

Approved as amended in
subject to conditions mentioned in Annexure
of letter No. 11/10/2018, dated 11/10/2018
S. No. 6-10/2018, dated 11/10/2018
Dated 27/10/2018

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



AREA STATEMENT	SQ.M
1) AREA AS PER DEMARCATION	1,30,100.00
2) AREA OF PLOT AS PER DOCUMENT(7/12)	1,30,100.00
3) AREA UNDER R.P. ROAD (24.0M)	6399.72
4) AREA UNDER EXISTING ROAD (15.0 M)	3791.87
4a) AREA UNDER ROAD WIDENING	794.39
5) TOTAL DEDUCTION	10985.98
6) BALANCE PLOT AREA	1,19,114.02
7) REQUIRED AMENITY SPACE (15%)	17,867.10
8) PROPOSED AMENITY SPACE (15%)	18,236.88
9) GROSS PLOT AREA	1,00,877.34
10) NET AREA OF PLOT (0.90 GROSS PLOT AREA)	90,789.61
11) ALLOWABLE F.S.I (1.10 OF NET PLOT)	99,868.57
12) ALLOWABLE 0.20 PAID F.S.I	18,157.92
13) ALLOWABLE F.S.I	1,19,026.49
14) TOTAL PROPOSED F.S.I	99,845.43
15) EXISTING F.S.I	73,399.27
16) PROPOSED F.S.I RESIDENTIAL (81/80.33) COMMERCIAL (265.83)	26,446.16
17) ALLOWABLE OPEN SPACE AREA 10%	11,911.40
18) PROPOSED OPEN SPACE AREA 10%	13,887.81
19) PROPOSED INTERNAL ROAD	16,876.49
20) CONSUME PREMIUM 0.20 PAID F.S.I	NIL

LEGEND

* PLOT BOUNDARY	THICK BLACK
* PROPOSED WORK(SANCTIONED)	PINK HATCHED
* ROAD WIDENING	GREEN DOTTED
* WATER LINE	RED DOTTED
* DRAINAGE LINE	THIN BLACK DOTTED
* EXISTING STRUCTURE TO BE RETAINED	BLUE HATCHED
* PROPOSED WORK	PINK WASH

NOTE

- THIS DRAWING IS BASED ON INFORMATION/DOCUMENTS PROVIDED BY OWNER/P.A.H. AND THE ARCHITECT WILL NOT BE RESPONSIBLE FOR ANY DISPUTE/DIFFERENCES OR ANY LEGALITY OF THE OWNERSHIPS.
- THIS DRAWING IS COPYRIGHT OF AR. SATISH MANE & THIS DRAWING SHOULD NOT BE COPIED OR USED WITHOUT PRIOR PERMISSION OF ARCHITECT.

CERTIFICATE OF PROPERTY

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON
AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON
PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES
WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP. T.P. SCHEME RECORDS
& LAND RECORDS DEPT. CITY SURVEY RECORDS.

SIGNATURE OF UNLICENSED ARCHITECT

PROJECT:

REVISED PLAN OF GROUP HOUSING 13/2/1, 13/2/2, 13/2/3,
13/2/4, 14/1, 14/2, 14/3, 15/1, 15/2, 15/3, 15/4, 15/5, 15/6A,
15/6B, 15/6C, 15/7, 15/8, 15/9, 15/10, 15/11, 15/12/13 A/1, 15/12/13
A/2, 15/13B, 15/13C, 15/14, 15/15, 15/16, 15/17A/1, 15/17A/2,
15/17A/1/1, 15/17A/1/2, 15/17B, 15/18, 15/19/1, 15/19/2, 15/19/3,
15/20A, 15/20B, 15/20C, 15/20C/2, 15/21/2, 15/21/3/2, 15/21/3,
15/21/3/7, 15/21/3/8, 15/22A/37, 15/23A/1/1, 15/23A/2, 15/23A/3,
15/23A/1/4, 15/23A/1/5, 15/23A/1/2, 15/23B/1, 15/23B/2, 15/23B/3,
15/23B/4, 15/24/1/1, 15/24/1/2, 15/24/1/3, 15/24A/1, 15/24/2/1,
15/24/3, 15/26, 15/28, 15/29, 15/33A, 15/34, 15/23A/1/3.
VILLAGE-UNDRI, TAL.-HAVELI, DIST.-PUNE.

SIGNATURE OF OWNER / P.A.H.
MR. LINDO D. KOLTESIGNATURE OF ARCHITECT
SATISH MANE (CA/85/9366)

SATISH MANE

13, SOLAPUR BAZAR RD.
OFF EAST STREET, PUNE- 411001.

DRG	SCALE	DATE	DEALT	CHK. BY	JOB NO.
MD	1:1000	08-02-18			11079

F.S.I. STATEMENT EXISTING + PROPOSED AREA

TYPES OF BLDG	EXISTING AREA	PROPOSED AREA	TOTAL F.S.I.
A	1329.36	---	1329.36
B	777.10	---	777.10
C	826.08	---	826.08
D	1211.10	---	1211.10
E	2848.51	---	2848.51
F	253.65	---	253.65
G	2723.86	---	2723.86
H	1772.56	---	1772.56
I	2342.80	---	2342.80
J	265.89	---	265.89
K	3870.88	---	3870.88
L	1491.60	---	1491.60
M1 TO M4, M12, M13	19861.30	---	19861.30
N1 WING N1, N1, N2	17119.94	---	17119.94
N3 WING N5, N5, N6	17514.79	---	17514.79
P (P+P+ 10 FL)	8006.19	---	8006.19
Q (P+P+ 10 FL)	8312.09	---	8312.09
R (P+P+ 10 FL)	8280.27	---	8280.27
CLUBHOUSE (PQR)	124.46	---	124.46
S1 (ROWHOUSE 8NOS)	874.00	---	874.00
S3 (ROWHOUSE 4NOS)	583.32	---	583.32
U (COMMERCIAL)	265.83	---	265.83
TOTAL	73399.27	26446.16	99,845.43

AREA STATEMENT

1) ALLOWABLE F.S.I	1,18,026.49 SQ.M
2) EXISTING F.S.I. (COMPLETION OBTAINED)	73399.27 SQ.M
3) PREVIOUSLY APPROVED RESIDENTIAL BLDG P.Q.R. (DATED 19/02/2016)	21456.68 SQ.M
DIFFERENCE IN RESIDENTIAL BLDG P.Q.R.	3141.87 SQ.M
3A) PROPOSED REVISED RESIDENTIAL BLDG P.Q.R.	24598.55 SQ.M
PROPOSED CLUBHOUSE (P.Q.R.)	124.46 SQ.M
4) ROWHOUSE - S1, S3	1457.32 SQ.M
5) COMMERCIAL BLDG U	265.83 SQ.M
6) TOTAL PROPOSED F.S.I	26,446.16 SQ.M

POTENTIAL F.S.I. STATEMENT FOR MOEF

1) NET AREA OF PLOT (0.90 GROSS PLOT AREA)	= 90,789.61 SQ.M
2) ALLOWABLE F.S.I (1.10 OF NET PLOT)	= 99,868.57 SQ.M
3) ALLOWABLE 0.20 PAID F.S.I	= 18,157.92 SQ.M
4) ALLOWABLE F.S.I	= 1,19,026.49 SQ.M

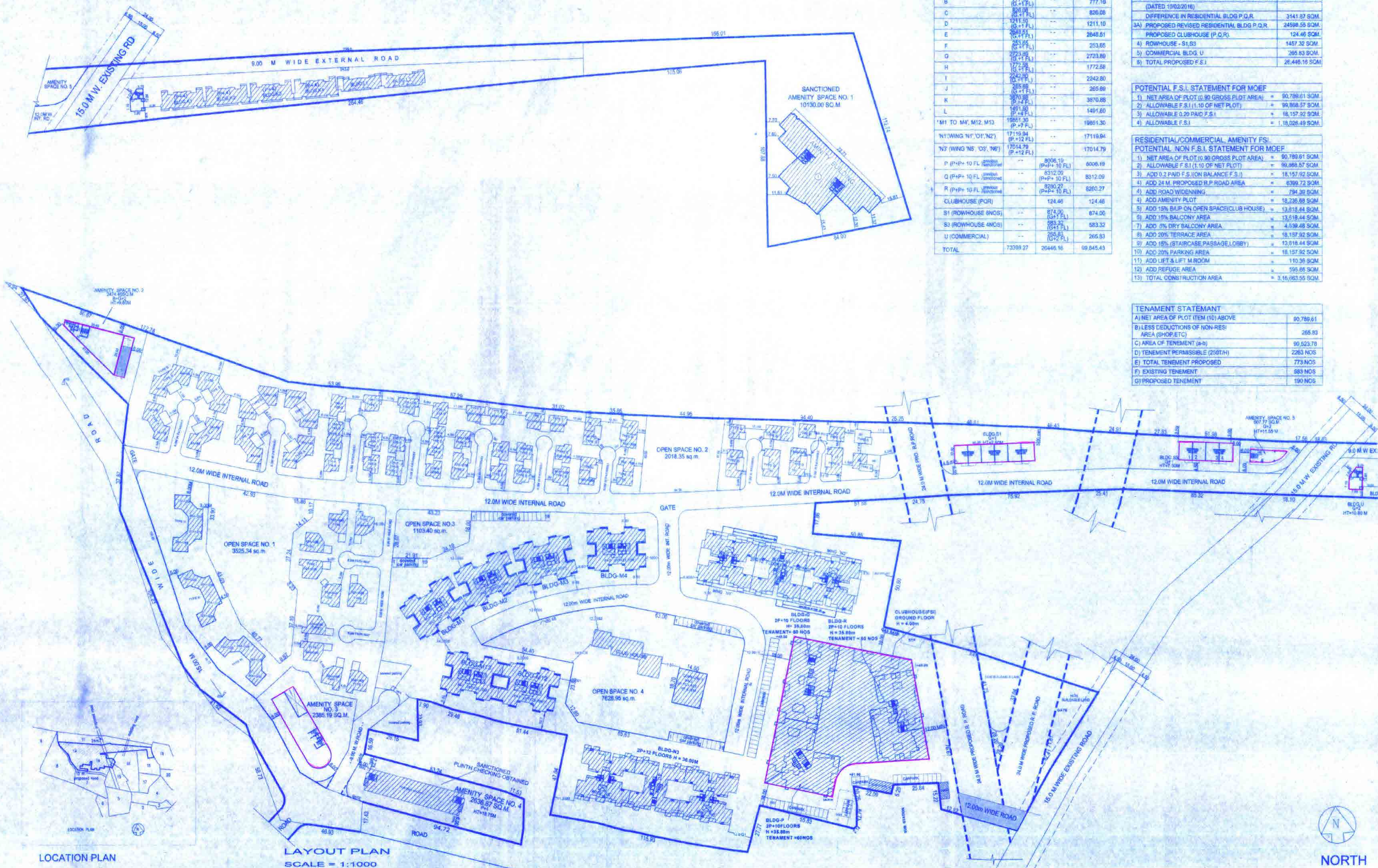
RESIDENTIAL/COMMERCIAL AMENITY F.S.I.

POTENTIAL NON F.S.I. STATEMENT FOR MOEF

1) NET AREA OF PLOT (0.90 GROSS PLOT AREA)	= 90,789.61 SQ.M
2) ALLOWABLE F.S.I (1.10 OF NET PLOT)	= 99,868.57 SQ.M
3) ADD 0.2 PAID F.S.I ON BALANCE F.S.I	= 18,157.92 SQ.M
4) ADD 24 M. PROPOSED R.P. ROAD AREA	= 6399.72 SQ.M
5) ADD ROAD WIDENING	= 794.39 SQ.M
6) ADD AMENITY PLOT	= 18,236.88 SQ.M
7) ADD 15% B.U.P. ON OPEN SPACE (CLUB HOUSE)	= 13,818.44 SQ.M
8) ADD 15% BALCONY AREA	= 13,818.44 SQ.M
9) ADD 5% DRY BALCONY AREA	= 4,539.48 SQ.M
10) ADD 20% TERRACE AREA	= 18,157.92 SQ.M
11) ADD 15% STAIRCASE PASSAGE LOBBY	= 13,818.44 SQ.M
12) ADD 20% PARKING AREA	= 18,157.92 SQ.M
13) ADD LIFT & LIFT H. ROOM	= 110.36 SQ.M
14) ADD REFUGE AREA	= 595.66 SQ.M
15) TOTAL CONSTRUCTION AREA	= 3,16,683.55 SQ.M

TENEMENT STATEMENT

A) NET AREA OF PLOT ITEM (10) ABOVE	90,789.61
B) LESS DEDUCTIONS OF NON-RES. AREA (SHOP, ETC.)	265.83
C) AREA OF TENEMENT (B-D)	90,523.78
D) TENEMENT PERMISSIBLE (250/H)	2263 NOS
E) TOTAL TENEMENT PROPOSED	773 NOS
F) EXISTING TENEMENT	583 NOS
G) PROPOSED TENEMENT	190 NOS



LOCATION PLAN

LAYOUT PLAN
SCALE = 1:1000

