



AREA STATEMENT OF ONE BUILDING												
BUILDINGS TYPE	FIRST	SECOND	THIRD	FOURTH	FIFTH	SIXTH	SEVENTH	EIGHTH	NINTH	TENTH	ELEVENTH	TWELFTH
A' TYPE	485.12	455.12	493.12	493.12	493.12	493.12	493.12	493.12	493.12	493.12	493.12	493.12
B' TYPE	197.48	442.17	442.17	442.17	442.17	442.17	442.17	442.17	442.17	442.17	442.17	442.17
C' TYPE	259.06	259.06	259.06	259.06	259.06	259.06	259.06	259.06	259.06	259.06	259.06	259.06
D' TYPE	400.74	400.74	400.74	400.74	400.74	400.74	400.74	400.74	400.74	400.74	400.74	400.74
E' TYPE	343.89	343.89	343.89	343.89	343.89	343.89	343.89	343.89	343.89	343.89	343.89	343.89
F' TYPE	485.20	485.20	485.20	485.20	485.20	485.20	485.20	485.20	485.20	485.20	485.20	485.20
G' TYPE	187.39	187.39	187.39	187.39	187.39	187.39	187.39	187.39	187.39	187.39	187.39	187.39
TOTAL	187.39	187.39	187.39	187.39	187.39	187.39	187.39	187.39	187.39	187.39	187.39	187.39

AREA STATEMENT FOR PREMIUM									
BUILDINGS TYPE	BALCONY AREA	PASSAGE AREA	TERRACE AREA	STAIRCASE AREA	LIFT AREA	TOTAL	INCREASE IN AREA	PERCENTAGE INCREASE	REMARKS
A' TYPE	965.70	599.36	1699.15	1109.94	189.00	7263.15	7.22		
B' TYPE	732.51	320.96	1130.25	899.20	125.44	7263.15	7.22		
C' TYPE	459.40	187.13	856.85	603.09	5.51	7263.15	7.22		
D' TYPE	884.03	332.79	1345.44	894.48	175.44	7263.15	7.22		
E' TYPE	598.00	281.84	141.80	651.80	145.55	7263.15	7.22		
F' TYPE	750.24	317.12	851.80	869.55	175.56	7263.15	7.22		
G' TYPE	327.33	630.85	493.02	180.00	3.81	7263.15	7.22		
TOTAL	4412.51	1821.43	7225.59	5584.02	1274.28	3249.82			

AREA STATEMENT FOR PREMIUM									
BUILDINGS TYPE	SANCTIONED AREA	PROPOSED AREA	INCREASE IN AREA	PERCENTAGE INCREASE	REMARKS	SANCTIONED AREA	PROPOSED AREA	INCREASE IN AREA	PERCENTAGE INCREASE
BALCONY AREA	1561.37	1088.89	2850.50	4412.62	4412.62	1561.37	1088.89	2850.50	4412.62
DRY BALCONY AREA	585.44	480.89	1064.55	1821.43	1821.43	585.44	480.89	1064.55	1821.43
PASSAGE AREA	2790.77	1879.89	4730.86	7225.59	7225.59	2790.77	1879.89	4730.86	7225.59
TERRACE AREA	3003.18	1588.03	3269.23	5493.02	5493.02	3003.18	1588.03	3269.23	5493.02
STAIRCASE AREA	487.40	587.13	944.72	1274.28	1274.28	487.40	587.13	944.72	1274.28
LIFT AREA	18.25	16.82	28.88	32.49	32.49	18.25	16.82	28.88	32.49
LIFT W/C RM AREA	14.94	30.42	85.38	16.98	16.98	14.94	30.42	85.38	16.98
TOTAL	1561.37	1088.89	2850.50	4412.62	4412.62	1561.37	1088.89	2850.50	4412.62

F.S.I. STATEMENT												
BUILDINGS TYPE	NO. OF BUILDINGS	NO. OF FLOORS	NO. OF TENEMENTS	REAR/UNDER	COVERED PARKING AREA IN SQ.M	F.S.I. CONSUMED	BALCONY AREA	FIRE STAIRCASE AREA	TOTAL AREA	PERM	PROP	TOTAL
A' TYPE	1 NOS	95	1,10,000	37.05 M	488.05	58,80.59	885.87	862.79	369.00			
B' TYPE	1 NOS	92	1,10,000	37.05 M	780.51	50,74.51	781.19	752.81	194.40			
C' TYPE	1 NOS	95	1,10,000	37.05 M	479.66	50,86.78	485.03	457.40	218.32			
D' TYPE	1 NOS	96	1,10,000	37.05 M	735.04	40,22.72	723.40	684.81	194.40			
E' TYPE	1 NOS	72	1,10,000	37.05 M	361.21	41,09.91	616.58	598.00	175.58			
F' TYPE	1 NOS	96	1,10,000	37.05 M	824.79	61,07.91	816.19	750.24	194.40			
G' TYPE	1 NOS	72	1,10,000	37.05 M	269.56	22,76.18	340.09	327.33	140.00			
TOTAL	07 NOS	619 NOS			4827.02	31,399.41	4710.01	4412.51	1346.28			31,399.41

WATER STORAGE CAPACITY			
BUILDINGS TYPE	U/G WATER TANK CAPACITY (LITRS)	U/G WATER TANK CAPACITY (LITRS)	TOTAL
A' TYPE	65,000+50,000	97,500+50,000	
B' TYPE	62,500+50,000	93,750+50,000	
C' TYPE	64,500+50,000	96,750+50,000	
D' TYPE	65,000+50,000	97,500+50,000	
E' TYPE	48,600+50,000	72,900+50,000	
F' TYPE	65,000+50,000	97,500+50,000	
G' TYPE	48,000+50,000	72,500+50,000	
TOTAL	5,58,600.00 LITRS	9,79,400.00 LITRS	

TENEMENT STATEMENT									
BUILDINGS TYPE	FLAT AREA UP TO 50 SQ.M	FLAT AREA 50 TO 100 SQ.M	FLAT AREA ABOVE 100 SQ.M	TOTAL	NO. OF TENEMENTS	FLAT AREA UP TO 50 SQ.M	FLAT AREA 50 TO 100 SQ.M	FLAT AREA ABOVE 100 SQ.M	TOTAL
A' TYPE	96.56	96.56	96.56	290.68	96	96.56	96.56	96.56	290.68
B' TYPE	92.51	92.51	92.51	277.53	92	92.51	92.51	92.51	277.53
C' TYPE	95.40	95.40	95.40	286.20	95	95.40	95.40	95.40	286.20
D' TYPE	96.56	96.56	96.56	290.68	96	96.56	96.56	96.56	290.68
E' TYPE	72.51	72.51	72.51	217.53	72	72.51	72.51	72.51	217.53
F' TYPE	94.79	94.79	94.79	284.37	94	94.79	94.79	94.79	284.37
G' TYPE	72.51	72.51	72.51	217.53	72	72.51	72.51	72.51	217.53
TOTAL	189.56	189.56	189.56	568.68	619	189.56	189.56	189.56	568.68



GOOGLE IMAGE



LOCATION PLAN
SCALE: 1:10000

PREVIOUS SANCTION

PARKING STATEMENT

PARKING		PARKING REQUIRED		PARKING PROVIDED	
CAR	SCOOTER	CAR	SCOOTER	CAR	SCOOTER
A' TYPE					
1 TEN HAVING CARPET AREA 40 TO 60 SQ.M	01	02	02	01	02
FOR 94 TENEMENTS	47	94	94	47	94
B' TYPE					
2 TEN HAVING CARPET AREA 40 TO 60 SQ.M	01	02	02	01	02
FOR 87 TENEMENTS	34	68	68	34	68
3 TEN HAVING CARPET AREA ABOVE 60 SQ.M	01	02	02	01	02
FOR 22 TENEMENTS	22	44	44	22	44
C' TYPE					
4 TEN HAVING CARPET AREA UP TO 40 SQ.M	01	02	02	01	02
FOR 94 TENEMENTS	47	94	94	47	94
D' TYPE					
5 TEN HAVING CARPET AREA 40 TO 60 SQ.M	01	02	02	01	02
FOR 70 TENEMENTS	35	70	70	35	70
6 TEN HAVING CARPET AREA ABOVE 60 SQ.M	01	02	02	01	02
FOR 23 TENEMENTS	23	46	46	23	46
E' TYPE					
7 TEN HAVING CARPET AREA UP TO 40 SQ.M	01	02	02	01	02
FOR 70 TENEMENTS	35	70	70	35	70
8 TEN HAVING CARPET AREA ABOVE 60 SQ.M	01	02	02	01	02
FOR 12 TENEMENTS	01	02	02	01	02
TOTAL 440 TENEMENTS	44	88	88	44	88
TOTAL 440 TENEMENTS	281	530	530	281	530

PROPOSED SANCTION

PARKING STATEMENT

PARKING		PARKING REQUIRED		PARKING PROVIDED	
CAR	SCOOTER	CAR	SCOOTER	CAR	SCOOTER
A' TYPE					
1 TEN HAVING BUILT UP AREA 50 TO 100 SQ.M	01	03	03	01	03
FOR 22 TENEMENTS	01	03	03	01	03
B' TYPE					
2 TEN HAVING BUILT UP AREA 50 TO 100 SQ.M	01	03	03	01	03
FOR 03 TENEMENTS	01	03	03	01	03
C' TYPE					
3 TEN HAVING BUILT UP AREA UP TO 50 SQ.M	01	03	03	01	03
FOR 01 TENEMENTS	01	03	03	01	03
D' TYPE					
4 TEN HAVING BUILT UP AREA 50 TO 100 SQ.M	01	03	03	01	03
FOR 03 TENEMENTS	01	03	03	01	03
E' TYPE					
5 TEN HAVING BUILT UP AREA 50 TO 100 SQ.M	01	03	03	01	03
FOR 03 TENEMENTS	01	03	03	01	03
F' TYPE					
6 TEN HAVING BUILT UP AREA 50 TO 100 SQ.M	01	03	03	01	03
FOR 02 TENEMENTS	01	03	03	01	03
G' TYPE					
7 TEN HAVING BUILT UP AREA 50 TO 100 SQ.M	01	03	03	01	03
FOR 04 TENEMENTS	01	03	03	01	03
TOTAL	38	197	197	38	197
ADD SITE PARKING FOR METROPOLITAN REGION	18	99	99	18	99
TOTAL PARKING REQUIRED	54	296	296	54	296

PLOT AREA CALCULATION

PLOT AREA CALCULATION		
1) 126.88 X 49.21 X 0.50	=	3121.88 SQ.M
2) 126.88 X 53.99 X 0.50	=	3425.13 SQ.M
3) 150.89 X 55.00 X 0.50	=	4149.48 SQ.M
4) 238.80 X 90.60 X 0.50	=	10817.64 SQ.M
5) 238.80 X 91.0227 X 0.50	=	10868.11 SQ.M
TOTAL AREA	=	32,902.24 SQ.M
AREA AS PER 7/12 EXTRACT	=	32,000.00 SQ.M
MINIMUM AREA CONSIDERED	=	32,000.00 SQ.M

PARKING STATEMENT

PARKING		PARKING REQUIRED	
CAR	SCOOTER	CAR	SCOOTER
PREVIOUS SANCTION PARKING REQUIRED	28	530	530
PROPOSED SANCTION PARKING REQUIRED	54	296	296
TOTAL PARKING REQUIRED	54	826	826

PARKING AREA STATEMENT

PARKING AREA STATEMENT		TOTAL SQ.M	
CAR	SCOOTER	CAR	SCOOTER
AREA REQUIRED	341 X 12.50 SQ.M	4262.50	
SCOOTER	826 X 2.00 SQ.M	1652.00	
CYCLE	826 X 0.70 SQ.M	578.20	
TOTAL REQUIRED AREA		6492.70	

Approved as amended in...
Subject to conditions mentioned in...
S. No. G. No. 10/2013/10/2013
Dated 10/10/2013
Pune Metropolitan Region Development Authority Pune



AS PER DCPR 2018

AREA STATEMENT	PREVIOUS SANCTION	PROPOSED SANCTION
01. AREA OF PLOT	12,000.00	32,000.00
02. DEDUCTIONS FOR:		
(a) ROAD ACQUISITION AREA	4063.24	4063.24
(b) AREA UNDER 30.00M WIDE R.P. ROAD	4063.24	4063.24
TOTAL (a+b)	4063.24	4063.24
03. NET GROSS AREA OF PLOT (1-2)	27,936.76	27,936.76
04. DEDUCTIONS FOR:		
(a) AMENITY SPACE - 15%	4190.51	4190.51
(b) OPEN SPACE - 10% (NOT DEDUCTED)	2793.68	2793.68
(c) INTERNAL ROAD AREA (NOT DEDUCTED)	3284.44	3284.44
TOTAL (a+b+c)	4190.51	4190.51
05. NET AREA OF PLOT (3-4)	21,371.62	21,371.62
06. NET AREA OF PLOT (3-4)	21,371.62	21,371.62
07. MAXIMUM PERMISSIBLE FSI (23,746.25 X 2.00 = 47,492.50 SQ.M)		
PROPOSED EXISTING ROAD WIDE 30.00M R.P. ROAD		
ROAD WIDTH	23.75	23.75
30.00M X 24.00M X 1.20	8.25	8.25
08. BASIC F.S.I. 1.20 (23,746.25 X 1.20)	28,545.94	28,545.94
09. ADDITION FOR F.S.I.		
(a) 60.00 M. ROAD WIDENING (4063.24 X 2)	4274.32	4274.32
(b) ADD 20% PREMIUM FSI ON NET PLOT AREA (21,371.62 X 0.20 = 4274.32)	4274.32	4274.32
ALREADY PAID = 4274.32		
(c) PERMISSIBLE FSI (21,371.62 X 2.00 = 42,743.25)	42,743.25	42,743.25
TOTAL ADDITION (a+b+c)	4274.32	4274.32
10. TOTAL PERMISSIBLE AREA	29,920.26	32,768.82
11. PROPOSED COMMERCIAL AREA	29,920.26	