

FIRST ROAD WIDENING AREA UNDER 36 MT ROAD BY TRIANGULAR METHOD :

AREA OF 1 = $\frac{1}{2} \times 24.43 \times 02.32 = 35.66 \text{ sq. mt.}$
AREA OF 2 = $\frac{1}{2} \times 24.43 \times 01.90 = 23.20 \text{ sq. mt.}$
TOTAL = 58.86 sq. mt.

SECOND ROAD WIDENING AREA UNDER 45 MT ROAD BY TRIANGULAR METHOD :

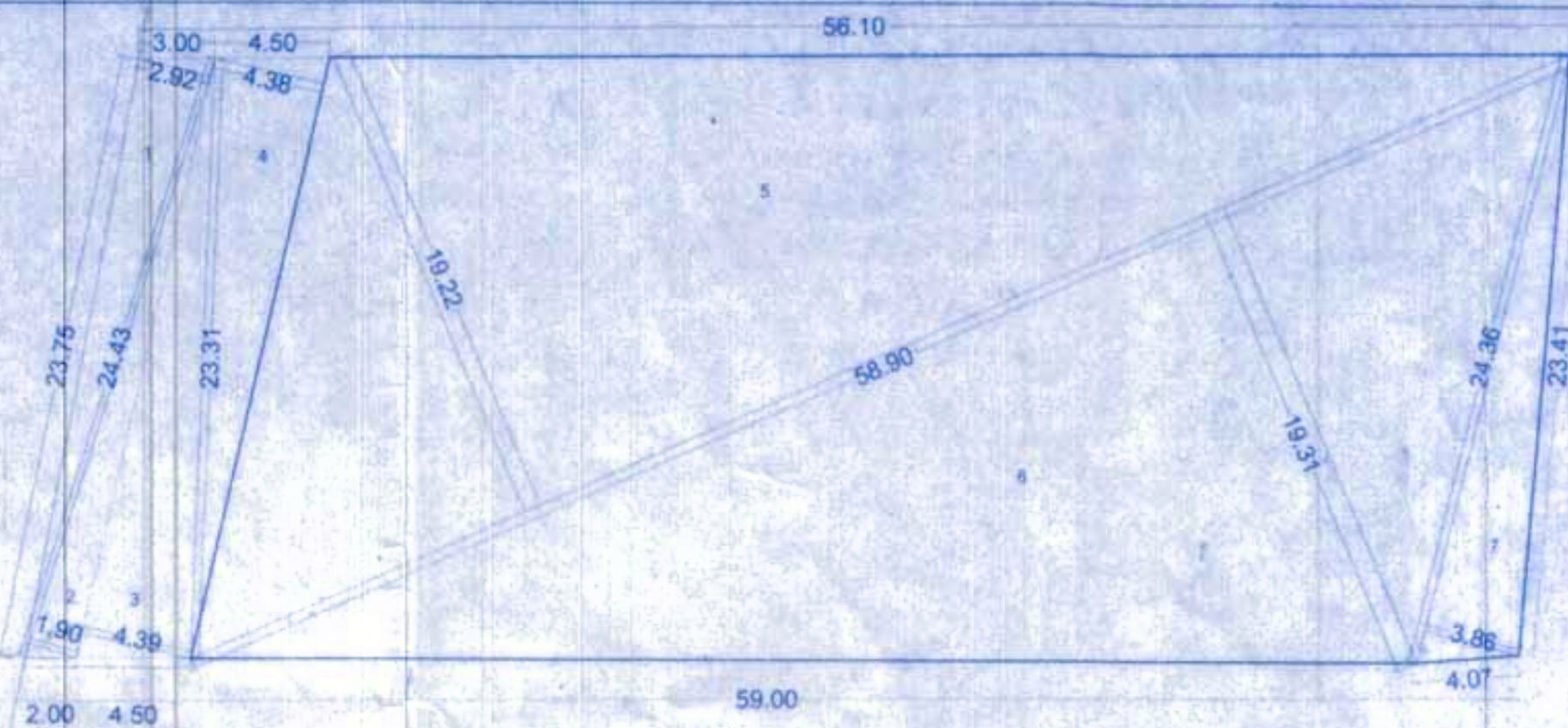
AREA OF 1 = $\frac{1}{2} \times 23.31 \times 04.39 = 51.16 \text{ sq. mt.}$
AREA OF 2 = $\frac{1}{2} \times 23.31 \times 04.38 = 51.05 \text{ sq. mt.}$
TOTAL = 102.21 sq. mt.

AREA CALCULATION OF PLOT BY TRIANGULAR METHOD :

AREA OF 3 = $\frac{1}{2} \times 58.90 \times 19.22 = 568.03 \text{ sq. mt.}$
AREA OF 4 = $\frac{1}{2} \times 58.90 \times 19.31 = 568.68 \text{ sq. mt.}$
AREA OF 5 = $\frac{1}{2} \times 24.36 \times 03.86 = 047.01 \text{ sq. mt.}$
TOTAL = 1181.72 sq. mt.

TOTAL AREA OF THE PLOT :

AREA OF FIRST ROAD WIDENING = 58.86 Sq. Mt.
AREA OF SECOND ROAD WIDENING = 102.21 Sq. Mt.
AREA OF REMAINING PLOT = 1181.72 Sq. Mt.
TOTAL = 1342.79 Sq. Mt.



T.D.R. STATEMENT :

1) T.D.R. ORIGINATED FROM -	PUNE MUNICIPAL CORPORATION
2) DRC NO -	005156
3) T.D.R. ZONE -	D SLUM
4) ORIGINATED AREA FROM TDR -	1181.00 Sq. M
5) AREA UTILIZATION ON SITE -	1286.50 Sq. M
6) TYPE OF DRC -	NON - CONGESTED AREA - SLUM REHABILITATION SCHEME
7) T.D.R. TO BE USED ON SITE -	CTS NO. 257 (P) SR. NO. 133
8) AREA OF T.D.R. TO BE USED -	1286.50 + 323.92 = 1610.42 Sq. M
9) NO. OF TENEMENTS PROPOSED DUE TO T.D.R. -	38 (C - WING) + 4 (R - WING)
10) HEIGHT OF BUILDING (IF INCREASING) -	17.10 M + 5.70 M = 22.80 M
11) T.D.R. USED ON WHICH FLOOR -	1st - 6th Floor & 7th (P) (C-WING) 7th & 8th Floor (R - WING)
12) T.D.R. HARDSHIP STATEMENT -	NIL

PREMIUM STATEMENTS

AREA AS PER SANCTIONED (PHASE-I)	BALCONY PROPOSED	STAIRCASE (FREE OF F.S.I.)	LIFT (FREE OF F.S.I.)
1286.50 Sq. M	161.52 Sq. M	85.08 Sq. M	4.80 Sq. M

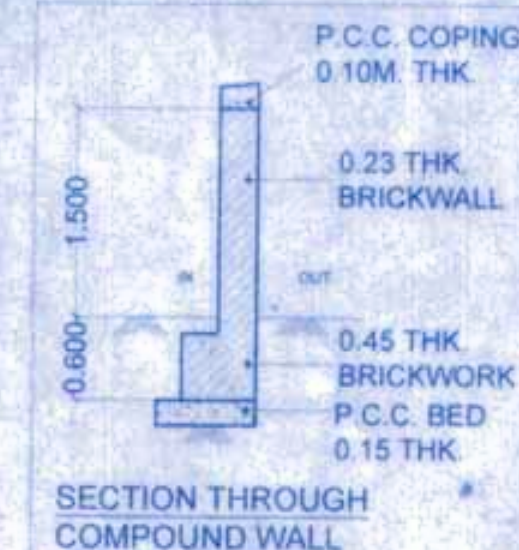
WATER CAPACITY CALCULATIONS :

FOR RESIDENTIAL

TOTAL NO. OF TENEMENTS = 16
TOTAL NO. OF OCCUPANTS = 16 X 5 = 80
WATER REQUIREMENT PER PERSON = 135 LIT. / DAY
O/H WATER TANK CAPACITY REQUIRED = 135 X 80 = 10,800 LIT.
O/H WATER TANK CAPACITY PROVIDED = 27,000 LIT.
U/G WATER TANK CAPACITY REQUIRED = 1.5 X 10,800 = 16,200 LIT.
U/G WATER TANK CAPACITY PROVIDED = 18,900 LIT.

FOR COMMERCIAL

TOTAL NO. OF TENEMENTS = 38
TOTAL NO. OF OCCUPANTS = 267.96 = 268
WATER REQUIREMENT PER PERSON = 45 LIT. / DAY
O/H WATER TANK CAPACITY REQUIRED = 45 X 268 = 12,060.00 LIT.
O/H WATER TANK CAPACITY PROVIDED = 28,050 LIT.
U/G WATER TANK CAPACITY REQUIRED = 1.5 X 12,060 = 18,090 LIT.
U/G WATER TANK CAPACITY PROVIDED = 19,630 LIT.



PARKING STATEMENT :

TYPE	NO. OF TENEMENTS	PARKING REQUIRED			PARKING PROPOSED		
		CAR	SCOOTER	CYCLE	CAR	SCOOTER	CYCLE
RESIDENTIAL	16	02	02	02	32	32	32
COMMERCIAL	38	05	12	04	26	61	21
TOTAL		07	14	06	58	93	53

(PERMISSIBLE F.S.I. + NON F.S.I. AREA)

FLOORS	NO. OF TENEMENTS	NET BUILT UP AREA	BALCONY PERMISSIBLE PER FLOOR 15% OF BUILT UP AREA	BALCONY PROPOSED	TERRACE PERMISSIBLE PER FLOOR 20% OF BUILT UP AREA	TERRACE PROPOSED	STAIRCASE PER FLOOR	LIFT PER FLOOR
NO	54	2872.50	430.86	414.23	574.46	99.39	80 M	9.60
08	54	2872.50					80 M	9.60
TOTAL BUILT UP AREA		2872.50						
TOTAL BUILT UP AREA		2872.50 Sq M						

PROPOSED UTILISATION OF DEVELOPED POTENTIAL FOR RESIDENTIAL + COMMERCIAL AREA

(PERMISSIBLE F.S.I. + NON F.S.I. AREA)

FLOORS	NO. OF TENEMENTS			NET BUILT UP AREA SQ.M			BALCONY PERMISSIBLE PER FLOOR 15% OF BUILT UP AREA SQ.M			BALCONY PROPOSED PER FLOOR SQ.M			TERRACE PERMISSIBLE PER FLOOR 20% OF BUILT UP AREA SQ.M			FORMED TERRACE PROPOSED PER FLOOR SQ.M			STAIRCASE SQ.M FREE OF F.S.I.			LIFT SQ.M (REGULAR) FREE OF F.S.I.		
	(RES)	(COM)	(TOTAL)	(RES)	(COM)	(TOTAL)	(RES)	(COM)	(TOTAL)	(RES)	(COM)	(TOTAL)	(RES)	(COM)	(TOTAL)	(RES)	(COM)	(TOTAL)	(RES)	(COM)	(TOTAL)	(RES)	(COM)	(TOTAL)
GROUND																								
FIRST	02	07	09	208.76	192.53	401.29	50.19	26.92	33.10	60.02	80.25								14.17	14.52	28.69			
SECOND	02	06	08	208.76	192.51	401.27	60.19	26.92	33.19	60.11	80.25			33.10					14.17	14.52	28.69			
THIRD	02	06	08	208.76	192.51	401.27	60.19	26.92	33.19	60.11	80.25								14.17	14.52	28.69			
FOURTH	02	06	08	208.76	192.51	401.27	60.19	26.92	33.10	60.02	80.25			33.19					14.17	14.52	28.69	4.80	4.80	9.60
FIFTH	02	06	08	208.76	192.53	401.29	60.19	26.92	33.10	60.02	80.25								14.17	14.52	28.69			
SIXTH	02	06	08	208.76	192.51	401.27	60.19	26.92	33.19	60.11	80.25			33.10					14.17	14.52	28.69			
SEVENTH	02	01	03	208.76	47.32	256.08	38.41	26.92		26.92	51.21								14.17	14.52	28.69			
EIGHTH	02		02	208.76		208.76	31.31	26.92		26.92	41.75								14.17		14.17			
TOTAL	16	38	54	1870.08	1202.42	2872.50	430.86	215.36	198.87	414.23	574.46			99.36					113.36	101.64	215.00	4.80	4.80	9.60
TOTAL BUILT UP AREA				NET B.U.A + EXCESS BALCONY																				
TOTAL BUILT UP AREA				2872.50 = 2872.50 Sq.M																				
TOTAL BUILT UP AREA				2872.50 Sq.M																				

TOTAL BUILT UP AREA = NET B U AREA + EXCESS BALCONY

TOTAL BUILT UP AREA = 2872.50 + 2872.50 Sq.M

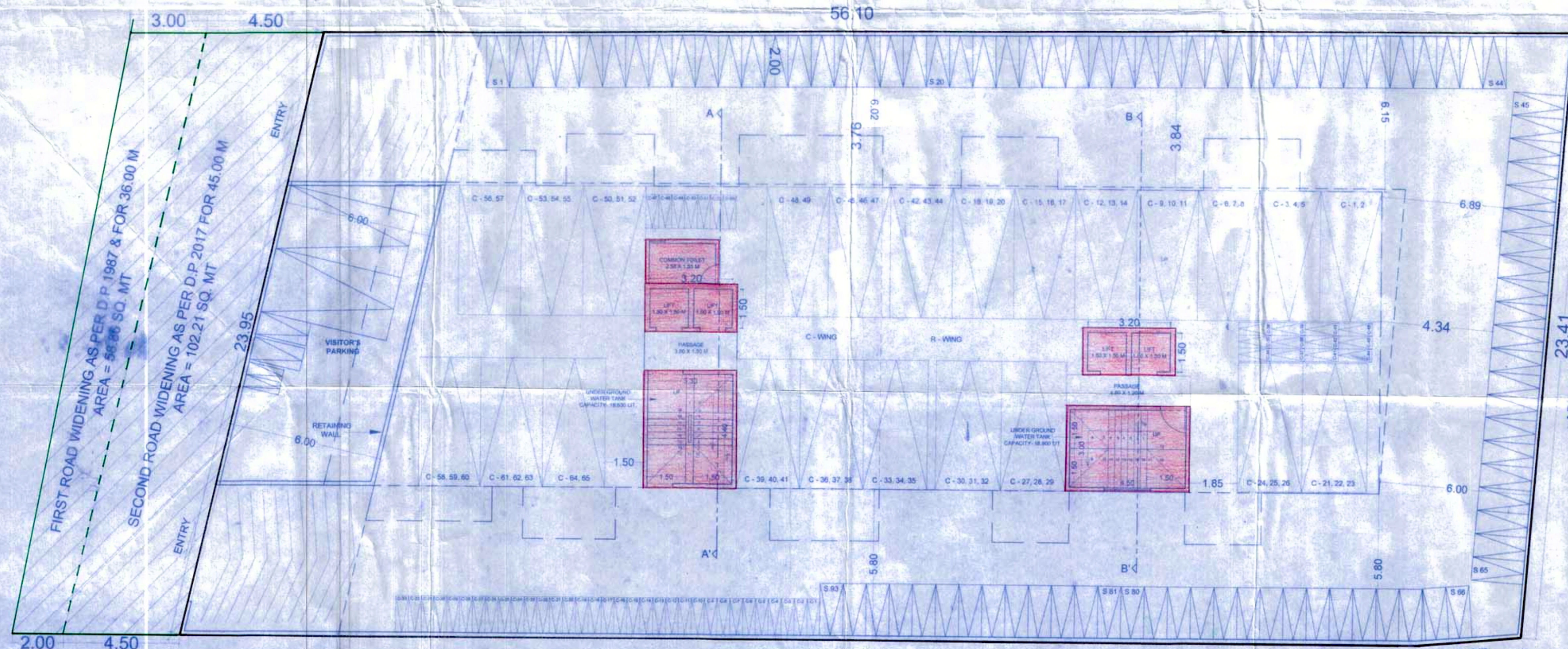
TOTAL BUILT UP AREA = 2872.50 Sq.M

PROPOSED SITE



LOCATION ON DEVELOPMENT PLAN

GOOGLE IMAGE



PARKING LAYOUT

59.00
ADJ. C.T.S. NO. 257(P)

TITLE: PLOTS LAYOUT AND CALCULATIONS

STAMP OF APPROVAL OF PLAN

Perisad.
APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENTS
CERTIFICATE NO. C/1103/18
18/07/18
Bottling Inspector: [Signature]
Assistant Engineer: P.M.C.



S.NO	AREA STATEMENT	Sq. Mt.
1	AREA OF THE PLOT	
A	AS PER DOCUMENT	1322.57
B	AS PER DEMARCATION ON-SITE	1342.79
C	CONSIDERING WHICHEVER IS LEAST	1322.57
2	DEDUCTIONS IN AREA	
A	ROAD WIDENING AREA UNDER 36 MT ROAD	58.86
B	ROAD WIDENING AREA UNDER 45 MT ROAD	102.21
C	TOTAL (A+B)	161.07
3	NET PLOT AREA - 1-2	1161.50
4	DEDUCTIONS IN AREA	
A	OPEN SPACE 10%	NIL
B	AMENITY SPACE 15%	NIL
C	INTERNAL ROAD	NIL
D	TRANSFORMER AREA	NIL
E	TOTAL (A+B+C+D)	NIL
5	BALANCE PLOT AREA - 3-4	1161.50
6	ADDITION FOR F.S.I.	
A	AREA UNDER ROAD WIDENING (2C) X (2 TIMES)	NIL
B	AMENITY SPACE 15%	NIL
C	INTERNAL ROAD	NIL
D	MAXIMUM T.D.R. PERMISSIBLE 1.40 ON NET PLOT AREA	1626.10
E	T.D.R. REQUIRED	1610.42
F	OTHER	NIL
G	TOTAL (A+B+C+E+F)	1610.42
7	PERMISSIBLE F.S.I.	1.10
8	PERMISSIBLE BUILT UP AREA	1277.85
9	PERMISSIBLE TOTAL BUILT UP AREA (8G + B)	2888.07
10	EXISTING RESIDENTIAL AREA (FIRST SANCTION)	1252.96
11	TOTAL PROPOSED RESIDENTIAL AREA	417.52
12	EXISTING COMMERCIAL AREA	NIL
13	TOTAL PROPOSED COMMERCIAL AREA	1202.42
14	TOTAL PROPOSED AREA (11 + 13)	1619.94
15	TOTAL AREA (EXISTING + PROPOSED)	2872.50
16	BALANCE AREA	15.57

S.NO	GROUND COVERAGE STATEMENT	Sq. Mt.
1	PROPOSED GROUND COVERAGE W/O PARKING	NIL
2	PERMISSIBLE GROUND COVERAGE WITH PARKING (80%)	580.76
3	PROPOSED GROUND COVERAGE WITH PARKING	401.30

TENEMENTS STATEMENT :

1	PERMISSIBLE TENEMENTS	260 FHECTARE	72
2	PROPOSED TENEMENTS		64

PARKING STATEMENT :

S.NO	PARKING REQUIRED	CARS	SCOOTERS	CYCLES
1	PARKING REQUIRED	58	93	53
2	VISITORS PARKING	02	02	02
3	PARKING PROVIDED	65	93	53

BRIEF SPECIFICATIONS :

R.C.C. FRAMED STRUCTURE UP TO HARD STRATA.
EXTERNAL WALLS & INTERNAL WALLS IN 150 MM THICK BRICK MASONRY
INTERNAL PLASTER WITH NEERU FINISH & EXTERNAL WITH SAND RACED
INTERNAL WALLS IN DRY DISTEMPER & EXTERNAL WITH CEMENT PAINT
VITRIFIED TILES FLOORING, DADO UP TO 2.1M. IN W.C. & BATH & TOILET
ALUMINIUM WINDOWS & PLYWOOD DOORS

SCHEDULE OF OPENINGS

DOOR	SIZE	WINDOW	SIZE
D0	1.20 X 2.10	W	1.20 X 1.20
D	1.05 X 2.10	W1	1.50 X 1.20
D1	1.00 X 2.10	W2	0.60 X 1.20
D2	0.90 X 2.10	W3	1.80 X 0.60
D3	0.75 X 2.10		
SD	2.40 X 2.10		
SD1	1.70 X 2.10		
SD2	1.40 X 2.10		

PROJECT

SHIVAAE
S. NO. 133, NR. SANE GURUJI SMARAK, SINHAGAD,
ROAD, PARVATI, PUNE-411030.

ARCHITECT SIGN

OWNERS SIGN

[Signatures]

DESIGN BUILDING WORKSHOP

AR. PALASH DEOLANKAR

CA/2010/46959

423, SHANIWAR PETH, NEAR BANK OF MAHARASHTRA, PUNE-411030

NORTH SCALE DATE DRAWN CHECKED

1:100 18.07.2018