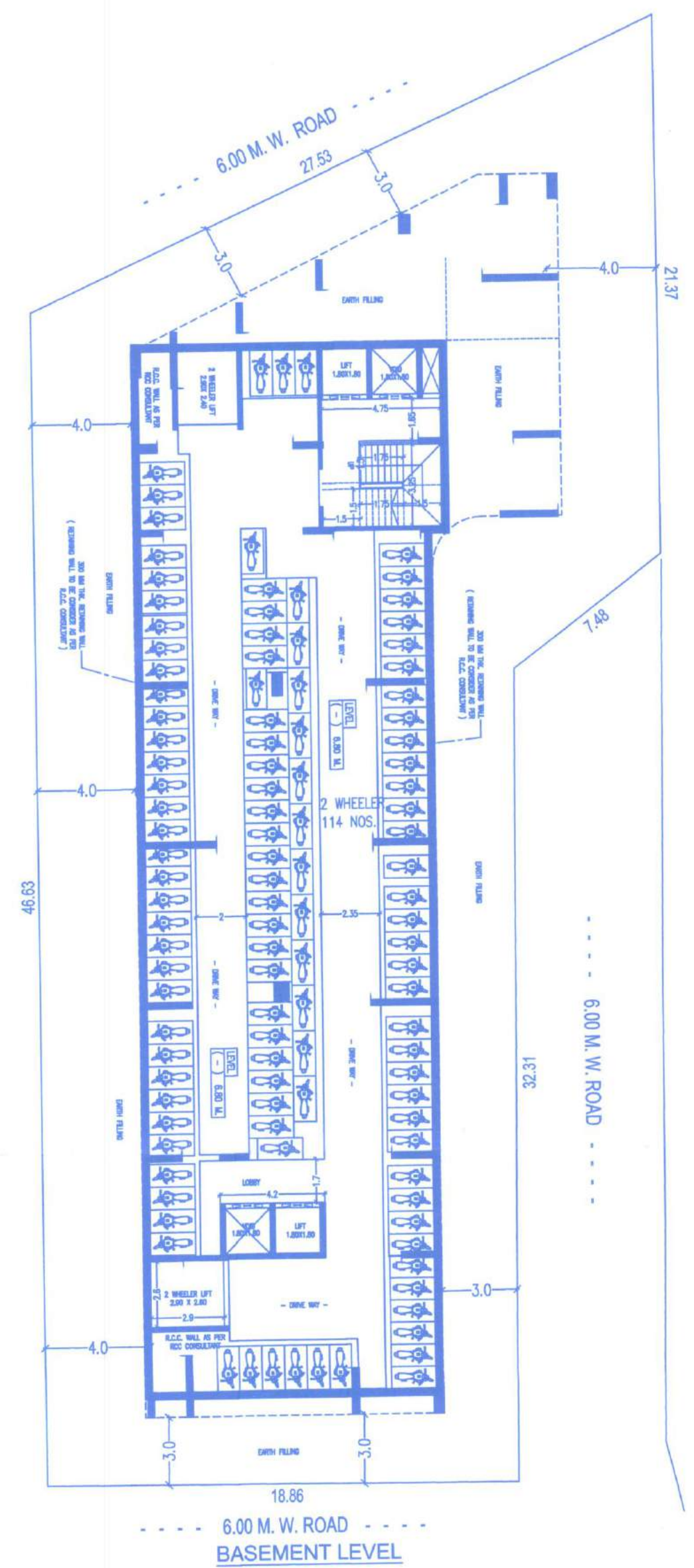
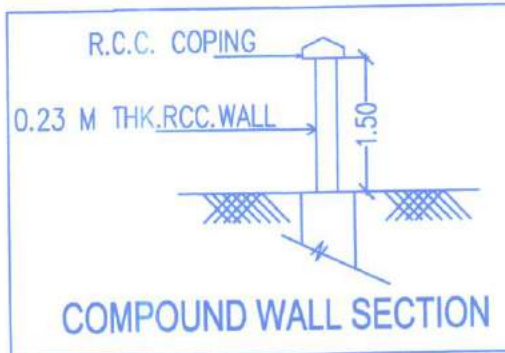
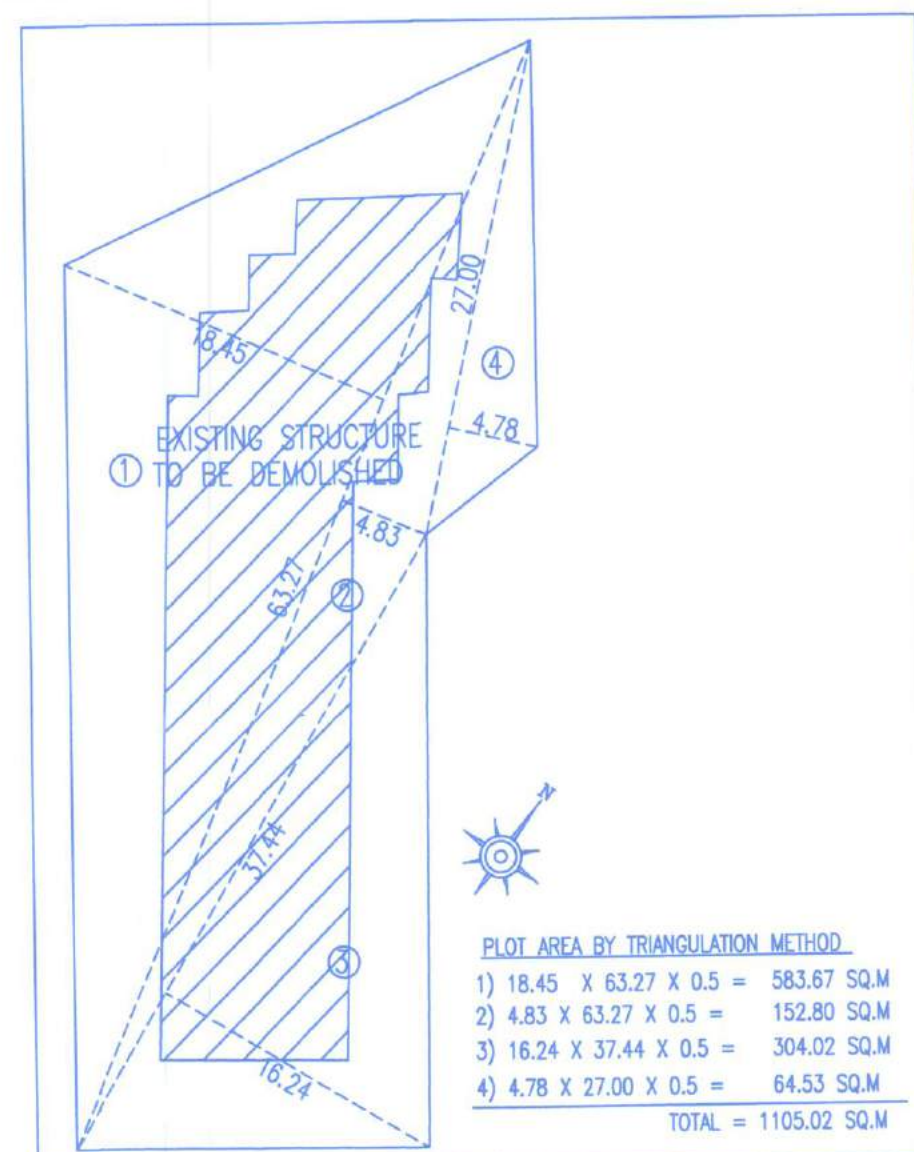
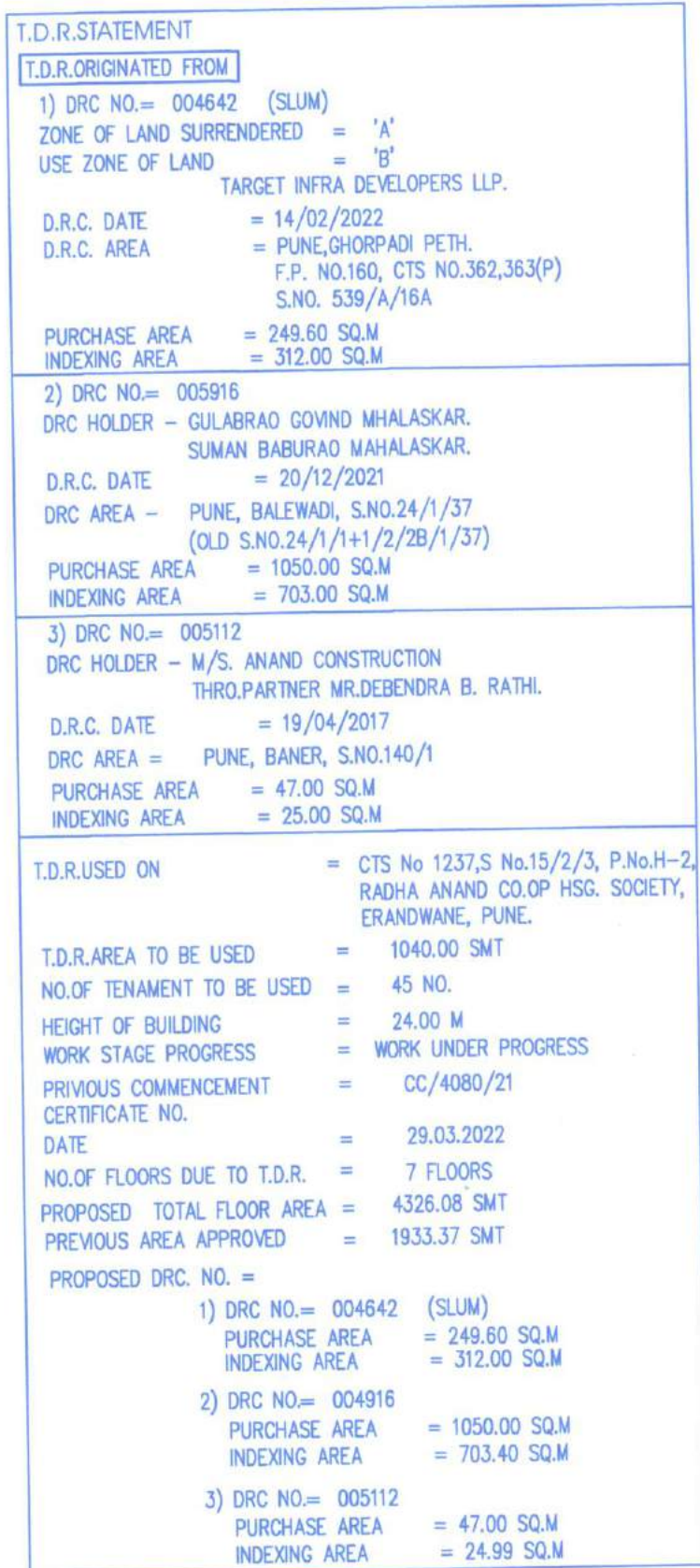


WATER STATEMENT =		
WNG	O/H WATERTANK CAP.	U.G.TANK CAP.
A TENA. 21	15,000.00 LIT. fire.20,000.00 LIT.	23,000.00 LIT. fire.50,000.00 LIT.
B TENA. 20	14,000.00 LIT. fire.20,000.00 LIT.	21,000.00 LIT. fire.50,000.00 LIT.
TOTAL TENA. 41	29,000.00 LIT. fire.40,000.00 LIT.	44,000.00 LIT. fire.100000.00 LIT.



B. P. LAYOUT

APPROVED UNDER COMMISSION

CERTIFICATE NO. 1591/G.H.8/23

Building Inspector

Deputy Engineer P.M.C.

01/06

PUNE MUNICIPAL CORPORATION

BUILDING CONTROL DEPARTMENT

APPROVED

13/10/23

AREA STATEMENT		
1 : Area of plot (Minimum area of a,b,c to be considered)		1104.95
a) as per ownership document (7/12,GTS extract)		1104.95
b) as per possession plot		---
c) as per site		---
2 : Deductions for		---
a) Area Under Road Widening (36.0m)		---
b) Area Under d.p.Road area(loop road) as/rule 205		---
c) RESERVATION FRY - BRIGADE AS PER GAZET		---
d) RESERVATION RDP		---
	(Total a+b+c+d)	---
3 : Balance Area of Plot (1-2)		1104.95
4 : Amenity Space	15%	---
a) Required-(15%)		---
b) Proposed -		---
5 : Net Plot Area (3-4(C))		---
6 : Recreational Open Space		---
a) Required - (10%)		---
b) Proposed -		---
7 : Internal Road Area		---
8 : Plottable Area		1104.95
9 : built up area with reference to basic F.S.I as per front road width (s.no.5x1.10)	(1104.95X1.1)	1,215.45
10 : Addition of FSI on payment of premium		---
a) Maximum permissible premium FSI -based on road width/TOD Zone.		---
b) Proposed FSI on payment of premium. (0.5)	1104.95X0.5 = 552.48	452.34
11 : in-situ FSI / TDR loading		---
a) in-situ area against D.P.Road [2.0 Sr.No.2 (a)]If anyUDCPR-2020		---
b) in-situ area against reservation if handed over	[2.00 or1.85 x Sr. No. 4 (b)and /or(c)],	---
c) TDR area (1104.95 X 1.15 = 1270.69 SQ.M	REGULAR TDR = 0.7 = 1040.39X0.7	728.27
	SUM TDR = 0.3 = 1040.39X0.3	312.12
d) Additional Area Under NDZ/NALLA		---
e) Total in-situ/TDR loading proposed 11(a)+(b)+(c)+(d)		1040.39
12 : Additional F.S.I. area under chapter no. 7		---
a) ADDITIONAL INCENTIVE AREA (1104.95 X 0.3)		---
b) GREEN BUILDING -IGBC (1215.45X3%)=		---
13 : Total entitlement of FSI in the proposal		---
a) [9+10+11(a)] whichever is applicable.		2708.18
b) Ancillary Area FSI upto 60% or 80% with Payment of charges. (60%)	2,708.18 X 0.6 = 1,624.91	1,624.91
c) Total Entitlement ((+b))		4,333.09
14 : Maximum utilization limit of F.S.I.(building potential)Permissible as per Road width (as per regulation no. 6.1or6.2or6.3or6.4 as applicable)		---
15 : total built-up area in proposal.		---
a) PRE-SANCTION Built-up Area.		---
b) Proposed Built-up Area (as per 'P-line')		4326.08
c) Total (+b)		4326.08
16 : F.S.I consumed (15/13)(should not be more than serial no.14above)		---
17 : Area for inclusive housing , if any		---
a) Required (20% of sr.no.5)		---
b) Proposed		---
LEGEND		
PLOT BOUNDARY	THICK BLACK	---
PROPOSED WORK	RED	---
WATER LINE	BLACK DOTTED	---
DRAINAGE LINE	RED DOTTED	---
SPECIFICATIONS		
R.C.C. FRAMED STRUCTURE.		
0.20M & 0.15M THK BLOCK WALL.		
VITRIFIED/ CERAMIC TILE FLOORING		
TIMBER FRAMED MASONRY SKI DOORS		
POWDER COATED ALUMINIUM WINDOWS		
ARCHITECT	OWNER (P.A.H.)	
Ar. PRAKASH KULKARNI CA/98/22993	KIYAARA BUILDCON THROUGH PARTNER ROSHAN KUNKULOL	
PROJECT		
PROPOSED RESIDENTIAL BUILDING ON , CTS NO 1237, S No. 15/2/3, P No. H-2, RADHA ANAND CO.OP HSG. SOCIETY, ERANDWANE, PUNE.		
P R A K A S H K U L K A R N I a n k u r a s s o c i a t e s A R C H I T E C T S TEJWALAYA, OFF. NO- 101, 1ST FL., CTS. NO:-1187/19, GHOLE ROAD, SHIVAJINAGAR, PUNE - 411 005, PHONE - 25514780, 25514791 / FAX - 020 25514792 Email : prakash@ankurassociates.in		
DATE	SCALE	DRN BY
07/10/2023	1 : 200	Pallavi
E:\PROJECT\KUNKULOL ROSHAN\ERANDWANA\md\TDR\7.10.2023		