AREA UNDER 40.00 M.WIDE D.P. ROAD WIDENING
R1. 53.80X(12.37+14.97)X0.50 = 735.45 SQ.M.
R2. 43.24X(12.30+12.62)X0.50 = 538.77 SQ.M.
TOTAL = 1274.22 SQ.M.

AREA UNDER 18.00 M. D.P.ROAD
R3. 24.05X10.246X0.50 = 123.21 SQ.M.
R4. 22.42X(4.50+12.04)X0.50 = 185.41 SQ.M.
R5. 357.16X(17.94+17.85)X0.50 = 6391.38 SQ.M.
TOTAL = 6700.00 SQ.M.

AREA UNDER BUS BAY RESERVATION
1. (30.00+15.00)/2X8.00 = 180.00 SQ.M.

AREA CALCULATION OF OPEN SPACE 3
1. 13.37X6.08X0.50 = 16.41 SQ.M.
2. 22.90X(9.48+3.64)X0.50 = 150.22 SQ.M.
3. 46.52X(21.41+12.38)X0.50 = 785.95 SQ.M.
TOTAL = 952.58 SQ.M.

AREA CALCULATION OF OPEN SPACE 1
1. 51.81X(28.79+22.60)X0.50 = 1331.26 SQ.M.
2. 43.96X(14.68+26.15)X0.50 = 897.44 SQ.M.
3. 37.05X6.07X0.50 = 112.45 SQ.M.
4. 28.06X6.00X0.50 = 84.18 SQ.M.
5. 30.36X(30.31+2.90)X0.50 = 504.13 SQ.M.
6. 3.79X0.75X0.50 = 1.42 SQ.M.
7. 31.66X4.58X0.50 = 72.50 SQ.M.
TOTAL = 3003.38 SQ.M.

AREA CALCULATION OF OPEN SPACE 2
1. 3.53X0.57X0.50 = 1.00 SQ.M.
2. 5.96X3.39X0.50 = 10.10 SQ.M.
3. 23.20X5.61X0.50 = 65.08 SQ.M.
4. 29.41X10.48X0.50 = 154.11 SQ.M.
5. 31.04X(19.83+1.16)X0.50 = 325.76 SQ.M.
6. 33.12X(13.82+11.55)X0.50 = 420.13 SQ.M.
7. 12.86X4.384X0.50 = 28.19 SQ.M.
TOTAL = 1010.26 SQ.M.

TOTAL AREA OF OPEN SPACE 1+2+3
3003.38+1010.26+952.58 = 4960.33 SQ.M.

AREA CALCULATION OF PLOT NO.3
1. 76.27X(21.23+28.29)X0.50 = 1888.44 SQ.M.
2. 56.26X(24.26+27.33)X0.50 = 1451.23 SQ.M.
TOTAL = 3339.67 SQ.M.

AREA CALCULATION OF AMENITY SPACE 1
1. 85.49X(30.48+36.33)X0.50 = 2855.79 SQ.M.
2. 97.77X(37.65+38.13)X0.50 = 3704.50 SQ.M.
3. 42.93X(15.34+13.56)X0.50 = 620.34 SQ.M.
TOTAL = 7180.63 SQ.M.

AREA CALCULATION OF TRANSFORMER
1. 27.09X(12.40+11.63)X0.50 325.49 SQ.M.

AREA STATEMENT

S.NO.	AREA AS PER 7/12	AREA AS DEMARCATION	MINIMUM AREA CONSIDERED AT PRESENT	AREA UNDER 40 M.W.ROAD	AREA UNDER BUS BAY	AREA UNDER 18 M.W.D.P. ROAD	BAL. PLOT AREA	AREA UNDER OPEN SPACE 10%	AREA UNDER AMENITY SPACE 15%	NET PLOT AREA	AREA STATEMENT AFTER SUB DIVISION PLOT NO.1	PLOT NO.3
18+19	61300.00	56653.32	56017.57	1274.22	180.00	6700.00	47863.35	4786.33	7179.50	35897.52	25981.08	3330.62

FLOOR AREA STATEMENT (BLDG. 5)

FLOOR	B/UP AREA WING 5A	WING 5B	WING 5C	BALCONY AREA WING 5A	WING 5B	WING 5C	TENEMENT NOS. WING 5A	WING 5B	WING 5C
GROUND	–	EXISTING	563.36	–	–	–	–	–	–
FIRST	229.21	277.18	36.51 / 155.89	36.75	52.00	22.15	3	4	2
SECOND	48.76 / 229.21	277.18	155.89	9.35 / 31.83	52.00	20.93	3	4	2
THIRD	229.21	277.18	155.89	31.83	52.00	20.93	3	4	2
FOURTH	229.21	277.18	155.89	31.83	52.00	20.93	3	4	2
FIFTH	229.21	277.18	155.89	31.83	52.00	20.93	3	4	2
SIXTH	229.21	277.18	155.89	31.83	52.00	20.93	3	4	2
SEVENTH	229.21	277.18	155.89	31.83	52.00	20.93	3	4	2
EIGHT	156.64	208.42	83.14	20.63	41.10	10.78	2	3	1
NINETH	229.21	277.18	155.89	31.83	52.00	20.93	3	4	2
TENTH	229.21	277.18	155.89	31.83	52.00	20.93	3	4	2
TOTAL	2266.29	2703.04	2086.02	320.37	509.10	200.37	29	39	19
			7055.35			1029.84			87

TOTAL COMMERCIAL AREA
563.36 + 36.51 = 599.87 SQ.M.
PERMISSIBLE BALCONY AREA
7055.35X15% = 1058.30 SQ.M.
WING 5C = 2086.02 SQ.M.–(563.36+36.51)+27.71
2086.02 – 627.58 = 1458.44 SQ.M.

TOTAL EXISTING FLOOR AREA
2703.04+563.36+36.51 = 3302.91 SQ.M.
PREVIOUS BALANCE AREA
3330.62 – 3302.91 = 27.71 SQ.M.

F.S.I. STATEMENT (PLOT NO.1) BUILT UP AREA

FLOOR	BUILDING 1 (EXISTING) WING 1A	WING 1B	WING 1C	WING 1D	BUILDING 2 (EXISTING) WING 2A	WING 2B	WING 2C	WING 2D	WING 3A (EXISTING)	BUILDING 3 WING 3B	WING 3C	WING 3D	BUILDING 4 (EXIS.) RESI.	COMM.
PARKING/GR	COMPLETION	TAKEN	–	–	267.49	248.65	248.65	248.65	PARKING	PARKING	PARKING	PARKING	–	278.54
FIRST	427.06	481.42	469.53	416.47	385.40	350.19	350.19	350.19	284.94	365.14	337.40	279.10	249.99	113.99
SECOND	427.06	481.42	469.53	416.47	385.40	350.19	350.19	350.19	284.94	365.14	337.40	279.10	249.99	113.99
THIRD	427.06	481.42	469.53	416.47	385.40	350.19	350.19	350.19	284.94	365.14	337.40	279.10	249.99	113.99
FOURTH	427.06	481.42	469.53	416.47	385.40	350.19	350.19	350.19	284.94	365.14	337.40	279.10	249.99	113.99
FIFTH	427.06	481.42	469.53	416.47	385.40	350.19	350.19	350.19	284.94	365.14	337.40	266.08	249.05	–
SIXTH	427.06	481.42	469.53	416.47	385.40	350.19	350.19	350.19	284.94	365.14	337.40	266.08	249.05	–
SEVENTH	427.06	481.42	469.53	416.47	385.40	350.19	350.19	350.19	284.94	365.14	337.40	266.08	249.05	–
EIGHTH	427.06	481.42	469.53	416.47	284.75	257.69	257.69	257.69	214.53	**315.53**	**289.75**	**216.63**	184.15	–
NINTH	427.06	481.42	469.53	416.47	385.40	350.19	350.19	350.19	284.94	365.14	337.40	266.08	249.05	–
TENTH	–	–	–	–	385.40	350.19	350.19	350.19	284.94	365.14	337.40	266.08	249.05	–
ELEVANTH	–	–	–	–	385.40	350.19	350.19	350.19	284.94	365.14	337.40	266.08	–	–
TWELFTH	–	–	–	–	–	–	–	–	–	–	–	–	–	–
TOTAL	3843.54	4332.78	4225.77	3748.23	4406.24	4008.24	4008.24	4008.24	3063.93	3966.93	3663.75	2929.51	2429.36	732.10
TOTAL				16150.32				16430.96				10560.19		3161.46

B/UP AREA = 49366.86 SQ.M.

PROPOSED GR.COVERAGE
427.06+481.42+469.53+416.47+(350.19X3)+385.40+284.94+365.14+337.40+279.10+278.54 = 4749.53 SQ.M.

PROPOSED COMMERCIAL AREA
PLOT NO.1 BLDG. 4 732.10 SQ.M.
PLOT NO.3 BLDG. 5 599.87 SQ.M.
TOTAL 1331.97 SQ.M.

TOTAL PERM. AREA (PLOT 1+3)
25981.08+3330.62+(1274.22+6700.00+(180.00+7179.50) = 44645.42 SQ.M.)

PREVIOUSLY APPROVED AREA (PLOT 1+3)
41310.26 + 3302.91 = 44613.17 SQ.M.

BALANCE FLOOR AREA
44645.42 – 44613.17 = 32.25 SQ.M.

PLOT NO.1 (EXISTING B/UP AREA)
16150.32+16430.96+3063.93+3161.46 = 38806.37 SQ.M. SQ.M.
BLDG.3B PREVIOUS APPROVED AREA = 2503.59 SQ.M.
PROPOSED = 3966.93 SQ.M.
BALANCE TDR = 3966.93 – (2503.59+4.54)
NET TDR = 1458.80 SQ.M.

600 MM⌀ STROM WATER PIPE

PLOT AREA STATEMENT

PLOT NO.	PLOT NO.1	PLOT NO.3
PLOT AREA	25981.08	3330.62
PERM. GR. COVERAGE 0.20/0.25/0.50	5196.22	1665.31
PROPOSED GR. COVERAGE	4944.73	680.84
F.S.I	1.00	1.00
PERMISSIBLE FLOOR AREA	25981.08	3330.62
ADD: AREA UNDER R.P.ROAD	1274.22	–
AREA UNDER D.P.ROAD	6700.00	–
AREA UNDER RESERVATION	180.00	–
AREA UNDER AMENITY SPACE	7179.50	
T.D.R. AREA 1.40	21039.79	4662.87
TOTAL PERMISSIBLE AREA	62334.59	7993.49
EXISTING FLOOR AREA	38806.67	3302.91
PROPOSED FLOOR AREA	10560.19	3752.44
TOTAL FLOOR AREA	49366.86	7055.35
BALANCE FLOOR AREA	12987.73	284.14
PERMISSIBLE TENEMENT 250/PER HEC.	1211	150
PROPOSED TENEMENT	703	87
		790

NET PROPOSED AREA =
56422.21 – 42109.58 = 14312.63 SQ.M.

TOTAL EXISTING AREA
PLOT 1 = 38806.67 SQ.M.
PLOT 3 = 3302.91 SQ.M.
TOTAL = 42109.58 SQ.M.

T.D.R. STATEMENT
1. T.D.R. ORIGINATED FROM DRC NO.
D.P.ROAD = DRC NO.0005207
= 2930.05+2296.45 = 5226.50 SQ.M.
D.P.ROAD = DRC NO.0005208 = 4199.53 SQ.M.
SLUM = DRC NO.004452
= 734.64+1621.32 = 2355.96 SQ.M.
= TOTAL = 11783.99 SQ.M.
S.NO.18, H.NO. 2/3+3+4 TO 4E, & S.NO.19 4,15,21,22,23, OF KONDHWA (BK), PUNE.
2. T.D.R. TO BE USED ON SITE =
3. AREA OF T.D.R. TO BE USED =
4. NO. OF TENEMENTS PROPOSED DUE TO T.D.R. =
5. HEIGHT OF BUILDING IF INCREASING = TOTAL HT.= 36.00 M.
6. T.D.R. TO BE USED ON WHICH FLOOR

TDR TO BE UTILISED ON PLOT. NOS.	BUILDING	TDR TO BE UTILISED
PLOT NO.1	BUILDING 3B	1458.80
8052.06	BUILDING 3C	3663.75
	BUILDING 3D	2929.51
PLOT NO.3	BUILDING 5A	2266.29
3724.73	BUILDING 5C	1458.44
11776.79	TOTAL AREA	11776.79

7. T.D.R. HARDSHIP STATEMENT = NIL
8. STAGE OF WORK = UNDER CONSRUCTION
PLOT NO. 1 = 25981.08 SQ.M.
PLOT NO. 3 = 3330.62 SQ.M.
TOTAL = 29311.70 SQ.M.
PERMISSIBLE T.D.R. 1.40
PLOT NO. 1 = 36373.51 SQ.M.
PLOT NO. 3 = 4662.87 SQ.M.
TOTAL = 41036.38 SQ.M.
PERMISSIBLE T.D.R.(1.40%) = 41036.38–(11783.99) SQ.M.
TOTAL AREA PERMISSIBLE = (29311.70+1274.22+6700.00+180.00 7179.50+11783.99 = 56429.41 SQ.M.
TOTAL AREA PROPOSED = 56422.21 SQ.M.
BALANCE TDR TO BE CONSUMED = 7.20 SQ.M.

STAMP OF APPROVAL 1/15

संगणक निकाशी व नकाशाची दि. 08/09/2020
APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE No. CC/1070/20
Building Inspector Deputy Engineer
(Jr. Engg./Sec. Engg.)
BUILDING PERMISSION DEPT.
ZONE / P.M.C
FIRE MUNICIPAL CORP. BUILDING CONTROL DEPARTMENT APPROVED PUNE

AREA STATEMENT

		SQ.M.
1	AREA OF PLOT	56017.57
2	DEDUCTIONS FOR	–
	A ROAD ACQUISITION AREA (40.00 M.WIDE D.P.ROAD)	1274.22
	B AREA UNDER D.P.ROAD	6700.00
	C ANY RESERVATION (BUS BAY)	180.00
	TOTAL A + B +C	8154.22
3	NET AREA OF PLOT	47863.35
4	DEDUCTION FOR	–
	A RECREATION GROUND 10%	4786.33
	B AMENITY SPACE 15%	7179.50
	C TRANSFORMER	325.39
	D INTERNAL ROAD	–
5	NET AREA OF PLOT	35572.13
	NET AREA OF PLOT NO. 1+3(25981.08+3330.62)	29311.70
6	ADDITION FOR F.A.R. (TRASFORMER) 2A	–
	ADDITIONAL FOR AMENITY SPACE 2B	7179.50
	ADDITIONAL FOR R.P./D.P. ROAD (1274.22+6700.00)	7974.22
	ADDITIONAL FOR BUS BAY	180.00
	ADDITIONAL FOR T.D.R.	11783.99
7	TOTAL AREA 5 + 6	56429.41
8	F.A.R. PERMISSIBLE	1.40
9	PERMISSIBLE FLOOR AREA	56429.41
10	EXISING FLOOR AREA	42109.58
11	PROPOSED AREA (56422.21 – 42109.58)	14312.63
12	APPROVED + PROP. AREA	–
13	EXCESS BALCONY AREA TAKEN IN F.A.R.	–
14	EXCESS PASSAGE AREA TAKEN IN F.A.R.	–
15	TOTAL BUILT-UP AREA	56422.21
16	F.A.R. CONSUMED	–
17	BALANCED TDR TO BE CONSUMED	7.20

BALCONY STATEMENT

		SQ.M.
1	PERMISSIBLE BALCONY AREA	–
2	PROPOSED BALCONY AREA	–
3	EXCESS BALCONY AREA TAKEN IN F.A.R.	–

TENEMENT STATEMENT

		SQ.M.
1	NET AREA OF PLOT	35572.13
2	LESS NON RESIDENTIAL AREA (7537.80+261.88+806.17)	8605.85
3	AREA TENEMENTS	27059.50
4	TENEMENT PERMISSIBLE 250/HER.	1211
5	TENEMENT PROPOSED (720+87)	807
6	TOTAL TENEMENTS	

PARKING STATEMENT

		CARS	SCOOTER	CYCLE
1	PARKING REQUIRD BY RULE	–	–	–
2	PARKING PROVIEDED	–	–	–
	PERMISSIBLE GROUND COVRAGE			8507.98
	PROPOSED GRDUND COVRAGE			7298.34

LEGEND
PLOT BOUNDARY BEFORE AMALGAMATION SHOWN THUS
PLOT BOUNDARY AFTER AMALGAMATION SHOWN THUS
PROPOSED WORK SHOWN IN RED
DRAINAGE LINE SHOWN IN DOTTED RED
WATER LINE SHOWN IN DOTTED BLACK

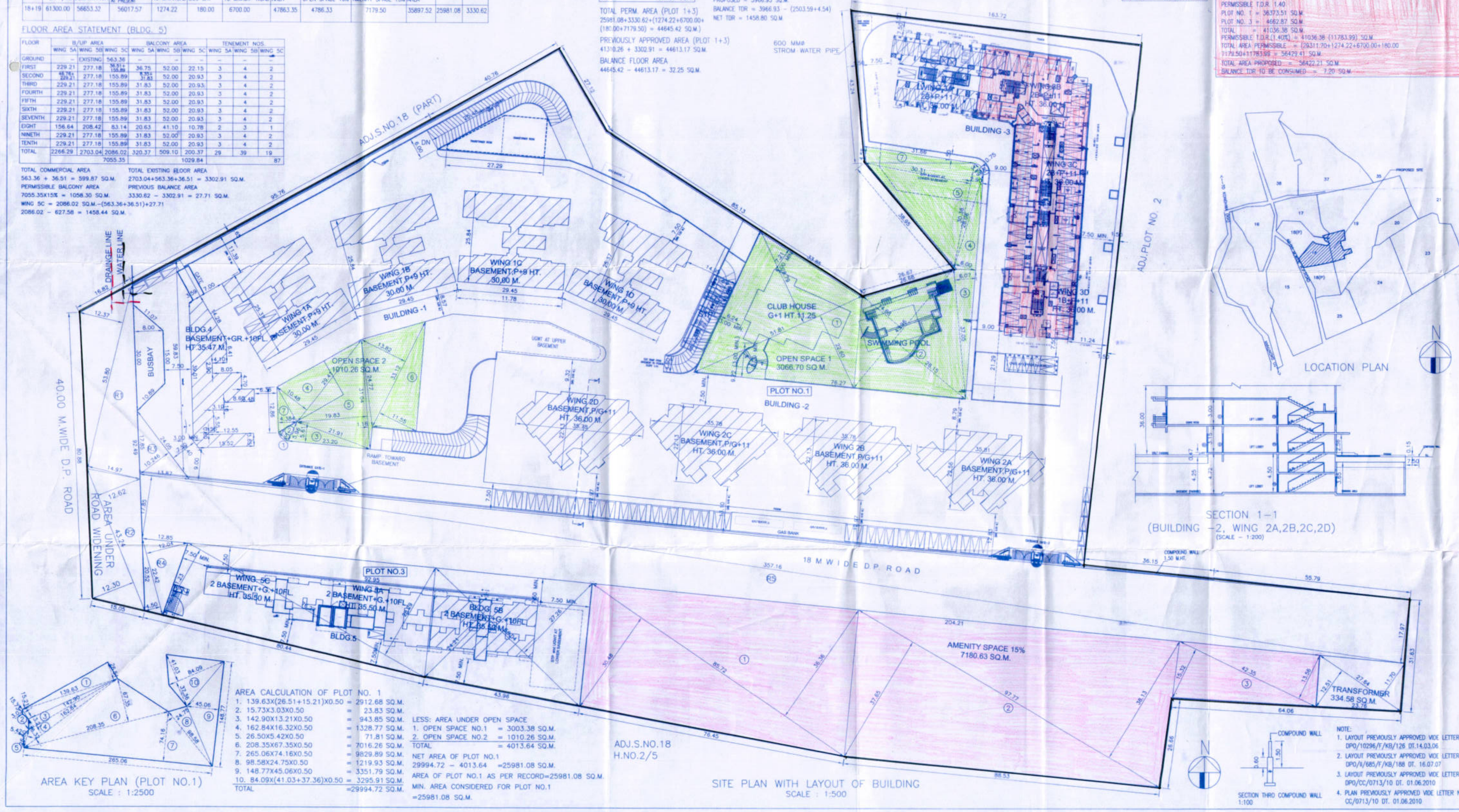
CERTIFICATE OF AREA
CERTIFY THAT PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 01.08.05 AND DIMENSIONS OF SITES ETC. OF PLOT STATED ON PLAN AREA AS PER MEASURED ON SITE AREA WORKED OUT TAILS WITH THE ARE STATED ON DOCUMENTS, OF OWNERSHIP / T.P. SCHEME / CTS RECORDS

SIGN OF ARCHITECT
NAME ADDRESS & SIGN OF OWNER
For ARTI PROPERTIES PVT LTD
Authorised Signatory
AUTH. SIGN Rajesh D. Patil
FOR ARTI PROPERTIES PVT.LTD. MR. KAMLESH N. MEHATA PAN

PROJECT (T.D.R. UTILIZATION)
REVISED SUB-DIVISION & LAYOUT OF BUILDINGS
BUILDINGS-1 (WING 1A,1B,1C,1D),BUILDING-2 (WING 2A,2B,2C,2D), BUILDING-3 (WING 3A,3B,3C), BUILDING-4A ON PLOT NO.1, SCHOOL BUILDING ON PLOT NO.2,& BUILDUING NO.4 ON PLOT NO.3 OF S.NO.18, H.NO. 2/2+3+4A TO 4E, & S.NO.19, H.NO.9,10,11,13 4,15,21,22,23, OF KONDHWA (BK), PUNE.

NAME ADDRESS & SIGN OF ARCHITECT
SATISH JOSHI.
A.I.I.A F.I.V (NEW DELHI)
ARCHITECT
3, DEVING CENTRE, PLOT NO.13, VELANKAR PURI, OPP.PARWATI POST OFFICE PARVATI, PUNE 411 009
TELEPHONE 2444 1423
ARCHITECT REGD.NO CA/84/8025
VALUER REGD.NO CAT/1/241 OF 1988

SCALE	DATE	JOB/DELT	TO	ON	REV
1:500	19.11.2020		PMC		



SITE PLAN WITH LAYOUT OF BUILDING
SCALE : 1:500

AREA KEY PLAN (PLOT NO.1)
SCALE : 1:2500

AREA CALCULATION OF PLOT NO. 1
1. 139.63X(26.51+15.21)X0.50 = 2912.68 SQ.M.
2. 15.73X3.03X0.50 = 23.83 SQ.M.
3. 142.90X13.21X0.50 = 943.85 SQ.M.
4. 162.84X16.32X0.50 = 1328.77 SQ.M.
5. 26.50X5.42X0.50 = 71.81 SQ.M.
6. 208.35X67.35X0.50 = 7016.26 SQ.M.
7. 265.06X74.16X0.50 = 9829.89 SQ.M.
8. 98.58X24.75X0.50 = 1219.93 SQ.M.
9. 148.77X45.06X0.50 = 3351.79 SQ.M.
10. 84.09X(41.03+37.36)X0.50 = 3295.91 SQ.M.
TOTAL =29994.72 SQ.M.

LESS: AREA UNDER OPEN SPACE
1. OPEN SPACE NO.1 = 3003.38 SQ.M.
2. OPEN SPACE NO.2 = 1010.26 SQ.M.
TOTAL = 4013.64 SQ.M.
NET AREA OF PLOT NO.1
29994.72 – 4013.64 =25981.08 SQ.M.
AREA OF PLOT NO.1 AS PER RECORD=25981.08 SQ.M.
MIN. AREA CONSIDERED FOR PLOT NO.1 =25981.08 SQ.M.

LOCATION PLAN

SECTION 1–1
(BUILDING –2, WING 2A,2B,2C,2D)
(SCALE – 1:200)

COMPOUND WALL
SECTION THRO COMPOUND WALL
1:100

NOTE:
1. LAYOUT PREVIOUSLY APPROVED VIDE LETTER NO. DPO/10296/F/KB/126 DT.14.03.06
2. LAYOUT PREVIOUSLY APPROVED VIDE LETTER NO. DPO/A/685/F/KB/188 DT. 16.07.07
3. LAYOUT PREVIOUSLY APPROVED VIDE LETTER NO. DPO/CC/0713/10 DT. 01.06.2010
4. PLAN PREVIOUSLY APPROVED VIDE LETTER NO. CC/0713/10 DT. 01.06.2010