

Approved as amended in
the Municipal Corporation of Pune
S. No. G. No. CTS No. 10/2016
Date 09/09/2016
Chief Executive Officer
Pune Metropolitan Regional Development Authority, Pune



NOTE - 1) PUNE MUNICIPAL CORPORATION OUT W.NO. 18/2015 DATED 09/09/2014
2) BHA/3861/C.R.No.2032/House-Wadebala/Gat No. 45 (P) DATED - 31-03-2016
(N.A ORDER NO.PHRDA / N.A/28 / 85 / 2016) DT= 16/09/2016
3) ENVIRONMENT CLEARANCE VIDE NO. SEAC 2014/CR-303/TC-3 DATED 3rd Dec2016
4) IMPROVEMENT TO ESTABLISH 1.0/RO/ROH/PH-2455-15/CE/CC-13155 DATED 16/10/2015

AS PER PRO-RATA BASIS 13.4.1	
AREA STATEMENT	
1. (a) PLOT AREA AS PER 7/12 EXTRACT	15000.00
(b) PLOT AREA AS PER TRIANGULATION	15000.00
(c) MIN. PLOT AREA TAKEN	15000.00
2. DEDUCTIONS FOR	
(a) AREA UNDER PROPOSED 24.00 M. WIDE R.P. ROAD	2387.11
(b) AREA UNDER PROPOSED 12.00 M. SERVICE ROAD	—
(c) TOTAL (a + b)	2387.11
3. REMAINING GROSS AREA OF PLOT (1-2)	
(a) OPEN SPACE (10%)	1612.88
(b) OPEN SPACE (10%)	1612.88
(c) AMENITY SPACE (15%)	1612.88
(d) AMENITY SPACE (15%)	2116.53
(e) INTERNAL ROAD AREA	1176.79
(f) TOTAL DEDUCTIONS (A + C + E)	5205.01
4. AREA UNDER PLOTS (3 - 4F)	10007.89
5. NET AREA OF PLOTS FOR FRI CALCULATIONS	12305.36
6. PERMISSIBLE FRI FACTOR FOR LAYOUT OF PLOTS	
= (653) i.e. (12305.36 / 10007.89)	
7. PERMISSIBLE FRI FACTOR FOR LAYOUT OF PLOTS	
= (653) i.e. (12305.36 / 10007.89)	
INTERNAL ROAD AREA CALCULATIONS	
1) 9.00 M. WIDE INTERNAL ROAD	
AREA CALCULATIONS	
ADDITIONS	
1. 0.5 X 40.40 X 8.31 =	167.86 SQ.M
2. 0.5 X 40.40 X 8.31 =	167.86 SQ.M
3. 0.5 X 19.46 X 7.65 =	74.43 SQ.M
4. 0.5 X 19.46 X 7.65 =	74.43 SQ.M
5. 0.5 X 19.01 X 7.60 =	72.23 SQ.M
6. 0.5 X 19.01 X 7.60 =	72.23 SQ.M
7. 0.5 X 19.46 X 7.65 =	74.43 SQ.M
8. 0.5 X 19.46 X 7.65 =	74.43 SQ.M
TOTAL ADDITIONS =	
703.49 SQ.M	
12.00 M. WIDE INTERNAL ROAD	
AREA CALCULATIONS	
1. 0.5 X 21.42 X 9.94 =	106.46 SQ.M
2. 0.5 X 21.42 X 9.12 =	97.68 SQ.M
3. 0.5 X 45.01 X 11.96 =	269.16 SQ.M
TOTAL ADDITIONS =	
473.30 SQ.M	



INTERNAL ROAD AREA CALCULATIONS	
1) 9.00 M. WIDE INTERNAL ROAD	473.30
2) 12.00 M. WIDE INTERNAL ROAD	793.49
TOTAL	
1376.79	

OWNER NAME SIGN -
SACHIN AGARWAL
SACHIN AGARWAL
ADDRESS: SACHIN AGARWAL
PUNE-411002
SIGN

PROJECT (REVISED-1)
PROPOSED RESIDENTIAL GROUP HOUSING SCHEME
ON G. NO.45, PLOT 'B', WADEBOLA, TAL. HAVELI, PUNE
INSIGNIS ARCHITECTURE
ARCHITECT SIGN & STAMP
PROJECT (REVISED-1)
ON G. NO.45, PLOT 'B', WADEBOLA, TAL. HAVELI, PUNE
INSIGNIS ARCHITECTURE
ARCHITECT SIGN & STAMP

DISTRIBUTION OF FSI ON EACH PLOT :-	
PLOT NO.	AREA IN SQ.M
PLOT-01	125.04
PLOT-02	125.04
PLOT-03	124.88
PLOT-04	91.00
PLOT-05	91.00
PLOT-06	91.00
PLOT-07	91.00
PLOT-08	181.52
PLOT-09	312.60
PLOT-10	312.67
PLOT-11	326.81
PLOT-12	90.52
PLOT-13	90.52
PLOT-14	90.52
PLOT-15	133.91
PLOT-16	133.90
PLOT-17	90.52
PLOT-18	91.00
PLOT-19	90.52
PLOT-20	90.52
PLOT-21	91.00
PLOT-22	90.52
PLOT-23	132.12
PLOT-24	126.50
PLOT-25	85.52
PLOT-26	85.00
PLOT-27	83.03
PLOT-28	7442.24
TOTAL	10907.88

BUILT UP AREA (W/PRO-RATA BASIS) :-	
PLOT NO.	AREA IN SQ.M
PLOT-01	125.04
PLOT-02	125.04
PLOT-03	124.88
PLOT-04	91.00
PLOT-05	91.00
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TOTAL PERMISSIBLE AREA ON NORMAL FSI (C X D)	
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PLOT-02	125.04
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