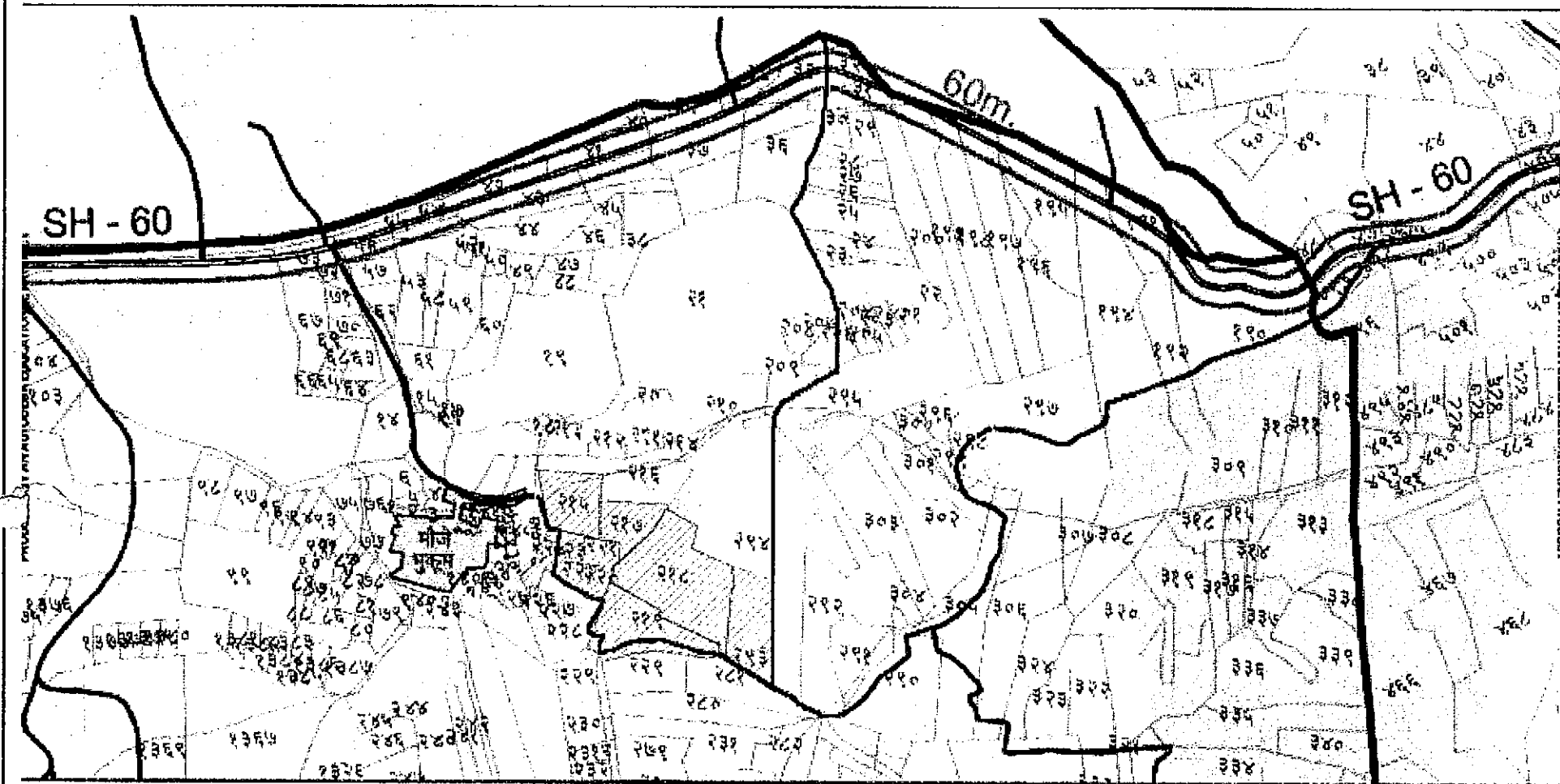




F. S. I. STATEMENT : (BLDG. - 1, 2, 3, 4, 5, 6, 7 & 8)

BUILDING	FLOOR	BUILT UP		PERM. BALCONY	PROPOSED BALCONY	EXCESS BALCONY	WASHING AREA	PASSAGE AREA	STAIRCASE		PERM. TERRACE	PROPOSED TERRACE	LIFT		LIFT M/C RM. AREA	TENEMENTS	GROUND COVERAGE	PROP. REFUGE	EXCESS REFUGE	PARKING SLAB AREA	TOTAL BUILT UP	
		RESI.	COMM.						REGULAR	FIRE			REG.	FIRE								
1	2P+12	6661.27	276.71	983.91	969.36	8.04	---	998.34	136.68	136.68	1311.96	869.18	4.50	4.50	24.00	87	896.13	81.82	---	6280.00	11059.17	
2	2P+12	6457.89	----	957.47	925.45	---	---	891.84	130.68	130.68	1276.65	1107.83	4.50	4.50	24.00	91	887.55	81.56	----		10648.38	
3	2P+12	7185.41	----	1067.74	1030.79	---	---	870.13	115.44	115.44	1423.67	1061.67	4.50	4.50	24.00	91	944.05	92.78	----		11448.71	
4	2P+14	9637.66	280.50	1445.61	1441.53	---	161.84	2009.84	240.52	240.66	1927.48	1126.84	9.00	4.50	45.20	110	1167.95	161.01	113.01		16527.05	
5	2P+14	9878.76	----	1481.77	1473.29	---	325.18	2058.42	228.62	228.62	1975.72	1160.98	9.00	4.50	32.00	110	1208.21	188.94	140.94	6645.74	16796.52	
6	2P+2	1109.73	----	166.46	165.77	---	---	227.44	31.60	31.60	221.94	133.94	9.00	4.50	34.44	12	931.04	----	----	2879.06	5001.74	
7	2P+14	9429.39	----	1414.41	1344.00	---	353.84	2567.04	221.48	221.48	1885.80	1290.18	9.00	4.50	32.00	138	1220.66	167.87	107.87	16861.44		
8	2P+14	7185.26	----	1077.80	1053.59	---	---	1542.80	221.06	221.20	1437.05	707.32	9.00	4.50	32.00	166	852.55	100.30	28.30	1964.15		11929.58
TOTAL		57545.37	557.21	8595.17	8403.78	8.04	840.86	11165.95	1326.08	1326.36	11460.27	7457.74	58.50	36.00	247.64	765	8108.14	874.28	390.12	19891.43	97947.91	
TOTAL BUILT UP AREA = BUILT UP + COMM. + EXCESS BALC. + EXCESS REFUGE AREA = 57545.37 + 557.21 + 8.04 + 390.12 = 58500.74 SQ.M.																					TOTAL BUILT UP AREA = 117839.34 SQ.M.	
TOTAL BUILT UP AREA = 58500.74 SQ.M.																					TOTAL BUILT UP AREA = 117839.34 SQ.M.	

PREMIUM AREA STATEMENT

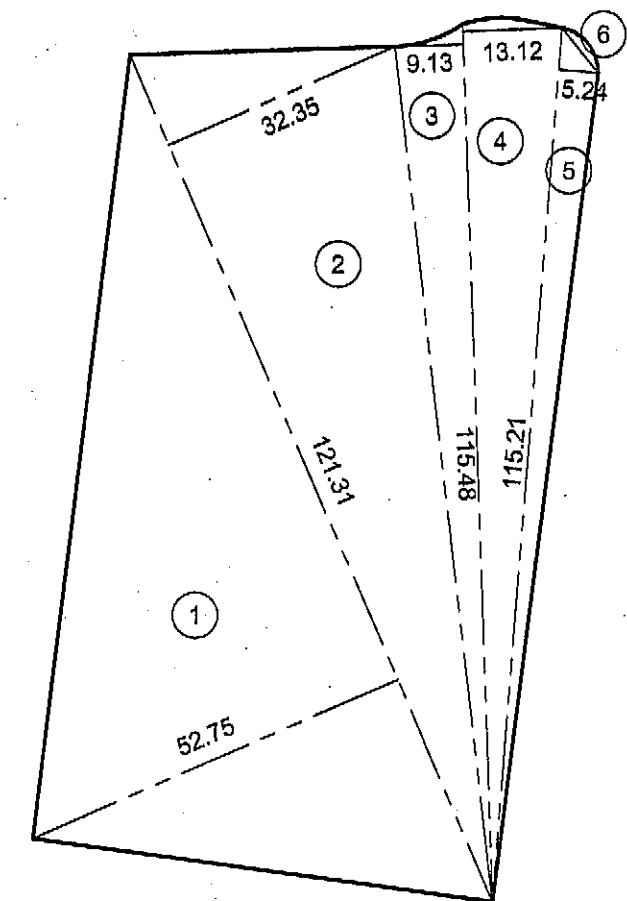
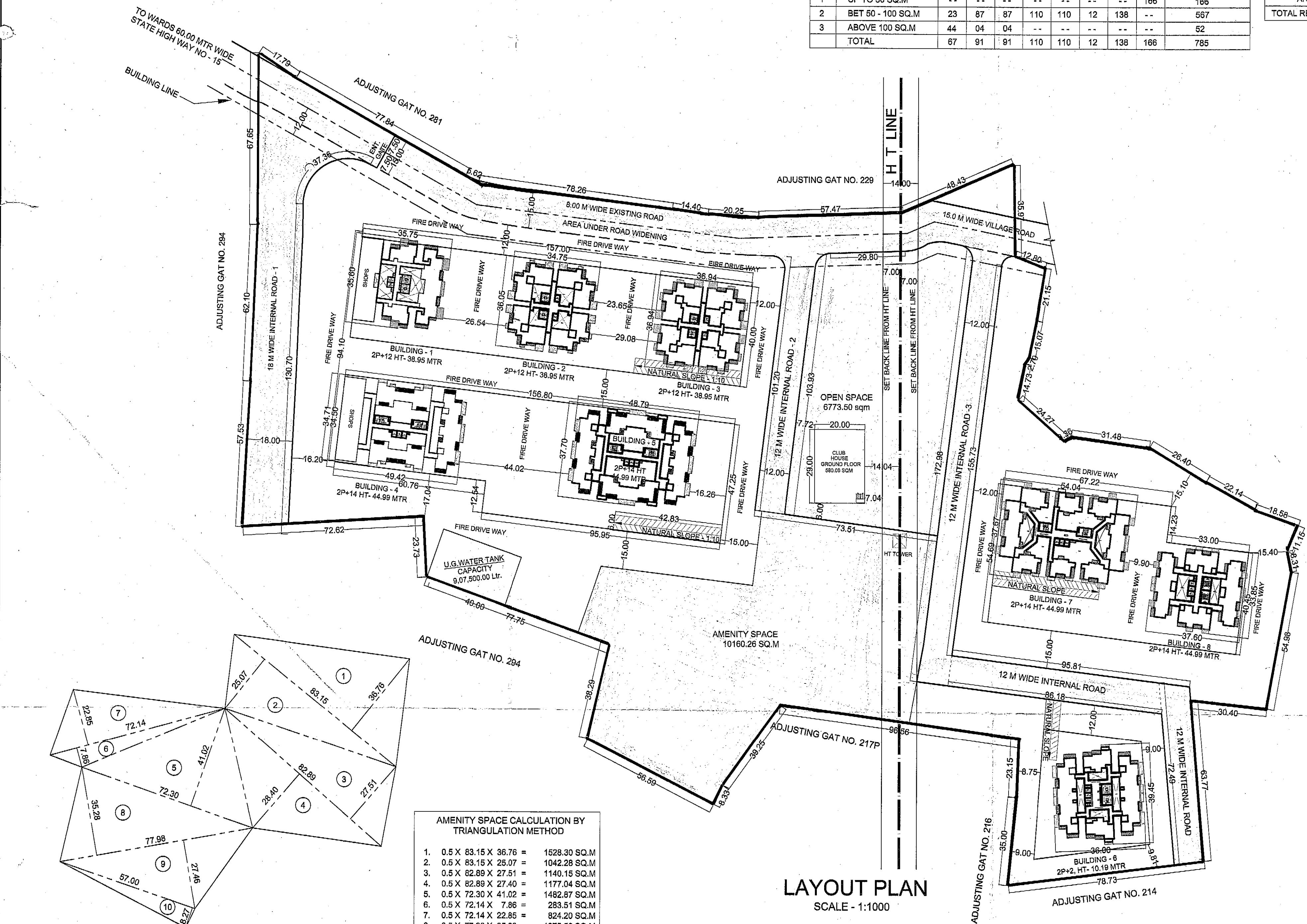
S.NO	NAME	BALCONY	WASHING AREA	PASSAGE	STAIRCASE	TERRACE	LIFT	LIFT M R	PAID FSI
1.	PREVIOUSLY SANCTIONED AREA	9377.01	840.86	12530.59	1515.68	8254.25	58.50	247.64	10817.80
2.	PROPOSED AREA	8403.78	840.86	11165.95	1326.08	7457.74	58.50	247.64	10817.80
3.	DIFFERENCE	---	---	---	---	---	---	---	---

TENAMENT STATEMENT : (BLDG. - 1, 2, 3, 4, 5, 6, 7 & 8)

S.NO	AREA OF TENAMENT	1	2	3	4	5	6	7	8	TOTAL TENAMENT
1	UP TO 50 SQ.M	---	---	---	---	---	---	---	166	166
2	BET 50 - 100 SQ.M	23	87	87	110	110	12	138	---	567
3	ABOVE 100 SQ.M	44	04	04	---	---	---	---	---	52
TOTAL		67	91	91	110	110	12	138	166	785

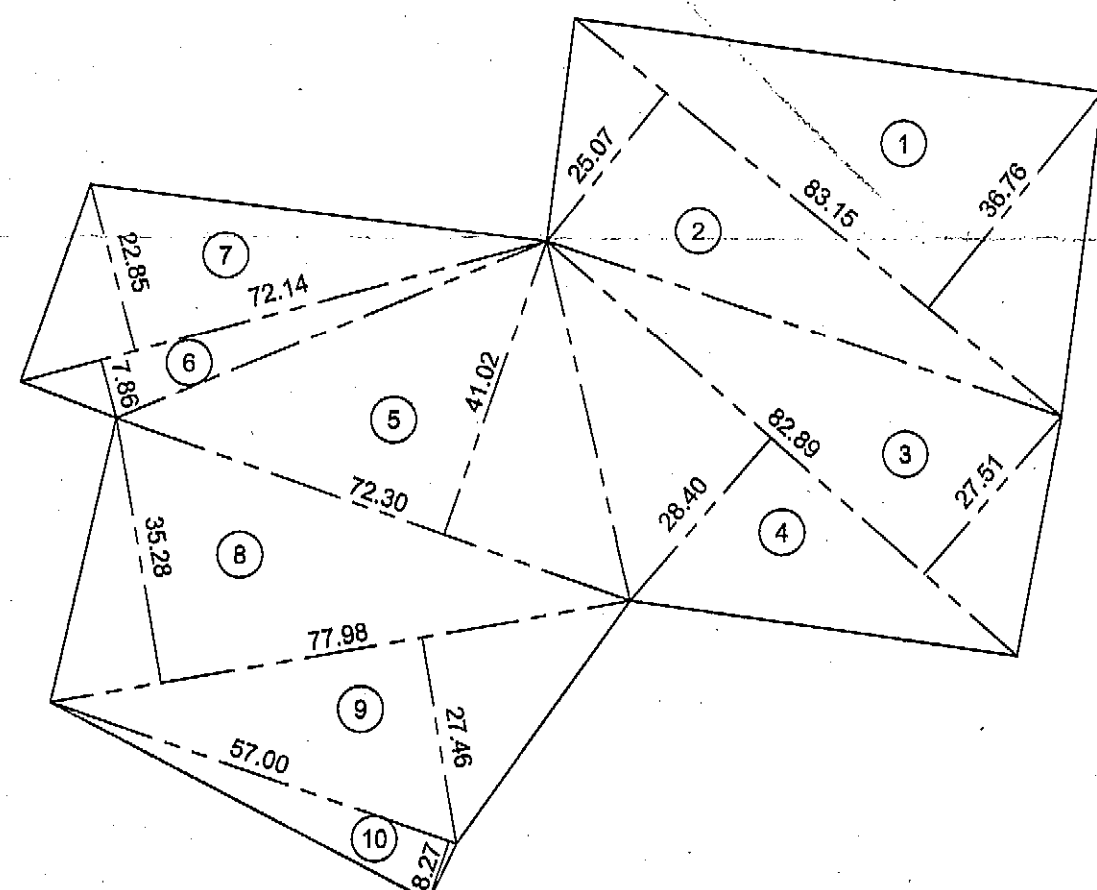
PARKING STATEMENT: (BLDG. 1, 2, 3, 4, 5, 6, 7 & 8)

S.NO	NO. OF TENA.	CAR	SCOOTER	CYCLE	CAR	SCOOTER	CYCLE
1	UPTO 50 SQM	166	00	208	00	208	208
2	BET 50 - 100 SQM	567	189	567	189	567	567
3	ABOVE 100 SQM	52	26	52	26	52	52
4	COMM. FOR 100 SQM	557.21 sq.m.	06	18	06	18	18
TOTAL		785	221	845	845	221	845
AREA REQUIRED FOR PARKING SPACE INCREASED BY 50% FOR METROPOLITAN AREAS							
TOTAL REQUIRED / PROPOSED PARKING		332	1268	1268	332	1268	1268



OPEN SPACE AREA CALCULATION (SCALE 1:1000)

OPEN SPACE AREA CALCULATION BY TRIANGULATION METHOD		
1.	0.5 X 121.31 X 52.75 =	3199.55 SQ.M
2.	0.5 X 121.31 X 32.65 =	1980.38 SQ.M
3.	0.5 X 115.48 X 9.13 =	527.16 SQ.M
4.	0.5 X 115.48 X 13.12 =	757.54 SQ.M
5.	0.5 X 115.21 X 5.24 =	301.85 SQ.M
6.	area as per polyline =	7.02 SQ.M
TOTAL ADDITIONS =		6773.50 SQ.M



AMENITY AREA CALCULATION (SCALE 1:1000)

AMENITY SPACE CALCULATION BY TRIANGULATION METHOD		
1.	0.5 X 83.15 X 36.76 =	1528.30 SQ.M
2.	0.5 X 83.15 X 25.07 =	1042.28 SQ.M
3.	0.5 X 82.89 X 27.51 =	1140.15 SQ.M
4.	0.5 X 82.89 X 27.40 =	1177.04 SQ.M
5.	0.5 X 72.30 X 41.02 =	1482.87 SQ.M
6.	0.5 X 72.14 X 7.86 =	283.51 SQ.M
7.	0.5 X 72.14 X 22.85 =	824.20 SQ.M
8.	0.5 X 77.98 X 35.28 =	1375.56 SQ.M
9.	0.5 X 77.98 X 27.46 =	1070.66 SQ.M
10.	0.5 X 57.00 X 8.27 =	235.69 SQ.M
TOTAL ADDITIONS =		10160.26 SQ.M

LAYOUT PLAN SCALE - 1:1000

INTERNAL ROAD AREA STATEMENT	
INTERNAL ROAD - 1	130.70 + 37.36 X 18 = 3025.08 SQM
INTERNAL ROAD - 2	101.20 X 12.00 = 1214.40 SQM
INTERNAL ROAD - 3	172.98 + 88.18 + 72.49 X 12.00 = 3979.80 SQM
TOTAL INTERNAL ROAD AREA (1+2+3) = 8219.28 SQM	



Approved as amended in...
subject to conditions mentioned in Annexure 'A'
of letter No. MUCR. No. 2912/Mouza. 83921
S. No. 6. No. 126 No. 2912/Mouza. 83921
Dated 21/09/2024
For: Metropolitan Commissioner and
Chief Executive Officer
Pune Metropolitan Regional Development Authority, Pune.

A	AREA STATEMENT	SQ.M.
1	TOTAL PLOT AREA AS PER 7/12	145010.00
a.	AREA UNDER PROPOSAL	72405.00
2	PLOT AREA AS PER DEMARCATION	72483.79
3	MINIMUM AREA CONSIDERED	72405.00
4	DEDUCTIONS FOR:	
a)	AREA UNDER EXISTING VILLAGE ROAD	2540.97
b)	AREA UNDER ROAD WIDENING	2128.99
5	BALANCE PLOT AREA (3 - 4)	67735.04
6	REQUIRED AMENITY (15% OF 5)	10160.26
a)	PROPOSED AMENITY	10160.26
b)	REQUIRED OPEN SPACE (10% OF 5)	6773.50
c)	PROPOSED OPEN SPACE	6773.50
8	NET PLOT AREA (5 - 6A X 0.90)	51817.30
9	PERMISSIBLE FSI (1.10 X 8)	56999.03
10	ADD 20 % PAID FSI (20 % OF 8)	10363.46
11	ADD AREA UNDER ROAD WIDENING	---
12	ADD AMENITY SPACE AREA	---
13	TOTAL PERMISSIBLE FSI (9 + 10 + 11 + 12)	67362.49
14	PROPOSED BUILT UP AREA	58500.74
15	PROPOSED COVERAGE	8108.44
16	PERMISSIBLE TENEMENTS	1810
17	PROPOSED TENEMENTS	785

LEGEND:	
PLOT BOUNDARY SHOWN IN	BLACK
AMENITY SPACE SHOWN IN	PINK
OPEN SPACE SHOWN IN	GREEN
ROAD WIDENING LINE SHOWN IN	GREEN DASHED
PROPOSED STRUCTURE SHOWN IN	RED

A DESCRIPTION OF PROPOSAL
REVISED GROUP HOUSING SCHEME LAYOUT AT GUT NO. 215 (P), 217 (P), 218, 219, 220, 221, 222, 223, 224 (P), 293, 294 (P) AT BHUKUM, PUNE.

B NAME, ADDRESS AND SIGNATURE OF OWNER
MR. SUSHANT ADHAV (PARTNER)
ENNERGIA SKY I VENTURES LLP

ARCHITECTS:
NORTH
SCALE 1:1000
DATE 10/02/2015
DRAWN BY SARTHA
CHECKED BY ABK
AR ABHIJIT KONDE
CRYSTAL ARCH
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