

AMINITY SPACE CALCULATION	
AREA BY TRIANGULATION AS PER DEMARCATION	
1) 40.58 X 64.95 X 0.50 X 1 = 1317.83 SQ.M	
2) 28.17 X 64.95 X 0.50 X 1 = 914.82 SQ.M	
TOTAL	= 2232.65 SQ.M
ROAD WIDENING AREA 15.00 WIDE CALCULATION	
AREA BY TRIANGULATION AS PER DEMARCATION	
01) (0.451 + 0.445) X 41.22 X 0.50 = 184.67 SQ.M	
TOTAL	= 184.67 SQ.M

F.S.I STATEMENT IN SQ.M (A, B, C, D, E WING)	
FLOORS	TOTAL FLOORS
A - WING	PARKING + 3 FLOOR
B - WING	PARKING + 9 FLOOR
C - WING & D WING	PARKING + 10 FLOOR C-WING
E - WING	PARKING + 11 FLOOR
F - WING	
G - WING	
TOTAL	

PARKING STATEMENT (A, B, C, D, E WING)	
TYPES	CAR
A - WING	14
B - WING	21
C & D WING	57
E - WING	70
TOTAL PARKING	162
REQ. PARKING	162
PRO. PARKING	162

E.C. BUILT-UP F.S.I & NON BUILT-UP F.S.I AREA STATEMENT	
TYPES	FLOOR
A - WING	3 FLOOR
B - WING	9 FLOOR
C & D WING	10 & 2
E - WING	11 FLOOR
F - WING	PUNTH
G - WING	PUNTH
TOTAL	

WATER CALCULATION	
TYPES	O.H.W. TANK
A - WING	14000.00 LIT.
B - WING	30810.00 LIT.
C - WING	60075.00 LIT.
D - WING	12150.00 LIT.
E - WING	88425.00 LIT.
TOTAL	207460.00 LIT.

TOTAL CONSTRUCTION AREA STATEMENT	
BUILDING TYPE	TOTAL PROPOSED CONSTRUCTION AREA
A - WING	2329.49 SQ.M
B - WING	4543.35 SQ.M
C - WING & D WING	10966.15 SQ.M
E - WING	11613.49 SQ.M
F - WING	1700.00 SQ.M
G - WING	1700.00 SQ.M
GRAND TOTAL	32892.48 SQ.M

STAMP OF APPROVAL 1/2

वि.प.ओ. बा.न.रा. का.प.स.व.
मान्य लेआउट क्र. 0430/22
डि.पी.ओ. बा.न.रा. का.प.स.व. 2 दिनांक 21/04/2022
कार्यकारी अभियंता
बांधकाम विकास विभाग (शे.क. - 2)
पुणे महानगरपालिका विभाग

नमिन विकल्प निदा... चौकी बेवास्तव
रवकम... शशी अरले
...नेमी परले
Note: No sale or lease of a plot...
For the purpose of proper circulation of road pattern and to have a continuity of the water & drainage system...
Municipal Commission

PROFORMA - I

AREA STATEMENT FOR UDCPR	
1a AREA OF PLOT (MINIMUM AREA OF A.B.C TO BE CONSIDERED)	16100.00
a AS PER OWNERSHIP DOCUMENT (7/12 CTS EXTRACT)	16100.00
b AS PER MEASUREMENT SHEET	16500.81
c AS PER SITE	
2 DEDUCTIONS FOR	
a. PROPOSED ACQUISITION AREA (15.00 M. WIDE ROAD)	184.67
b. PROPOSED R.P. ROAD 18 M. WIDE ROAD	1032.25
c. ANY D.P. RESERVATION	
TOTAL (a+b+c)	1216.92
3 BALANCE OF PLOT (1-2)	14883.08
4 AMENITY SPACE 15% (14883.08 X 15%)	2232.46
OPEN SPACE 10% (14883.08 X 10%)	1488.30
a. ADJUSTMENT OF 2(b), IF ANY	
b. BALANCE PROPOSED	
5 NET PLOT AREA (3-4c)	12650.62
6 FAR PERMISSIBLE (12650.62 X 1.10)	13915.68
7 INTERNAL ROAD	
8 PRO - RATA FACTOR FOR FSI CALCULATION ON LAYOUT	
9 ANCILARY FAR 60% ON BASIC F.S.I. (13915.68 X 60%)	8349.40
10 PERMISSIBLE FLOOR AREA (6 + 11)	22265.08
11 AREA FOR INCLUSIVE HOUSING	
c) REQUIRED	22265.08
b) PROPOSED	21735.80
12 FAR CONSUMED (11/7)	0.98
13 ANCILARY FAR USE FOR	7820.12

PLOT BOUNDARY — BLACK
DRAINAGE LINE — DOTTED RED
EXISTING TO BE DEMOLISHED — YELLOW
PROPOSED WORK — RED
EXISTING TO BE RETAINED — BLUE

OWNERS NAME OWNERS SIGNATURE

AKARUR BABAINRAO KUDALE
PROPOSED COMMERCIAL AND RESIDENTIAL BUILDING
AT S.NO. - 8/34+ S.NO. - 7/3/1A, 7/3/1B/1, 7/3/1B/2, 7/3/1B/3, 7/3/2+
S.NO. - 7/2/1+ S.NO. - 7/3/3 BENKAR VASTHI, TAL-HAVELI DIST-PUNE
(MAHARASHTRA)

the design degree
Architecture design Sustainable design Urban design
Interior design Graphics design 3d Visual design
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