OFFICE FILE NO. 130

BUILT UP AREA STATEMENT/ PREMIUM AREA STATEMENT

BUILDING	BUILDING HEIGHT IN METER	NO. OF FLOORS	NO. OF BLDG	COMM. UNITS	RESI. TENE	COMM. PROPOSED FSI	RESI. PROPOSED FSI	TOTAL B-UP AREA	BALCONY	FIRE STAIRCASE	STAIRCASE	PASSAGE /LOBBY	AHU	STORE / FREE OF FSI AREA	TERRACE	REFUGE AREA	LIFT+ L.M.R.	RAMP AREA	PODIUM AREA	PARKING AREA	TRANSFORMER STP, OWC,CLUB HOUSE, PROJECTIONS,etc.	TOTAL AREA
'A' BUILDING (WING A,B,C)	98.950	1B+G+MZ+6P+RF+21FL	1	19	124	2443.44	25259.19	27702.63	1815.68	772.59	899.55	1805.68	552.81	2406.30	1056.46	141.26	150.2	4664.34	0.00	22516.03	4000.00	86483.53
'B' BUILDING WING KALASH	91.65	2B+G+MZ+6STILT+OFFICE FLOOR+RF+18FL	1	2	16	1329.96	9054.08	10384.04	-	-	-	-	-	-	553.40	60.00	44.80		1370.80	11036.56	1500.00	24949.60
'B' BUILDING WING KESHAR	93.45	2B+G+MZ+6STILT+OFFICE FLOOR+RF+18FL	1	0	72	672.19	13023.16	13695.37							729.80	210.00	44.80	0.00	0.00			14679.97
'C' BUILDING	12.15	PARKING FL.+3 FLOOR	1	1	4	447.94	50.00	497.94		-	-	-	-	-	199.73	0.00	3.92	0.00	0.00	160.61	50.00	912.20
HALL-1&2	4.50	GROUND FLOOR	2	2	-	219.80	0.00	219.80		-	-	-	-	-	-	0.00	0.00	0.00	0.00	0.00	50.00	269.80
CLUB HOUSE	7.80	GROUND FL.+1 FLOOR	1	-	-	-	-	-	-	-	-	-	-	-	56.75	-	-	-	-	0.00	157.87	214.62
TOTAL			7	24	216	5113.33	47386.45	52499.78	1815.68	772.59	899.55	1805.68	552.81	2406.30	2596.14	411.26	243.72	4664.34	1370.80	33713.20	5757.87	109509.72

B/UP AREA STATEMENT OF BUILDING 'A' (WING A,B,C,)

FLOOR	TENE NO.	PARKING AREA	STORE/ FREE OF FSI AREA	COMMERCIAL FSI/ P-LINE AREA WING-A	WING-C	RESI. FSI/ P-LINE AREA WING-A	WING-B	WING-C	TOTAL FSI/ PROPOSED	BALCONY	TERRACE	FIRE STAIRCASE	STAIRCASE	PASSAGE	AHU	L.M.R. LIFT
		0.00							0.00							
BASEMENT FLOOR	-	2857.15	95.30	17.85		-	-	-	17.85	-		-	-	-	-	
GROUND FLOOR	-	1566.95	-	1279.36	28.69	-	-	-	1308.05	-		-	133.33	-	-	
MEZZANINE FLOOR	-	1757.46	-	1117.54		-	-	-	1117.54	-		-	-	-	22.17	
PARKING -1	-	2610.22	-	-		-	-	-	-	-		-	-	-	-	
PARKING -2	-	2610.22	-	-		-	-	-	-	-		-	-	-	-	
PARKING -3	-	2610.22	-	-		-	-	94.22	94.22	-		-	-	-	-	
PARKING -4	-	2610.22	-	-		-	-	94.22	94.22	-		-	-	-	-	
PARKING -5	-	2610.22	-	-		-	-	94.22	94.22	-		-	-	-	-	
PARKING -6	-	2610.22	-	-		-	-	-	-	-		-	-	-	-	
RECREATIONAL FL.		-	2311.00	-		145.20	14.69	42.91	202.80	21.42	22.61	59.43	58.94	154.24	24.12	
1ST FLOOR	06	-	-	-		387.65	357.49	460.96	1206.30	149.61	49.45	59.43	58.94	137.82	24.12	
2ND FLOOR	06	-	-	-		318.08	275.77	348.12	941.97	149.61	75.16	59.43	58.94	137.82	24.12	
3RD FLOOR	06	-	-	-		318.08	275.77	348.12	941.97	149.61	71.02	59.43	58.94	137.82	24.12	
4TH FLOOR	06	-	-	-		318.08	275.77	348.12	941.97	149.61	75.16	59.43	58.94	137.82	24.12	
5TH FLOOR	06	-	-	-		318.08	275.77	348.12	941.97	149.61	71.02	59.43	58.94	137.82	24.12	50.20+ 100.00
6TH FLOOR	06	-	-	-		318.08	275.77	348.12	941.97	149.61	75.16	59.43	58.94	137.82	24.12	
7TH FLOOR	06	-	-	-		318.08	275.77	348.12	941.97	149.61	71.02	59.43	58.94	137.82	24.12	
8TH FLOOR	06	-	-	-		318.08	275.77	348.12	941.97	149.61	75.16	59.43	58.94	137.82	24.12	
9TH FLOOR	06	-	-	-		318.08	275.77	348.12	941.97	149.61	71.02	59.43	58.94	137.82	24.12	
10TH FLOOR	06	-	-	-		318.08	275.77	348.12	941.97	149.61	75.16	59.43	58.94	137.82	24.12	
11TH FLOOR	06	-	-	-		318.08	275.77	348.12	941.97	149.61	71.02	59.43	58.94	137.82	24.12	
12TH FLOOR	06	-	-	-		318.08	275.77	348.12	941.97	149.61	75.16	59.43	58.94	137.82	24.12	
13TH FLOOR	06	-	-	-		519.50	417.50	527.97	1464.97	-	-	-	-	-	24.12	
14TH FLOOR	06	-	-	-		518.00	417.83	535.29	1471.12	-	-	-	-	-	24.12	
15TH FLOOR	06	-	-	-		519.50	417.50	527.97	1464.97	-	-	-	-	-	24.12	
16TH FLOOR	06	-	-	-		518.00	417.83	535.29	1471.12	-	-	-	-	-	24.12	
17TH FLOOR	06	-	-	-		519.50	417.50	527.97	1464.97	-	-	-	-	-	24.12	
18TH FLOOR	06	-	-	-		518.00	417.83	535.29	1471.12	-	-	-	-	-	24.12	
19TH FLOOR	06	-	-	-		519.50	417.50	527.97	1464.97	-	-	-	-	-	24.12	
20TH FLOOR	06	-	-	-		521.67	417.83	574.11	1513.61						24.12	
21TH FLOOR	04	-	-	-		469.22	417.50	532.20	1418.92						24.12	
TOTAL	124	22518.03	2406.30	2414.75	28.69	8654.82	7164.47	9439.90	27702.63	1816.74	878.15	772.59	899.55	1805.68	552.81	150.20
	0	0.00	0.00		2443.44			25259.19	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

B/UP AREA STATEMENT OF BUILDING 'C'

FLOOR	COMM. TENE NO.	RESI. TENE NO.	COMM. FSI / P - LINE AREA	RESI. FSI / P-LINE AREA	TOTAL	LIFT
GROUND FLOOR	-	-	48.48	-	48.48	
1ST FLOOR	1	-	199.73	-	199.73	3.92
2ND FLOOR	-	-	199.73	-	199.73	
3RD FLOOR	-	4	-	50.00	50.00	
TOTAL	1	4	447.94	50.00	497.94	3.92

PARKING STATEMENT BUILDING 'C'

	TN	CAR	SCOOTER
TENEMENT CARPET BETWEEN 00-30 SQ.M.	2	0	4
PROPOSED TENEMENT 2	2	0	4
TENEMENT CARPET BETWEEN 30-40 SQ.M.	2	1	2
PROPOSED TENEMENT 2	2	1	2
COMMERCIAL 100SQ.M.		2	3
PROPOSED 163.49 AREA		3	5
TOTAL REQUIRED PARKING		4	11
AREA REQUIRED PER PARKING		12.50	2.00
TOTAL PARKING AREA PROPOSED		53.37	21.81

B/UP AREA STATEMENT OF HALL-1&2

FLOOR	TENE NO.	COMM. FSI/P-LINE AREA
HALL-1 GROUND FL	1	112.50
HALL-2 GROUND FL	1	107.30
TOTAL	2	219.80

PARKING STATEMENT BUILDING 'C'

	TN	CAR	SCOOTER
TENEMENT CARPET BETWEEN 00-30 SQ.M.	2	0	4
PROPOSED TENEMENT 2	2	0	4
TENEMENT CARPET BETWEEN 30-40 SQ.M.	2	1	2
PROPOSED TENEMENT 2	2	1	2
COMMERCIAL 100SQ.M.		2	3
PROPOSED 163.49 AREA		3	5
TOTAL REQUIRED PARKING		4	11
AREA REQUIRED PER PARKING		12.50	2.00
TOTAL PARKING AREA PROPOSED		53.37	21.81

B/UP AREA STATEMENT OF BUILDING 'B' (WING KESHAR)

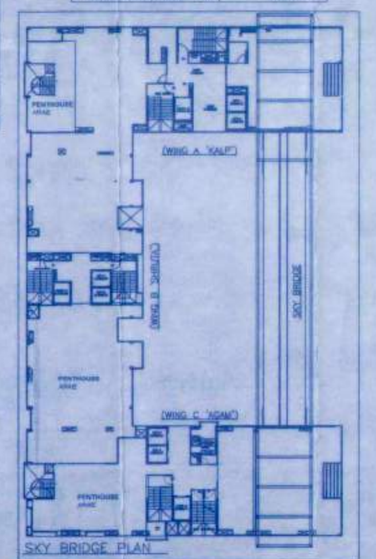
FLOOR	TENE NO.	COMM. FSI/ P-LINE AREA	RESI. FSI/ P-LINE AREA	RESI. FSI/ P-LINE AREA	L.M.R. LIFT
BASEMENT FLOOR 2	-		0.00	0.00	
BASEMENT FLOOR 1	-		0.00	0.00	
GROUND FLOOR	-		0.00	0.00	
MEZZANINE FLOOR	-		0.00	0.00	
STILT PARKING -1	-		0.00	0.00	
STILT PARKING -2	-		0.00	0.00	
STILT PARKING -3	-		0.00	0.00	
STILT PARKING -4	-		0.00	0.00	
STILT PARKING -5	-		0.00	0.00	
STILT PARKING -6	-		0.00	0.00	
OFFICE FLOOR (R.F.)		672.19	0.00	672.19	
RECREATIONAL FL.	-		0.00	0.00	
1ST FLOOR	04	0.00	723.51	723.51	
2ND FLOOR	04	0.00	723.51	723.51	
3RD FLOOR (R.F.)	04	0.00	723.51	723.51	44.80
4TH FLOOR	04	0.00	723.51	723.51	
5TH FLOOR	04	0.00	723.51	723.51	
6TH FLOOR	04	0.00	723.51	723.51	
7TH FLOOR (R.F.)	04	0.00	723.51	723.51	
8TH FLOOR	04	0.00	723.51	723.51	
9TH FLOOR	04	0.00	723.51	723.51	
10TH FLOOR	04	0.00	723.51	723.51	
11TH FLOOR (R.F.)	04	0.00	723.51	723.51	
12TH FLOOR	04	0.00	723.51	723.51	
13TH FLOOR	04	0.00	723.51	723.51	
14TH FLOOR	04	0.00	723.51	723.51	
15TH FLOOR (R.F.)	04	0.00	723.51	723.51	
16TH FLOOR	04	0.00	723.51	723.51	
17TH FLOOR	04	0.00	723.51	723.51	
18TH FLOOR	04	0.00	723.51	723.51	
TOTAL	72	672.19	13023.16	13695.37	44.80

B/UP AREA STATEMENT OF BULDING 'B' (WING KALASH)

FLOOR	TENE NO.	PMC PARKING AREA	PARKING AREA	COMM. FSI/ P-LINE AREA	RESI. FSI/ P-LINE AREA	TOTAL FSI PROPOSED	L.M.R. LIFT
BASEMENT FLOOR 2	-	-	1405.85		0.00	0.00	
BASEMENT FLOOR 1	-	1144.83	261.00		0.00	0.00	
GROUND FLOOR	-	-	-	460.86	0.00	460.86	
MEZZANINE FLOOR	-	-	-	262.59	0.00	262.59	
STILT PARKING -1	-	-	1370.81		0.00	0.00	
STILT PARKING -2	-	-	1370.81		0.00	0.00	
STILT PARKING -3	-	-	1370.81		0.00	0.00	
STILT PARKING -4	-	-	1370.81		0.00	0.00	
STILT PARKING -5	-	-	1370.81		0.00	0.00	
STILT PARKING -6	-	-	1370.81		0.00	0.00	
OFFICE FLOOR (R.F.)		-	-	806.51	0.00	806.51	
RECREATIONAL FL.		-	-		0.00	0.00	
1ST FLOOR	01	-	0.00	0.00	565.88	565.88	
2ND FLOOR	01	-	0.00	0.00	565.88	565.88	44.80
3RD FLOOR (R.F.)	01	-	0.00	0.00	565.88	565.88	
4TH FLOOR	01	-	0.00	0.00	565.88	565.88	
5TH FLOOR	01	-	0.00	0.00	565.88	565.88	
6TH FLOOR	01	-	0.00	0.00	565.88	565.88	
7TH FLOOR (R.F.)	01	-	0.00	0.00	565.88	565.88	
8TH FLOOR	01	-	0.00	0.00	565.88	565.88	
9TH FLOOR	01	-	0.00	0.00	565.88	565.88	
10TH FLOOR	01	-	0.00	0.00	565.88	565.88	
11TH FLOOR (R.F.)	01	-	0.00	0.00	565.88	565.88	
12TH FLOOR	01	-	0.00	0.00	565.88	565.88	
13TH FLOOR	01	-	0.00	0.00	565.88	565.88	
14TH FLOOR	01	-	0.00	0.00	565.88	565.88	
15TH FLOOR (R.F.)	01	-	0.00	0.00	565.88	565.88	
16TH FLOOR	01	-	0.00	0.00	565.88	565.88	
TOTAL	16	1144.83	9891.71	1329.96	9054.08	10384.04	44.80

FSI NON FSI STATEMENT

	AREA
FSI	52499.78
NON FSI	57009.94
TOTAL FSI+NON FSI	109509.72



SKY BRIDGE PLAN

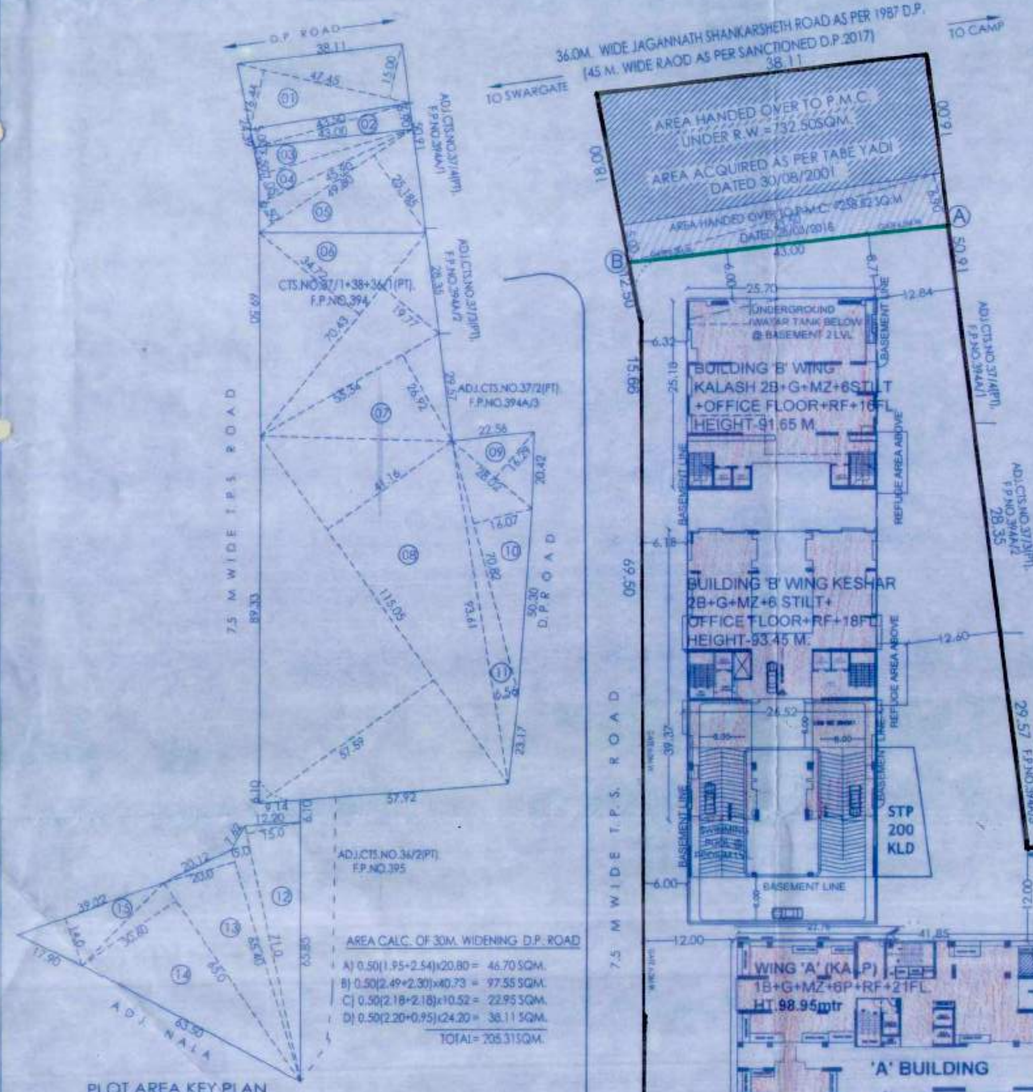
GROUND COVERAGE STATEMENT

	AREA
BUILDING A	2816.81
BUILDING B KESHAR	729.80
BUILDING B KALASH	1405.85
BUILDING C	199.73
HALL 1&2	219.80
TOTAL	5371.99

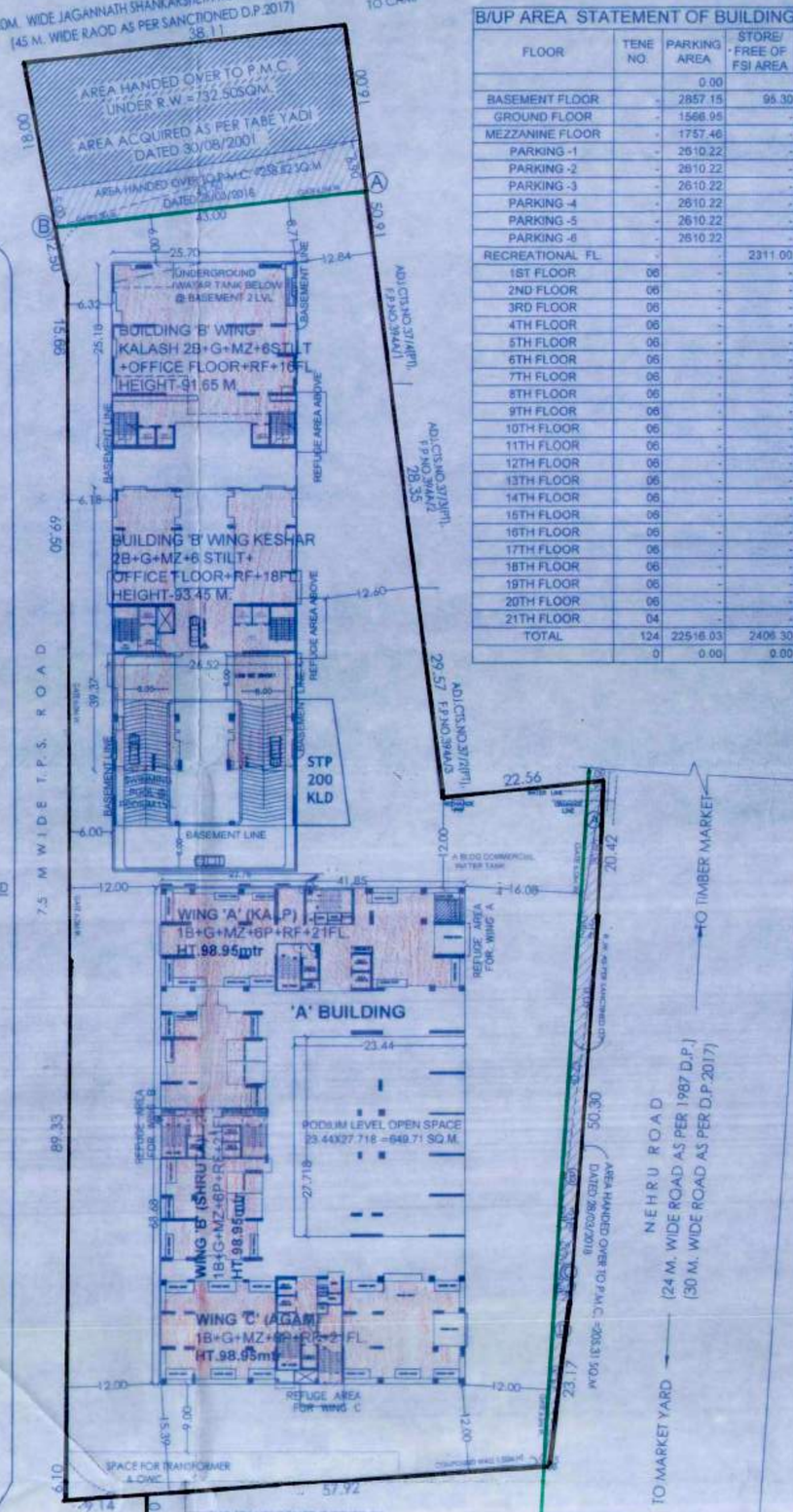
WATER STATEMENT

	O.H.W.T. (LTRS.)	U.G.W.T. (LTRS.)
BUILDING A	131765.00	247647.00
BUILDING B KESHAR	71615.00	177422.50
BUILDING B KALASH	44390.00	136585.00
BUILDING C	6795.00	10172.50
HALL 1&2	3285.00	4927.50
TOTAL	257850.00	596774.50

LOCATION PLAN



PLOT AREA KEY PLAN
SCALE 1:1000



LAYOUT
SCALE 1:500

AREA CALCULATION OF F.P.NO.394,395A, CTS.NO.36/1+37/1+38.

PLOT AREA CALCULATION

1	=0.5 X	15.00 +16.44X		47.45 =	742.91
2	=0.5 X	5.00 +6.90 X		43.50 =	258.83
3	=0.5 X	43.00	X	7.50 =	161.25
4	=0.5 X	45.90	X	7.05 =	161.80
5	=0.5 X	6.50 +25.19X		49.80 =	788.95
6	=0.5 X	34.72 +19.77X		70.43 =	1918.87
7	=0.5 X	55.34	X	26.72 =	744.88
8	=0.5 X	41.14+57.59X		115.05 =	5680.59
9	=0.5 X	28.02	X	16.29 =	228.22
10	=0.5 X	70.82	X	16.07 =	569.04
11	=0.5 X	93.61	X	6.56 =	307.04
12	=0.5 X	15.00+5.00 X		71.00 =	710.00
13	=0.5 X	65.40	X	20.00 =	654.00
14	=0.5 X	68.00	X	30.40 =	994.50
15	=0.5 X	39.02	X	14.00 =	273.14
			TOTAL	=	14197.01

PLOT AREA AS PER TRIANGULATION = 14197.01 SQM

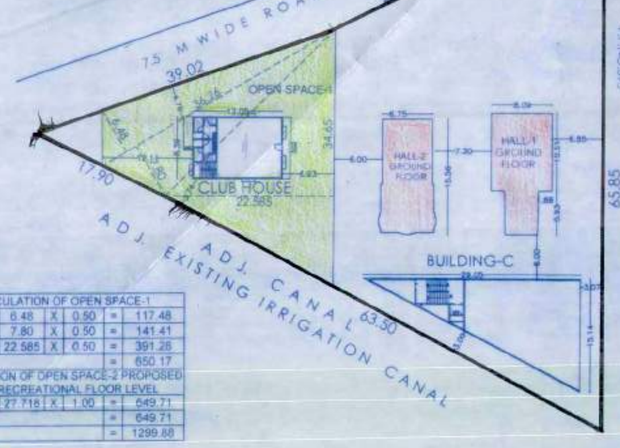
PLOT AREA AS PER 'B' FORM = 14195.43 SQM

AREA CALC. OF 42M. WIDENING D.P. ROAD

0.50(5.00+6.90)x43.50 = 258.82 SQM.

AREA CALC. OF PARKING RESERVATION (P20)

3	=0.5 X	43.00	X	7.50 =	161.25
4	=0.5 X	45.90	X	7.05 =	161.80
5	=0.5 X	6.50 +25.19X		49.80 =	788.95
			TOTAL	=	1112.00 SQM

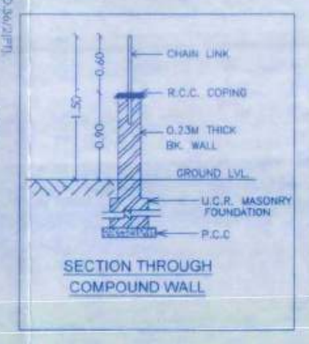


AREA CALCULATION OF OPEN SPACE-1

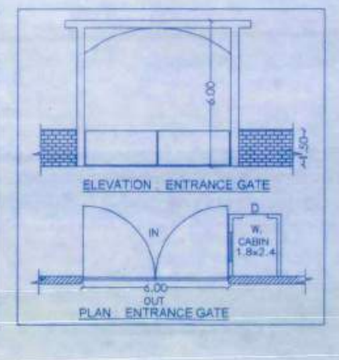
1	36.26	X 8.48	X 0.50	=	117.48
2	36.26	X 7.80	X 0.50	=	141.41
3	34.65	X 22.585	X 0.50	=	391.28
TOTAL A				=	650.17

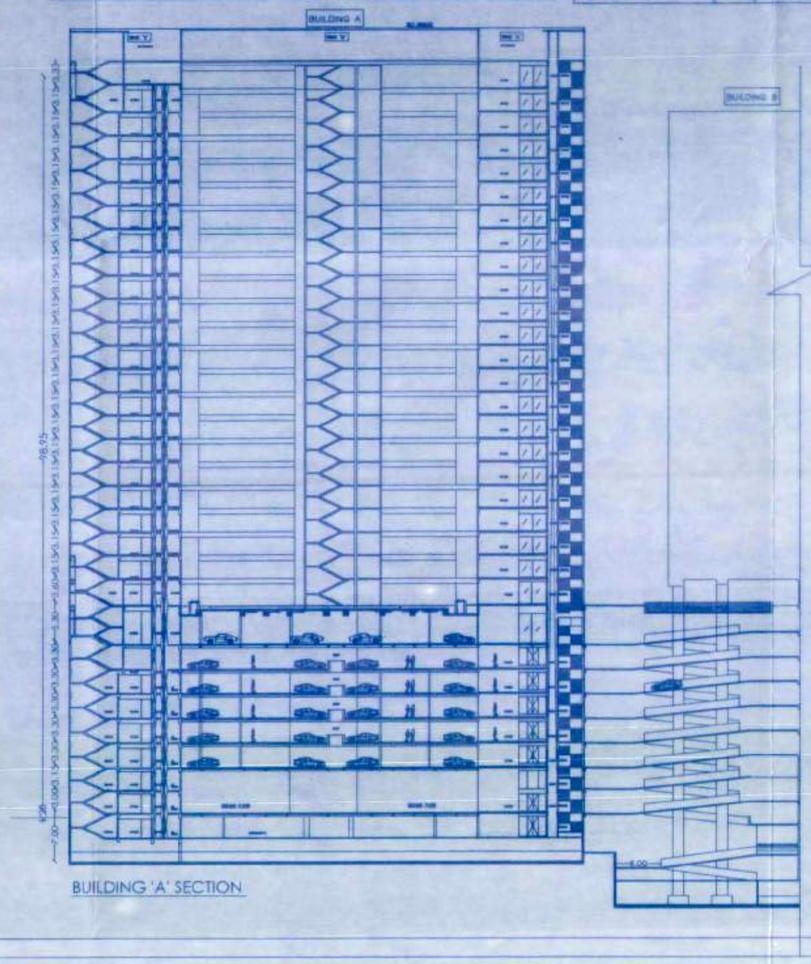
AREA CALCULATION OF OPEN SPACE 2 PROPOSED ON BLDG 'A' RECREATIONAL FLOOR LEVEL

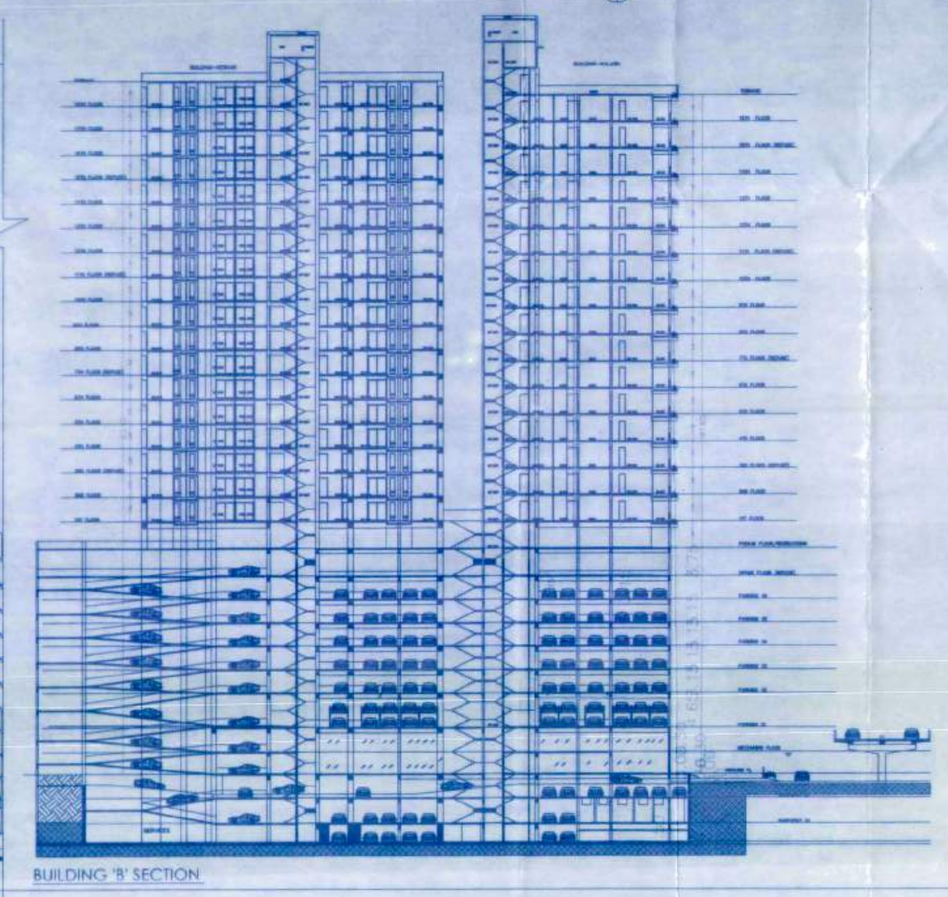
	23.44	X 27.718	X 1.00	=	649.71
TOTAL B				=	649.71
TOTAL A+B				=	1299.88



SECTION THROUGH COMPOUND WALL




BUILDING 'A' SECTION


BUILDING 'B' SECTION

REVISED LAYOUT 1/1

LAYOUT & BUILDING PLANS PREVIOUSLY APPROVED VIDE CC NO. 2801/13, DATED 22/11/2013
BUILDING PLANS PREVIOUSLY APPROVED VIDE CC NO. 3277/14, DATED 31/12/2014
LAYOUT & BUILDING PLANS PREVIOUSLY APPROVED VIDE CC NO. 3333/15, DATED 31/12/2015
BUILDING PLANS PREVIOUSLY APPROVED VIDE CC NO. 3012/19, DATED 02/03/2020
LAYOUT & BUILDING PLANS PREVIOUSLY APPROVED VIDE CC NO. 0213/21, DATED 03/05/2021
BUILDING PLANS PREVIOUSLY APPROVED VIDE CC NO. 0758/22, DATED 23/06/2022

STAMP OF APPROVAL

दुरुस्त -
बांधकाम विकास विभाग कार्यालय
मान्य लेआऊट क्र. CC/2007/22
दि.पी.सी./झोन क्र. 5 दिनांक 02/11/2022
कार्यकारी अभियंता
विकास योजना व बांधकाम नियंत्रण (झोन क्र. 5)
पुणे महानगरपालिका

AREA STATEMENT		SQ.M.
1	AREA OF PLOT	
	a) AS PER OWNERSHIP DOCUMENT	14195.43
	b) AS PER MEASUREMENT SHEET	14197.01
	c) MINIMUM AREA TO BE CONSIDERED	14195.43
2	DEDUCTION FOR	
	a) AREA UNDER ROAD WIDENING 45.0 M. WIDE D.P. ROAD	991.32
	b) AREA UNDER ROAD WIDENING 30.0 M. WIDE D.P. ROAD	205.31
	c) 1112.0sqm PARKING RESERVATION AREA TO BE DEVELOPED UNDER ACCOMMODATION RESERVATION PRINCIPLE UDCPR 2020 RULE NO. 11.1 - 5.3(1112.0 Sqm PARKING AREA PROPOSED)	0.00
	TOTAL DEDUCTION A+B	1196.63
3	BALANCE AREA OF PLOT (1-2)	12998.80
4	AMENITY SPACE	0.00
	a) REQUIRED AREA	0.00
	b) ADJUSTMENT OF 2(B), IF ANY -	0.00
	c) BALANCE PROPOSED -	0.00
5	NET PLOT AREA (3-4c)	12998.80
6	RECREATIONAL OPEN SPACE	
	a) REQUIRED	1299.88
	b) PROPOSED	1299.88
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	14298.68
10	ADDITION OF FSI ON PAYMENT OF PREMIUM	
	a) PERMISSIBLE PREMIUM FSI (SR. NO 5X0.50)	7097.72
	b) PROPOSED FSI ON PAYMENT OF PREMIUM	7097.72
11	IN-SITU FSI / TDR LOADING	
	a) IN-SITU AREA AGAINST D.P. ROAD (2a+b x 2.0)	2393.28
	b) IN-SITU AREA AGAINST AMENITY SPACE	0.00
	c) PERMISSIBLE 30% SLUM TDR ((14195.43x140%=19873.80)-11)x30%	5244.10
	d) PERMISSIBLE AMENITY TDR 140% of 14195.43 =19873.60-11a+b+c)	12236.24
	e) TOTAL IN-SITUTDR LOADING PROPOSED 11 (a)+(b)+(c)+(d)	19873.60
12	ADDITIONAL FSI AREA UNDER CHAPTER NO. 7	
13	TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	
	a) [9 + 10(b)+11(e)] OR 12 WHICHEVER IS APPLICABLE	41270.00
	b) INCENTIVE FOR GREEN BUILDING (6X7%)	1000.91
	c) TOTAL AREA (13a+13b)	42270.90
	d) PREVIOUSLY SANCTION AREA	14120.94
	e) BALANCE AREA (13c-13d)	28149.96
	f) ANCILLARY FSI FOR COMMERCIAL (60%of 3922.41)	3137.93
	g) ANCILLARY FSI FOR RESIDENTIAL (60%of 94227.58)	14536.53
	h) TOTAL ENTITLEMENT (13e+13f+13g)	59945.36
14	MAXIMUM UTILIZATION LIMIT OF F.S.I. (BUILDING POTENTIAL) PERMISSIBLE AS PER ROAD WIDTH (1x(3.00+13b+13f+13g)	61261.66
15	TOTAL BUILT-UP AREA IN PROPOSAL	
	a) EXISTING COMMERCIAL FSI	1160.92
	b) PROPOSED COMMERCIAL FSI	3922.41
	c) PROPOSED RESIDENTIAL FSI	47386.45
	d) TOTAL PROPOSED FSI (a+b+c)	52499.78
16	F.S.I. CONSUMED (15c/13f)	0.90

BRIEF SPECIFICATION

FOUNDATION UP TO HARD STRATA
R.C.C FRAME STRUCTURE
EXTERNAL WALLS & INTERNAL WALLS 0.10 THK.IN R.C.C.
VITRIFIED TILES FLOORING 2.1 M.
DADO UP TO 0.90M. IN W.C & UP TO 1.20M IN BATH & TOILET
ALU. POWDER COATED WINDOWS & T.W.DOORS
INTERNAL PLASTER WITH NEERU FINISH & EXTERNAL WITH SAND FACED
RCC WATER STORAGE TANK WITH W.P. COURSE
INTERNAL WALLS IN WALL BASE & EXTERNAL WITH CEMENT PAINT

SCHEDULE OF OPENINGS

DOORS	WINDOWS
D- 1.20X2.10	W -2.40X1.20
D1- 0.95X2.10	W1-0.70X1.20
D2- 0.85X2.10	W2-0.60X1.20
FD - 4.00X2.10	W3-1.60X1.20
FD1 - 2.30X2.10	W4-2.85X1.20
	V - 0.90X1.00

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

NORTH N

OWNER'S NAME , SIGNATURE :-

ADDRESS :-
OFFICE NO. 27, PARSHWA BUILDING, 12, SUJAY GARDEN,MUKUNDNAGAR, PUNE 411037
PHONE NO. : 242 600 25
E-mail:design@suyoggroup.com
M/s Suyog Development Corporation Unit 12 LLP

PROJECT :-

BUILDING LAYOUT OF LAND BEARING ON CTS. NO. 36/1+37/1+38, F.P.NO. 394+395A,TPS-III S.NO. 514/1,513A/1,513B/1,AT GULTEKADI , PUNE.

ARCHITECT :-

JAGADISH P. DESHPANDE
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JAGADISH P. DESHPANDE
CA/84/5118

DATE	DEALT BY	REVISED BY	CHECKED BY	SCALE
21/09/2022	Suchita	Suchita	Ashok	1:500

D:\P DDO JMB\Jagnath Nagar\LAYOUTS\TPS III 36-38\SUBMISSION DWG\BUILDING\JN SANCTIONS LAYOUT