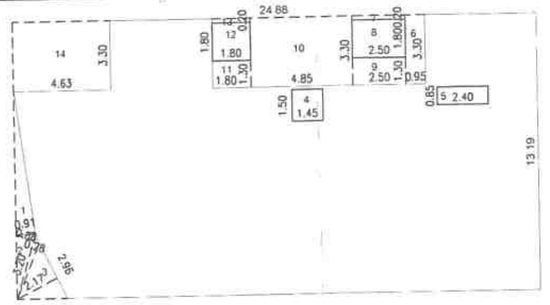
F.S.I. STATEMENT

FLOOR	PROPOSED COMM AREA	PROPOSED RESI AREA	LIFT AREA	TENE. NO.
GROUND FLOOR	267.14	–		–
MEZANINE FLOOR	162.53	–		–
FIRST FLOOR		433.72		04
SECOND FLOOR		433.72	2.70	03
THIRD FLOOR		433.72		04
FOURTH FLOOR		433.72		02
FIFTH FLOOR		433.72		04
SIXTH FLOOR		412.50		04
SEVENTH FLOOR		433.72		04
EIGHTH FLOOR		433.72		03
NINETH FLOOR		433.72		03
TENTH FLOOR		433.72		04
ELEWENTH FLOOR		412.50		04
TWELFTH FLOOR		433.72		04
THIRTEENTH FLOOR		433.72		03
FOURTEENTH FLOOR		433.72		04
FIFTEENTH FLOOR		433.72		04
SIXTEENTH FLOOR		412.50		03
SEVENTEENTH FLOOR		457.57		02
EIGHTTEENTH FLOOR		282.87		02
TOTAL	429.67	7616.30	2.70	61

GRAND TOTAL = 429.67+7616.30 = 8045.97



AREA KEY PLAN FOR GROUND FLOOR
SCALE–1:200

GROUND FL AREA CALC
AREA OF BLOCK A =24.88 x 13.19
= 328.17 SQM.

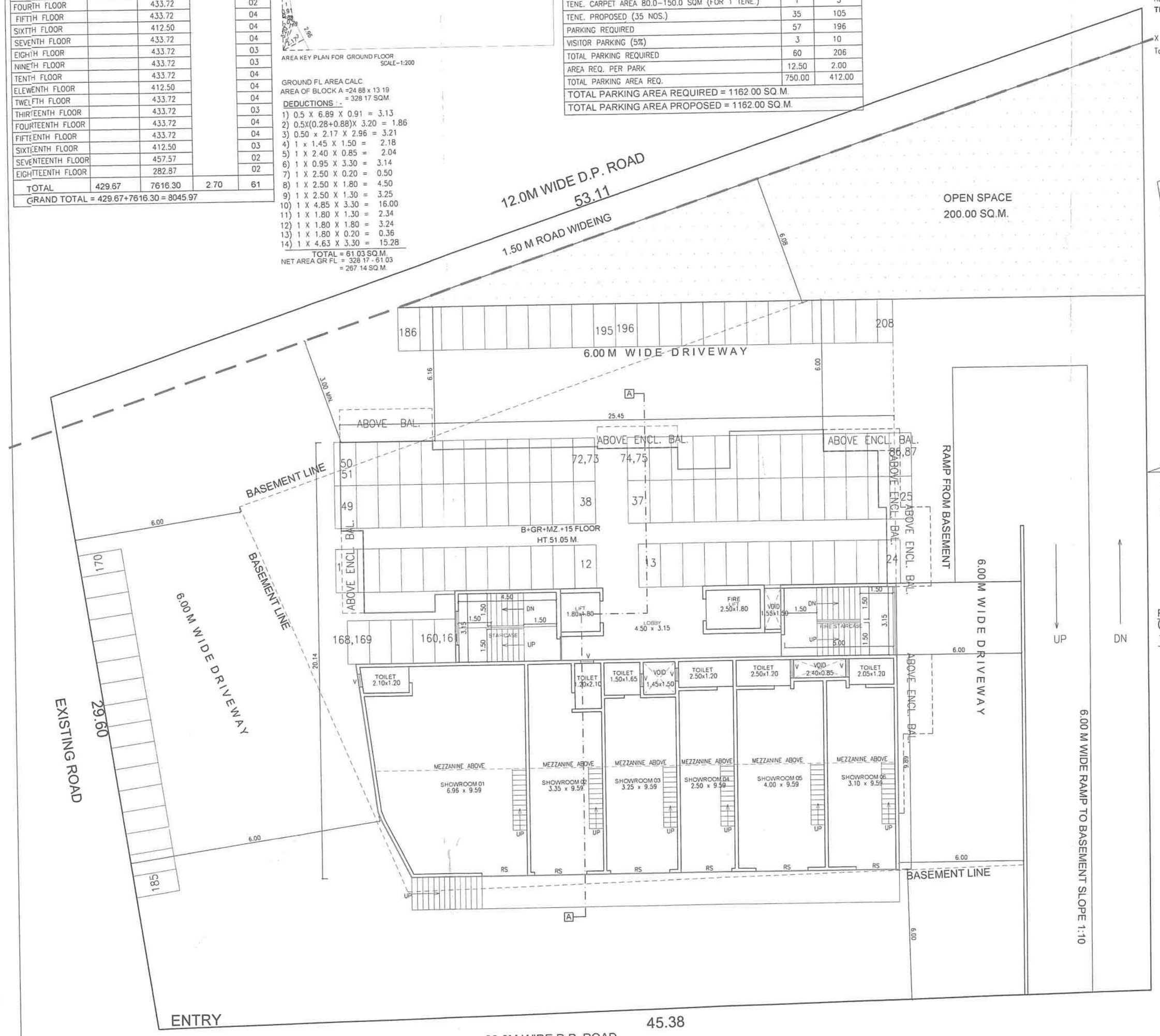
DEDUCTIONS :-
1) 0.5 X 6.89 X 0.91 = 3.13
2) 0.5X(0.28+0.88)X 3.20 = 1.86
3) 0.50 x 2.17 X 2.96 = 3.21
4) 1 x 1.45 X 1.50 = 2.18
5) 1 X 2.40 X 0.85 = 2.04
6) 1 X 0.95 X 3.30 = 3.14
7) 1 X 2.50 X 0.20 = 0.50
8) 1 X 2.50 X 1.80 = 4.50
9) 1 X 2.50 X 1.30 = 3.25
10) 1 X 4.85 X 3.30 = 16.00
11) 1 X 1.80 X 1.30 = 2.34
12) 1 X 1.80 X 1.80 = 3.24
13) 1 X 1.80 X 0.20 = 0.36
14) 1 X 4.63 X 3.30 = 15.28

TOTAL = 61.03 SQ.M.
NET AREA GR FL = 328.17 - 61.03
= 267.14 SQ.M.

PARKING STATEMENT:-

DESCRIPTION	CAR	SCOOTER
TENE. BETN 100 SQ.M. (FOR COMMERCIAL)	2	6
AREA PROPOSED (429.67 SQ.M.)	9	26
TENE. CARPET AREA LESS THAN–30.0 SQM (FOR 2 TENE.)	0	4
TENE. PROPOSED (01 NOS.)	0	2
TENE. CARPET AREA 40.0–80.0 SQM (FOR 2 TENE.)	1	5
TENE. PROPOSED (25 NOS.)	13	63
TENE. CARPET AREA 80.0–150.0 SQM (FOR 1 TENE.)	1	3
TENE. PROPOSED (35 NOS.)	35	105
PARKING REQUIRED	57	196
VISITOR PARKING (5%)	3	10
TOTAL PARKING REQUIRED	60	206
AREA REQ. PER PARK	12.50	2.00
TOTAL PARKING AREA REQ.	750.00	412.00

TOTAL PARKING AREA REQUIRED = 1162.00 SQ.M.
TOTAL PARKING AREA PROPOSED = 1162.00 SQ.M.



GROUND FLOOR PLAN

T.D.R. STATEMENT

T.D.R. STATEMENT (D.R.C.NO.004516)

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 =
Ready reckoner Rate = 29,930.00 (Rg)
Type of D.R.C. = SLUM
TDR Utilization On = P.NO.– 4 S.NO.138 ,H.NO.5 AT–PASHAN, PUNE.
Ready reckoner Rate = 31790.00 (Rr)
TDR Area Purchased = 1283.00 sq.m.(Y)
29,930.00
32,830.00 x Y
X = 0.9117 x 1283.00 = 1169.71 sq.m.
Total TDR Utilization On Plot = 1169.71 sq.m.

T.D.R. STATEMENT

T.D.R. STATEMENT (D.R.C.NO.004623)

T.D.R. ORIGINATED FROM :– C

RESERVATION :– SLUM REHABILITATION
T.D.R. PURCHASED= 1093.64 SQM (C SLUM TO C SLUM)=1093.64SQM
T.D.R. PURCHASED = 1093.64 SQM
T.D.R. PERMISSIBLE = 1093.64 SQM
T.D.R TO BE UTILISED ON 7TH TO 15TH FLOOR PARTLY
TOTAL HEIGHT OF BUILDING :– 51.05 M.

WATER REQUIREMENT STATEMENT :-

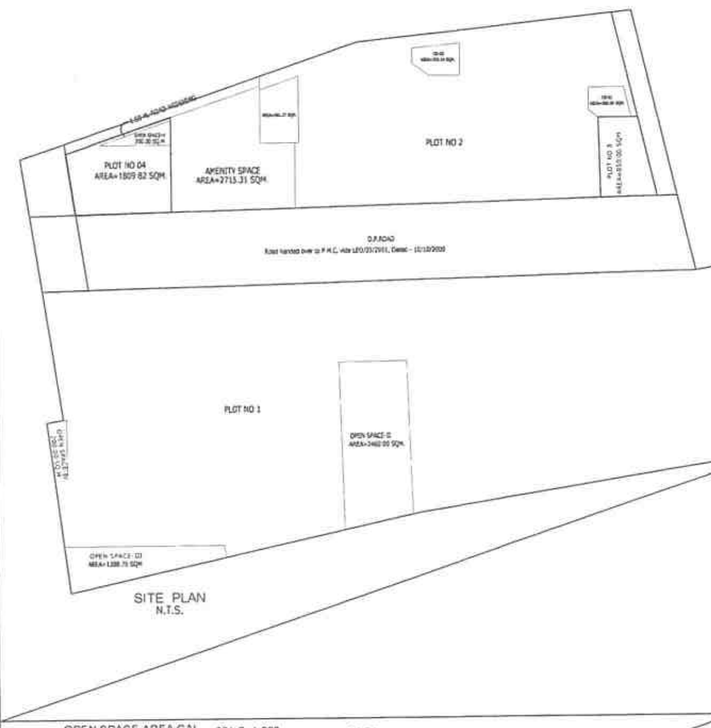
(FOR COMMERCIAL)

O.H.WATER TANK :-
429.67 / 3 = 144 PERSON
144 PER x 45 LIT = 6,480.00 LIT.
TOTAL O.H.WATER TANK CAPACITY = 6,480.00 LIT.

U.G.WATER TANK:-
1.50 x 6,480.00 LIT = 9,720.00 LIT.
TOTAL U.G.WATER TANK CAPACITY= 9,720.00 LIT.

(FOR RESIDENTIAL)

O.H. WATER TANK :-
5 PER. x 135LIT. x 61 TEN. = 41,175.00 LIT.
FIRE FIGHTING TANK = 50,000.00 LIT.
TOTAL O.H. WATER TANK = 91,175.00 LIT.
U.G.WATER TANK:-
1.50 x 41,175.00 LIT. = 61,763.00 LIT.
FIRE FIGHTING TANK = 1,50,000.00 LIT.
TOTAL U.G.WATER TANK CAPACITY= 2,11,763.00 LIT.



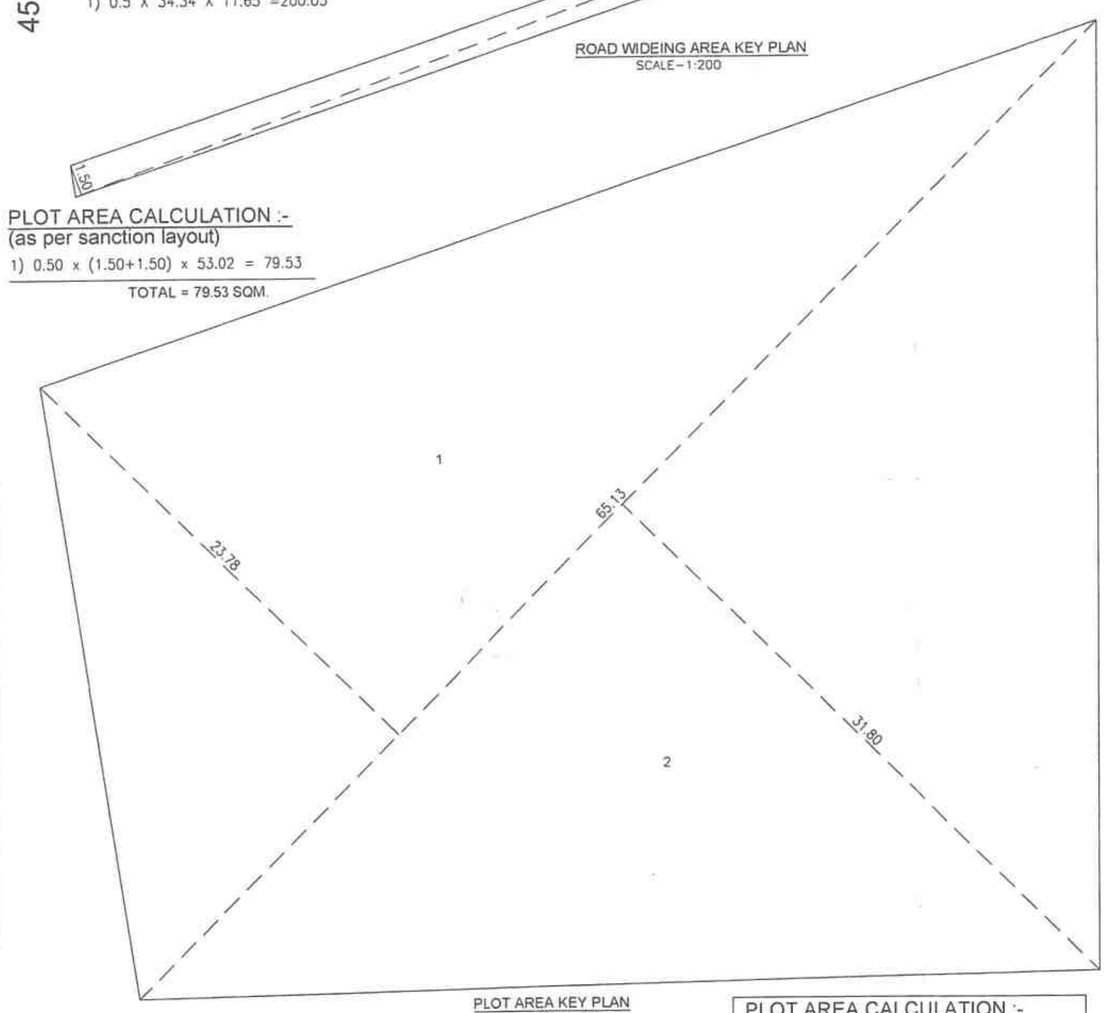
SITE PLAN
N.T.S.

PROPOSED SITE

D P LOCATION PLAN

OPEN SPACE AREA CAL SCALE–1:200

OPEN SPACE AREA CALC
1) 0.5 X 34.34 X 11.65 =200.03



ROAD WIDEING AREA KEY PLAN
SCALE–1:200

PLOT AREA KEY PLAN
SCALE–1:200

PLOT AREA CALCULATION :-
(as per sanction layout)

1) 0.50 x (1.50+1.50) x 53.02 = 79.53

TOTAL = 79.53 SQM.

PLOT AREA CALCULATION :-

1) 0.50 x 23.78 x 65.13 = 774.40
2) 0.50 x 31.80 x 65.13 = 1035.57

TOTAL = 1809.97 SQM.
AREA AS PER 7/12 EXTRACT = 1809.82 SQM
WHICHEVER IS MINIMUM IS TO BE CONSIDERED.

STAMP OF APPROVAL

1 / 5

Revised DT-01/7/2022
APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO.:CC/0873/22
Building Inspector Deputy Engineer
BUILDING PERMISSION DEPT.
ZONE- P.M.C.
PUNE MUNICIPAL CORPORATION BUILDING CONTROL DEPARTMENT APPROVED

AREA STATEMENT		SQM
1	AREA OF THE PLOT (Minimum area of a, b, c to be considered)	1809.82
	a) AREA AS PER 7/12	1809.82
	b) AREA AS PER TRANGULATION	1809.97
	c) AREA AS PER SITE	1809.97
2	DEDUCTION FOR	
	a) AREA UNDER ROAD WIDENING(as per sanction layout)	79.53
	b) ANY RESERVATION (AREA UNDER ROAD CHAMFER)	----
	TOTA AREA (2a)	79.53
3	BALANCE AREA OF PLOT (1–2a)	1730.44
4	AMENITY SPACE (IF APPLICABLE)	----
	a) REQUIRED –	----
	b) ADJUSTMENT OF 2(B), IF ANY	----
	c) BALANCE PROPOSED	----
5	NET PLOT AREA (3–4c)	1730.44
6	RECREATIONAL OPEN SPACE (IF APPLICABLE)	----
	a) REQUIRED	----
	b) PROPOSED	200.00
7	INTERNAL ROAD	----
8	PLOTABLE AREA (IF APPLICABLE)	----
9	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH(SR. NO. 5X1.10)	1903.48
10	ADDITION OF FSI ON PAYMENT OF PREMIUM	
	a)MAXIMUM PERMISSIBLE FULL POTENTIAL . (2.25–1.10=1.15 (ON1) =	
	b) PERMISSIBLE PAID FSI =865.22	808.29
11	IN–SITU FSI / TDR LOADING	
	a) IN–SITU AREA AGAINST D.P. ROAD[2.0XSR.NO.2(a)]	----
	b) In–situ area against Amenity Space if handed over [2.00 or1.85 x Sr. No. 4 (b)and /or(c)]	----
	c) PERMISSIBLE T.D.R 140% (ON 5)=1730.44	2422.61
	d) Total in–situ/TDR loading proposed (11(a)+(c) i) REGULAR TDR = 1169.71 ii) SLUM TDR = 1093.64	2263.35
	1) AREA UNDER ROAD WIDEING AREA 79.53X2 =159.06	----
12	ADDITIONAL REDEVELOPMENT FSI	----
	a) EXISTING TENEMENTS 12 X 15.00 SQ.M	----
13	TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	
	(a) [9+10(b)+11(a+e)] or 12 whichever is applicable.	4975.12
	(b) Ancillary Area RESI. FSI upto (4545.45X60%) =2727.27 Ancillary Area COMM. FSI upto (429.67X80%)=343.74	3071.01
	(c) Total entitlement (a+b)	8046.13
14	Maximum utilization limit of F.S.I. (building potential) Permissible cs per Road width{as per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable}x 1.6 or 1.8}	----
15	Total Built–up Area in proposal. (excluding area at Sr.No.17 b)	8045.97
	(a) Existing Built–up Area.	----
	(b) Proposed Built–up Area (as per 'P–line')	8045.97
	(c) Total (a+b)	8045.97
16	F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	1.00
17	Area for Inclusive Housing, if any	
	(a) Required (20% of Sr.No.5)	----
	(b) Proposed	----

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/2005/36501 AR. MANGESH GOTAL

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 :-

NACHIKET M.YEOLE & OTHERS THROUGH (POA) EDENIC ENTERPRISES PVT LTD
FOR MR.LALIT KUMAR KESARIMAL JAIN (KUMAR HOUSING CORPORATION LTD)

PROJECT :-

PROPOSED COMM + RESIDENTIAL BUILDING
P.NO - 4 ,S.NO.138 ,H.NO.5 AT-PASHAN, PUNE.

ARCHITECT

AR. MANGESH GOTAL
CA/2005/36501

Office 70,71,72, 4th Floor, Patil Arcade Apt., Above Hotel Kalinga Near Shanta Centre, Khiare Road, Erandawane, Pune 411004
020-25430048, adesignstudio1@gmail.com

DATE	DEALT BY	REVISED BY	CHECKED BY	SCALE
19/10/2021	PAVAN	-----	MANGESH	1:100

\\Dotaserver\1\Server Data Drive\P117-PARTH DEVELOPER\P01-- PASHAN\SS\SANCTION 2\SD 01.07.2022.dwg