

A+B BLDG - EXISTING F.S.I. STATEMENT

SR. NO.	FLOOR	COMM. BU. AREA EXISTING	RESI. BU. AREA EXISTING	STAIRCASE/PASSAGE	PROP. BALC.	TENEMENT	TERRACE	GR. COVERAGE/PARKING	COVERED ROOM CAL.	LIFT & MACHINE ROOM	LIFT AREA
1.	GROUND FLOOR	118.31	---	---	---	---	---	---	---	---	---
2.	STILT	154.96	96.72	306.59	32.87	26.36	87.47	4	128.26	---	---
3.	FIRST	---	---	583.52	26.73	49.78	123.35	8	37.68	---	---
4.	SECOND	---	---	619.89	26.73	49.78	121.05	8	48.14	---	---
5.	THIRD	---	---	626.96	26.73	49.78	49.48	8	11.48	---	---
6.	FOURTH	---	---	626.96	26.73	49.78	74.52	8	58.60	---	---
7.	FIFTH	---	---	619.89	26.73	49.78	123.35	8	37.68	---	---
8.	SIXTH	---	---	619.89	26.73	49.78	121.05	8	37.68	---	---
9.	SEVENTH	---	---	573.05	26.73	49.78	75.12	8	---	---	---
10.	EIGHTH	---	---	626.96	26.73	49.78	49.48	8	---	---	---
11.	TOTAL	273.27	96.72	5203.71	---	---	---	---	---	---	---
12.	EXIS+PROP	369.99	---	---	---	---	---	---	---	---	---
13.	TOTAL F.S.I.	5573.70	---	246.51	424.60	822.87	68	359.52	856.53	10.46	44.10

EXISTING ROW HOUSE F.S.I. STATEMENT

FLOOR	AREA IN SQ.M.	STAIR	BALCONY	TERRACE	GROUND COV.	COVERED PARKING TENEMENTS
GROUND FLOOR	211.14	53.00	---	---	234.63 SQ.M.	53.11 SQ.M.
FIRST FLOOR	148.97	53.10	47.64	51.26	---	---
SECOND FLOOR	40.83	NIL	7.80	---	---	---
TOTAL	400.94	116.10	55.44	51.26	234.63 SQ.M.	53.11 SQ.M.

F.S.I. STATEMENT

FLOOR	AREA IN SQ.M.	STAIR	BALCONY	GROUND COV.	COVERED PARKING TENEMENTS
GROUND FLOOR	86.35	9.78	---	88.35 SQ.M.	22.25 SQ.M.
FIRST FLOOR	32.08	9.78	17.22	---	---
TOTAL	120.43	19.56	17.22	88.35 SQ.M.	22.25 SQ.M.

COVERED PARKING AREA = 5.00X4.45 = 22.25 SQ.M.

F.S.I. STATEMENT

FLOOR	AREA IN SQ.M.	STAIR	BALCONY	GROUND COV.	COVERED PARKING TENEMENTS
GROUND FLOOR	80.08	9.78	---	80.08 SQ.M.	20.00 SQ.M.
FIRST FLOOR	28.85	9.78	14.91	---	---
TOTAL	108.93	19.56	14.91	80.08 SQ.M.	20.00 SQ.M.

COVERED PARKING AREA = 5.00X4.00 = 20.00 SQ.M.

COVERED PARKING AREA =
2. 3.60 X 3.65 X 3 = 39.42 SQ.M.
4. 3.75 X 3.65 = 13.69 SQ.M.
NET AREA = 53.11 SQ.M.

PERM. CLUB HOUSE
(53.58)15% = 79.88 SQ.M.
10% GR. COV. = 53.26 SQ.M.
PRO. GR. COV.
A+B BLDG 85+26.41 SQ.M.
B=59.55, 65+25.50 SQ.M.
A+B=51.91 SQ.M.

REQUIRED OVERHEAD WATER TANK

CAPACITY FOR EACH UNIT:
= (1 X 5 X 135 LITS) = 675 LITS
TOTAL = 675 LITS
REQUIRED OVERHEAD WATER TANK CAPACITY = 675 LITS
PROVIDED OVERHEAD WATER TANK CAPACITY = 700 LITS

EXISTING WATER STORAGE CAPACITY (BLDG A & B)

FOR COMM. TOTAL SUP. AREA 369.99+ GR. FL. AREA 51 STILT FL. AREA 8
TOTAL NO. OF PERSONS = 118.31+1 261.66
TOTAL NO. OF PERSONS = 364.42 = 81 PERSONS
AMOUNT OF WATER REQUIRED PER PERSON = 364.42
= 45.145 ltr/day
TOTAL WATER REQUIRED FOR RESIDENTIAL = 136.145 ltr/day
AMOUNT OF WATER REQUIRED PER PERSON = 136.145 ltr/day
WATER REQUIRED PER FLAT = 005534
TOTAL COMM. + RES. WATER REQUIREMENT = 45.145 ltr/day
WATER REQUIRED FOR FIRE FIGHTING 100000
PROVIDED CAPACITY OF OVERHEAD TANK = 69646.00 ltr/day
PROVIDED CAPACITY OF U.G. STORAGE TANK = 74317.50 ltr/day

WATER REQUIREMENT Bldg C

TANK	OCCUPANT LOAD			COMB. / DAY (LIT/CAP./LIT)		
		FACT.				
RES. REQMT.	14	5	70	135	\$450	
HWY COM. REQMT.	0	3	0	45	0	
	0	6	0	45	0	
IND. REQMT.	0	10	0	30	0	
SPE. REQMT.	0	0	0	0	0	
					\$450	
FIRE REQMT.					-	
					\$450	
UOWT	1.5			14175	14175	

T.D.R. STATEMENT

DETAILS OF D.R.C. PROPOSED TO BE USED:
A) Name & Address of the person in Mrs. Sucheta Vinayak Godbole
which name D.R.C. is issued S.No. 48/P, CTS No. 872(P), Hingane Bk., Karanagar, Pune
B) D.R.C. No. 005534
C) Zone from where the D.R.C. is originated
D) Type of D.R.C.
E) Original area of D.R.C. No. 005534 637.20 Square Meters
F) Proposed utilization in the D.R.C. No. 005534 545.00 Square Meters
SULIM TDR DETAILS:
A) Name & Address of the person in M/s. A.I.A. Constructions
which name D.R.C. is issued CTS No. 442, Nana Path, Pune
B) D.R.C. No. 004521
C) Zone from where the D.R.C. is originated A.SULIM
D) Type of D.R.C.
E) Original area of D.R.C. No. 004521 437.55 Square Meters
F) Proposed utilization in the D.R.C. No. 004521 109.02 Square Meters
TDR UTILIZED ON BLDG C - 1ST, 2ND, 3RD, 4TH, 5TH, 6TH, 7TH FLOOR

F.S.I. STATEMENT FOR All Bldg

NO. FL.	NET B/U AREA	STAIRCASE AREA	PASSAGE AREA	PROPOSED BALCONY ENCLOSED	PROPOSED BALCONY OPEN	PROPOSED TERRACE AREA	TENEMENT	LIFT	LIFT MACHINE ROOM	GROUND COVERAG E	No Floor	Height of Bldg
EXISTING BUILDING												
A BLDG	5573.70	246.51	424.60	822.87	0.00	359.52	32	12.96	44.10	856.53	G+8	28.86
B BLDG	---	---	---	---	---	---	36	0.00	0.00	---	P+9	28.86
UNIT 01	---	---	---	---	---	---	1	0.00	0.00	---	G+1	6.60
UNIT 02	---	---	---	---	---	---	1	0.00	0.00	---	G+2	9.60
UNIT 03	---	---	---	---	---	---	1	0.00	0.00	---	G+1	6.60
UNIT 04	---	---	---	---	---	---	1	0.00	0.00	---	G+1	6.60
UNIT 05	---	---	---	---	---	---	1	0.00	0.00	---	G+1	7.05
UNIT 06	---	---	---	---	---	---	1	0.00	0.00	---	G+1	7.20
EXISTING TOTAL	6204.00	401.73	424.60	910.44	0.00	410.78	74.00	12.96	44.10	1288.59	0.00	---
PROPOSED BUILDING												
C BLDG	1169.98	0.00	0.00	0.00	0.00	0.00	14	3.24	0.00	167.14	P+7	23.99
PROPOSED TOTAL	1169.98	0.00	0.00	0.00	0.00	0.00	14.00	3.24	0.00	167.14	0.00	0.00
TOTAL	7373.98	401.73	424.60	910.44	0.00	410.78	88.00	16.20	44.10	1435.73	0.00	0.00

FLOOR WISE FSI STATEMENT: C (BUILDING)

FLOORS	COMM.	RESI.	IND.	SPEC.	PERM.	PROP.	EXCESS	PASSAGE	STAIR	LIFT	TERRACE	LIFT MIC ROOM	TENE.	TOTAL FSI AREA
PARKING FLOOR	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0.00
FIRST FLOOR	0.00	167.14	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2	167.14
SECOND FLOOR	0.00	167.14	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2	167.14
THIRD FLOOR	0.00	167.14	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2	167.14
FOURTH FLOOR	0.00	167.14	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2	167.14
FIFTH FLOOR	0.00	167.14	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2	167.14
SIXTH FLOOR	0.00	167.14	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2	167.14
SEVENTH FLOOR	0.00	167.14	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2	167.14
TOTAL	0.00	1169.98	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.24	0.00	0.00	14	1169.98

PARKING STATEMENT EXISTING + PROPOSED

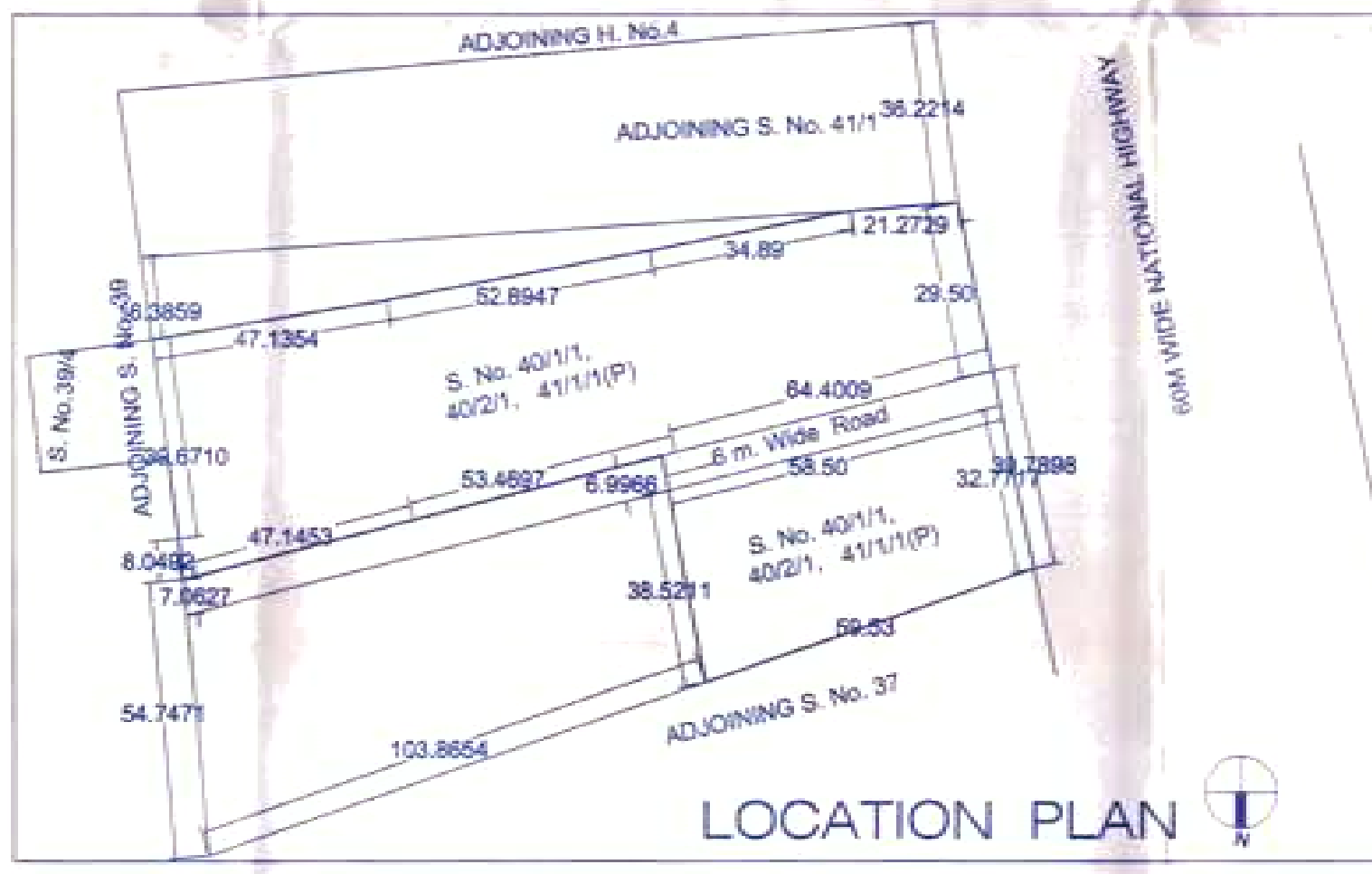
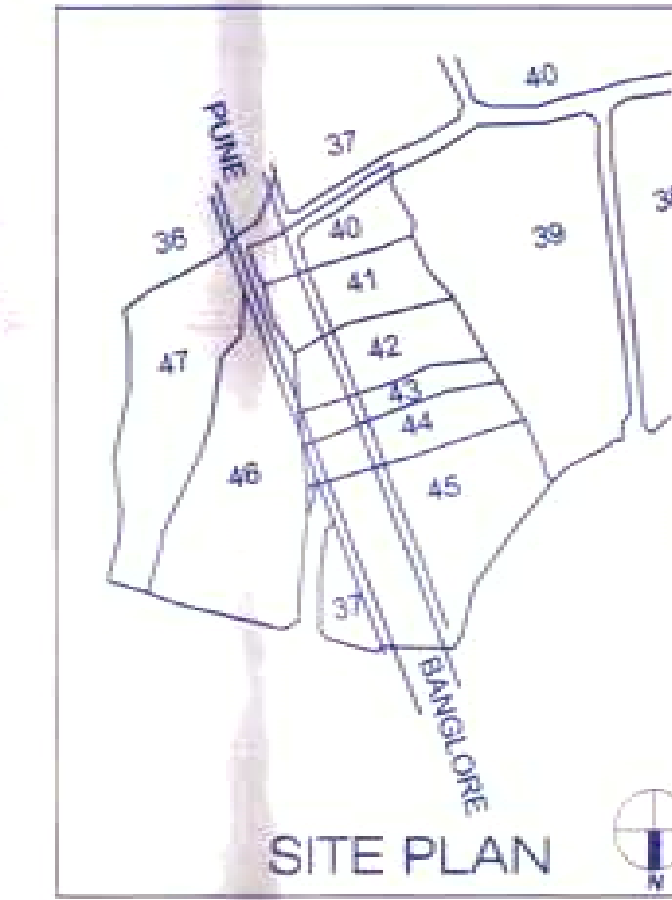
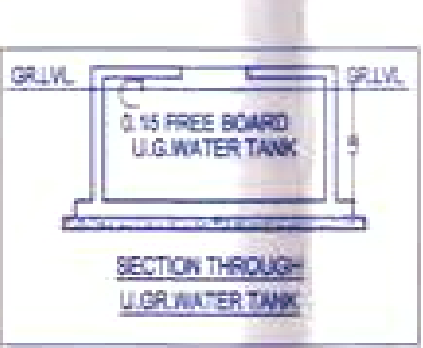
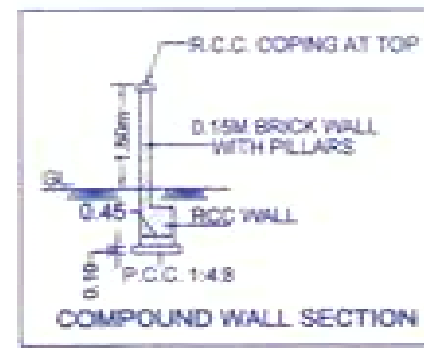
TYPE OF FLAT	NO. OF FLAT	PERM. PARKING	PROP. PARKING
COMMERCIAL AREA	100.00 SQ.M.	3	9
CARPET - 314.50	9	28	9
2 TENT	1	4	4
UP TO 80.00 (2T)	68	34	136
ROWHOUSE AREA	6	12	12
02-UNIT	1	5	0
BLDG C	14	07	35
Visitor Parking For Bldg C	00	02	0
TOTAL	84	82	213

PARKING AREA CALCULATION

VEHICAL	NOS.	AREA REQUIRED	AREA PROVIDED
CARS	82	82 X 12.50 = 775.00	82 X 12.50 = 775.00
SCOOTERS	213	213 X 2.0 = 426.00	213 X 2.0 = 426.00
CYCLES	157	157 X 0.75 = 117.75	157 X 0.75 = 117.75
TOTAL		1318.75	1318.75

Form of Statement 1 (Sr. No. 9 (a) (iii))

Existing Building No.	Floor No.	Plinth Area	Total Floor Area of Existing Building	Use / Occupancy of Floors.
1	2	3	4	5
BLDG A	G+8	856.53	5573.70	32
BLDG B	P+9	---	---	36
UNIT 01	G+1	---	---	1
UNIT 02	G+2	243.63	400.94	1
UNIT 03	G+1	---	---	1
UNIT 04	G+1	88.35	120.43	1
UNIT 05	G+1	80.08	108.93	1
UNIT 06	G+1	1288.59	6204.00	74

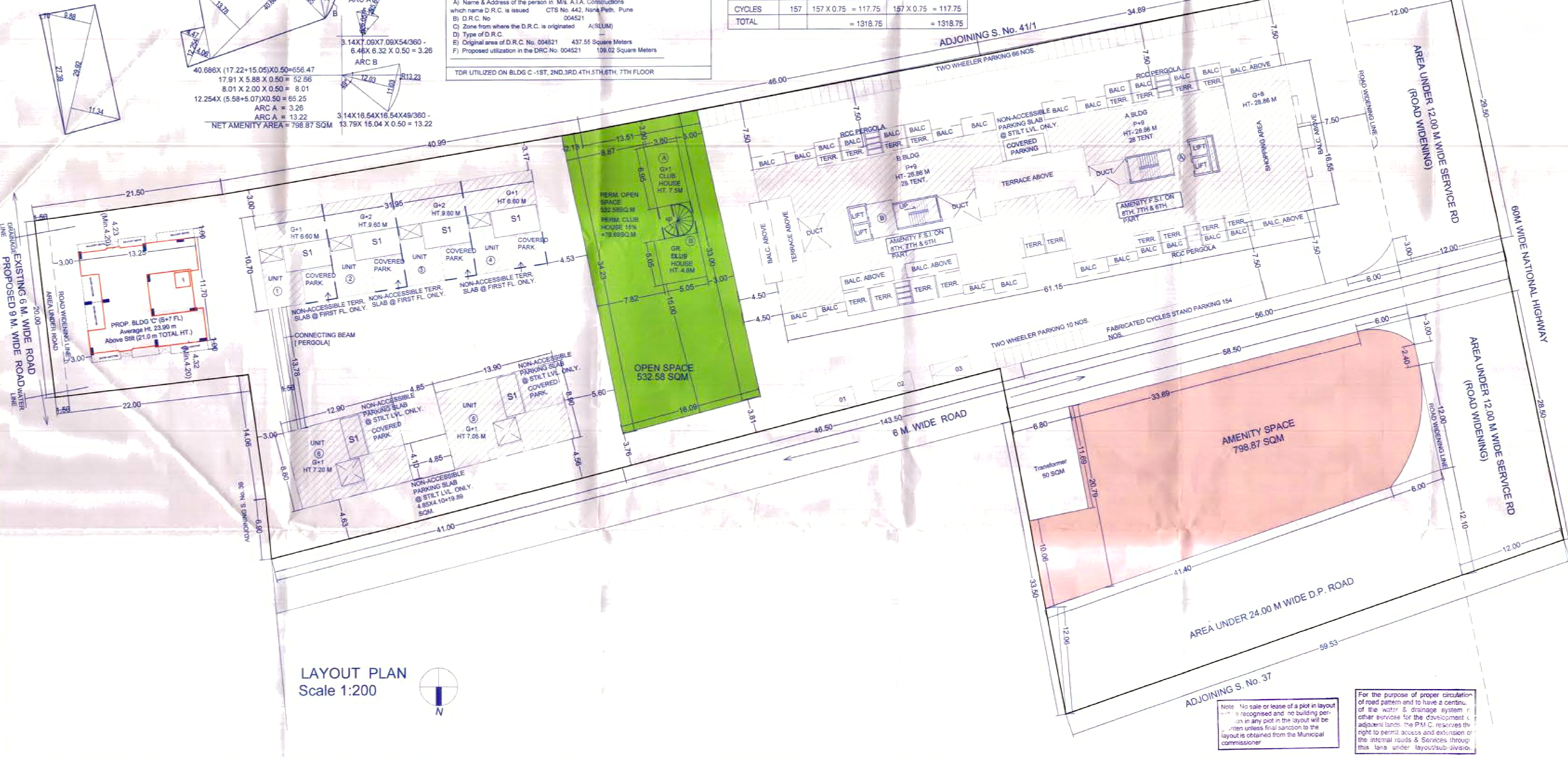


AREA KEY PLAN & CALCULATIONS

FOR OPEN SPACE
37.40X (12.35+14.19)X0.50=496.11
34.24 X 2.13 X 0.50 = 36.47
NET OPEN SPACE = 532.58 SQ.M.

AREA KEY PLAN & CALCULATIONS

FOR AMENITY
40.68X (17.22+15.05)X0.50=656.47
17.91 X 5.88 X 0.50 = 52.66
8.01 X 2.00 X 0.50 = 8.01
12.25X (5.58+0.70)X0.50 = 65.25
ARC A = 3.26
ARC A = 13.22
3.14X16.54X16.54X49/360 = 13.79X 15.04 X 0.50 = 13.22
NET AMENITY AREA = 798.87 SQ.M.



LAYOUT PLAN Scale 1:200

STAMP OF APPROVAL

PREVIOUS SANCTIONED DETAILS:-
1) NEW CC NO. - CC/1348/06 DATED-14/01/06
2) REVISED CC NO. - CC/2086/06 DATED-15/09/06
3) REVISED CC NO.-CC/1233/07 DATED-19/07/07
4) REVISED CC NO.-CC/0119/09 DATED-13/04/09
5) REVISED CC NO.-CC/1388/09 DATED-23/07/09
6) REVISED CC NO.-CC/0277/16 DATED-11/05/16
7) REVALIDATION CC NO.-CC/703/18 DATED-19/06/18
8) REVISED DP LAYOUT CC NO.-CC/0427/19 DATED-29/05/19
9) REVISED 5 CC NO.-CC/2722/19 DATED-05/02/2020
10) REVISED 6 CC NO.-CC/0852/20 DATED-21/10/2020

D.P.LAYOUT PLAN

A AREA STATEMENTS	Previous SQ.M.	Proposed SQ.M.
01 Area of Plot (Minimum area of a, b, c, d to be considered)	6640.00	6640.00
(a) As per ownership document (712, CTS extract)	6640.00	6640.00
(b) As per measurement sheet	6640.00	6640.00
(c) As per site	6640.00	6640.00
02 Deductions for:	---	---
(a) Proposed 12.00M Service Road widening	714.73	714.73
(b) Proposed 24.00M DP Road widening	568.05	568.05
(c) AREA UNDER CHAMFER	31.41	31.41
(d) Any O.P. Reservation area (NON CONFORMING RESERVATION / LRT AREA)	0.00	0.00
Total (a + b + c + d)	1314.19	1314.19
03 GROSS Area of the plot (01-02)	5325.81	5325.81
04 Amenity Space (if applicable)	798.87	798.87
(a) Required 10%	30.00	30.00
(b) AREA UNDER 1.50 M. W. ROAD LEFT	0.00	0.00
(c) Balance Proposed	4496.94	4496.94
05 Net Plot Area (3-04)	4496.94	4496.94
06 Reservation Open Space (if applicable)	---	---
(a) Required	532.58	532.58
(b) Proposed	532.58	532.58
07 Internal Road area	0.00	0.00
08 Platable area (if applicable)	0.00	0.00
09 Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5, Subsec. FS) (1.10 FSI)	4946.63	4946.63
10 Addition of FSI on payment of premium	0.00	0.00
(a) Maximum permissible premium FSI - based on road width / T.O. Zone.	3320.00	3320.00
(b) Proposed FSI on payment of premium	6295.72	6295.72
11 In-situ FSI (Permissible TDR loading 1.40%)	714.73	714.73
(a1) In-situ area against 12.00M Service road (1.0 x Sr. No. 2 (a)) if any	568.05	568.05
(a2) In-situ area against 24.00M DP road (1.0 x Sr. No. 2 (a)) if any	30.00	30.00
(a3) AREA UNDER CHAMFER	31.41	31.41
(a4) In-situ area against Amenity Space if handed over (1.00 x Sr. No. 4 (b) and / or (c))	798.87	798.87
(c) TDR Purchased area	725.00	725.00
(d) Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	2868.06	731.50
12 Additional FSI area under Chapter No. 7	0.00	0.00
13 Total entitlement of FSI in the proposal	7814.81	7814.81
(a) [Sr + 10(b)+11(c)] or 12 whichever is applicable	7814.81	7814.81
(b) Auxiliary Area FSI upto 60% on remaining potential for Bldg C (731.50 x 60% = 438.90)	438.90	438.90
(c) Total entitlement For Bldg C (a+b)	8253.71	1170.40
14 Maximum utilization limit of F.S.I. (building potential) Permissible as per Road width (as per Regulation No. 8.1 or 8.2 or 8.3 or 8.4 as applicable) 1.6 or 1.8	8253.71	8253.71
15 Total Built-up Area in proposal (excluding area of Sr.No.17b)	6204.00	6204.00
(a) Existing Built-up Area Previously Sanctioned	1169.98	1169.98
(b) Proposed Built-up Area For Bldg C (see per Plan)	7373.98	7373.98
(c) Total (a+b)	7373.98	7373.98
16 F.S.I. Consumed (15/13) (should not be more than serial no.14 above)	0.99	0.99
17 Area for Inclusive Housing, if any	0.00	0.00
(a) Required (20% of Sr.no.5)	0.00	0.00
(b) Proposed	0.00	0.00

OWNER'S NAME: Avika Buildcon PVT.LTD.

PROJECT: Building Proposal

SURVEY NO.: 39,40,41
HISMA NO.: 394,40/11/40/21/41/11/PPTS NO:
PLOT NO.: SOC. NAME: BANER
FINAL PLOT NO.: PETH:

SONAL A. RAUTRAO ARCHITECT
09, Bldg-D, Shankarchaya Hsg. Soc.
Erandwane, Pune-41004

JOB NO.	DRG.NO.	SCALE	DRAWN BY	CHECKED BY
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