GOOGLE IMAGE

Plot No	Area(in Sqm)	FRONT ROAD WIDTH	PERMISSIBLE F.S.I. (SQ.M.)	PERMISSIBLE BUILT UP AREA
87	231.21	9	1	231.21
88	262.90	9	1	262.90
89	273.23	9	1	273.23
90	284.74	9	1	284.74
91	294.90	9	1	294.90
92	338.24	9	1	338.24
93	382.34	9	1	382.34
94	320.84	9	1	320.84
95	288.96	9	1	288.96
96	258.93	9	1	258.93
97	235.88	9	1	235.88
98	180.57	9	1	180.57
	3353.66			3353.66

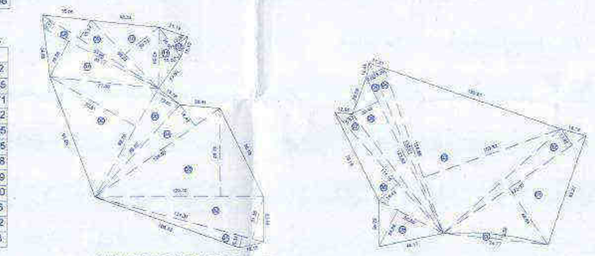
Plot No	Plot Area	FRONT ROAD WIDTH	PERMISSIBLE F.S.I. (SQ.M.)	PERMISSIBLE BUILT UP AREA
99	300.94	12	1	300.94
100	299.91	12	1	299.91
101	200.00	12	1	200.00
102	304.95	12	1	304.95
103	260.00	12	1	260.00
104	260.00	12	1	260.00
105	260.00	12	1	260.00
106	299.55	12	1	299.55
107	334.00	12	1	334.00
108	334.00	12	1	334.00
109	334.00	12	1	334.00
110	413.44	12	1	413.44
111	346.34	9	1	346.34
112	280.00	9	1	280.00
113	280.00	9	1	280.00
114	280.00	9	1	280.00
115	285.38	9	1	285.38
116	297.13	9	1	297.13
117	275.84	9	1	275.84
118	280.00	9	1	280.00
119	280.00	9	1	280.00
120	280.00	9	1	280.00
121	280.00	9	1	280.00
122	280.00	9	1	280.00
123	280.00	9	1	280.00
124	282.63	9	1	282.63
125	280.00	9	1	280.00
126	280.00	9	1	280.00
127	280.00	9	1	280.00
128	280.00	9	1	280.00
129	280.00	9	1	280.00
130	222.02	9	1	222.02
131	399.92	9	1	399.92
132	279.53	9	1	279.53
133	279.53	9	1	279.53
134	279.53	9	1	279.53
135	280.48	9	1	280.48
136	280.48	9	1	280.48
137	692.74	9	1	692.74
138	278.00	9	1	278.00
139	234.00	9	1	234.00
140	256.30	9	1	256.30
141	258.95	9	1	258.95
142	251.79	9	1	251.79
143	270.03	12	1	270.03
144	234.00	12	1	234.00
145	233.72	12	1	233.72
146	234.00	12	1	234.00
147	234.00	12	1	234.00

Plot No	Plot Area	FRONT ROAD WIDTH	PERMISSIBLE F.S.I. (SQ.M.)	PERMISSIBLE BUILT UP AREA
148	234.00	12	1	234.00
149	234.00	12	1	234.00
150	291.42	12	1	291.42
151	271.50	12	1	271.50
152	493.47	9	1	493.47
153	330.06	9	1	330.06
154	400.56	9	1	400.56
155	307.95	9	1	307.95
156	307.95	9	1	307.95
157	307.95	9	1	307.95
158	307.95	9	1	307.95
159	307.95	9	1	307.95
160	289.24	9	1	289.24
161	284.42	9	1	284.42
162	261.69	9	1	261.69
163	284.57	9	1	284.57
164	268.81	9	1	268.81
165	345.45	9	1	345.45
166	688.54	9	1	688.54
167	527.02	9	1	527.02
168	449.11	9	1	449.11
169	443.05	9	1	443.05
170	456.70	9	1	456.70
171	500.80	9	1	500.80
172	323.94	9	1	323.94
173	273.00	9	1	273.00
174	273.00	9	1	273.00
175	334.53	9	1	334.53
176	278.27	9	1	278.27
177	273.00	9	1	273.00
178	272.52	9	1	272.52
179	284.38	9	1	284.38
180	272.81	9	1	272.81
181	268.78	9	1	268.78
182	273.00	9	1	273.00
183	273.00	9	1	273.00
184	284.12	9	1	284.12
185	247.88	9	1	247.88
186	272.97	9	1	272.97
187	273.00	9	1	273.00
188	268.00	9	1	268.00
189	273.27	9	1	273.27
190	273.00	9	1	273.00
191	311.62	9	1	311.62
192	344.01	9	1	344.01
193	272.74	9	1	272.74
194	339.29	9	1	339.29
195	273.00	9	1	273.00
196	273.00	9	1	273.00
197	305.36	9	1	305.36
	29492.81			29492.81

S.NO	TOTAL F.S.I AREA		
01	PLOT 01 TO 86	=	22,555.38
02	PLOT 87 TO 98	=	3,353.66
03	PLOT 99 TO 197	=	29,492.81
04	PLOT 188	=	14,663.56
05	PLOT 199	=	14,977.88
	TOTAL F.S.I AREA	=	85,042.79

PLOT NO 198 AREA CALCULATION		SQ.M.
01	123.07 X 48.64 X 0.50	= 2993.06
02	123.07 X 13.82 X 0.50	= 850.41
03	124.86 X 103.82 X 0.50	= 6481.48
04	132.01 X 08.39 X 0.50	= 553.76
05	132.01 X 06.00 X 0.50	= 396.03
06	123.62 X 20.48 X 0.50	= 1265.87
07	115.18 X 08.63 X 0.50	= 496.92
08	115.18 X 18.42 X 0.50	= 1060.82
09	50.86 X 28.89 X 0.50	= 734.67
	TOTAL	= 14832.54
	DEDUCTION	
Q	2/3 X 74.77 X 3.30	= 168.98
	TOTAL PLOT AREA	= 14663.56

PLOT NO 199 AREA CALCULATION		SQ.M.
01	124.37 X 08.34 X 0.50	= 518.62
02	124.37 X 31.38 X 0.50	= 1950.12
03	120.10 X 62.92 X 0.50	= 3776.35
04	100.00 X 18.49 X 0.50	= 1007.71
05	89.76 X 19.00 X 0.50	= 852.72
06	89.76 X 70.81 X 0.50	= 3177.95
07	92.11 X 26.58 X 0.50	= 1316.25
08	97.85 X 07.37 X 0.50	= 360.58
09	97.85 X 15.84 X 0.50	= 760.29
10	68.22 X 30.73 X 0.50	= 1048.20
11	43.99 X 15.52 X 0.50	= 338.26
12	26.02 X 12.30 X 0.50	= 160.02
	TOTAL PLOT AREA	= 14877.88



AMENITY SPACE - 01 AREA CALCULATIONS								SQ.M.
01	56.40 x 25.313 x 0.50					=		847.67
02	66.40 x 5.87 x 0.50					=		196.79
03	73.18 x 9.38 x 0.50					=		343.43
04	73.18 x 8.40 x 0.50					=		307.32
05	10.51 x 3.16 x 2/3					=		21.73
	TOTAL					=		1720.10

AMENITY SPACE - 02 AREA CALCULATIONS								SQ.M.
01	64.14 x 17.988 x 0.50					=		574.32
02	73.23 x 15.70 x 0.50					=		287.00
03	20.66 x 13.12 x 0.50					=		349.40
04	50.66 x 15.43 x 0.50					=		764.77
05	16.00 x 6.05 x 2/3					=		66.00
	TOTAL					=		2042.04

AMENITY SPACE - 03 AREA CALCULATIONS								SQ.M.
01	37.12 x 8.19 x 0.50					=		147.99
02	49.72 x 17.13 x 0.50					=		425.60
03	49.72 x 16.32 x 0.50					=		405.63
04	38.87 x 15.98 x 0.50					=		310.32
	TOTAL					=		1297.99

AMENITY SPACE - 04 AREA CALCULATIONS								SQ.M.
01	81.09 x 30.989 x 0.50					=		1499.69
02	97.69 x 15.44 x 0.50					=		754.17
03	97.69 x 20.18 x 0.50					=		985.19
04	79.47 x 13.50 x 0.50					=		536.27
05	0.650 x 13.07 x 0.50					=		271.09
06	0.650 x 25.18 x 0.50					=		564.87
	TOTAL					=		4595.25

AMENITY SPACE - 05 AREA CALCULATIONS								SQ.M.
01	102.41 x 12.41 / 2 x 25.01					=		318.58
02	8.66 x 10.66 / 2 x 35.78					=		457.02
03	30.22 x 7.90 x 0.50					=		119.23
04	60.06 x 5.65 x 0.50					=		187.00
05	64.90 x 26.61 x 0.50					=		863.08
06	64.90 x 19.38 x 0.50					=		628.98
07	30.58 x 17.64 x 0.50					=		270.33
08	28.01 x 6.28 x 0.50					=		73.66
09	6.67 + 7.91 / 2 x 23.76					=		171.43
10	29.11 + 32.01 / 2 x 80.06					=		2401.60
11	20.01 + 23.35 / 2 x 49.08					=		1136.88
12	28.21 + 29.55 / 2 x 46.81					=		1246.14
13	7.66 + 11.27 / 2 x 34.66					=		326.30
	TOTAL					=		8435.14

AMENITY SPACE - 06 AREA CALCULATIONS								SQ.M.
01	92.44 x 18.93 x 0.50					=		874.06
02	92.44 x 17.366 x 0.50					=		802.43
	TOTAL					=		1676.49

AMENITY SPACE - 07 AREA CALCULATIONS								SQ.M.
01	92.44 x 18.93 x 0.50					=		874.06
02	92.44 x 17.366 x 0.50					=		802.43
	TOTAL					=		1676.49

OPEN SPACE - A								
1	20.42	X	6.89	X	0.60	=		70.35
2	25.97	X	14.34	X	0.50	=		214.97
3	29.97	X	8.55	X	0.50	=		128.05
4	8.90	X	2.31	X	1.00	=		20.77
5	22.95	X	3.48	X	0.50	=		39.93
6	48.38	X	15.17	X	0.50	=		367.02
7	45.58	X	5.84	X	0.50	=		132.91
8	41.38	X	1.03	X	0.50	=		21.28
TOTAL								995.49

OPEN SPACE - B								
1	29.49	X	59.60	X	0.50	=		880.13
2	(14.20+14.60) / 2			X	43.13	=		609.96
3	12.84	X	28.18	X	0.50	=		180.70
4	33.18	X	48.90	X	0.50	=		811.00
5	13.56	X	50.00	X	0.50	=		339.10
TOTAL								2821.23

OPEN SPACE - C								
1	79.51	X	5.66	X	0.50	=		232.98
2	79.51	X	16.98	X	0.50	=		675.04
3	81.70	X	1.29	X	0.50	=		42.68
4	60.51	X	22.70	X	0.60	=		686.85
5	50.43	X	23.04	X	0.60	=		697.26
6	50.43	X	14.50	X	0.50	=		512.33
TOTAL								2852.72

OPEN SPACE - D								
1	(23.08+18.24) / 2			X	54.04	=		1124.03
2	38.28	X	20.28	X	0.50	=		387.88
TOTAL								1491.90

OPEN SPACE - E								
1	19.15	X	9.20	X	0.50	=		88.10
2	32.52	X	6.13	X	0.50	=		94.38
3	35.38	X	7.74	X	0.50	=		136.18
4	57.54	X	21.83	X	0.50	=		419.42
5	38.60	X	16.22	X	0.60	=		313.05
6	23.37	X	18.14	X	0.50	=		211.97
7	24.26	X	10.74	X	0.60	=		130.28
TOTAL								1393.38

OPEN SPACE - F								
1	26.37	X	10.68	X	0.50	=		156.78
2	35.90	X	14.19	X	0.50	=		203.43
TOTAL								342.20
A	3.55	X	29.14	X	0.67	=		69.04
								267.16

OPEN SPACE - G								
1	23.96	X	13.22	X	0.50	=		158.45
2	(5.99+5.49) / 2			X	46.96	=		268.73
TOTAL								427.18

OPEN SPACE - H								
1	(7.24+7.09) / 2			X	34.14	=		260.06
TOTAL								260.06

OPEN SPACE - I								
1	10.83	X	19.16	X	0.50	=		104.71
2	13.27	X	39.46	X	0.50	=		261.16
3	(12.18+10.88) / 2			X	40.41	=		458.23
TOTAL								824.12

OPEN SPACE - J								
1	19.10	X	1.99	X	0.50	=		19.00
2	19.14	X	5.87	X	0.50	=		56.16
3	20.41	X	10.62	X	0.50	=		108.48
4	(5.49+8.38) / 2			X	16.96	=		116.85
5	20.63	X	8.47	X	0.50	=		87.37
6	(12.10+5.22) / 2			X	30.50	=		216.50
TOTAL								704.42

OPEN SPACE - K								
1	7.95	X	1.52	X	0.67	=		8.14
2	(7.79+36.80) / 2			X	66.94	=		1195.53
3	45.44	X	28.68	X	0.50	=		653.71
4	46.14	X	4.64	X	0.50	=		107.04
5	6.03	X	1.54	X	0.67	=		6.23
TOTAL								2164.37

HILL TOP AREA CALCULATIONS								SQ.M.
01	31.32 x 52.49 x 0.50					=		821.99
02	(5.690 + 8.74) / 2 x 64.52					=		401.11
03	(4.75+ 2.46) / 2 x 25.58					=		102.41
04	(2.38 + 7.00) / 2 x 20.08					=		94.17
05	(2.99 + 11.13) / 2 x 28.33					=		201.83
06	(4.29 + 1.58) / 2 x 59.59					=		182.37
TOTAL								1804.48

RING ROAD AREA CALCULATION								SQ.M.
01	40.34 x 24.287 x 0.50					=		490.08
TOTAL						=		490.08

INTERNAL ROAD (15.00 M.) AREA CAL.								
1	64.54	X	13.81	X	0.50	=		445.65
2	64.54	X	12.15	X	0.50	=		392.08
3	68.98	X	13.80	X	0.50	=		484.61
4	68.98	X	18.20	X	0.50	=		631.85
5	182.41	X	14.75	X	0.50	=		1343.27
6	182.41	X	14.92	X	0.50	=		1361.69
7	69.12	X	12.73	X	0.50	=		439.95
8	69.12	X	16.08	X	0.50	=		555.40
9	70.26	X	15.77	X	0.50	=		554.00
10	70.26	X	11.82	X	0.50	=		415.24
11	28.50	X	10.63	X	0.50	=		151.58
12	28.88	X	10.63	X	0.50	=		153.55
13	68.84	X	11.19	X	0.50	=		385.07
14	68.84	X	11.99	X	0.50	=		412.71
15	92.36	X	14.74	X	0.50	=		680.69
16	92.30	X	5.63	X	0.50	=		260.36
17	50.20	X	9.46	X	0.50	=		237.46
18	30.31	X	10.59	X	0.50	=		160.34
19	30.31	X	7.52	X	0.50	=		113.95
20	20.27	X	9.42	X	0.50	=		95.47
21	20.27	X	9.71	X	0.50	=		98.41
TOTAL								8387.56
DEDUCTION								0.00
A	18.56	X	6.05	X	0.50	=		55.98
TOTAL								
TOTAL	8387.56		-					8331.58

TOTAL OPEN SPACE		
OPEN SPACE A	=	1425.98
OPEN SPACE B	=	2821.23
OPEN SPACE C	=	2852.73
OPEN SPACE D	=	1491.90
OPEN SPACE E	=	1393.38
OPEN SPACE F	=	267.16
OPEN SPACE G	=	427.18
OPEN SPACE H	=	260.06
OPEN SPACE I	=	824.12
OPEN SPACE J	=	704.42
OPEN SPACE K	=	2164.36
TOTAL		14599.45

AGRICULTURE ZONE AREA CALCULATIONS								SQ.M.
01	21.20 x 04.87 x 0.50					=		51.62
02	21.20 x 06.08 x 0.50					=		64.24
03	72.69 x 08.39 x 0.50					=		301.30
04	72.69 x 06.74 x 0.50					=		244.96
05	72.74 x 11.34 x 0.50					=		412.43
06	38.29 x 22.67 x 0.50					=		433.09
07	54.14 x 29.06 x 0.50					=		786.65
08	54.14 x 08.83 x 0.50					=		239.02
09	44.77 x 21.42 x 0.50					=		479.48
10	56.76 x 27.62 x 0.50					=		783.53
11	56.76 x 24.37 x 0.50					=		691.40
12	44.34 x 22.34 x 0.50					=		550.78
13	44.34 x 13.83 x 0.50					=		306.62
TOTAL								5618.52

H.E.M.R.L. ZONE AREA CALCULATIONS								SQ.M.
01	20.62 x 10.20 x 0.50					=		137.99
02	30.97 x 22.90 x 0.50					=		412.94
03	46.48 x 14.22 x 0.50					=		354.46
04	41.77 x 13.50 x 0.50					=		277.77
05	37.10 x 18.35 x 0.50					=		484.43
06	(17.04+19.67) / 2 x 24.11					=		989.42
07	(12.44+15.46) / 2 x 26.98					=		374.97
08	(20.25+18.32) / 2 x 8.67					=		161.14
09	21.99 x 3.30 x 0.50					=		32.87
10	(38.27+31.93) / 2 x 50.82					=		1766.30
11	(18.72+20.82) / 2 x 44.65					=		869.82
12	28.37 x 14.35 x 0.50					=		203.41
13	(17.48+19.39) / 2 x 66.30					=		1237.37
14	(21.41+25.18) / 2 x 94.22					=		2295.54
15	25.44 x 64.42 x 0.50					=		1075.92
16	(17.18+13.07) / 2 x 39.31					=		592.12
17	20.10 x 70.80 x 0.50					=		1171.74
18	37.34 x 55.43 x 0.50					=		1033.49
19	27.24 x 11.04 x 0.50					=		450.60
20	76.06 x 18.82 x 0.50					=		715.19
21	(21.82+5.46) / 2 x 80.94					=		1256.79
22	13.95 x 07.17 x 0.50					=		49.98
23	26.41 x 07.42 x 0.50					=		196.00
24	38.38 x 15.58 x 0.50					=		298.38
25	07.09 x 09.40 x 0.50					=		33.31
26	07.59 X 17.82 X 0.50					=		676.35
27	38.38 X 18.83 X 0.50					=		810.30
28	46.00 X 11.68 X 0.50					=		537.19
29	35.01 X 11.03 X 0.50					=		482.02
30	44.88 X 21.56 X 0.50					=		967.30
31	54.69 X 24.93 X 0.50					=		680.86
32	27.41 X 08.43 X 0.50					=		577.17
TOTAL								20615.01

TABLE - 01		
Plot No. - 201		
Net Plot Area	14663.56	
Max. Permissible (as front Road is 25m)	3.7	
Max. Permissible FSI	54328.63	a = b
a Basic FSI alloted to Plot	22885.94	as per norm 15.7 (c)
b Paid FSI (0.2)	3932.71	

TABLE - 02		
Plot No. - 202		
Net Plot Area	14977.88	
Max. Permissible (as front Road is 18m)	3.7	
Max. Permissible FSI	55453.60	a = b
a Basic FSI alloted to Plot	22406.82	as per norm 15.2 (c)
b Paid FSI (0.2)	2995.58	

PMRDA DCPR Rule 15.7 (c) In case of plotted layout, the basic FSI of such net area shall be distributed on all plots on pro-rata basis or on certain plots to which land owner desires, subject to maximum receiving potential prescribed in these regulations.

DATE & STAMP OF APPROVAL 01/02
LAYOUT PLAN

Approved as amended in ..... subject to conditions mentioned in Annexure 'A' of letter No. 66/ ..... C.R. No. ..... Mouza ..... S. No./G. No./CTS No. ..... Dated 26/03/2020

(डिस्ट्रीक्ट प्लानर)
Metropolitan Commissioner and Chief Executive Officer
Pune Metropolitan Regional Development Authority, Pune.

A AREA STATEMENTS

		Previous Sanction SQ.M.	Proposed Sanction SQ.M.
01	Area of Plot (Minimum area of a, b, c to be considered)	174670.00	174670.00
	(a) As per ownership document (7/12, CTS extract)	180500.00	180500.00
	(b) As per measurement sheet	174670.00	174670.00
	(c) As per site	174670.00	174670.00
02	Deductions for		
	(a) AREA UNDER HEMRL	18180.74	20874.01
	(b) AREA UNDER HILL TOP	24992.55	1804.48
	(c) AREA UNDER AGRICULTURE	5618.75	5618.75
	(d) AREA UNDER NON WIDE ROAD	490.08	490.08
	Total (a + b + c + d)	49282.12	28787.32
03	Net GROSS Area of the plot (01 - 02)	124387.88	145882.68
04	Recreational Open space		
	(a) Required (10%)	13180.78	14588.26
	(b) Proposed	13042.68	14589.15
05	Amenity Space		
	(a) Required (5%)	18721.18	21882.40
	(b) Proposed	19683.59	21882.40
06	Service road and Highway widening	--	--
07	Internal Road area (15.00 M.)	17348.64	9021.68
08	Balance Area of Plot = (1 - (4(b)+5(b)+7) Area Under Plots	74852.99	100089.07
09	Net Area of Plot = (1 - 2 - 3(b))	103243.80	124093.00
10	Built up area with reference to Basic F.S.I. as per front road width As per Previous Sanction (0.80) & As per Revised (1.10)	94779.90	136499.22
11	Addition of area for F.S.I.		
	(a) In-situ area against D.P. Road (2.00 x sr. no. 2 (a)) if any	--	--
	(b) In-situ area against Amenity Space (2.00 x sr. no. 5 (a))	--	--
	(c) Premium FSI area (subject to maximum of 0.3 of sr. no. 8)	--	--
	(d) TDR area	--	--
	(e) Additional FSI area under chapter VII	--	--
	Total (a + b + c + d + e)	--	--
12	Total area available (10+11)	94779.90	136499.22
13	Maximum utilization of F.S.I. Permissible as per Road width (as per Regulation no. 15.4.)	--	--
14	Total Built-up Area in proposal (excluding area at Sr.No.15.5)		
	(a) Existing Built-up Area	--	--
	(b) Proposed Built-up Area	--	--
	(c) Excess Balcony area counted in F.S.I.	--	--
	(d) Excess Double Height terraces area counted in F.S.I.	--	--
	Total (a + b + c + d)	--	--
15	F.S.I. Consumed (14.7(e) (should not be more than serial no.12 above.)	--	--
16	Area for Inclusive Housing, if any		
	(a) Required (20% of sr.no.9)	--	--
	(b) Proposed	--	--

B CERTIFICATE OF AREA

Certified that the Plot under reference was surveyed by me on ..... and the dimensions of sides etc. of the plot stated on Plan are as measured on site and the area works out tallies with the area stated in document of ownership / TP Scheme Records / Land Record Dept. / City Survey records.

Sign of the Architect

C OWNER'S DECLARATION

I/We undersigned hereby confirm that I/We would abide by plans sanctioned by P.M.R.D.A. I/We would execute the structure as per sanctioned plans. Also I/We would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.

Sign of the Owner

D LEGEND

Plot Boundary - Black		Water Line - Black Dotted	
Proposed Work - Red		Existing to be retained- Hatched	
Drainage Line- Red Dotted	