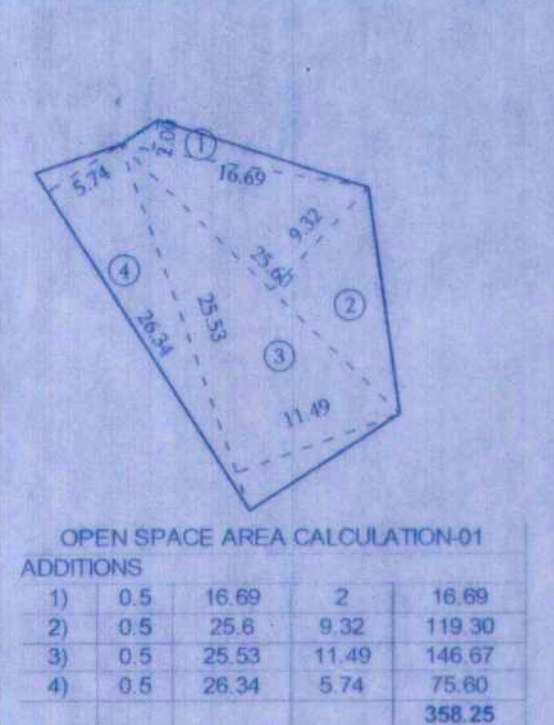
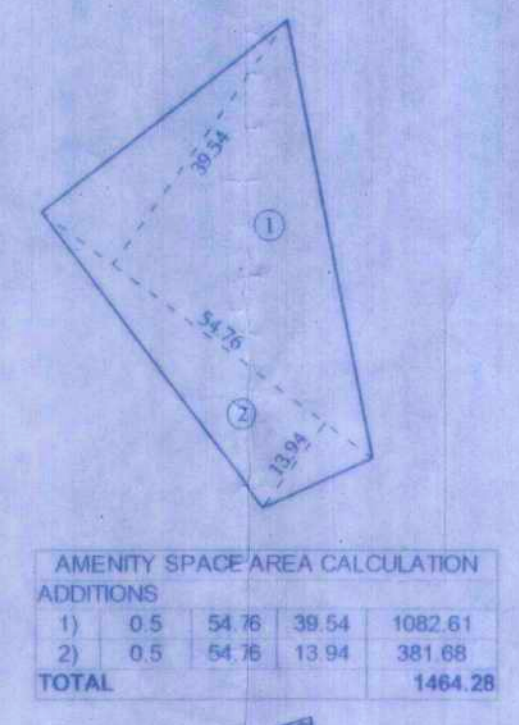




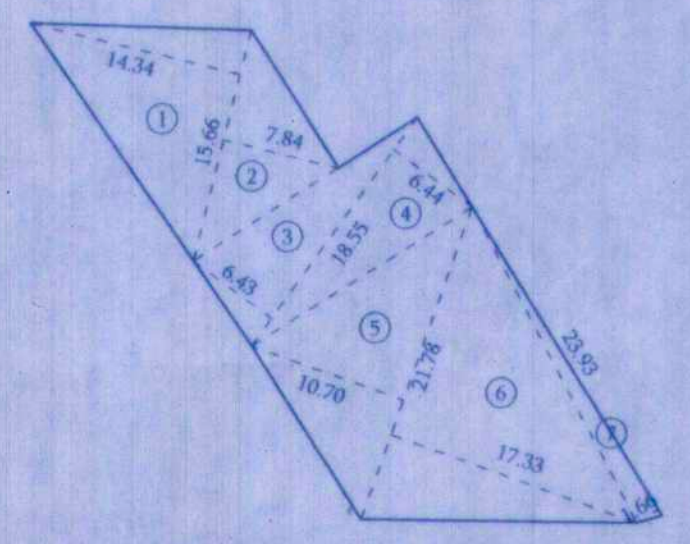
OPEN SPACE AREA CALCULATION-01

ADDITIONS				
1)	0.5	16.69	2	16.69
2)	0.5	25.6	0.32	119.30
3)	0.5	25.53	11.40	146.67
4)	0.5	26.34	5.74	75.00
TOTAL				
358.25				



AMENITY SPACE AREA CALCULATION

ADDITIONS				
1)	0.5	54.76	39.64	1082.61
2)	0.5	54.76	13.94	381.69
TOTAL				
1464.28				



OPEN SPACE AREA CALCULATION-02

ADDITIONS				
1)	0.5	15.66	14.34	112.28
2)	0.5	15.66	7.84	61.39
3)	0.5	18.55	6.43	59.64
4)	0.5	18.55	6.44	50.73
5)	0.5	21.78	10.7	116.52
6)	0.5	21.78	17.33	188.72
7)	0.5	23.93	1.66	19.86
TOTAL				
618.15				

INTERNAL ROAD AREA CALCULATION

ADDITIONS				
1)	0.5	5.36	2.28	6
2)	0.5	11.63	4.4	25.37
3)	0.5	10.32	4.63	23.89
4)	0.5	10.32	7.22	37.26
5)	0.5	9.78	3.52	17.21
6)	0.5	9.78	8.51	41.61
7)	0.5	9.8	8.08	39.99
8)	0.5	9.8	7.49	36.7
9)	0.5	9.8	2.87	13.63
10)	0.5	27.11	7.73	104.78
11)	0.5	27.11	7.71	104.51
12)	0.5	4.72	3.01	7.1
13)	0.5	4.27	2.16	4.61
14)	0.5	25.39	7.88	100.04
15)	0.5	25.39	7.87	96.1
16)	0.5	4.22	2.09	4.41
17)	0.5	15.06	6.96	49.4
18)	0.5	15.06	8.11	61.07
19)	0.5	28.47	7.71	109.78
20)	0.5	28.47	7.79	110.89
21)	0.5	25.54	7.09	90.54
22)	0.5	24.54	8.18	100.57
23)	0.5	24.88	8.15	100.57
24)	0.5	25.68	7.44	95.53
25)	0.5	4.43	2.43	5.38
26)	0.5	28.59	8.99	122.79
27)	0.5	28.59	8.78	125.51
TOTAL				
1634.62				
DEDUCTIONS				
A)	0.67	4.72	1.15	3.64
B)	0.67	4.27	0.89	2.55
C)	0.67	4.22	0.87	2.46
D)	0.67	4.43	0.98	2.91
TOTAL				
11.85				
1623.06				

PLOT AREA CALCULATION FOR PLOT NO. - C1

ADDITIONS				
1)	0.5	18.50	11.41	105.54
2)	0.5	18.50	7.19	69.51
TOTAL				
172.05				

PLOT AREA CALCULATION FOR PLOT NO. - C2

ADDITIONS				
1)	0.5	17.88	9.28	82.96
2)	0.5	17.88	9.78	87.43
3)	0.5	17.57	4.18	36.72
TOTAL				
207.12				

PLOT AREA CALCULATION FOR PLOT NO. - C3

ADDITIONS				
1)	0.5	19.64	5.81	57.05
2)	0.5	19.64	8.4	92.91
3)	0.5	18.70	3.31	31.05
TOTAL				
180.41				

PLOT AREA CALCULATION FOR PLOT NO. - C4

ADDITIONS				
1)	0.5	21.25	8.24	98.18
2)	0.5	21.25	8.62	93.71
TOTAL				
191.89				

PLOT AREA CALCULATION FOR PLOT NO. - C5

ADDITIONS				
1)	0.5	22.03	6.31	102.58
2)	0.5	22.03	8.91	98.14
TOTAL				
200.69				

PLOT AREA CALCULATION FOR PLOT NO. - C6

ADDITIONS				
1)	0.5	22.81	9.37	106.86
2)	0.5	22.81	8.99	102.53
TOTAL				
209.40				

PLOT AREA CALCULATION FOR PLOT NO. - C7

ADDITIONS				
1)	0.5	25.20	10.37	130.66
2)	0.5	25.20	15.10	190.26
3)	0.5	22.33	4.82	51.58
TOTAL				
372.50				

PLOT AREA CALCULATION FOR PLOT NO. - C8

ADDITIONS				
1)	0.5	16.26	10.16	82.60
2)	0.5	16.26	7.67	62.36
3)	0.5	14.26	7.13	50.84
4)	0.5	14.26	6.98	49.77
TOTAL				
245.56				

PLOT AREA CALCULATION FOR PLOT NO. - C9

ADDITIONS				
1)	0.5	18.24	8.41	76.70
2)	0.5	18.24	8.41	76.70
TOTAL				
153.40				

PLOT AREA CALCULATION FOR PLOT NO. - C10, C11, C14, C15

ADDITIONS				
1)	0.5	17.89	8.05	72.01
2)	0.5	17.89	8.05	72.01
TOTAL				
144.01				

PLOT AREA CALCULATION FOR PLOT NO. - C12, C13

ADDITIONS				
1)	0.5	16.44	6	48.32
2)	0.5	16.44	8.76	72.01
3)	0.5	15.27	2.38	18.17
4)	0.67	4.26	0.89	2.54
TOTAL				
142.04				

PLOT AREA CALCULATION FOR PLOT NO. - C16, C17, C18, C19, C20, C21, C22

ADDITIONS				
1)	0.5	95.14	36.34	1728.69
2)	0.5	95.14	26.18	1245.38
3)	0.5	40.32	13.35	289.14
4)	0.5	28.88	8.13	117.40
5)	0.5	28.88	20.71	299.05
6)	0.5	27.93	11.82	185.07
7)	0.5	41.2	12.72	262.03
8)	0.5	41.2	20.7	426.42
9)	0.5	46.47	2.42	56.28
10)	0.5	46.47	13.92	323.43
11)	0.5	24.21	10.23	123.53
12)	0.5	24.21	15.05	182.18
13)	0.5	65.01	16.54	537.63
14)	0.5	76.28	32.45	1237.64
15)	0.67	77.03	16.81	647.44
16)	0.5	77.03	12.79	492.61
17)	0.5	56.24	17.79	526.94
18)	0.5	18.61	14.64	136.23
19)	0.5	58.24	2.52	73.38
20)	0.5	58.28	12.93	376.78
21)	0.5	53.71	8.9	238.01
22)	0.5	41.88	14.39	299.89
TOTAL				
9766.4				

PLOT AREA CALCULATION FOR PLOT NO. - C18

ADDITIONS				
1)	0.5	18.34	6.82	65.95
2)	0.5	19.34	13.31	128.71
3)	0.5	15.49	0.51	3.95
TOTAL				
198.61				

PLOT AREA CALCULATION FOR PLOT NO. - C19

ADDITIONS				
1)	0.5	28.71	10.14	145.56
2)	0.5	28.71	5.87	64.26
3)	0.5	28.27	3.5	46.85
4)	0.67	4.72	1.15	3.64
TOTAL				
280.11				

PLOT AREA CALCULATION FOR PLOT NO. - C20

ADDITIONS				
1)	0.5	22.1	6.98	77.13
2)	0.5	22.1	16.15	178.46
3)	0.5	22.19	7.55	83.77
TOTAL				
339.35				

PLOT AREA CALCULATION FOR PLOT NO. - C21

ADDITIONS				
1)	0.5	21.61	4.36	47.11
2)	0.5	21.61	10.88	117.56
3)	0.5	13.47	0.94	6.33
TOTAL				
171.00				

PLOT AREA CALCULATION FOR PLOT NO. - C22

ADDITIONS				
1)	0.5	21.26	6.11	65.04
2)	0.5	21.29	6.11	65.04
3)	0.5	20.71	4	41.42
4)	0.6	20.71	5.44	56.33
5)	0.5	20.85	2.77	28.88
6)	0.67	4.43	0.98	2.91
TOTAL				
209.62				

PLOT AREA CALCULATION FOR PLOT NO. - C24

ADDITIONS				
1)	0.5	23.18	0.79	113.47
2)	0.5	23.18	0.79	113.47
TOTAL				
226.93				

PLOT AREA CALCULATION FOR PLOT NO. - C25

ADDITIONS				
1)	0.5	22.58	7.51	84.79
2)	0.5	22.58	12.2	137.74
TOTAL				
222.53				

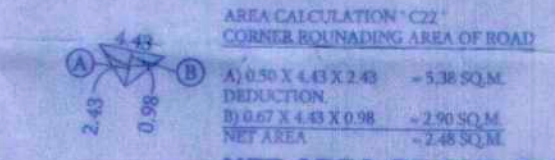
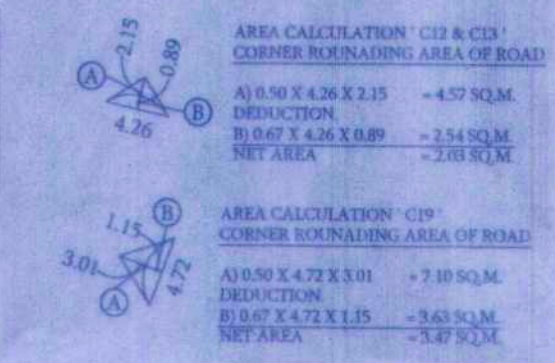
PLOT AREA CALCULATION FOR PLOT NO. - C27

ADDITIONS				
1)	0.5	21.77	10.8	117.56
2)	0.5	21.77	12.98	141.29
TOTAL				
258.85				



C. AREA STATEMENT

AREA SLM	AREA SLM
120/1	2960.00
120/2	2830.00
120/3	660.00
122/2	833.00
122/4	2470.00
TOTAL	9753.00



NET AREA OF SUB PLOTS = 5689.26 SQ.M.
NET AREA FOR FSI CALCULATION = 8288.72 SQ.M.
PERMISSIBLE FACTOR FOR LAYOUT PLOTS = 8288.72/5689.26 = 1.45

PROT NO	PROT AREA (SQ.M.)	Corner Rounding area of Road (sq.m.)	Pro-Rate FSI factor	Built up area on Plots (sq.m.)	Front Road width (M)	Basic FSI	Permissible built-up area on Basic FSI (sq.m.)
A	B	C	D	E	F	G	H
C1	172.05	0.00	172.05	1.45	249.47	9	1
C2	207.12	0.00	207.12	1.45	300.32	9	1
C3	180.41	0.00	180.41	1.45	261.59	9	1
C4	191.89	0.00	191.89	1.45	278.24	9	1
C5	200.69	0.00	200.69	1.45	291.00	9	1
C6	209.40	0.00	209.40	1.45	303.63	9	1
C7	372.50	0.00	372.50	1.45	540.13	9	1
C8	245.56	0.00	245.56	1.45	356.06	9	1
C9	153.40	0.00	153.40	1.45	222.43	9	1
C10	144.01	0.00	144.01	1.45	208.81	9	1
C11	144.01	0.00	144.01	1.45	208.81	9	1
C12	142.04	2.03	142.04	1.45	205.96	9	1
C13	142.04	2.03	142.04	1.45	205.96	9	1
C14	144.01	0.00	144.01	1.45	208.81	9	1
C15	144.01	0.00	144.01	1.45	208.81	9	1
C16	199.88	0.00	199.88	1.45	289.83	9	1
C17	253.28	0.00	253.28	1.45	367.26	9	1
C18	188.61	0.00	188.61	1.45	287.98	9	1
C19	280.11	3.47	280.11	1.45	406.16	9	1
C20	339.35	0.00	339.35	1.45	492.06	9	1
C21	171.00	0.00	171.00	1.45	247.95	9	1
C22	258.85	2.48	258.85	1.45	376.45	9	1
C23	279.76	0.00	279.76	1.45	405.65	9	1
C24	226.93	0.00	226.93	1.45	329.05	9	1
C25	222.53	0.00	222.53	1.45	322.67	9	1
C26	206.20	0.00	206.20	1.45	298.99	9	1
C27	258.85	0.00	258.85	1.45	375.33	9	1
5689.26 10.01							

STAMP OF APPROVAL
Approved as amended in...
S.No./C/PLTS No. 320 of 2023
Date 28/07/2023
Metropolitan Regional Development Authority, Pune



CERTIFICATE OF AREA

AREA STATEMENT	AREA SLM
1) Area of Plot (Minimum area 3.50 to be considered)	9753.00
a) As Per ownership document (T12, CTS extract)	9753.00
b) As Per measurement sheet	9753.00
c) As Per...	9753.00
2) Deduction for...	---
a) proposed 1) P.D.P. Road widening Area/ Service Road/Highway widening	---
b) Any P.D.P. Reservation area	---
(Total a+b)	---
3) Balance area of plot (1-2)	9753.00
a) Required	1462.95
b) Adjustment of 25%, if any	1462.95
c) Balance Proposed	1462.95
4) Net Plot Area (3-4(a))	8288.72
5) Permissible Open space (if applicable)	---
a) Required	975.30
b) Proposed	975.30
7) Internal Road area	1623.06
8) Service road and Highway widening	---
9) Plots area	5689.26
10) Permissible factor for FSI calculation on layout plots (FSI)	---
11) Area for inclusive housing	---
a) Required	---
b) Proposed	---
12) Proposed	---
13) Proposed	---
14) Proposed	---
15) Proposed	---
16) Proposed	---
17) Proposed	---
18) Proposed	---
19) Proposed	---
20) Proposed	---
21) Proposed	---
22) Proposed	---
23) Proposed	---
24) Proposed	---
25) Proposed	---
26) Proposed	---
27) Proposed	---
28) Proposed	---
29) Proposed	---
30) Proposed	---
31) Proposed	---
32) Proposed	---
33) Proposed	---
34) Proposed	---
35) Proposed	---
36) Proposed	---
37) Proposed	---
38) Proposed	---
39) Proposed	---
40) Proposed	---
41) Proposed	---
42) Proposed	---
43) Proposed	---
44) Proposed	---
45) Proposed	---
46) Proposed	---
47) Proposed	---
48) Proposed	---
49) Proposed	---