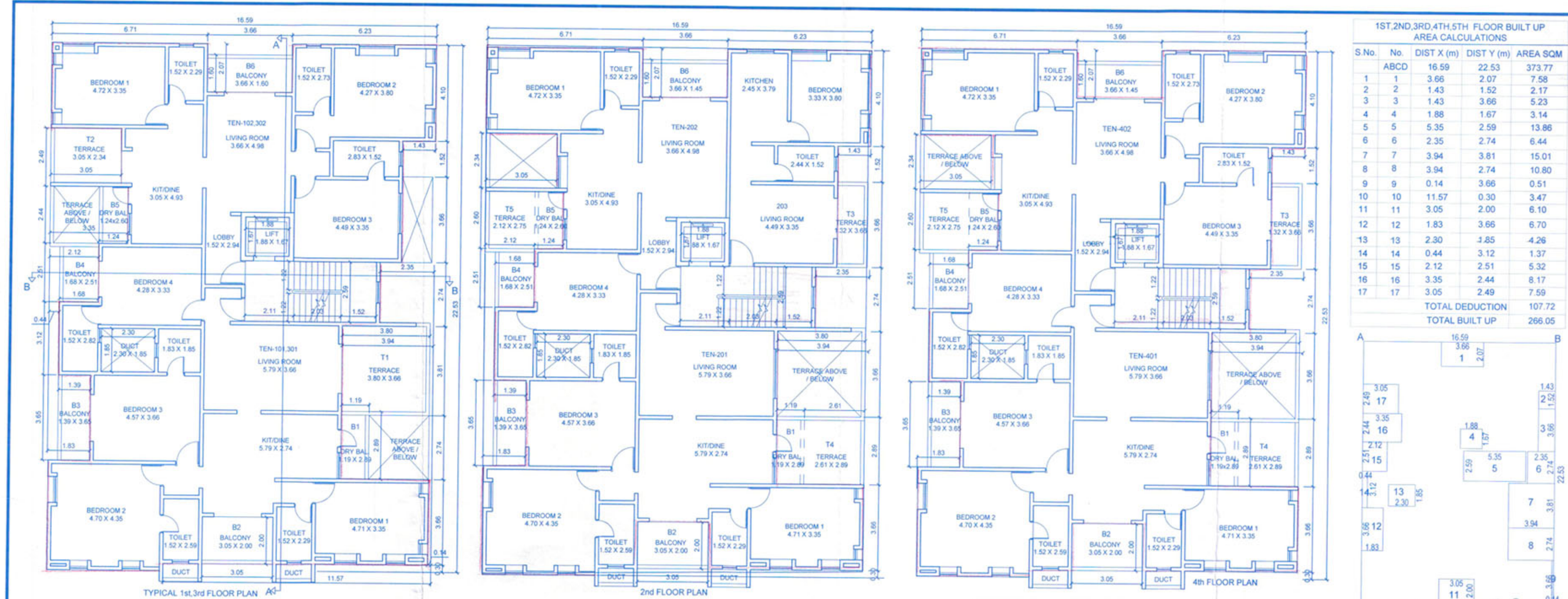




STAMP OF APPROVAL OF PLANS

Revised Plan Date 14/02/2019
 APPROVED SUBJECT TO CONDITION
 APPROVED UNDER COMMENCEMENT
 CERTIFICATE NO. 55/2559/18

Building Inspector
 Deputy Engineer

MUNICIPAL CORPORATION
 PUNE
 APPROVED

AREA STATEMENT

1. AREA OF PLOT AS PER PROPERTY CARD	591.85
2. DEDUCTIONS FOR	
a) AREA UNDER ROAD WIDENING	NIL
b) PROPOSED ROAD	NIL
c) ANY RESERVATIONS	NIL
TOTAL OF (a+b+c)	591.85
3. NET GROSS AREA OF PLOT (1-2)	591.85
4. NET AREA OF PLOT	591.85
5. ADDITIONS FOR F.A.R.	
2(a) ROAD WIDENING	NIL
2(b)	NIL
2(c)	NIL
6. BASIC F.A.R. PERMISSIBLE = 1.10 (X4)	651.04
7. PERMISSIBLE T.D.R. 0.65 = (0.65X591.85) =	384.70
8. PERMISSIBLE PREMIUM F.A.R. 6- (7+8+9) MAX 0.50	295.92
9. TOTAL PERMISSIBLE F.A.R. = (6+8+9) 2.25 X (4)	1331.66
10. PROPOSED T.D.R.	384.70
11. PROPOSED PREMIUM F.A.R.	294.51
12. PROPOSED BASIC F.A.R.	651.04
13. TOTAL BUILT UP AREA (13+14)	1330.25
14. F.A.R. CONSUMED	2.24

BALCONY AREA STATEMENT

1. TOTAL PROPOSED AREA	1330.25
2. PERMISSIBLE BALCONY AREA @ 15%	199.55
3. PROPOSED BALCONY	139.55
4. EXCESS BALCONY (12)	0.00

TENEMENT STATEMENT

1. NET AREA OF PLOT (7)	591.85
2. PERMISSIBLE TENEMENTS @ 250 T/H	17 NO.
3. PROPOSED TENEMENTS	11 NO.

PARKING STATEMENT

	CARS	SCOOTERS	CYCLES
1. PARKING REQD.	21	23	21
2. PARKING PRO.	21	23	21

DOOR SCHEDULE

D1	1.00 X 2.25M
D2	0.90 X 2.25M
D3	0.75 X 2.25M
D4	2.00 X 2.25M

WINDOW SCHEDULE

W1	1.60 X 1.50M
W2	0.80 X 1.50M
W3	1.40 X 1.00M
W4	0.60 X 0.90M

INDEX

1. PLOT SHOWN BLACK
2. PROPOSED WORK SHOWN RED
3. DRAINAGE LINE SHOWN RED DOTTED
4. WATER LINE SHOWN BLACK DOTTED

SIGNATURE OF THE OWNER

SUREKHA PANDURANG DESHPANDE (P.A.H.)

PROJECT:

PROPOSED BUILDING AT CTS. NO. 49A/23, PLOT NO. 72A/23, GULMOHAR PATH, ERANDWANA. PUNE. TPS - I

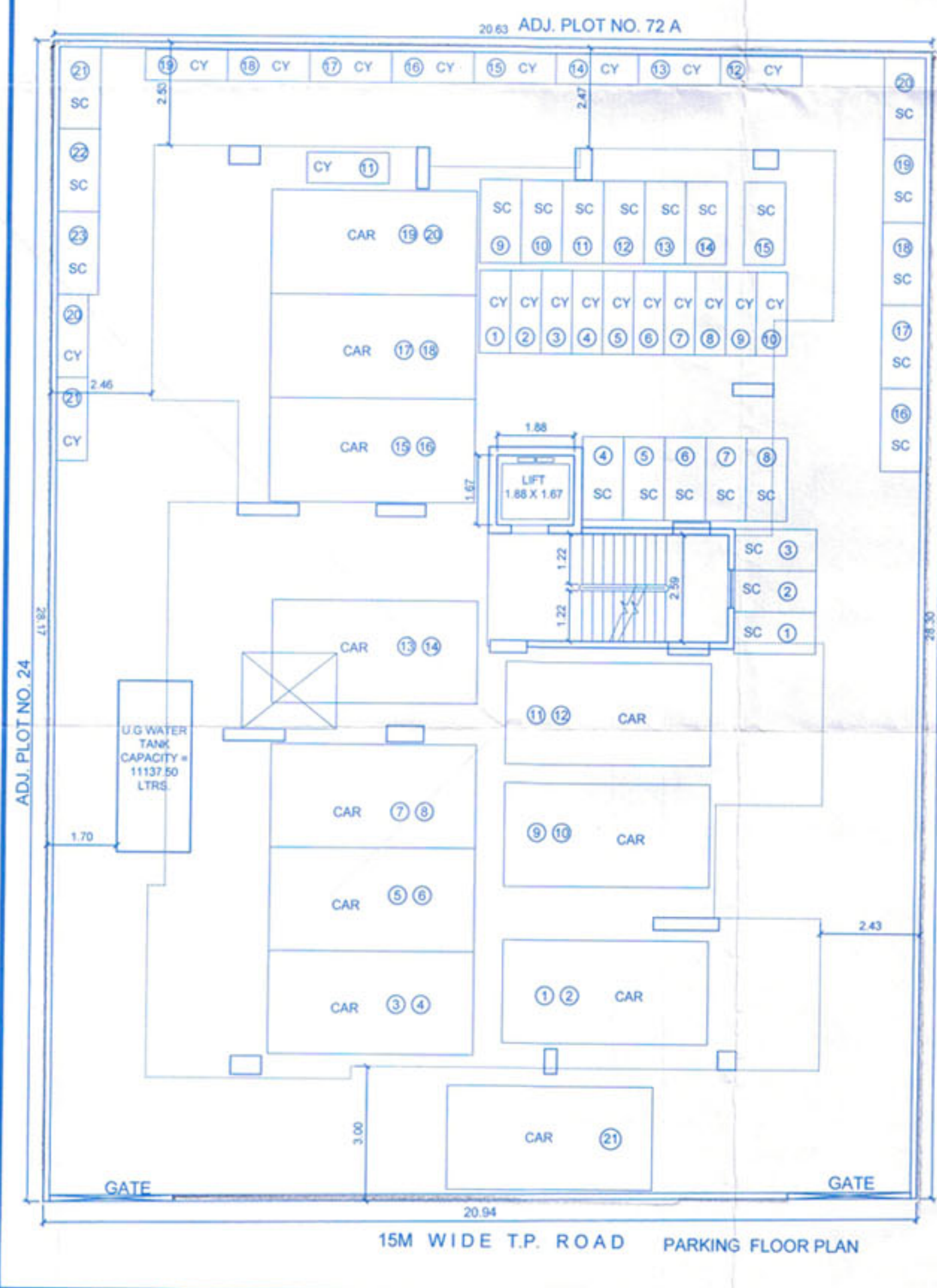
SIGNATURE OF ARCHITECT

Mr. YOGESH N. DANDAWATE (CA/95/19252)

AURON DESIGN

ARCHITECTS, INTERIOR DESIGNERS, LANDSCAPE DESIGNERS-9, SWAPNA NAGARI HSG. SOC., KARVE ROAD PUNE 411004

DWG FILE	DATE	SCALE	REVISION
	14/02/2019	1:100	



T.D.R. STATEMENT

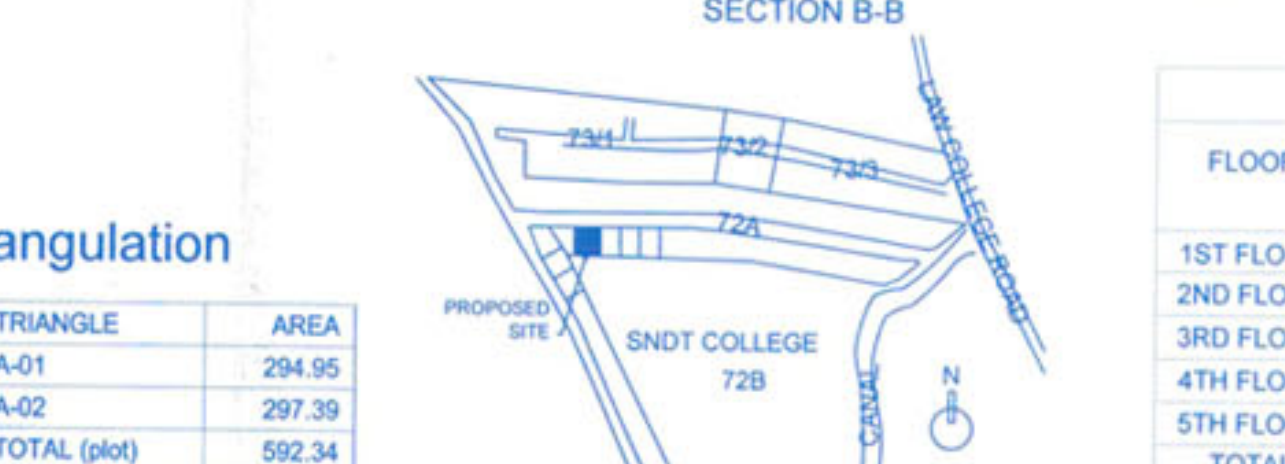
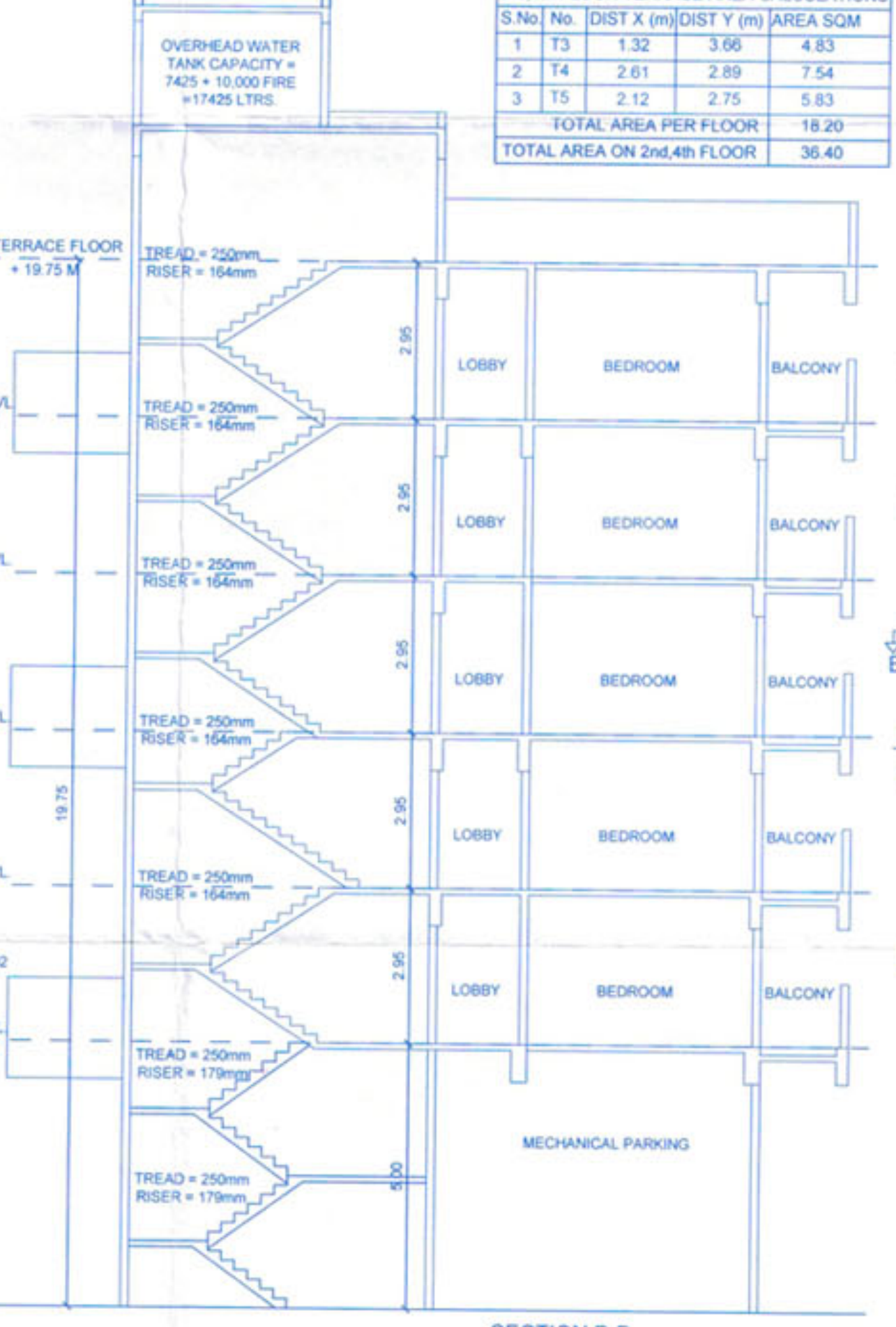
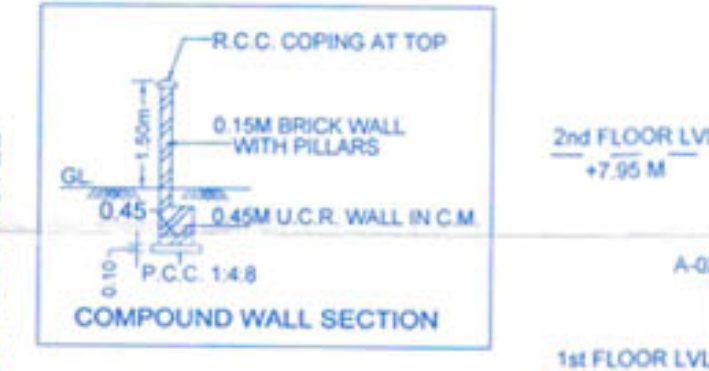
TDR ORIGINATED FROM DRC NO.	004518
TDR AREA DEDUCT FROM DRC	440.00 Sq M
TDR UTILISED AT SITE	FINAL PLOT NO. 72A/23
AREA OF TDR UTILISED AS PER INDEXING	384.70
TDR ZONE	B
NO. OF TENEMENTS PROPOSED AGAINST TDR	2
HEIGHT OF BLDG.	19.75 M
TDR USED ON WHICH FLOORS	3rd PART, 4th FLOOR

1st,2nd,3rd,4th,5th FLOOR BALCONY AREA CALCULATIONS

Sr.No.	No.	DIST X (m)	DIST Y (m)	AREA SQM
1	B1	1.19	2.89	3.44
2	B2	3.05	2.00	6.10
3	B3	1.39	3.65	5.07
4	B4	1.98	2.51	4.22
5	B5	1.24	2.60	3.22
6	B6	3.99	1.60	5.66
TOTAL AREA PER FLOOR				27.91
TOTAL AREA ON 1st,2nd,3rd,4th,5th FLOOR				139.55

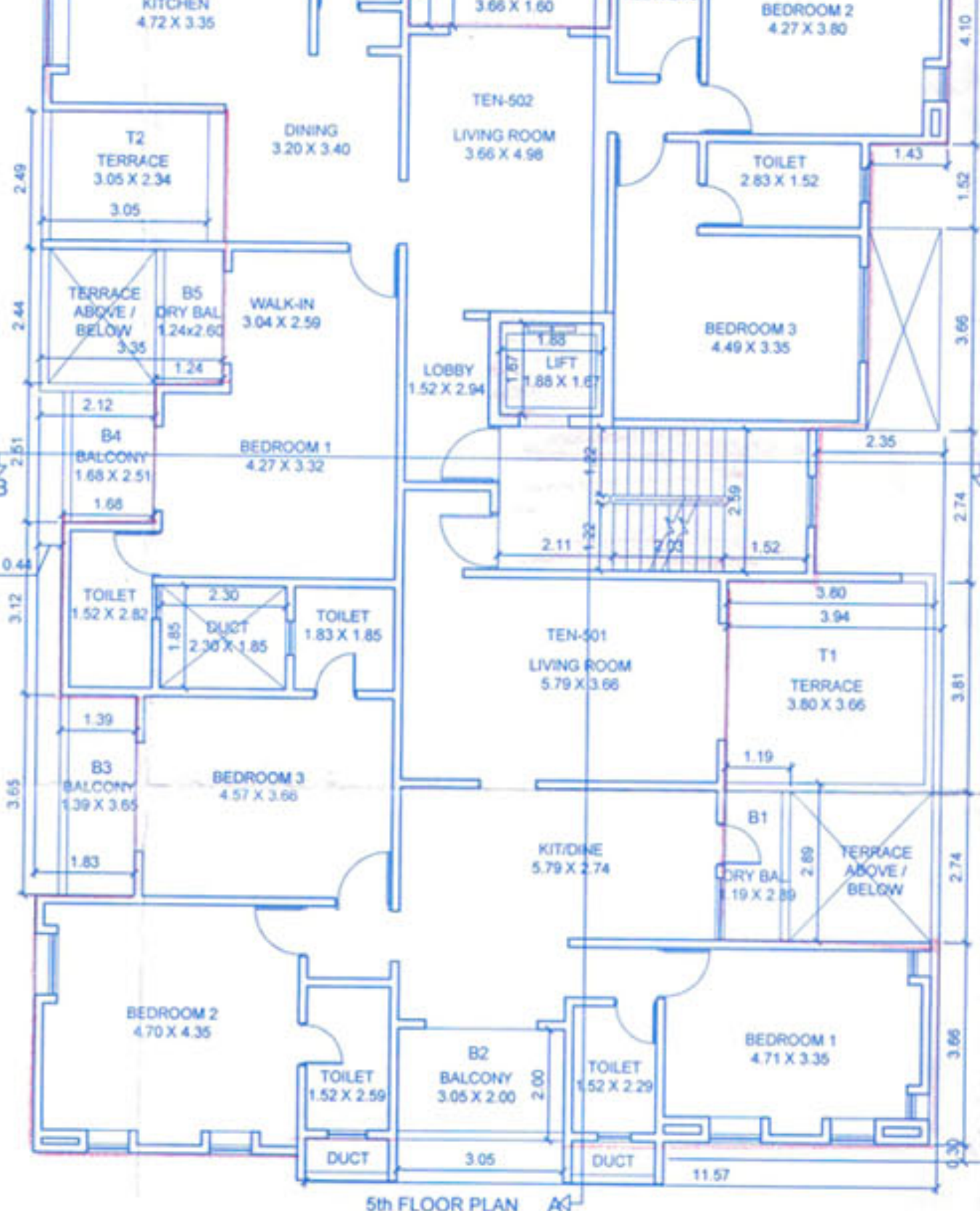
1st,3rd,5th FLOOR TERRACE AREA CALCULATIONS

S.No.	No.	DIST X (m)	DIST Y (m)	AREA SQM
1	T1	3.80	3.66	13.91
2	T2	3.05	2.34	7.14
TOTAL AREA PER FLOOR				21.05
TOTAL AREA ON 1st,3rd,5th FLOOR				63.15



2nd,4th FLOOR TERRACE AREA CALCULATIONS

S.No.	No.	DIST X (m)	DIST Y (m)	AREA SQM
1	T3	1.32	3.66	4.83
2	T4	2.61	2.89	7.54
3	T5	2.12	2.75	5.83
TOTAL AREA PER FLOOR				18.20
TOTAL AREA ON 2nd,4th FLOOR				36.40



AREA STATEMENT

FLOOR	BUILT UP (SQM)	PERMISSIBLE BALCONY (SQM)	PROPOSED BALCONY (SQM)	PERMISSIBLE TERRACE (SQM)	PROPOSED TERRACE (SQM)	STAIR (SQM)	LIFT (SQM)	TENAMENT
1ST FLOOR	266.05	39.91	27.91	53.21	21.05	13.08		2
2ND FLOOR	266.05	39.91	27.91	53.21	18.20	13.08		3
3RD FLOOR	266.05	39.91	27.91	53.21	21.05	13.08		2
4TH FLOOR	266.05	39.91	27.91	53.21	18.20	13.08		2
5TH FLOOR	266.05	39.91	27.91	53.21	21.05	13.08		2
TOTAL	1330.25	199.55	139.55	266.05	99.55	65.40	3.14	11