

Approved as amended in
subject to conditions mentioned in Annexure 'A'
of letter No. 1000/C.R. No. 18/16-17/2017-2018, Mouza. बावधन बु.
S. No. G. No./CTS No. 96/173, 96/172
Dated 92/99/209c
Metropolitan Commissioner and
Chief Executive Officer
Pune Metropolitan Regional Development Authority, Pune.



A AREA STATEMENTS

		PREVIOUS SANCTION	PROPOSED
1	PLOT AREA		
	AS PER OWNERSHIP DOCUMENTS	1700.00	1700.00
	AS PER MEASUREMENT SHEET	1650.08	1650.08
	MINIMUM TO BE CONSIDER	1650.08	1650.08
2	DEDUCTION FOR		
	PROPOSED R.P. ROAD WIDENING		
	ANY OTHER ROAD WIDENING	155.22	155.22
	TOTAL DEDUCTION	155.22	155.22
3	GROSS AREA OF PLOT (1-2)	1494.86	1494.86
4	AMENITY SPACE REQUIRED 15%	224.23	224.23
	AMENITY SPACE PROVIDED	224.23	224.23
5	OPEN SPACE REQUIRED 10%	250.00	250.00
	OPEN SPACE PROVIDED	250.00	250.00
6	NET PLOT AREA (3-4) X 90%	1053.11	
	NET PLOT AREA (3-4)		1270.63
7	BUILD UP AREA W.R.T. BASIC F.S.I. AS PER ROAD WIDTH (6X1.20)	1263.73	1263.73
8	ADDITION OF AREA FOR F.S.I.		
	A) AREA AGAINST ROAD (2 X 2)		
	B) AREA AGAINST AMENITY (4 X 2)		
	C) PREMIUM F.S.I. 20% (ALREADY SANCTION)	210.62	210.62
	D) AREA AGAINST T.D.R.		
	E) TOTAL (A+B+C+D)	210.62	210.62
9	TOTAL F.S.I. AVAILABLE (7+8)	1474.35	1474.35
10	TOTAL F.S.I. PROPOSED	1472.79	1264.53
11	UTILIZED PAID F.S.I.	210.62	210.62

B. TENEMENT STATEMENT
(a) TENEMENTS PERMISSIBLE (250/HEC)
(b) TENEMENTS PROPOSED
PROJECT
REVISED RESIDENTIAL BUILDING
ON PLOT AT S.NO. 17/11, 17/12,
AT BAYDHAN,
TALUKA :- MULSHI, DIST.-PUNE.
(FIRST REVISION)

OWNER'S NAME & SIGNATURE
FOR :- TRIMURTI DEVELOPERS & PROMOTERS
MR. PRAVIN V. SANGHVI & SANJAY V. SHAH
ARCHITECT'S SIGN
VIVEK GARODE
B. Arch. M.A. (P)
ARCHITECT
INTERIOR DESIGNER
TOWN PLANNER
2-82, Pooja Galle, Chaitany,
Near State Bank Nagar,
Bhamburda, Pune. 411 007
PUNE
Vivekgarod14@gmail.com
Call: 94 223 223 16
SCALE DRAWN BY CHECKED BY DATE
1:250 AVINASH VIVEK GARODE 22-06-2019

AREA STATEMENT PREVIOUS SANCTION & NEW PROPOSAL

	ORIGINAL SANCTION NO	REVISION	DIFFERENCE
BUILD UP	1472.79	1264.53	-208.26
ENCL. BALCONY	249.34	159.92	-89.42
OPEN BALCONY	72.69	7.91	-64.78
TOTAL BALCONY	322.03	167.83	-154.20
DRY BALCONY	00.00	00.00	0.00
TERRACE	35.07	00.00	-35.07
STAIRCASE	00.00	90.80	90.80
F. STAIRCASE	00.00	00.00	0.00
PASSAGE	00.00	00.00	0.00
LIFT	3.64	4.05	0.41
L.M.R.	00.00	00.00	0.00
PARKING	491.77	410.79	-80.98
TOTAL	2325.30	1938.00	-387.30

F.S.I. STATEMENT

FLOOR	B.U.P AREA	LIFT AREA	STAIRCASE	PERMISSIBLE BALCONY (15%)	PROPOSED ENCLOSED BALCONY	PROPOSED OPEN BALCONY	TOTAL BALCONY	EXCESS BALCONY	TOTAL B.U.P	PERMISSIBLE TERRACE 20%	PROPOSED TERRACE	TENA
FIRST	279.72	4.05	22.70	41.96	39.98	38.08	78.06	36.10	315.82	63.16	0.00	9
SECOND	279.72	0.00	22.70	41.96	39.98	38.70	78.68	36.72	316.44	63.29	0.00	9
THIRD	279.72	0.00	22.70	41.96	39.98	38.08	78.06	36.10	315.82	63.16	0.00	9
FOURTH	279.72	0.00	22.70	41.96	39.98	38.70	78.68	36.72	316.44	63.29	0.00	9
TOTAL	1118.88	4.05	90.80	167.83	159.92	153.56	313.48	145.65	1264.53	252.91	0.00	36.00

PARKING AREA = 410.79 SQ.M

PARKING STATEMENT

TYPE OF FLAT	NO. OF FLAT	REQUIRED PARKING	PROP. PARKING
		CARS	SCOOTERS
4 TENA HAVING AREA BELOW 50 SQ.M	48T = 12	00	05
3 TENA HAVING AREA 50 TO 100 SQ.M	03T = 03	01	03
2 TENA HAVING AREA MORE THAN 100 SQ.M	00T = 00	01	02
TOTAL	57	03	08

PARKING REQUIRED AS PER METROPOLITAN ADDITIONAL SIZE
CARS - 03 X 1.50 = 05
SCOOTERS - 08 X 1.50 = 104
CYCLES - 08 X 1.50 = 104

PARKING AREA STATEMENT

VEHICLE	NOS.	AREA REQUIRED	AREA PROVIDED
CARS	05	12.50 SQ.M/CAR	62.50
SCOOTER	104	2.00 SQ.M/SC	208.00
CYCLES	104	0.75 SQ.M/CYC	72.80
TOTAL			343.30 SQ.M

WATER STORAGE CAPACITY

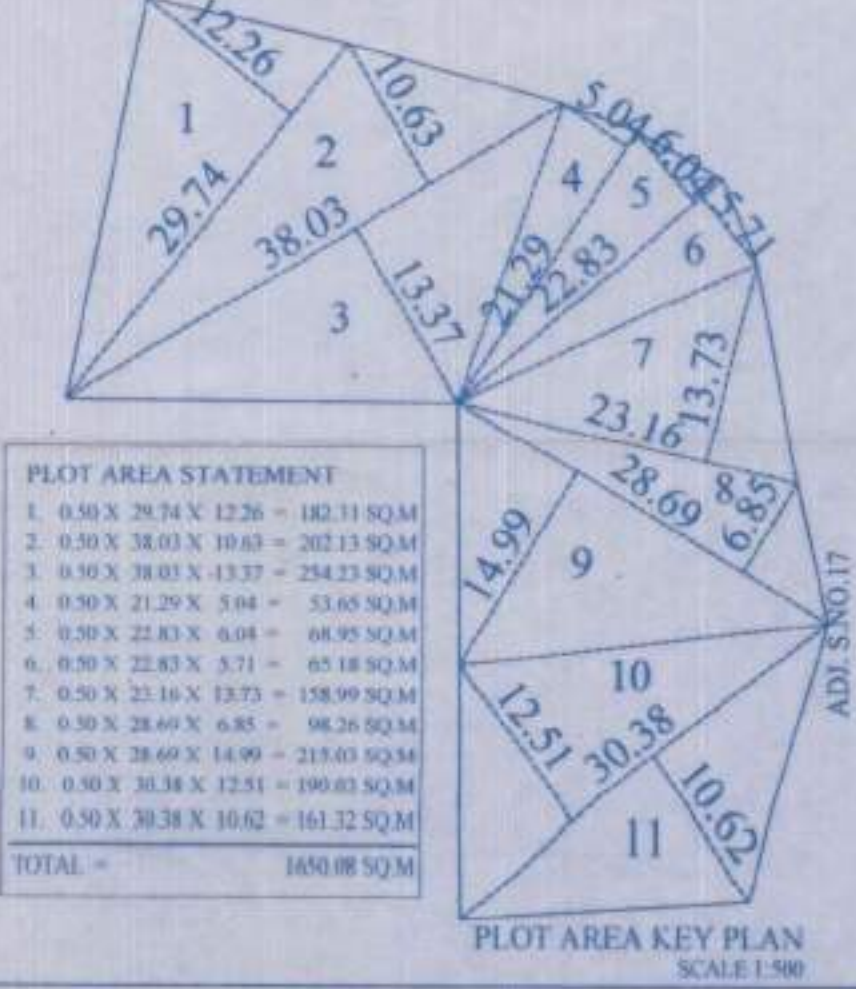
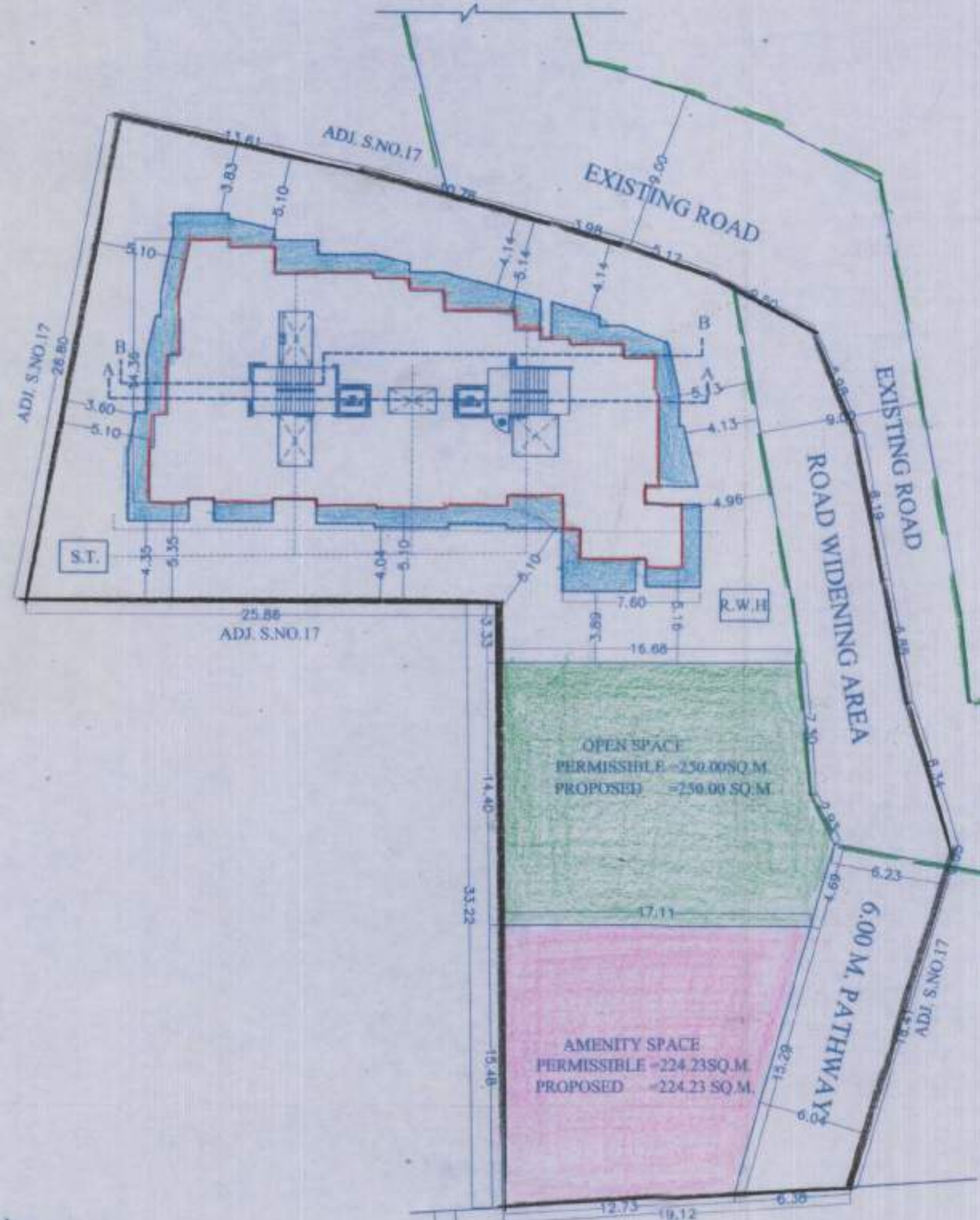
FOR RESIDENTIAL		
AMOUNT OF WATER REQUIRED PER PERSON	= 135	lts/day
WATER REQUIRED PER FLAT	= 675	lts/day
(5 person per flat)		
NO. OF FLATS IN THE BUILDING	= 50 NOS.	
WATER REQUIRED FOR 50 FLAT	= 33750.00	lts/day
ADD FOR FIRE FIGHTING 20000.00 lts	= 53750.00	lts/day
PROVIDED CAPACITY OF OVERHEAD TANK	= 60000.00	lts/day
PROVIDED CAPACITY OF U.G.SUCTION TANK	= 90000.00	lts/day

CERTIFICATE OF AREA

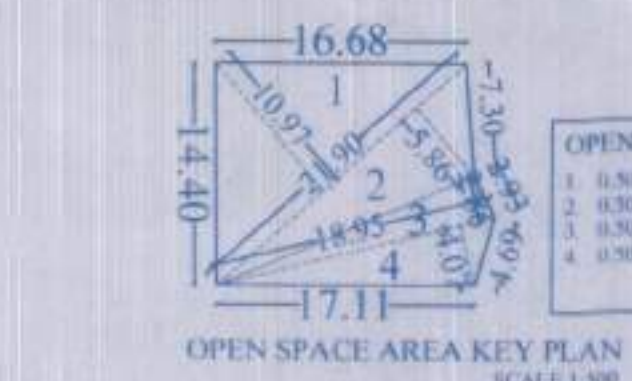
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON _____ AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / T.P. SCHEME RECORDS / LAND RECORD DEPT. / CITY SURVEY RECORDS.

LEDGEND

PLOT BOUNDARY SHOWN BLACK	☐
PROPOSED WORK SHOWN RED	☐
DRAINAGE LINE SHOWN RED DOTTED	☐
WATERLINE SHOWN BLACK DOTTED	☐
EXISTING TO BE RETAINED HATCHED	☐
DEMOLITION SHOWN HATCHED YELLOW	☐
ENCLOSED BALCONY	☐
STAIRCASE & PASSAGE WITH PREMIUM	☐
DRY BALCONY	☐
DOUBLE HEIGHT TERRACE WITH PREMIUM	☐



LAYOUT PLAN
SCALE 1:250



OPEN SPACE AREA KEY PLAN
SCALE 1:300



AMENITY SPACE AREA KEY PLAN
SCALE 1:300



ROAD WINDING AREA KEY PLAN
SCALE 1:500