



**FLOOR BUILT UP SUMMARY**

TYPE OF BLDG.	NO. OF FLOOR	COMMERCIAL	RESIDENTIAL	BUILT-UP AREA	STAIRCASE AREA	NO. OF TENEMENTS
BLDG. NO. 1	(GR. FL. + P.O. + 2ND FLOOR)	250.67	4754.34	5005.01 SQ.MT.	1750.27 SQ.MT.	89 NOS.
BLDG. NO. 2	(GR. FL. + P.O. + 2ND FLOOR)	241.09	4754.34	4995.43 SQ.MT.	1750.27 SQ.MT.	89 NOS.
BLDG. NO. 3	(ST. + P.O. + 2ND FLOOR)	0.00	6072.31	6072.31 SQ.MT.	1767.87 SQ.MT.	89 NOS.
BLDG. NO. 4	(ST. + P.O. + 2ND FLOOR)	0.00	6072.31	6072.31 SQ.MT.	1767.87 SQ.MT.	89 NOS.
BLDG. NO. 5	(ST. + P.O. + 1ST FLOOR)	643.43	843.43	1486.86 SQ.MT.	377.82 SQ.MT.	12 NOS.
BLDG. NO. 6	(ST. + P.O. + 1ST TO 2ND FLOOR)	4571.39	4571.39	9142.78 SQ.MT.	2386.80 SQ.MT.	101 NOS.
BLDG. NO. 7	(ST. + P.O. + 1ST TO 2ND FLOOR)	5419.59	5419.59	10839.18 SQ.MT.	2386.80 SQ.MT.	101 NOS.
CLUB HOUSE AREA				115.86 SQ.MT.		
<b>TOTAL BUILT-UP AREA</b>		<b>426.16</b>	<b>32176.91</b>	<b>32614.74 SQ.MT.</b>	<b>17064.14 SQ.MT.</b>	<b>360 NOS.</b>

**TOTAL B&P AREA PROPOSED - B&P AREA = MHADA B&P AREA**

**TOTAL B&P AREA PROPOSED - 32614.74 SQ.MT.**

**TOTAL TENEMENT PROPOSED - 360 TENEMENT**

**TOTAL TENEMENT PROPOSED - 360 NOS. + 89 NOS.**

**TOTAL TENEMENT PROPOSED - 449 NOS.**

AS PER V.P. 2007/75 THE NET PLOT AREA IS 5493.07 SQ.MT. BELOW ARE THE AREA STATEMENT HANDED OVER TO MHADA WHICH IS NOT COUNTED IN F&L

**PROFORMA - A (FOR MHADA)**

A	AREA STATEMENT	SQ.MT.
1	NET B&P AREA HANDED OVER TO MHADA	10864.1
2	TOTAL PERMISSIBLE B&P AREA (F&L)	10864.1
3	TOTAL PROPOSED AREA (MHADA)	1139.83
B	TENEMENT STATEMENT	
4	TOTAL PROPOSED TENEMENT (MHADA)	26 NOS.

**TENEMENTS STATEMENT**

BLDG.	1-30	31-50	50-75	75-90	TOTAL
NO.	50	50	50	50	200
1-30-1	00	00	00	00	00
1-30-2	00	00	00	00	00
1-30-3	00	00	00	00	00
1-30-4	00	00	00	00	00
1-30-5	00	00	00	00	00
1-30-6	00	00	00	00	00
1-30-7	00	00	00	00	00
<b>TOTAL</b>	<b>00</b>	<b>00</b>	<b>00</b>	<b>00</b>	<b>000</b>

**FLOOR BUILT UP SUMMARY (MHADA COMPONENT)**

NO. OF FLOOR	BUILT-UP AREA	NO. OF TENEMENTS
BLDG. NO. - 6	P.O. + 1ST (PT.) TO 12TH (PT.) FLOOR	26 NOS.
<b>TOTAL BUILT-UP AREA</b>	<b>1119.82 SQ.MT.</b>	<b>26 NOS.</b>

**PARKING STATEMENT (MHADA COMPONENT)**

DESCRIPTION (RESIDENTIAL)	NO. OF TENEMENT	NO. OF PARKING
TENEMENTS HAVING B&P AREA BELOW 500 SQ.MT. PARKING NOT REQUIRED		
TENEMENTS HAVING B&P AREA ABOVE 500 TO 800 SQ.MT.	26 NOS.	13 NOS.
1. PARKING SPACE FOR EACH		
1. TENEMENTS HAVING B&P AREA ABOVE 500 TO 75 SQ.MT.		
1. PARKING SPACE FOR EACH		
1. TENEMENTS HAVING B&P AREA ABOVE 75 SQ.MT.		
2. PARKING SPACE FOR EACH		
+ 10% VISITORS PARKING	01 NOS.	
+ TOTAL CAR PARKING REQUIRED	14 NOS.	
TENEMENTS HAVING B&P AREA ABOVE 800 SQ.MT. EVERY TENEMENT 1 SCOOTER PARKING REQUIRED FOR EACH	26 NOS.	26 NOS.

**TOTAL CAR PARKING REQUIRED**

(RES. + COM. + MHADA) 21 + 20 + 14 = 55 NOS.

**TOTAL CAR PARKING PROVIDED**

(RES. + COM. + MHADA) 921 NOS.

**TOTAL SCOOTER PARKING REQUIRED**

(RES. + COM. + MHADA) 26 + 25 + 36 = 87 NOS.

**TOTAL SCOOTER PARKING PROVIDED**

(RES. + COM. + MHADA) 847 NOS.

**PODIUM R.G. - 7 ADDITION**

1	24.32 X 90.12 X 0.5 X 1	= 244.86 SQ.MT.
2	24.32 X 3.82 X 0.5 X 1	= 46.46 SQ.MT.
3	23.63 X 2.83 X 0.5 X 1	= 33.71 SQ.MT.
4	4.55 X 2.92 X 0.5 X 1	= 6.62 SQ.MT.
<b>TOTAL AREA</b>		<b>= 331.65 SQ.MT.</b>

**PODIUM R.G. - 8 ADDITION**

1	9.63 X 3.22 X 0.5 X 1	= 20.60 SQ.MT.
2	5.81 X 3.22 X 0.5 X 1	= 12.62 SQ.MT.
3	18.10 X 4.78 X 0.5 X 1	= 43.26 SQ.MT.
4	37.42 X 17.42 X 1 X 1	= 651.86 SQ.MT.
5	6.84 X 15.73 X 1 X 1	= 107.61 SQ.MT.
6	21.11 X 14.11 X 1 X 1	= 297.86 SQ.MT.
7	24.47 X 10.40 X 1 X 1	= 254.60 SQ.MT.
8	14.42 X 3.98 X 0.5 X 1	= 28.65 SQ.MT.
9	9.29 X 3.45 X 0.5 X 1	= 16.00 SQ.MT.
10	37.41 X 7.47 X 0.5 X 1	= 139.73 SQ.MT.
11	27.41 X 10.97 X 0.5 X 1	= 298.98 SQ.MT.
12	94.86 X 6.60 X 1 X 1	= 626.18 SQ.MT.
13	78.80 X 4.16 X 0.5 X 1	= 163.89 SQ.MT.
14	5.14 X 2.44 X 0.5 X 1	= 6.27 SQ.MT.
15	45.23 X 17.31 X 0.5 X 1	= 390.82 SQ.MT.
16	75.91 X 25.30 X 0.5 X 1	= 957.73 SQ.MT.
17	41.90 X 7.87 X 0.5 X 1	= 164.40 SQ.MT.
18	49.19 X 3.45 X 0.5 X 1	= 84.89 SQ.MT.
19	2.48 X 2.81 X 0.5 X 1	= 3.47 SQ.MT.
20	19.04 X 4.38 X 0.5 X 1	= 41.84 SQ.MT.
21	11.77 X 4.28 X 0.5 X 1	= 25.00 SQ.MT.
22	30.05 X 7.87 X 0.5 X 1	= 118.59 SQ.MT.
23	49.70 X 0.70 X 0.5 X 1	= 15.01 SQ.MT.
24	45.70 X 15.30 X 0.5 X 1	= 346.68 SQ.MT.
<b>TOTAL</b>		<b>= 5595.86 SQ.MT.</b>

**PODIUM R.G. - 9 ADDITION**

1	9.85 X 0.81 X 0.87 X 1	= 7.35 SQ.MT.
<b>TOTAL AREA</b>		<b>= 5990.32 SQ.MT.</b>

**STAMP OF APPROVAL OF PLANS**

Approved by the Municipal Corporation, The City of Pune.

As per V.P. 2007/75, the net plot area is 5493.07 SQ.MT. Below are the area statements handed over to MHADA which is not counted in F&L.

**PROFORMA - A**

NO.	DESCRIPTION	SQ.MT.
1	AREA OF PLOT AS PER 712 EXTRACT	3000.00
2	AREA OF PLOT AS PER TRIGONOMETRIC METHOD	3061.36
3	CONSTRUCTION PER	3065.51
4	15.00 M WIDE D.P. ROAD (NORTH + SOUTH)	900.24
5	20.00 M WIDE D.P. ROAD (EAST + WEST)	1178.35
6	20.00 M WIDE D.P. ROAD (NORTH + SOUTH)	1178.35
7	15.00 M WIDE D.P. ROAD (NORTH + SOUTH)	900.24
8	20.00 M WIDE ROAD (NORTH + SOUTH)	2116.37
9	AREA UNDER M.H. RESERVATION	2386.82
10	AREA UNDER GARDEN RESERVATION	1482.35
11	AREA UNDER SHOPPING CENTER	451.84
12	AREA UNDER C.E.	3121.02
13	AREA UNDER C.E. 2	922.66
14	PLOT 8 - (24.32 SQ.MT. + 205.60 SQ.MT.)	832.22
15	AREA UNDER SUB PLOT C - (P.P. NO. 05/05/04/12)	1276.81
16	TOTAL (+3.0)	20392.17
17	NET AREA OF PLOT (1.25)	16025.34
18	PERCENTAGE BOUND AS PER REGULATION - 54 (15%)	3704.82
19	BALANCE AREA OF PLOT (3 - 36)	14816.24
20	ADD. AREA UNDER G.S. 2 (40% MAX. 6 X 7.5)	301.74
21	PLOT AREA INCLUDING C.E. 2 (+ 4)	16141.58
22	PERMISSIBLE F&L	506
23	ADDITIONAL	
24	15.00 M WIDE D.P. ROAD (NORTH + SOUTH)	900.24
25	20.00 M WIDE D.P. ROAD (EAST + WEST)	1178.35
26	20.00 M WIDE D.P. ROAD (NORTH + SOUTH)	1178.35
27	15.00 M WIDE D.P. ROAD (NORTH + SOUTH)	900.24
28	20.00 M WIDE ROAD (NORTH + SOUTH)	2116.37
29	AREA UNDER M.H. RESERVATION	2386.82
30	AREA UNDER GARDEN RESERVATION	1482.35
31	AREA UNDER SHOPPING CENTER	451.84
32	AREA UNDER C.E.	3121.02
33	TOTAL D. 6. DEMONSTRATED IN OWN PLOT	13002.49
34	40% D.R. PERMISSIBLE OF AREA UNDER C.E. 1. PLOT AREA 0.8 X 0.40 = 0.32 SQ.MT.	1674.35
35	TOTAL D.R. = 5962.46 = 1074.76 BALANCE D.R. 1171.27 SQ.MT.	
36	AS PER P.A. DATED 25-09-01	
37	50% PERMISSIBLE F&L - (2.0 X 100.0 X 3.0) = 600.00 SQ.MT.	11774.23
38	D.R. FOR UTILIZATION (18742.00/117.82) = 1591.78 SQ.MT.	
39	ADDITIONAL	
40	15.00 M WIDE D.P. ROAD (NORTH + SOUTH)	900.24
41	TOTAL (+4.75)	15082.18
42	20% OF AREA OVER TO MHADA	1508.21
43	20% AREA OF PLOT (1.25 + 7.5)	3630.07
44	EXISTING BUILT-UP AREA	250.00
45	PROPOSED AREA	2386.82
46	TOTAL EXISTING + PROPOSED AREA	3141.82
47	TOTAL BUILT-UP AREA CONSUMED (B.U.)	3.99

**PARKING STATEMENT SALE COMPONENT**

DESCRIPTION (RESIDENTIAL)	NO. OF TENEMENT	NO. OF PARKING
TENEMENTS HAVING B&P AREA BELOW 500 SQ.MT. PARKING NOT REQUIRED		
TENEMENTS HAVING B&P AREA ABOVE 500 TO 800 SQ.MT.	147 NOS.	74 NOS.
1. PARKING SPACE FOR EACH		
1. TENEMENTS HAVING B&P AREA ABOVE 500 TO 75 SQ.MT.	351 NOS.	351 NOS.
1. PARKING SPACE FOR EACH		
1. TENEMENTS HAVING B&P AREA ABOVE 75 SQ.MT.	62 NOS.	184 NOS.
2. PARKING SPACE FOR EACH		
+ 10% VISITORS PARKING	01 NOS.	01 NOS.
+ TOTAL CAR PARKING REQUIRED	670 NOS.	
TENEMENTS HAVING B&P AREA ABOVE 800 SQ.MT. EVERY TENEMENT 1 SCOOTER PARKING REQUIRED FOR EACH	590 NOS.	590 NOS.

**DESCRIPTION (COMMERCIAL)**

1. PARKING SPACE FOR EVERY 2500 SQ.MT. UP TO 5000 SQ.MT. EXCLUDING AREA 5000 SQ.MT. (PARKING FOR EACH)	400.00/25	16 NOS.
+ 10% VISITORS PARKING	670 NOS.	02 NOS.
+ TOTAL CAR PARKING REQUIRED	20 NOS.	
+ 1 SCOOTER PARKING SPACE FOR EVERY 2000 SQ.MT. COMMERCIAL AREA	496.16/20	25 NOS.

**R.G. AREA CALCULATION**

2% PERMISSIBLE R.G. REQUIRED OR (1900.34 X 2%) = 460.08 SQ.MT.

3% PROVIDED R.G. ON GROUND LVL. = 534.78 SQ.MT.

3% R.G. REQUIRED OF 460.08

**GROUND R.G. - 1 ADDITION**

1	27.01 X 1.43 X 0.5 X 1	= 191.70 SQ.MT.
2	19.50 X 6.58 X 0.5 X 1	= 64.16 SQ.MT.
3	19.50 X 7.03 X 0.5 X 1	= 68.54 SQ.MT.
<b>TOTAL</b>		<b>= 284.40 SQ.MT.</b>

**GROUND R.G. - 2 ADDITION**

1	19.86 X 7.08 X 0.5 X 1	= 70.40 SQ.MT.
2	19.86 X 7.08 X 0.5 X 1	= 70.40 SQ.MT.
<b>TOTAL AREA</b>		<b>= 140.81 SQ.MT.</b>

**GROUND R.G. - 3 ADDITION**

1	25.50 X 6.72 X 0.5 X 1	= 86.58 SQ.MT.
2	25.50 X 7.88 X 0.5 X 1	= 100.77 SQ.MT.
<b>TOTAL AREA</b>		<b>= 187.35 SQ.MT.</b>

**GROUND R.G. - 4 ADDITION**

1	27.01 X 11.80 X 0.5 X 1	= 160.63 SQ.MT.
2	27.01 X 5.24 X 0.5 X 1	= 70.77 SQ.MT.
3	11.77 X 4.28 X 0.5 X 1	= 25.00 SQ.MT.
4	11.77 X 1.88 X 0.5 X 1	= 11.03 SQ.MT.
<b>TOTAL AREA</b>		<b>= 267.43 SQ.MT.</b>

**GROUND R.G. - 5 ADDITION**

1	26.80 X 5.82 X 0.5 X 1	= 78.62 SQ.MT.
2	25.40 X 8.92 X 0.5 X 1	= 113.62 SQ.MT.
3	15.17 X 6.55 X 0.5 X 1	= 49.89 SQ.MT.
4	26.22 X 16.27 X 0.5 X 1	= 212.59 SQ.MT.
5	18.52 X 2.96 X 0.5 X 1	= 27.34 SQ.MT.
<b>TOTAL AREA</b>		<b>= 482.05 SQ.MT.</b>

**GROUND R.G. - 6 ADDITION**

1	6.87 X 3.46 X 1 X 1	= 23.77 SQ.MT.
2	12.52 X 2.76 X 1 X 1	= 34.56 SQ.MT.
3	12.06 X 8.92 X 0.5 X 1	= 53.74 SQ.MT.
4	7.15 X 10.63 X 1 X 1	= 75.99 SQ.MT.
5	6.85 X 6.52 X 0.5 X 1	= 22.54 SQ.MT.
6	6.25 X 5.31 X 1 X 1	= 33.19 SQ.MT.
7	8.85 X 7.80 X 1 X 1	= 69.07 SQ.MT.
8	14.56 X 1.15 X 0.5 X 1	= 8.30 SQ.MT.
<b>TOTAL AREA</b>		<b>= 276.42 SQ.MT.</b>

**TOTAL R.G. AREA PROVIDED ON GROUND LVL. = 1570.73 SQ.MT.**

**TOTAL R.G. AREA PROVIDED = 7480.85 SQ.MT.**

**CERTIFICATE OF AREA**

WHEREAS THE PLOT UNDER REFERENCE WAS SURVEYED BY ME OR MY AGENT AND THE DIMENSIONS OF AREA, ETC. OF PLOT AND THE AREA OF PLOT, RESERVATION AREA, (GROUPS) ETC. WERE SET OUT TALKIES WITH THE AREA SURVEYOR IN DOCUMENTARY FORM.

**DESCRIPTION OF PROPOSAL AND PROPERTY**

PROPOSED BUILDING LAYOUT ON PLOT BEARING: (C.E. NO. 7/21, S.NO. 75/9 TO 78/8, S.NO. 80/1, S.NO. 82, S.NO. 81 (2), S.NO. 83/11, 83/12, 83/13, 83/14, 83/15, 83/16, 83/17, 83/18, 83/19, 83/20, 83/21, 83/22, 83/23, 83/24, 83/25, 83/26, 83/27, 83/28, 83/29, 83/30, 83/31, 83/32, 83/33, 83/34, 83/35, 83/36, 83/37, 83/38, 83/39, 83/40, 83/41, 83/42, 83/43, 83/44, 83/45, 83/46, 83/47, 83/48, 83/49, 83/50, 83/51, 83/52, 83/53, 83/54, 83/55, 83/56, 83/57, 83/58, 83/59, 83/60, 83/61, 83/62, 83/63, 83/64, 83/65, 83/66, 83/67, 83/68, 83/69, 83/70, 83/71, 83/72, 83/73, 83/74, 83/75, 83/76, 83/77, 83/78, 83/79, 83/80, 83/81, 83/82, 83/83, 83/84, 83/85, 83/86, 83/87, 83/88, 83/89, 83/90, 83/91, 83/92, 83/93, 83/94, 83/95, 83/96, 83/97, 83/98, 83/99, 83/100, 83/101, 83/102, 83/103, 83/104, 83/105, 83/106, 83/107, 83/108, 83/109, 83/110, 83/111, 83/112, 83/113, 83/114, 83/115, 83/116, 83/117, 83/118, 83/119, 83/120, 83/121, 83/122, 83/123, 83/124, 83/125, 83/126, 83/127, 83/128, 83/129, 83/130, 83/131, 83/132, 83/133, 83/134, 83/135, 83/136, 83/137, 83/138, 83/139, 83/140, 83/141, 83/142, 83/143, 83/144, 83/145, 83/146, 83/147, 83/148, 83/149, 83/150, 83/151, 83/152, 83/153, 83/154, 83/155, 83/156, 83/157, 83/158, 83/159, 83/160, 83/161, 83/162, 83/163, 83/164, 83/165, 83/166, 83/167, 83/168, 83/169, 83/170, 83/171, 83/172, 83/173, 83/174, 83/175, 83/176, 83/177, 83/178, 83/179, 83/180, 83/181, 83/182, 83/183, 83/184, 83/185, 83/186, 83/187, 83/188, 83/189, 83/190, 83/191, 83/192, 83/193, 83/194, 83/195, 83/196, 83/197, 83/198, 83/199, 83/200, 83/201, 83/202, 83/203, 83/204, 83/205, 83/206, 83/207, 83/208, 83/209, 83/210, 83/211, 83/212, 83/213, 83/214, 83/215, 83/216, 83/217, 83/218, 83/219, 83/220, 83/221, 83/222, 83/223, 83/224, 83/225, 83/226, 83/227, 83/228, 83/229, 83/230, 83/231, 83/232, 83/233, 83/234, 83/235, 83/236, 83/237, 83/238, 83/239, 83/240, 83/241, 83/242, 83/243, 83/244, 83/245, 83/246, 83/247, 83/248, 83/249, 83/250, 83/251, 83/252, 83/253, 83/254, 83/255, 83/256, 83/257, 83/258, 83/259, 83/260, 83/261, 83/262, 83/263, 83/264, 83/265, 83/266, 83/267, 83/268, 83/269, 83/270, 83/271, 83/272, 83/273, 83/274, 83/275, 83/276, 83/277, 83/278, 83/279, 83/280, 83/281, 83/282, 83/283, 83/284, 83/285, 83/286, 83/287, 83/288, 83/289, 83/290, 83/291, 83/292, 83/293, 83/29