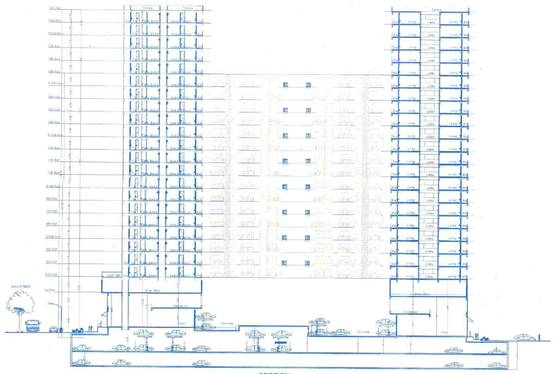


SECTION PH2 - BLDG. A,B,C,B

PARKING STATEMENT					
UDCPER AS PER DRAFT NOTIFICATION DATED 02/12/2020					
		REQUIRED PARKING RULE		REQUIRED PARKING	
TYPE	CARPET (SQ.M.)	CAR (NOS.)	SCOOTER (NOS.)	AREA / TENAMENT	CAR (NOS.)	SCOOTER(NOS.)
COMMERCIAL	GROUND FLOOR EVERY - 100 SQ.M.	02	06	2341.53	47	140
	UPPER FLOOR EVERY - 200 SQ.M.	03	11	9072.11	136	499
RESIDENTIAL	EVERY 2 TENEMENTS = LESS THAN 30 SQ.M.	00	02	0	0	0
	EVERY 2 TENEMENTS = 30-40 SQ.M.	01	02	0	0	0
	EVERY 2 TENEMENTS = 40-80 SQ.M.	01	02	220	110	220
	EVERY 1 TENEMENTS =(80-150 SQ.M.	01	01	367	367	367
	EVERY 1 TENEMENTS = ABOVE 150 SQ.M.	02	01	0	0	0
	TOTAL			660	1226	
	REQUIRED ADD. 5% VISITOR PARKING			33	61	
	TOTAL			693	1287	
	REQUIRED PARKING			693	1287	
	PROPOSED PARKING			700	1300	
	REQUIRED AREA - CAR – 12.50 SQ.M. & SC –2.00 SQ.M.			660x12.50=8,662.50	1287 x 2 = 2,574.00	
	TOTAL PARKING AREA			11,236.50 SQ.M.		

SITE PLAN

GOOGLE PLAN

TOTAL F.S.I. STATEMENT IN SQ.M.

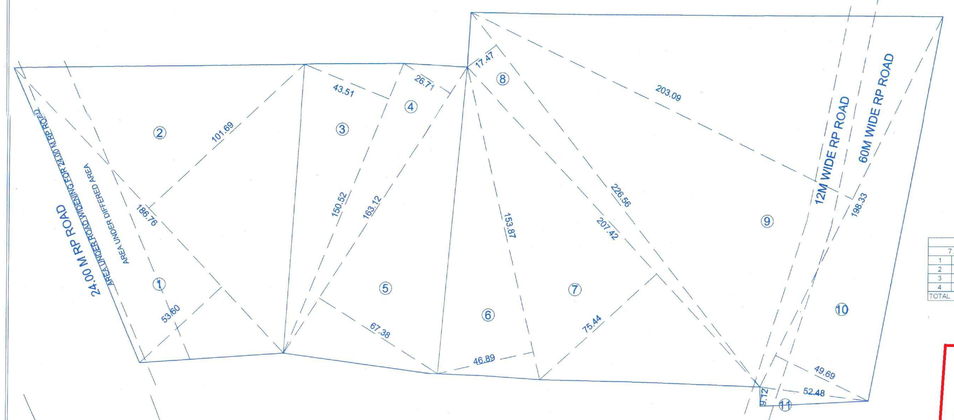
FLOORS NAME	COMMERCIAL A	COMMERCIAL B	COMMERCIAL C	COMMERCIAL D	RESIDENTIAL A	RESIDENTIAL B	RESIDENTIAL C	RESIDENTIAL D	TENEMENT A	TENEMENT B	TENEMENT C	TENEMENT D
GROUND FLOOR PLAN	1086.12	1379.07	1383.07	1243.55								
MEZZANINE FLOOR PLAN	836.90	1026.79	1175.33	1298.47								
FIRST FLOOR PLAN	1422.02	1668.00	1934.19	1814.22								
SECOND FLOOR PLAN					923.67	923.57	971.18	971.19	8	8	8	8
THIRD FLOOR PLAN					906.19	906.46	954.09	954.00	8	8	8	8
FORTH FLOOR PLAN					923.67	923.57	971.18	971.19	8	8	8	8
FIFTH FLOOR PLAN					906.19	906.46	954.09	954.00	8	8	8	8
SIXTH FLOOR PLAN					923.67	923.57	971.18	971.19	8	8	8	8
SEVENTH FLOOR PLAN					906.19	906.46	954.09	954.00	8	8	8	8
EIGHTH FLOOR PLAN					923.67	923.57	971.18	971.19	8	8	8	8
NINTH FLOOR PLAN					906.19	906.46	954.09	954.00	8	8	8	8
TENTH FLOOR PLAN					923.67	923.57	971.18	971.19	8	8	8	8
ELEVENTH FLOOR PLAN					906.19	906.46	954.09	954.00	8	8	8	8
TWELFTH FLOOR PLAN					923.67	923.57	971.18	971.19	8	8	8	8
THIRTEENTH FLOOR PLAN					906.19	906.46	954.09	954.00	8	8	8	8
FOURTEENTH FLOOR PLAN					923.67	923.57	971.18	971.19	8	8	8	8
FIFTEENTH FLOOR PLAN					906.19	906.46	954.09	954.00	8	8	8	8
SIXTEENTH FLOOR PLAN					923.67	923.57	971.18	971.19	8	8	8	8
SEVENTEENTH FLOOR PLAN					420.86	906.46	954.09	954.00	3	8	8	8
EIGHTEENTH FLOOR PLAN						923.57	971.18			8	8	
NINETEENTH FLOOR PLAN						906.46	954.09			8	8	
TWENTIETH FLOOR PLAN						923.57	971.18			8	8	
TWENTY FIRST FLOOR PLAN						895.65	943.06			8	8	
TWENTY SECOND FLOOR PLAN						893.18	939.87			8	8	
TOTAL	3345.04	4073.86	4492.59	4356.24	14153.55	19182.67	20181.54	15401.52	123.00	168.00	168.00	128.00
TOTAL= A+B+C+D	16267.73				68919.28				587			
TOTAL COMM. & RESI.	85187.01											
TOTAL	85187.01											

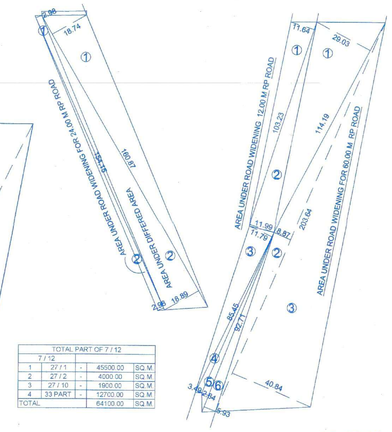
STAMP OF APPROVAL

01/36

Revised Date :- 28/03/2025
APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT CERTIFICATE NO.....4493/2024
Building Inspector Assistant Engineer P.M.C

PUNE MUNICIPAL CORPORATION BUILDING CONTROL DEPARTMENT APPROVED





A,B,C,D BUILDING WATER CALCULATION				
BUILDING	REQUIREDO.H.W.T.	PROVIDED O.H.W.T.	REQUIRED U.G.W.T.	PROVIDED U.G.W.T.
A	116258.70	116259.00	174388.05	174388.00
B	154296.98	154298.00	231445.47	231447.00
C	157467.45	157469.00	236201.18	157469.00
D	128398.43	128400.00	192597.65	192600.00
TOTAL	556421.56	556426.00	834632.35	755905.00

STP Capacity - 556426 x 0.90 = 500786.1 Say = 501 KLD

AREA UNDER ROAD WIDENING FOR 60.00 M. ROAD					
1	114.20	X	29.03	X 0.50	1657.613
2	203.90	X	8.87	X 0.50	904.297
3	203.90	X	40.90	X 0.50	4169.755
TOTAL					5818.22

AREA UNDER ROAD WIDENING 12.00 M SERVICE ROAD					
1	103.40	X	11.64	X 0.50	601.788
2	103.40	X	11.99	X 0.50	619.883
3	85.50	X	11.79	X 0.50	504.023
4	85.50	X	3.49	X 0.50	149.198
5	92.75	X	2.84	X 0.50	131.705
6	92.75	X	5.93	X 0.50	275.004
TOTAL					2281.59975

AREA UNDER ROAD WIDENING FOR 24.00 M SERVICE ROAD					
1	154.15	X	154.15	X 0.50	229.6835
2	154.15	X	154.15	X 0.50	229.6835
TOTAL					459.37

AREA UNDER DIFFERED AREA					
1	161	X	18.75	X 0.50	1509.375
2	161	X	18.89	X 0.50	1520.645
					3030.02

TOTAL PART OF 7 / 12				
7 / 12				
1	27 / 1	-	45000.00	SQ.M.
2	27 / 2	-	4000.00	SQ.M.
3	27 / 10	-	1900.00	SQ.M.
4	33 PART	-	12700.00	SQ.M.
TOTAL			64100.00	SQ.M.

AMENITY SPACE :-
1. 0.5 X 99.45 X 28.82 = 1433.08 SQ.M
2. 0.5 X 141.18 X (56.46+24.22) = 5694.84 SQ.M
3. 0.5 X 80.55 X 18.59 = 748.72 SQ.M

AMENITY SPACE PROVIDED = 7876.64 SQ.M
AMENITY SPACE REQUIRED = 7876.64 SQ.M

25% AREA OF AMENITY SPACE RESERVED FOR GARDEN
25% OF 7876.64 = 1969.15 SQ.M

1. 0.5 X 80.55 X 18.59 = 748.71 SQ.M
3. 0.5 X 81.89 X (6.07 + 23.74) = 1220.57 SQ.M

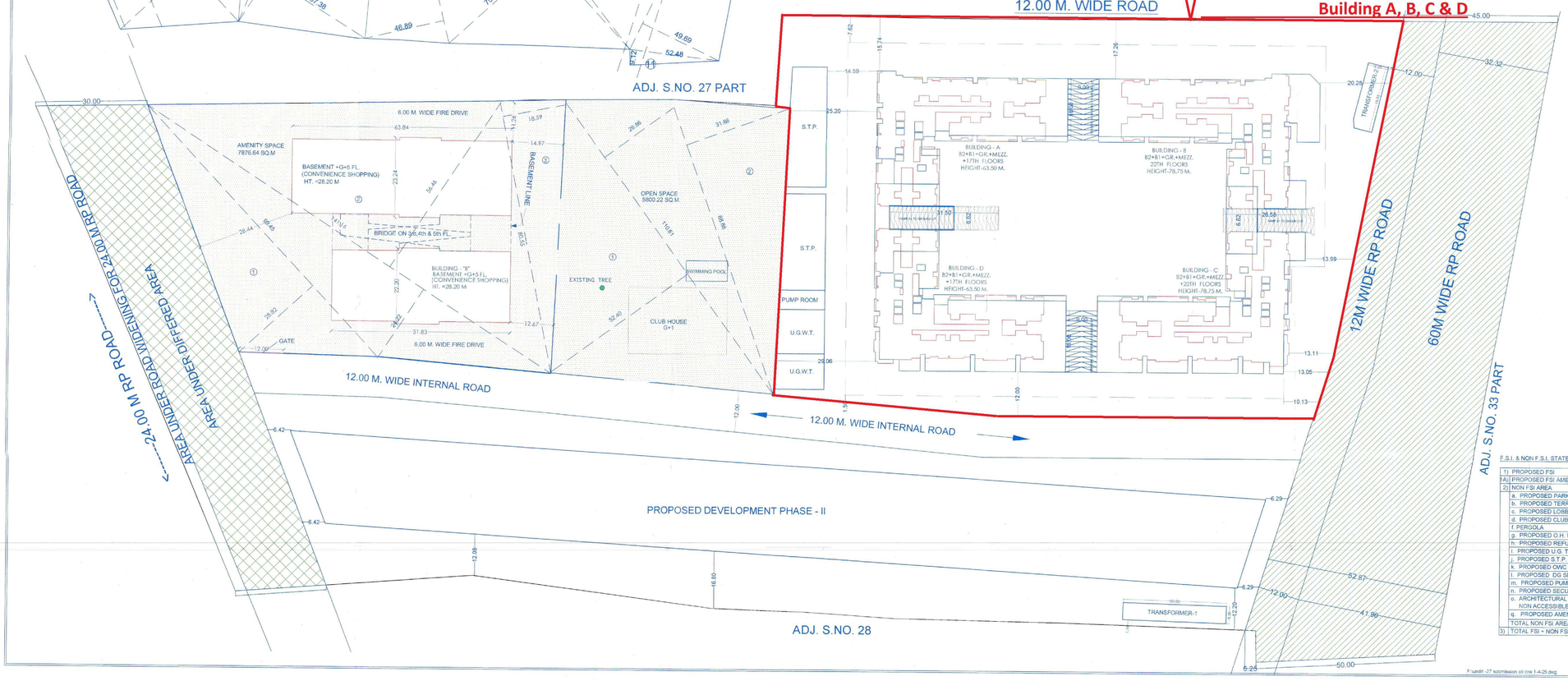
RESERVED FOR GARDEN = 1969.28 SQ.M

DOOR OPENING SCHEDULE			
D	1.05 X 2.10	W	2.10 X 1.20
D1	0.95 X 2.10	W1	1.80 X 1.20
D2	0.75 X 2.10	W2	1.50 X 1.20
OP	0.95 X 2.10	W3	1.00 X 1.20
SD	2.10 X 2.10	W4	0.70 X 1.20
		V	0.60 X 0.90
		SW	1.80 X 1.20
		SW1	1.50 X 1.20

OPEN SPACE TRIANGULATION METHOD CALCULATION							
BLOCK A							
1	110.61	X	(52.40+26.86)	X	0.50	=	4363.47 SQ.M
2	86.88	X	(31.88)	X	0.50	=	1416.75 SQ.M
			TOTAL				5800.22 SQ.M

PLOT AREA BY TRIANGULATION METHOD					
1	186.76	X	53.60	X 0.50	5005.168
2	186.76	X	101.69	X 0.50	9495.812
3	150.32	X	43.51	X 0.50	3274.563
4	163.12	X	26.71	X 0.50	2178.468
5	163.12	X	67.38	X 0.50	5495.513
6	153.87	X	46.89	X 0.50	3607.482
7	207.42	X	75.44	X 0.50	7823.682
8	226.56	X	17.47	X 0.50	1979.002
9	198.33	X	203.09	X 0.50	20139.420
10	198.33	X	49.69	X 0.50	4927.509
11	52.48	X	9.12	X 0.50	239.309
TOTAL					64166.13

PROPOSED DEVELOPMENT
Project Name- The Spectrum
Building A, B, C & D



WATER CALCULATION BUILDING A
DOMESTIC:
GROUND FLOOR GH TANK CAP.
= 1.5 X 1.5 X 1.5 = 3.375
= 1296 / 2 X 40/1 = 16,200.00 LTRS
= SAY 16,200.00 LTRS
UPPER FLOOR OH TANK CAP.
= COMM. AREA X 45/6
= 2341.53 X 45/6 = 17,561.48 LTRS
= SAY 17,562.00 LTRS
TOTAL COMMERCIAL OH TANK CAP.
= 16,200.00 + 16,561.50 = 33,234.00
RESIDENTIAL:
OH TANK CAP.
= 3 FORCHUE X TENE X 135 LTRS/DAY
= 5 X 133 X 135 = 93,075.00 LTRS
= SAY = 93,075.00 LTRS
FOR FIRE
FIRE OH TANK CAP =25,000 LTRS
FIRE UG TANK CAP =50,000 LTRS
UG TANK CAP
(RUBBUSH = 15,400.00+54,296.00 X 1.50
= 23,548.95 LTRS
= SAY = 23,549.00 LTRS
TOTAL REQUIRED
TOTAL OH TANK CAP = 1,16,258.00 LTRS
TOTAL UG TANK CAP = 74,596.00 LTRS
TOTAL PROVIDED
TOTAL OH TANK CAP = 1,16,259.00 LTRS
TOTAL UG TANK CAP = 174,389.00 LTRS

WATER CALCULATION BUILDING B
DOMESTIC:
GROUND FLOOR OH TANK CAP.
= 1.5 X 1.5 X 1.5 = 3.375
= 1275.07 X 40/1 = 51,000.00 LTRS
= SAY 50,987.00 LTRS
UPPER FLOOR OH TANK CAP.
= COMM. AREA X 45/6
= 2341.53 X 45/6 = 17,562.13 LTRS
= SAY 17,561.00 LTRS
TOTAL COMMERCIAL OH TANK CAP.
= 50,987.00 + 23,311.30 = 40,658.00
RESIDENTIAL:
OH TANK CAP.
= 3 FORCHUE X TENE X 135 LTRS/DAY
= 5 X 188 X 135 = 1,15,400.00 LTRS
= SAY = 1,15,400.00 LTRS
FOR FIRE
FIRE OH TANK CAP =25,000 LTRS
FIRE UG TANK CAP =50,000 LTRS
UG TANK CAP
(RUBBUSH = 15,400.00+54,296.00 X 1.50
= 23,548.95 LTRS
= SAY = 23,549.00 LTRS
TOTAL REQUIRED
TOTAL OH TANK CAP = 1,54,298.98 LTRS
TOTAL UG TANK CAP = 73,549.49 LTRS
TOTAL PROVIDED
TOTAL OH TANK CAP = 1,54,298.00 LTRS
TOTAL UG TANK CAP = 73,447.00 LTRS

WATER CALCULATION BUILDING C
DOMESTIC:
GROUND FLOOR GH TANK CAP.
= COMM. AREA X 45/6
= 1275.07 X 45/6 = 19,125.00 LTRS
= SAY 19,125.00 LTRS
UPPER FLOOR OH TANK CAP.
= COMM. AREA X 45/6
= 2112.58 X 45/6 = 21,345.16 LTRS
= SAY 22,345.00 LTRS
TOTAL COMMERCIAL GH TANK CAP.
= 19,125.00 + 23,349.00 = 42,000.00
RESIDENTIAL:
OH TANK CAP.
= 3 FORCHUE X TENE X 135 LTRS/DAY
= 5 X 188 X 135 = 1,15,400.00 LTRS
= SAY 98,400.00 LTRS
FOR FIRE
FIRE OH TANK CAP =25,000 LTRS
FIRE UG TANK CAP =50,000 LTRS
UG TANK CAP
(42,000.00 +98,400.00) / 28,400.00 X 1.50
= 1,60,500.00 LTRS
= SAY = 1,60,500.00 LTRS
TOTAL REQUIRED
TOTAL OH TANK CAP = 1,38,398.43 LTRS
TOTAL UG TANK CAP = 1,60,500.00 LTRS
TOTAL PROVIDED
TOTAL OH TANK CAP = 1,38,400.00 LTRS
TOTAL UG TANK CAP = 1,62,000.00 LTRS

WATER CALCULATION BUILDING D
DOMESTIC:
GROUND FLOOR GH TANK CAP.
= COMM. AREA X 45/6
= 1243.55 X 45/6 = 16,583.25 LTRS
= SAY 16,583.00 LTRS
UPPER FLOOR OH TANK CAP.
= COMM. AREA X 45/6
= 2112.58 X 45/6 = 23,345.16 LTRS
= SAY 23,345.00 LTRS
TOTAL COMMERCIAL GH TANK CAP.
= 16,583.00 + 23,345.00 = 40,000.00
RESIDENTIAL:
OH TANK CAP.
= 3 FORCHUE X TENE X 135 LTRS/DAY
= 5 X 188 X 135 = 1,15,400.00 LTRS
= SAY 98,400.00 LTRS
FOR FIRE
FIRE OH TANK CAP =25,000 LTRS
FIRE UG TANK CAP =50,000 LTRS
UG TANK CAP
(42,000.00 +98,400.00) / 28,400.00 X 1.50
= 1,60,500.00 LTRS
= SAY = 1,60,500.00 LTRS
TOTAL REQUIRED
TOTAL OH TANK CAP = 1,38,398.43 LTRS
TOTAL UG TANK CAP = 1,60,500.00 LTRS
TOTAL PROVIDED
TOTAL OH TANK CAP = 1,38,400.00 LTRS
TOTAL UG TANK CAP = 1,62,000.00 LTRS

F.S.I. & NON F.S.I. STATEMENT -:(SQ.M)

1)	PROPOSED FSI		85,187.01
2A)	PROPOSED FSI AMENITY PLOT		
2)	NON FSI AREA		
	a. PROPOSED PARKING AREA (BASEMENT+PODIUM+PARKING FLOOR)	27873.68	
	b. PROPOSED TERRACE AREA	3790.59	
	c. PROPOSED LOBBY AREA	310.09	
	d. PROPOSED CLUB HOUSE AREA (G.FL.-525+5% - 1ST FL.262=787.00)	787.00	
	f. PERGOLA	450.60	
	g. PROPOSED O.H. WATER TANK AREA	959.80	
	h. PROPOSED REFUGE AREA	1247.20	
	i. PROPOSED U.G. TANK AREA	515.10	
	j. PROPOSED S.T.P. AREA	425.25	
	k. PROPOSED OWC AREA	100.00	
	l. PROPOSED DG SET & TRANSFORMER AREA	250.00	
	m. PROPOSED PUMP ROOM	76.00	
	n. PROPOSED SECURITY CABIN AREA & GATE	360.00	
	o. ARCHITECTURAL PROJECTION: CHAJJA / CORNICE, CLUB HOUSE, NON ACCESSIBLE TERRACE, BALCONY, PASSADE, STAIRCASE	12300.00	
	q. PROPOSED AMENITY	278.46	
	TOTAL NON FSI AREA	47,723.77	
3)	TOTAL FSI + NON FSI AREA (1 +2) (85,187.01 + 47,723.77)		1,32,910.78

F.sundit -27 submission all one 1-4-25.dwg

Land extent consider is 64,100 Sqm

AREA STATEMENT =		SQ.M.
1. Area of plot		
(Minimum area of a, b, c to be considered)		
(a) As per ownership document (7/12, CTS extract)		64,100.00
(b) as per measurement sheet		64,100.00
(c) as per site		64,166.13
2. Deductions for		
(a) Proposed 60.00 M. W. D. P. Road widening Area		8,559.19
(60.M.R.W.L.+12.0 S.R.+24.0 S.R.RD)		-------
(b) champher Area (kulkarni Plot)		-------
(c) Any D.P. Reservation area		-------
(d) Any Differed area		3030.05
(Total a+b+c)		11,589.24
3. Balance area of plot (1-2)		52,510.76
4. Amenity Space (if applicable)		
(a)Required - (52,510.76X15%= 7,876.64)		7,876.64
(b) Balance Proposed -		7,876.64
5. Net Plot Area (3-4 (b))		44,634.12
6. Recreational Open space (if applicable)		
a) (a) Required -	5,251.08	
b) (b) Proposed -	5,800.22	
7. Internal Road area		
8. Plotable area (if applicable)		
9. Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5 x basic FSI) 44,634.12 X1.10		49,097.53
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:44,634.12 X 0.50=22,317.06		-------
11. In-situ FSI / TDR loading		
(a)In-situ area against D.P./R.P.road [2.0 x Sr. No. 2 (a+b)],if any		-------
i) (8,559.19)X2.00 = 17,118.38		
(b) Differed area -3030.05		3,030.05
(c) TDR area (44,634.12 X1.40= 62,487.77-17,118.38 = 45,369.39		-------
(d) Total in-situ / TDR loading proposed (11 (a)+(b)+(c))		52,127.58
12.Additional FSI area under Chapter No. 7		
13. Total entitlement of FSI in the proposal	COMM. / RESI. / TOTAL	
(a) [9 + 10(b)+11(d)] or 12 whichever is applicable.	9037.63 / 43,089.95 / 52,127.58	
(b) Ancillary Area FSI upto 60% or 80%with payment of charges.	7230.10 / 25,853.97 / 33,084.07	
(c) Total entitlement (a+b)	16,267.73 / 68,943.92 / 85,211.65	
(d)Proposed Ancillary Area		33077.43
14. Maximum utilization limit of F.S.I. (building potential) Permissible as per Road width ((as per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.6 or 1.8)		-------
15. Total Built-up Area in proposal (excluding area at Sr.No.17 b)		
(a) Existing Built-up Area.		-------
(b) Proposed Built-up Area (as per 'P-line')		85,187.01
(c) Total (a+b)		
16.F.S.I. Consumed (15/5)(should not be more than serial No.14 above.		-------
17.Area for Inclusive Housing, if any		
(a) Required (20% of Sr.No.5) (20%)		-------
(b) Proposed		-------

LEGEND

PLOT BOUNDARY	THICK BLACK	BASEMENT PARKING LINE	
PROPOSED WORK	RED	PODIUM LINE	
WATER LINE	BLACK DOTTED	EXTRA 1.55 M.W. MARGIN LINE	
	RED DOTTED	ROAD WIDENING LINE	

SPECIFICATIONS

R.C.C. FRAMED STRUCTURE.
0.15M. THK BLOCK WALL & 0.10M. THK.
SAND FACED PLASTER EXTERNALLY.
NEERU FINISHED PLASTER INTERNALLY.
M. M. TILE FLOORING
T. W. DOORS & M. S. WINDOWS.

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 Records Department/City Survey records.

Ar. S.R. DOSHI
LIC.NO. CA/83/7507
Signature
(Name of Architect/ Licensed Engineer/ Supervisor.)

Owner's Declaration -

I/We undersigned hereby confirm that I/We would abide by plans approved by authority/collector, I/We Ved execute the structure as per approved plans, also I/We Would execute the work under supervision of proper technical person so as as to ensure the quality and safety at the work site.

MR.DHARMESH K.GATHANI
Owner(s) name and signature

ARCHITECT	OWNER (P.A.H.)
Ar. S.R. DOSHI LIC.NO. CA/83/7507	MR.DHARMESH K.GATHANI

PROJECT NAME

PROJECT "THE SPECTRUM" BY SHRIRAM PROPERTIES LTD, & ETHIX REALITORS PVT. LTD.

PROJECT ADDRESS

PROPOSED LAYOUT OF BUILDING AT SR. NO. 27/1 ,27/2 ,27/10 & 33 PART UNDRI, PUNE.

ARCHITECT

S.R. DOSHI
776/A, SADASHIV PETH, BIZZY LAND.
OFFICE NO. 304/A, PUNE- 411030.
LIC.NO.CA/83/7507

DATE	SCALE	DRN.BY	CHECK BY
20-03-2025	1 : 500	MONALI	NANDKUMAR

NORTH