

Figure 1 shows a schematic diagram of a building layout with 25 numbered rooms. The layout is rectangular with various internal partitions. Room numbers are in circles, and dimensions are in feet. The overall dimensions are 30.27 by 13.20. The layout includes rooms of various sizes, some with multiple entrances, and a central corridor system. The rooms are numbered 01 through 25. Dimensions are provided for most rooms and corridors.

|                                                                                                                                                  |   |       |             |
|--------------------------------------------------------------------------------------------------------------------------------------------------|---|-------|-------------|
| <p>LT-UP AREA STATEMENT : ( 2ND,3RD,4TH,5TH,6TH FLOOR)</p> <p>AREA OF BLOCK [ABCD] = 30.27 X 16.62</p> <p>STANDARD DEDUCTIONS :- 503.09 SQ.M</p> |   |       |             |
| 3.66 X 14.11                                                                                                                                     | = | 51.64 | SQ.M        |
| 3.51 X 10.52                                                                                                                                     | = | 36.93 | SQ.M        |
| 4.42 X 8.69                                                                                                                                      | = | 38.41 | SQ.M        |
| 5.64 X 7.01                                                                                                                                      | = | 39.54 | SQ.M        |
| 6.33 X 3.20                                                                                                                                      | = | 20.26 | SQ.M        |
| 1.22 X 4.27                                                                                                                                      | = | 5.21  | SQ.M        |
| 0.76 X 1.83                                                                                                                                      | = | 1.39  | SQ.M        |
| 3.36 X 0.92                                                                                                                                      | = | 3.09  | SQ.M        |
| 1.37 X 2.29                                                                                                                                      | = | 3.14  | SQ.M        |
| 1.37 X 1.37                                                                                                                                      | = | 1.88  | SQ.M        |
| 6.56 X 3.51                                                                                                                                      | = | 23.03 | SQ.M        |
| 6.10 X 3.20                                                                                                                                      | = | 19.52 | SQ.M        |
| 2.21 X 0.79                                                                                                                                      | = | 1.75  | SQ.M        |
| 2.59 X 0.56                                                                                                                                      | = | 1.45  | SQ.M        |
| 2.75 X 0.31                                                                                                                                      | = | 0.85  | SQ.M        |
| 16. 9.91 X 0.46                                                                                                                                  | = | 4.56  | SQ.M        |
| 17. 3.38 X 4.12                                                                                                                                  | = | 13.93 | SQ.M        |
| 18. 1.25 X 0.15                                                                                                                                  | = | 0.19  | SQ.M        |
| 19. 0.91 X 0.15                                                                                                                                  | = | 0.14  | SQ.M        |
| 20. 2.44 X 4.47                                                                                                                                  | = | 10.91 | SQ.M        |
| 21. 1.98 X 4.24                                                                                                                                  | = | 8.40  | SQ.M        |
| 22. 1.91 X 1.91 X 2                                                                                                                              | = | 7.30  | SQ.M        |
| TOTAL DEDUCTIONS =                                                                                                                               |   |       | 293.52 SQ.M |
| NET AREA = 503.09 - 293.52                                                                                                                       |   |       |             |
| NET AREA =                                                                                                                                       |   |       | 209.57 SQ.M |

|                            |                |   |              |
|----------------------------|----------------|---|--------------|
| 1.                         | 3.66 X 13.20   | = | 48.31 SQ.M   |
| 2.                         | 3.51 X 9.61    | = | 33.73 SQ.M   |
| 3.                         | 4.42 X 7.78    | = | 34.39 SQ.M   |
| 4.                         | 2.11 X 6.10    | = | 12.87 SQ.M   |
| 5.                         | 3.53 X 4.73    | = | 16.70 SQ.M   |
| 6.                         | 3.58 X 1.98    | = | 7.09 SQ.M    |
| 7.                         | 5.14 X 0.31    | = | 1.59 SQ.M    |
| 8.                         | 1.42 X 3.35    | = | 4.76 SQ.M    |
| 9.                         | 2.29 X 4.88    | = | 11.18 SQ.M   |
| 10.                        | 0.46 X 1.22    | = | 0.56 SQ.M    |
| 11.                        | 3.05 X 2.29    | = | 6.98 SQ.M    |
| 12.                        | 3.05 X 1.53    | = | 4.67 SQ.M    |
| 13.                        | 2.59 X 1.83    | = | 4.74 SQ.M    |
| 14.                        | 6.33 X 1.22    | = | 7.72 SQ.M    |
| 15.                        | 9.46 X 0.76    | = | 7.19 SQ.M    |
| 16.                        | 3.35 X 2.90    | = | 9.71 SQ.M    |
| 17.                        | 2.21 X 0.48    | = | 1.06 SQ.M    |
| 18.                        | 2.59 X 0.25    | = | 0.65 SQ.M    |
| 19.                        | 9.91 X 0.15    | = | 1.49 SQ.M    |
| 20.                        | 3.38 X 5.49    | = | 18.56 SQ.M   |
| 21.                        | 1.25 X 0.15    | = | 0.19 SQ.M    |
| 22.                        | 1.07 X 0.15    | = | 0.16 SQ.M    |
| 23.                        | 1.98 X 4.24    | = | 8.40 SQ.M    |
| 24.                        | 2.44 X 4.47    | = | 10.91 SQ.M   |
| 25.                        | 1.91 X 1.91X 2 | = | 7.30 SQ.M    |
| <hr/>                      |                |   |              |
| TOTAL DEDUCTIONS =         |                |   | 260.91 SQ.M  |
| NET AREA = 466.16 - 260.91 |                |   | =            |
| NET AREA =                 |                |   | 205.25 SQ.M. |

| (FOR FIRST FLOOR)                 |                    |
|-----------------------------------|--------------------|
| B1)                               | 1.42X3.05X1 = 4.33 |
| B2)                               | 2.74X1.53 = 4.19   |
| B3)                               | 9.91X1.37 = 13.58  |
| B4)                               | 2.75X1.68 = 4.62   |
| B5)                               | 3.66X1.00 = 3.66   |
| TOTAL = 30.38 SQM.                |                    |
| (FOR 2ND,3RD,4TH,5TH & 6TH FLOOR) |                    |
| B1)                               | 2.75X1.52 = 4.18   |
| B2)                               | 9.91X1.37 = 13.58  |
| B3)                               | 2.75X1.68 = 4.62   |
| B4)                               | 3.66X1.00 = 3.66   |
| B5)                               | 4.27X1.22 = 5.21   |
| TOTAL = 31.25 SQM.                |                    |
| (FOR 7TH FLOOR)                   |                    |
| B1)                               | 3.66X1.00 = 3.66   |

|                                  |         |
|----------------------------------|---------|
| <b>(FOR 1ST FLOOR)</b>           |         |
| T1) 3.58X1.98X1                  | = 7.09  |
| T2) 3.36X2.44X1                  | = 8.20  |
| TOTAL = 15.29 SQM.               |         |
| <b>(FOR 2ND FLOOR)</b>           |         |
| T1) 6.02X2.59X1                  | = 15.59 |
| T2) 2.75X3.20X1                  | = 8.80  |
| T3) 1.52X3.81X1                  | = 5.79  |
| T4) 2.75X2.29X1                  | = 6.29  |
| TOTAL = 36.47 SQM.               |         |
| <b>(FOR 3RD &amp; 5TH FLOOR)</b> |         |
| T1) 6.33X2.29X1                  | = 14.49 |
| T2) 3.31X3.20X1                  | = 11.23 |
| T3) 1.37X1.83X2                  | = 5.01  |
| TOTAL = 30.73 SQM.               |         |
| <b>(FOR 4TH &amp; 6TH FLOOR)</b> |         |
| T1) 6.02X2.59X1                  | = 15.59 |
| T2) 2.75X3.20X1                  | = 8.80  |
| T3) 1.52X3.81X1                  | = 5.79  |
| TOTAL = 30.18 SQM.               |         |
| <b>(FOR 7TH FLOOR)</b>           |         |
| T1) 3.51X1.98X1                  | = 6.95  |

| FLOOR       | B/UP AREA<br>PREVIOUSLY<br>APPROVED | B/UP AREA<br>AS PER UDGR | STAIRCASE AREA    |                   | PASSAGE<br>AREA | PROPOSED<br>BALC. | LIFT AREA & LMR.    |                     | TERRACE | TENA. |
|-------------|-------------------------------------|--------------------------|-------------------|-------------------|-----------------|-------------------|---------------------|---------------------|---------|-------|
|             |                                     |                          | STAIRCASE<br>AREA | FIRE<br>STAIRCASE |                 |                   | LIFT                | FIRE LIFT           |         |       |
| FIRST FL.   | 205.25                              | 4.06                     | 10.91             | 8.40              | 26.28           | 30.38             | 3.65+9.65<br>=13.30 | 3.65+9.65<br>=13.30 | 15.29   | 04    |
| SECOND FL.  | 209.57                              | 37.97                    | 10.91             | 8.40              | 13.93           | 31.25             |                     |                     | 36.47   | 03    |
| THIRD FL.   | 209.57                              | 21.63                    | 10.91             | 8.40              | 13.93           | 31.25             |                     |                     | 30.73   | 03    |
| FOURTH FL.  | 209.57                              | 37.97                    | 10.91             | 8.40              | 13.93           | 31.25             |                     |                     | 30.18   | 03    |
| FIFTH FL.   | 209.57                              | 21.63                    | 10.91             | 8.40              | 13.93           | 31.25             |                     |                     | 30.73   | 03    |
| SIXTH FL.   | 209.57                              | 37.97                    | 10.91             | 8.40              | 13.93           | 31.25             |                     |                     | 30.18   | 03    |
| SEVENTH FL. | 21.68                               | 248.86                   | 10.91             | 8.40              | 13.93           | 3.66              |                     |                     | 6.95    | 03    |
| EIGHTH FL.  | 0.00                                | 322.03                   | 0.00              | 0.00              | 0.00            | 0.00              |                     |                     | 0.00    | 03    |
| NINTH FL.   | 0.00                                | 314.24                   | 0.00              | 0.00              | 0.00            | 0.00              |                     |                     | 0.00    | 03    |
| TENTH FL.   | 0.00                                | 332.78                   | 0.00              | 0.00              | 0.00            | 0.00              |                     |                     | 0.00    | 03    |
| 11TH FL.    | 0.00                                | 314.24                   | 0.00              | 0.00              | 0.00            | 0.00              |                     |                     | 0.00    | 03    |
| 12TH FL.    | 0.00                                | 332.78                   | 0.00              | 0.00              | 0.00            | 0.00              |                     |                     | 0.00    | 03    |
| TOTAL       | 1274.78                             | 2026.16                  | 76.37             | 58.80             | 109.86          | 190.29            | 13.30               | 13.30               | 180.53  | 37.00 |

|                                    |   |                   |
|------------------------------------|---|-------------------|
| AREA CALCULATION : 2ND,4TH,6TH FL. |   |                   |
| NEWLY PROPOSED AREA                |   |                   |
| ADDITIONS :-                       |   |                   |
| 1. 4.42 X 0.92                     | = | 4.06 SQ.M         |
| 2. 4.50 X 3.20                     | = | 14.40 SQ.M        |
| 3. 2.74 X 3.20                     | = | 8.77 SQ.M         |
| 4. 5.64 X 3.81 X 0.5               | = | 10.74 SQ.M        |
| <b>TOTAL DEDUCTIONS =</b>          |   | <b>37.97 SQ.M</b> |

|                                    |   |            |
|------------------------------------|---|------------|
| AREA CALCULATION : 3RD & 5TH FLOOR |   |            |
| NEWLY PROPOSED AREA                |   |            |
| ADDITIONS :-                       |   |            |
| 1. 4.42 X 0.92                     | = |            |
| 2. 2.75 X 3.20                     | = | 4.06 SQ.M  |
| 3. 2.74 X 3.20                     | = | 8.80 SQ.M  |
| TOTAL DEDUCTIONS                   | = | 8.77 SQ.M  |
|                                    |   | 21.63 SQ.M |

| PARKING PROVIDED APPROVED                    | CAR | SCOOTER | CYCLE |
|----------------------------------------------|-----|---------|-------|
| CARPET AREA LESS THAN 40.00 SQ.M. (03 TENA.) | 02  | 06      | 06    |
| ABOVE 40.0 BUT LESS THAN 80.0 (16 TENA.)     | 16  | 32      | 16    |
| TOTAL 19 TENA. APPROVED                      | 18  | 38      | 22    |

| PARKING REQUIRED UDCR             | CAR | SCOOTER | CYCLE |
|-----------------------------------|-----|---------|-------|
| BELOW 40.00 SQ.M.<br>02 TENA.     | 01  | 01      | --    |
| 40.00 TO 80.00 SQ.M.<br>02 TENA.  | 01  | 04      | --    |
| 80.00 TO 150.00 SQ.M.<br>01 TENA. | 01  | 2       | --    |

  

| PARKING PROVIDED UDCR            | CAR | SCOOTER | CYCLE |
|----------------------------------|-----|---------|-------|
| 40.00 TO 80.00 SQ.M.<br>18 TENA. | 09  | 36      | --    |
| TOTAL 18 TENA.                   | 09  | 36      | --    |

02/06

Building Inspector Deputy Engineer  
Building Development Department  
Zone No 3 P.M.C



T.D.R.ORIGINATED FROM = 1) KHARADI S.NO 12/1C(NEW)  
S.NO 12/1/1+1/2B (OLD)  
• ZONE = D4

• SLUM  
T.D.R.ORIGINATED FROM 1) HADAPSAR S.NO 111B/1A+  
1B/1(PART) CTS.NO. 1812(P)  
• ZONE = D3

• T.D.R.USED ON = PROPOSED BUILDING ON  
S.NO.52/5/3/13-36/2 PART  
AT BANER ,PUNE

• T.D.R.AREA TO BE USED = 800.00 SQ.M  
• SLUM T.D.R.AREA TOBE USED = 200.00 SQ.M

• ZONE = D1

• HEIGHT OF BUILDING = 39.30 M

• WORK STAGE PROGRESS = WORK UNDER PROGRESS

• PREVIOUS COMMENCEMENT  
CERTIFICATE NO. = CC/2975/19

• DATE = 27/02/2020

• PROP. TOTAL FLOOR AREA = 3,300.94 SQ.M.

• PREVIOUS AREA APPROVED = 1274.78 SQ.M.

• T.D.R.AREA USED ON = 1ST TO 10TH FL.

• 1) DRC NO. = 004586 SLUM AREA = 175.16 SQ.M.  
2) DRC NO. = 005301 AREA = 666.95 SQ.M.

1) ALL DIMENSIONS ARE IN METRES OTHERWISE SPECIFIED.  
2) THE DRAWINGS AREA ISSUED ARE FOR APPROVAL PURPOSE ONLY.

FOR : SHRI ASIF PATHAN

PROPOSED BUILDING AT  
S.NO.52/5/3/1+36/2 PART BANER, PUNE.

**SAHIL J KHINVASARA**  
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