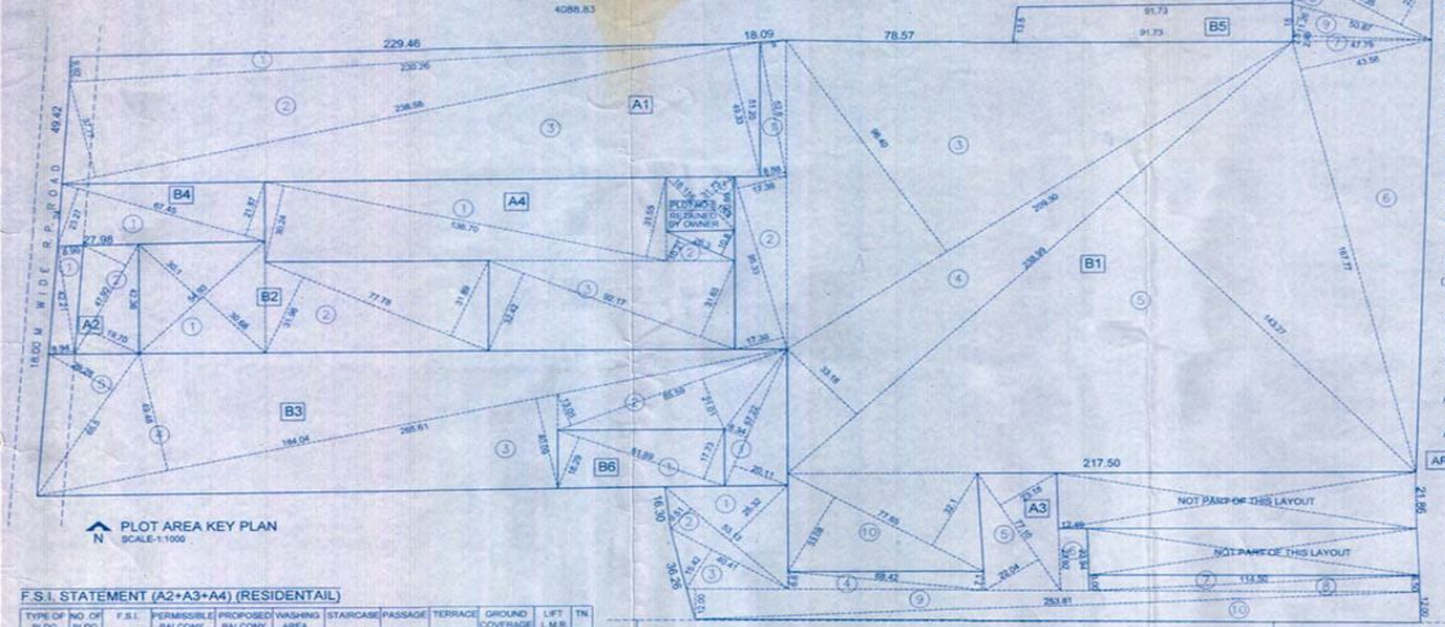


PLOT AREA KEY PLAN
N SCALE-1:1000

PLOT AREA STATEMENT (A1)

(1)	0.50 x 310.90 x 9.92 =	1542.06	SQ.M
(2)	0.50 x 238.58 x 37.77 =	4505.58	SQ.M
(3)	0.50 x 238.58 x 49.93 =	5956.15	SQ.M
TOTAL		= 12003.79	SQ.M

PLOT AREA STATEMENT (A2)

(1)	0.50 x 42.21 x 8.99 =	189.73	SQ.M	
	0.50 x 42.21 x 8.94 =	188.68	SQ.M	=378.41 SQ.M
(2)	0.50 x 47.92 x 16.56 =	396.78	SQ.M	
	0.50 x 47.92 x 19.70 =	472.01	SQ.M	=868.79 SQ.M
TOTAL		= 1247.20	SQ.M	

PLOT AREA STATEMENT (A3)

(1)	0.50 x 53.13 x 25.32 =	672.63	SQ.M
(2)	0.50 x 53.13 x 9.51 =	252.63	SQ.M
(3)	0.50 x 40.41 x 15.42 =	311.56	SQ.M
(4)	0.50X68.42X(7.10+6.60) =	468.68	SQ.M
(5)	0.50X77.10X(23.18+22.04)=	1743.23	SQ.M
(6)	0.50X12.49X(23.92+23.94)=	298.81	SQ.M
(7)	0.50 X 114.50 X 6.00 =	343.50	SQ.M
(8)	0.50 X 114.50 X 6.50 =	372.03	SQ.M
(9)	0.50 X 253.81 X 12.00 =	1522.86	SQ.M
(10)	0.50 X 251.01 X 12.00 =	1506.06	SQ.M
TOTAL		= 7491.99	SQ.M

PLOT AREA STATEMENT (A4)

(1)	0.50X136.70X(31.55+30.24)=	4223.35	SQ.M
(2)	0.50X26.30X (10.80+10.21)=	276.28	SQ.M
(3)	0.50X92.17X (32.42+31.65)=	2952.67	SQ.M
TOTAL		= 7452.30	SQ.M

AREA OF PLOT BY TRIANGULATION METHOD = 90260.79 SQ.M

AREA OF PLOT BY 7/12 METHOD = 90240.00 SQ.M

AREA OF PLOT CONSIDERED FOR LAYOUT = 90240.00 SQ.M

PLOT AREA STATEMENT (B1)

(1)	0.50X95.33X(17.39+17.38)=	1657.30	SQ.M
(2)	0.50 X 209.30 X 96.40 =	10088.26	SQ.M
(3)	0.50 X 209.30 X 96.40 =	10088.26	SQ.M
(4)	0.50 X 238.99 X 33.18 =	3964.84	SQ.M
(5)	0.50 X 238.99 X143.27 =	17119.98	SQ.M
(6)	0.50 X 167.77 X 43.58 =	3656.55	SQ.M
(7)	0.50 X 47.78 X 2.49 =	59.50	SQ.M
(8)	0.50 X 55.35 X 22.20 =	614.39	SQ.M
	0.50 X 55.35 X 11.07 =	306.36	SQ.M
	=	920.75	SQ.M
(9)	0.50 X 50.87 X 11.26 =	286.40	SQ.M
(10)	0.50X77.85X(33.08+32.10)=	2537.10	SQ.M
TOTAL		= 40760.92	SQ.M

PLOT AREA STATEMENT (B2)

(1)	0.50X54.93X(30.68+30.10)=	1689.32	SQ.M
(2)	0.50X77.78X(31.96+31.89)=	2483.13	SQ.M
TOTAL		= 4152.45	SQ.M

PLOT AREA STATEMENT (B3)

(1)	0.50 X 57.22 X (36.54+20.11) =	813.95	SQ.M
(2)	0.50 X 85.59 X (21.01+13.05) =	1457.59	SQ.M
(3)	0.50 X 184.04 X 40.09 =	3689.27	SQ.M
(4)	0.50 X 265.61 X 49.48 =	6571.83	SQ.M
(5)	0.50 X 65.50 X 26.28 =	860.67	SQ.M
TOTAL		= 13393.31	SQ.M

PLOT AREA STATEMENT (B4)

(1)	0.50X67.45X(23.27+21.67)=	1522.35	SQ.M
TOTAL		= 1522.35	SQ.M

PLOT AREA STATEMENT (B5)

(a)	0.50 (13.50+15.00)X77.69 =	1107.15	SQ.M
TOTAL		= 1107.15	SQ.M

PLOT AREA STATEMENT (B6)

(1)	0.50X61.89X(18.29+17.73)=	1114.82	SQ.M
TOTAL		= 1114.82	SQ.M

PREVIOUS SANCTIONED N.A. ORDER NO. PMH/NASR/1222/2011 DATE: 16/12/2013

TRUE COPY
JAGADISH P. DESHPANDE
A-1, SUCCESS CHAMBERS, 1232, APTE ROAD, PUNE-411 004.

Recommended for approval as amended in vide A. D. T. P. Pune's Letter No. ... Dated ...09/03/2015
Assistant Director Of Town Planning Pune Br Pune
SEAL

No. PBH/NASR/978/2014
Dated ...16/03/2015
Sanctioned as Shown in plan
Subject to the conditions mentioned in this office order No. even Dt.
SEAL
Sd/-
Collector, Pune

ORIGINAL BUILDING PLANS SIGNED BY COLLECTOR PUNE

F.S.I. AREA STATEMENT

		1 A1	2 A2+A3+A4	3 B1+B2+B3+B4+B5	4 B6	TOTAL IN SQ.M.
1	AREA OF PLOT AS PER 7/12 EXTRACT	12000.00	14189.00	64051.79	1114.82	90240.00
2	AREA OF PLOT AS PER DEMARCATION	12003.79	14191.49	64051.49	1114.82	90260.79
3	AREA OF PLOT WHICHEVER IS MINIMUM CONSIDERED	12000.00	14189.00	63936.19	1114.82	90240.00
4	AREA UNDER R.P. ROAD WIDENENING	452.55	378.41	704.47	0.00	1535.43
5	GROSS AREA	11547.45	13810.59	63231.71	1114.82	88704.57
6	PERMISSIBLE AMENITY SPACE AREA (15% OF 5)	1732.12	2071.59	9034.74	167.20	13305.69
7	PROPOSED AMENITY SPACE AREA	1732.12	2071.59	9201.98	0.00	13305.69
8	AREA UNDER PLOT	0.00	3669.60	500.00	0.00	4169.60
	OPEN SPACE FOR 8A			111.48		
9	NET AREA OF PLOT (5-7-8+(6)-9)	8833.80	8792.46	46374.42	1114.82	64106.34
	ADDITION					
10	AREA UNDER R.P. ROAD WIDENING	0.00	0.00	0.00	0.00	0.00
11	TOTAL AREA (9+10A)	8833.80	8792.46	46374.42	1114.82	64106.34
12	A) NORMAL PERMISSIBLE F.S.I (9 X 1.1)	9717.18	9671.71	49911.87	1226.30	70526.98
	B) PAID F.S.I (9 X 0.2)	1766.76	1758.49	9275.08	223.56	12823.29
13	MAXIMUM PERMISSIBLE F.S.I. AREA (12A+12B+10B)	11483.94	11430.20	58998.36	1449.27	83338.24
14	PROPOSED F.S.I. AREA	6531.78	11430.20	58998.60	194.82	77145.40
15	BALANCE F.S.I AREA	4952.16	0.00	-0.24	1254.45	6192.96

AREA UNDER INTERNAL ROAD

A1) 1.0X95.69X 9.00 = 861.09 SQ.M
TOTAL = 861.09 SQ.M

A3) 1.0X51.16 X18.00= 920.88 SQ.M
A3e)1.0X23.65 X 9.00= 212.85 SQ.M
A3b)1.0X56.42 X 6.00= 338.52 SQ.M
TOTAL =1472.25 SQ.M

B) (168.80X18)+(199.14X12)
+[(134.44+65.11+65.11+65.11+65.11)X6]
=3038.40+2389.68+2369.28
=7797.36 SQ.M
Ba)1.0X55.55X 9.00= 499.95 SQ.M
Bb)1.0X57.91X 6.00= 347.46 SQ.M
TOTAL =8644.77 SQ.M

TOTAL AREA UNDER INTERNAL ROAD
= A1+A3+B = 861.09+1472.25+8644.77
= 10978.11 SQ.M.

F.S.I. STATEMENT (A2+A3+A4) (RESIDENTAIL)

TYPE OF BLDG	NO. OF BLDG	F.S.I.	PERMISSIBLE BALCONY	PROPOSED BALCONY	WASHING AREA	STAIRCASE	PASSAGE	TERRACE	GROUND COVERAGE	LIFT L.M.R.	TN
T2	01	1121.28	166.44	178.24	44.80	35.76	39.28	72.00	316.32	19.29	16
L(F1)	01	4198.71	629.85	607.02	129.36	123.75	369.05	922.70	597.33	40.84	44
M(F2)	01	4430.01	664.50	650.48	135.00	144.96	409.56	650.51	527.00	39.76	48
TOTAL	03	9750.00	1460.79	1435.74	309.16	313.60	817.89	1645.21	1440.65	99.89	108
PAID PREMIUM AREA FOR PERVIOUS SANC.			885.10	453.64	400.32	650.02	731.60	-----		99.89	
AREA TO BE TAKEN IN F.S.I			33.41	-----	-----	-----	-----	-----	-----	-----	
DIFFERENCE IN PREMIUM AREA			517.23	-144.48	-86.72	167.87	913.61	-----	-----	-----	
NET TOTAL PREMIUM AREA			372.75		81.15		913.61				

F.S.I. STATEMENT (A2+A3+A4) (COMMERCIAL)

TYPE OF BLDG	NO. OF BLDG	F.S.I.	PERMISSIBLE BALCONY	PROPOSED BALCONY	STAIRCASE	PASSAGE	TERRACE	WASHING AREA	LIFT L.M.R.	GROUND COVERAGE
T1	01	1327.16	119.49	239.86	35.76	144.05	----	----	18.69	410.14
T2	---	319.62	----	----	8.94	13.34	----	----	----	----
TOTAL	01	1646.78	119.49	239.86	44.70	157.39	----	----	18.69	410.14
PAID PREMIUM AREA FOR PERVIOUS SANC.				239.86	44.70	157.39	----	----	18.69	----
DIFFERENCE IN PREMIUM AREA				----	----	----	----	----	----	----

AREA UNDER PLOTS - (A2,A3,A4)

B3)	0.5X10.35X(17.99+17.94)=	185.80	SQ.M
B4)	0.5X10.37X(17.94+17.89)=	185.80	SQ.M
B5)	0.5X13.00X(17.89+17.82)=	232.25	SQ.M
B6)	0.5X13.05X(17.82+17.76)=	232.25	SQ.M
B9)	0.5X15.73X(17.76+17.67)=	278.70	SQ.M
B10)	0.5X17.35X(10.95+10.46)=	185.80	SQ.M
B11)	0.5X12.44X(19.00+16.35)=	232.25	SQ.M
B13)	0.5X12.88X(18.35+17.70)=	232.25	SQ.M
B12)	0.5X13.39X(17.70+17.00)=	232.25	SQ.M
50)	0.5X19.04X(20.04+19.00)=	371.61	SQ.M
C25)	0.5X45.01X(20.02+17.13)=	836.12	SQ.M
OPT)	0.5X30.46X(18.85+11.65)=	464.52	SQ.M
TOTAL		=3669.60	SQ.M

AREA UNDER R. P. ROAD WIDENING

a)	0.5X51.02X9.00=	229.59	SQ.M.
	0.5X51.02X8.74=	222.96	SQ.M.
TOTAL AREA		= 452.55	SQ.M.
b)	0.5X42.21X8.99=	189.73	SQ.M.
	0.5X42.21X8.94=	188.68	SQ.M.
TOTAL AREA		= 378.41	SQ.M.
p)	0.5X55.09X8.99=	247.83	SQ.M.
	0.5X55.09X9.00=	247.91	SQ.M.
TOTAL AREA		= 495.74	SQ.M.
q)	0.5X25.81X8.11=	104.66	SQ.M.
	0.5X25.81X8.08=	104.27	SQ.M.
TOTAL AREA		= 208.93	SQ.M.

TOTAL AREA UNDER ROAD WIDINING
=n+o+p+q
=452.55+378.41+495.54+208.93
=1535.43 SQ.M

AREA CALCULATION OF OPEN SPACE

PLOT - A1
OPEN SPACE - B
01) 0.5X50.21X(23.10+22.90)=1154.75 SQ.M
TOTAL =1154.75 SQ.M
TOTAL OPEN SPACE
=1154.75 SQ.M

PLOT - B1+B2+B3+B4+B5
OPEN SPACE - A1
01) 0.5X73.15X(62.69+62.88)= 4592.95 SQ.M
02) 0.5X53.30X(13.42+13.63)= 720.81 SQ.M
TOTAL = 5313.76 SQ.M
OPEN SPACE - A2
01) 0.5X49.12X(16.92+16.50)= 820.89 SQ.M
TOTAL = 820.89 SQ.M
TOTAL OPEN SPACE
OPEN SPACE (A1+A2+A3)
=5313.76 + 820.89
=6153.96 SQ.M

PLOT - A2+A3+A4
OPEN SPACE - C1
01) 0.5X 27.41X(16.99+13.98)= 424.44 SQ.M
02) 0.5X 21.73X 6.50 = 70.57 SQ.M
TOTAL = 495.01 SQ.M
OPEN SPACE - C2
01) 0.5X41.14X(20.56+20.71)= 848.92 SQ.M
02) 0.5X27.67X(08.35+08.79)= 237.13 SQ.M
TOTAL = 1086.05 SQ.M
TOTAL OPEN SPACE
OPEN SPACE (C1+C2)
=495.01+1086.05
=1581.06 SQ.M

AREA STATEMENT

		TOTAL
1.	AREA OF PLOT AS PER 7/12	90240.00
2.	AREA OF PLOT AS PER DEMARCATION	90260.79
3.	AREA OF PLOT WHICHEVER IS MIN. i.e(1.)	90240.00
4.	AREA UNDER R.P. ROAD WIDENENING (18M WIDE)	1535.43
5.	BALANCE AREA (3-4)	88704.57
6.	PERMISSIBLE AMENITY SPACE (15% of 5.)	13305.69
7.	PROPOSED AMENITY SPACE	13305.69
8.	OPEN SPACE REQUIRED (10% OF 5)	8870.45
9.	PROPOSED OPEN SPACE	8870.91
10.	AREA UNDER PLOT	4169.60
	NET AREA OF PLOT'S PLOT 90% (6-7)	64106.34
	ADDITION OF AREA FOR F.S.I	
10A.	AREA UNDER R.P. ROAD WIDENENING	
11.	TOTAL AREA (9+10A)	64106.34
12.	A) NORMAL PERMISSIBLE F.S.I (9 X 1.1)	70526.98
	B) PAID F.S.I (9 X 0.2)	12821.26
13.	MAX. PERM. BUILT-UP AREA(12A+12B+10A)	83338.24
14.	PROPOSED BUILT-UP AREA	77145.60
15.	BALANCE F.S.I AREA	6192.66

OWNER'S NAME, ADDRESS, SIGNATURE

FROM MR. SUNIL R TUPE TO MR. RAHUL R TUPE [P.A.H.] sd/-

sd/-
MR. KEVAL KUMAR JAIN [P.A.H.]

sd/-
MR. MANISH VIMALKUMAR JAIN [P.A.H.]

REVISED PROJECT

REVISED LAYOUT OF RESIDENTIAL BUILDING AT S.NO. 201 (PT.), AT HADAPSAR, PUNE

JAGADISH P. DESHPANDE
ARCHITECT- TOWN PLANNER- INTERIOR DESIGNER
(C.K. REGD. NO. - IA/2018)
B-7, SUCCESS CHAMBERS, 1232, APTE ROAD, PUNE - 411 004.
PHONE NO. : 553 21 82, 553 11 41

sd/-

F.S.I. STATEMENT (B1+B2+B3+B4+B5) (RESIDENTIAL)

BUILDING TYPE	NO OF BUILDINGS	FSI	TOTAL FSI	PERMISSIBLE BALCONY	PROPOSED BALCONY / BLDG	PROP. TOTAL BALCONY	WASHING PLACE / DRY BALCONY	TOTAL WASHING PLACE / DRY BAL	PERMISSIBLE 20 % TERRACE	TERRACE	TOTAL TERRACE	PASSAGE	TOTAL PASSAGE	LIFT + LMR	TOTAL LIFT + LMR	STAIRCASE	TOTAL STAIRCASE	TEN	TOTAL TEN
'A'	1	8028.09	8028.09	1204.21	1196.23	1196.23	0.00	0	1603.62	362.18	362.18	1228.85	1228.85	71.20	71.20	230.56	230.56	84	84
'B'	2	3308.76	6617.52	496.31	482.16	964.32	112.14	224.28	661.75	442.64	885.28	137.48	274.96	17.80	35.60	108.85	217.70	28	56
'C'	21	238.44	5007.24	35.77	19.28	404.88	0.00	0.00	47.69	19.79	415.59	0.00	0.00	0.00	0.00	36.88	818.48	2	42
'D'	16	156.07	2497.12	23.41	20.52	328.32	0.00	0.00	31.21	7.03	112.48	0.00	0.00	0.00	0.00	26.40	422.40	1	16
'E (E3)'	1	8072.75	8072.75	1210.91	1207.92	1207.92	278.39	278.39	1614.55	675.40	675.40	489.24	489.24	49.21	49.21	184.56	184.56	94	94
'J (J1,J2,J3)'	3	891.28	2673.84	133.69	134.04	402.12	38.28	114.84	178.26	80.48	241.44	17.46	52.44	19.74	59.22	49.84	149.52	14	48
'K (K1,K2)'	2	2747.70	5495.40	412.16	399.74	799.48	112.43	224.90	549.54	234.21	472.42	200.40	400.80	17.21	34.42	130.68	261.36	47	94
'K' (K3)	1	2455.86	2455.86	368.38	365.72	365.72	102.88	102.88	491.17	215.29	215.29	242.33	242.33	17.21	17.21	119.79	119.79	43	43
'N' (E1')	1	8100.44	8100.44	1215.07	1176.42	1176.42	374.66	374.66	1620.09	653.70	653.70	741.07	741.07	69.90	69.90	376.20	376.20	88	88
'O (E2)'	1	10022.56	10022.56	1503.38	1190.69	1190.69	431.64	431.64	2004.51	787.16	787.16	741.07	741.07	69.90	69.90	376.20	376.20	88	88
TOTAL	49		58970.82			8036.10		1751.59			4820.94		4170.76		406.66		3154.79		653
PREMIUM AREA AS PER PREVIOUS						5303.27		842.41			3164.79		2446.29		280.48		2282.60		
DIFFERENCE AREA						2732.83		909.18			1656.15		1724.47		125.98		872.19		
AREA TAKEN IN FSI						17.98		0.00			0.00		0.00		0.00		0.00		
TOTAL FSI AREA																			
PREMIUM AREA						2714.85		909.18			1656.15		1724.47		125.98		872.19		
TOTAL PROPOSED F.S.I. AREA			58970.8																

F.S.I. STATEMENT (B6) (RESIDENTIAL)

TYPE OF BLDG.	NO. OF BLDG.	RESIDENTIAL F.S.I. PER BLDG.	RESIDENTIAL TOTAL F.S.I.	PERMI. BALCONY PER BLDG.	PROPO. BALCONY PER BLDG.	PROPO. TOTAL BALCONY	STAIRCASE PER BLDG.	TOTAL STAIRCASE	PASSAGE PER BLDG.	TOTAL PASSAGE	TERRACE PER BLDG.	TOTAL TERRACE	WASHING AREA / BLDG.	TOTAL WASHING AREA	COVERAGE PER BLDG.	TOTAL COVERAGE	LIFT & L.M.R. PER BLDG.	TOTAL LIFT & L.M.R.	TN/ BLDG.	TOTAL TN
H	01	194.82	194.82	29.22	08.93	08.93	24.36	24.36	----	----	19.66	19.66	-----	-----	152.18	152.18	----	----	01	01

AREA UNDER PLOTS - (B1+B2+B3+B4+B5)

1)	0.50X31.73X16.12+255.68	SQ.M	
	0.50X31.73X15.40=244.32	SQ.M	
TOTAL	=500.00	SQ.M	

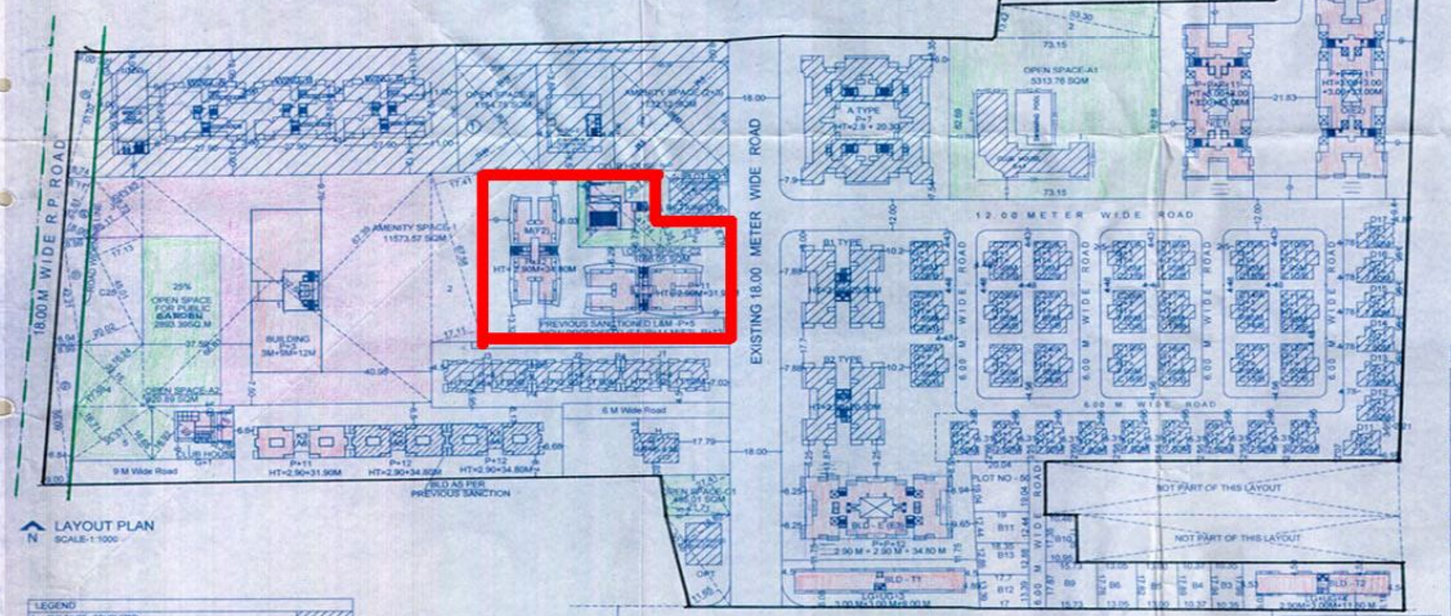
AREA CALCULATION OF AMENITY SPACE

PLOT- A1
AMENITY SPACE-2+3
01) 0.5X59.62X(29.50+28.60)=1732.12 SQ.M
TOTAL =1732.12 SQ.M
TOTAL AMENITY SPACE
=1732.12 SQ.M

PLOT - B1+B2+B3+B4+B5+A2+A3+A4
AMENITY SPACE-1
01) 0.5X132.59X(67.39+66.01)= 8840.41 SQ.M
02) 0.5X 67.58X(17.41+17.11)= 1166.43 SQ.M
03) 0.5X 28.73X(15.17+13.82)= 416.44 SQ.M
04) 0.5X 33.15X(17.59+16.24)= 560.73 SQ.M
05) 0.5X 35.37X(16.71+16.65)= 589.56 SQ.M
TOTAL =11573.57 SQ.M

BUILDING STATEMENT (B1+B2+B3+B4+B5),(B6) & (A2+A3+A4)

SR NO	TYPE OF BLDG	EXISTING BUILDING RESIDENTIAL F.S.I. PER BLDG	EXISTING BUILDING RESIDENTIAL TOTAL F.S.I.	PROPOSED BUILDING RESIDENTIAL F.S.I. PER BLDG	PROPOSED BUILDING RESIDENTIAL TOTAL F.S.I.	SYMBOL	BUILDING STATUS
1	A	8028.09	8028.09	-----	-----		COMPLETED BUILDINGS PREVIOUS SANCTION No. PRH / NASR / 504 / 2006 DATE : 23/01/2007
2	B (B1&B2)	3308.76	6617.52	-----	-----		
3	C (10TO30)	238.44	5007.24	-----	-----		
4	D (D2TO017)	156.07	2497.12	-----	-----		
5	J (J1,J2&J3)	891.28	2673.84	-----	-----		PREVIOUS SANCTION No. PMH / NASR / 1222 / 2011 DATE : 16/12/2013
6	K (K1&K2)	2747.70	5495.40	-----	-----		
7	H	194.82	194.82	-----	-----		
8	E (E3)	8072.75	8072.75	-----	-----		
9	T1	1327.16	1327.16	-----	-----		
10	T2	-----	-----	1440.90	1440.90		
11	L(F1)	-----	-----	4198.71	4198.71		BUILDINGS TO BE REVISED
12	M(F2)	-----	-----	4430.01	4430.01		
13	K (K3)	-----	-----	2455.86	2455.86		
14	N (E1)	-----	-----	8100.93	8100.93		NEW PROPOSED BUILDINGS
15	O (E2)	-----	-----	10022.56	10022.56		
TOTAL			49911.94		30648.97		70562.91



LAYOUT PLAN
N SCALE-1:1000

LEGEND
1. BUILDINGS COMPLETED
2. BUILDINGS UNDER CONSTRUCTION AS PER SANCTION PLAN

2 " सदरचे बांधकाम नकाशे हे पर्यावरण विभागाकडील सुधारीत Environment Clearance प्रमाणपत्र मिळणेस अधिन राहून मंजूर करणेत आले आहेत. प्रत्यक्षात जागेवर पूर्व मंजूर पर्यावरण विभागाकडील Environment Clearance प्रमाणपत्रामध्ये नमूद बांधकाम क्षेत्राचे वर सुधारीत Environment Clearance मिळालेशिवाय बांधकाम / विकास करता येणार नाही."

CLUB HOUSE
G+1
PLOT NO.1
EXISTING BUILDINGS
RETAINED BY OWNER
M(F2)
P+12
HT= 2.90M+34.80M
OPEN SPACE-C2
1086.05 SQM
L(F1)
P+11
HT= 2.90M+31.90M
PREVIOUS SANCTIONED L&M -P+5
NOW PROPOSED L(F1)-P+11,M(F2) -P+12
EXISTING 18.00 METER WIDE