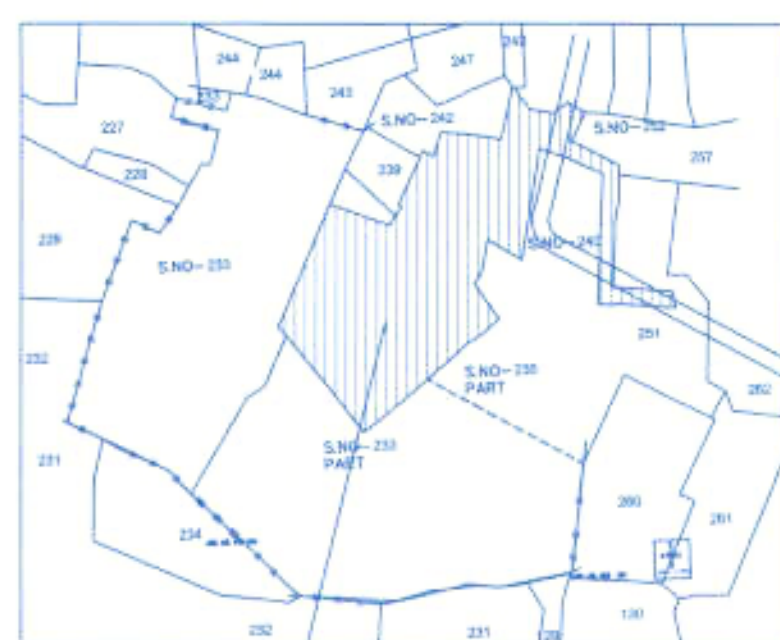
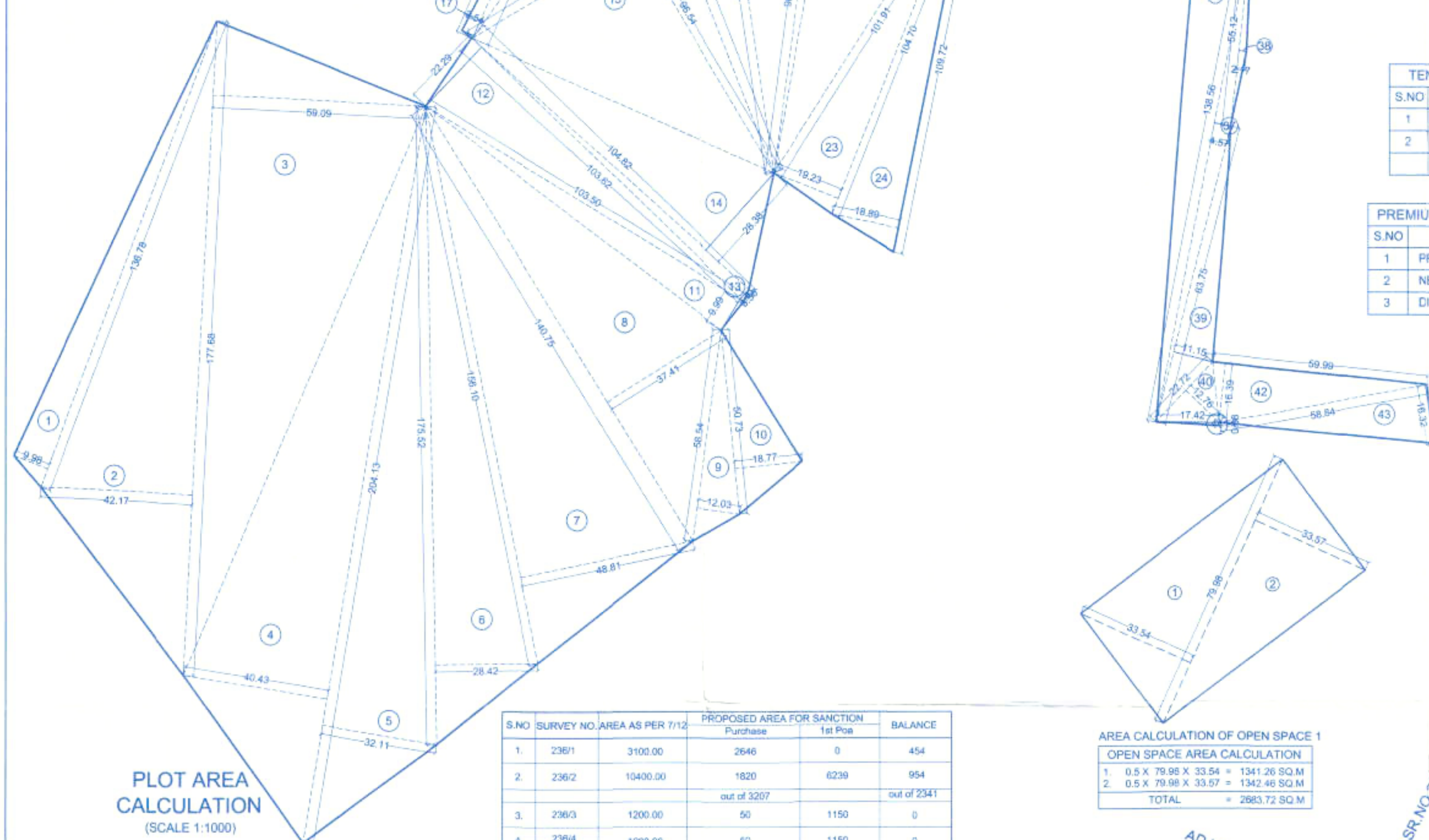


Approved as amended in
subject to conditions mentioned in Annexure 'A'
of letter No. 888/2019 dated 10/08/2019
S.No./G.No./CTS No. 888/2019
Dated 10/08/2019
Metropolitan Commissioner and
Chief Executive Officer
Pune Metropolitan Regional Development Authority, Pune.

PROPOSED SITE
LOCATION PLANPLOT AREA
CALCULATION
(SCALE 1:1000)

PLOT AREA STATEMENT			
S.NO. 236-1,2,3,4,5,6,7,8 S.NO. 237-1,2 S.NO. 238-PART, S.NO. 239-1,2,3,4,5, S.NO. 240-1,2,4, S.NO. 241-1,2,3, S.NO. 258/4			
1	0.5 X 136.78 X 9.98	=	682.53
2	0.5 X 177.68 X 42.17	=	3746.38
3	0.5 X 177.68 X 59.09	=	5249.56
4	0.5 X 204.13 X 40.43	=	4126.49
5	0.5 X 204.13 X 32.11	=	3277.31
6	0.5 X 175.52 X 28.42	=	2494.14
7	0.5 X 156.10 X 48.81	=	3809.62
8	0.5 X 140.75 X 37.41	=	2632.73
9	0.5 X 58.54 X 12.03	=	352.12
10	0.5 X 50.73 X 16.77	=	476.10
11	0.5 X 103.50 X 9.99	=	516.98
12	0.5 X 104.82 X 22.29	=	1168.22
13	0.5 X 104.82 X 3.50	=	183.44
14	0.5 X 103.62 X 28.38	=	1470.37
15	0.5 X 96.54 X 51.53	=	2487.35
16	0.5 X 57.88 X 11.84	=	342.65
17	0.5 X 57.88 X 3.54	=	102.45
18	0.5 X 112.74 X 16.21	=	913.76
19	0.5 X 112.74 X 23.66	=	1333.71
20	0.5 X 104.56 X 27.38	=	1431.49
21	0.5 X 98.48 X 4.40	=	216.66
22	0.5 X 101.91 X 37.30	=	1900.62
23	0.5 X 104.70 X 19.23	=	1006.69
24	0.5 X 109.72 X 18.89	=	1036.31
25	0.5 X 66.67 X 31.25	=	1041.72
26	0.5 X 66.67 X 1.27	=	42.34
27	0.5 X 64.31 X 3.17	=	101.93
28	0.5 X 48.07 X 3.73	=	89.65
29	0.5 X 37.11 X 22.20	=	411.92
30	0.5 X 44.65 X 22.85	=	510.13
31	0.5 X 53.28 X 14.76	=	393.21
32	0.5 X 53.28 X 5.38	=	143.32
33	0.5 X 38.14 X 16.19	=	308.74
34	0.5 X 43.82 X 14.96	=	327.77
35	0.5 X 51.70 X 14.79	=	382.32
36	0.5 X 138.56 X 14.35	=	994.17
37	0.5 X 138.56 X 4.57	=	316.61
38	0.5 X 55.12 X 2.17	=	59.81
39	0.5 X 83.75 X 11.15	=	466.91
40	0.5 X 22.72 X 12.76	=	144.95
41	0.5 X 17.42 X 0.88	=	7.66
42	0.5 X 59.99 X 16.39	=	491.62
43	0.5 X 58.84 X 16.32	=	480.13
TOTAL = 47872.51			
DEDUCTION OF SURPLUS LAND = 1387.18			
NET PLOT AREA = 46285.33 SQ.M			

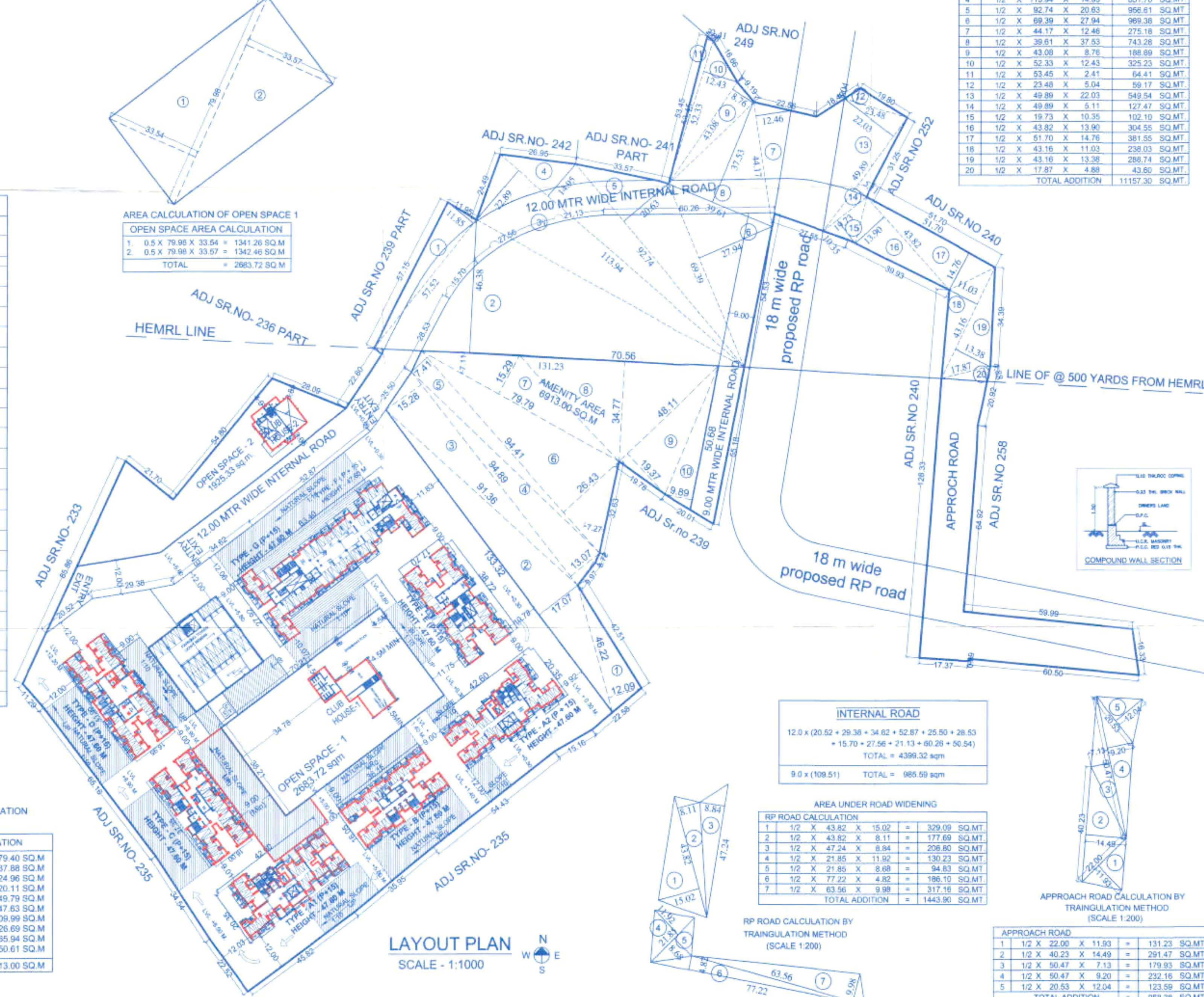
PLOT NOT IN NA - S.NO.236 (P)	
A	1/2 X 55.20 X 17.89 = 488.24 SQ.MT.
B	1/2 X 55.20 X 32.57 = 898.94 SQ.MT.
TOTAL = 1387.18 SQ.MT.	

S.NO.	SURVEY NO.	AREA AS PER 7/12	PROPOSED AREA FOR SANCTION	PURCHASE	1st Price	BALANCE
1.	236/1	3100.00	2646	0	454	
2.	236/2	10400.00	1820	6239	954	
3.	236/3	1200.00	50	1150	0	
4.	236/4	1200.00	50	1150	0	
5.	236/5	1200.00	50	1150	0	
6.	236/6	1300.00	50	1250	0	
7.	236/7	1200.00	0	1200	0	
8.	236/8	1200.00	0	600	600	
9.	237/1	2200.00	0	2200	0	
10.	237/2	7000.00	0	7000	0	
11.	238	1100.00	0	1100	0	
12.	239/1	2800.00	2600	0	0	
13.	239/2	2900.00	0	1200	1700	
14.	239/3	3100.00	0	3100	0	
15.	239/4	1800.00	1800	0	0	
16.	239/5	6400.00	0	3200	3200	
17.	240/1	3400.00	0	1700	1700	
18.	240/2	850.00	0	400	400	
19.	240/4	1100.00	0	550	550	
20.	241/1	950.00	0	950	0	
21.	241/2	780.00	0	780	0	
22.	241/3	1300.00	0	1300	0	
23.	258/4	4800.00	990	0	3810	
TOTAL		61030.00	10056	36219	13368	

PURANIK AREA - PURCHASE + 1ST POA = 46275 SQ.MTR OUT OF 47882.00

AMENITY AREA CALCULATION
(SCALE 1:2000)

AMENITY AREA CALCULATION	
1.	0.5 X 48.22 X 12.06 = 279.40 SQ.M
2.	0.5 X 133.32 X 17.07 = 1137.89 SQ.M
3.	0.5 X 94.89 X 15.28 = 724.96 SQ.M
4.	0.5 X 94.89 X 13.07 = 620.11 SQ.M
5.	0.5 X 94.41 X 7.41 = 349.79 SQ.M
6.	0.5 X 94.41 X 26.43 = 1247.63 SQ.M
7.	0.5 X 79.79 X 15.29 = 609.99 SQ.M
8.	0.5 X 70.56 X 34.77 = 1226.69 SQ.M
9.	0.5 X 48.11 X 19.37 = 465.94 SQ.M
10.	0.5 X 50.68 X 9.89 = 250.61 SQ.M
TOTAL = 6913.00 SQ.M	

AREA CALCULATION OF OPEN SPACE 1
OPEN SPACE AREA CALCULATION
1. 0.5 X 79.98 X 33.54 = 1341.26 SQ.M
2. 0.5 X 79.98 X 33.57 = 1342.48 SQ.M
TOTAL = 2683.72 SQ.MLAYOUT PLAN
SCALE - 1:1000

F.S.I STATEMENT (TYPE-A1, A2, B, C, D, E, F & G)

TYPE NAME	FLOOR	AVERAGE BLDG. HT.	BUILT UP AREA	PERM. BALCONY	PROPOSED BALCONY	EXCESS BALCONY	WASH AREA	PASSAGE	STAIRCASE	PERM. TERRACE	PROPOSED TERRACE	LIFT	TENTS	GROUND COVERAGE	REFUGE AREA	TOTAL BUILT UP
A1	P + 15	47.60 M	4889.95	733.52	850.14	120.35	397.64	783.00	243.00	255.15	498.15	10.81	103	596.31	144.73	8768.43
A2	P + 15	47.60 M	4889.95	733.52	850.14	120.35	397.64	783.00	243.00	255.15	498.15	10.81	103	596.31	144.73	8768.43
B	P + 15	47.60 M	4245.04	636.74	730.95	97.36	163.34	593.40	255.15	291.60	546.75	11.27	73	513.65	143.09	7517.09
C	P + 15	47.60 M	4589.74	688.44	693.15	7.51	169.66	589.95	255.15	255.15	510.30	10.81	73	545.51	161.17	7919.85
D	P + 15	47.60 M	5556.38	833.39	804.90	---	160.79	847.65	305.40	610.80	1111.32	10.81	73	645.12	156.46	9476.22
E	P + 15	47.60 M	5158.65	773.78	766.83	---	291.44	670.05	255.15	287.70	542.85	10.81	58	614.62	229.39	8954.31
F & G	P + 15	47.60 M	9154.66	1373.20	1405.06	32.95	425.87	1235.40	549.15	1110.45	1830.89	21.62	131	1093.14	312.97	15975.30
TOTAL			38484.37	5772.59	6101.17	378.52	2006.38	5502.45	2106.00	2211.45	4317.45	86.94	614	4604.66	1292.54	67379.63
TOTAL BUILT UP AREA = BUILT UP + EXCESS BALCONY = 38484.37 + 378.52 = 38862.89 SQ.M																
TOTAL BUILT UP AREA = 38,862.89 SQ.M																
											ADDITION - PARKING SLABS AREA (1708.08)					
											TOTAL					
													5458.70			
													69941.75			

PARKING STATEMENT:

S.NO.	NO OF TENAMENT	REQUIRED PARKING			PROPOSED PARKING		
		CAR	SCOOTER	CYCLE	CAR	SCOOTER	CYCLE
1	UPTO 50 SQM	90	00	113	00	113	113
2	BET 50 - 100 SQM	524	175	524	524	175	524
TOTAL		614	175	637	637	175	637
AREA REQUIRED FOR PARKING SPACE INCREASED BY 50% FOR METROPOLITAN AREAS							
TOTAL REQUIRED / PROPOSED PARKING		263	956	956	263	956	956

TENAMENT STATEMENT : (A1, A2, B, C, D, E, F & G BLDG.)

S.NO.	AREA OF TENAMENT	A1	A1	B	C	D	E	F & G	TOTAL TENAMENT
1	UP TO 50 SQ.M	45	45	--	--	--	--	--	90
2	BET 50 - 100 SQ.M	58	58	73	73	73	58	131	524
TOTAL		103	103	73	73	73	58	131	614

PREMIUM AREA STATEMENT : (A1, A2, B, C, D, E, F & G BLDG.)

S.NO.	PREVIOUS SANCTIONED	A1	A1	B	LMR	BALCONY	WASH AREA	TERRACE
1	PREVIOUS SANCTIONED	2106.00	5512.35	86.94	226.54	6082.13	2006.38	4935.89
2	NEWLY PROPOSED	2106.00	5502.45	86.94	0.00	6101.17	2006.38	4983.67
3	DIFFERENCE	--	--	--	--	19.04	--	47.78

20% PAID FSI = 4644.44 SQM (PAID)

AREA CALCULATION OF OPEN SPACE 2
(SCALE 1:200)

AREA CALCULATION OF OPEN SPACE 2	
1.	0.5 X 41.08 X 24.77 = 508.77 SQ.M
2.	0.5 X 34.26 X 10.83 = 185.18 SQ.M
3.	0.5 X 41.32 X 11.98 = 247.51 SQ.M
4.	0.5 X 54.80 X 17.90 = 490.46 SQ.M
5.	0.5 X 36.32 X 27.17 = 493.41 SQ.M
TOTAL = 1925.33 SQ.M	

HEMRL LINE AREA CALCULATION
(SCALE 1:1000)

HEMRL CALCULATION	
1	1/2 X 37.92 X 11.88 = 224.81 SQ.MT
2	1/2 X 131.23 X 46.39 = 3043.22 SQ.MT
3	1/2 X 113.94 X 22.89 = 1304.04 SQ.MT
4	1/2 X 113.94 X 14.95 = 851.70 SQ.MT
5	1/2 X 92.74 X 20.63 = 956.61 SQ.MT
6	1/2 X 69.39 X 27.84 = 969.38 SQ.MT
7	1/2 X 44.17 X 12.46 = 275.18 SQ.MT
8	1/2 X 39.61 X 37.53 = 743.28 SQ.MT
9	1/2 X 43.08 X 8.76 = 188.89 SQ.MT
10	1/2 X 52.33 X 12.43 = 325.23 SQ.MT
11	1/2 X 53.45 X 2.41 = 64.41 SQ.MT
12	1/2 X 23.48 X 5.04 = 59.17 SQ.MT
13	1/2 X 48.89 X 22.03 = 549.54 SQ.MT
14	1/2 X 48.89 X 5.11 = 127.47 SQ.MT
15	1/2 X 19.73 X 10.35 = 102.10 SQ.MT
16	1/2 X 43.82 X 13.90 = 304.55 SQ.MT
17	1/2 X 51.70 X 14.76 = 381.55 SQ.MT
18	1/2 X 43.16 X 11.03 = 238.03 SQ.MT
19	1/2 X 43.16 X 13.38 = 288.74 SQ.MT
20	1/2 X 17.87 X 4.88 = 43.60 SQ.MT
TOTAL ADDITION = 11157.30 SQ.MT	

A : AREA STATEMENT

	SQ.M.
1 TOTAL PLOT AREA AS PER 7/12	61030.00
2 PLOT AREA UNDER PROPOSAL (PURCHASE + POA)	46275.00
3 PLOT AREA AS PER DEMARCATION	46285.33
4 MINIMUM AREA CONSIDERED	46275.00
5 DEDUCTIONS FOR:	
a) AREA UNDER 18.00 MTR WIDE RP ROAD	1443.90
b) AREA AFFECTED UNDER RESTRICT ZONE NEAR HEMRL	11157.30
c) AREA UNDER APPROACH ROAD	958.38
6 BALANCE PLOT AREA (4 - 5a+b+c)	32715.42
7 REQUIRED AMENITY (32715.42 + 13368 X 15%)	6912.51
a) PROPOSED AMENITY	6913.00
8 b) REQUIRED OPEN SPACE (32715.42 + 13368 X 10%)	4608.34
c) PROPOSED OPEN SPACE	4609.05
9 NET PLOT AREA (6 - 7a X 90%)	23222.18
10 PERMISSIBLE FSI (1.10 X 9)	25544.40
11 ADDITIONS:	
A. 20 % PAID FSI (9 X 0.20)	4644.44
B. ADD AREA UNDER HEMRL ZONE	11157.30
12 TOTAL PERMISSIBLE FSI (10+11)	41346.14
13 PROPOSED BUILT UP AREA	38862.89
14 PROPOSED COVERAGE	5458.70
15 PERMISSIBLE TENEMENTS	1034
16 PROPOSED TENEMENTS	614