TOTAL F.S.I. STATEMENT COMMERCIAL& RESIDENTIAL

TOTAL FSI AREA STATEMENT (COMMERCIAL & RESIDENTIAL)

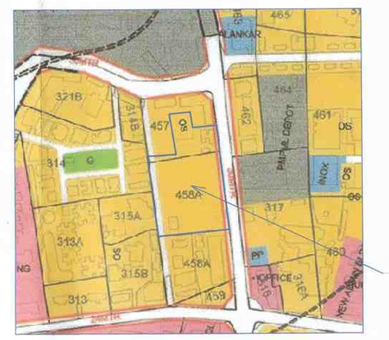
BUILDING NAME	USER TYPE	FSI AREA			TENEMENTS				BUILDINGS CONFIGURATION	BUILDINGS HEIGHT
		COMMERCIAL B/UP AREA	RESI.BUILT UP AREA	TOTAL BUILT UP AREA	SHOPS	OFFICES	RESTAURANT	RESI. FLAT		
WING A	COMMERCIAL	19417.73	0.00	19417.73	35	178	--	--	B3+B2+B1 +LOWER GR+ UPPER GR +LOWER 1ST+LOWER 2ND +5 FLOOR.	24.04
TOWER A1 + A2	COMMERCIAL	21927.91	0.00	21927.91	--	301	14	--	B3+B2+B1+LOWER GR+GR + LOWER 1ST+ FIRST+LOWER 2ND +SECOND +16 FLOOR.	69.99
TOWER 1 + 2	RESIDENTIAL	0.00	6133.85	6133.85	--	--	--	34	B4+B3+B2+B1+LOWER GR + GR+8FLOOR	33.54
TOTAL		**41345.64**	**6133.85**	**47479.49**	**35**	**479**	**14**	**34**		

PREVIOUS SANCTION AS PER DCPR 2017
TOTAL F.S.I. STATEMENT :-

WINGS	EXISTING B/UP AREA	STAIRCASE AREA	Shops/offices/ Tene. exi.
BLDG B	310.85	35.50	01
BLDG C	333.32	33.27	04
EXISTING AREA(22)	425.24	33.27	01
TOTAL	1069.41	102.04	06

TOTAL F.S.I. STATEMENT COMMERCIAL& RESIDENTIAL :- AS PER UDCPR 2020

	COMMERCIAL B/UP	RESIDENTIAL B/UP	TOTAL
BASIC FSI	22969.80	3833.66	26803.46
ANCILLARY 80/60 %	18375.84	2300.19	20676.03
TOTAL	41345.64	6133.85	47479.49



LOCATION PLAN

N

PARKING STATEMENT FOR TOD
PROPOSED WING A

DESCRIPTION	CAR	SCOOTER
TENE. Carpet Area 100 SQ.M. (FOR COMMERCIAL)	2	6
(FOR COMMERCIAL SHOP) Carpet Area - 2796.24 sq.m	56	168
TENE. Carpet Area 200 SQ.M. (FOR OFFICES)	3	11
(FOR OFFICES) Carper Area -2341.68 sq.m	35	129
RESTAURANTS - FOR EVERY 50 SQM CARPET AREA	1	8
RESTAURANTS CARPET AREA -0.00 sq.m	0	0
PARK REQ. PER UDCPR	**91**	**297**
VISITOR PARKING (5%)	**5**	**15**
TOTAL PARK REQ. PER UDCPR	**96**	**311**
TOTAL PARK REQ. FOR TOD (50% OF UDCPR)	**48**	**156**

PARKING STATEMENT FOR TOD
TOWER A1 & A2

DESCRIPTION	CAR	SCOOTER
TENE. Carpet Area 100 SQ.M. (FOR COMMERCIAL)	2	6
(FOR COMMERCIAL SHOP) Carpet Area - 0 sq.m	0	0
TENE. Carpet Area 200 SQ.M. (FOR OFFICES)	3	11
(FOR OFFICES) Carper Area -16632.12 sq.m	249	915
RESTAURANTS - FOR EVERY 50 SQM CARPET AREA	1	8
RESTAURANTS CARPET AREA -2006.60 sq.m	40	321
PARK REQ. PER UDCPR	**290**	**1236**
VISITOR PARKING (5%)	**14**	**62**
TOTAL PARK REQ. PER UDCPR	**304**	**1298**
TOTAL PARK REQ. FOR TOD (50% OF UDCPR)	**152**	**649**

PARKING STATEMENT FOR TOD
TOWER A1 & 2 RESI PARKING STATEMENT AS PER TOD

DESCRIPTION	CAR	SCOOTER
EVERY TENEMENTS CARPET AREA ABOVE 150 SQM	2	3
PARKING REQUIRED FOR TENE 8 NOS.	16	24
EVERY TENEMENTS CARPET AREA 80 TO 150 SQM	1	3
PARKING REQUIRED FOR TENE 12 NOS.	12	36
EVERY 2 TENEMENTS CARPET AREA 40 to 80 SQM	1	5
PARKING REQUIRED FOR TENE 14 NOS.	7	35
EVERY 2 TENEMENTS CARPET AREA 30 to 40 SQM	0	4
PARKING REQUIRED FOR TENE 0NOS.	0	0
PARK REQ. PER UDCPR	**35**	**95**
VISITOR PARKING (5%)	**2**	**5**
TOTAL PARK REQ. PER UDCPR	**37**	**100**
TOTAL PARK REQ. FOR TOD (50% OF UDCPR)	**18**	**50**

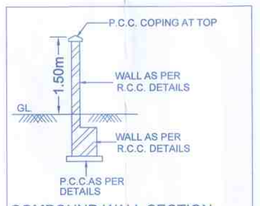
TOTAL PROPOSED PARKING STATEMENTS
(PROPOSED WING A + TOWER A1 & A2 + TOWER - 1 & 2)

TOTAL PARK REQ. FOR TOD	218	855
TOTAL PARK PROVIDED. FOR TOD	327	1283
AREA PER UNIT [SQ.M]	12.5	2
PARKING AREA Req.	2725	1710
PARKING AREA PROVI.	4088	2565
TOTAL PARKING AREA REQUIRED = 4435 SQ.M.		
TOTAL PARKING AREA PROPOSED = 6653 SQ.M.		

NOTE :- AS PER UDCPR 2020 POINT [8.1.1 (V)]
ALSO 6 SCOOTERS PARKING MAY BE ALLOWED TO BE CONVERTED IN 1 CAR PARKING.
THE COMPOSIT PARKING OF VEHICLES LIKE 1 CAR WITH TWO SCOOTERS MAY BE ALLOWED.

PARKING STATEMENT FOR EXISTING COMMERCIAL AREA (WING A) :- AS PER TOD

DESCRIPTION	CAR	SCOOTER
FOR COMMERCIAL EVERY 100 CARPET AREA SQM	2	6
COMMERCIAL SHOP CARPET AREA (2185.61 SQM)	44	131
FOR OFFICES EVERY 200 CARPET AREA SQM	3	11
FOR OFFICE CARPET AREA (9181.40 SQM)	138	505
RESTAURANTS -- FOR EVERY 50 SQM CARPET AREA	1	8
TOTAL CARPET FOR RESTAURANT & OFFICES (SQM)	00	00
TOTAL PARKING REQUIRED AS PER UDPR	182	636
VISITOR PARKING (5%)	10	32
TOTAL PARKING REQUIRED AS PER UDPR	192	668
TOTAL PARKING REQUIRED FOR TOD (50% OF UDPR)	96	334
TOTAL PARKING PROVIDED FOR TOD	144	468
AREA PER UNIT [SQ.M]	12.50	2.00
PARKING AREA REQUIRED [SQ.M]	1800	936
TOTAL PARKING AREA PROVIDED =	2736 SQ.M	



COMPOUND WALL SECTION AS PER R.C.C. CONSULTANTS

T.D.R. STATEMENT
T.D.R. STATEMENT (D.R.C.NO.005802)

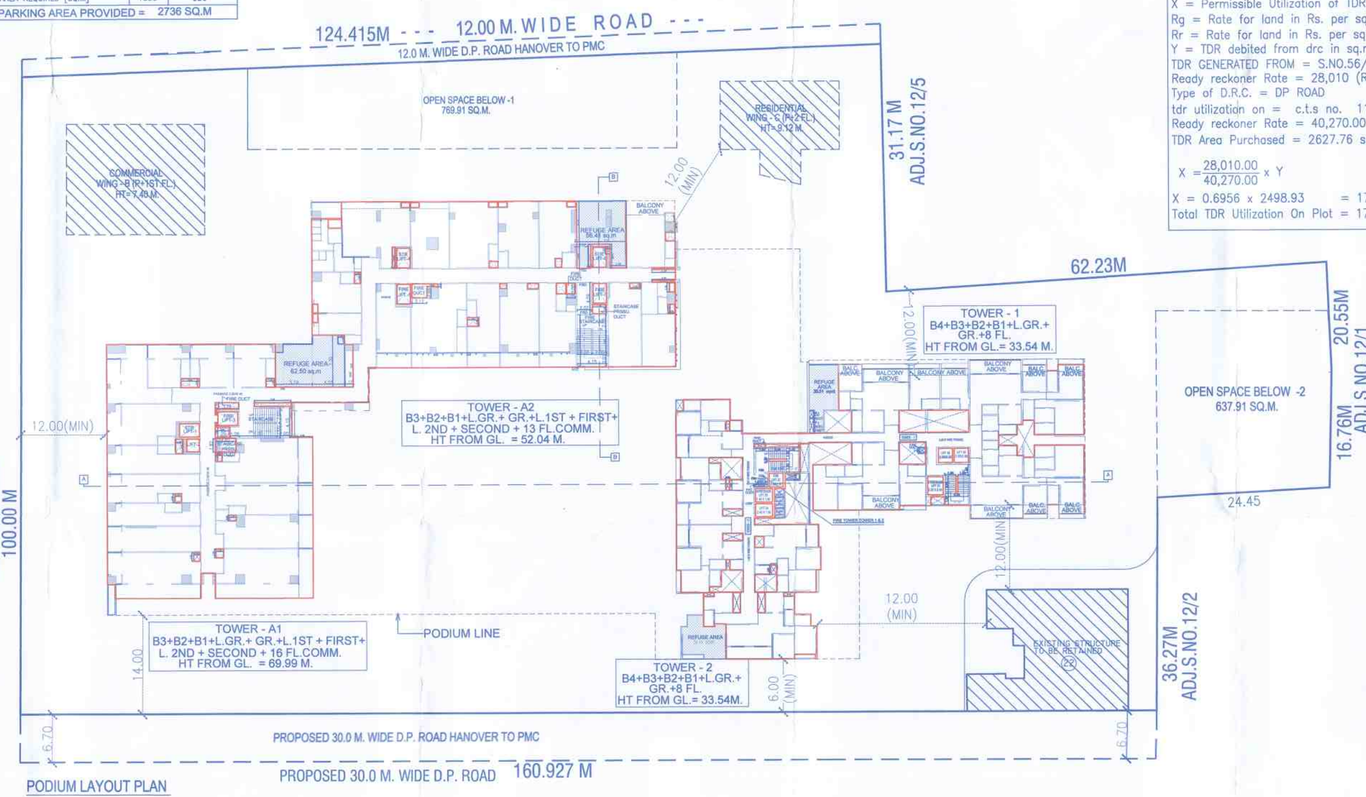
FORMULA = X = (Rg/Rr) x Y
X = Permissible Utilization of TDR/DR in sqm on receiving plot
Rg = Rate for land in Rs. per sq.m. as per ASR of generating plots in generating year
Rr = Rate for land in Rs. per sq.m. as per ASR of receiving plot in generating year
Y = TDR debited from drc in sq.m.
TDR GENERATED FROM = S.NO.56/2B/2(p), PUNE, KHARADI
Ready reckoner Rate = 28,010 (Rg)
Type of D.R.C. = DP ROAD
tdr utilization on = c.t.s no. 11,11/1,to11/18,12/3, & 12/4,cannaught road,sadhuwaswani chowk,pune :
Ready reckoner Rate = 40,270.00 (Rr)
TDR Area Purchased = 2627.76 sq.m.(Y)

$X = \frac{28,010.00}{40,270.00} \times Y$

X = 0.6956 x 2498.93 = 1738.26 sq.m.
Total TDR Utilization On Plot = 1738.26 sq.m.

TOTAL T.D.R. STATEMENT (D.R.C.NO.004562)
TOTAL T.D.R. STATEMENT (D.R.C.NO.004507)

T.D.R. ORIGINATED FROM :- S.NO.45 CTS .NO 1 TO 49 PUNE
RESERVATION :- SLUM REHABILITATION
T.D.R. PURCHASED = 894.00 SQM (C SLUM TO B SLUM)
=894.00x0.8333 =744.97SQM
T.D.R. PURCHASED = 744.97 SQM
T.D.R. PERMISSIBLE = 894.00 SQM
T.D.R TO BE UTILISED ON 6 TO 18 TH FLOOR PART
TOTAL HEIGHT OF BUILDING :- 69.99 M
STAGE OF WORK :- 6TH SLAB WORK IN PROGRESS



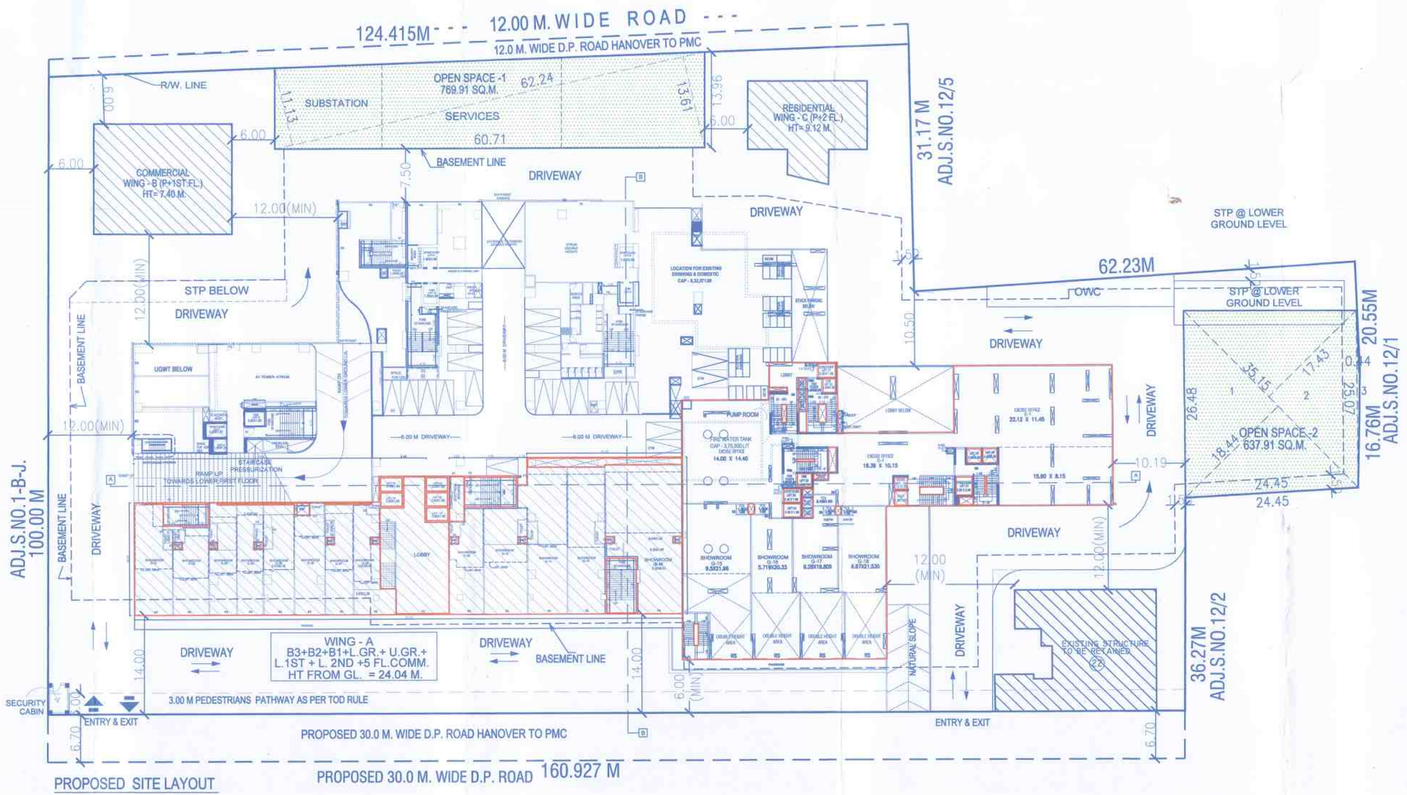
PODIUM LAYOUT PLAN

WATER REQUIRMENTS STATEMENT
FOR COMM. WING A & TOWER A1 & A2

O.H WATER TANK -					
GR. FL.	2792.97	/ 3	=	931	PERSON
UP. FL.	38579.6	/ 6	=	6430	PERSON
TOTAL PERSONS			=	7361	PERSON
7361	X	45 LIT	=	331242	LIT
FIRE FIGHTING TANK			=	25000	LIT
TOTAL O.H WATER TANK CAPACITY			**=**	**356242**	**LIT**
U.G WATER TANK -					
1.5	X	331242	=	496862	LIT
FIRE FIGHTING TANK			=	200000	LIT
TOTAL U.G WATER TANK CAPACITY			**=**	**696862**	**LIT**

WATER REQUIRMENTS STATEMENT
FOR RESIDENTIAL TOWER - 1 & 2

O.H WATER TANK -							
5 PER	X	135 LIT	X	34 TEN	=	22950	LIT
FIRE FIGHTING TANK					=	25000	LIT
TOTAL O.H WATER TANK CAPACITY					**=**	**47950**	**LIT**
U.G WATER TANK -							
1.5	X	22950			=	34425	LIT
FIRE FIGHTING TANK					=	200000	LIT
TOTAL U.G WATER TANK CAPACITY					**=**	**234425**	**LIT**



PROPOSED SITE LAYOUT

OPEN SPACE -1 AREA CALC.

1) (0.50 + 62.24) x 11.13 = 346.37
2) 0.50 x 62.24 x 13.61 = 423.54
TOTAL = 769.91 SQ.M.

OPEN SPACE - 2 AREA CALC.

1) (18.44 + 17.43) X 35.15 X 0.50 = 630.42
2) 0.50 x 25.07 X 0.597 = 7.49
TOTAL = 637.91 SQ.M.

TOTAL OPEN AREA SPACE 1+2

769.91+637.91 = 1407.82 SQ.M.

PLOT AREA KEY PLAN

PLOT AREA CALCULATION AFTER AMALGAMATION
(S.NO.11,11/1 TO 11/18 , 12/3,& 12/4)

1) (12.95 + 13.75) X 30.90 X 0.50 = 412.51 SQ.M.
2) (13.35 + 13.65) X 30.75 X 0.50 = 415.12 SQ.M.
3) (62.00 + 55.00) X174.41 X 0.50 = 10202.98 SQ.M.
4) (36.00 + 39.00) X130.998X 0.50= 4912.43 SQ.M.
TOTAL = 15943.04SQ.M.

ROAD WIDENING AREA CALCULATION

R1)(3.70 + 3.70) X160.927 X 0.50 = 595.43 SQ.M.
R2)(2.65 + 2.75) X124.415 X 0.50 = 335.92 SQ.M.
TOTAL = 931.35 SQ.M.

AREA UNDER DIFFERED CALCULATION

R3)(3.00 + 3.00) X160.646 X 0.50 = 481.94 SQ.M.

NORTH N

STAMP OF APPROVAL 01/23

LAYOUT

Revised PL : 21/03/2023
APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT CERTIFICATE NO.....cc/336/1/22.....
BUILDING INSPECTOR PUNE MUNICIPAL CORPORATION
DEPUTY ENGINEER PUNE MUNICIPAL CORPORATION
PUNE MUNICIPAL CORPORATION BUILDING CONTROL DEPARTMENT APPROVED

PROFORMA - I AREA STATEMENT

		SQ.M
1	AREA OF THE PLOT (Minimum area of a, b, c to be considered)	15490.08
	a) AREA AS PER 7/12	15490.08
	b) AREA AS PER TRANGULATION	------
	c) AREA AS PER SITE	------
2	DEDUCTION FOR	
	a) AREA UNDER 12 D.P.ROAD WIDENING	335.92
	b) 30M. WIDE D.P. ROAD	1077.37
	c) ANY RESERVATION	------
	TOTA AREA (A+B+C)	1413.29
3	BALANCE AREA OF PLOT (1-2)	14076.79
4	AMENITY SPACE (IF APPLICABLE)	N.A.
	a) REQUIRED --	------
	b) ADJUSTMENT OF 2(B), IF ANY	------
	c) BALANCE PROPOSED	------
5	NET PLOT AREA (3-4c)	14076.79
6	RECREATIONAL OPEN SPACE (IF APPLICABLE)	------
	a) REQUIRED	1407.68
	b) PROPOSED	1407.68
7	INTERNAL ROAD	------
8	PLOTABLE AREA (IF APPLICABLE)	------
	a) Built/UP AREA BASIC FSI 1.1	15484.47
	b) PAID FSI	--
	c) TDR (25%)	----
	TOTAL PERMISSIBLE BUILT UP AREA (A+B+C)	15,484.47
9	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH(SR. NO. 5X1.10)	15,484.47
A	MAXIMUM POTENTIAL OF THE PLOT 4.00 4.00 - 1.10 = 2.90 14076.79 X 2.90 = (40822.69-2826.58 ROAD AREA)	37,996.11
10	ADDITION OF FSI ON PAYMENT OF PREMIUM	
a)	MAXIMUM PERMISSIBLE PREMIUM FSI	
	BASED ON ROAD WIDTH/TOD ZONE(75% ON A=37996.11	26913.44
b)	PROPOSED FSI ON PAYMENT OF PREMIUM.	7449.69
11	IN-SITU FSI / TDR LOADING	
	a) IN-SITU AREA AGAINST D.P. ROAD[2.0XSR.NO.2]	2486.30
	b) In-situ area against Amenity Space if handed over [2.00 or1.85 x Sr. No. 4 (b)and /or(c)]	----
	C) PERMISSIBLE TDR AREA(25% OF A) 9,499.02 PROPOSED SLUM T.D.R.30%= 744.97+REGULAR T.D.R.70% =1738.26	2483.23
	d) Total in-situ/TDR loading proposed (11(a)+(c)	2483.23
12	ADDITIONAL FSI AREA (GREEN F.S.I)	----
13	TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	
	(a)[9+10(a+b)+11d)] or 12 whichever is applicable.	27903.69
	(b)EXISTING AREA	1069.41
	(C) BALANCE AREA	26834.28
	(D) Ancillary Area FSI upto 80% ON 22969.80 with payment of charges.	18375.84
	(E) Ancillary Area FSI upto 60% ON 3864.48 with payment of charges.	2318.69
	(F) Total entitlement (b+C+D)	47528.81
14	Maximum utilization limit of F.S.I. (building potential) Permissible as per Road width{(as per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable)x 1.6 or 1.8}	3.37
15	EXISTING BUILT AREA	----
	a)EXISTING BUILT AREA (OLD DCPR)	1069.41
	b)Proposed Built-up Area (as per 'P-line'DCPR2020)	47479.49
	TOTAL AREA (a+b)	48548.90
16	F.S.I. Consumed (15/5) (should not be more than serial No.14 above.)	3.37
17	Area of inclusive Housing, if any	
	a) Required (20% of s.no. 5)	N.A
	b) Proposed	

CERTIFICATE OF AREA

CERTIFIED THAT THE AREA UNDER REFERENCE WAS SURVEYED BY ME AND THE DIM. OF SIDES ETC. OF THE PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP, T.P. SCHEME RECORDS, LAND RECORD DEPARTMENT, CITY SURVEY RECORDS.

CA/2005/36501 AR. MANGESH GOTAL

OWNER'S NAME, SIGNATURE :-

FOR M/S. BRAMHACORP LTD. THROUGH
MR. DINESH AGARWAL

PROJECT :-

PROPOSED COMMERCIAL& RESIDENTIAL BUILDING

PROPOSED BUILDING LAYOUT PLAN AT C.T.S NO. 11,11/1,TO11/18, 12/3, & 12/4,CANNAUGHT ROAD,SADHUWASWANI CHOWK,PUNE :

ARCHITECT :-

AR. MANGESH GOTAL
CA/2005/36501
705, A wing, Vanaz Parivar Society
Behind Vanaz Company,
Paud Road, Kotharud, Pune 411038.

DATE	DEALT BY	REVISED BY	CHECKED BY	SCALE
02/05/2023	DHANANJAY	BANSI	SIDDARTH	1:400

\\Dataserver\Server Data Drive\BB-BRAHMA CORP\P01-FENDY TOWERS 2023.04.13 LAYOUT UP TO 9 TH FLOOR.dwg