PROPOSED SITE

LOCATION PLAN

TOTAL F.S.I. STATEMENT

WING	PROP. AREA	PERM. BALC.	PROP. BALC.	STAIRCASE AREA	PROP. TERRACE	PASSAGE AREA	LIFT/W.RM AREA	TENE. NO.
A	2603.93	540.59	540.59	140.69	619.17	399.86	38.49	55
CLUBHOUSE	44.26	—	—	22.44	—	—	—	—
B	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
TOTAL	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

F.S.I. STATEMENT - EXISTING WING A

FLOOR	PROP. AREA	PERM. BALC.	PROP. BALC.	STAIRCASE AREA	TERRACE AREA	PASSAGE AREA	LIFT/W.RM AREA	TENE. NO.
FIRST FL.	327.63		49.12	12.79	39.17	36.26		4
SECOND FL.	327.63		49.12	12.79	53.37	36.26		5
THIRD FL.	327.63		49.12	12.79	58.72	36.26		5
FOURTH FL.	327.63	2603.93	49.12	12.79	53.37	36.26	1.22+	5
FIFTH FL.	327.63	7.11%	49.12	12.79	58.72	36.26	21.37	5
SIXTH FL.	327.63		49.12	12.79	53.37	36.26		5
SEVENTH FL.	327.63		49.12	12.79	58.72	36.26		5
NOTH FL.	327.63		49.12	12.79	53.37	36.26		5
NINTH FL.	327.63		49.12	12.79	58.72	36.26		5
TENTH FL.	327.63		49.12	12.79	53.37	36.26		5
ELEVENTH FL.	327.63		49.12	12.79	58.72	36.26		5
TOTAL	3603.93	540.59	540.59	140.69	619.17	398.86	38.49	55

FLOOR	PROP. AREA(Sq.Mtr)
GROUND FL.	40.44
FIRST FL.	26.24
TOTAL P.LINE AREA	66.50

PROPOSED (P.LINE) FSI STATEMENT

WING	B.UP AREA AS PER (P.LINE) COMMERCIAL	B.UP AREA AS PER (P.LINE) RESIDENTIAL	LIFT/W.RM AREA
A			
CLUBHOUSE	66.50		
B	3407.07		8.40
	3473.57		

F.S.I. STATEMENT FOR WING B

(as per UDCPR 2020)

FLOORS	B.UP AREA COMMERCIAL	B.UP AREA RESIDENTIAL	LIFT/W.RM
GROUND	155.79	200.91	8.72
1st			
2nd			
3rd			
4th			
5th			
6th			
7th			
8th			
9th			
10th			
11th			
12th			
13th			
14th			
15th			
16th			
17th			
18th			
TOTAL P.LINE AREA	155.79	200.91	8.72

F.S.I. STATEMENT FOR WING B and CLUB HOUSE

(as per UDCPR 2020)

	COMMERCIAL	RESIDENTIAL	TOTAL
TOTAL P.LINE AREA OF WING B	155.79	200.91	356.64
TOTAL P.LINE AREA OF CLUB HOUSE	66.50	0	66.50
TOTAL P.LINE AREA OF WING B + CLUB HOUSE	222.29	200.91	423.14
PROPOSED TOTAL FSI	3966.20		
EXISTING SANCTIONED FSI	3446.19		
BALANCE FSI FOR ANCILLARY	317.26		
	COMMERCIAL (multiply 80%)	RESIDENTIAL (multiply 60%)	
BALANCE FSI FOR ANCILLARY	177.83	120.42	317.26
TOTAL ANCILLARY AREA PROVIDED	98.779	63.058	161.82

STAMP OF APPROVAL

GROUND FLOOR LAYOUT/PARKING LEVEL LAYOUT

PREVIOUSLY APPROVED BY

COMMENCEMENT CERTIFICATE NO.	DATE	TYPE
CC/1366/13	22/03/2013	LAYOUT+PROPOSED BUILDING PLAN
CC/1820/13	23/11/2013	LAYOUT+PROPOSED BUILDING PLAN
CC/1434/15	11/07/2016	LAYOUT+PROPOSED BUILDING PLAN

APPROVED SUBJECT TO CONDITION APPROVED UNDER COMMENCEMENT CERTIFICATE NO. 77/ 8262 (P)

APPROVED

Building Inspector — Assistant Engineer Gr.II

F.S.I. STATEMENT

1	Area of plot (Minimum area of sl. no. 6 to be considered)	3800.00
	(a) As per Revised TP Scheme (7/12, CTS extract)	3800.00
	(b) As per measurement sheet	3800.00
	(c) Deduction for	0.00
2	Deductions for	0.00
	(a) Proposed D.P. / D.P. Road widening Area(Service Road + Highway widening)	378.00
	(b) Any D.P. Reservation area(specify body)	121.19
	(Total (a+b))	499.19
3	Balance area of plot (1-2)	3170.20
4	Amenity Space (if applicable)	0.00
	(a) Required	0.00
	(b) Adjustment of 20% if any	0.00
	(c) Balance Proposed	0.00
5	Net Plot Area (3-4 (c))	3170.20
6	Recreational Open space (if applicable)	
	(a) Required	317.00
	(b) Proposed	317.00
7	Internal Road area	0.00
8	Plotable area (if applicable)	
9	Built up area with reference to basic FSI as per new road width (Sr. No. 36(a)) FSI	3487.22
10	Addition of FSI on payment of premium	
	(a) Maximum permissible premium FSI - based on road width (TDR Zone)	1586.1
	(b) Proposed FSI on payment (Commercial)	0.00
11	(a) as. FSI - TDR loading	
	(b) Plot area against D.P. road (2.0 x Sr. No. 2 (c)) if any	378.00
	(c) Plot area against Amenity Space if handed over (2.00 x Sr. No. 4 (b)) if any	0.00
	(d) TDR area (regular 33(9)BC No. 004303) + regular ..... + other .....)	100.00
	(e) Total area (TDR loading (a+b+c+d)) (11.1 + 11.2 + 11.3)	478.00
12	Additional FSI payable under Chapter No. 7	
13	Total entitlement of FSI in the proposal	6170
	(a) B + 10(a+11(a)) or 12 whichever is applicable	3966.20
	(b) Ancillary Area FSI up to 60% or 80% in premium of charges. (Max.60 - 80% if having specified area) 67.0%	1.0 - 80
	80% if 20 floors/30 meters area - 80 FT. - 60% if 20% floors/meters area	
	(c) Total entitlement (3+5)	4727.07
14	Maximum utilization limit of F.S.I. (building permitted)	0.00
14a	Permissible super Road width (as per Regulation No. 4.1 or 4.2 or 4.3 or 4.4 as applicable) + 1.5 or 1.8)	
15	Total built up Area in proposal (excluding area of Sr.No.17.5)	0.00
	(a) Existing Built-up Area	3029.99
	(b) Proposed Built-up Area (as per P.line)	425.14
	(c) Total (a+b)	3454.99
16	F.S.I. Consumed (15 - 9) (should be more than or equal to 1 in above)	0.00
17	Area for Inclusive Housing, if any	0.00
	(a) Required (20% of Sr.No.9)	0.00
	(b) Proposed	0.00

Certificate of Area:

Certified that the plot under reference was surveyed by me on ..... on the site and the area is worked out tallies with the area stated in document of Ownership/ T.P. Scheme Records / Land Records Department/City Survey records.

Signature

(Name of Architect/ Licensed Engineer/ Supervisor)

Owner's Declaration –

While undertaking hereby confirm that I/We would abide by rules prescribed by Municipal Corporation. I/We would abide by the plans as per approved plans. And I/We would ensure the work under supervision of proper technical person to do so to ensure the quality and safety of the work site.

Owner (s) name and signature

ADDRESS

PROPOSED BUILDING AT S. NO. 256/1, 256/2 & 256/3 AT MAHAVIR NAGAR

NAME AND SIGN OF OWNER

M/S. S AND M ENTERPRISES

NAME OF ARCHITECT — SIGNATURE OF ARCHITECT

AR. NITIN AUDEKAR
CA/2000/28890

Architects eye

architects.eye.nitin.audekar@gmail.com Cell - no.9822020131
AMEYA APT. FLAT NO.3, 80/3, PRABHAT ROAD, LANE NO.3, DEHIWALE, PUNE-411 004

DATE	SCALE	DRAWN	CHECKED	REVISE -	REVISE 2
06/06/2021	1:100	N.D.	N.D.		

T.D.R. STATEMENT

T.D.R. STATEMENT (D.R.C. NO.004303)

T.D.R. ORIGINATED FROM : C

RESERVATION : 24M DP ROAD

AREA TO BE UTILISED ON SITE : 100.00 SQM.

PLOT AREA CALCULATION :-

(a) DEDUCTIONS :-

1) 0.50 x 28.05 x 124.00 = 1779.77

2) 0.50 x 31.46 x 31.00 = 204.74

TOTAL = 1984.71 SQM.

NOTIONAL OPEN SPACE AREA CALC. :-

0.30 x 17.84+11.45 x 28.47 = 817.93 SQM.

AREA UNDER 12.00 M W. ROAD :-

0.50 x 110.48+10.48 x 34.60 = 3706.00 SQM.

AREA UNDER WATER BODY :-

0.50 x 12.84+12.84 x 31.67 = 251.77 SQM.

PLOT AREA STATEMENT :-

S. NO.	PLOT AREA AS PER 7/12 EXTRACT	PLOT AREA AS PER ... METHOD	MINIMUM AREA TO BE CONSIDERED
EXISTING	[illegible]	[illegible]	[illegible]
TOTAL	3800.00	3841.71	3800.00

WING A

WATER REQUIREMENT :-

TENE. PROPOSED = 55 NOS.

D.W.R.T. CAP. :

5 x 125 x 25 = 37,125.00 LT

ADD FOR FIRE FIGHTING

01 (1st) x 50,000.00 = 67,125.00 LT.

SUMPWELL CAP. :

37,125.00 X 1.50 = 55,687.50 LT.

WING B

WATER REQUIREMENT :-

TENE. PROPOSED = 72 NOS.

D.W.R.T. CAP. :

5 x 150 x 72 = 48,600.00 LT

ADD FOR FIRE FIGHTING

48,600.00 + 50,000.00 = 98,600.00 LT.

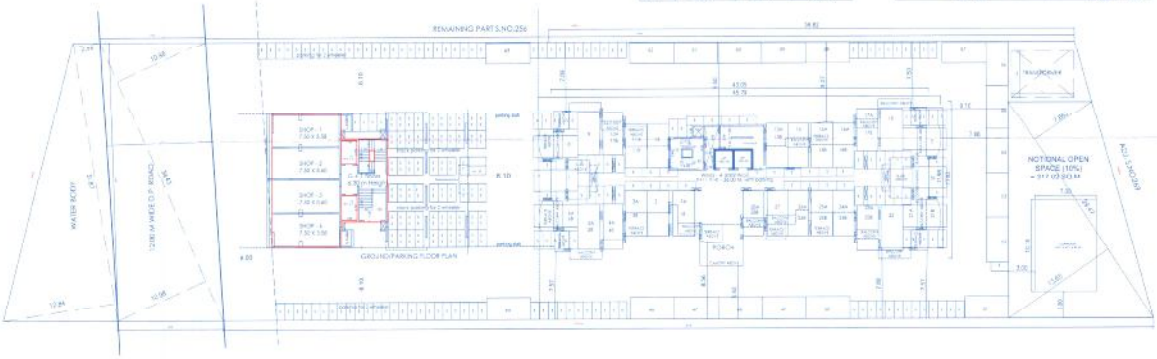
SUMPWELL CAP. :

98,600.00 X 1.50 = 1,47,900.00 LT.

PARKING STATEMENT FOR WING A

DESCRIPTION	CAR	SCOOTER	CYCLE
CARPET AREA NOT EXCEEDING 500 SQM. FOR 2 TENE.	2	4	2
TENE. PROPOSED NOT EXCEEDING 1 (55 NOS.)	55	110	55
PARKING REQUIRED	55	110	55
ADDITIONAL VISITORS PARKING (5%)	3	5	3
PROPOSED PARKING	58	115	58
AREA REQ. PER PARK	12.50	2.2	1.00
TOTAL AREA REQ. FOR PROPOSED PARKING	725.00	253.00	58.00

PROPOSED PARKING STATEMENT FOR WING B (as per UDCPR 2020)

PARKING	NO. OF TENE.	CAR	SCOOTER
FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA MORE THAN 30 SQM.	2	0	4
NO. OF TENEMENTS	8	0	16
FOR 100 SQ.M. CARPET AREA SHOP AREA	200	2	8
	100	1	4
TOTAL REQUIREMENT		3	28
AREA PER VEHICAL		12.5 x 5 = 62.5	2.2 x 1 = 2.2
TOTAL AREA		187.50	61.60

PLOT AREA KEY PLAN