

PLOT	AREA AS PER		MINIMUM AREA CONSIDERED (M2)	DEDUCTIONS (M2)			NET DEVELOPABLE AREA (M2)
	7-12 / PRC	DEMARC.		RD. WIDEN.	RESERV.	NDZ/NALA	
60/1	845.00	846.22	845.00	0.00	25.68	0.00	819.32
60/2	2800.00	2802.59	2800.00	0.00	169.41	0.00	2630.59
60/2/1	2500.00	2541.21	2500.00	0.00	0.00	0.00	2500.00
60/3	600.00	642.79	600.00	104.65	0.00	0.00	495.35
TOTAL	6745.00	6832.80	6745.00	104.65	195.09	0.00	6445.25

PLOT	AREA AS PER		MINIMUM AREA	DEDUCTIONS (M2)			NET DEVELOPABLE
	7-12 / PRC	DEMARC.	CONSIDERED (M2)	RD. WIDEN.	RESERV.	NDZ/INALA	AREA (M2)
PLOT	6745.00	6832.81	6745.00	104.65	195.09	0.00	6445.25
TOTAL	6745.00	6832.81	6745.00	104.65	195.09	0.00	6445.25

Note: No sale or lease of a plot in layout will be recognised and no building permitted in any plot in the layout will be permitted unless final sanction for the layout is obtained from the Municipal Corporation.

ADDITIONS -

1.	$0.5 \times 54.58 \times 12.31 =$	336.56 SQ.M
2.	$0.5 \times 52.62 \times 11.63 =$	306.23 SQ.M
TOTAL ADDITIONS =		642.79 SQ.M

ROAD WIDENING	
TRIANGLE	AREA
A-01	52.49
A-02	52.17
TOTAL	104.65

ADDITIONS :-			
1.	0.5 X	15.10 X	6.81 = 51.42 SQ.M
2.	0.5 X	15.01 X	11.28 = 84.66 SQ.M
3.	0.5 X	28.06 X	8.87 = 124.45 SQ.M
4.	0.5 X	30.41 X	0.96 = 14.80 SQ.M
5.	0.5 X	50.14 X	16.76 = 420.17 SQ.M
6.	0.5 X	58.32 X	4.62 = 134.72 SQ.M
7.	0.5 X	58.32 X	20.71 = 603.90 SQ.M
8.	0.5 X	37.01 X	11.55 = 213.73 SQ.M
9.	0.5 X	47.64 X	8.98 = 213.90 SQ.M
10.	0.5 X	47.64 X	24.91 = 593.36 SQ.M
11.	0.5 X	28.53 X	6.05 = 86.30 SQ.M
TOTAL ADDITIONS =			2541.21 SQ.M

ADDITIONS :-				
1.	0.5 X	12.38 X	3.53 =	21.85 SQ.M
2.	0.5 X	13.03 X	1.44 =	9.38 SQ.M
3.	0.5 X	15.49 X	7.64 =	59.17 SQ.M
4.	0.5 X	21.44 X	4.34 =	46.52 SQ.M
5.	0.5 X	29.79 X	4.08 =	60.77 SQ.M
6.	0.5 X	38.75 X	3.14 =	60.84 SQ.M
7.	0.5 X	52.04 X	3.78 =	98.38 SQ.M
8.	0.5 X	66.40 X	11.18 =	371.18 SQ.M
9.	0.5 X	69.14 X	19.06 =	658.90 SQ.M
10.	0.5 X	72.09 X	7.64 =	275.38 SQ.M
11.	0.5 X	72.09 X	13.43 =	484.08 SQ.M
12.	0.5 X	41.93 X	23.10 =	484.29 SQ.M
13.	0.5 X	27.85 X	6.16 =	85.78 SQ.M
14.	0.5 X	13.93 X	6.16 =	42.90 SQ.M
15.	0.5 X	19.72 X	4.38 =	43.19 SQ.M

TRIANGLE	AREA
A-01	312.23
A-02	975.36
A-03	511.98
A-04	1657.41
A-05	587.71
A-06	712.13
A-07	1028.14
A-08	517.56
A-09	365.59
A-10	164.68
TOTAL (PLOT)	6832.80

TRIANGLE	AREA
A-01	110.78
A-02	224.47
A-03	62.62
A-04	11.06
A-05	60.56
A-06	113.34
A-07	53.81
A-08	6.91
TOTAL	644.70

AMENITY SPACE	
TRIANGLE	AREA
A-01	32.66
A-02	115.81
A-03	208.06
A-04	286.89
TOTAL	643.41

AMENITY SPACE	
TRIANGLE	AREA
A-01	39.67
A-02	94.70
A-03	140.22
A-04	11.92
A-05	36.95
TOTAL	323.46

बांधकाम शिफारस विभाग LAYOUT PLAT AREA BY TRIANGULATION ETC.
माहिती SHEET / एक शिफारस / डिजाणी / STAMP OF APPROVAL
मोहोर लागू करतः cc/346416-09/01/2017
र.प्र.अ. दिनांक

Senthil
कार्यालयी कार्यवाही
बांधकाम शिफारस विभाग
मोहन क. S शे डे पुणे नगरपालिका

PCC - MUNICIPAL CORP.
BUILDING CONTROL DEPT.
APPROVED
FOCNA

1. AREA OF PLOT		6745.00	
2. DEDUCTIONS FOR			
(a) ROAD ACQUISITION AREA (24.00 M WIDE D.P. ROAD)		104.65	
(b) EXISTING INTERNAL ROAD		0.00	
(c) ANY RESERVATION (NALA GARDEN)		195.09	
(d) OTHER		0.00	
TOTAL (a+b+c+d)		299.75	
3. NET GROSS AREA OF PLOT (1-2):		6445.25	
4. DEDUCTIONS FOR	(A)		
(a) TRANSFORMER AREA		36.05	
(b) RECREATION OPEN SPACE		644.53	
(c) INTERNAL ROADS		1688.14	
(d) AMENITY SPACE		966.79	
(e) OTHERS		0.00	
TOTAL (a+b+c+d+e)		3335.50	
5. NET AREA OF PLOT (3-4):	(B)	3109.75	
6. ADDITION FOR F.S.I.			
(a) EXISTING INTERNAL ROAD		0.00	
(b) TRANSFORMER AREA		36.05	
(c) RECREATION OPEN SPACE : (NOTIONAL)		0.00	
(d) INTERNAL ROADS		1688.14	
(e) AMENITY SPACE		966.79	
(f) OTHER ADDITION		0.00	
TOTAL (a+b+c+d+e+f)		1724.19	
7. TOTAL AREA (5+6):	(C)	4833.94	
8. F.A.R. PERMISSIBLE	1.0000	4833.94	
9. ROAD AREA	AVAILABLE PERMISSIBLE 1.62% 40%	104.65 1243.90 0.00	
10. TDR Area	00	0.00	
11. PERM. FLOOR AREA (7X8+9+10)		4833.94	
12. EXISTING FLOOR AREA		0.00	
13. PROPOSED RESIDENTIAL AREA		4817.18	
14. PROPOSED COMMERCIAL AREA		0.00	
15. PROPOSED INDUSTRIAL AREA		0.00	
16. PROPOSED SPECIAL FSI AREA (MHADA)		967.42	
17. EXCESS BALCONY AREA TAKEN IN F.S.I.		0.00	
18. TOTAL BUILT UP AREA (12 To 17)		5784.60	
19. F.S.I. CONSUMED (13)		1.0000	
20. COVERAGE PERMISSIBLE	000.00	621.95	
21. EXISTING COVERAGE		0.00	
22. PROPOSED COVERAGE		508.59	
23. TOTAL COVERAGE		685.58	
B) BALCONY STATEMENT			
(a) PERMISSIBLE BALCONY AREA		867.68	
(b) PROPOSED BALCONY AREA		851.68	
(c) EXCESS BALCONY AREA (TOTAL)		0.00	
C) TENEMENT STATEMENT			
(a) NET AREA OF PLOT ITEM A(7) ABOVE		3109.75	
(b) LESS NON-RESIDENTIAL AREA (SHOPS ETC.)		0.00	
(c) AREA FOR TENEMENTS (A-b)		4833.94	
(d) TENEMENTS PERMISSIBLE 250/Hec.(NPA)		1.34	
(e) TENEMENTS PROPOSED		1.30	
D) PARKING STATEMENT			
	CAR	SCOOTER	CYCLE
(a) PARKING REQUIRED BY RULE	83	273	244
(b) PARKING PROVIDED	199	418	246
(c) GARAGES PERMISSIBLE	00	00	00
(d) GARAGES PROPOSED	00	00	00

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON _____
AND THE DIMENSION OF SIDES, ETC. OF PLOT STATED ON PLAN AREAS AS
MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA
STATED IN DOCUMENT OF OWNERSHIP / T.P. SCHEME RECORD AND RECORD DEPT
/ CITY SURVEYED RECORDS.

LEGEND
PLOT BOUNDARY SHOWN BLACK
PROPOSED WORK SHOWN RED
DRAINAGELINE SHOWN RED DOTTED
WATERLINE SHOWN BLACK DOTTED
EXISTING TO BE RETAINED HATCHED
DEMOLITION SHOWN HATCHED YELLOW

PROJECT: Amalgamation + Layout of Building + F
SURVEY NO: 60/1,60/2,60/2/1,60/3(PT)
HISSA NO: CTS NO:
PLOT NO: SOC. NAME:
FINAL PLOT NO: PETH: BANER
ARCHITECT: SUNIL UDDHAVRAO HINGMIRE ARCHITECTS SIGN
4 snmrit virdhavan soc near 3rd stage bridge pune 30

	JOB NO.	DRG.NO.	SCALE	DRAWN BY	CHECKED BY
	1:500				
INWARD NO.	ADCR/0383/13		DATE	13-12-2016	
KEY NO.	a200006660000		SHEET NO.	1/3	

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