

EXISTING F.S.I. STATEMENT (IN SMT.)

WING TYPE	HEIGHT / FLOORS	GROUND COVERAGE	GROUND FLOOR	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR	FIFTH FLOOR	SIXTH FLOOR	SEVENTH FLOOR	EIGHTH FLOOR	NINTH FLOOR	TENTH FLOOR	ELEVENTH FLOOR	BUILT UP AREA	PERMISSIBLE BALCONY	PROPOSED BALCONY	EXCESS BALCONY	TOTAL BUILT UP	NO. OF TENEMENTS
A	B+P+10 FL HT=29.25M	487.68	—	391.99	391.99	391.99	391.99	391.99	391.99	391.99	391.99	391.99	—	—	3527.91	2031.29	526.59	—	3527.91	38 NOS.
B	B+P+10 FL HT=29.25M	402.30	—	309.05	309.05	309.05	309.05	309.05	309.05	309.05	309.05	309.05	—	—	2781.45	400.32	—	—	2781.45	36 NOS.
C	B+P+10 FL HT=29.25M	402.30	—	309.05	309.05	309.05	309.05	309.05	309.05	309.05	309.05	309.05	—	—	2781.45	400.32	—	—	2781.45	36 NOS.
D	B+P+10 FL HT=29.25M	487.68	—	391.99	391.99	391.99	391.99	391.99	391.99	391.99	391.99	391.99	—	—	3527.91	526.59	—	—	3527.91	36 NOS.
E	B+P+10 FL HT=29.25M	504.86	—	397.97	397.97	397.97	397.97	397.97	397.97	397.97	397.97	397.97	—	—	3581.73	539.10	—	—	3581.73	36 NOS.
F	B+P+10 FL HT=29.25M	556.66	—	390.34	390.34	390.34	390.34	390.34	390.34	390.34	390.34	390.34	—	—	4111.84	655.75	3046.67	1.83	4111.84	43 NOS.
COVERED PARKING		234.38	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
TOTAL		3075.86	—	2190.39	2190.39	2190.39	2190.39	2190.39	2190.39	2190.39	2190.39	2190.39	370.30	325.70	20312.29	3046.64	3048.67	1.83	20314.12	223 NOS.

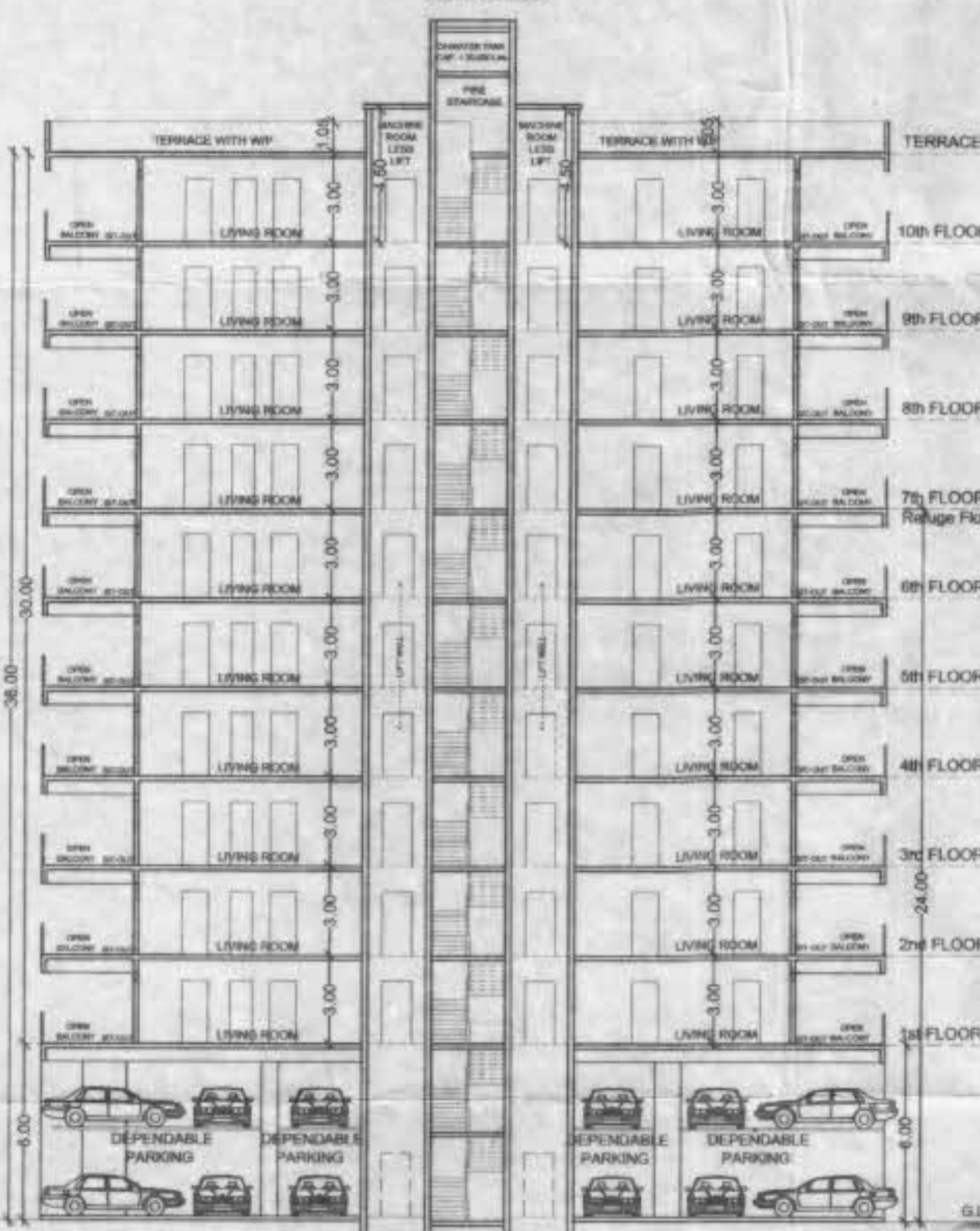
EXISTING COVERED PARKING AREA CALCULATIONS

1) 19.00 X 1.50	= 28.50 SQM.
2) 17.25 X 1.50	= 25.88 SQM.
3) 12.00 X 1.50	= 18.00 SQM.
4) (58.00+50.00) X 3.00 X 0.50	= 162.00 SQM.
TOTAL	= 234.38 SQM.

F.S.I. STATEMENT (Proposed Wing - G)

Building	Building Height	Floor	Total Built-up Area of floor	Permissible Balcony area 15%	Proposed Balcony area 15%	Staircase Area	Fire Staircase Area	Lift Area	Fire Lift Area	TENEMENTS
Residential	Park + 10 FL Bldg Ht with park = 35.00m. without park = 30.00m	FIRST	291.25	43.69	22.95	11.63	11.63	—	—	2
		SECOND	291.25	43.69	22.95	11.63	11.63	—	—	2
		THIRD	291.25	43.69	22.95	11.63	11.63	—	—	2
		FOURTH	291.25	43.69	22.95	11.63	11.63	—	—	2
		FIFTH	291.25	43.69	22.95	11.63	11.63	—	—	2
		SIXTH	291.25	43.69	22.95	11.63	11.63	—	—	2
		SEVENTH	278.62	41.79	19.40	11.63	11.63	—	—	2
		EIGHTH	291.25	43.69	22.95	11.63	11.63	—	—	2
		NINTH	291.25	43.69	22.95	11.63	11.63	—	—	2
		TENTH	291.25	43.69	22.95	11.63	11.63	—	—	2
TOTAL			2899.87	434.98	225.95	116.30	116.30	3.80	5.12	20.00

WING - G



SCHEMATIC SECTION A-A
SCALE 1:200

OVER HEAD WATER REQUIREMENT (WING-G)

RESIDENTIAL AREA
= 20 TENEMENTS X 5 PERSONS X 135 LTRS
= 13,500.00 LTRS. + 25,000 LTRS. (FIRE FIGHTING)
= 38,500.00 LTRS.
UNDER GROUND WATER TANK CAPACITY
= OVER HEAD WATER TANK X 1.50
= 13,500.00 LTRS. X 1.50 = 20,250.00 LTRS
PROVIDE = 20,500.00 LTRS.

AMENITY SPACE AREA CALCULATIONS (AS PER SANCTON LAYOUT)

1) 1/2 X 22.77 X 8.60	= 97.91 SQM.
2) 1/2 X 22.77 X 8.296	= 94.47 SQM.
3) 1/2 X 85.50 X 36.70	= 1567.28 SQM.
4) 1/2 X 85.50 X 37.15	= 1606.74 SQM.
TOTAL AREA	= 3396.40 SQM.

COVERAGE AREA STATEMENT (IN SQM.)

PERMISSIBLE	50 %	35 %	20 %	PROPOSED
	8091.82	5664.28	3236.73	3367.11
EXCESS COVERAGE	= 3367.11 - 3236.73 = 130.38 SQ. M.			

OPEN SPACE AREA CALCULATIONS (AS PER SANCTON LAYOUT)

a) 1/2 X 37.768 X 5.00	= 94.42 SQM.
b) 1/2 X 71.70 X 28.90	= 1036.06 SQM.
c) 1/2 X 71.70 X 31.44	= 1127.12 SQM.
TOTAL AREA	= 2257.60 SQM.

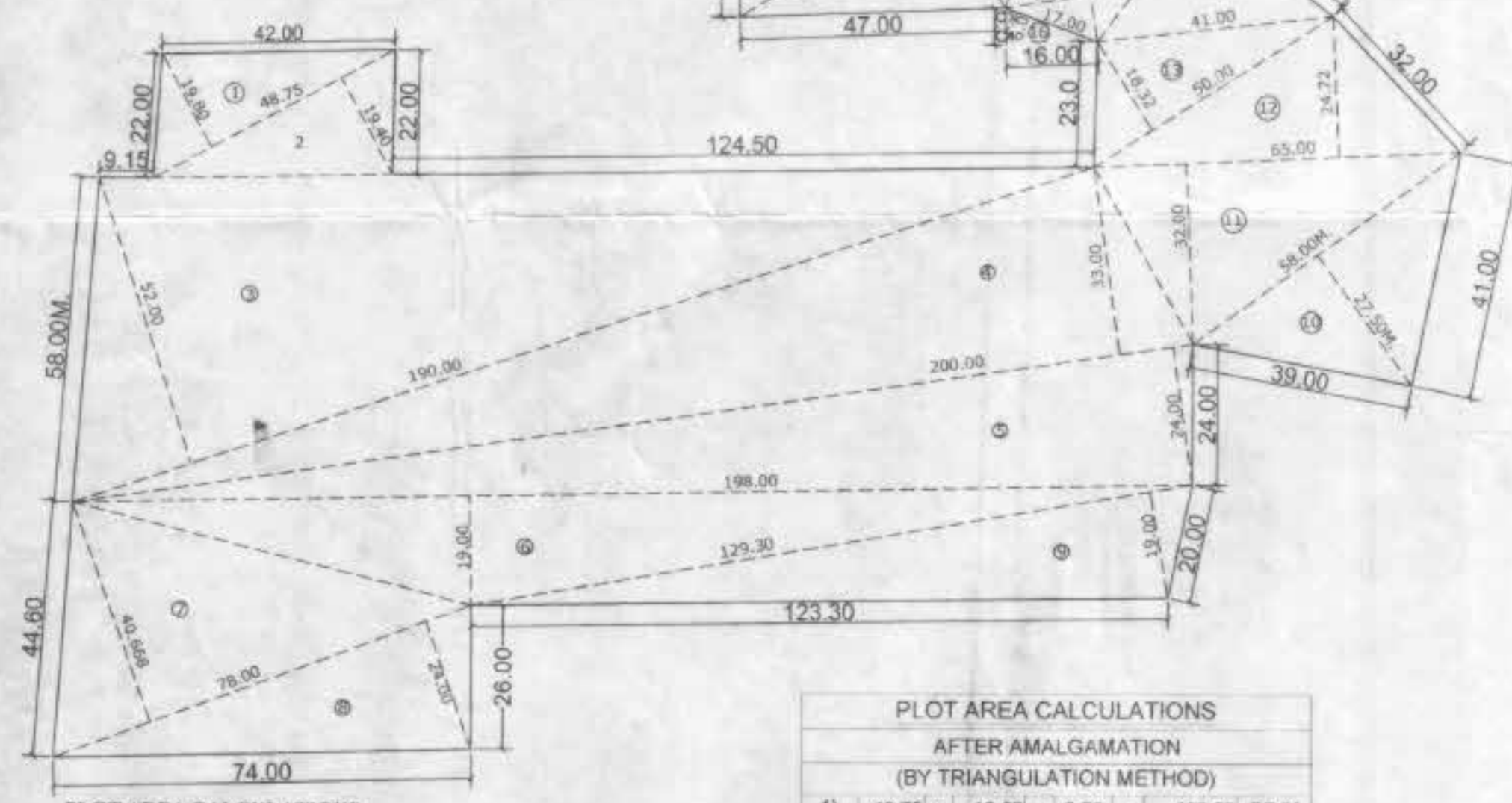
T.D.R. AREA STATEMENT

- T.D.R. ORIGINATED FROM
S.NO. 48, P.No. 3A, Hadapsar, Pune
D.R.C. ZONE = D3 (Amenity)
D.R.C. NO. 005434 = 1000.00 SQM.
D.R.C. NO. 005435 = 1000.00 SQM.
D.R.C. NO. 005436 = 720.00 SQM.
D.R.C. NO. 005437 = 128.34 SQM.
TOTAL = 2848.34 SQM.
Land rate of Generated DRC = 18880
Land rate of DRC to be used = 23160
(2848.34 x 0.8152) = 2321.96 SQM.
TDR to be Used (as per indexing ratio)
- T.D.R. TO BE USED ON SITE =
S.NO. 88 H.NO-1(PT) + S.No. 65, H. No. 1/2, 1/3, 1/5, 1/6 + S.NO. 88 1/1(PT) + S.NO. 88 1/1/6/14 + S.NO. 88 1/1/6(PT) + S.NO. 88 1/1/6(PT) + S.NO. 88 1/1/6/11 + S.NO. 88 1/5 AT BANER, PUNE.
S.NO. 88 H.NO-1(PT) + S.No. 65, H. No. 1/2, 1/3, 1/5, 1/6 + S.NO. 88 1/1(PT) + S.NO. 88 1/1/6/14 + S.NO. 88 1/1/6(PT) + S.NO. 88 1/1/6(PT) + S.NO. 88 1/1/6/11 + S.NO. 88 1/5 AT BANER, PUNE.
WING G (HT = 27.00 M.)
(1ST TO 10TH FLOOR)
TOTAL TENEMENTS = 20 Nos.
- AREA OF T.D.R. TO BE USED = (2321.96 + 580.49) = 2902.45 SQM.
- NO. OF TENEMENTS PROPOSED DUE TO T.D.R. = 20 NOS.
- T.D.R. USED ON WHICH FLOOR =
WING G (HT = 27.00 M.)
(1ST TO 10TH FLOOR)
TOTAL TENEMENTS = 20 Nos.
- STAGE OF WORK = WORK IN PROGRESS.

- T.D.R. ORIGINATED FROM
a) S.NO. 526, F.No. 278, Sub. P.No. 3 to 8, Mahatma phule peth, Pune.
D.R.C. ZONE = Slum
D.R.C. NO. 004545 = 352.00 SQM.
D.R.C. NO. 004554 = 190.57 SQM.
TOTAL = 542.57 SQM.
For D.R.C. NO. 004545
Land rate of Generated DRC = 24780
Land rate of DRC to be used = 23160
(542.57 x 0.8152) = 442.28 SQM.
For D.R.C. NO. 004554
Land rate of Generated DRC = 24780
Land rate of DRC to be used = 23160
(190.57 x 0.8152) = 155.35 SQM.
TDR to be Used (as per indexing ratio) = 597.63 SQM.
(442.28 + 155.35) = 597.63 SQM.



LOCATION PLAN
SCALE - 1:1 N.T.S.



AREA LEFT FOR ROAD 3.00M. WIDE
= (34.00M. + 31.50M.) X 1/2 X 3.00 = 98.25 SQM.

PLOT AREA CALCULATIONS

AFTER AMALGAMATION (BY TRIANGULATION METHOD)	
1) 48.75 x 19.80 x 0.50	= 482.62 SQM.
2) 48.75 x 19.80 x 0.50	= 472.98 SQM.
3) 190.00 x 52.00 x 0.50	= 4940.00 SQM.
4) 200.00 x 33.00 x 0.50	= 3300.00 SQM.
5) 200.00 x 24.00 x 0.50	= 2400.00 SQM.
6) 198.00 x 19.00 x 0.50	= 1881.00 SQM.
7) 78.00 x 40.668 x 0.50	= 1586.05 SQM.
8) 78.00 x 24.00 x 0.50	= 936.00 SQM.
9) 128.30 x 19.00 x 0.50	= 1228.35 SQM.
10) 58.00 x 27.50 x 0.50	= 797.50 SQM.
11) 65.00 x 32.00 x 0.50	= 1040.00 SQM.
12) 65.00 x 24.72 x 0.50	= 803.40 SQM.
13) 50.00 x 18.32 x 0.50	= 458.00 SQM.
14) 59.00 x 28.00 x 0.50	= 826.50 SQM.
15) 41.00 x 15.00 x 0.50	= 307.50 SQM.
16) 17.00 x 6.00 x 0.50	= 51.00 SQM.
17) 67.00 x 23.60 x 0.50	= 790.60 SQM.
18) 67.00 x 23.60 x 0.50	= 790.60 SQM.
TOTAL AREA	= 23322.00 SQM.

UNDER GROUND WATER TANK CAPACITY

RESIDENTIAL AREA
= 20 TENEMENTS X 5 PERSONS X 135 LTRS
= 13,500.00 LTRS. X 1.50
= 20,250.00 LTRS. + 120,000.00 LTRS (FIRE FIGHTING CAP)
= 3,45,000.00 LTRS.

7.50 M. WIDE AREA CALCULATIONS

NALA GARDEN RESERVATION (AS PER SANCTON LAYOUT)

1) 1/2 X 38.00 X 7.00	= 133.00 SQM.
2) 1/2 X 38.00 X 7.00	= 133.00 SQM.
3) 1/2 X 59.00 X 7.50	= 221.25 SQM.
4) 1/2 X 59.00 X 7.50	= 258.75 SQM.
TOTAL AREA	= 746.00 SQM.

1.50 M. ADDITION FOR NALA GARDEN RESERVATION

5) (1.50 + 1.50) X 70.00	= 105.00 SQM.
6) (1.50 + 1.50) X 37.80	= 56.70 SQM.
TOTAL	= 161.70 SQM.

TOTAL NALA GARDEN RESERVATION AREA

= 746.00 SQM. + 161.70 SQM.
= 907.70 SQM.

INTERNAL ROAD CALCULATIONS

01) 41.29 x 1.500 x 0.50	= 30.97 SQM.
02) 41.29 x 1.500 x 0.50	= 30.97 SQM.
03) 3.05 x 6.000 x 0.50	= 10.20 SQM.
TOTAL AREA	= 72.14 SQM.
DEDUCTION AREA	= 3.18 SQM.
TOTAL INTERNAL ROAD AREA	= 68.96 SQM.

TOTAL INTERNAL ROAD AREA

= 98.25 + 68.96 SQM.
= 167.21 SQM.

STAMP OF APPROVAL

1 3

- PLAN PREVIOUSLY APPROVED UNDER CC NO. CC/120/05 Dt. 08/04/2005
- PLAN PREVIOUSLY APPROVED UNDER CC NO. CC/0846/06 Dt. 03/06/2006
- PLAN PREVIOUSLY APPROVED UNDER CC NO. CC/4740/08 Dt. 29/03/2007
- PLAN PREVIOUSLY APPROVED UNDER CC NO. CC/2467/09 Dt. 04/11/2009

APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO. CC/1667/19
DATE 19/10/2019

Building Inspector
Building Development Department
Zone No. PM-C



AREA STATEMENT	SQM.
1 AREA OF PLOT	23322.00
2 DEDUCTIONS FOR	
a. D. P. ROAD AREA	—
b. (NALA GARDEN (7.50M WIDE) DIFFERED AREA	746.00
c. NALA GARDEN RESERVATION 1.50M. WIDE	161.70
TOTAL (a+b+c)	907.70
3 NET GROSS PLOT AREA (1-2)	22414.30
4 DEDUCTION FOR	
a. RECREATION GROUND (AS PER PREVIOUSLY SANCTON)	2257.60
b. AMENITY SPACE (AS PER PREVIOUSLY SANCTON)	3396.40
c. INTERNAL ROAD (9.15M. WIDE)	338.40
d. AREA LEFT FOR ROAD (3.00M. wide)	98.25
e. SPACE FOR TRANSFORMER	150.00
TOTAL (a+b+c+d+e)	6250.65
5 NET AREA OF PLOT (3-4)	16183.65
6 AREA LEFT FOR ROAD (1.50M. wide) for 6.0 to 9.0m. w. road	68.96
7 ADDITION FOR F.A.R.	
a. INTERNAL ROAD	338.40
b. AREA LEFT FOR ROAD (3.00M. WIDE)	98.25
d. TRANSFORMER	150.00
e. AMENITY SPACE	3396.40
f. 1.50M WIDE ADDITION FOR NALA GARDEN	161.70
TOTAL (a+b+c+d+e+f)	4134.75
8 TOTAL AREA (5+7)	20318.40
9 F.A.R. PERMISSIBLE	1.00
10 PERMISSIBLE FLOOR AREA	20318.40
11 PERMISSIBLE TDR AREA	
(Net plot area x 0.40)	6473.46
(16183.65 X 0.40 = 6473.46 - 3386.40 = 3087.06	3087.06
SLUM TDR (3087.06 X 0.20)	= 617.41
AMENITY TDR (3087.06 - 617.41)	= 2469.65
TOTAL TDR (617.41 + 2469.65)	= 3087.06
12 TOTAL PERMISSIBLE AREA (9+10)	23320.85
13 TOTAL EXISTING AREA	20314.12
14 BALANCE FAR PERMISSIBLE (12 - 13)	2906.73
15 PROPOSED AREA	2899.87
16 EXCESS BALCONY AREA TAKEN IN F.S.I.	NIL
17 TOTAL BUILT UP AREA (13 + 15)	23213.99
18 F.A.R. CONSUMED	0.999
COVERED AREA STATEMENT	
PERMISSIBLE COVERAGE @ 20% x 16114.69	3222.94
EXISTING COVERAGE (A,B,C,D,E,F + COV. PARK.)	3075.86
PROPOSED COVERAGE	291.25
TOTAL COVERAGE	3367.11
EXCESS COVERAGE	144.17
17 TENEMENT STATEMENT	
a. PERMISSIBLE FLOOR AREA	23220.85
b. LESS DEDUCTION FOR NON-RESI. AREA	—
c. AREA FOR TENEMENT CALCULATION	23220.85
d. TENEMENTS PERMISSIBLE (250 TEN./HECT.)	581.00
e. EXISTING TENEMENTS	223
f. PROPOSED TENEMENTS	20
g. TOTAL TENEMENTS	243

Supervisor

MR. SAMEER SADASHIV KAPSE
P.M.C. No. REG/PMG/ST/03/1916
Structural Engineer
MR. S.W. MOHME & ASSOCIATES
P.M.C. Lic. No. 34

Legend

- plot boundary 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 to be demolished shown in yellow hatched

PROJECT :

PROPOSED LAYOUT OF BUILDINGS ON
S.NO. 88 H.NO-1(PT) + S.No.-65, H. No. 1/2, 1/3, 1/5, 1/6 +
S.NO. 88 1/1(PT.) + S.NO. 88 1/1/6/14 + S.NO. 88 1/1/6(PT.) +
S.NO. 88 1/1/6(PT.) S.NO. 88 1/1/6/11 + S.NO. 88 1/5 AT
BANER, PUNE.

SIGN, ADDRESS OF THE OWNER / P.O.A. HOLDER

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

NEW FRONT DEVELOPERS

Mr. Shamkant Keshav Kotkar (PAH)
789 / 6, Kahlit Apartment, Prabhat rd.
Pune 411004.

ARCHITECT

AVINASH NAWATHE
ARCHITECTS

ANA-7TH FLOOR, MANTRI STRELING,
OFF 3B ROAD, CTS NO. 967,
SHIVAJINAGAR, PUNE, 16.
TELE : 020 2696542/3/4/5

DATE	REVISION	ISSUED DRG.	DEALT	DESIGN BY
07/01/2009	R-13	31.08.2019	Arvind Raut	ARANJIA

DWG. NO.	NORTH
B.P. 2758/13	N
JOB NO.	SCALE
2758	1:100