

BEFORE & AFTER AMALGAMATION AREA KEY PLAN & CALCULATION
F.S.I. STATEMENT, LAYOUT PLAN, OPEN SPACE AREA KEY PLAN & CALCULATION, SECTION A-A

STAMP OF APPROVAL



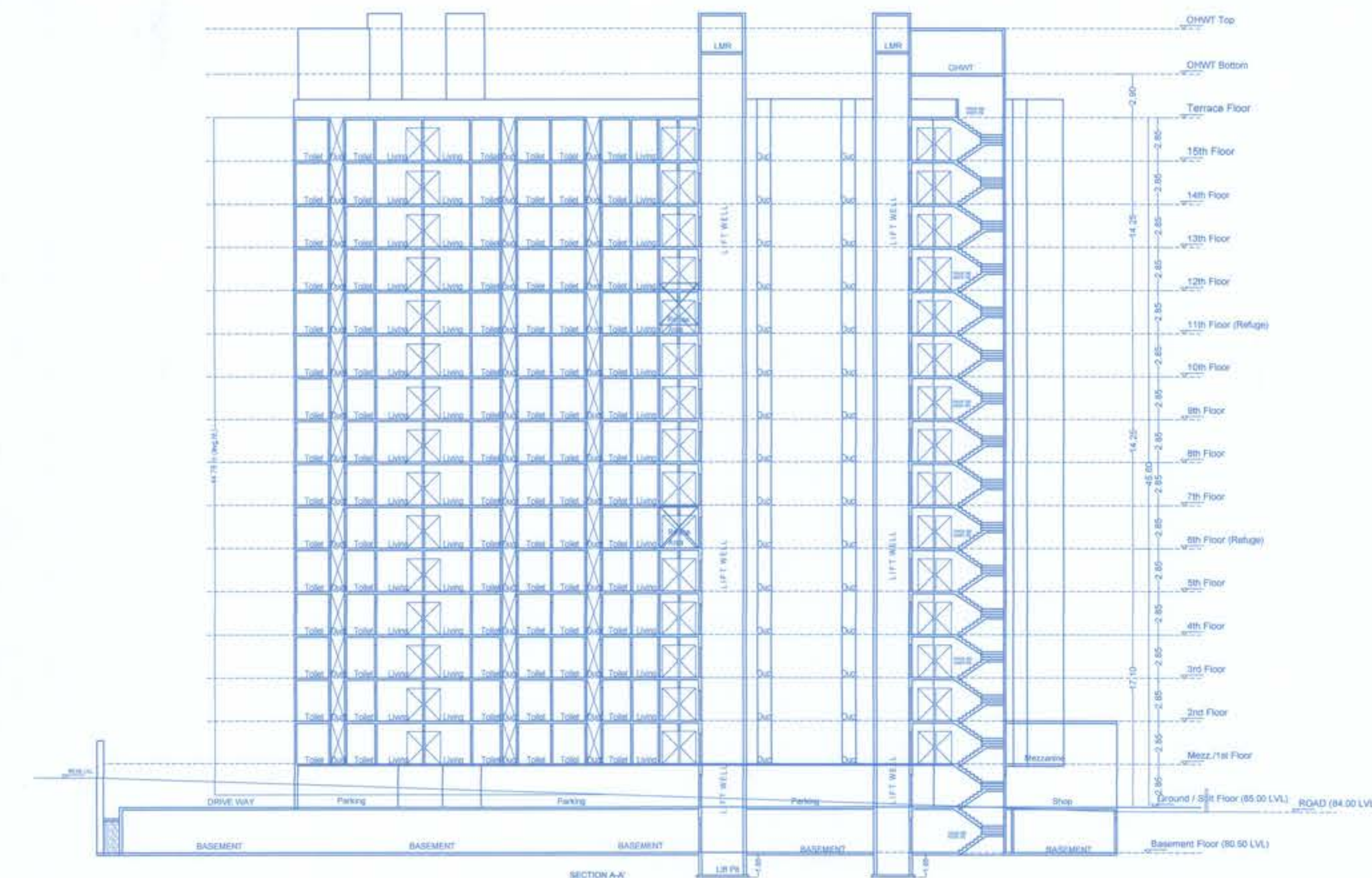
नियम विभाग दिनांक 27/11/2021
नम २. 299.038/ १६६६६. १६/११/२०२१
१६६६६. १६/११/२०२१

FLOOR	FSI		BUILDING HEIGHT	TENEMENTS
	COMM.	RESI.		
GROUND/STILT	432.10	-	-	-
1st	212.15	826.47	10	10
2nd		979.23	12	12
3rd		979.23	12	12
4th		979.23	12	12
5th		979.23	12	12
6th		951.76	12	12
7th		979.23	12	12
8th		979.23	12	12
9th		979.23	12	12
10th		979.23	12	12
11th		951.76	12	12
12th		979.23	12	12
13th		979.23	12	12
14th		979.23	12	12
15th		979.23	12	12
LMR	644.25	14548.64	178	178
G. TOTAL	15192.89			



OPEN SPACE AREA KEY PLAN

OPEN SPACE AREA CALCULATION			
1	= 0.50 X 30.74 X 11.41	=	175.37
2	= 0.50 X 30.74 X 10.12	=	155.54
TOTAL			330.92
AREA CONSIDERED			330.37



BEFORE AMALGAMATION AREA CALCULATIONS S. NO. 43/1TO12/44/46/1/2/3/D			
1	= 0.50 X 58.08 X 28.37	=	823.86
2	= 0.50 X 58.08 X 15.40	=	447.22
3	= 0.50 X 76.06 X 11.72	=	445.71
4	= 0.50 X 76.06 X 25.26	=	960.64
TOTAL			2,677.43
CONSIDERED			2306.00

BEFORE AMALGAMATION AREA CALCULATIONS S. NO. 43/5 (p)			
5	= 0.50 X 48.24 X 21.06	=	507.97
6	= 0.50 X 48.24 X 7.71	=	185.97
7	= 0.50 X 37.09 X 16.89	=	313.23
8	= 0.50 X 26.66 X 7.26	=	96.78
9	= 0.50 X 26.66 X 6.57	=	87.58
TOTAL			1,191.51
AS PER 7/12			1182.00



24.00 M. WIDE ROAD AREA KEY PLAN

24.00 M. WIDE ROAD AREA CALCULATION			
8	= 0.50 X 26.66 X 7.26	=	96.78
9	= 0.50 X 26.66 X 6.57	=	87.58
TOTAL			184.35

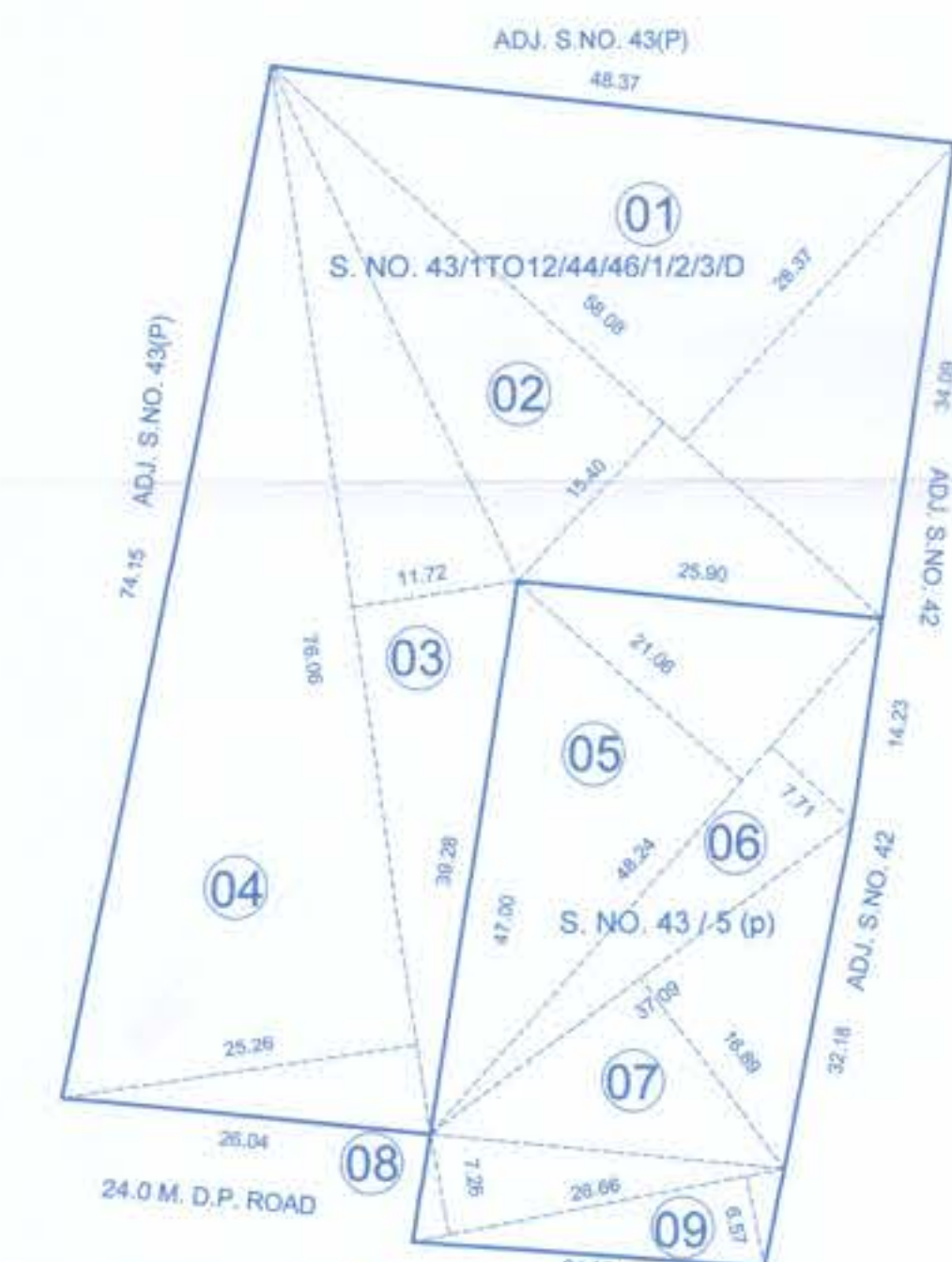
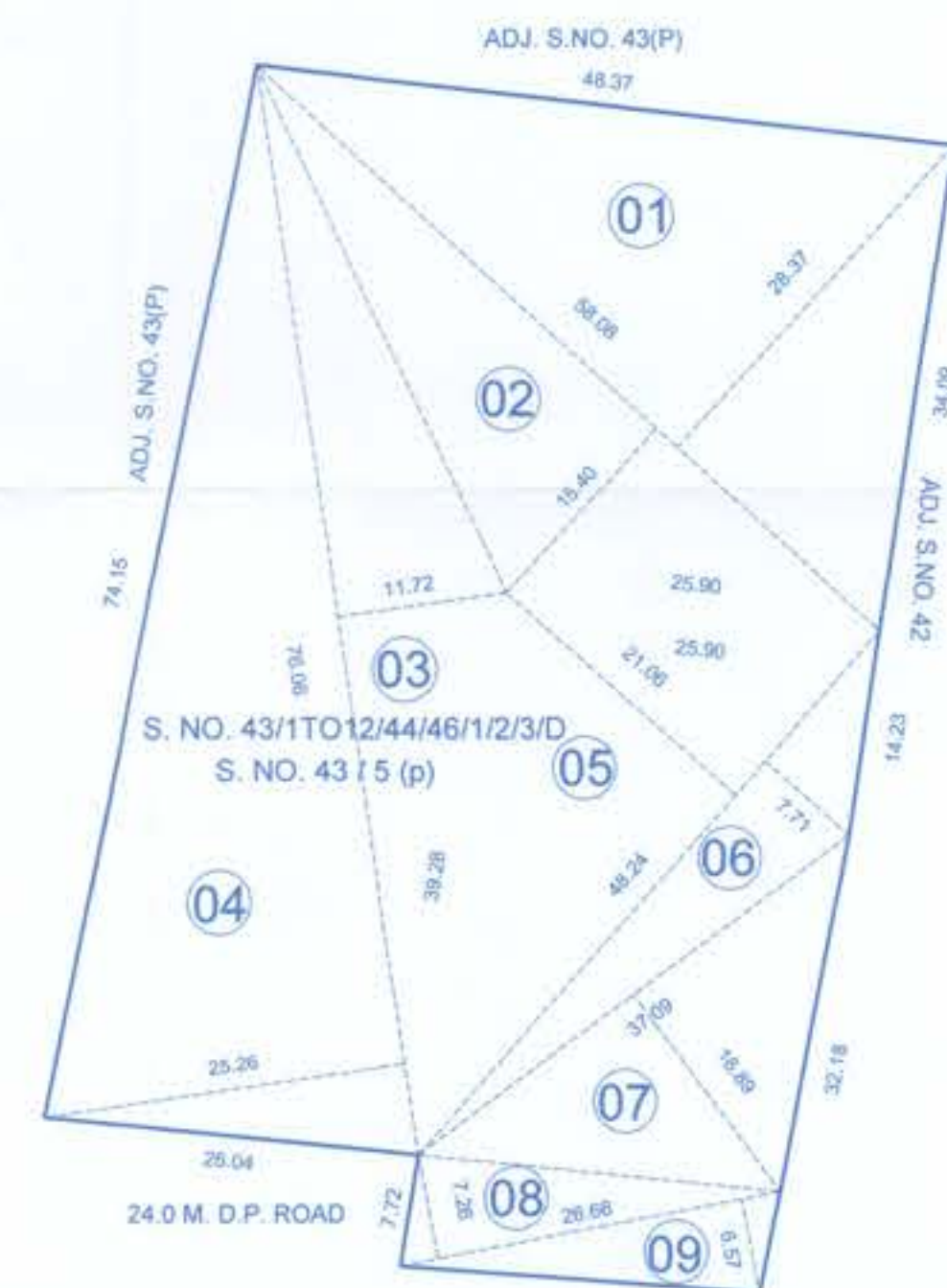
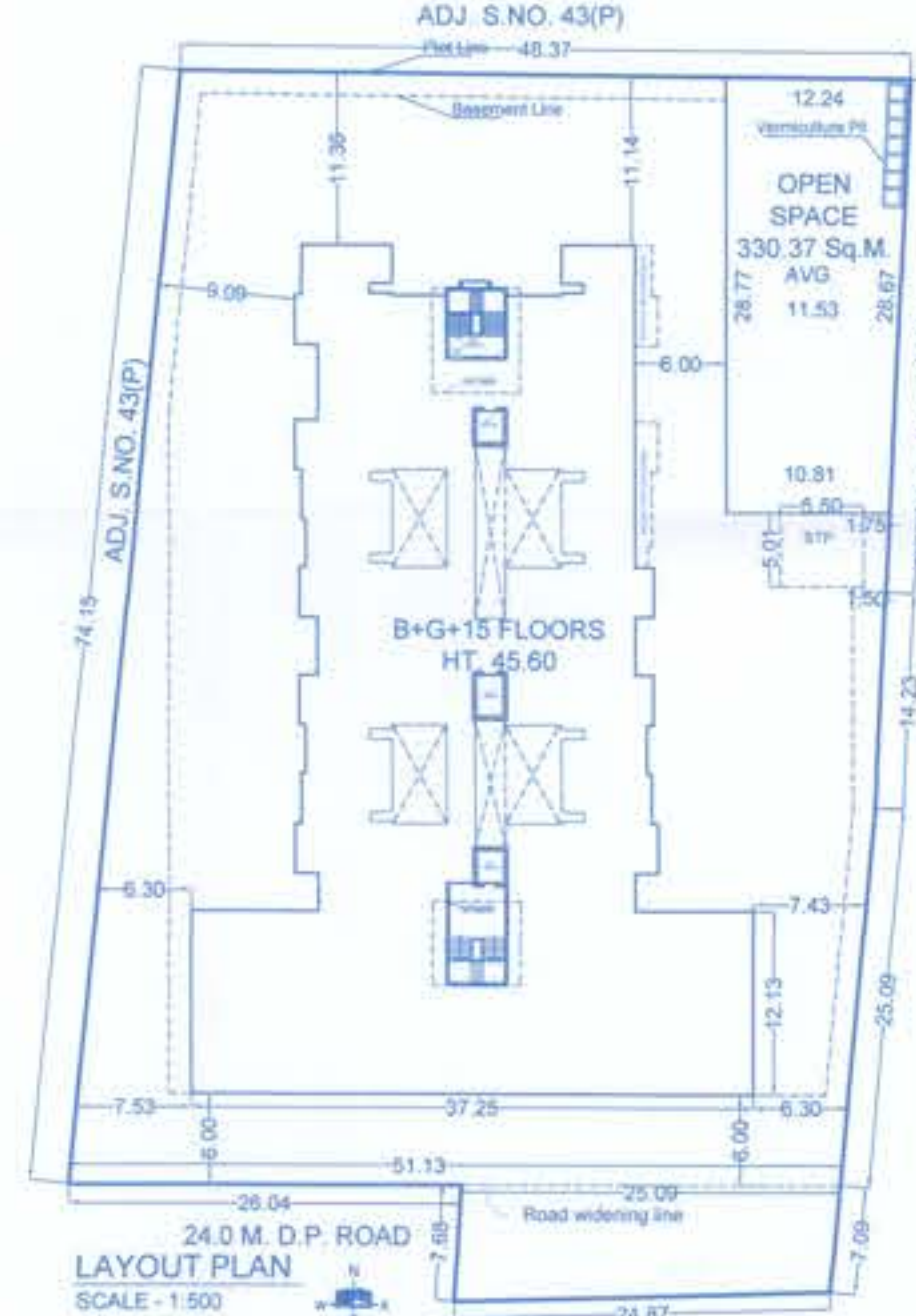
AFTER AMALGAMATION AREA CALCULATIONS			
1	= 0.50 X 58.08 X 28.37	=	823.86
2	= 0.50 X 58.08 X 15.40	=	447.22
3	= 0.50 X 76.06 X 11.72	=	445.71
4	= 0.50 X 76.06 X 25.26	=	960.64
5	= 0.50 X 48.24 X 21.06	=	507.97
6	= 0.50 X 48.24 X 7.71	=	185.97
7	= 0.50 X 37.09 X 16.89	=	313.23
8	= 0.50 X 26.66 X 7.26	=	96.78
9	= 0.50 X 26.66 X 6.57	=	87.58
TOTAL			3,868.94
CONSIDERED			3488.00

AREA STATEMENT BEFORE AMALGAMATION

S.No.	Area As per Demarcation	Area as per 7/12 Extract	Minimum Area Considered	24.0 M. W. D.P. Road	Total Deduction	Balance Plot Area
S. NO. 43/1TO12/44/46/1/2/3/D	2677.43	2306.00	2306.00	0.00	0.00	2306.00
S. NO. 43/5 (p)	1191.51	1182.00	1182.00	184.35	184.35	997.65
TOTAL	3868.94	3488.00	3488.00	184.35	184.35	3303.65

AREA STATEMENT AFTER AMALGAMATION

S.No.	Area As per Demarcation	Area as per 7/12 Extract	Minimum Area Considered	12.0 M. W. D.P. Road	Total Deduction	Balance Plot Area
S. NO. 43/1TO12/44/46/1/2/3/D + S. NO. 43/5 (p)	3868.94	3488.00	3488.00	184.35	184.35	3303.65
TOTAL	3868.94	3488.00	3488.00	184.35	184.35	3303.65

BEFORE AMALGAMATION AREA KEY PLAN
SCALE - 1:500AFTER AMALGAMATION AREA KEY PLAN
SCALE - 1:500LAYOUT PLAN
SCALE - 1:500

Construction Area			
Wing	Floor	F.S.I. as per UDCPR	Top Terrace Tenements
A	GROUND	432.10	
	1st	212.15	826.47
	2nd		979.23
	3rd		979.23
	4th		979.23
	5th		979.23
	6th		951.76
	7th		979.23
	8th		979.23
	9th		979.23
	10th		979.23
	11th		951.76
	12th		979.23
	13th		979.23
	14th		979.23
	15th		979.23
	LMR	67.89	
Total		644.25	14548.64
Grand Total		15192.89	822.25
Total FSI + Non FSI		16015.14	

Common Services and Amenities Areas	Parking	OHT	UGT	STP	Transformer + DG Set	Watchmans Cabin
Total	3636.35	38.24	64.76	27.57	0.00	5.12
Area in Sq.m.						
Total Construction Area Building + Amenities	16015.14		3772.04			19787.18

NAME, ADDRESS & SIGNATURE OF THE OWNER

NAME OF THE OWNER	SIGNATURE OF THE OWNER
1). Mr. Subahu Shah	
2). Mr. Ashist Sanghvi	
3). Mr. Suketu Shah	
4). Mr. Brijesh Singh	

DESCRIPTION OF PROPERTY & PROPOSAL

PROPOSED AMALGAMATION ON S. NO. 43/1TO12/44/46/1/2/3/D+ 43/5(p),
MOHAMMADWADI, PUNE.

NAME, ADDRESS & SIGNATURE OF THE ARCHITECT

Pinnac AECL Consultancy Pvt. Ltd.	
DINESH CHANDRATRE	
LIC. ENGINEER	
'Pinnac House', Pinnac Memories,	
S. No. 7/3+4, Kothrud,	
Pune - 411038	
Dinesh Chandratre	
Lic. no. - 18	

Drawn by	Dada	Org. no.
Date	23 / 10 / 2021	
Checked by	AMOL WALE	