F.S.I. STATEMENT :-

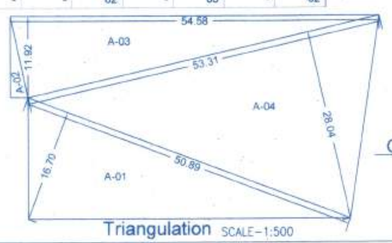
FLOOR	PROP. RESI. AREA	PERM. BALC.	PROP. BALC.	EXCESS BALC.	STAIRCASE AREA	FIRE STAIR AREA	LIFT/M.RM AREA	TENE. NO.
PARKING FL.	- - - -	- - - -	- - - -	- - - -	- - - -	- - - -		- - - -
FIRST FL.	327.60	49.14	53.15	4.01	12.11	10.03		04
SECOND FL.	327.60	49.14	53.15	4.01	12.11	10.03		04
THIRD FL.	327.60	49.14	53.15	4.01	12.11	10.03		04
FOURTH FL.	327.60	49.14	53.15	4.01	12.11	10.03		04
FIFTH FL.	327.60	49.14	53.15	4.01	12.11	10.03		04
SIXTH FL.	327.60	49.14	53.15	4.01	12.11	10.03	7.17	04
SEVENTH FL.	327.60	49.14	53.15	4.01	12.11	10.03		04
EIGHTH FL.	311.26	46.69	48.74	2.05	12.11	10.03		04
NINETH FL.	327.60	49.14	53.15	4.01	12.11	10.03		04
TENTH FL.	325.88	48.88	53.15	4.27	26.71	10.03		04
ELEVEN FL.	61.12	9.17	----	----	10.60	----		---
TOTAL	3319.06	497.86	527.09	38.40	146.30	100.30	7.17	40

EXCESS BALCONY AREA = 38.40 SQ.M.

GRAND TOTAL = 3319.06 + 38.40 = 3357.46 SQ.M.

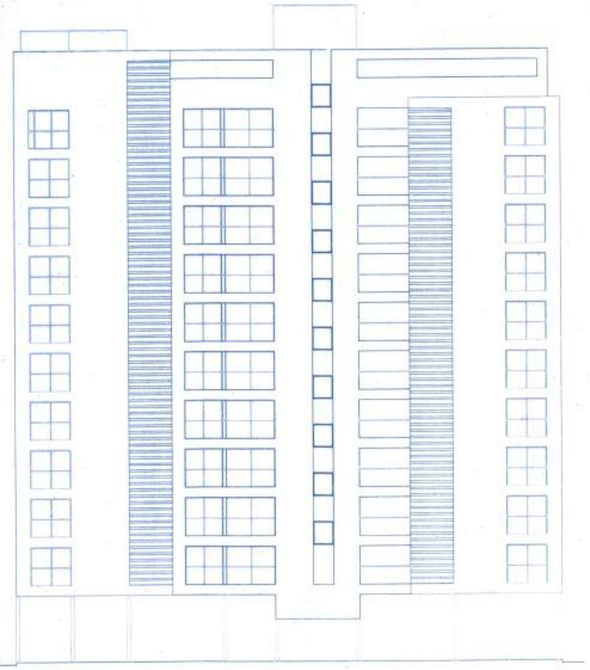
PARKING CALCULATION

TYPE	CARPET AREA/ FSI (M2)	TENEMENT (NOS) UNIT	TENEMENT (NOS) PROP.	CAR (NOS) BY RULE	CAR (NOS) REQD.	SCOOTER (NOS.) BY RULE	SCOOTER (NOS.) REQD.	CYCLE (NOS.) BY RULE	CYCLE (NOS.) REQD.
RESIDENTIAL	0 - 40	2	0	1	0	4	0	4	0
RESIDENTIAL	40 - 80	2	20	2	20	4	40	2	20
RESIDENTIAL	80 - 150	1	20	2	40	2	40	2	40
RESIDENTIAL	> 150	1	0	3	0	2	0	2	0
VISITOR				5%(Car)	2	5%(SC)	3	5%(CY)	2
TOTAL	REQUIRED	-	-	-	62	-	83	-	62
TOTAL	PROPOSED	-	-	-	62	-	83	-	62



TRIANGLE	AREA
A-01	424.95
A-02	15.61
A-03	325.34
A-04	747.41
TOTAL (PLOT)	1513.32

Triangulation SCALE-1:500



ELEVATION
SCALE-1:200

T.D.R. STATEMENT

T.D.R. STATEMENT (D.R.C.NO.4578)

FORMULA = X = (Rg/Rr) x Y
X = Permissible Utilization of TDR/DR in sqm on receiving plot
Rg = Rate for land in Rs. per sq.m. as per ASR of generating plots in generating year
Rr = 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 = CTS. NO -775 (P) Bhawani Peth,Pune.
Ready reckoner Rate = 59210.00 (Rg)
Type of D.R.C. = N.A
TDR Utilization On = S.NO.131/1A/4 (P) PLOT NO-6,Baner<Pune: 411007
Ready reckoner Rate = 27,600.00 (Rr)
TDR Area Purchased = 91.00 sq.m.(Y)

$\frac{59,210.00}{27,600.00} \times Y$

X = 2.14 x 91.00 = 194.74 sq.m.

Total TDR Utilization On Plot = 194.19 sq.m.(SLUM)

T.D.R. STATEMENT

T.D.R. STATEMENT (D.R.C.NO.5363)

FORMULA = X = (Rg/Rr) x Y
X = Permissible Utilization of TDR/DR in sqm on receiving plot
Rg = Rate for land in Rs. per sq.m. as per ASR of generating plots in generating year
Rr = 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 = Final Plot NO - 104/2 Industrial Town planning Scheme Hadapsar,Pune.
Ready reckoner Rate = 59210.00 (Rg)
Type of D.R.C. = N.A
TDR Utilization On = S.NO.131/1A/4 (P) PLOT NO-6 ,Baner<Pune: 411007
Ready reckoner Rate = 27,600.00 (Rr)
TDR Area Purchased = 219.00 sq.m.(Y)

$\frac{22,780.00}{27,600.00} \times Y$

X = 0.825 x 219.00 = 180.675 sq.m.

Total TDR Utilization On Plot = 180.60 sq.m.

STAMP OF APPROVAL

1 / 3

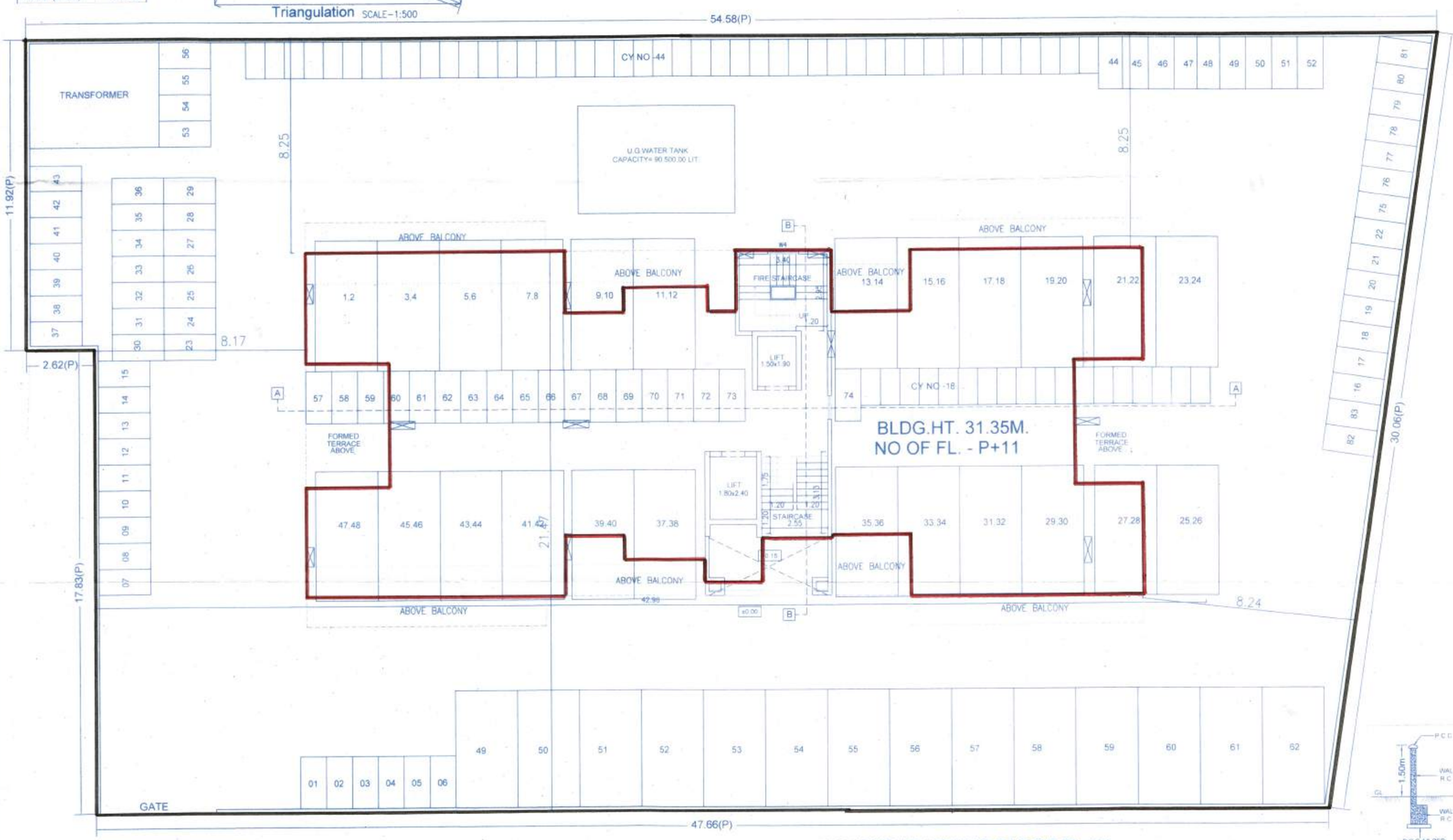
Revised Resi.
APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO. CC/0234/20
DATE 13/07/20

Building Inspector — Deputy Engineer
Building Development Department
Zone No. P.M.C

PUNE MUNICIPAL CORPORATION BUILDING CONTROL DEPARTMENT APPROVED PUNE

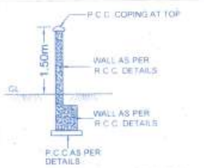
LOCATION PLAN
SCALE-N.T.S

PROPOSED SITE



12.00 M WIDE ROAD

LAYOUT / PARKING FLOOR PLAN
SCALE-1:100



COMPOUND WALL SECTION
AS PER R.C.C. CONSULTANTS

AREA STATEMENT

		SQM
1	AREA OF THE PLOT	1493.80
2	DEDUCTION FOR	
	a) AREA UNDER ROAD WIDENING	0.00
	b) ANY RESERVATION	0.00
3	GROSS AREA OF THE PLOT (1-2)	1493.80
4	DEDUCTION FOR (a+b+c)	
	a) OPEN SPACE (10%)	0.00
	b) AMENITY SPACE	----
	c) INTERNAL ROAD	----
5	NET AREA OF THE PLOT (3 - 4)	1493.80
7	FLOOR SPACE PERMISSIBLE (1493.80x1.10)	1643.18
8	ADDITIONS FOR	
	a) 52% REGULAR T.D.R. (1493.80x0.52 = 776.78)	180.60
	b) 13% SLUM T.D.R. (1493.80x0.13 = 194.20)	194.20
	c) ROAD WIDENING AREA (AS PER LAYOUT SANCTION)	597.22
	d) 50% PAID FSI (1493.80x0.50 = 746.80)	746.80
9	TOTAL PERMMISSIABLE FLOOR AREA (7+8)	3362.00
10	EXISTING RESIDENTIAL FLOOR AREA	----
11	PROPOSED RESIDENTIAL FLOOR AREA	3319.06
12	EXISTING COMMERCIAL FLOOR AREA	----
13	PROPOSED COMMERCIAL FLOOR AREA	----
14	EXCESS BALC. AREA (TAKEN IN F.S.I.)	38.40
15	TOTAL FLOOR SPACE (9+10+11+12+13)	3357.46

CERTIFICATE OF AREA

CERTIFIED THAT THE AREA UNDER REFERENCE WAS SURVEYED BY ME AND THE DIM. OF SIDES ETC. OF THE PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP, T.P. SCHEME RECORDS, LAND RECORD DEPARTMENT, CITY SURVEY RECORDS.

CA/2004/34707 — AR. SIDDARTH HARISCHANDRAKAR

BRIEF SPECIFICATIONS

FOUNDATION UPTO HARD STRATA
R.C.C. FRAMED STRUCTURE IN M-20
EXTERNAL WALLS IN 0.15THK,INTERNAL WALLS 0.10THK
EXTERNAL SAND FACED PLASTER,INTERNAL NEERU FINISHED
MARBLE MOZIAC FLOORING
T.W. DOORS AND M.S. WINDOWS

SCHEDULE OF OPENINGS

DOORS		WINDOWS	VENTILATORS
ED-1.05x2.10	SD -1.80x2.10	W -1.80x1.20	V-0.60x0.90
D -0.90x2.10	SD1-1.50x2.10	W1-1.50x1.20	
D1-0.75x2.10	SD2-1.20x2.10	W2-1.20x1.20	
		W3-0.90x1.20	

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 :-
VISHAL VIJAY SARAF & OTHER

PROJECT :-
PROPOSED RESIDENTIAL BUILDING
S.NO.131/1A/4 (P) PLOT NO-6
AT. BANER, PUNE

ARCHITECT SIGNATURE

AR. SIDDARTH HARISCHANDRAKAR CA/2004/34707 — AR. MANGESH GOTAL CA/2005/36501 — AR. DEEPALI AGARWAL CA/2007/39491

ARCHITECT :-
design studio — architecture planning interiors graphics
Office 70,71,72, 4th Floor, Patil Arcade Apt., Above Hotel Kalinga, Near Sharda Centre, Khalani Road, Erandawane, Pune 411004.
+91-020-25430048, adesignstudio1@gmail.com

DATE	DEALT BY	REVISED BY	CHECKED BY	SCALE
07/07/2020	PAVAN	JYOTI	PAVAN	1:100

D:\Dataserver\Server Data Drive\Miscellaneous\NAMAVBANER\SDSSANCTION - 2\FINAL TRACING_07.07.2020\FINAL TRACING_07.07.2020.dwg