F.S.I. STATEMENT :-

FLOOR	PROP. RESI. AREA	PERM. BALC.	PROP. BALC.	STAIRCASE AREA	FIRE STAIR. AREA	PASSAGE AREA	TERRACE AREA	LIFT/M.RM AREA	TENE. NO.
FIRST FL.	264.79		43.26	9.71	10.38	48.99	83.28		4
SECOND FL.	264.79		43.26	9.71	10.38	48.99	63.89		4
THIRD FL.	318.11		51.30	9.71	10.38	55.70	110.82		4
FOURTH FL.	305.65		51.30	9.71	10.38	48.99	76.57	7.90+	4
FIFTH FL.	305.65	3451.09	51.30	9.71	10.38	48.99	82.32	23.60	4
SIXTH FL.	305.65	x15%	51.30	9.71	10.38	48.99	76.57		4
SEVENTH FL.	305.65		51.30	9.71	10.38	48.99	82.32		4
EIGHTH FL.	256.39		51.30	9.71	10.38	48.99	104.86		4
NINETH FL.	289.34		51.30	9.71	10.38	48.99	93.86		4
TENTH FL.	289.34		51.30	9.71	10.38	48.99	104.86		4
ELEVENTH FL.	289.34		51.30	9.71	10.38	48.99	93.86		4
TWELFTH FL.	256.39		51.30	9.71	10.38	48.99	136.60		4
TOTAL	3451.09	517.66	599.52	116.52	124.56	594.59	1109.81	31.50	48

ExCESS BALCONY = 599.52 - 517.66 = 81.86 SQ.M.

GRAND TOTAL = 3451.09 + 81.86 = 3532.95 SQ.M.

T.D.R. STATEMENT

T.D.R. STATEMENT (D.R.C.NO.005067)

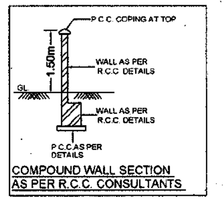
FORMULA = X = (Rg/Rr) x Y
X = Permissible Utilization of TDR/DR in sqm on receiving plot
Rg = Rate for land in Rs. per sq.m. as per ASR of generating plots in generating year
Rr = Rate for land in Rs. per sq.m. as per ASR of receiving plot in generating year
Y = TDR debited from drc in sq.m.
TDR GENERATED FROM = S.No. 9, Hissa No. 13B/14A, NEW S.No. 9/13/B/14/A, C.T.S. No. 666(P)
Ready reckoner Rate = 34,500.00 (Rg)
Type of D.R.C. = High School-1
TDR Utilization On = S. NO 120 A + 120 B, F.P. NO 545, P. NO 18, PARVATI, SINHGAD ROAD, PUNE
Ready reckoner Rate = 24,460.00 (Rr)
TDR Area Purchased = 923.12 sq.m.(Y)

$X = \frac{34,500.00}{24,460.00} \times Y$

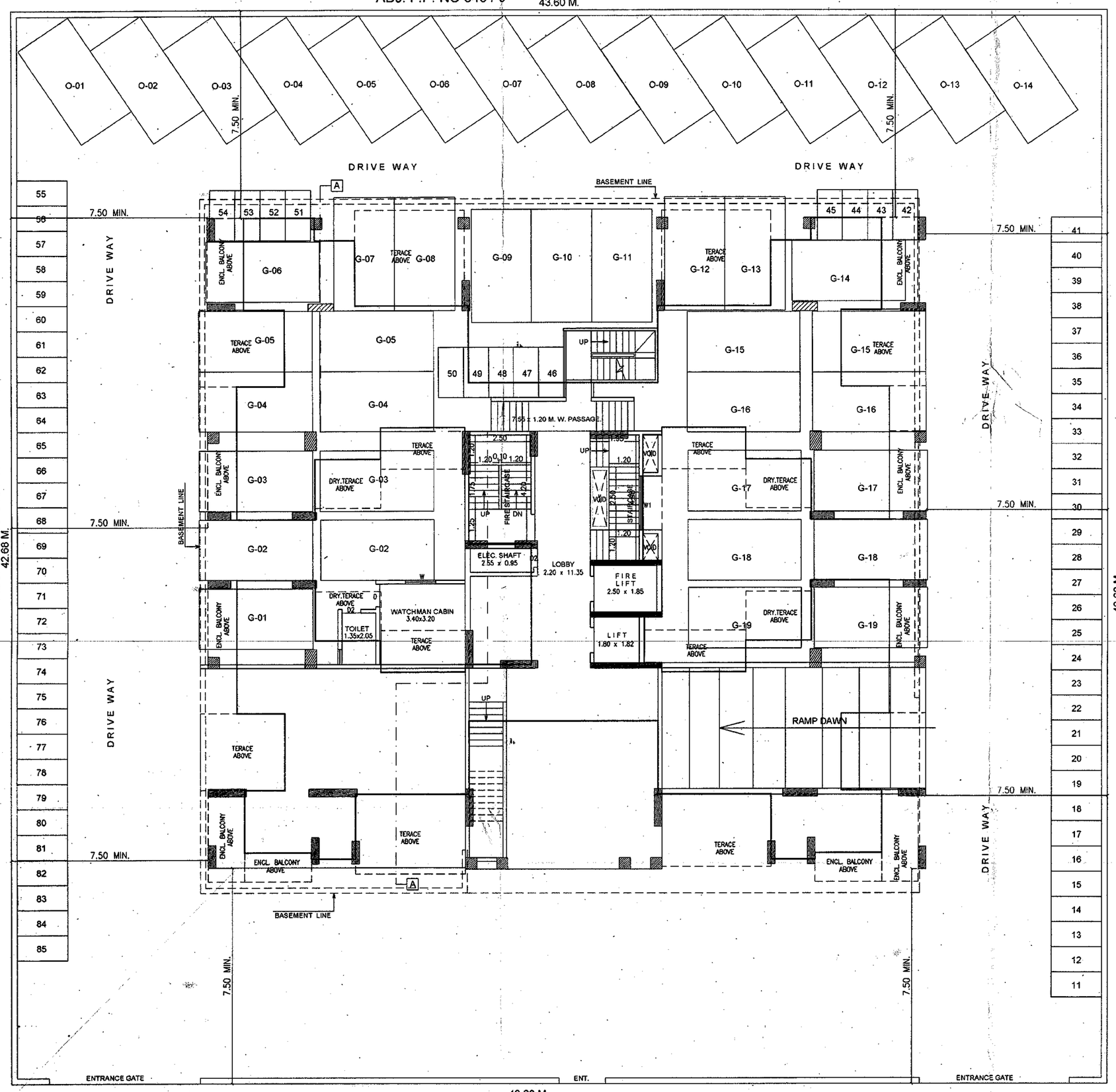
X = 1.410 x 923.12 = 1301.60 sq.m.

Total TDR Utilization On Plot = 1301.60 sq.m.

T.D.R TO BE UTILISED ON 7TH(P)&8th,9th,10th,11th & 12th FULL FLOOR AT :- 1301.60 SQM
TOTAL HEIGHT OF BUILDING :- 35.90M
STAGE OF WORK PLINTH WORK COMPLETED AS PER APPOVED PLAN UNDER

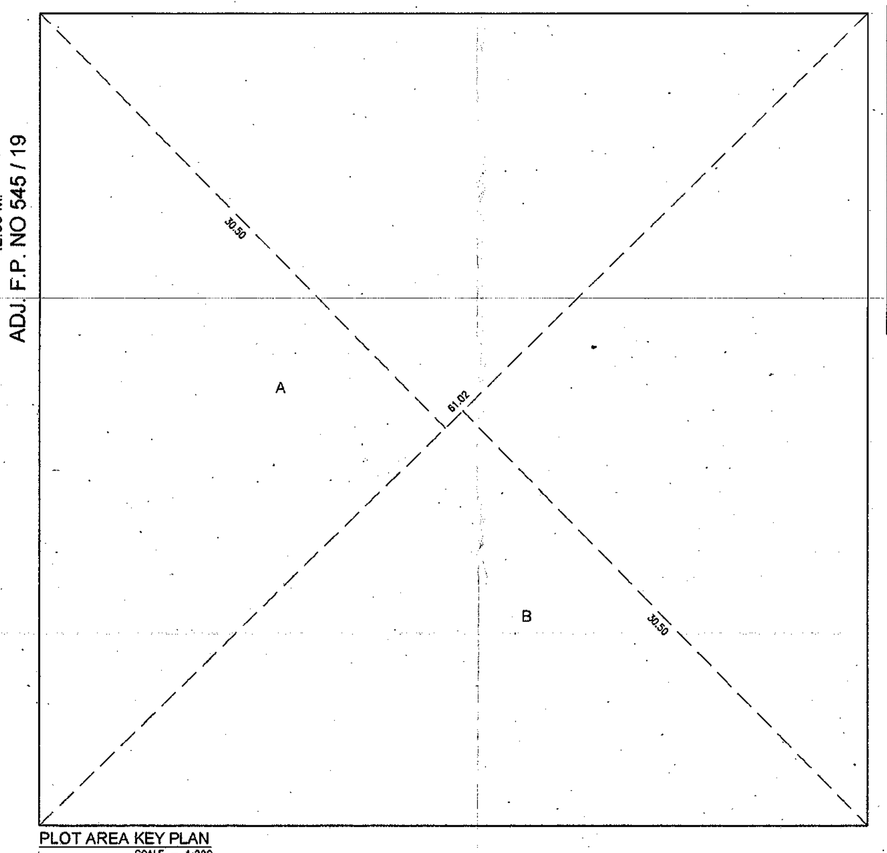


COMPOUND WALL SECTION AS PER R.C.C. CONSULTANTS.

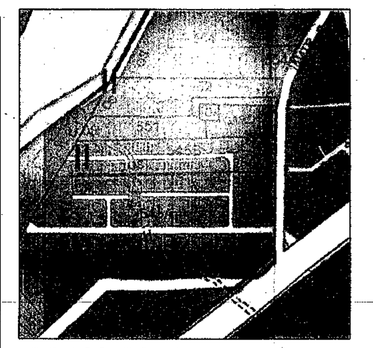


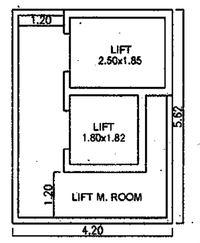
LAYOUT / UPPER PARKING FL. PLAN

BASEMENT FLOOR PLAN



PLOT AREA KEY PLAN
SCALE - 1:200


D.P. LOCATION PLAN



LIFT & L.M.R. AREA CALC. :-

LIFT AREA
2.50 X 1.85 = 4.62
1.80 X 1.82 = 3.28
TOTAL = 7.90 SQ.M

LIFT MACHINE RM. AREA
4.20 x 5.62 = 23.60 SQM

GR. COVERAGE AREA CALC. :-

PERMISSIBLE COVERAGE
= 0.50x1859.90 = 929.95 SQM

PROPOSED COVERAGE
MAX. B/UP AREA+TERRACE
318.11+110.82+63.89= 492.82 SQ.M.

TENEMENT STATEMENT:-

FLOOR AREA PERMISSIBLE = 3533.50 SQM
TENEMENT PERMISSIBLE = 250T/HA
= 250 x 3533.50/10000 = 88 NOS.
TENEMENT PROPOSED = 48 NOS.

PLOT AREA CALCULATION :-

A. 61.02 x 30.50 x 0.50 = 930.55 SQ.M.
B. 61.02 x 30.50 x 0.50 = 930.55 SQ.M.
TOTAL = 1861.10 SQ.M.
WHICHEVER IS MINIMUM IS TO BE CONSIDERED.

T.D.R. STATEMENT (D.R.C.NO.004407)

T.D.R. ORIGINATED FROM :- A (Bhawani Peth C.T.S. No 802/801D/801B), BHAGWANDAS CHAL
RESERVATION :- SLUM REHABILITATION
T.D.R. PURCHASED=248.00SQM (A SLUM TO C SLUM) = 248.00x150/100 = 372.00 SQM
T.D.R. PURCHASED = 372.00SQM
T.D.R. PERMISSIBLE = 372.00SQM
T.D.R TO BE UTILISED ON 6TH PART AND 7TH PART FLOOR
TOTAL HEIGHT OF BUILDING :- 35.90M
STAGE OF WORK :- PLINTH WORK COMPLETED & PLINTH CHECKING TAKEN.

STAMP OF APPROVAL

1/7

दुय्यम निबंधक - 3 दिनांक. 14.07.2017
APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO.... CC/1032/17....

Building Inspector — Assistant Engineer P.M.C.

PUNE MUNICIPAL CORPORATION — BUILDING & CONSTRUCTION DEPARTMENT — APPROVED

AREA STATEMENT		SQM
1	AREA OF THE PLOT	1859.90
2	DEDUCTION FOR	
	a) AREA UNDER ROAD WIDENING	–
	b) ANY RESERVATION	–
3	GROSS AREA OF THE PLOT (1–2)	1859.90
4	DEDUCTION FOR (a+b+c)	
	a) OPEN SPACE (10%)	–
	b) AMENITY SPACE	–
	c) INTERNAL ROAD	–
5	NET AREA OF THE PLOT (3 – 4)	1859.90
6	FLOOR SPACE PERMISSIBLE (1.00)	1859.90
7	ADDITIONS FOR	
	a) 72% T.D.R. (1859.90x0.72=1339.13)	1338.82
	b) 18% SLUM T.D.R.(1859.90x0.18=334.78)	334.78
	c) OPEN SPACE	–
8	TOTAL FLOOR AREA PERMISSIBLE (6+7)	3533.50
9	EXISTING RESIDENTIAL FLOOR AREA	–
10	PROPOSED RESIDENTIAL FLOOR AREA	3451.09
11	EXISTING COMMERCIAL FLOOR AREA	–
12	PROPOSED COMMERCIAL FLOOR AREA	–
13	EXCESS BALC. AREA (TAKEN IN F.S.I.)	81.86
14	TOTAL FLOOR SPACE (9+10+11+12+13)	3532.95

BALCONY AREA STATEMENT		
1	PERMISSIBLE BALC. (15% x 3451.09)	517.66
2	PROPOSED BALCONY	599.52
3	EXCESS BALC. AREA (TAKEN IN F.S.I.)	81.86

TENEMENT STATEMENT		
1	TOTAL FLOOR AREA PERMISSIBLE	3533.50
2	TENEMENTS PERMISSIBLE (250T/H)	88
3	TENEMENTS PROPOSED	48

GROUND COVERAGE STATEMENT		
1	PERMISSIBLE COVERAGE (50% OF 1859.90)	929.95
2	PROPOSED COVERAGE	492.82

CERTIFICATE OF AREA

CERTIFIED THAT THE AREA UNDER REFERENCE WAS SURVEYED BY ME AND THE DIM. OF SIDES ETC. OF THE PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP, T.P. SCHEME RECORDS, LAND RECORD DEPARTMENT, CITY SURVEY RECORDS.

CA/2004/34707 — AR.SIDDARTH HARISCHANDRAKAR

BRIEF SPECIFICATIONS

FOUNDATION UPTO HARD STRATA
R.C.C. FRAMED STRUCTURE IN M-20
EXTERNAL WALLS IN 0.15THICKINTERNAL WALLS 0.10THK
EXTERNAL SAND FACED PLASTER,INTERNAL NEERU FINISHED
MARBLE MOZIAC FLOORING
T.W. DOORS AND M.S. WINDOWS

SCHEDULE OF OPENINGS

DOORS		WINDOWS	VENTILATORS
ED-1.05x2.10	SD -1.80x2.10	W -1.80x1.20	V-0.60x0.90
D -0.90x2.10	SD1-1.50x2.10	W1-1.50x1.20	
D1-0.75x2.10	SD2-1.20x2.10	W2-1.20x1.20	
		W3-0.90x1.20	

LEGEND

PLOT LINE SHOWN – BLACK
PROPOSED WORK SHOWN – RED
DRAINAGE LINE SHOWN – RED DOTTED
WATER LINE SHOWN – BLACK DOTTED
EXISTING TO BE RETAINED – HATCHED BLUE
EXISTING TO BE DEMOLISHED – HATCHED YELLOW

NORTH

OWNER'S NAME, SIGNATURE :-
Mr. ATUL VASANT JOSHI

PROJECT :-
PROPOSED RESIDENTIAL BUILDING
AT S. NO 120 A + 120 B, F.P. NO 545, P. NO 18,
AT PARVATI, SINHGAD ROAD, PUNE

ARCHITECT SIGNATURE :-

AR. SIDDARTH HARISCHANDRAKAR	AR. MANGESH GOTAL	AR. DEEPALI AGARWAL
CA/2004/34707	CA/2005/36501	CA/2007/39491

ARCHITECT :-

design studio — architecture planning interiors graphics
Office 70,71,72, 4th Floor, Pelil Arcade Apt., Above Hotel Kalinga, Near Sharda Centre, Khilare Road, Erandawane, Pune 411004.
+91-020-25430045, adesignstudio1@gmail.com

DATE	DEALT BY	REVISED BY	CHECKED BY	SCALE
12/07/2017	PRAJAKTA	–	AKRAM	1:100

\\Dadesmen\Y\Server Data Drive\P-105-Atul\75-SOYA- SINHGAD ROAD\SD\SANCTION 2\FINAL TRACING 2017.07.12.dwg