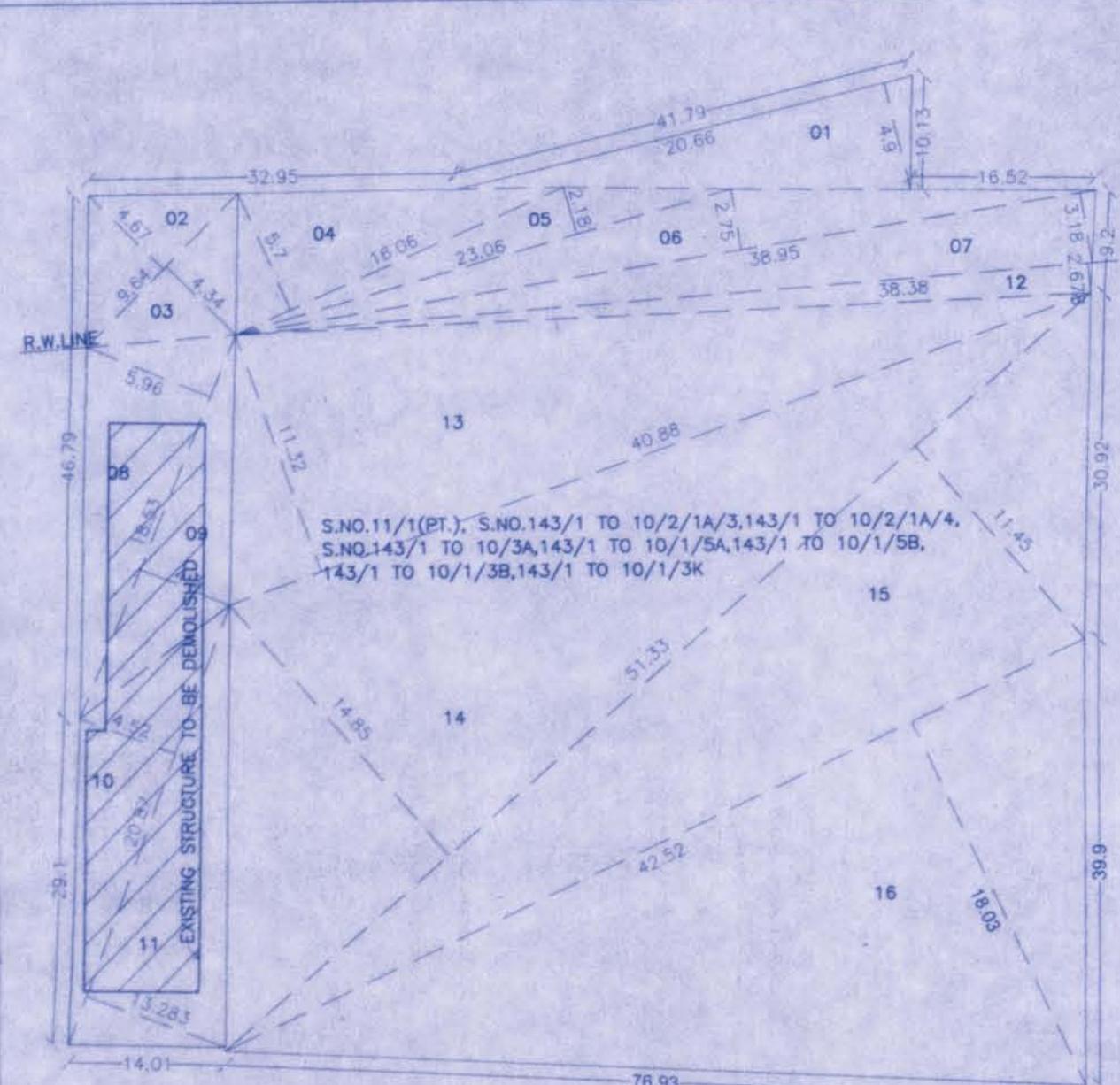
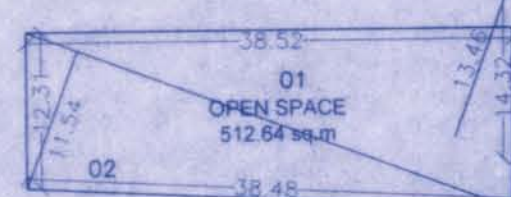




PLOT AREA KEY PLAN

SCALE 1:600

AMENITY SPACE CALCULATIONS									
1	0.50	X	34.03	X	16.10	X	1	=	273.94
2	0.50	X	34.03	X	14.33	X	1	=	243.82
3	0.50	X	19.19	X	8.03	X	1	=	77.05
4	0.50	X	19.19	X	7.94	X	1	=	76.18
5	0.50	X	21.96	X	10.58	X	1	=	116.17
6	0.50	X	21.96	X	10.70	X	1	=	117.49
TOTAL AREA IN SQ.M									904.65



OPEN SPACE AREA KEY PLAN

SCALE 1:600

OPEN SPACE CALCULATIONS									
1	0.50	X	41.01	X	13.46	X	1	=	276.00
2	0.50	X	41.01	X	11.54	X	1	=	236.64
TOTAL AREA IN SQ.M									512.64

PLOT AREA BY TRIANGULATION

S.NO. 11/1(PT.), S.NO. 143/1 TO 10/2/1A/3, 143/1 TO 10/2/1A/4,
S.NO. 143/1 TO 10/3A, 143/1 TO 10/1/5A, 143/1 TO 10/1/5B,
143/1 TO 10/1/3B, 143/1 TO 10/1/3K

1) 0.50 x 9.80 x 41.31	=	202.42
2) 0.50 x 09.34 x 19.27	=	89.99
3) 0.50 x 08.68 x 19.27	=	83.63
4) 0.50 x 11.41 x 32.11	=	183.19
5) 0.50 x 04.36 x 46.13	=	100.56
6) 0.50 x 05.50 x 77.91	=	214.25
7) 0.50 x 06.35 x 77.91	=	247.36
8) 0.50 x 11.92 x 37.05	=	220.82
9) 0.50 x 08.60 x 37.05	=	159.31
10) 0.50 x 09.05 x 41.74	=	188.87
11) 0.50 x 13.283 x 41.74	=	277.22
12) 0.50 x 02.678 x 76.77	=	102.79
13) 0.50 x 22.64 x 81.76	=	925.52
14) 0.50 x 29.70 x 102.66	=	1524.50
15) 0.50 x 22.91 x 102.66	=	1175.97
16) 0.50 x 36.05 x 85.04	=	1532.85
TOTAL		=7229.25 sqm.

F.S.I. STATEMENT :-

FLOORS	COMM. F.S.I. AREA	RESI. F.S.I. AREA	LIFT	TENE
GROUND FL.	1097.14	-	-	-
MEZZANINE FL.	520.73	-	-	-
1ST FL.	1200.17	-	-	-
2ND FL.	1200.17	-	-	-
1ST FL.	-	1193.21	10	-
2ND FL.	-	1039.53	10	-
3RD FL.	-	1036.14	10	-
4TH FL. (REFUGE)	-	978.05	09	-
5TH FL.	-	1036.14	10	-
6TH FL.	-	1039.53	10	-
7TH FL.	-	1036.14	10	-
8TH FL.	-	1039.53	10	-
9TH FL. (REFUGE)	-	974.65	09	-
10TH FL.	-	1039.53	10	-
11TH FL.	-	1036.14	10	-
12TH FL.	-	1039.53	10	-
13TH FL.	-	1036.14	10	-
14TH FL. (REFUGE)	-	978.05	09	-
15TH FL.	-	1036.14	10	-
TOTAL	4018.21	15538.45	24.47	147
COMM + RESI. TOTAL	19556.66			

PARKING PROVIDED

FLOORS	CAR	SCOOTER
BASEMENT-2	67	160
BASEMENT-1	64	176
GROUND FL.	50	39
P1- PARKING	9	85
P2- PARKING	18	-
P3- PARKING	20	-
TOTAL	228	460

PARKING STATEMENT

FLOORS	TENE.	CAR	SCOOTER
FOR COMM. AREA (100.00 SQ.M.)		2	6
PROP. COMM. AREA 1043.78 SQ.M.		21	63
OFF. AREA (200.00 SQ.M.)		3	11
PROP. OFF. AREA 1438.58 SQ.M.		22	79
TENE. BETWEEN 40-80 SQ.M.	2	1	5
PROP. TENE. BETWEEN 40-80 SQ.M.	132	66	330
TENE. BETWEEN 80-150 SQ.M.	1	1	3
PROP. TENE. BETWEEN 80-150 SQ.M.	15	15	45
ADDITION 5% VISITORS PARKING (FOR RESI.)		4	19
TOTAL PARKING REQ.		128	535
TOTAL PARKING PROV.		228	460
AS PER RULE 8.1.1 (V)- 36 CARS X 6 SCOOTERS = 216		LESS 36 CAR	216
SCOOTERS		192	676
AREA REQ. PER PARKING		12.50	2.00
TOTAL AREA REQ.		2400.00	1352.00

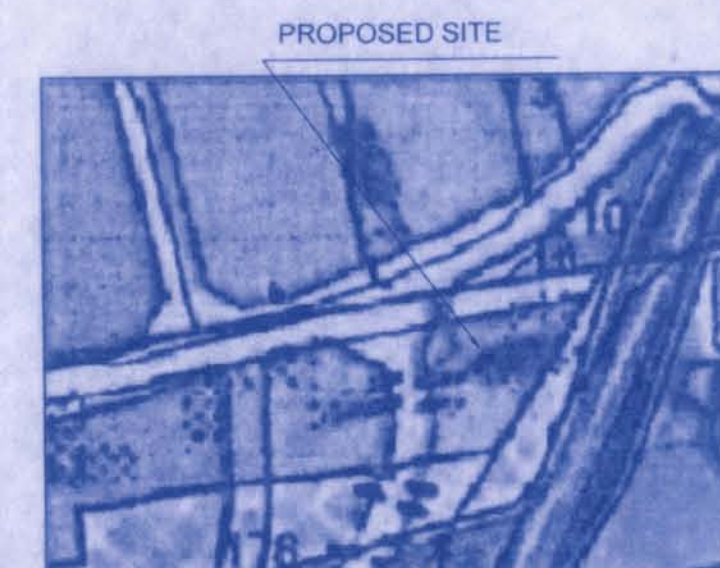
PLAN PREVIOUSLY APPROVED UNDER

C.C./3527/18 DATED-12/02/2019 (LAYOUT)
C.C./0545/19 DATED-11/06/2019 (REVISED LAYOUT)
C.C./1934/19 DATED-26/11/2019 (REVISED)
C.C./0599/20 DATED-18/09/2020 (REVISED LAYOUT)

STAMP OF APPROVAL

APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO. 8228129

Building Ins. Officer Deputy Engineer
(Jr. Engg./Sec. Engg.)
BUILDING PERMISSION DEPT.
ZONE-2, P.M.C.



LOCATION PLAN

T.D.R. STATEMENT

T.D.R. ORIGINATED FROM-

(1) CTS NO 237/1 TO 7, GANESH PETH, PUNE.
D.R.C. NO.- 4579
AREA - 948.65 SQ.M. AS PER TDR POLICY=1400.58 SQ.M.
(2) S.NO. 18/1/19/20/3/1 WADGAON KHURD, PUNE.
D.R.C. NO.- 5834
AREA - 1140.50 SQ.M. AS PER TDR POLICY=1241.66 SQ.M.
(3) S.NO. 18/1/19/20/3/1 WADGAON KHURD, PUNE.
D.R.C. NO.- 5638
AREA - 378.50 SQ.M. AS PER TDR POLICY=412.07 SQ.M.

T.D.R. TO BE USED ON SITE-

S.NO. 11/1(PT.), WADGAON KH. & S.NO. 143/1 TO
10/2/1A/3, 143/1 TO 10/1/3A, 143/1 TO 10/1/3B,
143/1 TO 10/1/3K, 143/1 TO 10/2/1A/4, 143/1 TO
10/1/5A, 143/1 TO 10/1/5B, AT DHAYRI, PUNE.
AREA OF T.D.R. - 3054.31 SQ.M
AREA OF T.D.R. TO BE USED - 3054.31 SQ.M
NO. OF TONNAGE PROPOSED DUE TO T.D.R. - 28 NOS.
T.D.R. USED ON WHICH FLOOR- 8TH (RESI.) TO 11TH (RESI.) FL.

WATER REQUIREMENT

WATER TANK	TOTAL B/UP AREA	NO OF PERSON	PER DAY LTR.	TOTAL WATER IN LTR.
FOR COMM.				
GROUND FL. AREA	1043.78	348	45	15657
UPPER FL. AREA	1438.56	144	45	6474
FOR RESI.				
TENE		NO OF PERSON	PER DAY LTR.	TOTAL WATER IN LTR.
REQ. WATER CAPACITY (O.H.W.T.)	147	5	135	99225
FOR FIRE FIGHTING				20000
O.H.W.T. + FIRE FIGHTING				141355
SAYS				141400
REQ. WATER CAPACITY (U.G.W.T.)		O.H.W.T. CAP X 1.50		170968
FOR FIRE FIGHTING				75000
U.G.W.T. + FIRE FIGHTING				245968
SAYS				246000

LIGHTING	LOBBY	LOBBY
15TH FLOOR		
14TH FLOOR		
13TH FLOOR		
12TH FLOOR		
11TH FLOOR		
10TH FLOOR		
9TH FLOOR		
8TH FLOOR		
7TH FLOOR		
6TH FLOOR		
5TH FLOOR		
4TH FLOOR		
3RD FLOOR		
2ND FLOOR		
RESIDENTIAL 1ST FLOOR		
COMMERCIAL 2ND FLOOR		
COMMERCIAL 1ST FLOOR		
MEZZANINE FLOOR		
GROUND FLOOR		
BASEMENT 1		
BASEMENT 2		

SCHEMATIC SECTION A-A

SCALE 1:300

SCHEMATIC SECTION B-B

SCALE 1:300

AREA STATEMENT

1	AREA OF PLOT	SQ.M.
a)	AS PER OWNERSHIP DOCUMENT	7150.00
b)	AS PER MEASUREMENT SHEET	7229.25
c)	MINIMUM AREA TO BE CONSIDERED	7150.00
2	DEDUCTION FOR	
a)	AREA UNDER 36 M. WIDE D.P. ROAD	1118.98
b)	AREA UNDER ANY RESERVATION	0.00
	TOTAL DEDUCTION A+B	1118.98
3	BALANCE AREA OF PLOT (1-2)	6031.02
4	AMENITY SPACE	0.00
a)	REQUIRED AREA	904.65
b)	ADJUSTMENT OF 2(B), IF ANY -	0.00
c)	BALANCE PROPOSED -	904.65
5	NET PLOT AREA (3-4)	5126.37
6	RECREATIONAL OPEN SPACE	
a)	REQUIRED	512.64
b)	PROPOSED	512.64
7	INTERNAL ROAD AREA	0.00
8	PLOTABLE AREA (IF APPLICABLE)	0.00
9	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH	5639.01
10	ADDITION OF FSI ON PAYMENT OF PREMIUM	
a)	PERMISSIBLE PREMIUM FSI (SR. NO 5X0.50)	2563.19
b)	PROPOSED FSI ON PAYMENT OF PREMIUM	2563.19
11	IN-SITU FSI / TDR LOADING	
a)	IN-SITU AREA AGAINST D.P. ROAD (2a x 2.0)	2237.96
b)	IN-SITU AREA AGAINST AMENITY SPACE	1809.30
c)	PERMISSIBLE 30% SLUM TDR (5126.37 x 140% = 7176.92) x 30% = 2153.07 sqm.	1400.58
d)	PERMISSIBLE AMENITY TDR 140% of 5126.37 = 7176.92 (11a+b+c) = 1729.08 sq	1653.73
e)	TOTAL IN-SITU/TDR LOADING PROPOSED 11 (a)+(b)+(c)+(d)	7101.57
12	ADDITIONAL FSI AREA UNDER CHAPTER NO. 7	0.00
13	TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	
a)	[9 + 10(b)+(e)] OR 12 WHICHEVER IS APPLICABLE	15303.77
b)	INCENTIVE FOR GREEN BUILDING (9X7%)	0.00
c)	PREVIOUSLY SANCTION AREA	0.00
d)	BALANCE AREA (13a+13b)-13c	15303.77
e)	ANCILLARY AREA FSI UPTO 60% (13d x 0.60) = 9182.26 sqm.	4260.00
f)	TOTAL ENTITLEMENT (13a+13b+13e)	19563.77
14	MAXIMUM UTILIZATION LIMIT OF F.S.I. (BUILDING POTENTIAL) PERMISSIBLE AS PER ROAD WIDTH (5X3.0+13b)X1.60	24606.58
15	TOTAL BUILT-UP AREA IN PROPOSAL	
a)	EXISTING BUILT-UP AREA	0.00
b)	PROPOSED BUILT-UP AREA (AS PER 'P-LINE')	19556.66
c)	TOTAL (15a+15b)	19556.66
16	F.S.I. CONSUMED (15c/13f)	1.00

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REF. WAS SURVEYED BY ME AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN THE DOCUMENT OF CITY SURVEY/TPS RECORD

AR. JAGADISH P. DESHPANDE
Architect

OWNERS DECLARATION

I/WE UNDERSIGNED HERE BY CONFIRM THAT I/WE WOULD ABIDE BY PLANS SANCTIONED BY PUNE MUNICIPAL CORPORATION. I/WE WOULD EXECUTE THE STRUCTURE AS PER SANCTIONED PLANS. ALSO I/WE WOULD EXECUTE THE WORK UNDER SUPERVISION OF PROPER TECHNICAL PERSON SO AS TO ENSURE THE QUALITY AND SAFETY AT THE WORK SITE

MR. DIVAKAR S. MATE
(Authorized Signatory)
FOR Rucha Promoters & developers pvt. Ltd. & M/S Ganesh Bhintade corporation

LEGEND

PLOT LINE SHOWN - BLACK
PROPOSED WORK SHOWN - RED
DRAINAGE LINE SHOWN - RED DOTTED
WATER LINE SHOWN - BLACK DOTTED
EXISTING TO BE RETAINED - HATCHED BLUE
EXISTING TO BE DEMOLISHED - HATCHED YELLOW

OWNER'S NAME, ADDRESS, SIGNATURE :-

MR. DIVAKAR S. MATE
(Authorized Signatory)
FOR Rucha Promoters & developers pvt. Ltd. & M/S Ganesh Bhintade corporation

PROJECT :-

PROPOSED LAYOUT OF BUILDING AT S.NO. 11/1(PT.), WADGAON KH. & S.NO. 143/1 TO 10/2/1A/3, 143/1 TO 10/1/3A, 143/1 TO 10/1/3B, 143/1 TO 10/1/3K, 143/1 TO 10/2/1A/4, 143/1 TO 10/1/5A, 143/1 TO 10/1/5B, AT DHAYRI, PUNE.

ARCHITECT :-

JAGADISH P. DESHPANDE
ARCHITECT, TOWN PLANNER, INTERIOR DESIGNER
A-1, SUCCESS CHAMBERS, 1232 APTE ROAD,
DECCAN GYM KHANA, PUNE 411004,
PH. NO. 25532182, 25531141,
FAX. NO.-020-25532325

DATE	DEALT BY	REVISED BY	CHECKED BY	SCALE
05/10/2021	NILESH	NILESH	ASHOK	1:300

LAYOUT
SCALE 1:300