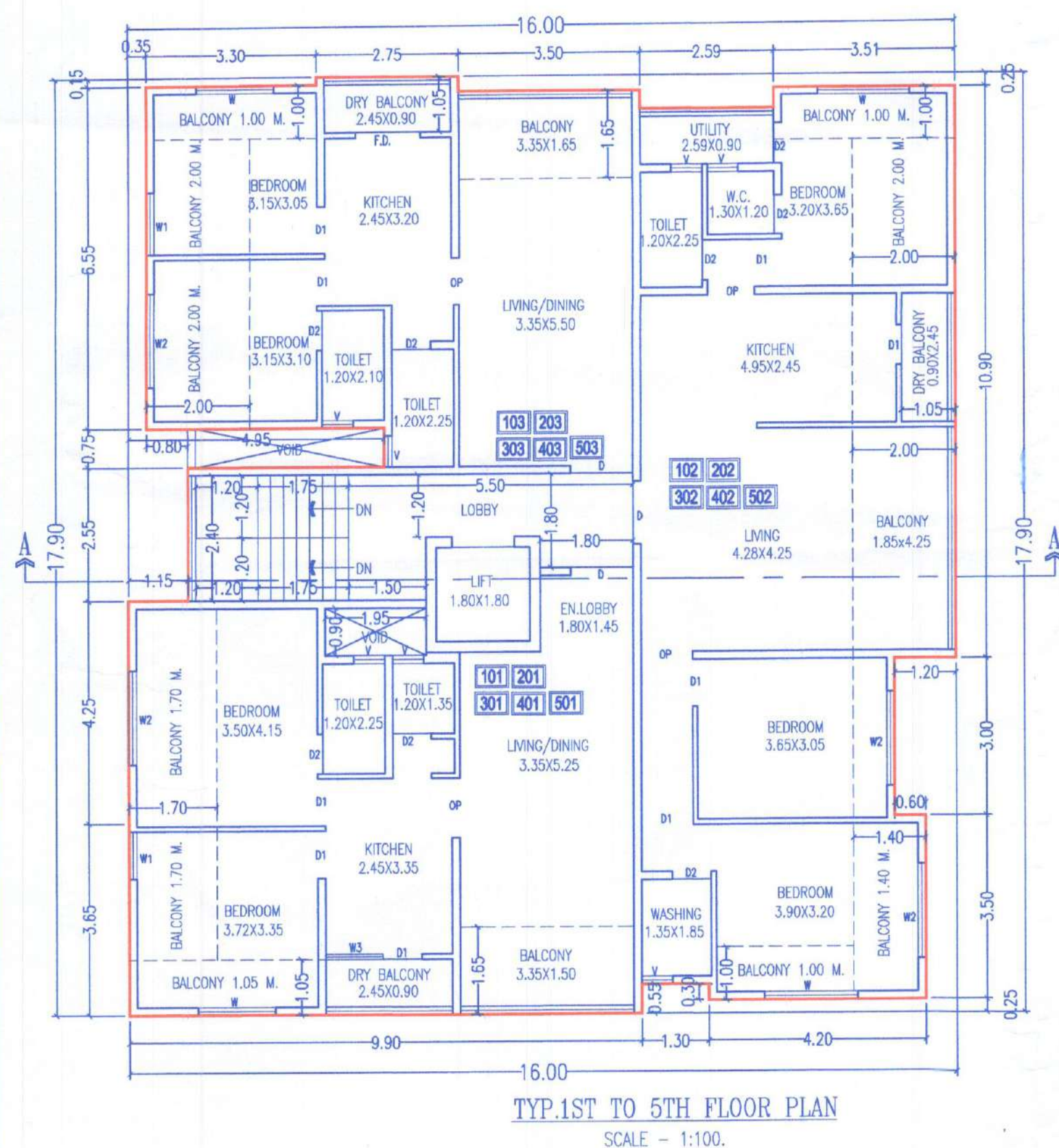




TYP.1ST TO 5TH FLOOR PLAN
SCALE - 1:100.

T.D.R. STATEMENT

T.D.R. STATEMENT (D.R.C.NO.005353)

FORMULA = $X = (R_g/R_r) \times Y$
 X = Permissible Utilization of TDR/DR in sqm on receiving plot
 R_g = Rate for land in Rs. per sq.m. as per ASR of generating plots in generating year
 R_r = Rate for land in Rs. per sq.m. as per ASR of receiving plot in generating year
 Y = TDR debited from drc in sq.m.

TDR GENERATED FROM =
 Ready reckoner Rate = 22,780.00 (Rg)
 Type of D.R.C. = AMENITY
 TDR Utilization On = $S.NO.-635/2+642/1+643$ PLOT NO.- 96&97.C.T.S.NO.-600&601
 AT BIBVEWADI (MUNJERI), PUNE.

Ready reckoner Rate = 24580.00 (Rr)

TDR Area Purchased = 138.69 sq.m.(Y)

$22,780.00$
 $24,580.00 \times Y$

$X = 0.9267 \times 138.69 = 128.52$ sq.m.

Total TDR Utilization On Plot = 128.52 sq.m.

T.D.R. STATEMENT

T.D.R. STATEMENT (D.R.C.NO.004503)

FORMULA = $X = (R_g/R_r) \times Y$
 X = Permissible Utilization of TDR/DR in sqm on receiving plot
 R_g = Rate for land in Rs. per sq.m. as per ASR of generating plots in generating year
 R_r = Rate for land in Rs. per sq.m. as per ASR of receiving plot in generating year
 Y = TDR debited from drc in sq.m.

TDR GENERATED FROM =
 Ready reckoner Rate = 38,800.00 (Rg)
 Type of D.R.C. = SLUM REHABILITATION
 TDR Utilization On = $S.NO.-635/2+642/1+643$ PLOT NO.- 96&97.C.T.S.NO.-600&601
 AT BIBVEWADI (MUNJERI), PUNE.

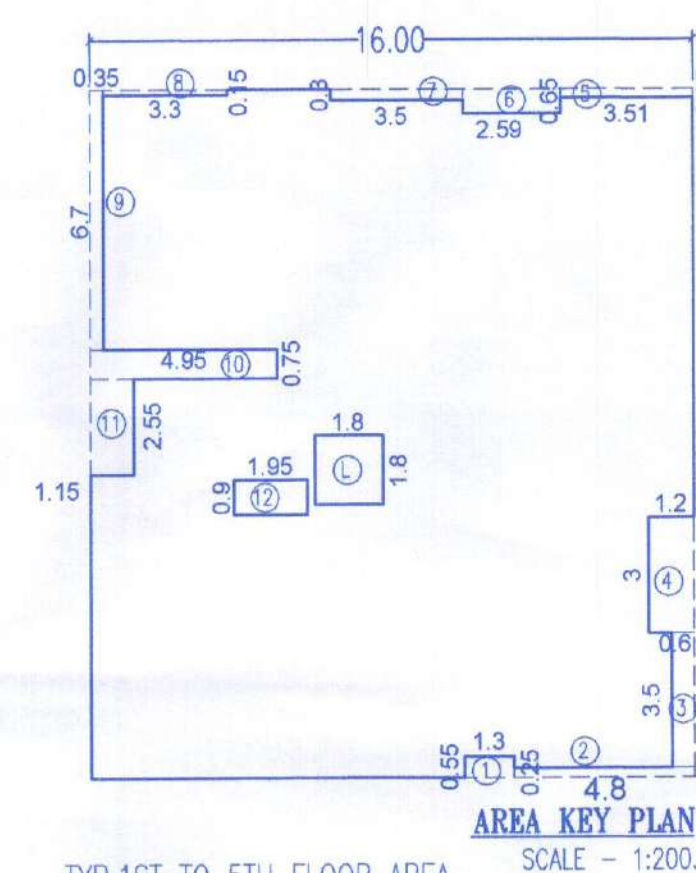
Ready reckoner Rate = 24580.00 (Rr)

TDR Area Purchased = 66.63 sq.m.(Y)

$38,800.00$
 $24,580.00 \times Y$

$X = 1.5785 \times 66.63 = 105.18$ sq.m.

Total TDR Utilization On Plot = 105.18 sq.m.



TYP.1ST TO 5TH FLOOR AREA

AREA OF BLOCK
 $16.00 \times 17.90 \times 1 = 286.40$ SMT.

DEDUCTION :-

01) $01.30 \times 0.55 \times 1 = 0.072$ SMT.

02) $04.80 \times 0.25 \times 1 = 0.120$ SMT.

03) $00.60 \times 3.50 \times 1 = 0.210$ SMT.

04) $01.20 \times 3.00 \times 1 = 0.360$ SMT.

05) $03.51 \times 0.25 \times 1 = 0.088$ SMT.

06) $02.59 \times 0.65 \times 1 = 0.168$ SMT.

07) $03.50 \times 0.30 \times 1 = 0.105$ SMT.

08) $03.30 \times 0.15 \times 1 = 0.050$ SMT.

09) $00.35 \times 6.70 \times 1 = 0.235$ SMT.

10) $04.95 \times 0.75 \times 1 = 0.371$ SMT.

11) $01.15 \times 2.55 \times 1 = 0.293$ SMT.

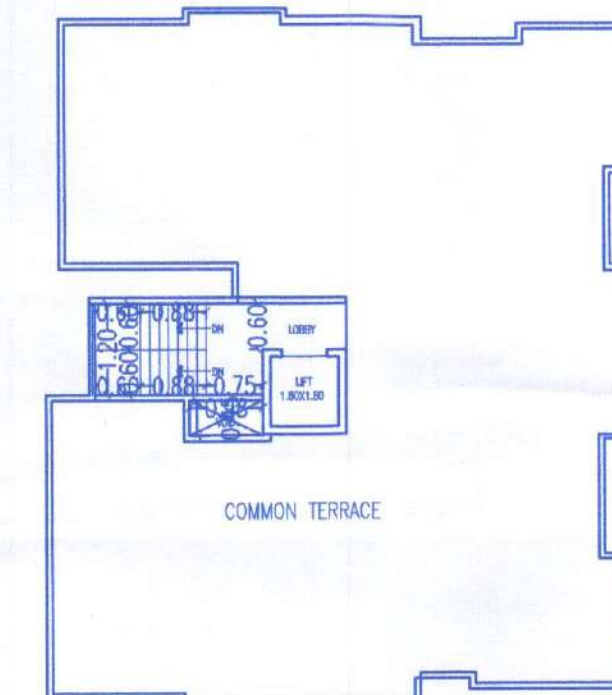
12) $01.95 \times 0.90 \times 1 = 0.176$ SMT.

L) $01.80 \times 1.80 \times 1 = 0.324$ SMT.

TOTAL = 26.72 SMT.

NET B/UP AREA:-

$286.40 - 25.72 = 260.68$ SMT.



TERRACE FLOOR PLAN

SCALE - 1:200.

WATER REQUIREMENT STATEMENT :-

(FOR RESIDENTIAL)

O.H. WATER TANK:-

5 PER. x 135LIT. x 15 TEN. = 10,125.00 LIT.

FIRE FIGHTING TANK = 20,000.00 LIT.

TOTAL O.H. WATER TANK = 30,125.00 LIT.

U.G. WATER TANK:-

1.50 x 10,125.00 LIT. = 15,188.00 LIT.

FIRE FIGHTING TANK = 10,000.00 LIT.

TOTAL U.G. WATER TANK CAPACITY = 25,188.00 LIT.

F. S. I. STATEMENT (SMT.) WING-B

FLOOR	B/UP AREA RESI. (A)	LIFT AREA	TENAMENTS	TOTAL B/UP AREA
FIRST FL.	260.68		03	
SECOND FL.	260.68		03	
THIRD FL.	260.68		03	
FOURTH FL.	260.68		03	
FIFTH FL.	260.68		03	
TOTAL	1303.40	3.24	15	1303.81 SMT.

AS PER SANCTION PLAN CC/1399/04, DATE 15/07/04

LOWER PARKING + STILT FL. + 4 FL., HT. = 17.10 M.

[COMM. AREA 79.95 + RESI. AREA 654.32 + EXCESS BALC. AREA 82.90]

EXISTING WING- A TOTAL BUILT UP AREA = 817.17 SMT.

PARKING STATEMENT:-

DESCRIPTION	CAR	SCOOTER
TENE. CARPET AREA 40.0-80.0 SQM (FOR 2 TENE.)	1	2
TENE. PROPOSED (10 NOS.)	5	10
TENE. CARPET AREA 80.0-150.0 SQM (FOR 1 TENE.)	1	1
TENE. PROPOSED (4 NOS.)	4	4
PARKING REQUIRED	9	14
VISITOR PARKING (5%)	1	1
TOTAL PARKING REQUIRED	10	15
TOTAL PARKING PROPOSED	10	15
AREA REQ. PER PARK	12.50	2.00
TOTAL PARKING AREA REQ.	125.00	30.00
TOTAL PARKING AREA REQUIRED = 155.00 SQ.M.		
TOTAL PARKING AREA PROPOSED = 155.00 SQ.M.		

T.D.R. DETAILS (EXISTING T.D.R. UTILIZATION AREA = 370.00 SMT.)

DRC NO. = 0003362

T.D.R. TYPE = PRIMARY SCHOOL (96)

T.D.R. ZONE = C

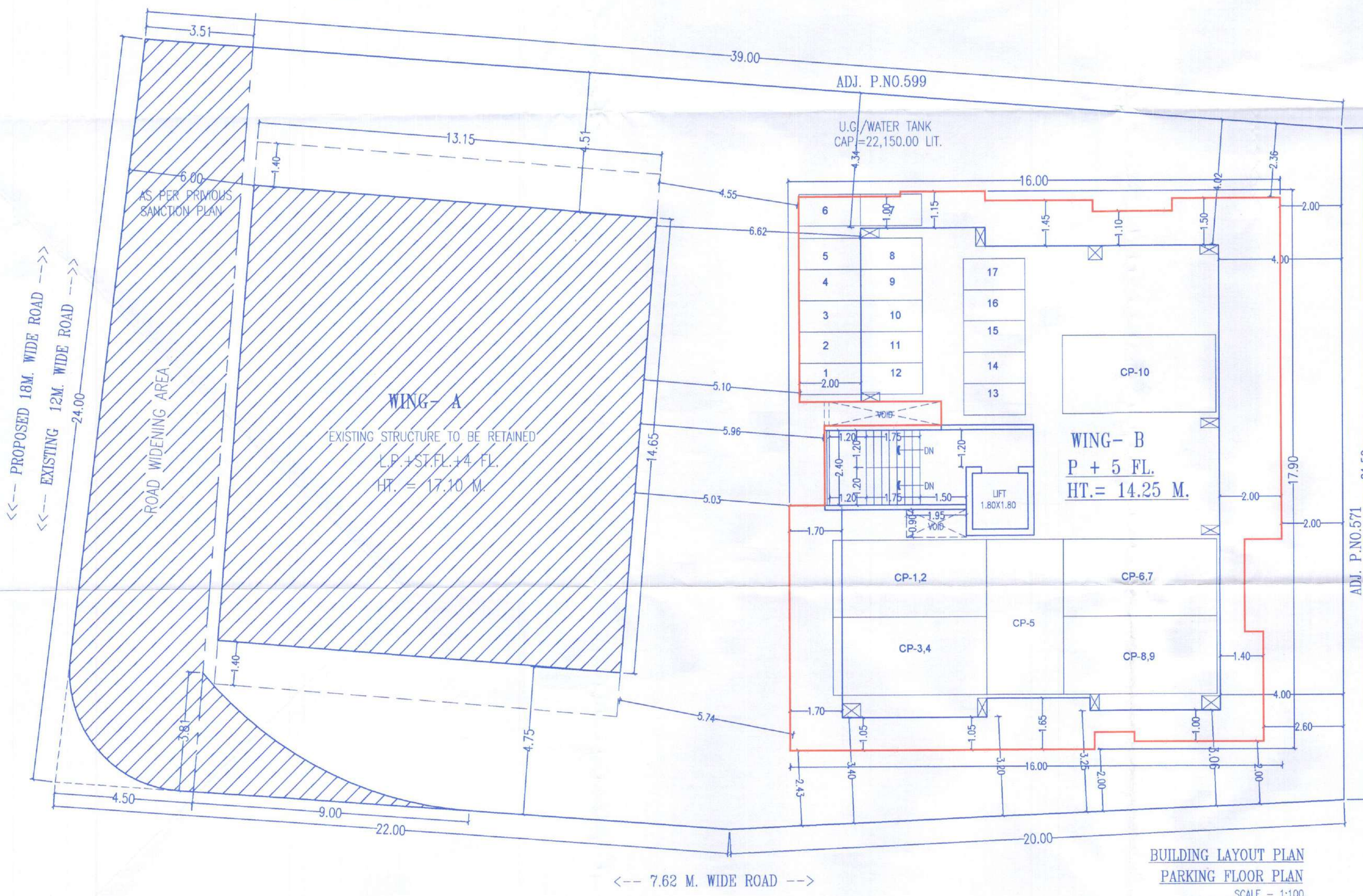
AREA ALLOWED UTILIZATION = 370.25 SMT.

NAME DRC IS ISSUED = MR. ABHJEET V. SHENDE

NAME OF PERSON UTILIZING T.D.R. = MR. VINAYAK C. SURKUTALA

MR. F.B. PAWAR

FOR M/S P.S. DEVELOPERS



BUILDING LAYOUT PLAN
PARKING FLOOR PLAN
SCALE - 1:100.

STAMP OF APPROVAL

01/02

Revised Residential (191052023)
 APPROVED SUBJECT TO CONDITION
 APPROVED UNDER COMMENCEMENT
 CERTIFICATE NO. CC/1399/04
 Building Inspector (B.P.D.P. Zone-5) P.M.C.
 Deputy Engineer P.M.C.



A) AREA STATEMENT

1. AREA OF PLOT AS PER 7/12 930.00

(a). AREA OF PLOT AS PER P.R.C. 774.00

2. DEDUCTIONS FOR

(a) ROAD ACQUISITION AREA 103.11

(b) EXISTING INTERNAL ROAD

(c) ANY RESERVATION

(d) OTHER

TOTAL (a+b+c+d) 670.89

3. NET GROSS AREA OF PLOT (1-2): 670.89

4. DEDUCTIONS FOR

(a) TRANSFORMER AREA

(b) RECREATION OPEN SPACE

(c) INTERNAL ROADS

(d) AMENITY SPACE

(e) OTHERS

TOTAL (a+b+c+d+e) 670.89

5. NET AREA OF PLOT (3-4): 670.89

6. ADDITION FOR F.S.I.

(a) BASIC F.S.I. (1.10) 737.98

(b) PAID F.S.I. (0.50 X 670.89 = 335.45) 204.95

(c) PERMISSIBLE T.D.R. (670.89 X 90% = 603.80 SMT.)

(d) (WING - A EXISTING T.D.R. UTILIZATION = 370.00 SMT.) 370.00

(e) PROPOSED TDR 233.72

(f) ANCILLARY F.S.I. (60%)

(g) OTHER ADDITION 30% INCENTIVE FSI 435 X 0.30 = 130.50 130.50

TOTAL (a+b+c+d+e+f+g) 1677.15

7. TOTAL PERM. BUILT UP AREA : 1677.15

8. EXISTING FLOOR AREA WING - A 817.17

9. NET BUILT UP AREA 859.98

10. ANCILLARY F.S.I. (859.98 SMT. X 80% = 515.99) 445.99

11. PERM. FLOOR B/UP AREA (8+9+10) 1305.97

12. PROPOSED RESIDENTIAL AREA 1303.40

13. PROPOSED COMMERCIAL AREA

14. PROPOSED INDUSTRIAL AREA

15. PROPOSED SPECIAL FSI AREA

16. EXCESS BALCONY AREA TAKEN IN F.S.I.

17. TOTAL BUILT UP AREA (8 + 12) [817.17 + 1303.40] 2120.57

18. F.S.I. CONSUMED 0.98

C) TENEMENT STATEMENT

(a) NET AREA OF PLOT ITEM A(7)ABOVE

(b) LESS NON-RESIDENTIAL AREA (SHOPS ETC.)

(c) AREA FOR TENEMENTS (a-b)

(d) TENEMENTS PERMISSIBLE 37 NOS

(e) TENEMENTS PROPOSED (EXIST. 13 NOS + PROP. 04 NOS) 17 NOS

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON

AND THE DIMENSION OF SIDES, ETC. OF PLOT STATED ON PLAN AREAS AS

MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA

STATED IN DOCUMENT OF OWNERSHIP / T.P. SCHEME RECORD / LAND RECORD DEPT.

/ CITY SURVEYED RECORDS.

SIGN OF ARCHITECT

LEGEND

PLOT BOUNDARY SHOWN BLACK

PROPOSED WORK SHOWN RED

DRAINAGE LINE SHOWN RED DOTTED

WATERLINE SHOWN BLACK DOTTED

EXISTING TO BE RETAINED HATCHED

DEMOLITION SHOWN HATCHED YELLOW

OWNER'S NAME:

FOR: M/S EMPIRE DEVELOPERS THROUGH

(MR. OMKAR DATTATRAY DHANKAWADE)

OWNER'S SIGN:

PROJECT:

PROPOSED REDEVELOPMENT RESI. BLDG. ON

S.NO.- 635/2+642/1+ 643, PLOT NO.- 96 & 97, C.T.S. NO.- 600 & 601

AT BIBVEWADI (MUNJERI), PUNE.

TALUKA - HAVELI, DIST.- PUNE.

ARCHITECT: SATISH SHRIRAM KARALE

ARCHITECT'S SIGN:

S.K. DESIGN & CONSULTANT

ARCHITECTURE, INTERIOR, LANDSCAPE.

SAWANT VIHAR, S.NO. 822,

PHAZE - II, SHOP NO. G-14, KATRAJ,

PUNE SATARA ROAD, PUNE - 411 043.

ARCHITECT'S SIGN:

NORTH

JOB NO

DRG.NO.

SCALE

DRAWN BY

CHECKED BY

INWARD NO.

KEY NO.

DATE

25-08-2022

SHEET NO.

01/02