PART- I TOTAL F.S.I. STATEMENT (in sq.m.) (PLOT RESI.)

BLDG TYPE	FLOORS	HEIGHT OF BUILDING WITHOUT PARKING	HEIGHT OF BUILDING WITH PARKING	GROUND COVERAGE	PODIUM / GR.FLOOR	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR	FIFTH FLOOR	SIXTH FLOOR	SEVENTH FLOOR	EIGHTH FLOOR	NINTH FLOOR	TENTH FLOOR	ELEVENTH FLOOR	TWELFTH FLOOR	THIRTEENTH FLOOR	FOURTEENTH FLOOR	FIFTEENTH FLOOR	SIXTEENTH FLOOR	SEVENTEENTH FLOOR	EIGHTEENTH FLOOR	NINTEENTH FLOOR	TWENTY FLOOR	TWENTY-ONE FLOOR	PROPOSED B/UP AREA	TENEMENT
BLDG - A	2P+PODIUM +21 FL	69.65 M.	75.65 M.	650.60	396.72	377.08	420.36	420.36	420.36	420.36	420.36	420.36	420.36	420.36	420.36	420.36	420.36	420.36	420.36	420.36	420.36	420.36	420.36	420.36	423.27	420.36	9183.91	87
BLDG - B	3P+PODIUM+21FL	69.43 M.	75.43 M.	527.36	387.48	338.13	380.71	380.71	380.71	380.71	380.71	380.71	380.71	380.71	380.71	380.71	380.71	380.71	380.71	380.71	380.71	380.71	380.71	380.71	380.71	380.71	8339.81	86
BLDG - C	5P+PODIUM+20 FL	69.75 M.	75.75 M.	606.89	433.39	365.86	424.54	417.91	417.91	417.91	417.91	417.91	417.91	417.91	417.91	417.91	417.91	417.91	417.91	417.91	417.91	417.91	417.91	417.91	417.91	-	8746.17	82
BLDG - D	3P+PODIUM +20 FL	68.29 M.	74.29 M.	533.08	205.12	382.27	382.27	382.27	382.27	382.27	382.27	382.27	382.27	382.27	382.27	382.27	382.27	382.27	382.27	382.27	382.27	382.27	382.27	382.27	382.27	-	7850.52	41
BLDG - E	3P+PODIUM+20 FL	68.29 M.	74.29 M.	523.49	205.12	381.73	381.73	381.73	381.73	381.56	381.73	381.73	381.73	381.73	381.56	381.73	381.73	381.73	381.73	381.56	381.73	381.73	381.73	381.56	381.73	-	7839.04	41
BLDG - F	5P+PODIUM+20 FL	69.77 M.	75.77 M.	765.01	550.86	465.07	549.10	532.39	526.45	504.63	532.39	532.39	532.39	532.39	532.39	532.39	532.39	532.39	532.39	532.39	532.39	532.39	532.39	532.39	523.32	501.66	532.39	-	11074.55	80
BLDG - G	3P+PODIUM+21FL	69.43 M.	75.43 M.	737.47	549.83	465.96	536.66	532.38	532.38	532.38	532.38	532.38	532.38	532.38	532.38	532.38	532.38	532.38	532.38	532.38	532.38	532.38	532.38	532.38	532.38	532.38	532.38	543.24	11678.53	86
BLDG - H	2P+PODIUM+ 21 FL	69.65 M.	75.65 M.	824.98	542.39	493.40	533.57	531.50	531.43	531.47	531.43	531.50	531.43	531.50	531.43	531.50	531.43	531.50	531.43	531.47	531.43	531.47	531.43	531.47	531.43	531.47	11667.08	87
BLDG - I	G+0 FL	4.80 M.	4.80 M.	654.11	450.00																						450.00	0
TOTAL				5822.99	3720.91	3269.50	3608.94	3579.25	3573.24	3551.29	3579.18	3579.25	3579.18	3579.25	3579.01	3579.25	3579.18	3579.25	3579.18	3579.05	3579.18	3579.22	3570.11	3548.32	3582.09	1875.78	76829.61	590

PART- II TOTAL F.S.I. STATEMENT(in sq.m.) (PLOT HDH)

WING TYPE	FLOORS	HEIGHT OF BUILDING WITHOUT PARKING	HEIGHT OF BUILDING WITH PARKING	GROUND COVERAGE	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR	FIFTH FLOOR	SIXTH FLOOR	SEVENTH FLOOR	EIGHTH FLOOR	NINTH FLOOR	TENTH FLOOR	ELEVENTH FLOOR	TWELFTH FLOOR	THIRTEENTH FLOOR	FOURTEENTH FLOOR	FIFTEENTH FLOOR	SIXTEENTH FLOOR	SEVENTEENTH FLOOR	EIGHTEENTH FLOOR	NINTEENTH FLOOR	TWENTY FLOOR	TWENTY-ONE FLOOR	PROPOSED B/UP AREA	TENEMENT	TENTS HANDED OVER TO PMC	TENTS. HANDED DEVELOPERS
AURUM WING - A1	3B + 5P + 21 FL	69.00 M.	75.00 M.	635.54	632.34	635.54	635.54	635.54	576.50	635.54	635.54	635.54	635.54	576.50	635.54	635.54	635.54	635.54	576.50	635.54	635.54	635.54	635.54	576.50	635.54	13106.98	206	0	206
AURUM WING - A2	3B + 5P + 21 FL	69.00 M.	75.00 M.	238.56	216.60	238.56	238.56	238.56	211.75	238.56	238.56	238.56	238.56	211.75	238.56	238.56	238.56	238.56	211.75	238.56	238.56	238.56	238.56	211.75	238.56	4880.56	163	31	132
AURUM WING - A3	3B + 5P + 21 FL	69.00 M.	75.00 M.	754.15	734.26	754.15	754.15	754.15	695.09	754.15	754.15	754.15	754.15	695.09	754.15	754.15	754.15	754.15	695.09	754.15	754.15	754.15	754.15	695.09	754.15	15581.02	248	0	248
SOLIS WING - B	2B + P + 5FL	14.75 M.	19.55 M.	731.17	731.17	731.17	731.17	731.17	731.17	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3655.85	140	140	0
TOTAL				2359.42	2314.37	2359.42	2359.42	2359.42	2214.51	1628.25	1628.25	1628.25	1628.25	1483.34	1628.25	1628.25	1628.25	1628.25	1483.34	1628.25	1628.25	1628.25	1628.25	1483.34	1628.25	37224.41	757	171	586

(SOLIS WING - B) TENEMENTS TO BE HANDED OVER TO PMC - HDH AREA

TENEMENTS PERMISSIBLE FOR HDH AREA (6144.47 SQ.M.) 400 T/H = 245 NOS.

TENEMENTS PROPOSED = 126 Tent. OF 25 SQ.M.

FIRST FL	= 101 TO 128	= 28 TENEMENTS
SECOND FL	= 201 TO 228	= 28 TENEMENTS
THIRD FL	= 301 TO 328	= 28 TENEMENTS
FOURTH FL	= 401 TO 428	= 28 TENEMENTS
FIFTH FL	= 501 TO 514	= 14 TENEMENTS
TOTAL		= 126 TENEMENTS

AREA TO BE HANDED OVER TO PMC - HDH AREA

01 TYPICAL FL BUILT-UP AREA 731.17 X 4 FL	= 2924.68 SQ. M.
02 FIFTH FLOOR BUILT-UP AREA 731.17 / 2	= 365.59 SQ. M.
03 TYPICAL FL BALCONY AREA 114.84 X 4 FL	= 459.36 SQ. M.
04 TYPICAL FL BALCONY AREA 114.84 /2 (p) FL	= 57.42 SQ. M.
TOTAL BUILT-UP AREA (01 + 02)	= 3290.27 SQ. M.
TOTAL BUILT-UP AREA WITH BALCONY	= 3807.05 SQ. M.

AREA TO BE DEVELOPED & SOLD AS HDH BY DEVELOPER - HDH AREA

AURUM WING A2	
01 5th,10th &15th FL BUILT-UP AREA 211.75 X 3 FL	= 635.25 SQ. M.
02. 6th to 9th, 11th to 14th , 16th to 18th FL BUILT-UP AREA 238.56 X 11 FL	= 2624.16 SQ. M.
03. NINETEENTH BUILT-UP AREA (ONE UNIT Flat no.1904)	= 30.86 SQ. M.
TOTAL BUILT-UP AREA (01 + 02 + 03)	= 3290.27 SQ. M.
04 Typ. 5th,10th & 15th BALCONY AREA 34.38 X 3 FL	= 103.14 SQ. M.
05. 6th to 9th, 11th to 14th, 16th to 18th, 39.52 X 11 FL	= 434.72 SQ. M.
06 19th FL BALCONY AREA (F.no.1904) x 2.975 x 1.70	= 5.05 SQ. M.
TOTAL BALCONY AREA	= 542.91 SQ. M.
TOTAL BUILT-UP AREA WITH BALCONY	= 3833.18 SQ. M.

CONSTRUCTION AREA TO BE HANDED OVER TO PMC - FOR ADDITIONAL HDH AREA

SOLIS WING B

FIFTH FL = 515 TO 528 = 14 TENEMENTS

01 FIFTH FLOOR BUILT-UP AREA 731.17 / 2	= 365.59 SQ. M.
02 TYPICAL FL BALCONY AREA 114.84 /2 (p) FL	= 57.42 SQ. M.
TOTAL BUILT-UP AREA WITH BALCONY	= 423.01 SQ. M. (I)

AURUM WING A2

FIRST FL = 101 TO 103, 105 TO 108	= 7 TENEMENTS
SECOND FL = 201 TO 208	= 8 TENEMENTS
THIRD FL = 301 TO 308	= 8 TENEMENTS
FOURTH FL = 401 TO 408	= 8 TENEMENTS
TOTAL	= 31 TENEMENTS
03.FIRST FL BUILT-UP AREA 216.60 X 1 FL	= 216.60 SQ. M.
04.TYPICAL FL BUILT-UP AREA 238.56 X 3 FL	= 715.68 SQ. M.
05.FIRST FL BALCONY AREA 34.38 X 1 FL	= 34.38 SQ. M.
06.TYPICAL FL BALCONY AREA 39.52 X 3 FL	= 118.56 SQ. M.
TOTAL BUILT-UP AREA WITH BALCONY	= 1085.22 SQ. M. (II)
TOTAL BUILT-UP AREA (01+03+04)	= 1297.87 SQ. M.
TOTAL BUILT-UP AREA WITH BALCONY (I+II)	= 1508.23 SQ. M.

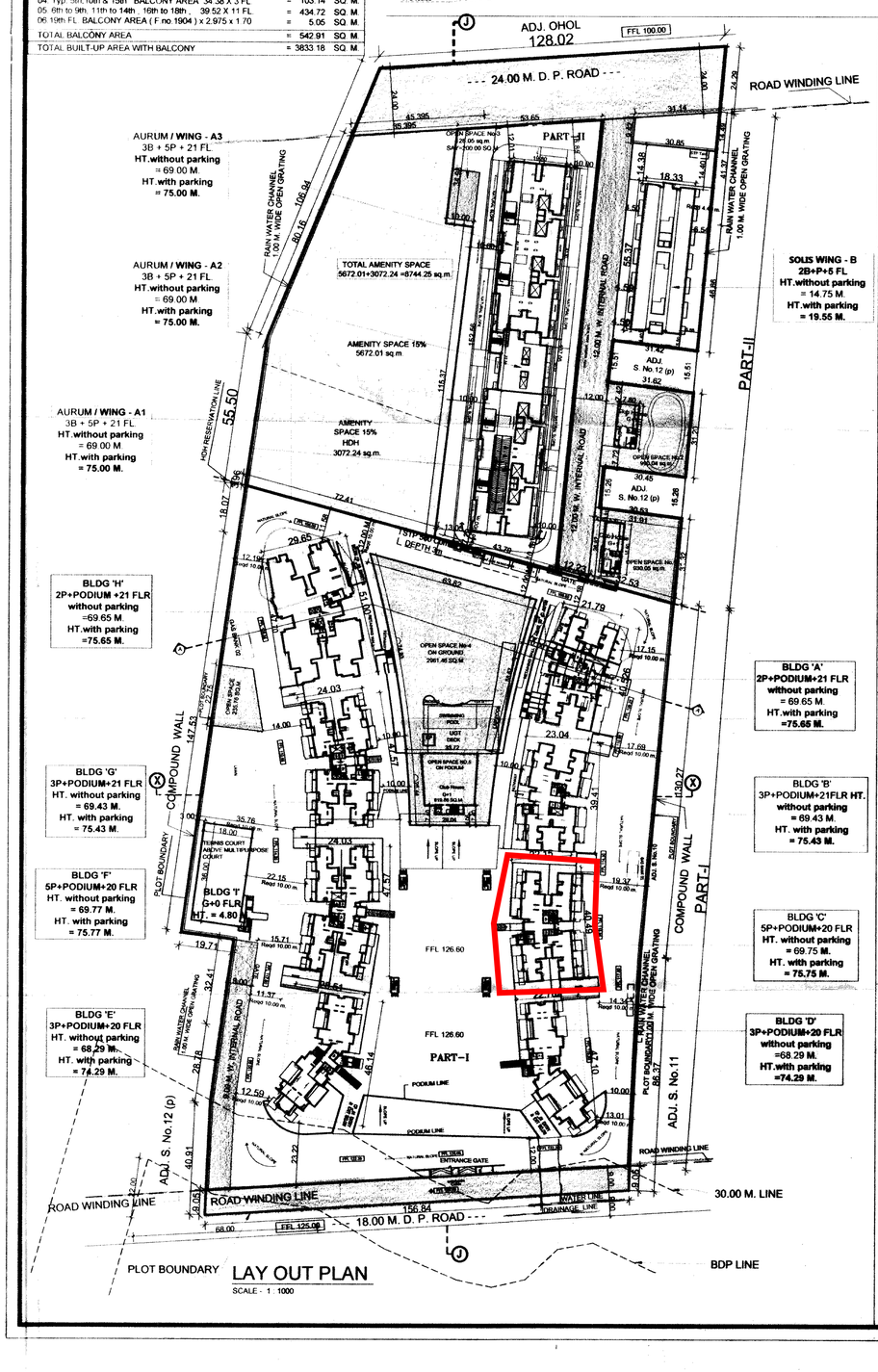
ADDITIONAL PLOT AREA	= 2620.00 SQ.M.
LESS AREA UNDER 24.00 M. ROAD	= 262.50 SQ.M.
BALANCE PLOT AREA	= 2357.50 SQ.M.
40 % PLOT TO BE HANDED OVER	= 943.00 SQ.M.
50 % CONSTRUCTION TO BE HANDED OVER	= 1296.62 SQ.M.

As per the Direction issued by Urban Development department Government of maharashtra , Dated 27-07-2017 since it is not possible to hand over 40 % plot area admeasuring 943.00 sq.m. to the Municipal Corporation , the developer shall pay premium equivalent to 50 % of land rate as mentioned in ASR

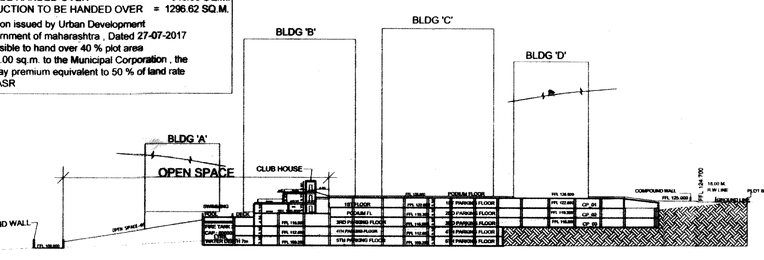
BUILT-UP AREA PART-I	= 76829.61	SQ.M
BUILT-UP AREA PART-II	= 37224.41	SQ.M
Excess Balcony area part-I & II	= 4236.06	SQ.M
TOTAL BUILT-UP AREA	= 118290.08	SQ.M.

For the purpose of proper circulation of road pattern and to have a continuity of the water & drainage system and other services for the development of adjacent lands, the P.M.C. reserves the right to permit access and extension of the Internal roads & Services through this lans under layout/sub-division

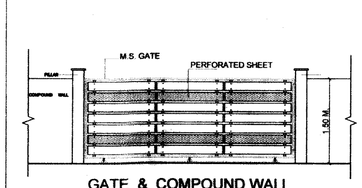
Note : No sale or lease of a plot in layout will be recognised and no building permission in any plot in the layout will be granten unless final sanction to the layout is obtained from the Municipal Commissioner.



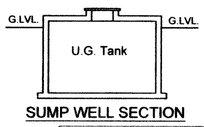
LAY OUT PLAN
SCALE - 1 : 1000



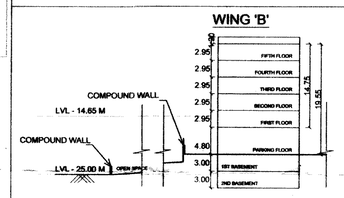
LONGITUDINAL SECTION - J
SCALE - 1 : 1000



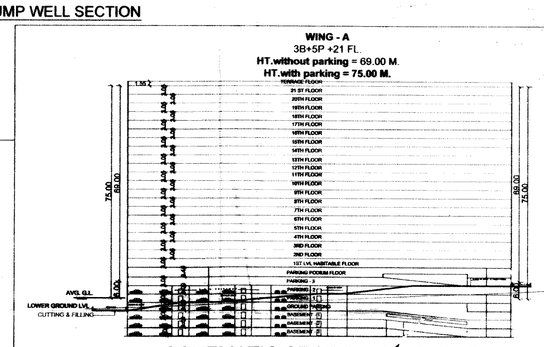
GATE & COMPOUND WALL



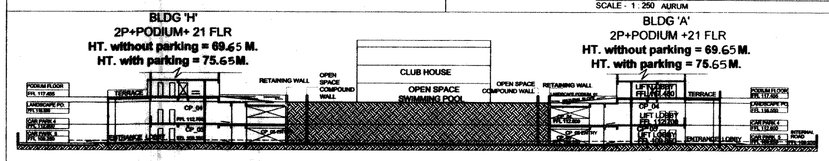
SUMP WELL SECTION



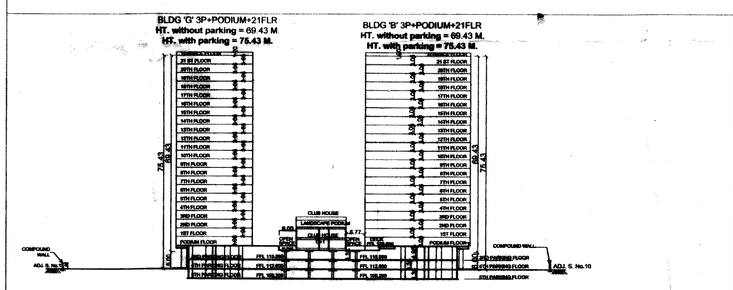
SCHEMATIC SECTION OF PART 2
SCALE - 1 : 250



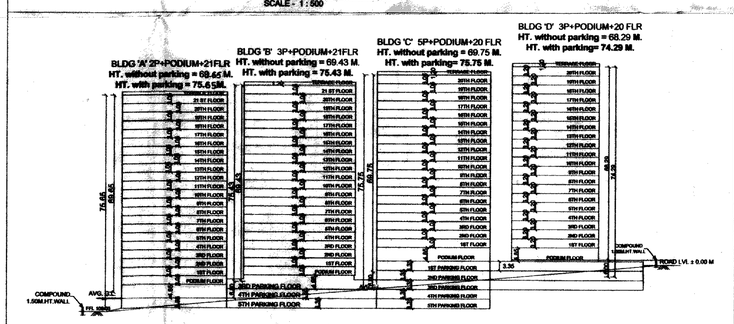
SCHEMATIC SECTION OF PART 2
SCALE - 1 : 250 AURUM



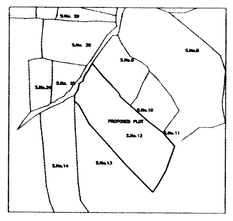
SECTION - A
SCALE - 1 : 1000



SCHEMATIC SECTION X-X PART - I
SCALE - 1 : 500



SCHEMATIC SECTION OF PART - I
SCALE - 1 : 500



LOCATION PLAN

LEGEND

PLOT BOUNDRY SHOWN BLACK
PROPOSED WORK SHOWN RED
WATER LINE SHOWN BLACK DOTTED
DRAINAGE LINE SHOWN RED DOTTED
EXISTING WORK TO BE RETAINED SHOWN IN BLUE
EXISTING WORK SHOWN TO BE DEMOLISHED IN YELLOW HATCH.

BRIEF SPECIFICATIONS

1) The Building is Proposed on RCC Frame Structure
2) Foundation upto hard strata as per consultant detail.
3) Ext. walls in light weightblocks.
4) External surface plastered as per design.
5) Internal surface gypsum finish.
6) Tile dado in toilets and in kitchen above kitchen platform.
7) Aluminum windows and flush doors.
8) All dimensions shown in the plan are for unfinished to unfinished.
9) The internal dimensions shown in the plan are for unfinished surfaces.

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE HAS ITS DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN HAS ITS AREA AS MEASUREMENT MENTIONED IN DEMARCATION AND THE ARA TALLIES WITH THE MINIMUM AREA STATED IN THE DOCUMENT OF OWNERSHIP / LAND RECODED DEPT / & CITY SURVEY RECORDS. ALL THE INFORMATION BASED ON DOCUMENTS PROVIDED BY THE OWNER / POWER OF ATTORNEY HOLDER IN ORIGINAL / TRUE COPY & PHOTOCOPY.

SIGN

STAMP OF APPROVAL

01/07

01	PREVIOUS SANCTION UNDER D.P.O. ZONE No.1	CC.No. 2715	DATED - 25-10-2011
02	PREVIOUS SANCTION UNDER D.P.O.	CC.NO. 1263/13	DATED - 18-07-2013
03	PREVIOUS SANCTION UNDER D.P.O.	CC.NO. 1405/14	DATED - 06-08-2014
04	PREVIOUS SANCTION UNDER D.P.O.	CC.NO. 0340/15	DATED - 06-05-2015
05	PLANS PREVIOUSLY APPROVED UNDER C.C.	NO. 3004/17.	DATED - 12-02-2018
06	PLANS PREVIOUSLY APPROVED UNDER C.C.	NO. 1207/18.	DATED - 26-07-2018

बांधकाम विकास विभाग झोन क्र. 3
मान्य तेथील जा.क्र. CC/07237/19
दिनांक 10/07/2019
28671.67
7628.80
जमिन विकास निधी ... चौ.मी. क्षेत्राबाबतीं
खर्चाचा क्र. 1243271/2019 SEL/APP/627/19
धनाचा क्र. CC/P/10318/18
दिनांक 18-7-19
25-7-18 ने भरले आहेत.
कार्यकारी अभियंता
बांधकाम विकास विभाग
झोन क्र. 3, पुणे महानगरपालिका

PLOT AREA AS PER DEMARCATION	= 65234.86	sq.m
PLOT AREA AS PER 7/12 EXTRACT	= 65234.00	sq.m
MINIMUM PLOT AREA CONSIDER	= 65234.00	sq.m

A AREA STATEMENT SQ.M.

			PART–I	PART–II HDH AS PER OLD RULE	PART–II ADDITIONAL HDH ACCOMMODATION RESERVATION	TOTAL
1	a	GROSS AREA OF PLOT 7/12	65234.00			
2	b	MINIMUM PLOT AREA CONSIDER	65234.00			
	a	AREA UNDER EXISTING ROAD				
	b	D.P. ROAD WIDENING 24.00 M. WIDE	3169.77	4581.51		
	c	D.P. ROAD WIDENING 18.00 M. WIDE	1411.74			
	d	HDH RESERVATION AREA	22839.08			
		TOTAL (a+b)	Resi.			
3		NET GROSS AREA OF PLOT (1-2)	37813.41	20481.58	2357.50	60652.49
	a	Deduct for Resi. plot Amenity over to PMC	-	-	-	
	b	HDH Plot Remain for Development to the Owner / Developer	-	-	-	
4		DEDUCTION FOR				
	a	OPEN SPACE 10%	3781.34	2048.16	235.75	6065.25
	b	AMENITY SPACE 15% HDF PLOT	5672.01	3072.24	-	8744.25
	c	TOTAL(a+b)	9453.35	5120.40	235.75	14809.50
5		NET AREA OF PLOT (3-4c)	28360.06	15361.18	2357.50	46078.74
6		DEDUCTION FOR	-			
	a	AMENITY SPACE 15% RESIDENTIAL AMENITY ADJUSTED AGAINST HDH		-		
	b	TRANSFORMER	50.00	50.00		100.00
	c	AREA UNDER INTERNAL ROAD	829.41	2027.94		2857.35
		TOTAL(a+b+c)	879.41	2077.94		2957.35
7		NET AREA OF PLOT (5 - 6)	27480.65	13283.24	2357.50	43121.39
8		ADDITIONS FOR				
	a	OPEN SPACE 10%	-	-		-
	b	AMENITY SPACE (8744.25 x 2) = 17488.50	17488.50	-		17488.50
	c	AREA UNDER D.P.ROAD 18.00+24.00 M.W. (4581.51x2)	9163.02	-		9163.02
	d	TRANSFORMER	100.00	-		100.00
	e	AREA UNDER INTERNAL ROAD	2857.35	-		2857.35
		TOTAL(a+b+c+d+e)	29608.87	-		29608.87
9		TOTAL AREA (7+8)	57089.52	13283.24	2357.50	72730.26
10		F.S.I. PERMISSIBLE	1.00	1.00	1.10	
11		PERMISSIBLE FLOOR AREA	57089.52	13283.24	2593.25	72966.01
12		ADDITIONS FOR				
	a	0.40 OF PER FSI FOR HDH RESERVATION (5 x 0.4)= 6144.47	-	6144.47	-	6144.47
	b	RESI 1.15 TDR (gross net plot - amenity)x1.15 = 36962.61	-	-	-	
	c	SLUM TDR 36962.61 x 0.20 = 7392.52	7392.52	-	-	7392.52
	d	AMENITY TDR 36962.61 - (7392.52 + 17488.50)	12081.59	-	-	12081.59
	e	HDH 1.15 TDR (gross net plot - amenity) x1.15= 20020.74	-	-	-	
	f	SLUM TDR 20020.74 x 0.20 = 4004.14	-	4004.14		4004.14
	g	AMENITY TDR 20020.74 - (4004.14)	-	16016.59		16016.59
	h	ADD. PLOT HDH 1.15 TDR (gross net plot - amenity) x1.15 = 2711.12	-	-	-	
	i	SLUM TDR 2711.12 x 0.20 = 542.22	-	-	542.22	542.22
	j	AMENITY TDR 2711.12 - (542.22 + 0.00)	-	-	2168.90	2168.90
	k	PREMIUM FSI AREA 5 OF 0.50		-	1178.75	1178.75
	L	CONSTRUCTION AMENITY TDR IN SQ.M. = CONSTRUCTION COST / LAND RATE X 1.25 (24200 / 27450=0.881 x 1.25 = 1.10 x 2593.25 x 50%)			1426.28	1426.28
		TOTAL AREA (a + c + d + f + g + h + i + j +k+l)	19474.11	26165.20	5316.15	50955.46
13		TOTAL PERMISSIBLE FLOOR AREA (11+12)	76563.63	39448.44	7909.40	**123921.47**
14		REQUIRED AREA TO BE HANDED OVER TO PMC (12a x 50 %) & (11 x 50 %)	-	3072.24	1296.62	4368.86
15		AREA TO BE HANDED OVER TO PMC	-	3290.27	1296.62	4586.89
17		PROPOSED FLOOR AREA	76829.61	37224.41		114054.02
18		EXCESS BALCONY AREA	-	4236.06		4236.06
19		TOTAL BUILTUP AREA	76829.61	41460.47		**118290.08**
20		F.S.I. CONSUMED	-	-		0.955

COVERAGE AREA STATEMENT

PERMISSIBLE COVERAGE BELOW PARKING	@ 50%	13740.33	7525.69	21266.02
PROPOSED COVERAGE		5822.99	2359.42	8182.41
EXCESS COVERAGE		-	-	-
PERMISSIBLE COVERAGE ABOVE STILT	@ 20%	5496.13	3010.27	8506.40
PROPOSED COVERAGE		5822.99	2359.42	8182.41
EXCESS COVERAGE		-	-	-

B BALCONY AREA STATEMENT

a	PERMISSIBLE BALCONY AREA	AS SHOWN	AS SHOWN	AS SHOWN
b	PROPOSED BALCONY AREA	AS SHOWN	AS SHOWN	AS SHOWN
	EXCESS BALCONY AREA (TOTAL)	-	-	-

TENEMENT STATEMENT

a	PERMISSIBLE FLOOR AREA	27480.65	15051.37	42532.02
b	DEDUCT NON-RESIDENTIAL AREA		-	-
c	AREA OF TENEMENTS	-	-	42532.02
d	TENEMENTS PERMISSIBLE 250T/H	19474.11	27339.07	1063 Nos
e	TENEMENTS PERMISSIBLE 400T/H (H.D.H)	-	6851.72	274 Nos
f	TENEMENTS PERMISSIBLE 375T/H (T.D.R)	18766.87	22325.20	1541 Nos
g	TOTAL TENEMENTS PERMISSIBLE	-	-	2878 Nos
g	TENEMENTS PROPOSED	590 Nos.	757 Nos.	1347 Nos

PROJECT

PROPOSED RESIDENTIAL B.P. LAY-OUT PLAN S.NO.12 (p) AT BANER , PUNE.

NAME, SIGN. & ADDRESS OF OWNER

THE MUNICIPAL DRAWING IS PREPARED FROM THE INSTRUCTION, INFORMATION, SPECIFICATION, PAPERS AND LEGAL DOCUMENTS ETC. GIVEN BY ME AND THE AUTHENTICITY OF THE SAME IS MY RESPONSIBILITY. I THE OWNER / P.O.A. HOLDER HAVE READ & STUDIED THIS AND ALL THE DRAWINGS ALONG WITH DOCUMENTS FOR SUBMISSION AND THEY ARE AS PER MY INSTRUCTIONS & INFORMATIONS GIVEN TO THE ARCHITECT.

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DATE	REVISION	ISSUED DRG DATE	DWG NO.	NORTH
18-12-2012	R-37	22-04-2019	DP/1380/R36	N
			JOB NO. 1380	SCALE 1 : 500
			DEALT C. B. Bhavsar	DESIGN AR. Vaibhav

\\Server\Current Data\Current Data\KV\Kalpataru\1380 KALPA TARU S.No.12 Baner\Letters\NOC's & Drawing\Fire NOC