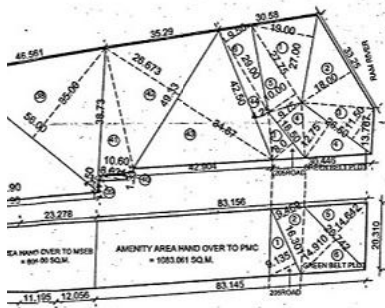


ING F.S.I. GROUND COVERAGE & TENEMENT STATEMENT OF WING A,B,C,D,E

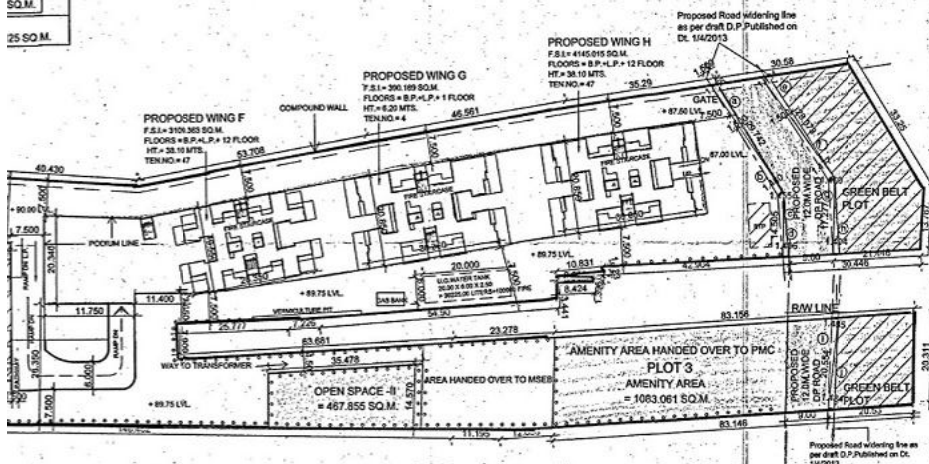
SR.NO.	TOTAL FSI (RESL+COMM.) SQ.M.	PROP. BALCONY SQ.M.	PROP. STAIRCASE SQ.M.	PROP. FIRE STAIRCASE SQ.M.	PROP. PASSAGE SQ.M.	LIFT DUCT SQ.M.	LIFT M.ROOM SQ.M.	TENEMENTS	GR. COVERAGE SQ.M.	TERRACE SQ.M.	HEIGHT M.	FLOORS NOS.
108	4252.484	637.069	123.420	0.000	322.762	7.605	20.250	43	582.802	839.390	35.700	LP+UP+11
109	4103.408	637.069	123.420	0.000	322.762	7.605	20.250	43	582.672	838.870	34.950	P+11
107	4198.207	631.494	123.420	0.000	322.773	7.605	20.250	43	582.685	864.720	35.700	LP+UP+11
106	3476.062	515.540	123.420	0.000	315.623	7.605	19.800	43	622.663	895.130	35.700	LP+UP+11
105	4198.054	631.494	123.420	0.000	322.773	7.605	20.250	43	582.671	961.150	35.700	LP+UP+11
139	20228.216	3052.666	617.100	0.000	1606.693	38.025	100.800	215	2853.493	4460.260		
755												
884	20248.970											
INCE												

POSED F.S.I. GROUND COVERAGE & TENEMENT STATEMENT OF WING F,G,H

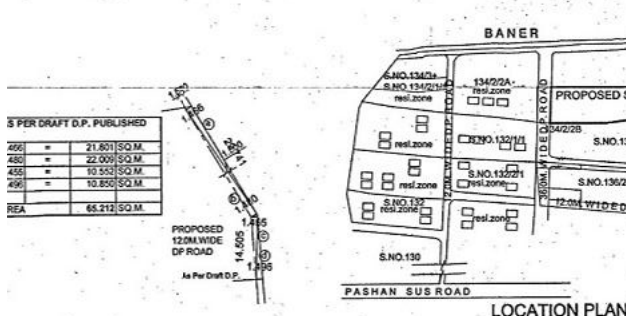
SR.NO.	TOTAL FSI (RESL+COMM.) SQ.M.	PROP. BALCONY SQ.M.	PROP. STAIRCASE SQ.M.	PROP. FIRE STAIRCASE SQ.M.	PROP. PASSAGE SQ.M.	LIFT DUCT SQ.M.	LIFT M.ROOM SQ.M.	TENEMENTS	GR. COVERAGE SQ.M.	TERRACE SQ.M.	HEIGHT M.	FLOORS NOS.
163	3109.363	466.045	143.100	131.976	284.760	9.900	26.560	47	407.571	839.828	38.100	BP+LP + 12 FL
169	390.169	52.870		10.998	0.000	9.900	26.560	4	556.877	82.432	6.200	BP+LP + 1 FL
115	4145.015	621.528	139.920	131.976	311.028	9.900	26.560	47	519.298	979.179	38.100	BP+LP + 12 FL
547	7644.547	1140.443	293.020	274.950	695.788	29.700	79.680	98	1463.747	1901.439		
641	27893.517	4193.109	900.120	274.950	2202.481	67.725	180.480	313	4337.240	6301.699		
141	27893.517											



TION
9 SQ.M.
1 SQ.M.
552 SQ.M.
303 SQ.M.
SQ.M.
25 SQ.M.



PER DRAFT D.P. PUBLISHED	
466	= 21,601 SQ.M.
480	= 22,009 SQ.M.
455	= 10,552 SQ.M.
456	= 10,850 SQ.M.
REA	= 65,212 SQ.M.



SR.NO.	D.R.C. NO.	TYPE	D.R.C. ZONE	AREA	D.R.C. OWNER
1	3743	GARDEN - G-21	C	15.00	KESHAV SHIVRAM BHIDE & OTHERS

DPO / ZONE 11/4/2019/DATE 29/02/2012

SR.NO.	D.R.C. NO.	TYPE	D.R.C. ZONE	AREA	D.R.C. OWNER
1	2566	25 MTR DP ROAD	C	100.00	SATISH MAGAR (P.A.H.)
2	2567	45 MTR DP ROAD	C	100.00	SATISH MAGAR (P.A.H.)
3	2568	45 MTR DP ROAD	C	100.00	SATISH MAGAR (P.A.H.)
4	3743	GARDEN - G-21	C	10.00	KESHAV SHIVRAM BHIDE & OTHERS
AREA TOTAL					310.00 SQ.M.

SR.NO.	D.R.C. NO.	TYPE	D.R.C. ZONE	AREA	D.R.C. OWNER
1	4226	GARDEN (G-2)	C	409.410	PRAMOD SHANKARRAO DALVI
2	4262	60 M.D.P. ROAD	C	1393.534	MS. VASCON ENGINEERS LTD.
AREA TOTAL					1802.944 SQ.M.

SR.NO.	D.R.C. NO.	TYPE	D.R.C. ZONE	AREA	D.R.C. OWNER
1	4282	SULM REHABILITATION SCHEME	A	1858.05	MS. SADA-ANAND DEVELOPERS (P.V.)
AREA TOTAL					1858.05 SQ.M.

IN ADDITIONAL INDEXING SLUM TDR CALCULATION				
TYPE	D.R.C. ZONE	T.D.R. (DRC) AREA	TO BE USED IN ZONE	AREA TO BE UTILIZED
SLUM REHABILITATION SCHEME	A	1858.05	C (50%)	929.025
AREA TOTAL		1858.05+929.025 = 2787.075 SQ.M		

SR.NO.	D.R.C. NO.	TYPE	D.R.C. ZONE	AREA	D.R.C. OWNER
1	004386	SULM REHABILITATION SCHEME	D	703.510	MS. BHAKTI ENTERPRISES
2	0003971	Appendix B-7 E.W.S (E.W.S-33)	C	9.830	S.P. PARANAJPE On behalf of M/S. Paranjape Schemes (Construction) Ltd.
2	004386	SULM REHABILITATION SCHEME	D	80.00	MS. BHAKTI ENTERPRISES
AREA TOTAL					793.340 SQ.M.

STAMP OF APPROVAL OF PLANS

BUILDING PERMISSION
Date: 31/03/2017
APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO. CC/3785/16
Building Inspector: Deputy Engineer
BUILDING PERMISSION DEPT.
ZONE - C P.M.C.



PROFORMA	SQ.M.
1) AREA OF THE PLOT	25690.38
2 DEDUCTIONS IN AREA	
(a) LAND UNDER ROAD 36.0M	2114.080
(b) LAND UNDER ROAD U/S 205	642.676
(c) PROPOSED ROAD WIDENING AREA UNDER ROAD U/S 205	65.212
(d) ANY RESERVATIONS (GREEN BELT PLOT)	1272.174
(e) TRANSFORMER / M.S.E.B. (HANDLED OVER TO M.S.E.B.)	605.00
(f) AMENITY AREA 5% (HANDLED OVER TO PMC)	1083.061
2 TOTAL DEDUCTIONS AREA (a+f)	5782.403
3 NET GROSS AREA OF PLOT (1-2)	19907.977
4 DEDUCTIONS FOR	
(a) OPEN SPACE 10% FOR (PLOT 1+1)+(PLOT 2+2A)+(PLOT 2+2B)	2166.125
(b) AMENITY 5%	
TOTAL DEDUCTION	2166.125
5 NET AREA OF THE PLOT (3-4)	17741.852
6 ADDITION FOR F.S.I.	
(a) 36.0M D.P. ROAD (TARE YADI AREA = 2114.08 SQ.M.)	2031.61
(b) 205 ROAD (HANDLED OVER TO PMC)	642.676
(c) TRANSFORMER	605.00
7 TOTAL AREA (a+b+c)	3279.888
8 (d) PERMISSIBLE T.D.R. (17741.852 X 0.60) = (0.40+0.20)	10645.111
(e) TDR UTILIZED + AMENITY TDR (15.00 + 310.00+1083.061+409.41+1393.534+1858.05+929.025)	6088.08
(f) T.D.R. PROPOSED	793.34
9 TOTAL T.D.R. (6088.08 + 793.34)	6881.420
10 0.6 T.D.R. BALANCE (10645.111-6881.42)	3763.691
11 TOTAL ADDITION FOR F.S.I. (7+9)	10161.106
12 TOTAL BUILT UP AREA (5+11)	27902.958
13 F.S.I. PERMISSIBLE	
14 PERMISSIBLE FLOOR AREA	27902.958
15 PERM. RESIDENTIAL FLOOR SPACE	
16 EXISTING RESIDENTIAL FLOOR SPACE	20099.894
17 PROPOSED RESIDENTIAL FLOOR SPACE (F.G.H)	7644.547
18 EXISTING COMMERCIAL FLOOR SPACE	149.076
19 TOTAL RESIDENTIAL FLOOR SPACE (16+17+18)	27893.517
20 PERM. BALCONY AREA	
21 PROPOSED BALCONY AREA	
22 EXCESS BALCONY AREA TAKEN IN F.S.I.	
23 TOTAL FLOOR SPACE (19+22)	27893.517
24 PERMISSIBLE COVERAGE 20% (17741.852 X 20%)	3548.370
25 EXISTING COVERAGE	2853.493
26 PROPOSED COVERAGE	1483.747
27 TOTAL COVERAGE (25+26)	4337.240
TENEMENT STATEMENT	
28 a) AREA (FROM 7 ABOVE) LESS	27902.958
b) NON RESIDENTIAL AREA (SHOPS/OFFICES)	149.076
29 AREA FOR TENEMENTS (a-b)	27753.882
30 TENEMENTS PERMISSIBLE (2507/H/A)	694
31 TENEMENTS EXISTING	215
32 TENEMENTS PROPOSED	98
33 TOTAL TENEMENTS (31+32)	313
PARKING STATEMENT	
34 PARKING REQUIRED BY RULES	CARS 521 SCOOTERS 624 CYCLES 929
35 PARKING PROVIDED	521 624 929

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 / P.S. SCHEME RECORDED / LAND RECORD DEPT. / CITY SURVEY RECORDS.

BRIEF SPECIFICATIONS
- EXCAVATION UP TO HARD STRATA
- R.C.C. FRAME STRUCTURE
- WALLS - EXTERNAL - 150 MM THK. CONC. BLOCK
- 225 MM THK. B. B. MASONRY
- INTERNAL - 150 MM THK. B. B. MASONRY
- PLASTER - EXTERNAL - SAND FACED PLASTER
- INTERNAL - NEERU PLASTER
- FLOORING - ROOMS - MARBLE MOSAIC FLOORING
- W.C. / TOILETS - GLAZED TILES
- BATHROOMS - KOTAH / BLUE TANDOR
- DADO - GLAZED TILES
- WINDOWS - T.W. / M.S. WINDOWS WITH GLAZING
- DOORS - T.W. / M.S. FRAME WITH FLUSH / PANEL DOOR
- PAINTING - EXTERNAL - CEMENT PAINT
- INTERNAL - WHITE WASH
- ALL BALCONIES ARE 1.20 M. WIDE

NAME OF OWNER
KSHITIJ PROMOTERS & DEVELOPERS & OTHERS
SHRI. S.P. PARANAJPE (P.A.H.)
SHRIKRISHNA KUNJ, 1122, ANAND COLONY,
OFF DRUKETAR ROAD,
49/2, ERANDWANE, PUNE - 411 004.
SIGN. OF OWNER
AUTHORITY LETTER HOLDER

DESCRIPTION OF PROPOSAL AND PROPERTY
REVISED LAYOUT OF BUILDING PLAN
(OLD S.NO. 134/3 + 134/4/2+8, 134/4A, P.NO. 1+1 + PLOT 2+2B+PLOT 2+2A)
(NEW S.NO. 134/4A/1+134/4A/2+22 PLOT NO. 1
134/3/2+14A/1+1+134/4A/1+2+22 PLOT NO. 2)
PASHAN, PUNE
JOB NO. 357 DRG. NO. B.P.-17 REVISION R5 SCALE 1:100 DRN/CKD BY N.D./MEDHA NORTH
ANIRUDDHA VAIDYA & ASSOCIATES
ARCHITECTS, INTERIOR DESIGNERS,
TOWN PLANNERS
4, DATTAPRASAD, 1206, B/7,
OFF J.M. ROAD, SHIVAJINAGAR
PUNE - 411 004.
TEL. FAX: 25530420, 25530430.
E-MAIL: archvaidya@gmail.com
Visit us: www.archvaidya.com
DATE
16.08.16
01.04.17