AREA STATEMENT (SQ.M.)

PHASE / WING	RESIDENTIAL								TOTAL FLOOR AREA			BALCONY AREA				STAIRCASE AREA			PASSAGE AREA			DRY BALCONY AREA			TERRACE AREA			LIFT & L.M.R.			TENEMENT NO.			GROUND COVERAGE
	GR.	1ST.	2ND.	3RD.	4TH.	5TH.	6TH.	7TH.	8TH.	EXIST.	PROP.	TOTAL	PERM.	EXIST.	PROP.	EXC.	TOTAL	EXIST.	PROP.	TOTAL	EXIST.	PROP.	TOTAL	EXIST.	PROP.	TOTAL	EXIST.	PROP.	TOTAL	EXIST.	PROP.	TOTAL	EXIST.	PROP.	TOTAL	
PHASE-I (WING - A&B) EXISTING	---	291.05	291.05	291.05	291.05	291.05	291.05	291.05	291.05	2328.40	---	2328.40	349.26	348.40	----	----	348.40	165.12	----	165.12	188.64	----	188.64	149.76	----	149.76	258.64	----	258.64	(9.48+16.80) 24.48	----	(9.48+16.80) 24.48	48	----	48	466.68
PHASE-II (WING - D) PROPOSED	---	376.36	375.80	376.36	375.80	388.58	435.25	435.81	435.25	---	3199.21	3199.21	479.85	----	474.90	----	474.90	----	115.75	115.75	----	74.25	74.25	----	103.13	103.13	----	377.24	377.24	----	(9.48+16.80) 24.48	(9.48+16.80) 24.48	----	48	48	594.22
PHASE-III (WING - D) PROPOSED	---	713.42	713.78	713.42	379.15	----	----	----	----	---	2519.77	2519.77	373.95	----	372.32	----	372.32	----	----	----	----	----	----	----	----	----	----	312.36	312.36	----	----	----	42	42	992.39
ROW HOUSE PROPOSED	149.00	130.95	----	----	----	----	----	----	---	279.95	279.95	19.64	----	17.83	----	17.83	----	----	----	----	----	----	----	----	----	----	15.39	15.30	----	----	----	1	1	149.00
TOTAL	149.00	1511.78	1380.63	1380.83	1046.00	679.63	726.30	726.86	726.30	2328.40	5998.93	8327.33	1226.72	348.40	865.05	----	1213.45	165.12	115.75	280.87	188.64	74.25	262.89	149.76	103.13	252.89	258.64	704.93	963.54	24.48	24.48	48.96	48	91	139	2204.29

PARKING AREA STATEMENT

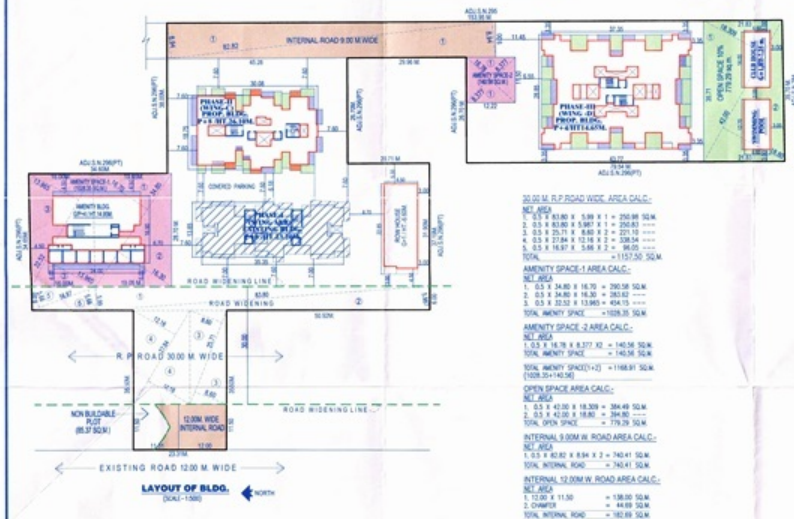
AREA OF STATEMENT	PROP.NO. OF TENEMENT	PARKING REQ.FOR EVERY BY RULE	TOTAL REQ.	REQUIRED PARKING CAR	SCOOTER	CYCLE	PROVIDED PARKING CAR	SCOOTER	CYCLE
15% UP TO 30 SQ.M.	30	4 / 0 / 5 / 5	30/4 = 8	0	40	40			
UP TO 50 TO 100SQ.M.	109	3 / 1 / 3 / 3	109/3 = 37	37	111	111	57	231	231
	TOTAL			37	151	151			
	ADDITONAL PARKING (50%)			19	76	76			
	TOTAL REQUIRED PARKING			56	227	227	57	231	231
REQ.AREA	(5641.2.50)+(227X2.0)+(227X0.70) = 1312.90 SQ.M.								
PROV.AREA	COVERED PARKING = 2400.00 SQ.M.								

OVER HEAD WATER TANK CAPACITY CALC.

	FLOOR AREA	OCCUPANT LOAD/SQ.M.	NO.OF PERSON	REQ.CAP. PER PERSON	TOTAL
FOR COMMERCIAL					
FOR RESIDENTIAL	TOTAL TENEMENT NO.		REQ.CAP./TEN		TOTAL
	139		675		93825
TOTAL NET CAPACITY OF O.H.W.TANK				=	93825 LTR.
				TOTAL SAY =	93900 LTR.
TOTAL NET CAPACITY OF O.H.WATER TANK				=	93900 LTR.
ADD. FIRE FIGHTING CAP.15000SQ.NOS.				=	23000 LTR.
TOTAL O.H.W.TANK CAPACITY				=	116900 LTR.
NET CAPACITY OF U.G.WATER TANK (1.5XO.H.WATER TANK CAPACITY)=1.5X93900				=	140850 LTR.
ADD. FIRE FIGHTING CAP. 50000NOS.				=	100000 LTR.
TOTAL U.G.WATER TANK CAPACITY				=	240850 LTR.

AREA STATEMENT

CHARGES	PROPOSED AREA	PREVIOUS AREA	DIFFERENCE AREA
F.S.I.	9554.54 (9821.54-267.00)	7599.33	1955.21
STAIRCASE	280.87	280.87	NIL
PASSAGE	262.89	262.89	NIL
LIFT	12.96	12.96	NIL
CMR	36.00	36.00	NIL
TOTAL	593.72	593.72	NIL
BALCONY	1374.04 (1310.45+ 63.59)	1061.88	312.16
DRY BALC.	252.89	252.89	NIL
TOTAL	1626.93	1314.77	312.16
TERRACE	963.54	874.94	88.60



LAYOUT OF BLDG.
(SCALE - 1:500) NORTH



LOCATION PLAN
(SCALE - 1:10000) NORTH



PLAN SHOWING BEFORE AMALGAMATION
(SCALE - 1:1000)



PLAN SHOWING AFTER AMALGAMATION
(SCALE - 1:1000)

30.00 M. R.P.ROAD WIDE AREA CALC.:-

NET AREA
1. 0.5 X 83.80 X 5.89 X 1 = 250.98 SQ.M.
2. 0.5 X 83.80 X 5.987 X 1 = 250.83 ----
3. 0.5 X 25.71 X 8.80 X 2 = 221.10 ----
4. 0.5 X 27.84 X 12.16 X 2 = 338.54 ----
5. 0.5 X 16.97 X 5.66 X 2 = 96.05 ----
TOTAL = 1157.50 SQ.M.

AMENITY SPACE-1 AREA CALC.:-

NET AREA
1. 0.5 X 34.80 X 16.70 = 290.58 SQ.M.
2. 0.5 X 34.80 X 16.30 = 283.62 ----
3. 0.5 X 22.52 X 13.965 = 454.15 ----
TOTAL AMENITY SPACE = 1028.35 SQ.M.

AMENITY SPACE -2 AREA CALC.:-

NET AREA
1. 0.5 X 16.78 X 8.377 X2 = 140.56 SQ.M.
TOTAL AMENITY SPACE = 140.56 SQ.M.

TOTAL AMENITY SPACE(1+2) = 1168.91 SQ.M.
(1028.35+140.56)

OPEN SPACE AREA CALC.:-

NET AREA
1. 0.5 X 42.00 X 18.309 = 384.49 SQ.M.
2. 0.5 X 42.00 X 18.80 = 394.80 ----
TOTAL OPEN SPACE = 779.29 SQ.M.

INTERNAL 9.00M.W. ROAD AREA CALC.:-

NET AREA
1. 0.5 X 82.82 X 8.64 X 2 = 740.41 SQ.M.
TOTAL INTERNAL ROAD = 740.41 SQ.M.

INTERNAL 12.00M.W. ROAD AREA CALC.:-

NET AREA
1. 12.00 X 11.50 = 138.00 SQ.M.
2. CHAMFER = 44.69 SQ.M.
TOTAL INTERNAL ROAD = 182.69 SQ.M.

TOTAL INT. ROAD(9M.+12M.) = 923.10 SQ.M.
(740.41+182.69)

PLOT AREA CALC.:- (BEFORE AMALGAMATION)S.NO.296/6(PT)

NET AREA
1. 0.5 X 86.71 X 32.75 = 1418.87 SQ.M.
2. 0.5 X 86.71 X 32.52 = 1408.90 SQ.M.
3. 0.5 X 75.48 X 8.94 X 2 = 674.79 SQ.M.
TOTAL AREA = 3504.56 SQ.M.

PLOT AREA CALC.:- (BEFORE AMALGAMATION) S.NO.296/6(PT),296/3(2)(PT)

NET AREA
5. 0.5 X 90.57 X 32.30 = 1462.70 SQ.M.
6. 0.5 X 90.57 X 32.26 = 1460.89 ----
7. 20.71 X 2.30 = 47.63 ----
8. 0.5 X 36.68 X 8.9192 = 326.82 ----
TOTAL AREA = 3298.04 SQ.M.

PLOT AREA CALC.:- (BEFORE AMALGAMATION)S.NO.296/5(PT).

NET AREA
4. 0.5 X 53.509(24.35 X 2 = 1302.72 SQ.M.
TOTAL AREA = 1302.72 SQ.M.

PLOT AREA CALC.:- (BEFORE AMALGAMATION)S.NO.296/6(PT).

NET AREA
9. 0.5 X 37.86 X 14.64 X 2 = 554.27 SQ.M.
TOTAL AREA = 554.27 SQ.M.

PLOT AREA CALC.:- (BEFORE AMALGAMATION)S.NO.296/3(2)PT).

NET AREA
10. 0.5 X 38.20 X 13.10 X 2 = 500.42 SQ.M.
TOTAL AREA = 500.42 SQ.M.

PLOT AREA CALC.:- (AFTER AMALGAMATION)

NET AREA
1. 0.5 X 86.71 X 32.75 = 1418.87 SQ.M.
2. 0.5 X 86.71 X 32.52 = 1408.90 ----
3. 0.5 X 75.48 X 8.94 X 2 = 674.79 ----
4. 0.5 X 53.509(24.35 X 2 = 1302.72 ----
5. 0.5 X 90.57 X 32.30 = 1462.70 ----
6. 0.5 X 90.57 X 32.26 = 1460.89 ----
7. 20.71 X 2.30 = 47.63 ----
8. 0.5 X 36.68 X 8.9192 = 326.82 ----
9. 0.5 X 37.86 X 14.64 X 2 = 554.27 ----
10. 0.5 X 38.20 X 13.10 X 2 = 500.42 SQ.M.
TOTAL AREA = 9160.01 SQ.M.

AREA STATEMENT AFTER AMALGAMATION (SQ.M.)

S.NO.	H.NO.	PLOT AREA			O.P.ROAD	TOTAL	NET
		40 PER 7/12	45 PER D.C.	MIN.DEMARK	30.00M.	DEDUCTIONS	AREA
296	6(PT) 3(2PT)	3250.28	3298.04	3250.28	722.91	722.91	2527.37
	5(PT)	1300.00	1302.72	1300.00	----	----	1300.00
	4(PT)	3350.00	3504.56	3350.00	----	----	3350.00
	9(PT), P.AR. 2(PT), P.AR.	550.00	554.27	550.00	96.05	96.05	453.95
		500.00	500.42	500.00	338.54	338.54	161.46
TOTAL		8950.28	9160.01	7900.28	1157.50	1157.50	7792.78

AREA STATEMENT AFTER AMALGAMATION (SQ.M.)

S.NO.	H.NO.	PLOT AREA			O.P.ROAD	TOTAL	NET
		40 PER 7/12	45 PER D.C.	MIN.DEMARK	30.00M.	DEDUCTIONS	AREA
296	6(PT) 3(2PT) 5(PT) 2(PT)	8950.28	9160.01	8950.28	1157.50	1157.50	7792.78
TOTAL		8950.28	9160.01	8950.28	1157.50	1157.50	7792.78

STAMP OF APPROVAL (1/11)

LAYOUT OF BLDG., AREA STATEMENT,SITE/LOCATION PLAN

PLAN PREVIOUSLY APPROVED UNDER :-
1) NO. RA / SR / 651/ 2012, DATE:-04.12.2012
NO. NAP/ /C-LOHGAON /TAL-HAVELI/S.NO.296/6(PT)+ 296/3/2(PT)
SDPU/529, DATE :- 18.02.2013.
2) NO. RA / SR / 309/ 2013, DATE:-16.7.2014
NO. NAP/ /C-LOHGAON /TAL-HAVELI/S.NO.296/3(PT)
SDPU/5163, DATE :- 3.10.2013
3) NO. RA / SR / 1172/ 2014, DATE:-08.01.2015
NO. NAP/ /C-LOHGAON /TAL-HAVELI/S.NO.296/6(PT)+ 296/3/2(PT)
S.NO.296/5(PT)
SDPU/5161, DATE :- 15.10.2014
4) REVISED -1 C.E.NO. 178/(10-14), DATE:-13.04.16
S.NO.296/6(PT)+3/2+5(PT)

5) REVISED - 2

Approved as amended in ...
subject to compliance mentioned in Annexure A
of letter No. PMRDA/S.No.IG.Tle.(CTS No.)/ 2956 16 dt. 04.07.17
Dated:- 04/07/17

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

AREA STATEMENT	SQ.M.
1. AREA OF PLOT AS PER 7/12(UNDER PROPOSAL)	8950.28
AREA OF PLOT AS PER DEMARCATION	9191.28
AREA OF PLOT (NON-CONSIDERED)	8950.28
2. LESS DEDUCTIONS	
R.P.ROAD UNDER ROAD WIDENING (30.00 M.W. R.P.ROAD)	1157.50
3. NET AREA OF PLOT	7792.78
(a) AMENITY SPACE REQUIRED (10%)	1168.91
(b) AMENITY SPACE PROVIDED	1168.91
4. NET AREA OF PLOT	6623.87
5. NORMAL F.S.I. PERMISSIBLE (6623.87 X 0.80 X 1.20)	7153.77
6. FAID F.S.I. (2961.48X2.0)	1192.28
7. ADDITIONS	
(a) AREA UNDER ROAD WIDENING (30.00 M.W. R.P.ROAD)	----
(b) AMENITY SPACE	----
(c) TOTAL (5+6)	----
8. PERMISSIBLE BUILT-UP AREA (5+6+7)	8345.58
9. EXISTING BUILT-UP AREA	2328.40
10. PROPOSED BUILT-UP AREA	5998.93
11. EXCESS BALCONY AREA TAKEN IN F.S.I.	----
12. TOTAL BUILT UP AREA (9+10+11)	8327.33
13. PERMISSIBLE TENEMENT NO. (2500/M)	211 NOS.
14. PROPOSED TENEMENT NO.	139 NOS.
15. INTERNAL ROAD AREA	923.10
16. (a) OPEN SPACE REQUIRED (10%)	779.29
(b) OPEN SPACE PROVIDED	779.29

BALCONY AREA STATEMENT	
1. PERMISSIBLE BALCONY AREA AS PER FLOOR	1226.72
2. (a) PROPOSED BALCONY AREA AS PER FLOOR	1213.45
(b) EXCESS BALCONY AREA (TOTAL)	----

PARKING STATEMENT	PARKING REQUIRED	PARKING PROVIDED
CAR	56	57
SCOOTER/MOPED CYCLE	227	231
CYCLE	227	231

LEGEND

PLOT BOUNDARY SHOWN	THICK BLACK
PROPOSED WORK SHOWN	THICK RED
DRAINAGE LINE SHOWN	30/7 RED
WATER LINE SHOWN	30/7 BLACK

BRIEF SPECIFICATIONS AND OPENINGS

1. R.C.C./FRAMED STRUCTURE	5.	1.800X2.10 M.	0.900/1.20
2. FOUNDATION OF TO HARD STRATA	31.	0.915X2.10 M.	1.200/1.20
3. EXT. AND INT.WALLS ARE 9.15 M.TK.	32.	0.750X2.10 MS.	1.500/0.90
4. SAND FACED PLASTER EXTERNALLY	15.	1.800X2.10 MS.	1.800/1.20
5. WOOD FINISHED PLASTER INTERNALLY	1.		0.600/0.90
6. 1.M.(30/30) AND M.S.WINDOWS			

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON ---------- AND THE DIMENSIONS OF SIDES ETC.OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP/T.P. SCHEME RECORDS/LAND RECORDS DEPTT./CITY SURVEY RECORDS.

SIGN OF OWNER/DEVELOPER

PROJECT
REVISED GROUP HSG SCHEME ON S.NO.296/6(PT)+ 296/3/2(PT)+296/5(PT)+296/2/3(PT)+296/6(PT) AT MOUJE-LOHAGAON,TAL.-HAVELI,PUNE.

OWNER
MR.BALBHIM DAGHADU MORE,MR. SOMNATH S. KHANDARE, MR. ANDHAR ALI A. SHEKH, MR.GAJANAN V. KHANDARE & PRADHAN YASH ASSOCIATES (HMD. PARTNER) MR. KISHOR V. PATIL & OTHERS_5 THROUGH THEIR P.A.H.

MR. KISHOR V. PATIL

SIGN OF LONGNECK
S.NO. SALUTATION

ENGINEER
SOMNATH KERUR
BRNO.- A2,SHOP NO.BG&01, MAHALAXMI VIHAR
ALANDI ROAD VISHRANTWADI
PUNE-411015. MOBILE NO.8390001/3383617

JOB NO.	DRG. NO.	SCALE	DATE	DRN.	CKD BY
	MD/1/3	1:500	03.01.2018	NARAYAN	SADASHIV