	X	0.5	X	175.42	=	7732.51
TOTAL								=	7732.51

GAT 135 AREA STATEMENT										
STANDARD DEDUCTION										
1)	0.50	X	21.44	X	45.45			=	487.22	
2)	0.50	X	17.41	X	59.25			=	515.77	
3)	0.50	X	6.19	X	59.25			=	183.38	
4)	0.50	X	11.04	X	67.56			=	372.93	
5)	60.40	+	68.74	X	0.5	X	176.00	=	11364.32	
TOTAL								=	12923.63	

GAT 133 AREA STATEMENT									
STANDARD DEDUCTION									
1)	21.62	+	21.74	X	0.5	X	37.00	=	802.16
TOTAL								=	802.16

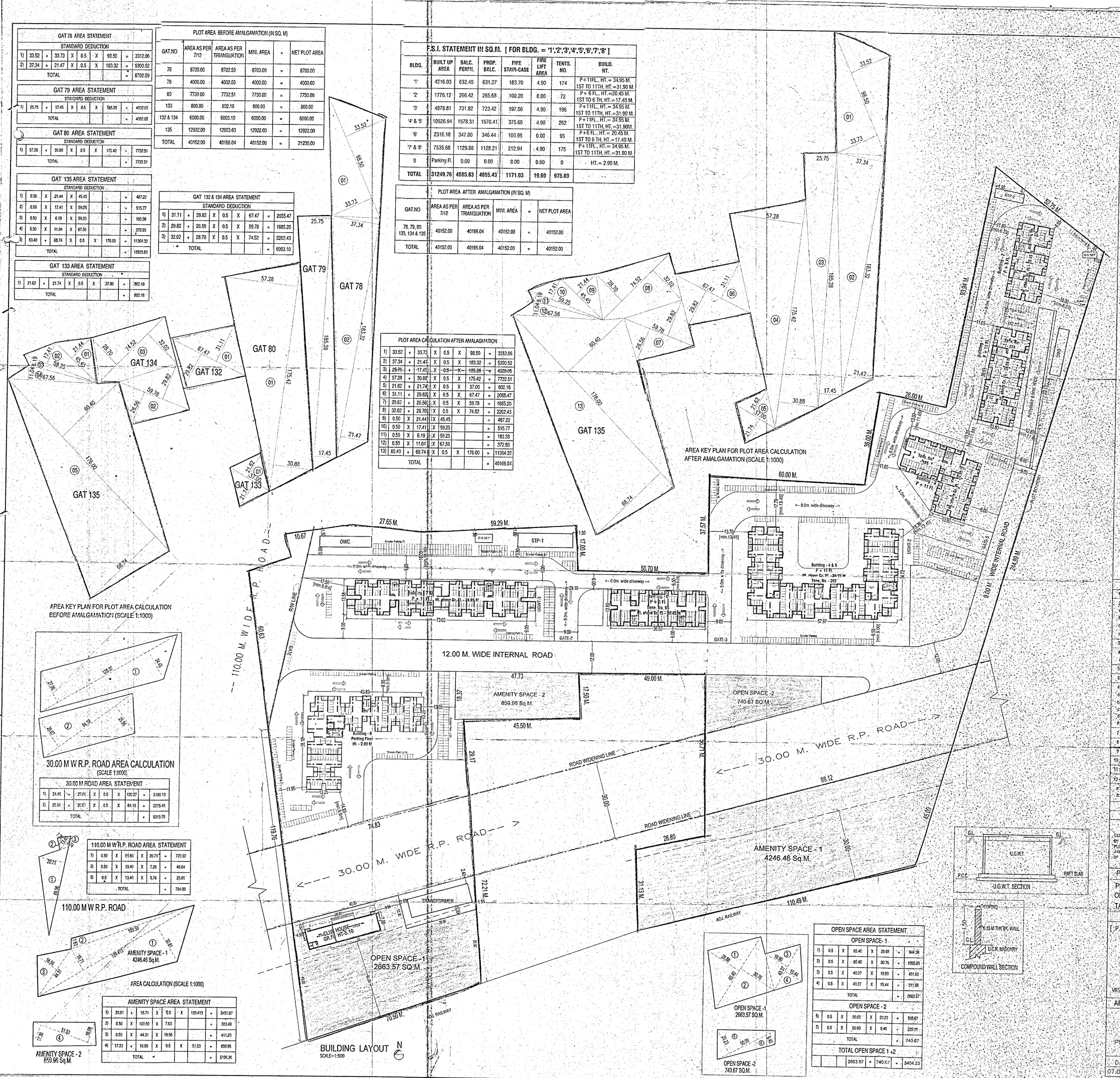
PLOT AREA BEFORE AMALGAMATION (IN SQ. M)				
GAT.NO	AREA AS PER 7/12	AREA AS PER TRIANGUATION	MINI. AREA	=	NET PLOT AREA
78	8700.00	8702.59	8700.00	=	8700.00
79	4000.00	4002.05	4000.00	=	4000.00
80	7730.00	7732.51	7730.00	=	7730.00
133	800.00	802.16	800.00	=	800.00
132 & 134	6000.00	6003.10	6000.00	=	6000.00
135	12922.00	12923.63	12922.00	=	12922.00
TOTAL	40152.00	40166.04	40152.00	=	21230.00

GAT 132 & 134 AREA STATEMENT									
STANDARD DEDUCTION									
1)	31.11	+	29.82	X	0.5	X	67.47	=	2055.47
2)	29.82	+	26.56	X	0.5	X	59.78	=	1685.20
3)	32.02	+	28.70	X	0.5	X	74.52	=	2262.43
TOTAL								=	6003.10

F.S.I. STATEMENT IN SQ.M. [FOR BLDG. = '1','2','3','4','5','6','7','8']							
BLDG.	BUILT UP AREA	BALC. PER!!!.	PROP. BALC.	FIRE STAIR-CASE	FIRE LIFT AREA	TENTS. NO.	BUILD. HT.
'1'	4216.03	632.40	631.27	183.70	4.90	174	P+11FL., HT.= 34.95 M. 1ST TO 11TH, HT.=31.90 M.
'2'	1776.12	266.42	265.68	100.20	0.00	72	P+ 6 FL., HT.=20.45 M. 1ST TO 6 TH, HT.=17.40 M.
'3'	4878.81	731.82	723.42	197.56	4.90	196	P+11FL., HT.= 34.95 M. 1ST TO 11TH, HT.=31.90 M.
'4' & '5'	10526.94	1578.31	1570.41	375.65	4.90	262	P+11FL., HT.= 34.95 M. 1ST TO 11TH, HT.=31.90M.
'6'	2316.18	347.00	346.44	100.98	0.00	96	P+6 FL., HT.= 20.45 M. 1ST TO 6 TH, HT.=17.40 M.
'7' & '8'	7535.68	1129.88	1128.21	212.94	4.90	175	P+11FL., HT.= 34.95 M. 1ST TO 11TH, HT.=31.90 M.
9	Parking Fl.	0.00	0.00	0.00	0.00	0	HT.= 2.90 M.
TOTAL	31249.76	4685.83	4665.43	1171.03	19.60	975.00	

PLOT AREA AFTER AMALGAMATION (IN SQ. M)				
GAT.NO	AREA AS PER 7/12	AREA AS PER TRIANGUATION	MINI. AREA	=	NET PLOT AREA
78, 79, 80 133, 134 & 135	40152.00	40166.04	40152.00	=	40152.00
TOTAL	40152.00	40166.04	40152.00	=	40152.00

PLOT AREA CALCULATION AFTER AMALAGMATION									
1)	33.52	+	33.73	X	0.5	X	98.50	=	3312.06
2)	37.34	+	21.47	X	0.5	X	183.32	=	5390.52
3)	~~25.75~~	+	~~17.45~~	X	~~0.5~~	X	~~185.28~~	=	~~4002.05~~
4)	57.28	+	30.88	X	0.5	X	175.42	=	7732.51
5)	21.62	+	21.74	X	0.5	X	37.00	=	802.16
6)	31.11	+	29.82	X	0.5	X	67.47	=	2055.47
7)	29.82	+	26.56	X	0.5	X	59.78	=	1685.20
8)	32.02	+	28.70	X	0.5	X	74.52	=	2262.43
9)	0.50	X	21.44	X	45.45			=	487.22
10)	0.50	X	17.41	X	59.25			=	515.77
11)	0.50	X	6.19	X	59.25			=	183.38
12)	0.50	X	11.04	X	67.56			=	372.93
13)	60.40	+	68.74	X	0.5	X	176.00	=	11364.32
TOTAL								=	40166.04



30.00 M W R.P. ROAD AREA CALCULATION
(SCALE 1:1000)

30.00 M ROAD AREA STATEMENT									
1)	24.45	+	27.06	X	0.5	X	120.37	=	3100.13
2)	25.96	+	20.67	X	0.5	X	84.19	=	2215.45
TOTAL								=	5315.59

110.00 M W R.P. ROAD AREA STATEMENT									
1)	0.50	X	69.56	X	20.71	=	720.30		
2)	0.50	X	13.40	X	7.26	=	48.64		
3)	0.5	X	13.40	X	3.74	=	25.05		
TOTAL								=	794.00

110.00 M W R.P. ROAD

AREA CALCULATION (SCALE 1:1000)

AMENITY SPACE AREA STATEMENT										
1)	20.81	+	16.71	X	0.5	X	139.413	=	3451.87	
2)	0.50	X	100.50	X	7.63			=	383.40	
3)	0.50	X	44.31	X	18.56			=	411.20	
4)	17.30	+	16.08	X	0.5	X	51.53	=	859.96	
TOTAL								=	5106.36	

AMENITY SPACE - 2
859.96 Sq.M.

OPEN SPACE AREA STATEMENT									
OPEN SPACE- 1									
1)	0.5	X	65.40	X	28.88	=	944.38		
2)	0.5	X	65.40	X	30.76	=	1005.85		
3)	0.5	X	40.37	X	19.90	=	401.68		
4)	0.5	X	40.37	X	15.44	=	311.66		
TOTAL						=	2663.57		
OPEN SPACE - 2									
5)	0.5	X	50.00	X	20.23	=	505.67		
7)	0.5	X	50.00	X	9.40	=	235.00		
TOTAL						=	740.67		
TOTAL OPEN SPACE 1 +2									
			2663.57	+	740.67	=	3404.23		

OPEN SPACE -1
2663.57 SQ.M.

OPEN SPACE -2
740.67 SQ.M.

STAMP OF APPROVAL 01 / 20

LAYOUT DWG.

F.C.FDIP

Approved as amended in
subject to conditions mentioned in Annuxure 'A'
of letter No. P.M.R.D.A./B.P.W.C.R. No. 35 /Mouza 3/1151
S. No./G. No./CTS No. 10 / 9 to 12
Dated 29/8/2018

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

1 : AREA OF PLOT AS PER 7/12 = 40,152.00 SQ.M.
2 : AREA AS PER DEMARCATION = 40,166.04 SQ.M.
3 : MINIMUM PLOT AREA = 40,152.00 SQ.M.

AREA STATEMENT	SQ.M.(+)
1 : MINIMUM PLOT AREA	40152.00
2 : LESS DEDUCTIONS	
a) AREA UNDER EXISTING ROAD WIDENING	
b) AREA UNDER ROAD WIDENING (30.00M. R.P.)	5315.59
c) AREA UNDER ROAD WIDENING (110 .00M. R.P.)	794.00
d) TOTAL [a+b+c]	6109.59
3 : NET GROSS AREA OF PLOT (1 - 2d)	34042.41
4 : DEDUCTIONS FOR	
a. AMENITY SPACE [REQUIRED = 5106.36]	5106.36
5 : BALANCE AREA OF PLOT (3 - 4b)	28,936.05
6 : F.A.R. PERMISSIBLE [28,936.05 X 90%]	26,042.44
4 : ADDITIONS	
a. PAID F.S.I. [26,042.44 X 20%]	
b. ADDITIONAL ROAD F.S.I [20%]	5208.49
c. ADDITIONAL ROAD WIDENING AREA	
d. AMENITY AREA	
e. TOTAL [a+b+c+d]	[illegible]
7 : PERMISSIBLE FLOOR AREA	31,250.93
8 : PROPOSED COMMERCIAL AREA	
9 : PROPOSED RESIDENTIAL AREA	31,249.76
10 : TOTAL PROPOSED FLOOR AREA (8+9)	31,249.76
11 : PROPOSED PAID F.S.I.	
12 : F.A.R. CONSUMED	
a. OPEN SPACE [REQUIRED = 3404.24]	3404.24
b. TRANSFORMER	150.00

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON & DIMENSION OF ALL SIDES ETC. OF THE PLOT STATED ON PLAN ARE MEASURED ON SITE AND AREA SO WORK OUT TALLIES WITH AREA STATED IN DOCUMENT OF OWNERSHIP / T.P.ACT.

SIGNATURE OF LICENCED ARCHITECTS/ ENGINEERS

U.G.W.T. SECTION

COMPOUND WALL SECTION

PROJECT :-

PROPOSED GROUP HOUSING BUILDING LAYOUT ON G. NO. 78,79,80,132,133,134(P),135, AT - KATVI, TAL.-MAVAL, PUNE.

OWNER SIGN.
[P.A.H.]
VASCON ENGINEERS LTD.

ARCHITECTS SIGN.
SANDEEP HARDIKAR
CA /90/12777

ARCHITECTS
SANDEEP HARDIKAR & ASSOCIATES
ARCHITECTS - INTERIOR DESIGNER,
502, SADHANA APT.1842, SHIVAJINAGAR,
PUNE 05. TEL - 25511183, 9371236397
Email-. syhardikar@gmail.com

DATE	SCALE	DRN BY	REV BY	REV BY
07.04.2018	1:500	Suhas		

Z:\K-JOB\01-VASCON\04-KATVI\03-SP\MS\SHOW\03- Sanctioned 2018\01-ADP-Layout.dwg