

PREVIOUS SANCTION AREA STATEMENT

TYPE	F.S.I.		HEIGHT	FRONT MARGIN	SIDE MARGIN	GROUND COVERAGE	TENEMENTS	TYPE	F.S.I.		HEIGHT	FRONT MARGIN	SIDE MARGIN	GROUND COVERAGE	TENEMENTS
	EXISTING	PROPOSED							EXISTING	PROPOSED					
A	6354.64	0000.00	27.0	6.00	4.50	1050.00	80	M	2101.583	0000.00	24.0	4.50	4.50	370.00	28
B+C+U	5156.00	0000.00	27.0	6.00	4.50	1010.00	87	N	2110.143	0000.00	24.0	4.50	4.50	370.00	28
D	1184.17	0000.00	24.0	4.50	4.50	215.00	16	L	1943.90	0000.00	24.0	4.50	4.50	340.00	28
E	3421.514	0000.00	36.0	4.50	4.50	370.00	43	O	5743.10	0000.00	24.0	4.50	4.50	840.00	80
F	458.57	0000.00	6.00	6.00	4.50	432.04	17	P	1973.88	0000.00	24.0	4.50	4.50	350.00	28
G	6475.42	0000.00	36.0	4.50	4.50	732.96	87	Q	978.61	0000.00	24.0	1.50	4.50	190.00	14
H1	3811.21	0000.00	36.0	4.50	4.50	522.98	43	R	000.00	938.11	37.20	6.00	4.50	—	47
H2	3163.668	0000.00	36.0	4.50	4.50	372.256	35	S	6402.86	0000.00	24.0	4.50	4.50	1115.00	289
H3	3196.294	0000.00	36.0	4.50	4.50	392.928	35	V	174.42	0000.00	9.60	4.50	3.00	195.00	1
I	3634.926	0000.00	36.0	4.50	4.50	524.93	43	W	000.00	3273.58	35.85	9.00	7.50	—	38
J	2114.53	0000.00	24.0	4.50	4.50	390.00	32	TOTAL	62472.85	4211.69	—	—	—	10081.00	1127
K	2073.42	0000.00	24.0	4.50	4.50	370.00	28	GRAND TOTAL	66684.54	—	—	—	—	—	—
									T	250.00	6.00	6.00	3.00	250.00	CLUB HOUSE
									T-1	150.00	3.00	3.00	3.00	100.00	CLUB HOUSE

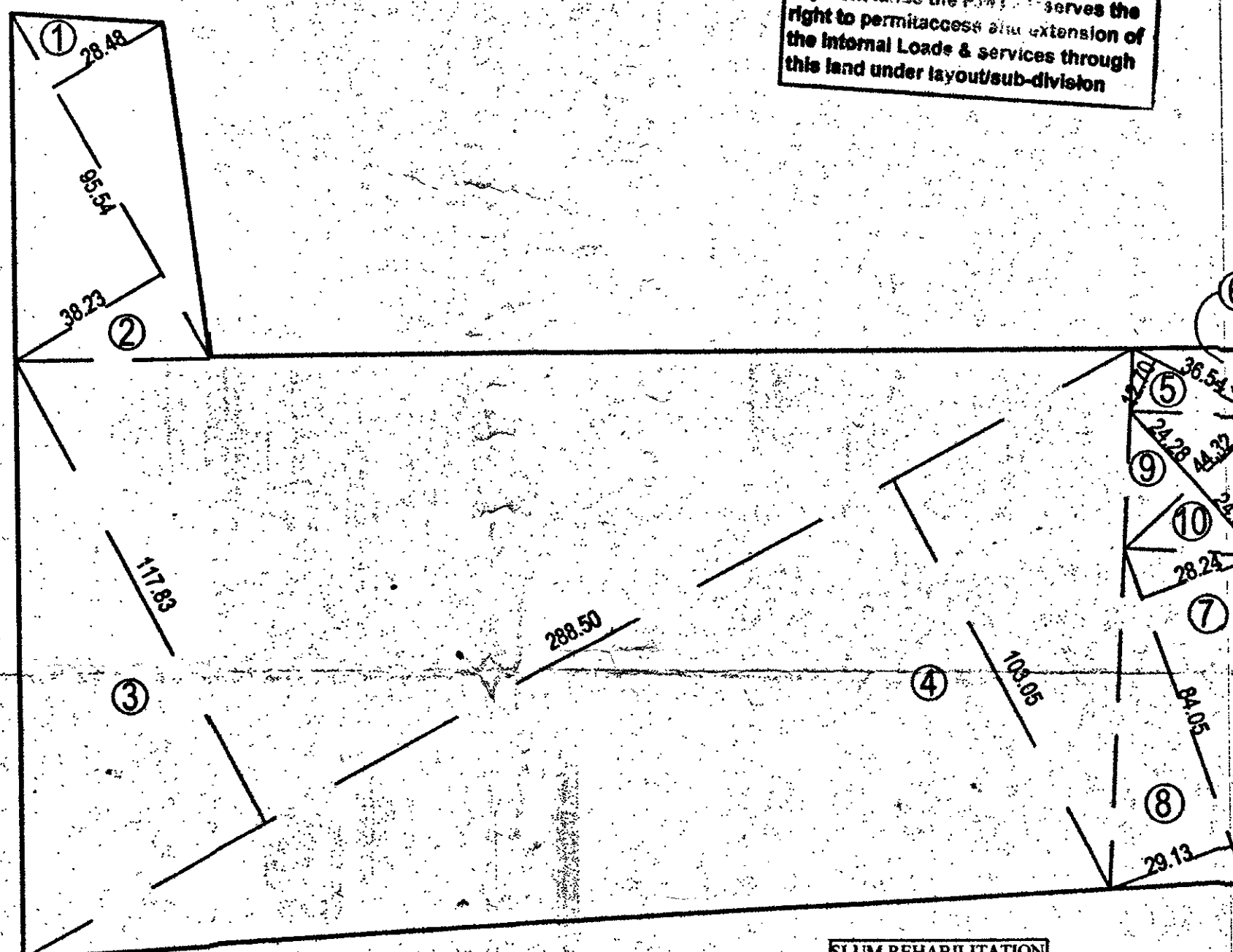
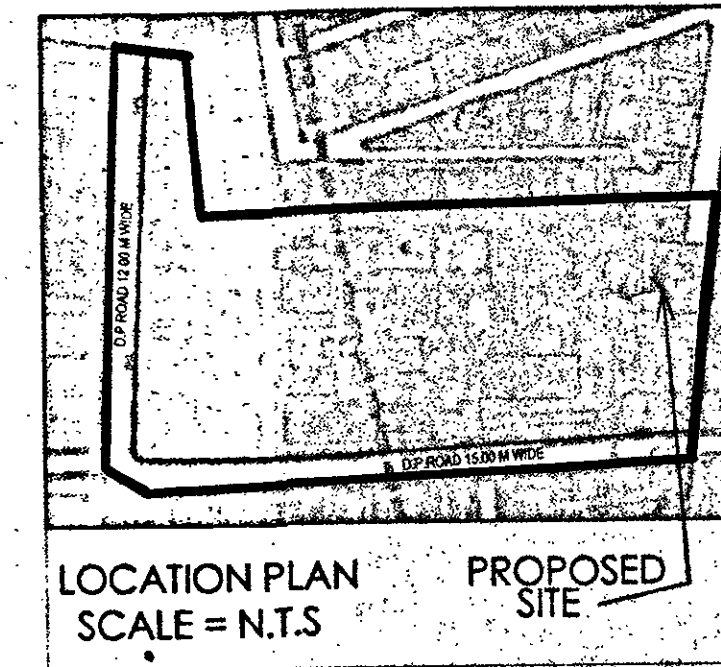
OPEN SPACE AREA CALCULATION

- 1) 24.50 X 9.50 = 232.75 SQ.M.
 - 2) 30.00 X 17.00 = 510.00 SQ.M.
 - 3) 26.50 X 14.00 = 371.00 SQ.M.
 - 4) 18.50 X 19.00 = 351.50 SQ.M.
 - 5) 20.50 X 20.55 = 421.275 SQ.M.
 - 6) 25.00 X 26.00 = 650.00 SQ.M.
 - 7) 17.50 X 18.00 = 315.00 SQ.M.
 - 8) 20.00 X 14.00 = 280.00 SQ.M.
 - 9) 3.38 X 18.00 = 60.84 SQ.M.
- NEW PROVIDED OPEN SPACE
TOTAL AREA = 3192.36 SQ.M.

- AREA UNDER 15.00 M. WIDE D.P. ROAD ADDITIONAL AREA
- 1) $\triangle 0.50 \times 258.57 \times 1.50 \times 2 = 387.85$ SQ.M.
 - 2) $\triangle 0.50 \times 4.57 \times 1.44 \times 1 = 3.29$ SQ.M.
 - 3) $\frac{1}{2} \times 4.57 \times 0.39 \times 1 = 1.18$ SQ.M.
- TOTAL AREA = 392.32 SQ.M.

- PLOT AREA CALCULATION
- 1) 0.50 X 95.54 X 28.48 = 1360.49
 - 2) 0.50 X 95.54 X 38.23 = 1826.24
 - 3) 0.50 X 288.50 X 117.83 = 16996.98
 - 4) 0.50 X 288.50 X 103.05 = 14864.96
 - 5) 0.50 X 36.54 X 12.81 = 234.03
 - 6) 0.50 X 36.54 X 13.92 = 254.32
 - 7) 0.50 X 84.05 X 28.24 = 1186.79
 - 8) 0.50 X 84.05 X 29.13 = 1224.19
 - 9) 0.50 X 44.32 X 24.28 = 538.04
 - 10) 0.50 X 44.32 X 24.27 = 537.82

PLOT AREA AS PER DEMARCATION = 39023.86 SQ.M.
PLOT AREA AS PER 7/12 = 38946.00 SQ.M.
MINIMUM PLOT AREA AS CONSIDER = 38946.00 SQ.M.



Not: No sale or lease of a plot in layout will be recognised and no building per mission in any plot in the layout will be granted unless final sanction to the layout is obtained from the Municipal Commissioner.

For the purpose of proper circulation of road pattern and to have a continuity of the water & drainage system and other services for the development of adjacent land to the P.S.D.P. serves the right to permit extension of the Internal Road & services through this land under layout/sub-division

AREA STATEMENT SQ.M

1) AREA OF PLOT (AS PER DEMARCATION)	39023.86
2) AREA OF PLOT (AS PER 7/12)	38946.00
3) MINIMUM PLOT AREA CONSIDER (AFTER AMALGAMATION)	38946.00
4) DEDUCTION FOR	
A) AREA UNDER 12.00 M. WIDE D.P. ROAD	6630.16
B) AREA UNDER 15.00 M. WIDE D.P. ROAD ADDITIONAL AREA	392.32
C) ANY RESERVATION (SLIM DECLARED)	25160.00
5) TOTAL DEDUCTION (4+5+6)	7022.48
6) NET AREA OF PLOT (3-5)	31923.52
7) DEDUCTION FOR	
a) OPEN SPACES 10% ON NET AREA OF PLOT (ON B)	3192.35
8) BALANCE AREA OF THE PLOT (6-7a)	SLIM PLOT NEW ADDED PLOT
	27731.17
9) ADDITION FOR	
A) AREA UNDER 12.00 M. WIDE D.P. ROAD	6630.16
B) AREA UNDER 15.00 M. WIDE D.P. ROAD ADDITIONAL AREA	392.32
10) TOTAL AREA OF THE PLOT (8+9a+9b)	34763.65
11) PERMISSIBLE F.S.I.	2.50
12) PERMISSIBLE FLOOR AREA (AS PER SLIM SCHEME STATEMENT)	66396.00
13) ITR UTILISED AREA	—
14) TOTAL PERMISSIBLE FLOOR AREA (12+13)	67496.00
15) EXISTING RESIDENTIAL AREA	62472.85
16) PROPOSED RESIDENTIAL AREA	4211.69
17) TOTAL RESIDENTIAL FLOOR AREA (15+16)	66684.54

TENEMENT STATEMENT (PREVIOUS)

a) NET AREA OF PLOT	37946.00
b) TENEMENT PERMISSIBLE (5007Ha)	1740
c) TENEMENT PROPOSED	1090

TENEMENT STATEMENT (PROPOSED)

a) NET AREA OF PLOT	1000.00
b) TENEMENT PERMISSIBLE (2507Ha)	25
c) TENEMENT PROPOSED	38

LEGEND

- PLOT BOUNDARY SHOWN IN BLACK
- PROPOSED WORK SHOWN IN RED
- DRAINAGE LINE SHOWN IN RED DOTTED
- WATER LINE SHOWN IN BLACK DOTTED
- EXISTING WORK SHOWN IN BLUE HATCHED
- EXISTING WORK TO BE DEMOLISHED SHOWN IN YELLOW HATCHED

CERTIFICATE OF AREA

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 DOCUMENTS T.P. SCHEME RECORD AND RECORD DEPT CITY SURVEY RECORDS ON THE SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN

SIGN. OF ARCHITECT

NAME OF OWNER

MR. PRAVIN BADEKAR PARTNER
FOR SPAN PROMOTERS AND
MR. SUSHIL PATIL PARTNER
FOR SNEH PARADISE

NAME OF PROJECT

PROPOSED REVISED LAYOUT
ON S.NO.123/A/11 + S.NO.123/A/2
AT KOTHRUD, TAL. HAVELI, DIST. PUNE.

SIGNATURE OF OWNER

SIGNATURE OF ARCHITECT

BABASAHEB DHAVAL & ASSO.

ARCHITECTURAL, ENGINEERING & INTERIOR

CONSULTANT.

OFFICE 1 + 4 FIRST FLOOR, VITTHAL PLAZA, OPP. VANDEV TEMPEL

KARVENAGER, PUNE - 411 001 (020) 2540811

JOB NO. DRG NO. DATE SCALE DRN BY CHD BY

934 01 MAY-2019 1:100 JYOTI D.B.A

file path : server\drawing\badekar pravin / ramkrupa society (s.no.123) corp R2

LAYOUT PLAN
SCALE-1:500