

WING - A F.S.I. STATEMENT													
FLOOR	PROPOSED BUILT UP AREA	PERMISSIBLE ENCLOSED BALC. 15%	PROPOSED ENCLOSED BALCONY	PERMISSIBLE TERRACE 20%	PROPOSED TERRACE AREA	PROPOSED DRY BALCONY	PROPOSED DRY BALCONY TAKEN IN FSI	PROPOSED PASSAGE AREA	PROPOSED PASSAGE AREA TAKEN IN FSI	STAIRCASE AREA	STAIRCASE AREA TAKEN IN FSI	FIRE STAIRCASE AREA	PROPOSED TENEMENTS
PARKING	416.94	62.54	61.45	95.67	85.03	35.11	---	77.92	---	10.42	---	10.42	08
FIRST	416.94	62.54	61.45	95.67	85.03	35.11	---	77.92	---	10.42	---	10.42	08
SECOND	416.94	62.54	61.45	95.67	85.03	35.11	---	77.92	---	10.42	---	10.42	08
THIRD	416.94	62.54	61.45	95.67	85.03	35.11	---	77.92	---	10.42	---	10.42	08
FOURTH	416.94	62.54	61.45	95.67	85.03	35.11	---	77.92	---	10.42	---	10.42	08
FIFTH	416.94	62.54	61.45	95.67	85.03	35.11	---	77.92	---	10.42	---	10.42	08
SIXTH	416.94	62.54	61.45	95.67	85.03	35.11	---	77.92	---	10.42	---	10.42	08
SEVENTH	416.94	62.54	61.45	95.67	85.03	35.11	---	77.92	---	10.42	---	10.42	08
EIGHTH	367.86	55.18	53.19	84.07	73.28	17.55	15.22	77.92	---	10.42	---	10.42	07
NINTH	416.94	62.54	61.45	95.67	85.03	35.11	---	77.92	---	10.42	---	10.42	08
TENTH	416.94	62.54	61.45	95.67	85.03	35.11	---	77.92	---	10.42	---	10.42	08
TOTAL	4120.32	616.05	606.23	945.06	862.11	263.32	85.44	623.36	165.04	83.36	20.84	104.20	79
NEW PROPOSED FLOOR													
TOTAL	4120.32 + 85.44 + 155.84 + 20.84			4382.44									17.34

TOTAL PREMIUM AREA					
PROPOSED ENCLOSED BALCONY	PROPOSED TERRACE AREA	PROPOSED DRY BALCONY	PROPOSED PASSAGE AREA	STAIRCASE AREA	LIFT AREA
1531.12	2277.32	807.32	1799.68	250.08	52.02
1335.68	2019.09	807.32	1799.68	250.08	52.02
195.48	258.23	0.00	0.00	0.00	0.00

WATER REQUIRED CALCULATIONS

ASSUME 5 PERSONS / TENEMENT

WATER REQUIRED / PERSON / DAY = 135 LITERS

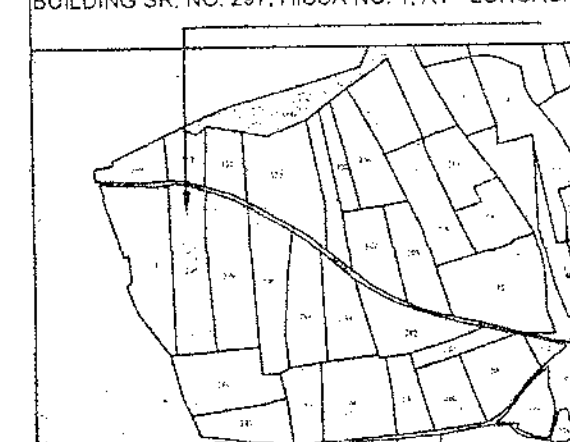
WING	TOTAL FLATS	TOTAL PERSONS	WATER REQD / DAY	Fire Fighting CAPACITY	O.H.W.T. CAPACITY	U.G.W.T. CAPACITY
WING - A	79	79 X 05 = 395	395 X 135 = 53325.0	20000.0 lts	73325.0 lts	73325.0 X 1.5 = 109987.50 LITS
WING - B	64	64 X 05 = 320	320 X 135 = 43200.0	20000.0 lts	63200.0 lts	63200.0 X 1.5 = 94800.00 LITS
WING - C	71	71 X 05 = 355	355 X 135 = 47925.0	20000.0 lts	67925.0 lts	67925.0 X 1.5 = 101887.50 LITS
TOTAL	214	1070	144450.00 LITS	60000.0 lts	204450.0 lts	306675.00 LITS

CERTIFICATE TRUE COPY

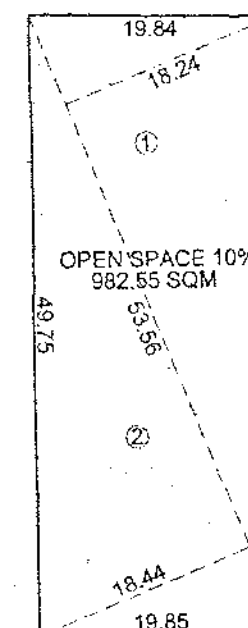
Approved as amended in...
Subject to conditions mentioned in Annexure 'A'
of letter No. PHA/C.R. No. 467/Mouza, 2017
S. No./G. No./CTS No. 227 (TENT) M-1
Dated 24/06/2016

Date of issue - 28/01/2017
At: Admulwar
Architect
CA/2008/41887

REVISED & PROPOSED LAYOUT OF RESIDENTIAL BUILDING SR. NO. 297, HISSA NO. 1, AT - LOHGAON.



LOCATION PLAN



OPEN SPACE - KEY PLAN SCALE: 1:100

OPEN SPACE - 10%

AREA CALCULATIONS BY Δ METHOD

AREA CALCULATIONS

1) 53.55 X 18.25 X 0.50 = 488.73 SQM

2) 53.55 X 18.44 X 0.50 = 493.82 SQM

TOTAL AREA = 982.55 SQM

ROAD WINDING AREA CALCULATION

AREA CALCULATIONS BY Δ METHOD

AREA CALCULATIONS

1) 59.79 X 03.00 X 0.50 = 89.68 SQM

2) 59.79 X 03.00 X 0.50 = 89.68 SQM

TOTAL AREA = 179.37 SQM

9.00 M WIDE INTERNAL ROAD

AREA CALCULATIONS BY Δ METHOD

AREA CALCULATIONS

a) 8.72 X 51.55 X 0.50 = 224.75 SQM

b) 8.85 X 51.55 X 0.50 = 228.36 SQM

TOTAL AREA = 453.13 SQM

AMENITY SPACE - 15%

AREA CALCULATIONS BY Δ METHOD

AREA CALCULATIONS

1) 58.90 X 25.63 X 0.50 = 754.80 SQM

2) 58.90 X 24.41 X 0.50 = 718.87 SQM

TOTAL AREA = 1473.67 SQM

PLOT AREA CALCULATIONS

AREA CALCULATIONS BY Δ METHOD

AREA CALCULATIONS

a) 55.75 X 178.50 X 0.50 = 5064.84 SQM

b) 55.30 X 178.50 X 0.50 = 4935.52 SQM

TOTAL AREA = 10000.46 SQM

GROUND COVERAGE STATEMENT

WING - A

FLOOR BUILT-UP = 416.94

ENCLOSED BALCONY = 62.51

DRY BALCONY = 35.11

TERRACE = 86.03 + 89.67

TOTAL = 416.94 + 62.51 + 35.11 + 86.03 + 89.67 = 690.25

WING - B

FLOOR BUILT-UP = 358.02

ENCLOSED BALCONY = 53.27

DRY BALCONY = 34.60

TERRACE = 87.05 + 85.93

TOTAL = 358.02 + 53.27 + 34.60 + 87.05 + 85.93 = 618.87

WING - C

FLOOR BUILT-UP = 368.65

ENCLOSED BALCONY = 55.20

DRY BALCONY = 34.60

TERRACE = 87.05 + 85.93

TOTAL = 368.65 + 55.20 + 34.60 + 87.05 + 85.93 = 631.43

TOTAL (A+B+C)

690.25 + 618.87 + 631.43 = 1940.55

PROPOSED GROUND COVERAGE

AREA = 1940.55 SQM

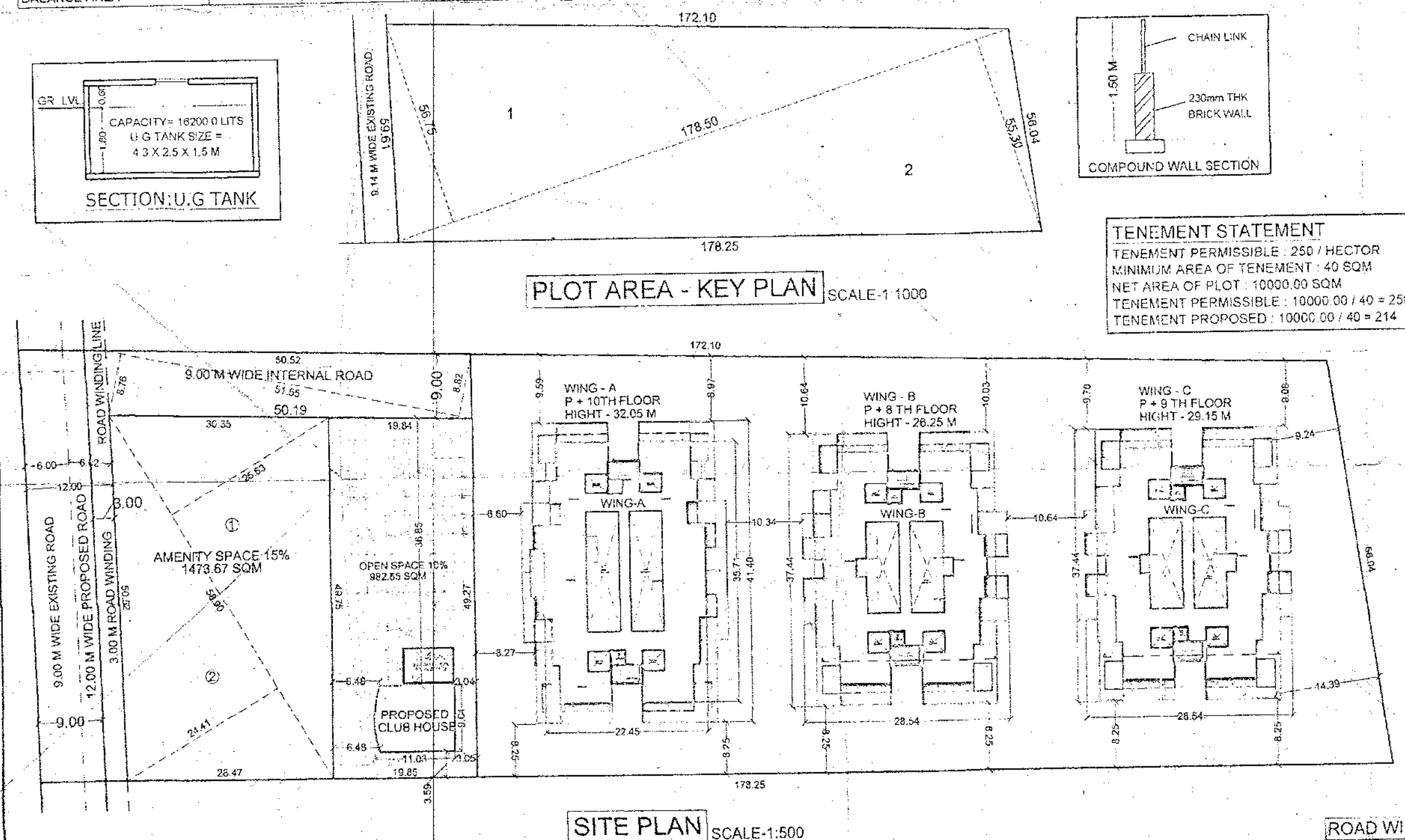
PERMISSIBLE GROUND COVERAGE - 1/5 OF NET PLOT

10000.00 / 5 = 2000.00 SQM

WING - B F.S.I. STATEMENT													
FLOOR	PROPOSED BUILT UP AREA	PERMISSIBLE ENCLOSED BALC. 15%	PROPOSED ENCLOSED BALCONY	PERMISSIBLE TERRACE 20%	PROPOSED TERRACE AREA	PROPOSED DRY BALCONY	PROPOSED DRY BALCONY TAKEN IN FSI	PROPOSED PASSAGE AREA	PROPOSED PASSAGE AREA TAKEN IN FSI	STAIRCASE AREA	STAIRCASE AREA TAKEN IN FSI	FIRE STAIRCASE AREA	PROPOSED TENEMENTS
PARKING	358.02	53.70	53.27	84.77	84.47	34.60	---	73.52	---	10.42	---	10.42	08
FIRST	358.02	53.70	53.27	84.77	84.47	34.60	---	73.52	---	10.42	---	10.42	08
SECOND	358.02	53.70	53.27	84.77	84.47	34.60	---	73.52	---	10.42	---	10.42	08
THIRD	358.02	53.70	53.27	84.77	84.47	34.60	---	73.52	---	10.42	---	10.42	08
FOURTH	358.02	53.70	53.27	84.77	84.47	34.60	---	73.52	---	10.42	---	10.42	08
FIFTH	358.02	53.70	53.27	84.77	84.47	34.60	---	73.52	---	10.42	---	10.42	08
SIXTH	358.02	53.70	53.27	84.77	84.47	34.60	---	73.52	---	10.42	---	10.42	08
SEVENTH	358.02	53.70	53.27	84.77	84.47	34.60	---	73.52	---	10.42	---	10.42	08
EIGHTH	358.02	53.70	53.27	84.77	84.47	34.60	---	73.52	---	10.42	---	10.42	08
TOTAL	2864.16	428.05	433.16	672.93	665.37	272.00	4.80	568.16	0.00	83.36	0.00	83.36	64
NEW PROPOSED FLOOR													
TOTAL	2864.16 + 4.80			2868.96									17.34

WING - C F.S.I. STATEMENT													
FLOOR	PROPOSED BUILT UP AREA	PERMISSIBLE ENCLOSED BALC. 15%	PROPOSED ENCLOSED BALCONY	PERMISSIBLE TERRACE 20%	PROPOSED TERRACE AREA	PROPOSED DRY BALCONY	PROPOSED DRY BALCONY TAKEN IN FSI	PROPOSED PASSAGE AREA	PROPOSED PASSAGE AREA TAKEN IN FSI	STAIRCASE AREA	STAIRCASE AREA TAKEN IN FSI	FIRE STAIRCASE AREA	PROPOSED TENEMENTS
PARKING	368.65	55.30	55.20	84.77	84.47	34.60	---	73.52	---	10.42	---	10.42	08
FIRST	368.65	55.30	55.20	84.77	84.47	34.60	---	73.52	---	10.42	---	10.42	08
SECOND	368.65	55.30	55.20	84.77	84.47	34.60	---	73.52	---	10.42	---	10.42	08
THIRD	368.65	55.30	55.20	84.77	84.47	34.60	---	73.52	---	10.42	---	10.42	08
FOURTH	368.65	55.30	55.20	84.77	84.47	34.60	---	73.52	---	10.42	---	10.42	08
FIFTH	368.65	55.30	55.20	84.77	84.47	34.60	---	73.52	---	10.42	---	10.42	08
SIXTH	368.65	55.30	55.20	84.77	84.47	34.60	---	73.52	---	10.42	---	10.42	08
SEVENTH	368.65	55.30	55.20	84.77	84.47	34.60	---	73.52	---	10.42	---	10.42	08
EIGHTH	347.58	62.13	59.13	79.54	74.38	29.80	---	73.52	---	10.42	---	10.42	07
NINTH	368.65	55.30	55.20	84.77	84.47	34.60	---	73.52	---	10.42	---	10.42	08
TOTAL	3296.78	494.63	491.73	757.70	749.84	272.00	34.60	568.16	73.52	83.36	10.42	93.78	71
NEW PROPOSED FLOOR													
TOTAL	3296.78 + 34.60 + 73.52 + 10.42			3415.32									17.34

F.S.I. STATEMENT													
FLOOR	PROPOSED BUILT UP AREA	PERMISSIBLE ENCLOSED BALC. 15%	PROPOSED ENCLOSED BALCONY	PERMISSIBLE TERRACE 20%	PROPOSED TERRACE AREA	PROPOSED DRY BALCONY	PROPOSED DRY BALCONY TAKEN IN FSI	PROPOSED PASSAGE AREA	PROPOSED PASSAGE AREA TAKEN IN FSI	STAIRCASE AREA	STAIRCASE AREA TAKEN IN FSI	FIRE STAIRCASE AREA	PROPOSED TENEMENTS
WING - A	4382.44	618.05	606.23	945.06	862.11	263.32	85.44	623.36	165.04	79	17.34	17.34	79
WING - B	2368.96	428.05	433.16	672.93	665.37	272.00	4.80	568.16	73.52	83.36	10.42	10.42	64
WING - C	3415.32	494.63	491.73	757.70	749.84	272.00	34.60	568.16	73.52	83.36	10.42	10.42	71
TOTAL	10668.72	1540.63	1531.12	2375.69	2277.32	807.32	124.84	1759.68	250.08	241.42	38.16	38.16	214
PERMISSIBLE FLOOR AREA	10668.72												
BALANCE AREA	1.99												



SITE PLAN SCALE: 1:500

ROAD WINDING AREA KEY PLAN SCALE: 1:500

STAMP OF APPROVAL

SITE PLAN, LOCATION PLAN, F.S.I. STATEMENT, PARKING LAYOUT
PLOT AREA KEY PLAN, PLOT AREA CALCULATIONS
PARKING AREA STATEMENT, WATER CALCULATIONS

Approved as amended in...
subject to conditions mentioned in Annexure 'A'
of letter No. PHA/C.R. No. 467/Mouza, 2017
S. No./G. No./CTS No. 227 (TENT) M-1
Dated 24/06/2016

Metropolitan Commissioner and
Chief Executive Officer
Pune Metropolitan Regional Development Authority, Pune



PROFARMA --- I

A	AREA STATEMENT	SQ. M.
1a	AREA OF PLOT AS PER 7/12	10000.00
1b	AREA OF PLOT AS PER DEMARCATION	10000.46
1c	AREA OF PLOT AS PER TRIANGULATION	10000.46
2	DEDUCTIONS FOR	
a)	AREA UNDER 12.00 M PROPOSED ROAD AREA	179.37
b)	AREA UNDER 09.00 M INTERNAL ROAD AREA	453.13
c)	ANY RESERVATION	
3	NET GROSS AREA OF PLOT [1a - 2a]	9820.63
4	DEDUCTIONS FOR	
a)	RECREATION GROUND OPEN SPACE 10%	982.06
b)	AMENITY SPACE - 15%	1473.09
5	NET AREA OF PLOT [3 - 4a]	8347.54
6	F A R PERMISSIBLE	0.90
7	PERMISSIBLE FLOOR AREA [5 X 6]	7512.79
8	ADDITION FOR FAR	
a)	AREA UNDER ROAD WINDING AREA	179.37
b)	PAID F. S. I. 20% [7512.79 X 0.20]	1522.56
c)	AMENITY SPACE - 15%	1473.09
9	TOTAL AREA [8a + b + c]	3155.02
10	PERMISSIBLE FLOOR AREA [7 + 9]	10667.81
11	EXISTING FLOOR AREA	-----
12	PROPOSED FLOOR AREA	10666.72
13	F. A. R. CONSUMED [12 / 10]	0.99
14	BALANCE AREA	1.09