

AREA CALCULATION FOR AMENITY SPACE
 0.5 X 85.77 X 10.50 = 450.29
 0.5 X 116.10 X 10.50 = 608.31
 0.5 X 146.24 X 8.50 = 616.50
 0.5 X 116.10 X 6.75 = 390.03
 0.5 X 126.12 X 33.37 = 1052.10
 0.5 X 77.57 X 26.43 = 1025.09
 0.5 X 78.84 X 20.27 = 797.57
 0.5 X 85.48 X 4.50 = 190.45
 TOTAL = 14701.34 SQ.M

BUILDING LAY OUT
 SCALE - 1: 1000

ELECTRIC
 SUB STATION

Open Space-4
 111.05 SQ.M

Open Space-5
 127.45 SQ.M

TOTAL LENGTH OF
 INT. ROAD
 = 43.82 + 43.83 + 44.29 +
 46.04 + 16.47 + 23.30
 = 225.65 M.

Open Space-2
 113.61 SQ.M

12.00 M WIDE INT. RD APPROVED VIDE
 CC NO PHH/ NASH/ FSI/ 31/ 12
 DATED - 16.03.2013

OPEN SPACE AREA KEY PLAN

OPEN SPACE AREA CALCULATION

OPEN SPACE - 1

1 =	0.50 X 84.84 X 29.05	=	938.00
2 =	0.50 X 85.72 X 2.07	=	89.09
3 =	0.50 X 85.72 X 28.72	=	608.10
4 =	0.50 X 34.96 X 7.30	=	127.70
5 =	0.50 X 23.21 X 4.00	=	40.51
6 =	0.50 X 12.63 X 1.30 X 2	=	21.87
7 =	0.50 X 41.55 X 25.04	=	502.21
8 =	0.50 X 58.47 X 23.37	=	699.85
9 =	0.50 X 38.78 X 16.93	=	339.27
10 =	0.50 X 40.85 X 9.26	=	189.14
11 =	0.50 X 66.77 X 17.88	=	597.24
12 =	0.50 X 36.81 X 4.07	=	74.91
13 =	0.50 X 81.09 X 18.40	=	754.31
14 =	0.50 X 54.80 X 5.00	=	137.00
15 =	0.50 X 54.80 X 12.51	=	342.77
16 =	0.50 X 26.54 X 12.28	=	156.99
17 =	20.73 X 12.20	=	252.90
18 =	0.50 X 20.27 X 9.19	=	91.14
19 =	0.50 X 20.27 X 9.19	=	91.14
TOTAL		=	6363.71 SQ.M

DEDUCTION

a = 0.50 X 23.62 X 4.89 = 57.78

b = 2.07 X 12.78 X 2.07 = 52.04

TOTAL DEDUCTION = 109.82 SQ.M

NET AREA OF OPEN SPACE - 1
 = 6363.71 - 109.82 = 6253.89 SQ.M

OPEN SPACE REQ. (10%)

GROSS PLOT = 9000.90 SQ.M

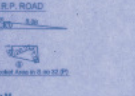
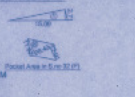
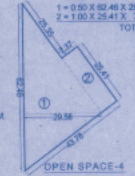
Open Space Req. = 900.09 SQ.M

0.5 NO

1	6283.71
2	113.23
3	1272.53
4	111.26
TOTAL	900.09

OPEN SPACE - 4
 1 = 0.50 X 62.46 X 29.58 = 923.78
 2 = 1.00 X 25.41 X 7.37 = 187.27
 TOTAL = 1111.05 SQ.M

OPEN SPACE - 3
 1 = 0.50 X 70.00 X 1.80 = 89.80
 2 = 0.50 X 68.94 X 12.42 = 434.68
 3 = 0.50 X 17.83 X 3.76 = 34.43
 4 = 0.50 X 58.45 X 5.22 = 152.59
 5 = 0.50 X 58.08 X 14.07 = 424.24
 6 = 1.00 X 10.40 X 15.06 = 157.42
 TOTAL = 1272.52 SQ.M



F.S.I STATEMENT PHASE - II (ALL L&R & REGULAR OFF TOWER IN F.S.I.)																	
RDC	NO. OF FLOORS	CONTR.	F.S.I	PROP. BALCONY	DEVELOP. CASE	STAIR CASE	FIRE STAIRCASE	DEVELOP. CASE	STAIR CASE	LIBR.	LOBBY	TERACE	NET F.S.I	TENEMENT	CHIT	U & T	
A	PH-1+12	42.80	858.11	1346.03	448.00	0.00	771.36	13.06	16.44	80.19	982.64	1021.69	0.00	10484.76	180	14899.00	
B	PH-1+14	48.76	1442.47	1811.16	1771.36	284.88	0.00	1085.93	20.36	10.44	130.00	275.43	127.56	875.35	190	14899.00	
C	PH-1+16	58.76	284.88	301.58	12.44	107.88	0.00	139.73	7.75	1.57	74.48	365.85	91.85	364.77	110	10899.00	
D	PH-1+18	48.76	424.87	590.60	89.00	79.39	328.58	254.60	3.89	5.22	14.52	8.98	324.15	190.25	594.21	80	10899.00
E	PH-1+20	42.80	899.39	1790.02	890.00	795.11	0.00	433.58	7.85	10.26	89.99	163.41	0.00	836	119	10899.00	
TOTAL		438.45	4566.87	8988.31	1175.86	1748.14	0.00	45.45	269.33	271.50	269.33	1205.37	6745.72	857	9000.90	9000.90	
F.S.I STATEMENT PHASE - II																	
B1	PH-1+11	44.30	819.39	1762.45	1170.45	0.00	0.00	281.26	0.00	0.00	58.36	106.13	341.56	544.44	104.84	133	10899.00
B2	PH-1+13	44.30	829.79	1270.79	137.49	0.00	0.00	303.43	4.75	4.75	27.30	326.33	124.74	325.33	36.83	80	10899.00
B3	PH-1+15	44.30	838.69	580.44	863.77	0.00	0.00	868.43	4.75	4.75	27.30	425.27	124.74	325.33	36.83	80	10899.00
B4	PH-1+17	44.30	838.69	580.44	863.77	0.00	0.00	868.43	4.75	4.75	27.30	425.27	124.74	325.33	36.83	80	10899.00
B5	PH-1+19	44.30	838.69	580.44	863.77	0.00	0.00	868.43	4.75	4.75	27.30	425.27	124.74	325.33	36.83	80	10899.00
B6	PH-1+21	44.30	838.69	580.44	863.77	0.00	0.00	868.43	4.75	4.75	27.30	425.27	124.74	325.33	36.83	80	10899.00
B7	PH-1+23	44.30	838.69	580.44	863.77	0.00	0.00	868.43	4.75	4.75	27.30	425.27	124.74	325.33	36.83	80	10899.00
B8	PH-1+25	44.30	838.69	580.44	863.77	0.00	0.00	868.43	4.75	4.75	27.30	425.27	124.74	325.33	36.83	80	10899.00
TOTAL		438.45	4566.87	8988.31	1175.86	1748.14	0.00	45.45	269.33	271.50	269.33	1205.37	6745.72	857	9000.90	9000.90	

F.S.I STATEMENT FOR AMENITY SPACE STRUCTURE

TOTAL AMENITY SPACE AREA	14701.34
BLDG.	750.00
MULTI PURPOSE HALL	244.40
CONVENIENT SHOPPING	244.40
TOTAL	998.80

GLOR HOUSE STATEMENT FOR OPEN SPACE - 1

OPEN SPACE AREA = 6253.89 SQ.M

PROPOSED ON GROUND FLOOR

PH-1+11 FLOOR

PH-1+13 FLOOR

PH-1+15 FLOOR

PH-1+17 FLOOR

PH-1+19 FLOOR

PH-1+21 FLOOR

PH-1+23 FLOOR

PH-1+25 FLOOR

TOTAL AREA PROPOSED ON FIRST FLOOR (PH-1+11 TO PH-1+25) = 381.26

AREA CALCULATION FOR 24.00 M WIDE R.P. ROAD

- 0.5 X 349.78 X 24.00 = 4197.36
- 0.5 X 330.34 X 22.41 = 3730.95
- 0.5 X 330.34 X 24.94 = 4115.12

DEDUCTION

0.5 X 27.36 X 8.84 = 120.85

21.3 X 15.28 X 2.40 X 2 = 52.05

TOTAL AREA OF NO.3 = 242.15 SQ.M

0.5 X 13.32 X 2.76 = 18.42

21.3 X 13.32 X 1.52 = 10.84

TOTAL = 6.26 SQ.M

TOTAL (1+2+3+4) = 8179.74 SQ.M

DEDUCTION

0.5 X (28.54+12.90) X 27.83 = 600.20

0.5 X (21.43+21.95) X 25.50 = 549.12

AREA UNDER 24.00 M WIDE R.P. ROAD TOTAL = 8179.74 SQ.M

AREA CALCULATION FOR 12.00 M WIDE SERVICE ROAD

- 0.5 X 15.00 X 2.71 = 20.45
- 0.5 X 347.70 X 11.89 = 2067.68
- 0.5 X 347.70 X 11.87 = 2063.60
- 0.5 X 40.00 X 7.74 = 157.32
- 0.5 X 40.00 X 6.89 = 140.04
- 0.5 X 56.63 X 11.20 = 315.36
- 0.5 X 56.63 X 11.09 = 308.30

TOTAL = 5068.10 SQ.M

DEDUCTION

0.5 X (12+11.97) X 20.43 = 244.65

TOTAL AREA UNDER 12.00 M WIDE SERVICE ROAD = 4823.38 SQ.M

AREA CALCULATION FOR 60.00 M WIDE R.P. ROAD

- 0.5 X 8.00 X 0.78 = 3.14
- 0.5 X 148.96 X 17.19 = 1293.12
- 0.5 X 148.96 X 42.85 = 3149.26
- 0.5 X 196.40 X 24.05 = 2410.81
- 0.5 X 196.40 X 28.62 = 2810.49
- 0.5 X 89.59 X 36.47 = 1633.19
- 0.5 X 89.59 X 34.78 = 1559.95

TOTAL = 12026.58 SQ.M

DEDUCTION

0.5 X (7.56+11.60) X 22.22 = 190.20

TOTAL AREA UNDER 60.00 M WIDE R.P. ROAD = 12033.38 SQ.M

RESIDENTIAL BUILDING

CONTENTS OF THE SHEET

LAYOUT OF BUILDING, AMENITY SPACE & OPEN SPACE AREA CALCULATION, 60.00 M, 24.00 M & 12.00 M R.P. ROAD AREA CALCULATION, F.S.I. STATEMENT.

STAMP OF APPROVAL

Approved as mentioned in subject to conditions mentioned in Annexure 'A' of letter No. 12-2-8-1/2013 dated 21/03/2013

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

Sr.No	Description	SQ.M.
1	Area of plot	122547.00
2	Deduction	
a)	60.00 m wide R.P. Road	12633.38
b)	24.00 m wide R.P. Road	7081.42
c)	12.00 m wide Service Road	4823.30
d)	Total (a+b+c)	24538.10
3	Gross Area of Plot (1-2d)	98008.90
4	15% Amenity Space	14701.34
5	Net Plot area = 90% of (3-4)	74786.80
6	Total Perm F.S.I. (5*1.2)	89972.16
7	Additional F.S.I	
a)	R.P. Road (2a+2b+2c)	0
b)	15% Amenity Space	0
c)	0.20 Paid F.S.I. (5*0.20)	14995.36
d)	Total (a+b)	14995.36
8	OPEN SPACE 10%	9800.89
9	Total Permissible Area (6+7d)	104967.52
10	Total Proposed FSI	104967.52
11	15% Balcony (10 x 15%)	15614.19
12	Proposed Balcony	12007.16
13	Perm Gr Coverage	14995.36
14	Proposed Ground Coverage	9863.26
15	Area for Tenement (B)	104967.52
16	Perm Tenement (15 X 250 T/H)	2624
17	Prop Tenement	1359

Note - As per new rules paid FSI will be allowed for the project in such case the max. potential FSI of the Project will be

- 1.20 basic FSI = 89972.16 Sq.M
- After Road & A/S Handing over to The Collector = 39239.44 Sq.M
- Paid FSI 0.20 = 14995.36 Sq.M
- Total FSI = 144206.96 Sq.M

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED AMALGAMATION LAYOUT & RESIDENTIAL BUILDING PLAN AT SURVEY NO. 31(P), 32(P), 33(P), 34(P), 37(P) & 40 (P) AT POST UNDRU, TAL - HAVELI, DIST. - PUNE

NAME, ADDRESS & SIGNATURE OF THE OWNER/PA

NAME, ADDRESS & SIGNATURE OF THE ARCHITECT

Pinnac AECL Consultancy Pvt. Ltd.
 DINESH CHANDRATRE
 LIC. ENGINEER
 'Pinnac House', Pinnac Memories,
 S. No. 73/4, Kothrud,
 Pune - 411038

AECL

Dated by: [Signature] Sheet no: [Blank]
 Date: 27/03/2018
 Checked by: [Signature] Page no: [Blank]