

F.S.I STATEMENT :-

FLOOR	PROPOSED AREA	PERM. BALC. 15%	PROP. BALC.	STAIR AREA	LIFT/M.RM AREA	TENE. NO.
FIRST FLOOR	238.95	35.84	34.55	17.33		4
SECOND FLOOR	238.95	35.84	34.55	17.33		4
THIRD FLOOR	242.89	36.43	36.40	17.33		4
FOURTH FLOOR	243.04	36.46	36.06	17.33	03.33	4
FIFTH FLOOR	243.19	36.48	34.03	16.43		3
SIXTH FLOOR	243.19	36.48	34.03	16.43		3
SEVENTH FLOOR	159.19	23.88	23.72	16.43		2
TOTAL	1,609.47	241.41	232.34	118.81	03.33	24

PARKING STATEMENT :-

TENEMENT TYPE	RULE	REQ. PARKING	PROPOSED PARKING PROVIDED
RESIDENTIAL	FOR 2 UNITS ABOVE 40 - 60 SQM	CAR SC CY TENEMENT	CAR SC CY
	EVERY UNIT ABOVE 60 - 80 SQM	1 1 2 15	7 7 15
	EVERY UNIT ABOVE 80 SQM	1 1 1 03	3 3 14
VISITOR'S	5% OF REQ. PARKING	1 2 2	1 2 2
	TOTAL NUMBER OF PARKING REQUIRED		18 26 34
	REQUIRED AREA PER PARKING IN SQ.M.		12.50 2.00 1.40
	TOTAL PARKING AREA REQUIRED IN SQ.M.		225.00 52.00 47.60
	TOTAL NUMBER OF PARKING PROVIDED		25 31 37
	TOTAL PARKING AREA PROVIDED IN SQ.M.		312.50 62.00 51.80
	TOTAL PARKING AREA PROVIDED +26.30 SQ.M.		

TREE CALCULATION :-

PLOT AREA = 784.61 SQ.M.
TREES REQUIRED = 1 TREE/80 SQ.M.
TREES REQUIRED = 10 NOS.
EXISTING TREES = 12 NOS.
TREES PROVIDED = NIL.

WATER REQUIREMENT

TENE. PROPOSED = 25 NOS.
W.T. REQUIRED = 25X5X135=16,900.00 LTR.
PROVIDED CAPACITY OF OVERHEAD TANK = 17,500.00 LTR.

U.G. TANK CAPACITY

1.50 X O.H.W.T. CAPACITY IN LTR.
1.50 X 17,500.00 = 26,250 LTR.
PROVIDED CAPACITY OF U.G. TANK = 27,000.00 LTR.

REQUIRED O.H.W.T. CAPACITY FOR FIRE FIGHTING = 10,000 LTR.
PROVIDED O.H.W.T. CAPACITY FOR FIRE FIGHTING = 10,400 LTR.

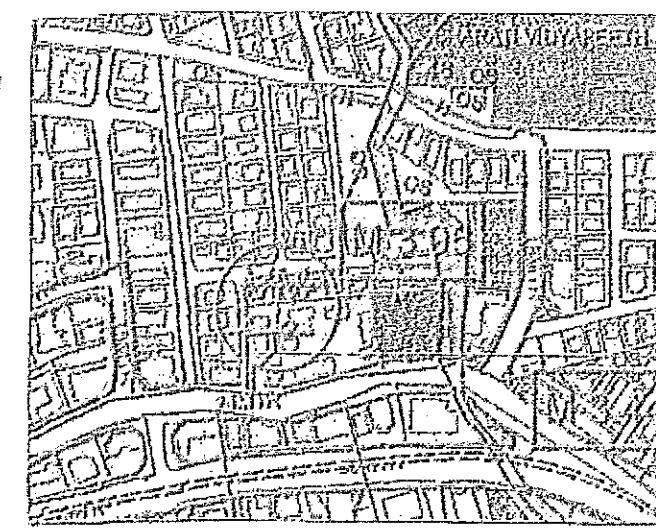
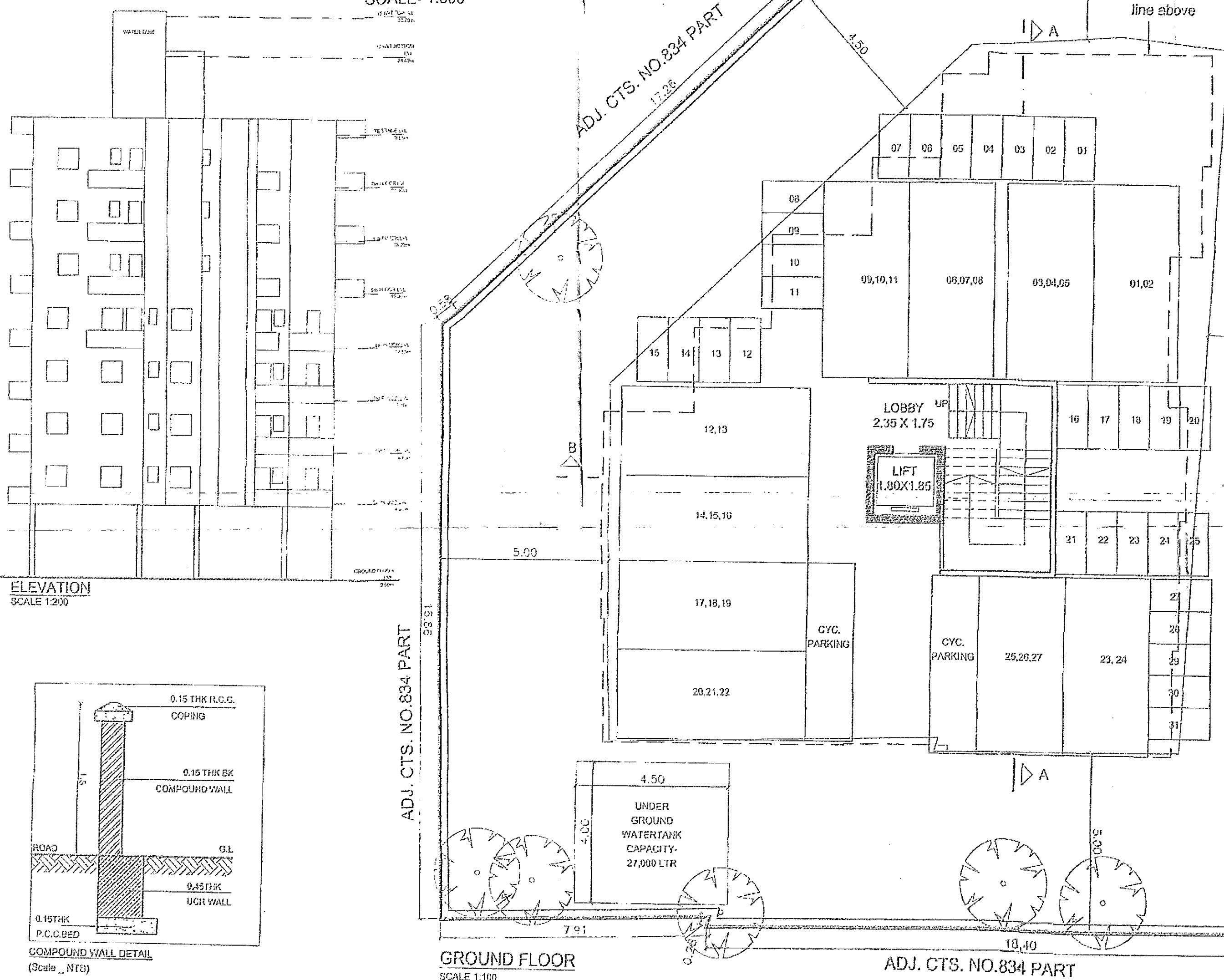
24.00 M WIDE (D.P.) PAUD ROAD

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PLOT AREA CALCULATIONS :-

- A) 00.50 X 05.90 X 11.89 = 35.09
B) 00.50 X 00.27 X 18.40 = 02.48
C) 00.50 X 05.66 X 27.88 = 78.90
D) 00.50 X 06.19 X 30.96 = 95.82
E) 00.50 X 00.73 X 27.91 = 10.19
F) 00.50 X 17.61 X 30.96 = 272.80
G) 00.50 X 00.30 X 27.82 = 04.17
H) 00.50 X 10.37 X 27.32 = 141.65
I) (0.5 X 0.51 X 2.94) + (0.23 X 2.94 X 0.5) = 01.09
J) 00.50 X 02.03 X 03.13 = 03.18
K) 00.50 X 02.48 X 14.32 = 17.76
L) 00.50 X 02.11 X 14.32 = 15.11
M) 00.50 X 02.39 X 12.45 = 14.88
N) 00.50 X 04.34 X 10.38 = 22.53
O) 00.50 X 02.95 X 08.16 = 09.09
P) 00.50 X 04.79 X 08.16 = 14.75
Q) 00.50 X 02.84 X 08.95 = 12.57
R) 00.50 X 05.00 X 09.50 = 24.04
S) 00.50 X 04.21 X 08.11 = 12.86
T) 00.50 X 05.53 X 07.28 = 20.13
U) 00.50 X 03.67 X 07.25 = 13.30
V) 00.50 X 02.96 X 07.13 = 12.25 (ROAD WIDENING)
W) 00.50 X 02.51 X 07.13 = 09.95 (ROAD WIDENING)
X) 00.50 X 00.89 X 06.38 = 02.17 (ROAD WIDENING)
TOTAL AREA = 843.85 SQ.M.

AREA OF PLOT AS PER DEMARCATION = 843.85 SQ.M.
AREA OF PLOT AS PER 7/12 EXTRACT = 784.61 SQ.M.

PLOT AREA CALCULATION
SCALE: 1:500

DP LOCATION :-

BUILDING NAME	FLOOR NAME	CARPET NAME	CARPET AREA	BNG BAL AREA	TERRACE AREA	OPEN BAL AREA
A (BUILDING)	TYPICAL - 1.2 FL. PLAN	101.201	59.33	0.00	0.00	11.24
		102.202	55.89	0.00	0.00	9.47
		103.203	45.02	0.00	0.00	9.40
		104.204	46.40	0.00	0.00	7.89
THIRD FLOOR PLAN		201	55.32	0.00	0.00	11.24
		202	52.72	0.00	0.00	9.47
		303	52.84	0.00	0.00	11.08
FOURTH FLOOR PLAN		301	46.40	0.00	0.00	7.24
		401	51.52	0.00	0.00	9.33
		402	55.39	0.00	0.00	9.95
		403	45.77	0.00	0.00	7.09
		404	40.91	0.00	0.00	6.15
TYPICAL - 5.5 FL. PLAN		501.601	31.45	0.00	0.00	8.29
		502.602	73.25	0.00	0.00	7.05
		503.603	66.82	0.00	0.00	11.12

SUMMARY OF TENEMENT

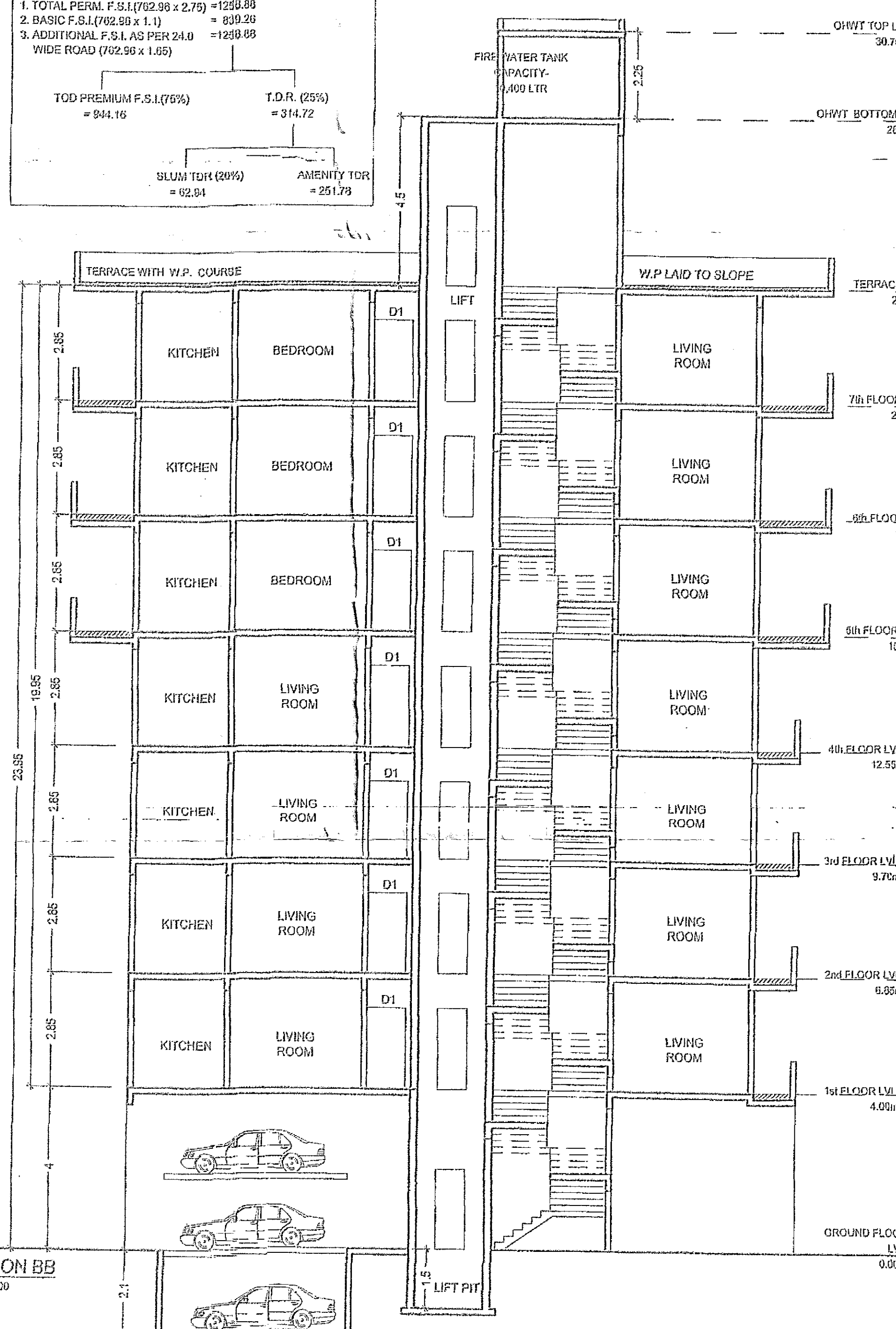
SIZE OF TENEMENT	NO. OF TENEMENT	CARPET AREA
25 - 50 SQ.M.	15	779.38
50 - 100 SQ.M.	9	844.93
TOTAL	24	1,624.31

TDR STATEMENT :-

DRC. NO.	DRC. TYPE	DRC. ZONE	PROP. TDR ZONE	TDR PURCHASED	DRC INDEX	TOTAL PROP. TDR AREA
005628	RESERVATION	C	C	224.00	0.5807	130.08
RESERVATION TOTAL						
004598	SLUM	C	C	66.02	0.6817	45.01
TOTAL						175.09

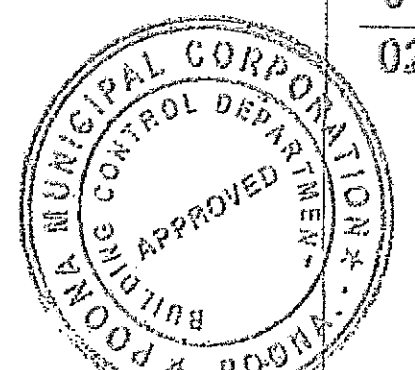
1. TOTAL PERM. F.S.I. (702.96 X 2.75) = 1238.88	T.D.R. (25%) = 314.72
2. BASIC F.S.I. (702.96 X 1.1) = 839.26	
3. ADDITIONAL F.S.I. AS PER 24.0 = 1298.68	
WIDE ROAD (702.96 X 1.05) = 843.16	
TOD PREMIUM F.S.I. (75%) = 844.16	
SLUM TDR (20%) = 62.54	AMENITY TDR = 251.78

ADJ. CTS. NO. 834 PART

SECTION BB
SCALE: 1:100

STAMP OF APPROVAL

Revised Date: 06/03/2026
APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO. 55/1332/1/2026
Inspector Deputy Engineer



AREA STATEMENT

1. AREA OF THE PLOT	SQ.M.
AS PER OWNERSHIP DOCUMENT (7/12, CTS EXTRACT)	784.61
AS PER DEMARCATION	843.85
MINIMUM PLOT AREA TO BE CONSIDERED	784.61

2. DEDUCTIONS FOR

a) PROPOSED 24M WIDE D.P. ROAD WIDENING AREA	21.65
b) ROAD WIDENING AREA	600.00
c) TOTAL AREA UNDER ROAD WIDENING (a+b)	21.65
3. GROSS AREA OF THE PLOT (SR NO. 1 - SR NO. 20)	762.96

4. RECREATIONAL OPEN SPACE

a. REQUIRED	600.00
b. PROVIDED	600.00

5. AMENITY SPACE

a. REQUIRED	600.00
b. PROVIDED	600.00

6. SERVICE ROAD AND HIGHWAY WIDENING

a. REQUIRED	600.00
b. PROVIDED	600.00

7. INTERNAL ROAD AREA

a. NET AREA OF PLOT (SR NO. 3 - SR NO. 20)	762.96
9. BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (SR NO. 2 X 1.10)	839.26

10. ADDITION OF AREA FOR F.S.I.

(a) IN - SITU AREA AGAINST D.P. ROAD (SR NO. 26 X 2)	900.00
(b) IN - SITU AREA AGAINST AMENITY SPACE (SR NO. 26 X 2)	000.00
(c) PERMISSIBLE SLUM T.D.R. (62.94 SMT.) PURCHASED TDR	45.01
(d) PERMISSIBLE AMENITY T.D.R. (231.78 SMT.) PURCHASED TDR	130.08
(e) PERMISSIBLE TOD PREMIUM FSI (944.16 SMT.) PROPOSED	395.85
TOTAL (a+b+c+d+e)	775.94

11. TOTAL PERMISSIBLE FSI (SR NO. 9 + SR NO. 10)

12. MAXIMUM FSI PERM. IN TOD ZONE As per Road width (24.00 M) = 2.75	1310.00
13. TOTAL PROPOSED BUILT-UP AREA	2,698.14

a) PROPOSED RESIDENTIAL BUILT-UP AREA

b) EXCESS BALCONY AREA (TAKEN IN F.S.I.)	1,609.40
(TOTAL OF a+b)	00.00
(TOTAL OF a+b)	1,609.40

BALCONY AREA STATEMENT

1. PERMISSIBLE BALCONY	SQ.M.
2. EXISTING BALCONY	241.41
3. PROPOSED BALCONY	232.34
4. TOTAL BALCONY	232.34
EXCESS BALCONY AREA (TAKEN IN F.S.I.)	

TENEMENT STATEMENT

1. TENEMENTS PERMISSIBLE (250 T.H.)	NO.
2. TENEMENTS EXISTING	-
3. TENEMENTS PROPOSED	24
TOTAL NO. OF TENEMENTS	24

PARKING STATEMENT

1. PARKING REQUIRED BY RULES	CAR	SCOOTER	CYCLE
2. TOTAL PARKING PROVIDED	19	25	34
3. GARAGES PERMISSIBLE	25	31	37
GARAGES PROPOSED			

BRIEF SPECIFICATIONS

- FOUNDATION UP TO HARD STRATA
- R.C.C. FRAMED STRUCTURE IN M-20
- EXTERNAL WALLS IN 150mm THK. & INTERNAL WALLS IN 100mm THK. BRICK WORK
- EXTERNAL SAND FACED PLASTER & INTERNAL NEERU FINISHED PLASTER
- 2 X 2 VITRIFIED TILE FLOORING
- TEAK WOOD DOORS, ALUMINIUM SLIDING WINDOWS

SCHEDULE OF OPENINGS

DOORS	WINDOWS
D1 1.05 X 2.05	W1 1.20 X 1.20
D2 0.90 X 2.05	W2 0.90 X 0.90
D3 0.75 X 2.05	W3 0.90 X 0.90
D4 1.05 X 2.05	W4 1.05 X 1.05
D5 0.90 X 2.05	W5 0.90 X 1.20
D6 0.75 X 2.05	W6 0.90 X 0.90
	W7 0.90 X 0.90

LEGEND

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

OWNER'S NAME, ADDRESS, SIGNATURE

ASHWAMEDH SPACES PVT. LTD.
PRABHAT ROAD, PUNE - 411009

Director, Dhaval Vidwans

PROJECT

PROPOSED RESIDENTIAL BUILDING
AT C.T.S. 834/1, S.NO. 128 (PART),
KOTHRUD, PUNE

CERTIFICATE OF AREA

This is to certify that the area under reference was surveyed by me and the dimensions of the plot stated on plan are as measured on site. The area so worked out tallies with the area stated in the document of ownership, T.P. scheme records, city survey records & land record department.

AR. AMIT KHIVANSARA
(GA2500404665)

ARCHITECT

AA ARCHITECTS
Flat No. 1, MPJ Condominium
Sangli Bapat Road
Pune 411016
020 2551 1580
099 2149 9844
098 5088 3118

DESIGN BY	REVISED BY	CHECKED BY	SCALE	DATE
RADHKA	AMT	AMT	1:100	04.03.2020