

# F.S.I. STATEMENT (IN SMT.)

| FLOOR                            | GROUND COVERAGE | NET BUP AREA | 15% PERMISS BALCONY | PROPOSED BALCONY | STAIRCASE       | PASSAGE | LIFT AREA | LIFT MACHINE AREA | TERRACE AREA | STAIRCASE FIRE | NO OF TENEMENT |
|----------------------------------|-----------------|--------------|---------------------|------------------|-----------------|---------|-----------|-------------------|--------------|----------------|----------------|
| FIRST                            |                 | 214.84       |                     | 55.52            | 18.04           | 11.27   |           |                   | 30.96        | 14.60          | 03             |
| SECOND                           |                 | 214.84       |                     | 55.52            | 18.04           | 11.27   |           |                   | 28.28        | 14.60          | 03             |
| THIRD                            | 289.92          | 214.84       | 1089.24             | 55.52            | 18.04           | 11.27   | 2.40      | MACHINE LESS ROOM | 30.96        | 14.60          | 03             |
| FOURTH                           |                 | 214.84       |                     | 55.52            | 18.04           | 11.27   |           |                   | 28.28        | 14.60          | 03             |
| FIFTH                            |                 | 230.84       |                     | 55.52            | TAKEN IN F.S.I. | 11.27   |           |                   | 30.96        | 14.60          | 03             |
| TOTAL                            | 289.92          | 1089.24      | 163.38              | 277.60           | 64.16           | 56.35   | 2.40      |                   | 149.44       | 73.00          | 15 NO.         |
| EXCESS BALCONY (163.38 - 277.60) |                 | 114.22       |                     |                  |                 |         |           |                   |              |                |                |
| TOTAL BUP AREA                   |                 | 1203.46      |                     |                  |                 |         |           |                   |              |                |                |

# T.D.R. AREA STATEMENT

- 1) T.D.R. ORIGINATED FROM A) OLD S. NO. 9 H. NO. 138+14A, NEW S. NO. 9/13B/14A, C.T.S. NO. 666(PT) KARVENAGAR, PUNE  
D.R.C. NO. 005068 = 150.00 X 1.33 = 212.80 SQM  
D.R.C. ZONE = C (HIGH SCHOOL (HS-1))
- 2) T.D.R. TO BE USED ON SITE: S. NO. 199+204+205+206/1+209/1, P. NO. 121B+121(P), C.T.S. NO. 11, LOHAGAOON PUNE
- 3) AREA OF T.D.R. TO BE USED = 192.00 SQM
- 4) NO. OF TENEMENTS PROPOSED DUE TO T.D.R. = TWO TENEMENTS (PT)
- 5) HEIGHT OF BUILDING = 14.74M
- 6) T.D.R. USED ON WHICH FLOOR = 6TH FLOOR (PT)
- 7) STAGE OF WORK = WORK IN PROGRESS

# T.D.R. AREA STATEMENT

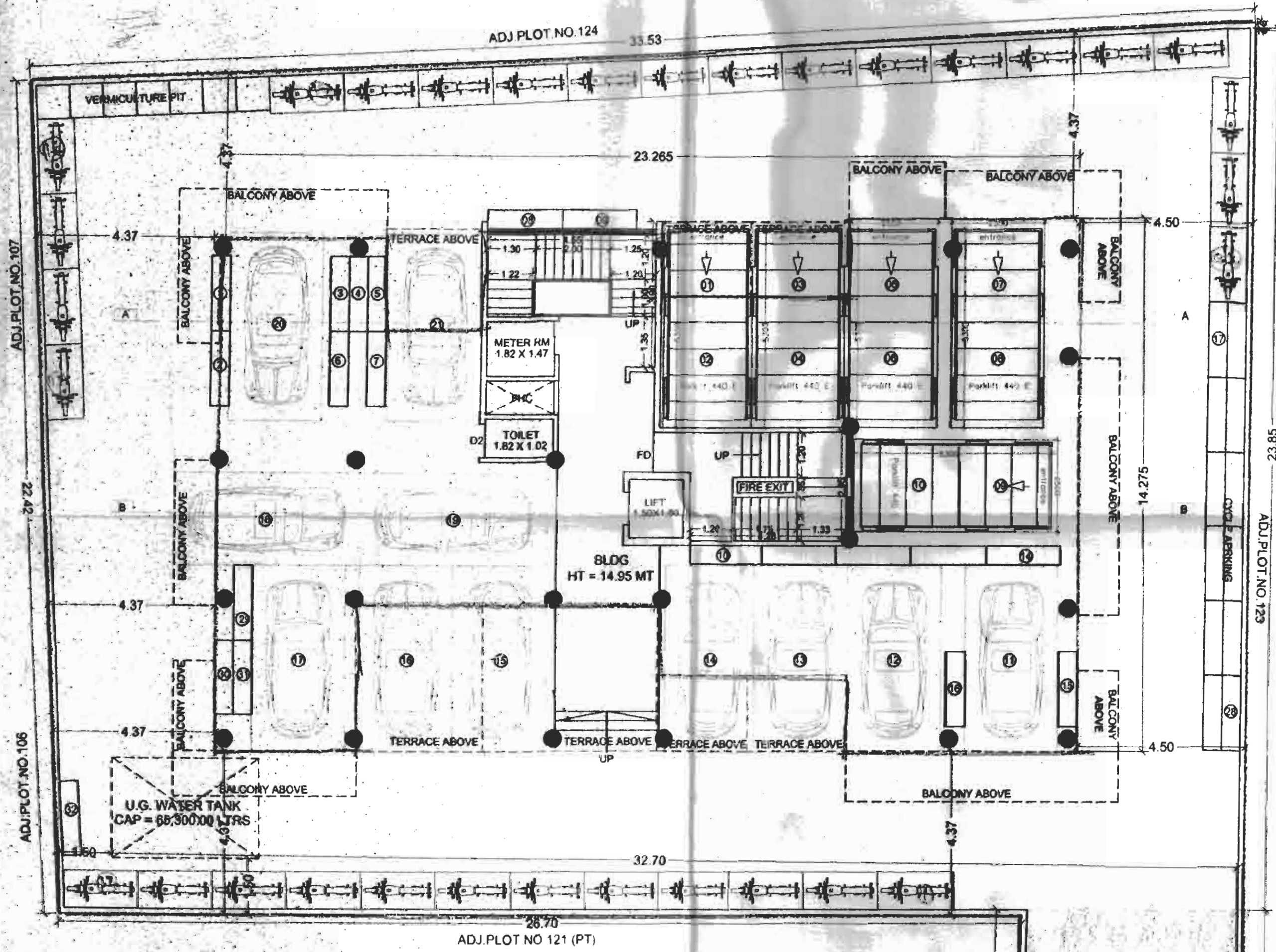
- 1) T.D.R. ORIGINATED FROM A) C.T.S. NO. 1490 (OLD C.T.S. NO. 928) FINAL PLOT NO. 928A KASBA PETH, PUNE  
D.R.C. NO. 0004456 = 36.00 X 1.33 = 47.88 SQM  
D.R.C. ZONE = C (SLUM REHABILITATION SCHEME)
- 2) T.D.R. TO BE USED ON SITE: S. NO. 199+204+205+206/1+209/1, P. NO. 121B+121(P), C.T.S. NO. 11, LOHAGAOON PUNE
- 3) AREA OF T.D.R. TO BE USED = 47.88 SQM
- 4) NO. OF TENEMENTS PROPOSED DUE TO T.D.R. = 6TH FLOOR (PT)
- 5) HEIGHT OF BUILDING = 14.74M
- 6) T.D.R. USED ON WHICH FLOOR = 5TH FLOOR (PT)
- 7) STAGE OF WORK = WORK IN PROGRESS

TRUE COPY  
APPROVED SUBJECT TO CONDITIONS VIDE  
COMMENCEMENT CERT. NO. 1323/17  
DATE: 10/01/17  
BY PUNE MUNICIPAL CORPNL  
Sd/-  
AVINASH NAWATHE  
ARCHITECTS  
DATE: 12/16/2017  
CA/89/11974

# STAMP OF APPROVAL

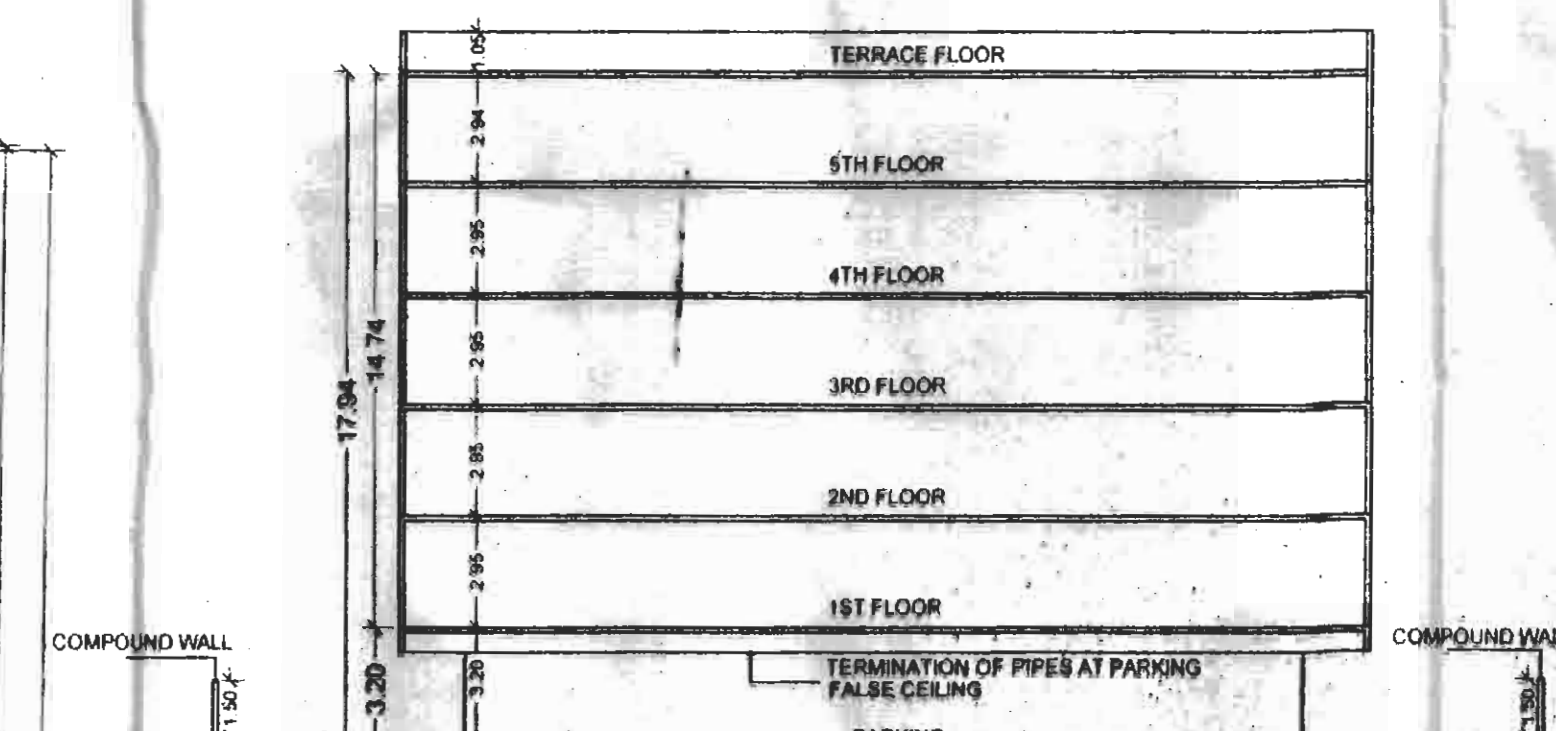
PLANS PREVIOUSLY APPROVED UNDER CG NO. 3268/15 DT. 30/12/2015  
PLANS PREVIOUSLY APPROVED UNDER CG NO. 0371/17 DT. 11/05/2017

APPROVED SUBJECT TO CONDITIONS VIDE  
COMMENCEMENT CERT. NO. 1323/17  
DATE: 10/01/17  
BY PUNE MUNICIPAL CORPNL  
Sd/-  
AVINASH NAWATHE  
ARCHITECTS  
DATE: 12/16/2017  
CA/89/11974



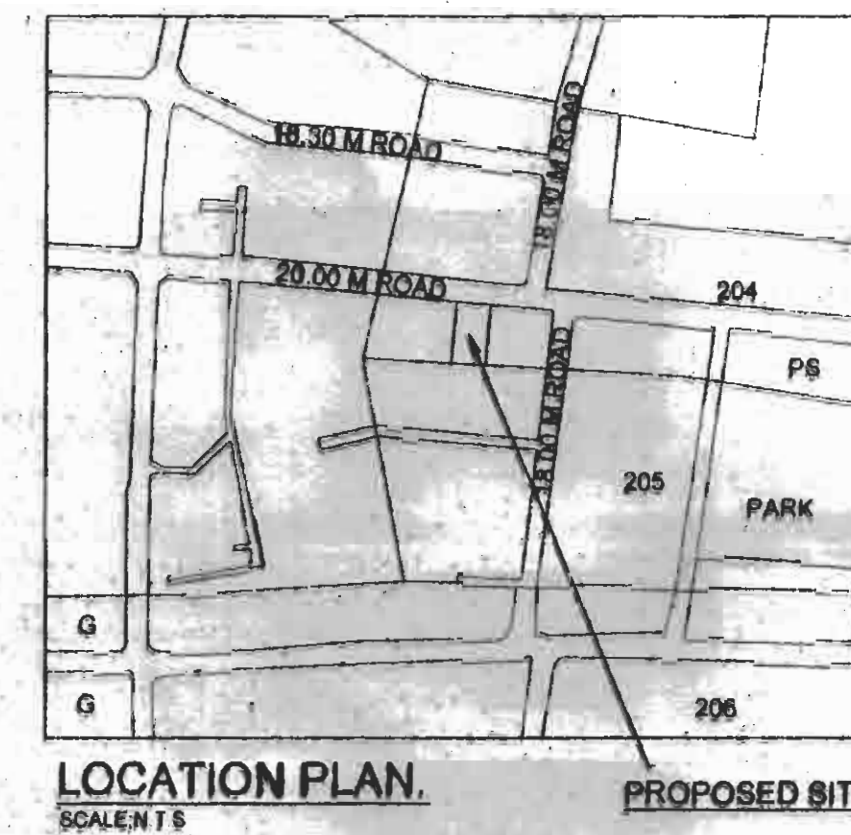
LAYOUT/PARKING FLOOR PLAN

SCALE: 1:100



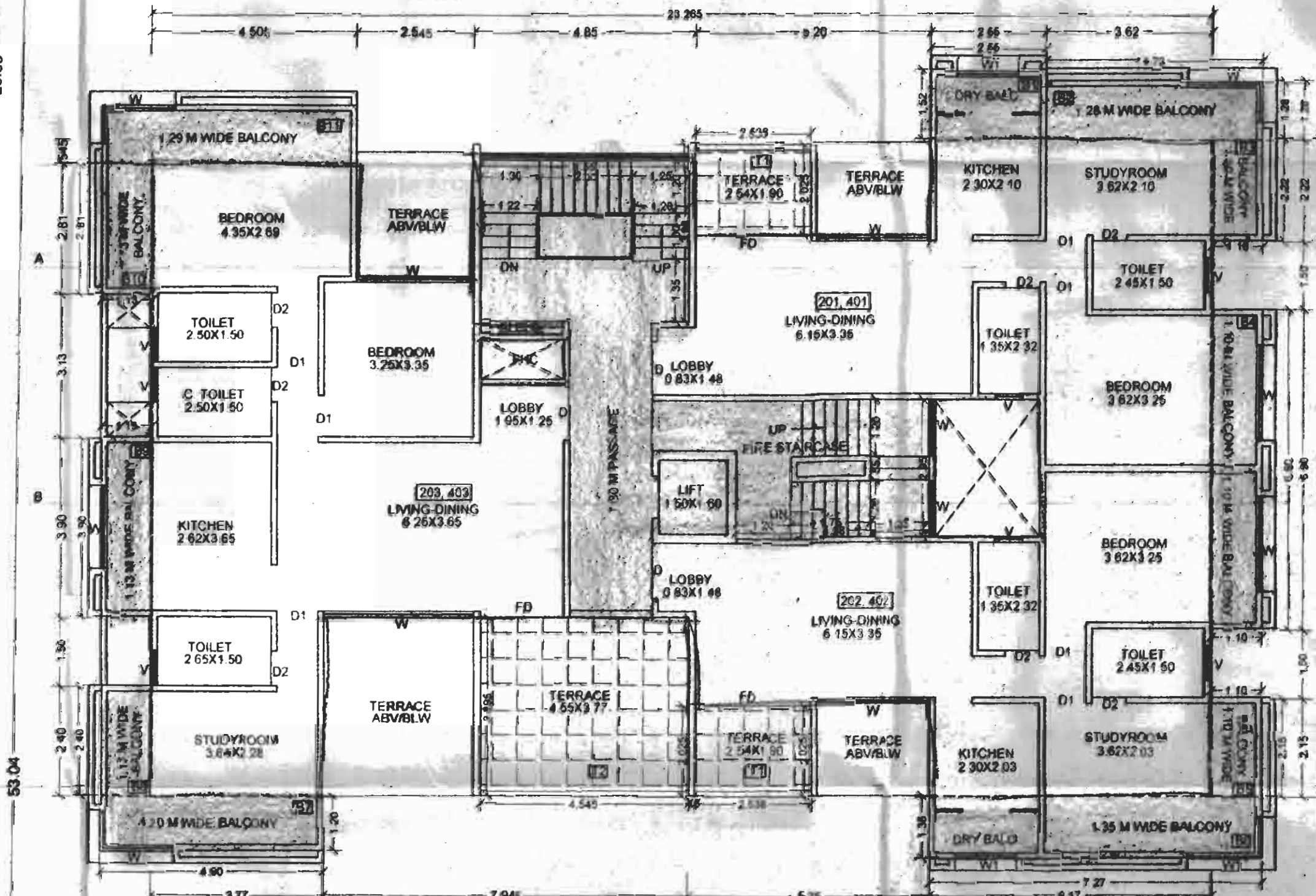
SCHEMATIC SECTION, X-X

SCALE: 1:200



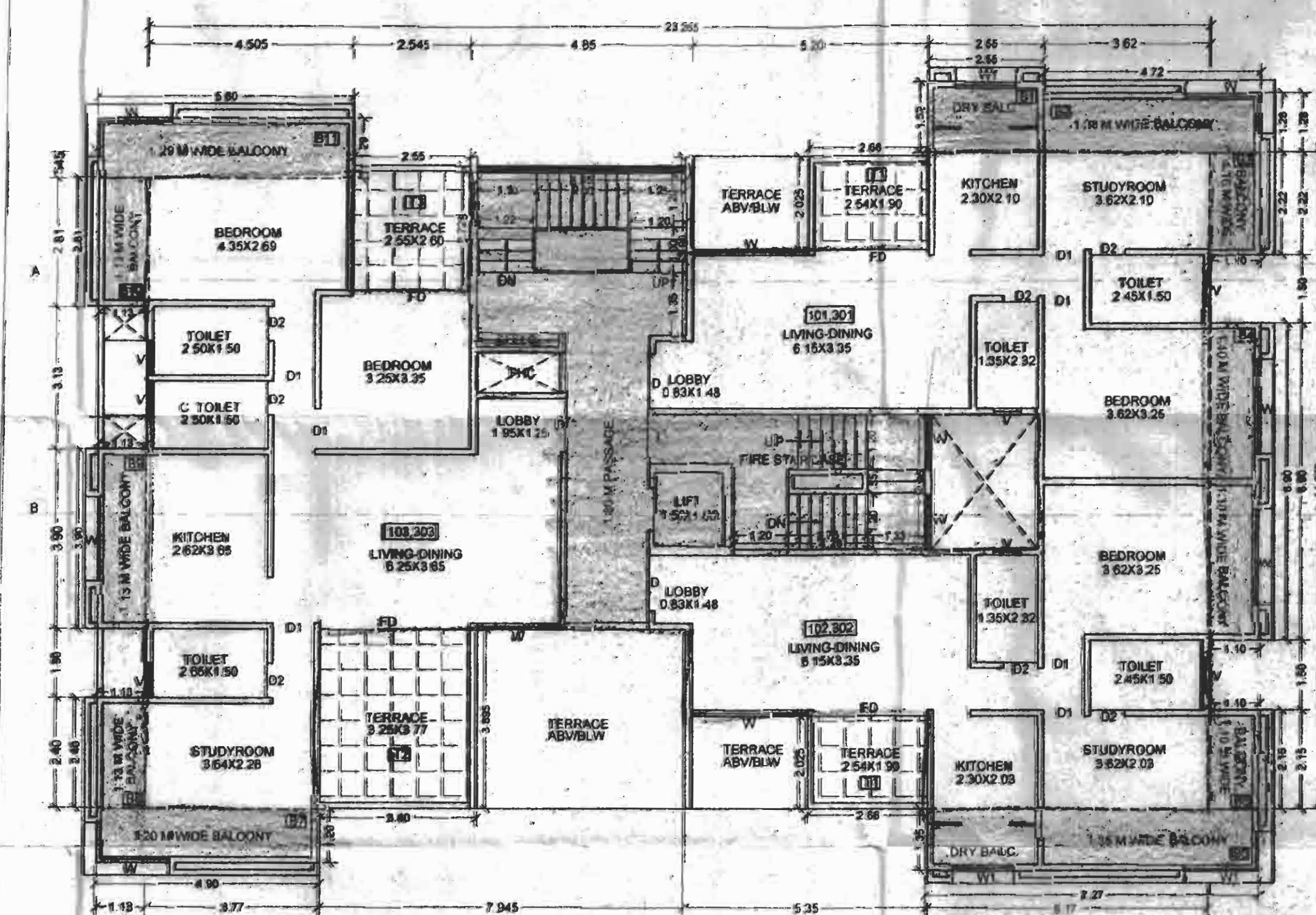
LOCATION PLAN

SCALE: 1:5  
PROPOSED SITE



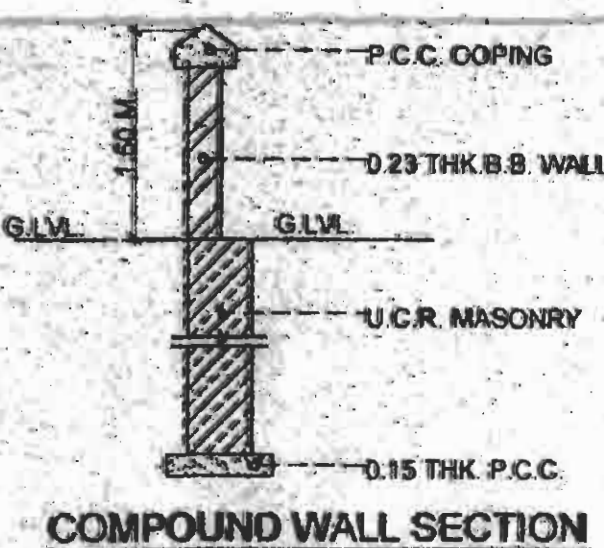
TYPICAL FLOOR PLAN. (2nd & 4th Floor)

SCALE: 1:100

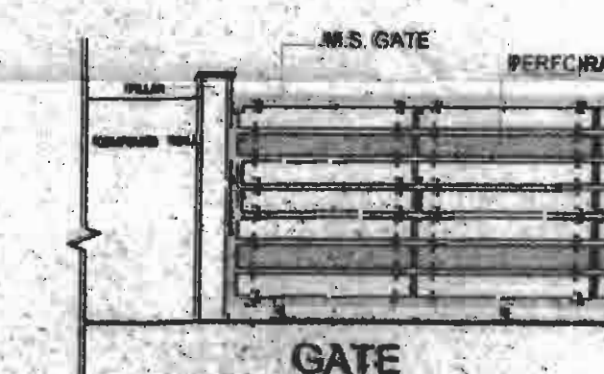


TYPICAL FLOOR PLAN. (1st & 3rd Floor)

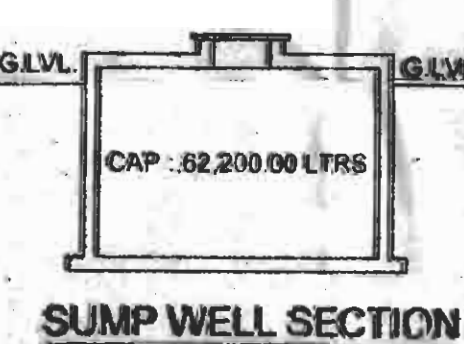
SCALE: 1:100



COMPOUND WALL SECTION



GATE



SUMP WELL SECTION

INTERNAL ROAD  
18.0 M. WIDE ROAD

| AREA STATEMENT                                | SQ.M.   |
|-----------------------------------------------|---------|
| 1. GROSS PLOT AREA (AS PER SUB DIVISION PLOT) | 950.03  |
| 2. LESS DEDUCTIONS                            | ---     |
| a. AREA UNDER ROAD WIDENING                   | ---     |
| b. ANY RESERVATION                            | ---     |
| c. TOTAL (a+b)                                | ---     |
| 3. NET GROSS PLOT AREA (1-2)                  | 950.03  |
| 4. LESS DEDUCTIONS                            | ---     |
| a. OPEN SPACE 10%                             | ---     |
| b. AMENITY SPACE 15%                          | ---     |
| c. TRANSFORMER                                | ---     |
| d. INTERNAL ROAD                              | 177.85  |
| e. TOTAL (a+b+c+d)                            | ---     |
| 5. NET AREA OF PLOT (3-4)                     | 772.18  |
| 6. ADDITIONS                                  | ---     |
| a. ROAD WIDENING                              | ---     |
| b. OPEN SPACE                                 | ---     |
| c. TRANSFORMER                                | ---     |
| d. INTERNAL ROAD                              | 177.85  |
| e. TOTAL (a+b+c+d)                            | 177.85  |
| 7. TOTAL (5+6)                                | 950.03  |
| 8. F.A.R. PERMISSIBLE                         | 1.00    |
| 9. PERMISSIBLE FLOOR AREA                     | 950.03  |
| 10. ADDITIONS FOR TDR AREA                    | ---     |
| T.D.R. PERMISSIBLE (0.90 X 950.03) = 855.02   | ---     |
| SLUM T.D.R. (855.02 X 0.20) = 171.00          | ---     |
| AMENITY T.D.R. (855.02 - 171.00) = 684.02     | ---     |
| TOTAL TDR PROPOSED                            | 280.79  |
| 11. TOTAL (9+10)                              | 1210.82 |
| 12. PERMISSIBLE FLOOR AREA                    | 1210.82 |
| 13. PROPOSED FLOOR AREA (RESIDENTIAL AREA)    | 1089.24 |
| 14. EXCESS BALCONY AREA                       | 114.22  |
| 15. TOTAL BUILT UP AREA (10+11)               | 1203.46 |
| 16. F.A.R. CONSUMED                           | 0.99    |
| 17. PERMISSIBLE GROUND COVERAGE 50% X 950.03  | 475.01  |
| 18. PROPOSED GROUND COVERAGE                  | 289.92  |
| 19. EXCESS COVERAGE                           | ---     |

# TENEMENT STATEMENT

|                                  |         |
|----------------------------------|---------|
| 1. PERMISSIBLE AREA              | 950.03  |
| 2. LESS DEDUCT COMM AREA         | ---     |
| 3. BALANCE AREA                  | ---     |
| 4. PERMISSIBLE TENEMENTS (250TH) | 24 NOS. |
| 5. PROPOSED TENEMENTS            | 15 NOS. |

# PARKING STATEMENT

|                             | CAR | SCOOTER | CYCLE |
|-----------------------------|-----|---------|-------|
| 1. PARKING REQUIRED BY RULE | 21  | 32      | 22    |
| 2. PROVIDED PARKING         | 21  | 32      | 32    |

# CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE HAS ITS DIMENSION OF SIDES ETC. OF PLOT STATED ON PLAN HAS ITS AREA AS MEASUREMENT MENTIONED IN DEMARCATION AND THE AREA FALLS WITHIN MINIMUM AREA STATED IN THE DOCUMENT OF OWNERSHIP / LAND RECORD DEPTT. & CITY SURVEY RECORD. ALL THIS INFORMATION IS BASED ON DOCUMENTS PROVIDED BY THE OWNER / POWER OF ATTORNEY HOLDER IN ORIGINAL / TRUE COPY AND PHOTOCOPY.

# LEGEND

|                            |             |
|----------------------------|-------------|
| 1. PLOT BOUNDARY SHOWN     | THICK BLACK |
| 2. PROPOSED WORK SHOWN     | THICK RED   |
| 3. WATER LINE SHOWN        | DOTT BLACK  |
| 4. DRAINAGE LINE SHOWN     | DOTT RED    |
| 5. EXISTING TO BE RETAINED | BLUE HATCH  |
| 6. ROAD WIDENING LINE      | DOTT GREEN  |

# PROJECT :

PROPOSED RESIDENTIAL BUILDING ON  
S. NO. 199+204+205+206/1+209/1, P. NO. 121B+121(P), C.T.S. NO. 11,  
LOHAGAOON PUNE.

SIGN, ADDRESS OF THE OWNER / P.O.A. HOLDER

THE MUNICIPAL DRAWING IS PREPARED FROM THE INSTRUCTION, INFORMATION SPECIFICATION, PAPERS AND LEGAL DOCUMENTS ETC. GIVEN BY ME AND THE AUTHENTICITY OF THE SAME IS MY RESPONSIBILITY. I THE OWNER / P.O.A. HOLDER HAVE READ & STUDIED THIS AND ALL THE DRAWINGS ALONG WITH DOCUMENTS FOR SUBMISSION AND THEY ARE AS PER MY INSTRUCTIONS & INFORMATION GIVEN TO THE ARCHITECT.

MR. NAWATHE DEVELOPERS.  
MR. NAWATHE ARCHITECTS  
S. NO. 199+204+205+206/1+209/1, P. NO. 121B+121(P), C.T.S. NO. 11, LOHAGAOON PUNE.

|                                            |                            |                           |
|--------------------------------------------|----------------------------|---------------------------|
| ARCHITECT<br>AVINASH NAWATHE<br>ARCHITECTS | DWG. NO.<br>MD-TDR/2823/R2 | NORTH                     |
|                                            | JOB NO.<br>2823            | SCALE<br>1:100            |
| DATE<br>11-08-2015                         | REVISION<br>R-4            | ISSUED DRG.<br>19-07-2017 |
|                                            | DEALT<br>ANNEELURAKESH     | CHK. BY<br>Ar. NAWATHE    |