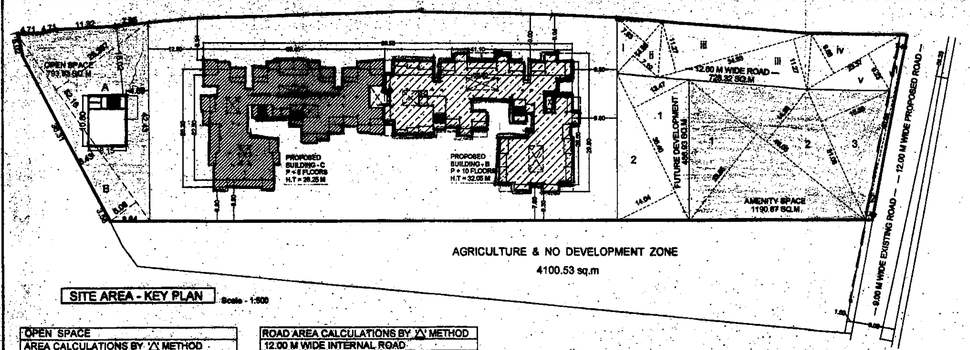



## SITE AREA - KEY PLAN

Scale - 1:500

### OPEN SPACE
AREA CALCULATIONS BY ▽ METHOD

ADDITIONS FOR

| | | | | |
|---|---|---|---|---|
| 1] | 25.387 | X 52.10 X 0.80 | = | 881.33 |
| 2] | 5.09 | X 52.10 X 0.50 | = | 132.59 |
| TOTAL ADDITION | | | = | 793.93 SQ.M. |

### AMENITY SPACE
AREA CALCULATIONS BY ▽ METHOD

ADDITIONS FOR

| | | | | |
|---|---|---|---|---|
| 1] | 23.85 | X 49.05 X 0.50 | = | 584.92 |
| 2] | 14.38 | X 49.05 X 0.50 | = | 352.67 |
| 3] | 16.30 | X 31.06 X 0.50 | = | 253.30 |
| TOTAL ADDITION | | | = | 1190.89 SQ.M. |

### FUTURE DEVELOPMENT
AREA CALCULATIONS BY ▽ METHOD

ADDITIONS FOR -

| | | | | |
|---|---|---|---|---|
| 1] | 13.47 | X 35.40 X 0.50 | = | 238.62 |
| 2] | 14.04 | X 35.40 X 0.50 | = | 248.51 |
| TOTAL ADDITION | | | = | 486.93 SQ.M. |

### ROAD AREA CALCULATIONS BY ▽ METHOD
12.00 M WIDE INTERNAL ROAD

ADDITIONS FOR

| | | | | |
|---|---|---|---|---|
| I] | 7.93 | X 14.86 X 0.50 X 1 | = | 59.00 |
| II] | 7.19 | X 14.86 X 0.50 X 1 | = | 53.49 |
| III] | 11.27 | X 34.83 X 0.50 X 2 | = | 392.53 |
| IV] | 9.88 | X 23.37 X 0.50 X 1 | = | 115.46 |
| V] | 9.23 | X 23.37 X 0.50 X 1 | = | 107.85 |
| TOTAL ADDITION | | | = | 728.32 SQ.M. |

### ROAD AREA CALCULATIONS BY ▽ METHOD
9.0 M WIDE EXISTING ROAD

ADDITIONS FOR

| | | | | |
|---|---|---|---|---|
| 1] | 1.49 | X 40.84 X 0.50 X 2 | = | 60.85 |
| TOTAL ADDITION | | | = | 60.85 SQ.M. |

ADJ S.NO - 6

### PLOT AREA CALCULATIONS
(BY TRIAGULATION METHOD)

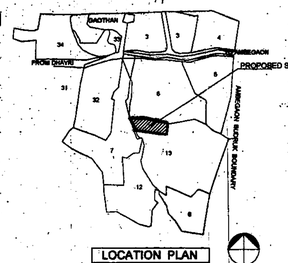
AREA CALCULATIONS

| | | | | |
|---|---|---|---|---|
| 1] | 70.05 X | 213.00 X 0.50 | = | 7460.32 SQM |
| 2] | 43.57 X | 213.00 X 0.50 | = | 4640.20 SQM |
| TOTAL AREA | | | = | 12100.53 SQM |
| PLOT AREA - as per 7/12 | | | = | 12100.00 SQM |
| AREA AS PER TRIAGULATION METHOD | | | = | 12100.53 SQM |

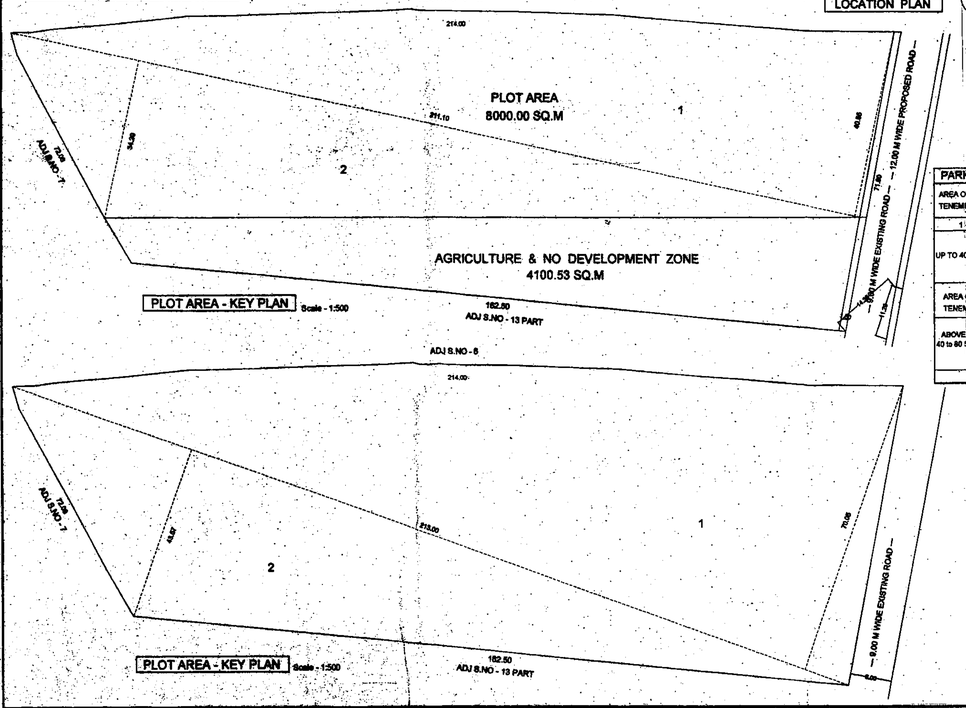
### PLOT AREA CALCULATIONS
(BY TRIAGULATION METHOD)

AREA CALCULATIONS

| | | | | |
|---|---|---|---|---|
| 1] | 34.24 X | 211.09 X 0.50 | = | 3613.86 SQM |
| 2] | 41.56 X | 211.09 X 0.50 | = | 4386.45 SQM |
| TOTAL AREA | | | = | 8000.31 SQM |
| PLOT AREA - as per 7/12 | | | = | 8000.00 SQM |




## LOCATION PLAN




## PLOT AREA - KEY PLAN

Scale - 1:500

## BUILDING - C EXISTING - AS PER PREVIOUS SANCTION

F.S.I. STATEMENT

| FLOOR | BUILT UP AREA | PERMISSIBLE BALCONY 15 % PER FL. | PROPOSED ENCLO BALC | DRY BALCONY AREA | PASSAGE AREA | TERRACE AREA | STAIRCASE AREA | LIFT AREA | FIRE ESCAPE STAIRCASE | PROPOSED TENAMENT | FIRE ESCAPE LIFT AREA |
|---|---|---|---|---|---|---|---|---|---|---|---|
| PARKING | ---- | ---- | ---- | ---- | ---- | ---- | ---- | 3.24 | ---- | ---- | 3.24 |
| FIRST | 349.88 | 52.48 | 52.18 | 36.35 | 57.00 | 56.12 | 11.22 | L.M.ROOM | 11.22 | 09 | L.M.ROOM |
| SECOND | 349.88 | 52.48 | 52.18 | 36.35 | 57.00 | 56.97 | 11.22 | 12.00 | 11.22 | 09 | 12.00 |
| THIRD | 349.88 | 52.48 | 52.18 | 36.35 | 57.00 | 56.12 | 11.22 | | 11.22 | 09 | |
| FOURTH | 349.88 | 52.48 | 52.18 | 36.35 | 57.00 | 56.97 | 11.22 | | 11.22 | 09 | |
| FIFTH | 349.88 | 52.48 | 52.18 | 36.35 | 57.00 | 56.12 | 11.22 | | 11.22 | 09 | |
| SIXTH | 349.88 | 52.48 | 52.18 | 36.35 | 57.00 | 56.97 | 11.22 | | 11.22 | 09 | |
| SEVENTH | 349.88 | 52.48 | 52.18 | 36.35 | 57.00 | 56.12 | 11.22 | | 11.22 | 08 | |
| EIGHTH | 318.00 | 47.40 | 47.40 | 32.35 | 57.00 | 50.74 | 11.22 | | 11.22 | 06 | |
| TOTAL | 2765.16 | 414.76 | 412.66 | 286.80 | 456.00 | 446.13 | 89.76 | 15.24 | 89.76 | 71 | 15.24 |

## BUILDING - B - AS PER PREVIOUS SANCTION

F.S.I. STATEMENT

| FLOOR | BUILT UP AREA | PERMISSIBLE BALCONY 15 % PER FL. | PROPOSED ENCLO BALC | DRY BALCONY AREA | PASSAGE AREA | TERRACE AREA | STAIRCASE AREA | LIFT AREA | FIRE ESCAPE STAIRCASE | PROPOSED TENAMENT | FIRE ESCAPE LIFT AREA |
|---|---|---|---|---|---|---|---|---|---|---|---|
| PARKING | ---- | ---- | ---- | ---- | ---- | ---- | ---- | ---- | ---- | ---- | ---- |
| FIRST | 398.78 | 59.81 | 59.79 | 36.00 | 78.24 | 51.20 | 12.88 | | 11.80 | 09 | |
| SECOND | 398.78 | 59.81 | 59.79 | 36.00 | 78.24 | 53.89 | 12.88 | | 11.80 | 09 | |
| THIRD | 398.78 | 59.81 | 59.79 | 36.00 | 78.24 | 91.20 | 12.88 | | 11.80 | 09 | |
| FOURTH | 398.78 | 59.81 | 59.79 | 36.00 | 78.24 | 53.89 | 12.88 | 3.24 | 11.80 | 09 | |
| FIFTH | 398.78 | 59.81 | 59.79 | 36.00 | 78.24 | 51.20 | 12.88 | 12.00 | 11.80 | 09 | |
| TOTAL | 1993.90 | 299.05 | 298.95 | 180.00 | 391.20 | 291.38 | 64.40 | 15.24 | 58.00 | 45 | ---- |
| TOTAL ( BUILDING - C + BUILDING - B ) | | | | | | | | | | | |
| TOTAL [ a + b ] | 4759.06 | 713.81 | 711.61 | 466.80 | 847.20 | 737.51 | 154.16 | 30.48 | 147.76 | 116 | ---- |

## BUILDING - B - PROPOSED

F.S.I. STATEMENT

| FLOOR | BUILT UP AREA | PERMISSIBLE BALCONY 15 % PER FL. | PROPOSED ENCLO BALC | DRY BALCONY AREA (Taken in F.s.I) | PASSAGE AREA (Taken in F.s.I) | PERMI. TERRACE AREA 20 % / FL. | TERRACE AREA (Taken in F.s.I) | STAIRCASE AREA (Taken in F.s.I) | LIFT AREA | FIRE ESCAPE STAIRCASE | PROPOSED TENAMENT | FIRE ESCAPE LIFT AREA |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| SIXTH | 398.64 | 59.80 | 59.80 | 36.00 | 78.24 | 79.73 | 53.89 | 12.88 | | 11.80 | 09 | L.M.ROOM |
| SEVENTH | 398.78 | 59.81 | 59.79 | 36.00 | 78.24 | 79.76 | 51.20 | 12.88 | | 11.80 | 09 | 12.00 |
| EIGHTH | 278.24 | 41.74 | 41.73 | 24.30 | 78.24 | 55.85 | 44.01 | 12.88 | | 11.80 | 06 | |
| NINTH | 398.78 | 59.81 | 59.79 | 36.00 | 78.24 | 79.76 | 53.89 | 12.88 | | 11.80 | 09 | |
| TENTH | 398.64 | 59.80 | 59.80 | 36.00 | 78.24 | 79.73 | 53.89 | 12.88 | | 11.80 | 09 | L.M.ROOM |
| TOTAL | 1873.08 | 280.96 | 280.91 | 168.30 | 391.20 | 374.85 | 240.26 | 64.40 | ---- | 58.00 | 42 | 15.24 |

TOTAL = 1873.08 + 168.30 + 391.20 + 64.40 = 2496.98 SQ.M.

Total Proposed Built Up Area = 2496.98 SQ.M.

TOTAL= BUILDING - C + BUILDING - B ( SANCTION + PROPOSED )

| TOTAL [ a + b ] | 7256.04 | 994.64 | 992.52 | 466.80 | 847.20 | 947.79 | 154.16 | 30.48 | 205.76 | 158 | 30.48 |
|---|---|---|---|---|---|---|---|---|---|---|---|

### PREMIUM TO BE PAID

| | PROPOSED ENCLO BALC | PROPOSED DRY BALCONY | PROPOSED PASSAGE AREA | PROPOSED TERRACE AREA | PROPOSED STAIRCASE AREA | PROPOSED LIFT AREA | TOTAL |
|---|---|---|---|---|---|---|---|
| TOTAL AREA - PREMIUM - | 992.52 | ---- | ---- | 947.79 | ---- | ---- | 1940.31 |
| AREA - PREMIUM - already paid | 711.61 | 466.80 | 847.20 | 707.51 | 154.36 | 30.48 | 2917.96 |
| PREMIUM - to be paid | 280.91 | ---- | ---- | 240.28 | ---- | ---- | 521.19 |

PREMIUM Rs. 47,85,700/- PAID VIDE CHALLAN NO. 741 - DATED - 23/03/2015.

## PARKING AREA STATEMENT - BUILDING - C

| AREA OF TENEMENT | BUILDING | PROPOSED NO. OF TENEMENTS | REQUIRED PARKING AREA SQ.MT. | | | VISITOR PARKING SQ.MT. | TOTAL REQUIRED PARKING AREA (3+4) SQ.MT. | PROPOSED PARKING AREA SQ.MT. |
|---|---|---|---|---|---|---|---|---|
| 1 | C | 2 | | 3 | | 4 | 5 | 6 |
| UP TO 40 SQ.MT. | 55 | For Each Tenament | - | 1 | 1 | | | BUILDING - C |
| | | Area Required | - | 3.00 | 1.40 | | | BUILTUP AREA = 340.88 + |
| | | Total Area Required per Tenament | | 4.40 sq.m. | | | | ENCLOSED BAL. = 52.18 + |
| | | 55 Tenament | | 55 X4.40= 242.00 sq.m. | | 24.20 sq.m. | 266.20 sq.m. | DRY BAL. = 36.35 + PASSAGE = 57.00 + TERRACE = 56.12 - |

| AREA OF TENEMENT | BUILDING | PROPOSED NO. OF TENEMENTS | REQUIRED PARKING | | | | VISITOR PARKING SQ.MT. | TOTAL REQUIRED PARKING(3+4) - SQ.MT. |
|---|---|---|---|---|---|---|---|---|
| ABOVE 40 to 80 SQ.MT. | 16 | For Each Tenament | | 1 | 2 | | | |
| | | Area Required | | 20.00 | 3.00 | 1.40 | | |
| | | Total Area Required per Tenament | | 28.80 sq.m. | | | | |
| | | 16 Tenament | | 16X28.80 = 460.80 sq.m. | | | 46.08 sq.m. | 506.88 sq.m. |
| | 71 | 116 Tenament | | | | | TOTAL | 773.08 sq.m. = 551.53 SQ.M. |

## PARKING AREA STATEMENT - BUILDING - B

| AREA OF TENEMENT | BUILDING RESIDENTIAL | REQUIRED PARKING AREA SQ.MT. | | | | | |
|---|---|---|---|---|---|---|---|
| 1 | | 2 | | | | 3 | |
| area up to 50 sqm | 48 | For 4 Tenements Having built-up Area up to 50 sqm | Required | CAR 00. | SCOOTER 5 | CYCLE 5 | |
| | | 48 / 4 = 12.00 Say 12.00 | Required | 00 | 60 | 60 | |
| | | | Proposed | 00 | 60 | 60 | |
| 50 to 100 sqm | 39 | For 3 Tenements Having built-up Area up to 50 to 100sqm | Required | CAR 1 | SCOOTER 3 | CYCLE 3 | |
| | | 39 / 3 = 13 Say 13 | Required | 13 | 39 | 39 | |
| | | | Proposed | 13 | 39 | 39 | |
| | | | Total | 13 | 99 | 99 | |
| | | Required 1.5 times | Required | 20 | 149 | 149 | |
| | | | Proposed | 20 | 149 | 149 | |
| | 87 | | Total | 20 | 149 | 149 | |

## TOTAL BUILT UP AREA STATEMENT ( PROPOSED )

| NO. | PARTICULARS | Residential Building - B | Commercial Club House | Total |
|---|---|---|---|---|
| | Total Built Up Area | 2496.98 | 43.32 | 2540.30 |
| | Enclosed Balcony Area | 280.91 | 5.22 | 286.13 |
| | Terrace Area | 240.28 | ---- | 240.28 |
| | Fire Staircase Area | 58.00 | ---- | 58.00 |
| | Fire Lift + Machine Room Area | 15.24 | ---- | 15.24 |
| | Refuge Area | 67.50 | ---- | 67.50 |
| Total Built Up Area: ( Fsi + Non Fsi ) | | 3158.91 | 48.54 | 3207.45 |

### PAID F.S.I.

| | |
|---|---|
| Permissible Built up Area | 6073.45 |
| Proposed Built up Area | 7256.04 |
| Total - (7256.04 -6073.45) | 1182.59 |
| To Be Paid | 1182.59 |

## D PARKING STATEMENT

| | CAR | SCOOTER | CYCLE |
|---|---|---|---|
| (a) Parking Required | 20 | 149 | 149 |
| (b) Garage Permissible | -- | -- | -- |
| (c) Garage Proposed | -- | -- | -- |
| (d) Total Parking Provided | 20 | 149 | 149 |

## F TENAMENT STATEMENT

| | | |
|---|---|---|
| a) NET AREA OF PLOT | 7256.14 | |
| b) LESS DEDUCTION OF NON RESIDENTIAL AREA ( SHOPS etc. ) | ---- | |
| c) AREA OF TENAMENTS (a-b) | 6073.45 | |
| d) TENAMENTS PERMISSIBLE - 250 Tenements / Hectre | 182 Nos. | |
| e) TENAMENTS - EXISTING | 71 Nos. | |
| f) TENAMENTS - PROPOSED | 87 Nos. | |
| g) TOTAL TENAMENTS (e+f) | 158 Nos. | |

## STAMP OF APPROVAL

1 / 12

- Site Plan, Location Plan, Plot Area Calculation
- F.S.I Statement, Parking Area Statement

Approved as amended in ..... subject to conditions mentioned in Annexure 'A' dated of letter No. PCR. No.X90(76-79 /Nocca. 1/12 S. No.10,/No./CTS No. 931/19 Dated 23/06/2015

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

## PROFORMA

| A | BUILT UP AREA STATEMENT | SQ.M. |
|---|---|---|
| | 1. AREA OF PLOT - as per 7/12 | 12100.00 |
| | 2. AREA OF PLOT - as per Demarcation | 12100.53 |
| | 3. AREA OF PLOT - under Residential Zone | 8000.00 |
| | 4. AREA OF PLOT - under Agriculture Zone | 4100.53 |
| | 5. AREA OF PLOT - to be considered for development | 8000.00 |
| | 6. Deductions For | ---- |
| | (a) Road Acquisition Area | ---- |
| | (b) Area Under 12.00 M.Wide Proposed Road | 60.86 |
| | (c) Any Reservation | ---- |
| | (Total a+b+c) | 60.86 |
| | 7. Gross Area of Plot (5 - 6) | 7939.15 |
| | 8. Deductions For | ---- |
| | a. Amenity Space 15% | 1190.87 |
| | b. Open space 10% ( Not Deducted ) | 793.93 |
| | c. Internal Road ( Not Deducted ) | 721.14 |
| | 9. Net Area Of Plot =80% (7. - 8a) | 6073.45 |
| | 10. Nominal F.S.I. Permissible - ( 6073.45 X 1.00 ) | 6073.45 |
| | 11. F.S.I. Permissible 20% With Peyment Of Premium. - ( 6073.45 x .020 ) | 1214.69 |
| | 12. Total Permissible Built - Up Area - (6073.45 + 1214.69 ) | 7288.14 |
| | 13. Built - Up Area - As Per Previous Sanction | 4759.06 |
| | 14. Built - Up Area - Proposed | 2496.98 |
| | 15. Excess Balcony Area Taken in F.S.I. (As Per B (c) Below) | ---- |
| | 16. Total Built - Up Area ( 13 + 14 + 15 ) | 7256.04 |
| | 17. F.S.I. Consumed ( 16 / 9 ) | 1.18 |
| B | BALCONY AREA STATEMENT | |
| | a. Total Permissible Balcony Area | 994.64 |
| | b. Total Proposed Balcony Area | 992.52 |
| | C. Excess Balcony Area ( Total ) | ---- |

## PROPOSAL

REVISED & PROPOSED GROUP HOUSING RESIDENTIAL BUILDING LAYOUT ON S. NO. 13, HISSA NO. 1 / 1, AT. - NARHE, TAL. - HAVELI, DIST. - PUNE.

| Owner | SIGNATURE |
|---|---|
| DURVANKUR VASTU NIRMITI PVT.LTD. | Durvankur Vastu Nirmiti Pvt. Ltd. Director |
| Mr. CHANDRAKANT EKNATH PAWAR | |

**ARCHITECT**

SANTOSH RASKAR
CA / 97 / 21911
SHOP NO. - 30, RAVI DARSHAN, AKASHWANI, HADAPSAR, PUNE - 28.

| SCALE | DRAWN | NORTH | ARCH. SIGN. |
|---|---|---|---|
| 1:100 | Nilesh | N W E S | |
| DATE | CHECKED | | |
| 31-03-2016 | --- | | DWG. NO. --- |