# PROPOSED LAYOUT OF BUILDING AT S.No.37,H.NO.3+4(PLOT B), S.No.27,H.NO.1B+2+3(PLOT A) & H.NO.4 + 5, S.No.25,H.NO.4(pt),S.No.26, H.NO.(1+ 9A )+(2A+2B), VILLAGE. MOHHAMMADWADI, PUNE.

STAMPS OF APPROVAL

Revised Date - 27/10/23
APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENTS
CERTIFICATE NO.: CC/1817/23

Building Inspector  Assistant Engineer P.M.C

POONA MUNICIPAL CORPORATION BUILDING CONTROL DEPARTMENT APPROVED

## F.S.I. STATEMENT (IN SQ.M.)

| BUILDING No. | HEIGHT OF BUILDING (M) | FLOOR | BUILDING COVERAGE | COMMERCIAL: LOWER GROUND (COMM.) | UPPER GROUND (COMM.) a | PODIUM 1 (COMM.) c | PODIUM 2 (COMM.) d | PODIUM 3 (COMM.) e |
|---|---|---|---|---|---|---|---|---|
| COMM. | 16.00 | LG+UG+3P | 0.00 | 1112.17 | 707.24 | 1271.42 | 1794.29 | 777.83 |
| COMMON AREA | | | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| T1 | 24.70 | LG+UG+3P+G.+ 3 FLR. | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| T2 | 92.50 | LG+UG+3P+G.+ 26 FLR. | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| T3 | 92.50 | LG+UG+3P+G.+ 26 FLR. | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| T4 | 14.50 | LG+UG+3P+ G.FLR | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| T4A | 14.50 | LG+UG+3P+ G. FLR. | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| T5 | 69.70 | 2P+G.+ 18 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| T6 | 69.70 | 2P+G.+ 18 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| T7 | 97.62 | 5P+G.+27 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| T8 | 97.62 | 5P+G.+ 27 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| T9 | 97.62 | 5P+G.+ 27 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| T10 | 97.62 | 5P+G.+ 27 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| T11 | 98.28 | 2B+2P + G+29 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| T12 | 69.85 | 3P+G.+18 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| T13 | 69.85 | 2P+G.+18 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| TOTAL | -- | -- | 0.00 | 1112.17 | 707.24 | 1271.42 | 1794.29 | 777.83 |

| BUILDING No. | RESIDENTIAL: LOWER GROUND (RESI.) | UPPER GROUND (RESI.) a1 | GROUND PARKING b | PODIUM 1 (RESI.) c1 | PODIUM 2 (RESI.) d1 | PODIUM 3 (RESI.) e1 | PODIUM 4 f | GROUND PODIUM FLOOR g | 1ST h | 2ND i | 3RD j | 4TH k | 5TH l | 6TH m | 7TH n | 8TH o | 9TH p | 10TH q | 11TH r | 12TH s | 13TH t | 14TH u | 15TH v | 16TH w | 17TH x | 18TH y | 19TH z | 20TH a1 | 21TH a2 | 22TH a3 | 23TH a4 | 24TH a5 | 25TH a6 | 26TH a7 | 27TH a8 | 28TH a9 | 29TH a10 | BJP AREA Sanction under DCPR 2017 a11=(g to y) | BJP AREA Sanction under UDCPR 2020 DCR13021 DATED=15.4.21 a12 | PROPOSED BJP AREA a13 | TOTAL BJP AREA a14=(a11+a12 +a13) | BALCONY PROPOSED | STAIRCASE | LIFT | LIFT MACHINE ROOM AREA | LOBBY | PASSAGE | TERRACE | TENEMENT (NO) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| COMM. | 0.00 | 1307.98 | 0.00 | 512.89 | 840.08 | 251.54 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 5662.95 | 5662.95 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| COMMON AREA | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 2912.49 | 2912.49 | 0.00 | 0.00 | 11.09 | 0.00 | 0.00 | 0.00 | 0.00 |
| T1 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 1250.33 | 1250.33 | 1250.33 | 1250.33 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 5001.32 | 5001.32 | 0.00 | 0.00 | 21.78 | 44.75 | 0.00 | 0.00 | 0.00 | 16 |
| T2 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 1098.91 | 671.07 | 925.43 | 925.43 | 925.43 | 884.83 | 925.43 | 925.43 | 925.43 | 925.43 | 884.83 | 925.43 | 925.43 | 925.43 | 925.43 | 884.83 | 925.43 | 925.43 | 925.43 | 925.43 | 884.83 | 925.43 | 925.43 | 925.43 | 925.43 | 884.83 | 925.43 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 24702.73 | 24702.73 | 0.00 | 0.00 | 21.78 | 44.75 | 0.00 | 0.00 | 0.00 | 156 |
| T3 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 797.27 | 657.92 | 925.43 | 925.43 | 884.83 | 925.43 | 925.43 | 925.43 | 925.43 | 884.83 | 925.43 | 925.43 | 925.43 | 925.43 | 884.83 | 925.43 | 925.43 | 925.43 | 925.43 | 884.83 | 925.43 | 925.43 | 925.43 | 925.43 | 925.43 | 884.83 | 925.43 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 24387.94 | 24387.94 | 0.00 | 0.00 | 21.78 | 44.75 | 0.00 | 0.00 | 0.00 | 156 |
| T4 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 923.34 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 923.34 | 923.34 | 0.00 | 0.00 | 21.82 | 50.49 | 0.00 | 0.00 | 0.00 | 4 |
| T4A | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 925.43 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 925.43 | 925.43 | 0.00 | 0.00 | 21.78 | 44.75 | 0.00 | 0.00 | 0.00 | 6 |
| T5 | 0.00 | 7.94 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 772.14 | 770.08 | 770.08 | 770.08 | 770.08 | 770.08 | 765.01 | 770.08 | 770.08 | 770.08 | 765.01 | 770.08 | 790.00 | 790.00 | 770.08 | 765.01 | 811.58 | 788.72 | 838.56 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 14794.77 | 0.00 | 0.00 | 14794.77 | 2217.78 | 330.58 | 14.80 | 69.96 | 719.72 | 531.65 | 2005.06 | 152 |
| T6 | 0.00 | 7.94 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 772.14 | 770.08 | 770.08 | 770.08 | 770.08 | 770.08 | 765.01 | 770.08 | 770.08 | 770.08 | 765.01 | 770.08 | 790.00 | 790.00 | 770.08 | 765.01 | 811.58 | 788.72 | 838.56 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 14794.77 | 0.00 | 0.00 | 14794.77 | 2217.78 | 330.58 | 14.80 | 69.96 | 719.72 | 531.65 | 2005.06 | 152 |
| T7 | 0.00 | 0.00 | 0.00 | 292.17 | 32.48 | 0.00 | 14.44 | 783.98 | 803.59 | 803.59 | 803.59 | 766.14 | 803.59 | 803.59 | 803.59 | 803.59 | 766.14 | 803.59 | 803.59 | 803.59 | 803.59 | 766.14 | 803.59 | 803.59 | 803.59 | 803.59 | 766.14 | 803.59 | 803.59 | 803.58 | 803.59 | 766.14 | 803.59 | 803.59 | 803.59 | 0.00 | 0.00 | 0.00 | 763.98 | 21838.77 | 0.00 | 22602.75 | 0.00 | 17.16 | 14.39 | 54.89 | 0.00 | 0.00 | 0.00 | 168 |
| T8 | 0.00 | 0.00 | 0.00 | 248.21 | 35.08 | 0.00 | 12.60 | 649.22 | 610.76 | 610.76 | 610.76 | 584.88 | 610.76 | 610.76 | 610.76 | 610.76 | 584.88 | 610.76 | 610.76 | 610.76 | 610.76 | 584.88 | 610.76 | 610.76 | 610.76 | 610.76 | 584.88 | 610.76 | 610.76 | 610.76 | 610.76 | 584.88 | 610.76 | 610.76 | 610.76 | 0.00 | 0.00 | 0.00 | 15555.26 | 6502.25 | 0.00 | 18097.51 | 757.29 | 359.67 | 14.40 | 51.16 | 0.00 | 0.00 | 0.00 | 168 |
| T9 | 0.00 | 0.00 | 0.00 | 26.52 | 272.59 | 0.00 | 0.00 | 649.22 | 610.76 | 610.76 | 610.76 | 610.76 | 584.88 | 610.76 | 610.76 | 610.76 | 584.88 | 610.76 | 610.76 | 610.76 | 610.76 | 584.88 | 610.76 | 610.76 | 610.76 | 610.76 | 584.88 | 610.76 | 610.76 | 610.76 | 610.76 | 584.88 | 610.76 | 610.76 | 610.76 | 0.00 | 0.00 | 0.00 | 15555.26 | 6464.47 | 0.00 | 18029.73 | 772.92 | 359.67 | 14.40 | 51.16 | 0.00 | 0.00 | 0.00 | 168 |
| T10 | 0.00 | 0.00 | 0.00 | 34.26 | 235.83 | 10.48 | 14.44 | 764.11 | 700.61 | 700.61 | 700.61 | 674.75 | 700.61 | 700.61 | 700.61 | 700.61 | 674.75 | 700.61 | 700.61 | 700.61 | 700.61 | 674.75 | 700.61 | 700.61 | 700.61 | 730.81 | 674.75 | 700.61 | 700.61 | 700.61 | 700.61 | 674.75 | 700.61 | 700.61 | 700.61 | 0.00 | 0.00 | 0.00 | 13297.51 | 7442.47 | 0.00 | 20739.98 | 1109.38 | 326.15 | 14.40 | 51.31 | 0.00 | 0.00 | 0.00 | 168 |
| T11 | 0.00 | 0.00 | 0.00 | 823.69 | 0.00 | 0.00 | 0.00 | 1486.03 | 1470.78 | 1470.78 | 1470.78 | 1470.78 | 1470.78 | 1470.78 | 1411.25 | 1470.78 | 1470.78 | 1470.78 | 1470.78 | 1411.25 | 1470.78 | 1470.78 | 1470.78 | 1470.78 | 1411.25 | 1470.78 | 1470.78 | 1470.78 | 1470.78 | 1411.25 | 1470.78 | 1470.78 | 1470.78 | 1470.78 | 1411.25 | 1470.78 | 1470.78 | 0.00 | 1955.97 | 42708.72 | 44654.69 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 209 |
| T12 | 0.00 | 0.00 | 0.00 | 133.05 | 1416.06 | 262.02 | 41.53 | 12170.38 | 9634.24 | 10156.11 | 10156.11 | 8801.85 | 6813.44 | 8895.54 | 6849.29 | 8905.78 | 8801.85 | 8803.30 | 8928.78 | 8886.09 | 8845.62 | 8801.85 | 8803.30 | 8988.78 | 8883.53 | 9120.14 | 6200.45 | 6209.45 | 6315.62 | 6256.09 | 6315.62 | 6200.45 | 6209.45 | 6315.62 | 4405.23 | 1470.78 | 1470.78 | 91885.69 | 44203.93 | 107224.92 | 243314.74 | 10288.91 | 1653.81 | 235.72 | 697.83 | 2211.03 | 1383.58 | 5299.65 | 1637.00 |
| T13 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 602.54 | 602.54 | 602.54 | 602.54 | 602.54 | 602.54 | 602.54 | 602.54 | 602.54 | 602.54 | 602.54 | 602.54 | 602.54 | 602.54 | 602.54 | 602.54 | 602.54 | 602.54 | 644.65 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 13613.77 | 0.00 | 0.00 | 13613.77 | 1488.88 | 0.00 | 14.25 | 54.95 | 271.59 | 321.48 | 1006.48 | 57 |
| TOTAL | 0.00 | 1323.86 | 823.69 | 133.05 | 1416.06 | 262.02 | 41.53 | 12170.38 | 9634.24 | 10156.11 | 10156.11 | 8801.85 | 6813.44 | 8895.54 | 6849.29 | 8905.78 | 8801.85 | 8803.30 | 8928.78 | 8886.09 | 8845.62 | 8801.85 | 8803.30 | 8988.78 | 8883.53 | 9120.14 | 6200.45 | 6209.45 | 6315.62 | 6256.09 | 6315.62 | 6200.45 | 6209.45 | 6315.62 | 4405.23 | 1470.78 | 1470.78 | 91885.69 | 44203.93 | 107224.92 | 243314.74 | 10288.91 | 1653.81 | 235.72 | 697.83 | 2211.03 | 1383.58 | 5299.65 | 1637.00 |

## WATER CALCULATION

| BUILDING No. | O.H.W.T CAPACITY (IN LTRS.) REQUIRED DOMESTIC | FIRE FIGHTING | TOTAL | PROVIDED | U.G.W.T CAPACITY (IN LTRS.) REQUIRED DOMESTIC | FIRE FIGHTING | TOTAL | PROVIDED |
|---|---|---|---|---|---|---|---|---|
| COMM. | 23085 | 20000 | 43085 | 43085 | 34628 | 500000 | DOMESTIC 376853 + FIRE FIGHTING =500000 =1797428 | 876853.00 |
| T1 | 10800 | 20000 | 30800 | 30800 | 16200 | | | |
| T2 | 105300 | 20000 | 125300 | 125300 | 157950 | | | |
| T3 | 105300 | 20000 | 125300 | 125300 | 157950 | | | |
| T4 | 2700 | 0 | 2700 | 2700 | 4050 | | | |
| T4 A | 4050 | 0 | 4050 | 4050 | 6075 | | | |
| T5 | 102600 | 20000 | 122600 | 122600 | 153900 | 100000 | 253900 | 253900 |
| T6 | 102600 | 20000 | 122600 | 122600 | 153900 | 100000 | 253900 | 253900 |
| T7 | 113400 | 20000 | 133400 | 133400 | 170100 | 100000 | 270100 | 270100 |
| T8 | 113400 | 20000 | 133400 | 133400 | 170100 | 100000 | 270100 | 270100 |
| T9 | 113400 | 20000 | 133400 | 133400 | 170100 | 100000 | 270100 | 270100 |
| T10 | 113400 | 20000 | 133400 | 133400 | 170100 | 100000 | 270100 | 270100 |
| T11 | 141075 | 20000 | 161075 | 161075 | 211613 | 100000 | 311613 | 311613 |
| T12 | 38475 | 20000 | 58475 | 58475 | 57713 | 100000 | 157713 | 157713 |
| T13 | 38475 | 20000 | 58475 | 58475 | 57713 | 100000 | 157713 | 157713 |
| TOTAL | 1128060.00 | | 1388060.00 | 1388060.00 | 1692090.00 | 1400000.00 | | 3092090.50 |

## IN-SITU FSI OF D.P ROAD + ROAD U/S 205 (TABLE NO.1)

| Particulars | Sq. M. | REMARK |
|---|---|---|
| D.P ROAD | 18575.96 | |
| ROAD U/S 205 | 1480.20 | |
| D.P ROAD HANDED OVER | 16195.71 | SINGLE IN-SITU FSI |
| BALANCE TO BE HANDED OVER | 3960.47 | DOUBLE IN-SITU FSI |
| TOTAL IN-SITU FSI 16195.71 + (3960.47X2) | 24116.65 | |
| USED IN PHASE II ( PLOT A ) | 3093.99 | |
| USED IN PHASE I ( PLOT B ) | 3119.97 | |
| TOTAL USED | 6213.96 | |
| TO BE USED IN PHASE IV ( PLOT D ) | 9981.75 | |
| PROPOSED IN -SITU FSI (24116.65-6213.96) | 17902.69 | |

## IN-SITU FSI OF AMENITY (TABLE NO.2)

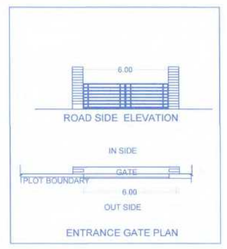
| | |
|---|---|
| AMENITY SPACE | 17918.19 |
| IN SITU FSI | 35836.38 |
| HANDED OVER | 2039.16 |
| IN SITU FSI OF HANDED OVER | 4078.32 |
| USED IN PHASE I & PHASE II (PLOT A+B) | 1405.00 |
| PROPOSED IN-SITU FSI (35836.38-1405.0) | 34431.38 |
| BALANCE TO BE USED (4078.32 - 1405.0) | 2673.32 |

## AMENITY SPACE STATEMENT IN SQ.M (TABLE NO.3)

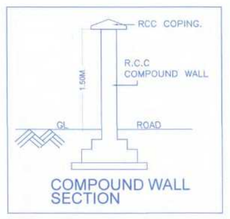
| | |
|---|---|
| REQUIRED AMENITY SPACE (15% of 99623.83 ) | 14943.570000 |
| 37/3+4 PLOT A | 1293.330000 |
| 27/1+2+3 PLOT B | 1304.16 |
| 37/3+4 PLOT C | 377.130000 |
| TOTAL AMENITY SPACE | 17918.19 |
| DEDUCTION | |
| SCHOOL RESERVATION (17918.19-11046.58) | 11046.580000 |
| BALANCE AMENITY SPACE (17918.19-11046.58) | 6871.61 |

## PARKING STATEMENT

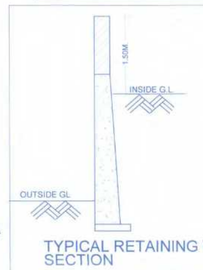
| BUILDING No. | PARKING REQUIRED CARS | SCOOTERS | CYCLES | PARKING PROPOSED CARS | SCOOTERS | CYCLES |
|---|---|---|---|---|---|---|
| COMM. | 103 | 308 | -- | 106 | 0 | -- |
| T1 | 32 | 16 | -- | 310 | 0 | -- |
| T2 | 130 | 156 | -- | 277 | 0 | -- |
| T3 | 130 | 156 | -- | 277 | 0 | -- |
| T4 | 4 | 4 | -- | 257 | 0 | -- |
| T4 A | 5 | 6 | -- | 287 | 0 | -- |
| T5 | 303 | 455 | 606 | 303 | 455 | 606 |
| T6 | 303 | 455 | 606 | 303 | 455 | 606 |
| T7 | 145 | 471 | 10 | 1008 | 570 | -- |
| T8 | 188 | 372 | 152 | | | |
| T9 | 188 | 372 | 152 | | | |
| T10 | 235 | 381 | 190 | | | |
| T11 | 309 | 658 | 0 | 497 | 119 | 0 |
| T12 | 171 | 228 | 114 | 171 | 228 | 114 |
| T13 | 171 | 228 | 114 | 171 | 228 | 114 |
| TOTAL | 2417 | 4266 | 1944 | 3967 | 2055 | 1440 |
| 5 % VISITORS PARKING (IN LAYOUT) | 121 | 213 | 97 | -- | 181 | 601 |
| TOTAL | 2538 | 4479 | 2041 | 3523 | 4900 | 2041 |
| | 0 | 0 | 0 | [3997-444] | (444X6) = 2664+2236 | 0 |



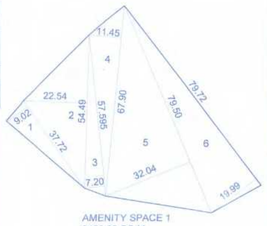
ENTRANCE GATE PLAN



COMPOUND WALL SECTION



TYPICAL RETAINING WALL SECTION



AMENITY SPACE 1
3450.68 SQ.M

PREVIOUSLY SANCTIONED CC NO./3891 / 10 : DATED 14 / 02/ 2011
PREVIOUS SANCTIONED NO. CC.NO. / 2845 / 12 : DATED 29.12.12
PREVIOUS SANCTIONED NO. CC.NO. / 0079 / 16 : DATED 13.04.16
PREVIOUS SANCTIONED NO. CC.NO. /3665 / 18 : DATED 21.02.19
PREVIOUS SANCTIONED NO. CC.NO. /0858/ 20 : DATED = 22.10.2020
PREVIOUS SANCTIONED NO.CC / 0113 / 21 : DATED = 15.4.2021
PREVIOUS SANCTIONED NO.CC / 2975 / 21 : DATED = 30.12.2021
PREVIOUS SANCTIONED NO.CC / 0420 / 22 : DATED = 23.5.2022
PREVIOUS SANCTIONED NO.CC / 1479 / 23 : DATED = 21.9.2023

## AREA STATEMENT

| | | Particulars | Sq. M. |
|---|---|---|---|
| 1 | | Plot area | |
| | a | As per 7/12 | 130877.97 |
| | b | As per Measurement sheet | --- |
| | c | As per site | --- |
| | | Minimum area of plot | 130877.97 |
| 2 | | Deductions | |
| | a | DP Road/DP Road widening area/service road | 18675.96 |
| | b | Balance DP Road =18675.96-16195.71 (Handed over PMC)= 2480.25 | 2480.25 |
| | c | Road Under U/S 205 | 1480.20 |
| | | Reservation School [ PS78 & HS18 ](17122 )+ GREEN BELT (51.40 ) | 11097.98 |
| | e | Total (a+c+d) | 31254.14 |
| 3 | | Balance area of plot (1-2e) | 99623.83 |
| 4 | | Amenity space (if applicable) | ---- |
| | a | Required (As approved earlier ) | 17918.19 |
| | b | Proposed (17918.19-left in reservation -11046.58) | 6871.61 |
| | c | Handed over to pmc | 2039.16 |
| 5 | | Net plot area [3-4 (b)] | 92752.22 |
| 6 | | Recreational Open space (if applicable) | |
| | a | Required | 9962.38 |
| | b | Proposed | 14156.54 |
| 7 | | Internal road area | 0.00 |
| 8 | | Plotable area (if applicable) | NA |
| 9 | | Built up area with reference to basic f.s.i. as per front road width sr.no. 5.a basic fs.1.10 ) | 102027.44 |
| 10 | | Addition of FSI as Payment of Premium | --- |
| | a | a) maximum permissible premium fsi – based on road width / tod zone. [(1+2b+2c)x0.50] | 48356.34 |
| | b | b) Proposed fsi on payment of premium Already utilised [12543.40 sq.m.] | 20797.10 |
| 11 | | In-situ FSI / TDR loading | ---- |
| | a | In-situ area against D.P. road [(1.00X16195.71)-6213.96](used in plot-A&B)=9981.75 | 9981.75 |
| | b | Balance dp road fsi.[(18675.96-16195.71)x2 | 0.00 |
| | c | Road under u/s 205 (2cx2.00) | 0.00 |
| | d | In-situ area against Amenity space IF Handed over [2.00X40=4078.32-1405 (Used in plot A&B)] | 2673.32 |
| | e | Area under green belt [51.40x1.00] | 0.00 |
| | f | TDR Area [(5+2b+2c)X1.40]-11a-11b-11c-11d-11e=1114770.37 | |
| | f1 | [Already utilised TDR - 14150 sq.m. + proposed TDR-31426.81 SQM.] | 45576.81 |
| | g | Total in-situ/tdr loading proposed [11(a+b+c+d+e+f1)] | 58231.88 |
| 12 | | Additional fsi area under chapter no.7 (IGBC-5%) | 5101.37 |
| 13 | | Total entitlement of FSI in the proposal | --- |
| | a | [9+10 (b+11(g)+12]whichever is applicable | 186157.79 |
| | b | ancillary area fsi up to 60% with payment of charges 13b1=113b2=57192.36 sq.m | 57156.95 |
| | | 1) Comm.FSI=5662.95/1.8=3146.08X0.80 = 2516.87 | |
| | | 2) Resi FSI=13a-15a-3146.08)X0.60=54675.49 | |
| | c | total entitlement (a+b) | 243314.74 |
| 14 | | maximum utilization limit of f.s.i.( building potential ) permissible as per road width[sr.no.[9+10b+11g+12]X1.6 OR 1.8 | 410910.30 |
| 15 | | Total FSI | |
| | a | Existing built-up area (Residential area) Sanction under DCPR 2017 | 91885.89 |
| | b | Sanctioned Area (Residential area) CC.NO.0113/21 DATED=15.04.21 AS PER UDCPR2020 | 44203.93 |
| | c | Proposed Built-up Area Residential | 101561.97 |
| | d | Proposed Built-up Area Commercial | 5662.95 |
| | | Total (a+b+c+d) | 243314.74 |
| 16 | | FSI consumed (15/13) should not be more than (14) | 1.00 |
| 17 | | Inclusive housing | |
| | a | Required - 20% of (9) | NA |
| | b | Proposed | NA |

## T.D.R. STATEMENT ALREADY UTILIZED

| | | | | | |
|---|---|---|---|---|---|
| 1 | T.D.R. ORIGINAL FROM | AREA | CERT.NO | DATE | Reg.N0 |
| a | BUSHRA CONSTRUCTIONS | 4245.00 SQ.MT. | 4601 | 08.12.2021 | 20810/21 |
| b | INDIRA SHETTY | 5884.00 SQ.MT. | 5621 | 10.12.2021 | 20995/2021 |
| c | INDIRA SHETTY | 4021.00 SQ.MT. | 5622 | 10.12.2021 | 20995/2021 |
| | TOTAL | 14150.00 SQ.MT. | | | |
| 2 | T.D.R. TO BE USED ON SITE - | S.No.37,H.NO.3+4(PLOT B). S.No.27,H.NO.1B+2+3(PLOT A) & H.NO.4 + 5, S.No.25,H.NO.4(pt),S.No.26, H.NO.(1+ 9A )+(2A+2B), VILLAGE MOHHAMMADWADI, PUNE. | | | |
| 3 | AREA OF T.D.R. TO BE USED OUT OF TOTAL AREA AVAILABLE BY D.R.C. TO BE USED | --- | | --- | |
| | | 14150.00 SQ.MT. | | | |
| 4 | TOTAL AREA CONSUMED | T11 BUILDING 20TH TO 29TH FLOOR | | | |
| 5 | BALANCE AREA OF D.R.C. | NIL | | | |
| 6 | NO.OF TENEMENT PROPOSED | 68 NOS | | | |
| 7 | HEIGHT OF BUILDING | 98.28 M | | | |

## PROPOSED T.D.R. STATEMENT

| | T.D.R. ORIGINAL FROM | TYPE | AREA | D.R.C.NO. & DATE | |
|---|---|---|---|---|---|
| 1 | BUSHRA CONSTRUCTIONS | SLUM | 3515.00 | 004668 DATE-10-03-2023 004671 DATE-25-04-2023 | 3515.00 X 2.3644 = 8310.86 |
| 2 | BUSHRA CONSTRUCTIONS | SLUM | 3170.00 | 004676 DATE-15-06-2023 | 3170.00 X 2.3644 = 7495.15 |
| 3 | BRAMHACORP | AMENITY | 13000.00 | 005921 DATE-21-02-2022 005774 DATE-24-02-2021 | 13000.00 X 1.2016 = 15620.80 |
| 4 | - | TOTAL | 19685.00 | | 31426.81 |
| 5 | TOTAL TDR AREA CONSUMED | T2:ALL FLOOR, T3-G,1ST TO 6TH FLOOR & 7TH FLOOR PART | | | |

## AMENITY SPACE 1 AREA CALCULATION ( IN SQ.M )

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 1 | 0.50 | X | 37.72 | X | 9.02 | = | 170.12 |
| 2 | 0.50 | X | 54.49 | X | 22.54 | = | 614.10 |
| 3 | 0.50 | X | 57.595 | X | 7.20 | = | 207.34 |
| 4 | 0.50 | X | 67.90 | X | 11.45 | = | 388.73 |
| 5 | 0.50 | X | 79.50 | X | 32.04 | = | 1273.59 |
| 6 | 0.50 | X | 79.72 | X | 19.99 | = | 796.80 |
| TOTAL AMENITY AREA 1 | | | | | | = | 3450.68 |



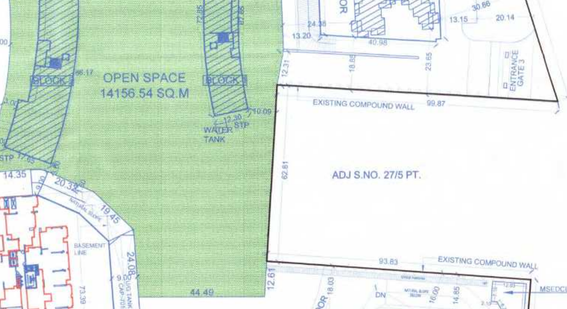
AMENITY SPACE 2
2039.16 SQ.M

## AMENITY SPACE 2 AREA CALCULATION ( IN SQ.M )

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 1 | 0.50 | X | 64.86 | X | 16.57 | = | 537.37 |
| 2 | 0.50 | X | 74.82 | X | 19.96 | = | 746.70 |
| 3 | 0.50 | X | 74.82 | X | 15.81 | = | 591.45 |
| 4 | 0.50 | X | 16.65 | X | 8.24 | = | 68.63 |
| 5 | 0.50 | X | 14.54 | X | 8.26 | = | 60.05 |
| 6 | 0.50 | X | 12.18 | X | 5.74 | = | 34.96 |
| TOTAL AMENITY AREA 2 | | | | | | = | 2039.16 |

## AMENITY SPACE 3 AREA CALCULATION ( IN SQ.M )

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 1 | 0.50 | X | 40.94 | X | 16.054 | = | 328.63 |
| 2 | 0.50 | X | 40.94 | X | 14.49 | = | 296.61 |
| 3 | 0.50 | X | 53.09 | X | 13.12 | = | 348.27 |
| 4 | 0.50 | X | 53.09 | X | 15.38 | = | 408.26 |
| TOTAL AMENITY AREA 1 | | | | | | = | 1381.77 |



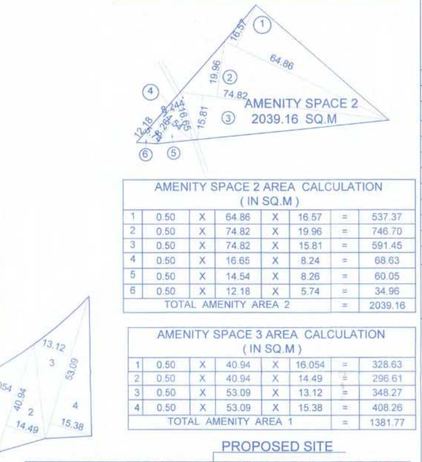


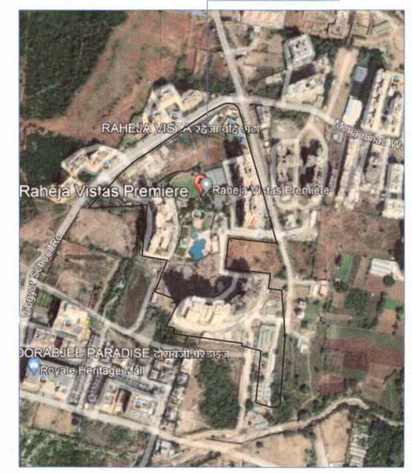


## AMENITY SPACE 4 AREA CALCULATION ( IN SQ.M )

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 1 | 0.50 | X | 9.10 | X | 2.183 | = | 9.93 |
| 2 | 0.50 | X | 15.66 | X | 3.28 | = | 25.68 |
| 3 | 0.50 | X | 11.81 | X | 2.63 | = | 15.53 |
| 4 | 0.50 | X | 41.56 | X | 10.12 | = | 210.29 |
| 5 | 0.50 | X | 70.57 | X | 20.48 | = | 722.64 |
| 6 | 0.50 | X | 56.29 | X | 8.89 | = | 250.20 |
| 7 | 0.50 | X | 11.54 | X | 0.68 | = | 3.92 |
| 8 | 2/3 | X | 11.28 | X | 1.38 | = | 10.38 |
| 9 | 0.50 | X | 36.64 | X | 132.23 | = | 2422.45 |
| 10 | 0.50 | X | 33.89 | X | 132.23 | = | 2240.64 |
| 11 | 0.50 | X | 16.37 | X | 136.58 | = | 1117.91 |
| TOTAL AMENITY AREA 4 | | | | | | = | 7029.58 |

| | | |
|---|---|---|
| AMENITY 1 AREA | = | 3450.68 |
| AMENITY 2 AREA | = | 2039.16 |
| AMENITY 3 AREA INCLUDING (PRIMARY SCHOOL RESERVATION) | = | 1381.77+ 4017.00 |
| AMENITY 4 AREA | = | 7029.58 |
| TOTAL AMENITY AREA | = | 17918.19 |




## 10 % OPEN SPACE AREA CALCULATION ( IN SQ.M )

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 1 | 0.50 | X | 110.74 | X | 16.10 | = | 891.46 |
| 2 | 0.50 | X | 104.00 | X | 16.10 | = | 837.20 |
| 3 | 0.50 | X | 122.19 | X | 51.08 | = | 3120.73 |
| 4 | 0.50 | X | 