

PROPOSED & PREVIOUS SANCTION CALCULATION				
SR NO	STATUS	PROPOSED	PREVIOUS SANCTION	DIFFERENCE
1	PLOT AREA	11971.00	11971.00	0.00
2	RESIDENTIAL BUILTUP	12639.19	12701.10	61.91
3	BALCONY	1855.06	1907.37	0.00
4	DRY BALCONY	0.00	218.77	0.00
5	TERRACE	1123.80	0.00	0.00
6	PASSAGE	0.00	0.00	0.00
8	STAIRCASE	0.00	0.00	0.00
9	LIFT	0.00	16.77	0.00
10	LIFTMACH ROOM	0.00	58.83	0.00
11	PARKING	1188.00	1445.24	257.24

F.S.I STATEMENT FOR BUILDING											
PREMIUM AREA (IN SQ.M.)											
S. No.	FLOORS	B/LP AREA	BALCONY STATEMENT			TERRACE		FIRE STAIRCASE AREA	FIRE LIFT AREA	EXCESS BALCONY AREA TAKEN IN PSI	TENAMENT
			PERMISSIBLE	PROPOSED	EXCESS	PERMISSIBLE (20%)	PROPOSED				
1	FIRST FL	833.74	340.06	159.39	18.33	156.75	34.27	30.80		953.07	19
2	SECOND FL	919.80	177.97	158.72	20.25	168.96	72.67	30.80		940.53	19
3	THIRD FL	719.30	137.90	156.90	21.50	163.86	90.87	30.80		940.80	19
4	FOURTH FL	729.92	187.97	158.72	21.75	168.56	74.67	30.80		981.55	19
5	FIFTH FL	918.30	177.90	156.90	21.50	163.50	93.87	30.80		940.55	19
6	SIXTH FL	919.80	137.97	158.72	20.75	163.96	73.67	30.80		950.05	19
7	SEVENTH FL	930.19	135.53	159.39	18.66	164.04	94.87	30.80	13.20	873.75	17
8	EIGHT FL	859.41	128.91	143.25	14.34	171.88	87.13	30.80		941.80	19
9	NINTH FL	918.30	137.90	156.90	21.50	163.86	86.27	30.80		981.55	19
10	TENTH FL	919.80	137.97	158.72	20.75	163.96	73.67	30.80		940.80	19
11	ELEVENTH FL	919.30	137.90	159.39	21.50	163.86	94.87	30.80		954.13	19
12	TWELFTH FL	947.78	142.77	158.72	16.35	167.57	73.67	30.80		977.58	17
13	THIRTEENTH FL	851.30	127.70	151.97	26.28	170.26	81.98	30.80		895.04	10
14	FOURTEENTH FL	488.23	73.23	80.04	6.81	97.65	25.13	15.40			
	TOTAL	12367.05	1855.06	2127.20	272.14	2473.41	1123.80	415.80	13.20	12639.19	253

PARKING AREA CALCULATIONS IN SQ.MT		
CARPET AREA	CAM	SCOOTER CYCLE
NO. RES: UP TO 50 SQ.M/2	0	5
NO. OF INTRUSION (150)	3	250
NO. RES: 50 TO 100 SQ.M/3	1	3
NO. OF INTRUSION (54)	18	54
TOTAL REQUIRED	18	306
MIN. ALLOWED PARKING		
METROPOOLIAN AREA	9	150
TOTAL PARKING REQUIRED	27	456
TOTAL PARKING PROVIDED	27	496
EXTRA REQUIRED FOR EACH PARKING	12.50	3.00
TOTAL	332.50	93.00
TOTAL AREA FOR PARKING		1568.00

WATER CALCULATIONS				
GALLONS (W/O) OF TREATMENT REQUIRED	250 X	1.0	+	1707.75
ADD FREE FIGHTING				1707.75
TOTAL U.G. TANK REQUIRED				2000.00
GALLONS (W/O) OF TREATMENT PROVIDED				1967.75
ADD FREE FIGHTING				2170.00
U.G. TANK REQUIRED	1.50 X	1707.75	+	2561.63
U.G. TANK PROVIDED				2500.00
ADD FREE FIGHTING				2000.00
TOTAL U.G. TANK REQUIRED				4561.63
TOTAL U.G. TANK PROVIDED				4500.00

AMENITY SPACE AREA CALCULATION						
1	0.5	X	65.51	X	27.851	= 811.8
2	0.5	X	65.51	X	26.34	= 862.7
TOTAL					=	1774.5

OPEN SPACE AREA CALCULATION						
1	0.0	X	50.10	X	15.00	= 435.2
2	0.5	X	50.10	X	25.834	= 780.4
TOTAL						= 1188.2

24.00 M W R.P. ROAD WIDENING AREA CALCULATION				
R1	0.5	X	18.70	= 9.35
R2	0.5	X	18.18	= 9.09
TOTAL				= 18.44

INTERNAL ROAD - 1 AREA CALCULATION					
11	0.5	X	25.12	X	3.81 = 47.10
12	1	X	24.53	X	3.81 = 32.18
13	0.5	X	60.90	X	3.81 = 100.90
TOTAL					= 249.23

INTERVAL ROAD - 2 AREA CALCULATION					
1	0.5	X	20.00	X	5.52 = 55.20
2	0.5	X	20.00	X	6.812 = 55.12
3	0.5	X	33.85	X	8.54 = 163.16
4	0.5	X	33.85	X	10.99 = 188.01
TOTAL					= 472.49

PLOT AREA CALCULATION BY TRIANGULATION METHOD				
R1	0.5 X	15.71 X	6.31	80.1
R2	0.5 X	16.18 X	9.00	81
1	0.5 X	20.00 X	5.51	55.5
2	0.5 X	20.00 X	6.812	68.12
3	0.5 X	33.85 X	9.64	163.1
4	0.5 X	33.85 X	10.99	186.0
5	0.5 X	92.45 X	22.12	1022.9
6	0.5 X	92.45 X	24.89	1150.5
7	0.5 X	79.12 X	25.3	1000.8
8	0.5 X	79.12 X	23.91	945.8
9	0.5 X	91.45 X	48.65	2270.2
10	0.5 X	91.45 X	41.97	1919.0
11	0.5 X	26.12 X	3.61	47.13
12	1 X	25.53 X	3.61	92.1
13	0.5 X	60.90 X	9.61	109.9
14	0.5 X	93.60 X	77.13	1269.6
15	0.5 X	93.60 X	27.95	1308.0
16	0.5 X	26.34 X	5.57	73.3
17	0.5 X	14.01 X	2.7	25.5
17a	0.5 X	33.04 X	10.74	177.4
TOTAL				12027.4

STAMP (FOR APPROVAL)

MASTER LAYOUT PLAN:
Building Layout & Plot Area Calculation

APPROVED AS AMENDMENT IN SUBJECT
TO CONDITIONS MENTIONED IN
ANNEXURE 'A' ENCL OF LETTER NO.
S.R.No. 193/15-16/MOURA-NARHE
S.No./Q.No./CTS No. 38/2/19
38/2/20, 38/2/23 (P)
DATED = 09/08/2016

sd/-xxx
METROPOLITAN COMMISSIONER
& CHIEF EXECUTIVE OFFICER
F.M.R.D.A. PUNE.

FOR SALE

TRUE COPY
ARCHITECT
MILIND SARAF
CA/97/22139

SIGN OF ARCHITECT

	AREA STATEMENT	SQ.M.
1)	AREA OF PLOT AS PER 7/2	21975.00
	AREA AS PER DIMENSION	22077.28
	AREA OF PLOT MINUS IN CONSIDERABLE	12971.00
2)	DEDUCTIONS FOR	
	ROAD WIDENING (24.00M W. & P. ROAD)	141.99
	TOTAL (a)	141.99
3)	GROSS AREA OF PLOT (1-2)	11829.01
4)	DEDUCTIONS FOR	
a)	OPEN SPACE	1186.32
b)	LANDSCAPE SPACE	1778.88
	c) AREA UNDER INTERNAL ROAD	71.77
	TOTAL (a+b+c)	1996.98
5)	NET PLOT AREA (3-ROAD IN)	10048.10
6)	F.A.R. PERMISSIBLE (1X1.20)	10099.01
7)	ADDITIONS	
	ROAD WIDENING (24.00M W. & P. ROAD)	
	a) LANDSCAPE SPACE	
	c) EXCESSIBLE PAID FOR (5X0.20)	1809.34
	TOTAL (a+b+c)	1809.34
8)	F.A.R. PERMISSIBLE (16%)	12463.65
9)	PROPOSED FSI	2.2672.87
10)	ADDITIONAL EXCESS BALCONY	175.14
11)	ADDITIONAL EXCESS REFUGE AREA	0.00
12)	TOTAL PROPOSED FSI (1+10+11)	12638.19
13)	F.A.R. CONSIDERED BALCONY STATEMENT	1.00
a)	PERMISSIBLE BALCONY AREA	1855.54
b)	PROPOSED BALCONY AREA	2127.20
c)	EXCESS BALCONY AREA	271.66
	TENEMENT STATEMENT	
a)	NET AREA OF PLOT ITEM (1) ABOVE	9049.15
b)	LESS NON-RESIDENTIAL AREA (SHOP ETC)	0.00
c)	AREA FOR TENEMENTS (1-a-b)	9049.15
d)	TENEMENT PERMISSIBLE 250/Hec	226.23
e)	TENEMENT PROPOSED	253.00

[illegible]

NAME OF PROJECT :
REVISED RESIDENTIAL USE IN INDUSTRIAL ZONE OR
S.NO. 38/2/17, 38/2/22, 38/2/23(P)
MOUJE- NARHE, TAL - HAVELI, DIST. - PUNE
NAME & SIGNATURE OF OWNER (P & H)

URBAN HOMES REALITY THROUGH
MR. VAISHAV KOTHAKOTA

ARCHITECTS

SUBHA ARCHITECTS

11th Floor,
No. 40, 10th Cross, 10th Main,
Chokkikulambam,
Chennai - 600 024.
Ph: 26 22 22 22
E: sushbaarchitects@gmail.com

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