

AREA STATEMENT OF ONE BUILDING

BUILDINGS TYPE	FLOOR AREA												TOTAL AREA
	FIRST	SECOND	THIRD	FOURTH	FIFTH	SIXTH	SEVENTH	EIGHTH	NINTH	TENTH	ELEVENTH	TWELFTH	
"A" TYPE	296.06	296.06	296.06	296.06	296.06	296.06	296.06	154.40	296.06	296.06	296.06	296.06	5411.06
"B" TYPE	383.62	383.62	383.62	383.62	383.62	383.62	383.62	275.57	383.62	383.62	383.62	383.62	4495.39
"C" TYPE	383.62	383.62	383.62	383.62	383.62	383.62	383.62	275.57	383.62	383.62	383.62	383.62	4495.39
"D" TYPE	334.11	334.11	334.11	334.11	334.11	334.11	334.11	238.11	334.11	334.11	334.11	334.11	3913.32
"E" TYPE	448.06	448.06	448.06	448.06	448.06	448.06	448.06	298.58	448.06	448.06	448.06	448.06	5018.22

AREA STATEMENT FOR PREMIUM

BUILDING TYPE	BALCONY AREA	DRY BALC AREA	PASSAGE AREA	TERRACE AREA	STAIRCASE AREA	LIFT AREA	LIFT MACHINE ROOM AREA
'A' TYPE	510.83	138.00	958.12	497.87	186.72	3.85	10.37
'B' TYPE	670.73	199.92	330.96	693.36	192.12	3.85	10.37
'C' TYPE	670.73	199.92	330.96	693.36	192.12	3.85	10.37
'D' TYPE	585.32	186.12	434.04	840.42	169.60	3.85	10.18
'E' TYPE	751.41	187.69	822.69	729.39	178.76	3.85	10.37
CLUB HOUSE	15.28				23.40	—	—
TOTAL	3204.30	911.65	2474.07	3254.38	966.72	18.25	51.65

F.S.I. STATEMENT

BUILDINGS TYPE	NO. OF BUILDING	NO. OF TENAMENT	NO. OF FLOORS	BLDG.HT. UNDER	COVERED PARKING AREA IN SQ.M.	F.S.I. CONSUMED	BALCONY AREA		PASSAGE AREA	TOTAL AREA
						RESIDENTIAL	PERM	PROP.		
'A' TYPE	01 NO.	23	L.P.+U.P.+12	37.05 M.	286.06 X 2 = 592.12	3411.06	511.67	510.83	555.12	
'B' TYPE	01 NO.	47	L.P.+U.P.+12	37.05 M.	383.62 X 2 = 767.24	4495.39	674.26	670.23	330.96	
'C' TYPE	01 NO.	47	L.P.+U.P.+12	37.05 M.	383.62 X 2 = 767.24	4495.39	674.28	670.73	330.96	21,333.45
'D' TYPE	01 NO.	47	L.P.+U.P.+12	37.05 M.	334.11 X 2 = 668.22	3913.32	587.04	585.32	434.04	
'E' TYPE	01 NO.	86	L.P.+U.P.+12	37.05 M.	448.05 X 2 = 896.12	5018.29	752.76	751.41	822.99	
TOTAL	05 NOS.	230 NOS.	-	-	3690.94	21,333.45	3200.03	3189.02	2474.07	21,333.45



BUILDINGS TYPE	TENEMENT STATEMENT				TOTAL
	FLAT AREA 40 TO 80 SQM	FLAT AREA 80 TO 150 SQM	FLAT AREA ABOVE 150 SQM		
'A' TYPE	-	-	25 ten		25 ten
'B' TYPE	-	47 ten	-		47 ten
'C' TYPE	-	47 ten	-		47 ten
'D' TYPE	24 ten	23 ten	-		47 ten
'E' TYPE	43 ten	23 ten	-		66 ten
TOTAL	67 ten	140 ten	23 ten		230 ten

AMENITY SPACE AREA CALC.			
Q1)	92.02 x 24.76 x 0.50	=	1139.21 SQ.M
Q2)	98.53 x 6.86 x 0.50	=	341.39 SQ.M
Q3)	112.75 x 10.90 x 0.50	=	814.49 SQ.M
Q4)	112.75 x 20.48 x 0.50	=	1153.43 SQ.M
a)	10.36 x 0.83 x 2/3	=	5.73 SQ.M
DEDUCTION			
b)	17.86 x 1.21 x 2/3	=	14.76 SQ.M
TOTAL AREA		=	3240.00 SQ.M

12.00M WIDE INTERNAL ROAD					
01	96.95	x 12.00	= 0.50	610.76	S.M
02	96.95	x 12.00	= 0.50	577.94	S.M
03	19.36	x 5.57	= 0.50	53.92	S.M
04	19.36	x 1.65	= 0.50	112.77	S.M
05	20.07	x 1.56	= 2/3	25.42	S.M
06	29.53	x 5.56	= 0.50	111.62	S.M
07	34.80	x 10.17	= 0.50	173.40	S.M
08	34.80	x 7.79	= 2/3	217.79	S.M
09	29.50	x 5.56	= 0.50	111.81	S.M
10	34.80	x 10.15	= 0.50	123.06	S.M
11	17.82	x 6.18	= 0.50	54.88	S.M
12	17.82	x 11.51	= 0.50	102.55	S.M
13	18.44	x 7.67	= 2/3	20.53	S.M
14	90.53	x 11.96	= 0.50	541.77	S.M
15	90.53	x 10.78	= 0.50	477.39	S.M
TOTAL:				3129.74	

OPEN SPACE AREA CALCULATION			
01)	68.71 x 50.90 x 0.50	=	1084.66 SQ.M
02)	67.75 x 10.70 x 0.50	=	3.15.71 SQ.M
03)	49.80 x 7.26 x 0.50	=	180.77 SQ.M
04)	48.70 x 6.48 x 0.50	=	158.08 SQ.M
05)	48.79 x 17.80 x 0.50	=	429.35 SQ.M
c)	9.87 x 0.98 x 2/3	=	5.79 SQ.M
DEDUCTION			
y)	17.80 x 1.21 x 2/3	=	14.36 SQ.M
TOTAL AREA		=	2160.00 SQ.M

BUILDINGS TYPE	PARKING PROVIDED	OPEN PARKING	TOTAL SQM.
'A' TYPE	721.52 SQ.M.		
'B' TYPE	954.37 SQ.M.		4509.51 SQ.M.
'C' TYPE	954.37 SQ.M.	2000.00 SQ.M.	+
'D' TYPE	761.99 SQ.M.		2000.00 SQ.M.
'E' TYPE	1172.46 SQ.M.		
TOTAL	4509.51 SQ.M.	2000.00 SQ.M.	6509.51 SQ.M.

BUILDINGS TYPE	G/M WATER TANK CAPACITY (LITRS)	B/G WATER TANK CAPACITY (LITRS)
A' TYPE	18,000+20,000	24,000+50,000
B' TYPE	32,000+20,000	48,000+50,000
C' TYPE	32,000+20,000	48,000+50,000
D' TYPE	32,000+20,000	48,000+50,000
E' TYPE	45,000+30,000	67,500+50,000

PREVIOUS SANCTION PARKING AREA STATEMENT		
TOTAL SQ.M	AREA REQUIRED	
1900.00	152 X 12.50 SQ.M	CAR
912.00	304 X 3.00 SQ.M	SCOOTER
425.60	304 X 1.40 SQ.M	CYCLE
3237.60	TOTAL REQUIRED AREA	

AREA STATEMENT FOR PREMIUM DIFFERENCE IN PREVIOUS SANCTION & REVISED DWG				
BUILDINGS TYPE	1ST SANCTION AREA	2ND SANCTION AREA	REVISED AREA	INCREASE IN AREA
BALCONY AREA	1784.71	1671.82	3204.30	1419.59
DRY BALC. AREA	580.25	388.04	811.65	331.40
PASSAGE AREA	1805.28	1308.64	2474.07	665.79
TERRACE AREA	1468.57	1170.15	3254.38	1785.81
STAIRCASE AREA	660.29	535.11	966.72	301.52
LIFT AREA	18.25	29.91	18.25	-
UFT M/C RM AREA	51.66	79.52	51.66	-
ADDITION 20th FLD F.S.I. ON NET PLOT				6,507.13

PARKING STATEMENT

PARKING	PARKING REQUIRED			PARKING PROVIDED		
	CAR	SCOOTER	CYCLES	CAR	SCOOTER	CYCLES
PREVIOUS SANCTION						
A TYPE						
1 TEN HAVING CARPET AREA ABOVE 150.00 SQ.M.	01	02	02		---	
FOR 23 TENEMENTS	23	46	46	23	46	46
B TYPE						
1 TEN HAVING CARPET AREA 80 TO 150 SQ.M.	01	02	02		---	
FOR 47 TENEMENTS	47	94	94	47	94	94
C TYPE						
1 TEN HAVING CARPET AREA 80 TO 150 SQ.M.	01	02	02		---	
FOR 47 TENEMENTS	47	94	94	47	94	94
D TYPE						
2 TEN HAVING CARPET AREA 40 TO 80 SQ.M.	01	02	02		---	
FOR 24 TENEMENTS	12	24	24	12	24	24
1 TEN HAVING CARPET AREA 80 TO 150 SQ.M.	01	04	04		---	
FOR 23 TENEMENTS	23	46	46	23	46	46
TOTAL	152	304	304	152	304	304

PROPOSED SANCTION							
		% TYPE					
3 TEN HAVING B/UP AREA 50 TO 100 SQ.M.	01	03	03	—	—	—	—
PDR 43 TENEMENTS	14	43	43	14	43	43	43
2 TEN HAVING B/UP AREA ABOVE 100 SQ.M.	01	03	03	—	—	—	—
PDR 23 TENEMENTS	12	23	23	12	23	23	23
TOTAL	26	66	66	26	66	66	66
ADD 50% PARKING FOR METROPOLITAN REGION	13	33	33	13	33	33	33
TOTAL	39	99	99	39	99	99	99

PROPOSED SANCTION PARKING AREA STATEMENT		
TOTAL SQ.M	AREA REQUIRED	
487.50	39' X 12.50' SQ.M	CAR
297.00	93' X 3.00' SQ.M	SCOOTER
138.60	93' X 1.40' SQ.M	CYCLE
923.10	TOTAL REQUIRED AREA	

PLOT AREA CALCULATION [S.NO,12, HAISSA NO.1(P),5(P)]		
01)	240.30	+ 31.36 x 0.50 = 4130.76
02)	240.30	+ 24.95 x 0.50 = 2997.71
03)	147.82	+ 11.14 x 0.50 = 823.56
04)	164.48	+ 17.66 x 0.50 = 1452.58
05)	25.77	+ 3.85 x 0.50 = 49.61
06)	164.48	+ 16.26 x 0.50 = 1337.36
07)	152.83	+ 33.87 x 0.50 = 2586.78
08)	146.36	+ 40.37 x 0.50 = 3289.55
09)	118.57	+ 23.45 x 0.50 = 1401.56
10)	170.87	+ 46.25 x 0.50 = 3953.58
11)	596.00	+ 18.92 x 0.50 = 5564.28
TOTAL AREA BY TRIANGULATION		= 21,027.95
AREA ACQ PER 7/12 EXTRACT		= 21,600.00
MINIMUM AREA CONSIDER		= 21,600.00

STAMP OF APPROVAL

02
24
LAYOUT

Approved as amended in _____
subject to conditions mentioned in Annexure 'A'
of letter No. _____ of _____
S.No./G.No./Pg. No. _____
Dated 23/2/2017.
For _____
Pune Metropolitan Regional Development Authority, Pune



AREA STATEMENT		SQ.M.
01. AREA OF PLOT (AS PER 7/12 EXTRACT)		21,800.00
02. DEDUCTIONS FOR		
(a) AREA UNDER ROAD WIDENING		
TOTAL AREA		=
03. NET GROSS AREA OF PLOT (1E-2)		21,600.00
04. DEDUCTION		
(a) AMENITY SPACE-15%		3,240.00
(b) OPEN SPACE-10% (NOT DEDUCTED)		3,160.00
(c) INTERNAL ROAD (NOT DEDUCTED)		2276.58
TOTAL DEDUCTION		3,240.00
06. NET AREA OF PLOT. (5-600/90)		16,524.00
07. ADDITION F.S.I PERM. ON NET PLOT AREA(1.10)		18,176.40
07. ADDITION FOR F.S.I.		
(c) AMENITY SPACE-15%		
(d) ADDITION 20% PAID F.S.I ON NET PLOT		3,304.80
TOTAL ADDITION		3,304.80
09. PERM. FLOOR AREA		21,481.20
10. PROPOSED RESIDENTIAL AREA		21,333.45
14. EXCESS BALCONY AREA TAKEN IN F.S.I		
15. TOTAL BUILT UP AREA		21,333.45
16. F.S.I. CONSUMED		1.30
17. GROUND COVERAGE AREA		3690.94
B TENEMENT STATEMENT		
(a) NET AREA OF PLOT (15W 15S) ABOVE		21,481.20
(b) LESS NON-RESIDENTIAL AREA (SHOPS ETC.)		-
(c) AREA FOR TENEMENTS (a-b)		21,481.20
(d) TENEMENTS PERMISSIBLE (250 T/HEC)		537 NOS
(e) TENEMENTS PROPOSED		230 NOS
SCHEDULE OF OPENINGS		
D	1.07 x 2.10	W 1.83 x 1.52
D1	0.91 x 2.10	W1 1.52 x 1.52
D2	0.76 x 2.10	W2 0.91 x 0.91
RS	3.05 x 2.44	V 1.83 x 0.91

LEGEND

PULL BOUNDARY SHOWN BLACK	_____
PROPOSED WORK SHOWN RED	_____
DAMAGE LINE SHOWN RED DOTTED	_____
WATER LINE SHOWN BLACK DOTTED	_____
EXISTING TO BE RETAINED MATCHED	=====
DEMOLITION SHOWN MATCHED YELLOW	=====

CERTIFICATE OF AREA
 CERTIFIED THAT THE PLOT UNDER REFERENCE HAS ITS DIMENSIONS OF SIDES, ETC. OF PLOT STATED ON PLAN HAS ITS AREA AS MEASUREMENT MENTIONED IN DEMANDNOTE AND THE AREA TALLIES WITH THE MINIMUM AREA STATED IN THE DOCUMENT OF OWNERSHIP / LAND RECORD DEPT. / & CITY SURVEY RECORDS. ALL THIS INFORMATION IS BASED ON DOCUMENTS PROVIDED BY THE OWNER / POWER OF ATTORNEY HOLDER IN ORIGINAL / TRUE COPY AND PHOTOCOPY.

OWNER'S NAME, ADDRESS AND SIGN.

THIS TOWN PLANNING DRAWING IS PREPARED FROM INSTRUCTIONS, INFORMATION, SPECIFICATIONS & LEGAL DOCUMENTS GIVEN BY ME (THE OWNER/P.A.H.) TO THE ARCHITECT.

I (THE OWNER/P.A.H.) HAVE READ & STUDIED THIS & ALL DRAWINGS ALONG WITH THIS DRAWINGS FOR SUBMISSION & THEY ARE AS PER MY

INSTRUCTIONS AND INFORMATION GIVEN BY ME (THE OWNER/P.O.A. HOLDER)

1) SHRI KUNJODRA SHIRBANG JAGTAP	<u>Ramendra</u>
2) SHRI RAJENDRA BHIMA CHITTOOKAR	<u>Bho</u>
3) SHRI GAJENDRA SOPANRAO PATIL	<u>Patil</u>
(P.O.A. HOLDER/OWNER)	SIGN

PROJECT
REVISED GROUP HOUSING LAYOUT
OF BUILDINGS ON S. NO. 12, HISSA NO. 1(P)
AT -MHALUNGE, TAL- MULASHI, PUNE.
ARCHITECT
VIKAS AGRAWAL

VIRAS A HALKAR
1221, B/1, WINGLAP
PARANJPE ROAD,
BEHIND BHAVE X-RAY CLINIC,
OFF. F.C.ROAD, PUNE 411004,
PH: 25531525/76.

REC. NO. 25/04/17008

DATE	SCALE	DRN. HV	CRD. HV
30.06.2014	1,500	VLI/SAM	M.S.T.