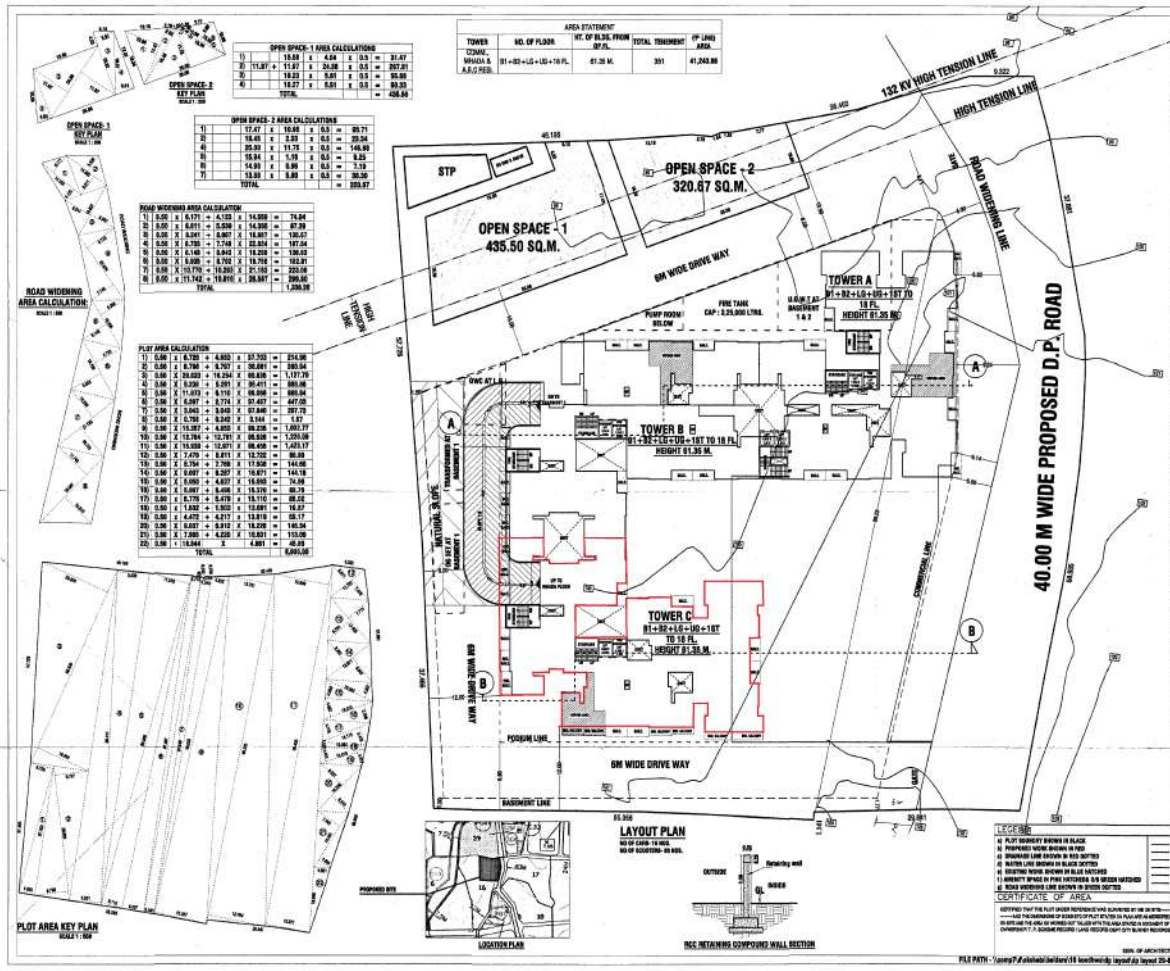

AREA STATEMENT				
TOWER	NO. OF FLOOR	HT. OF BLDG. FROM GF.FL.	TOTAL TENEMENT	(P-LINE) AREA
CONM., MHADA & A.B.C REB.	B1+B2+LG+UG+18 FL.	61.35 M.	351	41,243.66

OPEN SPACE- 1 AREA CALCULATIONS							
1)		15.68	x	4.04	x	0.5	= 31.47
2)	11.97 +	11.97	x	24.08	x	0.5	= 287.91
3)		18.23	x	5.61	x	0.5	= 50.60
4)		18.27	x	5.61	x	0.5	= 50.53
		TOTAL					= 420.50

OPEN SPACE- 2 AREA CALCULATIONS							
1)		17.47	x	10.66	x	0.5	= 93.71
2)		18.45	x	3.03	x	0.5	= 28.04
4)		25.93	x	11.75	x	0.5	= 146.69
5)		10.94	x	1.75	x	0.5	= 9.55
6)		14.93	x	0.96	x	0.5	= 7.19
7)		13.93	x	5.80	x	0.5	= 38.50
		TOTAL					= 323.67

ROAD WIDENING AREA CALCULATION							
1)	0.00	x	6.171 +	4.123	x	14.550	= 74.84
2)	0.00	x	5.011 +	5.539	x	14.350	= 87.59
3)	0.00	x	4.241 +	6.007	x	16.807	= 130.47
4)	0.00	x	6.785 +	7.748	x	22.324	= 197.04
5)	0.00	x	6.140 +	8.843	x	18.208	= 136.63
6)	0.00	x	5.035 +	6.702	x	18.708	= 102.91
7)	0.00	x	10.770 +	10.200	x	21.155	= 220.06
8)	0.00	x	21.742 +	19.810	x	26.587	= 299.60
			TOTAL				= 1,238.30

PLOT AREA CALCULATION							
1)	0.00	x	6.720 +	4.800	x	37.703	= 214.96
2)	0.00	x	8.798 +	9.707	x	38.881	= 360.54
3)	0.00	x	20.023 +	16.254	x	66.836	= 1,177.70
4)	0.00	x	9.230 +	5.291	x	96.411	= 680.06
5)	0.00	x	11.073 +	8.110	x	96.806	= 869.04
6)	0.00	x	6.097 +	2.774	x	97.457	= 447.00
7)	0.00	x	5.043 +	3.040	x	97.846	= 397.70
8)	0.00	x	0.795 +	0.340	x	3.144	= 1.07
9)	0.00	x	15.087 +	4.855	x	99.206	= 1,000.77
10)	0.00	x	13.784 +	10.791	x	98.808	= 1,209.09
11)	0.00	x	15.050 +	12.071	x	98.406	= 1,403.17
12)	0.00	x	7.470 +	6.811	x	12.702	= 90.99
13)	0.00	x	6.704 +	2.798	x	17.938	= 144.66
14)	0.00	x	8.097 +	6.287	x	16.671	= 144.18
15)	0.00	x	8.093 +	4.637	x	16.095	= 74.99
16)	0.00	x	5.087 +	5.408	x	15.370	= 80.79
17)	0.00	x	6.779 +	5.476	x	15.110	= 88.02
18)	0.00	x	1.832 +	1.502	x	13.691	= 16.57
19)	0.00	x	4.472 +	4.017	x	13.819	= 58.17
20)	0.00	x	5.657 +	5.912	x	16.226	= 140.94
21)	0.00	x	7.995 +	4.220	x	16.831	= 113.08
22)	0.00	+	15.044	x		4.881	= 45.68
			TOTAL				8,600.06

STAMP OF APPROVAL

01/02

For IOD Purpose Only.

आयुक्त / मनपा अभियंता
महानगर नियोजन नियंत्रण कक्ष क्र. २
पुणे महानगरपालिका

उप आयुक्त
महानगर नियोजन नियंत्रण कक्ष क्र. २
पुणे महानगरपालिका

IOD PLAN FOR EC PURPOSE ONLY

AREA STATEMENT	SQ.M.
1) AREA OF PLOT (minimum area of a.b.c to be considered)	
a) As per ownership document (7/12,CTS extract)	8,600.00
b) As per measurement sketch	8,600.00
c) As per site	8,600.00
2) Deductions for	
a) Proposed 45.00 M. D.P. Road widening Area	1,352.33
b) Also D.P. Reservation if any	0.00
c) Nala Area	0.00
Total a+b+c	1,352.33
3) Balance area of plot (1-2)	7,247.74
4) Amenity space (if applicable)	
a) Required -	
b) Adjustment of Sl.No. 9 any	0.00
c) Balance Proposed	
5) Net plot area (3-4(c))	7,247.74
6) Recreational open space (if applicable)	
a) Required	724.17
b) Proposed	724.17
7) Internal road area	0.00
8) Plotable area (if applicable)	0.00
9) Built up area with reference to basic F.S.I as per front road width (as no. 6a basic FSI) (1,201.74x1.10=8,017.01)	8,017.01
10) Additional F.S.I. on payment of premium	
a) Maximum permissible premium FSI- based on road width.	
b) Proposed F.S.I. on payment of premium(4,400.06/ 50%=2,400.03)	2,400.03
11) In situ FSI/TDR loading	
a) In-situ area against D.P. road (20%or as 3(d)) 8 mwr(1,352.33 X 1=1,014.25)	2,015.02
b) In-situ area against density space (basic/ use) 2.0 i.e(1,352x.ex.40%)=540 sq.m.	
c) TDR area 8,600.00 x 1.85=15,660.00-2,015.02=13,703.48 x 30% =4,108.04(max TDR area) 8,703.48-2,015.02=6,688.44 regular TDR (6,688.44 x 2.25)=14,793.48)	8,703.48
d) Rate area	0.00
e) Total in-situ/TDR loading proposed (11(a)+(b) +(c))	12,460.99
12) Additional FSI area under Chapter no.7	
a) Additional FSI 250% of basic FSI	0.00
b) Incentive FSI 7% of basic FSI	0.00
13) Total entitlement of FSI in the proposal	
a) (9+10(b)+11(d)) or 12 whichever is applicable (8,017.01 +4,400.06+12,460.99=24,878.07)	24,237.01
b) Ancillary Area FSI upto 60% with payment of charges(0.2117 X 24,237.01=5,130.00)	12,460.67
c) Incentive Area FSI upto 60% with payment of charges (7604.00/1.0 = 4400.77 X 50% = 2,022.22)	2,022.22
d) Total entitlement(b+c+d)	41,040.03
14) Maximum utilisation of FSI Permissible as per road width (as per regulation no.33.4) (as no. 9 X 3)	0.00
15) Total Built-up Area in proposal (excluding area at as no.17 b)	
a) Existing Built-up Area	0.00
b) Proposed Built-up Area (as per P-Line)	41,243.66
c) TOTAL (b+c)	41,243.66
16) Area for inclusive housing, if any	
a) Required (20% of at no.6) 0.2117 X 20% = 7,369.54	1,473.91
b) proposed	1,700.00

REVISED & PROPOSED RESIDENTIAL + COMMERCIAL LAYOUT ON S.NO. 18/1A KONDHWA BK. TAL. HAVELI DIST. PUNE.

FOR, M/S. R.S.M.S. 9 INFRASTRUCTURE LLP THROUGH M/S. SIDDHI SAMRUDHI BUILDCON LLP PARTNER FIRM THROUGH MR. SWAPNIL RAMDAS DHAVAD

M/S. R.S.M.S. 9 INFRASTRUCTURE LLP THROUGH M/S. CHANDRAI BUILDCON LLP PARTNER FIRM THROUGH MR. MANGESH SUDAM BELDARE

LEGEND
a) PLOT BOUNDARY SHOWN IN BLACK
b) PROPOSED WORK SHOWN IN RED
c) DRAINAGE LINE SHOWN IN RED DOTTED
d) WATER LINE SHOWN IN BLACK DOTTED
e) EXISTING WORK SHOWN IN BLUE HATCHED
f) AMENITY SPACE IN PINK HATCHED& S.R GREEN HATCHED
g) ROAD WIDENING LINE SHOWN IN GREEN DOTTED

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON DATE ——— AND THE DIMENSION OF EVERY SIDE OF PLOT STATED ON PLAN ARE AS MENTIONED ON SITE AND THE AREA OF WORKED OUT TALLIES WITH THE AREA STATED IN EXTRACT OF OWNERSHIP 7/12 EXTRACT RECORD / LAND RECORD DEPT CITY SURVEY RECORDS

SIGN. OF ARCHITECT

SCALE : 1:500	CHECKED BY :- / DRG. NO.
DATE : 19-08-2020	REVISION NO. : 01/02
APPROVED BY: AR.SHAHS	
DRFT BY : AKSHATA	

PARVEZ JAMADAR & ASSOCIATES
architecture | liasoning | interior
Office no. 7 & 8, 2nd Floor, Anand Arcade, Opp. to Durga Ring
Near Pasigate Police Chowky, Gen. Thimmaya Road, Cantt, Pune. 1 INDIA
Tel.: +91 20 26360780, 26320410
E-mail: design@pjdstudio.com arch_shaho@yahoo.com
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