

TOTAL F.S.I STATEMENT - BUILDING - A, B, C, D, E AND F (IN SQ.MS.)									
BUILDING	F.S.I. BUILT UP AREA	PROPOSED ENCLOSED BALCONY	PROPOSED DRY BALCONY	PROPOSED PASSAGE	PROPOSED STAIRCASE	PROPOSED LIFT MACHINE ROOM	PROPOSED FIRE STAIRCASE (FREE OF F.S.I.)	LIFT (FREE OF F.S.I.)	PROPOSED TERRACE
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)
BUILDING - A	6311.8100	939.3900	314.170	997.050	633.600	18.000	633.6000	8.100	762.9600
BUILDING - B	6080.5400	939.3900	303.920	997.050	594.000	18.000	594.0000	8.100	763.2700
BUILDING - C	6543.0800	939.3900	314.160	997.050	633.600	18.000	633.6000	8.100	762.9600
BUILDING - D	6989.8600	564.4200	314.160	997.050	633.600	18.000	633.6000	8.100	762.9600
BUILDING - E	8059.0500	0.0000	0.000	598.230	633.600	18.000	633.6000	8.100	762.9600
BUILDING - F	7565.6600	0.0000	0.000	0.000	633.600	18.000	633.6000	8.100	762.9600
TOTAL	41550.0000	3382.590	1246.410	4586.430	3762.000	108.000	3762.000	48.600	4578.070
TOTAL F.S.I. B/UP AREA	41550.0000	0.000	0.000	0.000	0.000	0.0000	0.000	0	0.000

TOTAL NON - F.S.I STATEMENT - BUILDING - A, B, C, D, E AND F (IN SQ.MS.)									
BUILDING	PROPOSED ENCLOSED BALCONY	PROPOSED DRY BALCONY	PROPOSED PASSAGE	PROPOSED STAIRCASE	PROPOSED LIFT MACHINE ROOM	PROPOSED FIRE STAIRCASE (FREE OF F.S.I.)	LIFT (FREE OF F.S.I.)	PROPOSED TERRACE	TOTAL B/UP AREA (NON FSI)
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)
BUILDING - A	939.3900	314.170	997.050	633.600	18.000	633.6000	8.100	762.9600	4306.8700
BUILDING - B	939.3900	303.920	997.050	594.000	18.000	633.6000	8.100	763.2700	4257.3300
BUILDING - C	939.3900	314.160	997.050	633.600	18.000	633.6000	8.100	762.9600	4306.8600
BUILDING - D	564.4200	314.160	997.050	633.600	18.000	633.6000	8.100	762.9600	3931.8900
BUILDING - E	0.0000	0.000	598.230	633.600	18.000	633.6000	8.100	762.9600	2654.4900
BUILDING - F	0.0000	0.000	0.000	633.600	18.000	633.6000	8.100	762.9600	2056.2600
CLUBHOUSE 1	212.6200	0.000	0.000	0.000	0.000	0.0000	0.000	0.0000	155.4000
CLUBHOUSE 2	155.4000	0.000	0.000	0.000	0.000	0.0000	0.000	0.0000	212.6200
PARKING 01									8248.580
PARKING 02									8886.090
PARKING 03									6862.040
SERVICES									814.840
TOTAL F.S.I. + NON F.S.I. AREA									42504.45+ 46693.27= 89197.72 SQ.M.

PREMIUM AREA STATEMENT (AS PER PREVIOUS APPROVALS)					
SR.NO.	CONTENTS	AS PER - NA 1ST APPROVAL	AS PER APPROVAL BY ADTP	AS PER APPROVAL BY PMDA	AREA'S TO BE CONSIDERED FOR THIS REVISED APPROVAL
1	BALCONY	833.910	3402.260	3139.640	3382.590
2	SERVICE BALCONY	351.000	1280.930	350.999	1246.410
3	TERRACE	1219.030	3992.250	2363.039	4576.070
4	STAIRCASE, PASSAGE, LIFT AND LMR	1852.700	5930.770	1836.800	8505.030
5	PAID F.S.I.	0.000	3591.840	3561.840	6925.800



PLOT AREA CALCULATION BY TRIANGULATION METHOD (SCALE: 1:1000)	
PLOT-2 AREA STATEMENT	
ADDITIONS :-	
1. 1/2 X 155.91 X 55.00 =	4287.52 SQ.M
2. 1/2 X 26.92 X 17.64 =	255.07 SQ.M
3. 1/2 X 38.11 X 8.43 =	164.85 SQ.M
4. 1/2 X 123.45 X 37.16 =	2293.70 SQ.M
5. 1/2 X 153.91 X 86.65 =	6668.20 SQ.M
6. 1/2 X 118.81 X 48.65 =	2890.05 SQ.M
7. 1/2 X 66.15 X 35.95 =	1189.05 SQ.M
8. 1/2 X 66.15 X 30.60 =	1012.10 SQ.M
9. 1/2 X 67.67 X 34.44 =	1165.28 SQ.M
10. 1/2 X 67.67 X 33.59 =	1136.52 SQ.M
11. 1/2 X 78.27 X 14.80 =	579.20 SQ.M
12. 1/2 X 63.13 X 19.74 =	623.09 SQ.M
13. 1/2 X 63.13 X 32.17 =	1015.45 SQ.M
TOTAL ADDITIONS =	23280.08 SQ.M

AREA CALCULATIONS OF OPEN SPACE - 1 (SCALE: 1:1000)

OPEN AREA CALCULATION	
1. 51.720 X 24.800 X 0.5 =	641.328
2. 51.720 X 24.920 X 0.5 =	644.431
TOTAL =	1285.759

AMENITY AREA CALCULATION (SCALE: 1:1000)	
1. 88.310 X 21.790 X 0.5 =	960.371
2. 73.920 X 22.960 X 0.5 =	844.909
3. 49.330 X 28.980 X 0.5 =	714.792
4. 49.330 X 31.470 X 0.5 =	776.208
5. 40.960 X 9.587 X 0.5 =	195.725
TOTAL =	3492.001

AREA UNDER INTERNAL ROAD CALCULATIONS	
1. 44.880 X 12.000 X 0.5 =	269.280
2. 60.250 X 12.000 X 0.5 =	361.500
3. 88.310 X 11.990 X 0.5 =	529.416
4. 63.470 X 11.890 X 0.5 =	485.612
5. 82.930 X 11.670 X 0.5 =	482.190
6. 82.930 X 11.670 X 0.5 =	482.190
7. 40.760 X 8.780 X 0.5 =	178.536
8. 40.760 X 8.780 X 0.5 =	178.536
TOTAL =	2936.142

INTERNAL ROAD AREA CALCULATION (SCALE: 1:1000)

SERVICE AREA STATEMENT			
BUILDING	AREA	NO.	TOTAL
UGT 01	44.88	1	44.88
UGT 02	49.50	1	49.50
UGT 03	49.50	1	49.50
UGT 04	49.50	1	49.50
UGT 05	49.50	1	49.50
UGT 06	28.50	1	28.50
ORGANIC WASTE CONVERTOR(OWC)	94.40	2	188.80
STP	108.00	2	216.00
TRANSFORMER	138.66	1	138.66
TOTAL			614.84

PLOT - 4 (1020 sq.m.)
ALREADY SANCTIONED BY ORDER NO. 88/2014, DATED: 26/07/2014.
NOT INCLUDED IN THIS PROPOSAL.



AREA CALCULATIONS OF OPEN SPACE - 2	
1. 10.810 X 2.450 X 0.5 =	12.830
2. 39.860 X 6.990 X 0.5 =	138.202
3. 39.100 X 21.090 X 0.5 =	412.310
4. 39.100 X 8.430 X 0.5 =	164.807
5. 28.920 X 17.630 X 0.5 =	254.930
TOTAL =	1042.877

GROUND / PARKING LEVEL 01
SCALE 1 : 500



LAYOUT PLAN
SCALE 1 : 500

TENEMENT STATEMENT			
BUILDING	B/UP AREA UP TO 40 SQ.M.	40-80 SQ.M.	TOTAL
BUILDING A (3P+15)	91	62	153
BUILDING B (P+15)	88	60	148
BUILDING C (3P+15)	94	64	158
BUILDING D (3P+15)	94	64	158
BUILDING E (3P+15)	94	64	158
BUILDING F (3P+15)	91	62	153
TOTAL	552	376	928

LEGEND	
* PLOT BOUNDARY	THICK BLACK
* PROPOSED WORK	RED SMUGGED
* ROAD WIDENING	GREEN DOTTED
* WATER LINE	BLACK DOTTED
* DRAINAGE LINE	RED DOTTED
* EXISTING STRUCTURE TO BE DEMOLISHED	YELLOW HATCHED

SCHEDULE OF OPENINGS	
D1 = 0.900 X 2.15	O1 = 1.625 X 2.15
D2 = 0.900 X 2.15	O2 = 1.625 X 2.15
D3 = 0.750 X 2.15	O3 = 1.200 X 2.15
FD = 1.000 X 2.15	O4 = 1.100 X 2.15
FD1 = 1.200 X 2.15	O5 = 1.000 X 2.15
	O6 = 0.900 X 2.15
	W2 = 1225 X 1225
	W3 = 1570 X 1225
	V1 = 0.800 X 0.900

LOCATION PLAN



PROPOSED SITE

LAYOUT PLAN
STAMP OF APPROVAL

01
02

विकास योजना कार्यालय
माध्यम लेआउट नं. 1528/19
दि. 11/11/2019 / जो. नं. 9
दिनांक-7-10-2019
कार्यालय विकास
विभाग, नवी मुंबई नगरपालिका (श्री. नं. 1)
पुणे महानगरपालिका
जिल्हा शाखा, नवी मुंबई नगरपालिका
नगर विकास विभाग - श्री. टी. वेंकटराव
नगर विकास विभाग - श्री. टी. वेंकटराव

A AREA STATEMENT		SQ.M.
1	AREA AS PER TOTAL 7/12	30300.00
a.	AS PER OWNERSHIP DOCUMENT	23280.00
b.	AS PER MEASUREMENT SHEET	23280.80
c.	AS PER SITE	23280.80
2	DEDUCTIONS	-
3	GROSS AREA OF PLOT (1-2)	23280.00
4	RECREATIONAL OPEN SPACE	-
a.	REQUIRED	2328.00
b.	PROPOSED	2328.62
5	AMENITY SPACE	-
a.	REQUIRED	3492.00
b.	PROPOSED	3492.00
6	SERVICE ROAD AND HIGHWAY WIDENING	-
7	INTERNAL ROAD AREA	2938.14
8	NET AREA OF PLOT = (3-5b)	19788.00
9	BASIC F.S.I. AS PER FRONT ROAD WIDTH (8 x 1.1)	21766.80
10	ADDITION FOR FSI	-
a.	IN SITU AREA AGAINST D.P. ROAD	-
b.	IN SITU AREA AGAINST AMENITY SPACE	6984.00
c.	PREMIUM FSI AREA	-
d.	TDR AREA (8 x 65% - 10b)	5878.20
e.	ADDITIONAL PAID FSI (MAX 50% OF 8)	9894.00
	TOTAL (a+b+c+d+e)	22756.20
11	TOTAL AREA AVAILABLE (9+10)	44523.00
12	MAXIMUM UTILIZATION OF FSI PERMISSIBLE AS PER ROAD WIDTH	44523.00
13	TOTAL BUILT UP AREA IN PROPOSAL	-
a.	PREVIOUS APPROVED B/UP AREA	21119.44
b.	PROPOSED BUILT UP AREA	20430.56
c.	EXCESS BALCONY AREA COUNTED IN FSI	-
d.	EXCESS DOUBLE HEIGHT TERRACE AREA COUNTED IN FSI	-
	TOTAL (a+b+c+d)	41550.00
14	FSI CONSUMED (13/8)	2.099

TENEMENT STATEMENT	PERMISSIBLE 250 PER HECTOR 1425 NOS	PROPOSED 928 NOS
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F BRIEF SPECIFICATION	
* R.C.C. FRAMED STRUCTURE WITH 5" THK B.B. MASONRY	
* ALUMINIUM SLIDING WINDOW & T.V. FLUSH DOOR	
* EXTERNAL SAND FACED & INTERNAL NEERU FINISH PLASTER	
* CERAMIC TILE FLOORING	

PROJECT :
REVISED FULL POTENTIAL GROUP HOUSING SCHEME AT S.NO-236/5A/1,5B/1,5B/2, PLOT NO.2(OLD), NEW S.NO.236 / 5B /2(P),PHURSUNGI,TAL- HAVELI,DIST. PUNE.

OWNER / POA HOLDER / DEVELOPER :
MR. DNYANOBA BHIMJI PAWAR & OTHERS
A.G.N. VENTURE'S
EAGLE DEVELOPER'S
BHOSALE PATEL PARMAR PROPERTIES
THROUGH - P.O.A. HOLDER
Mr. DINESH GOVIND PATEL.
Mr. ASHOK GOVIND PATEL.
Mr. ABHISHEKH DINESH PATEL.

ARCHITECT'S / ENGINEER NAME & ADDRESS
AR. SAMIKSHA WASARE
(LIC. NO. CA/2017/84610)
MR. RAHUL S. LONDHE
(LIC. NO. PMRA/AVENG/07/2016)

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NORTH
JOB NO. F-207
SCALE AS SHOWN
DRAWN BY SAMIKSHA
DATE 06/10/2019
REVISED