

F.S.I. STATEMENT							
TOWER/BLDG.	BLDG. CONFIGURATION	HEIGHT OF BUILDING (G.LVL TO TERR.)	PROP. RESI. AREA	PROP. COMM. AREA	LIFT/M.RM. AREA	TEN. NO.	SHOP/OFFICE NOS.
TOWER-A	B1+G+P1+P2+P3+P4+AMENITY FL. 18 FL. TERRACE	80.10 M.	8499.69	-	17.98	68	-
TOWER-B	B1+G+P1+P2+P3+P4+AMENITY FL. 18 FL. TERRACE	80.10 M.	8502.79	-	17.98	68	-
TOWER-C	G+P1+P2+P3+P4+AMENITY FL. 18 FL. TERRACE	80.10 M.	8584.32	-	17.98	68	-
TOWER-D	G+P1+P2+P3+P4+AMENITY FL. 18 FL. TERRACE	80.10 M.	8601.77	-	17.98	68	-
TOWER-E	B1+G+P1+P2+P3+P4+AMENITY FL. 18 FL. TERRACE	69.10 M.	111478.12	-	124.06	56	-
TOWER-F	G+P1+P2+P3+P4+AMENITY FL. 18 FL. TERRACE	80.10 M.	8459.67	-	17.98	68	-
COMMERCIAL	B1+G+2FL.	12.90 M.	52391.36	10302.37	134.68	366.00	77
TOTAL			62693.73				
INCLUSIVE HSG. BLDG.	P1+1FL. TERRACE	30.00 M.	5063.29	-	8.23	78	-
CLUB HOUSE	G+1FL. TERRACE	7.20 M.	310.29	-	43.60	10	-
GRAND TOTAL			138.281	444.001		77	

WATER REQ. STATEMENT						
TOWER/BLDG.	O.H.W.T.	LO H.W.T.	TOTAL O.H.W.T.	U.G.W.T.	U.G.W.T. FIRE FIGHTING	TOTAL U.G.W.T.
TOWER-A	145900.00	20000.00	65900.00	18850.00	-	18850.00
TOWER-B	145900.00	20000.00	65900.00	18850.00	-	18850.00
TOWER-C	145900.00	20000.00	65900.00	18850.00	-	18850.00
TOWER-D	145900.00	20000.00	65900.00	18850.00	-	18850.00
TOWER-E	37800.00	20000.00	67800.00	56700.00	-	56700.00
TOWER-F	145900.00	20000.00	65900.00	18850.00	-	18850.00
COMMERCIAL	68400.00	1000.00	68400.00	102600.00	-	102600.00
INCLUSIVE HSG. BLDG.	52850.00	7000.00	72850.00	78975.00	-	78975.00
CLUB HOUSE	0.00	0.00	0.00	0.00	-	0.00
TOTAL		140000.00	508100.00	552150.00	300000.00	852150.00

OCCUPANCY LOAD FOR COMMERCIAL			
COMMERCIAL	CARPET AREA SQ.M.	OCCUPANT LOAD/FLOOR AREA IN SQ.M. PER PERSON	PROPOSED TOTAL OCCUPANT LOAD
GROUND FLOOR	1987.67	3	663
PODIUM 1ST FLOOR	2198.97	3	663
PODIUM 2ND FLOOR	2945.35	6	491
TOTAL			1520

FSI + NON FSI AREA STATEMENT		
SR.NO.	DESCRIPTION	SQ.MT.
1	FSI AREA	62693.73
2	NON FSI AREA	-
3	BASEMENT-1 PARKING AREA	4412.00
4	GROUND FLOOR PARKING AREA	7425.00
5	PODIUM-3 (PARKING AREA)	7425.00
6	PODIUM-2 (PARKING AREA)	7425.00
7	PODIUM-3 (PARKING AREA)	11825.00
8	PODIUM-4 (PARKING AREA)	11825.00
9	AMENITY FLOOR (PART)	11081.37
10	TERRACE AREA	3952.68
11	REFUGE AREA	614.64
12	RAMP (counted in parking area)	0.00
13	INCLUSIVE HSG BLDG + PARKING AREA	388.28
14	ANY OTHER	-
15	3.1 CLUB HOUSE	0.00
16	3.2 LIFT/LIFT MACHINE ROOM AREA	38.28
17	3.3 INCLUSIVE HSG BLDG (FSI)	5063.29
18	3.4 WATCHMAN CABINS	25.00
19	3.5 U.G.T. & O.H.W.T. AREA	17200.54
TOTAL NON FSI AREA		72800.54
TOTAL FSI AREA + NON FSI AREA		135494.27

TOTAL PARKING REQ. STATEMENT			
DESCRIPTION	CAR	SCOOTER	
TOWER-A	67	71	
TOWER-B	67	71	
TOWER-C	67	71	
TOWER-D	67	71	
TOWER-E	118	59	
COMMERCIAL	43	1430	
INCLUSIVE HSG BLDG.	41	82	
TOTAL PARKING REQUIRED		572	895

TOTAL PROPOSED PARKING			
DESCRIPTION	REQUIRED	PROPOSED	
BASEMENT (INCLUDING LAYOUT PARKING)	85	340	
1ST PODIUM LVL.	572	895	
2ND PODIUM LVL.	169	217	
3RD PODIUM LVL.	169	207	
4TH PODIUM LVL.	339	240	
TOTAL PARKING PROPOSED		1572	895

SANITARY REQUIREMENT FOR COMMERCIAL			
FLOOR	W.C. FOR FEMALE	W.C. FOR MALE	URINALS
GROUND FLOOR	9	88	18
PODIUM 1ST FLOOR	9	10	14
PODIUM 2ND FLOOR	9	63	13
TOTAL		21	41



GOOGLE LOCATION SCALE: N.T.S.

D.P. LOCATION PLAN SCALE: N.T.S.

T.D.R. STATEMENT	
T.D.R. STATEMENT (D.R.C. NO. 006280)	
FORMULA: $X = \frac{R_g}{R_r} \times Y$	
R _g = Rate for land in Rs. per sq.m. as per ASR of generating plots in generating year	
R _r = 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-26/5 MALWADI, PUNE.	
Ready reckoner, Rate = 26,450.00 (Rs.)	
Type of D.R.C. = REGULAR	
TDR Utilization On = Csr. No. 207/208/1A/1B/3, B.S. TUPE ROAD	
MALWADI, HADAPSAR, PUNE	
Ready reckoner, Rate = 18,950.00 (Rs.)	
TDR Area Purchased = 220.90 sq.m.	
TDR Utilization On = 308.31 sq.m.	

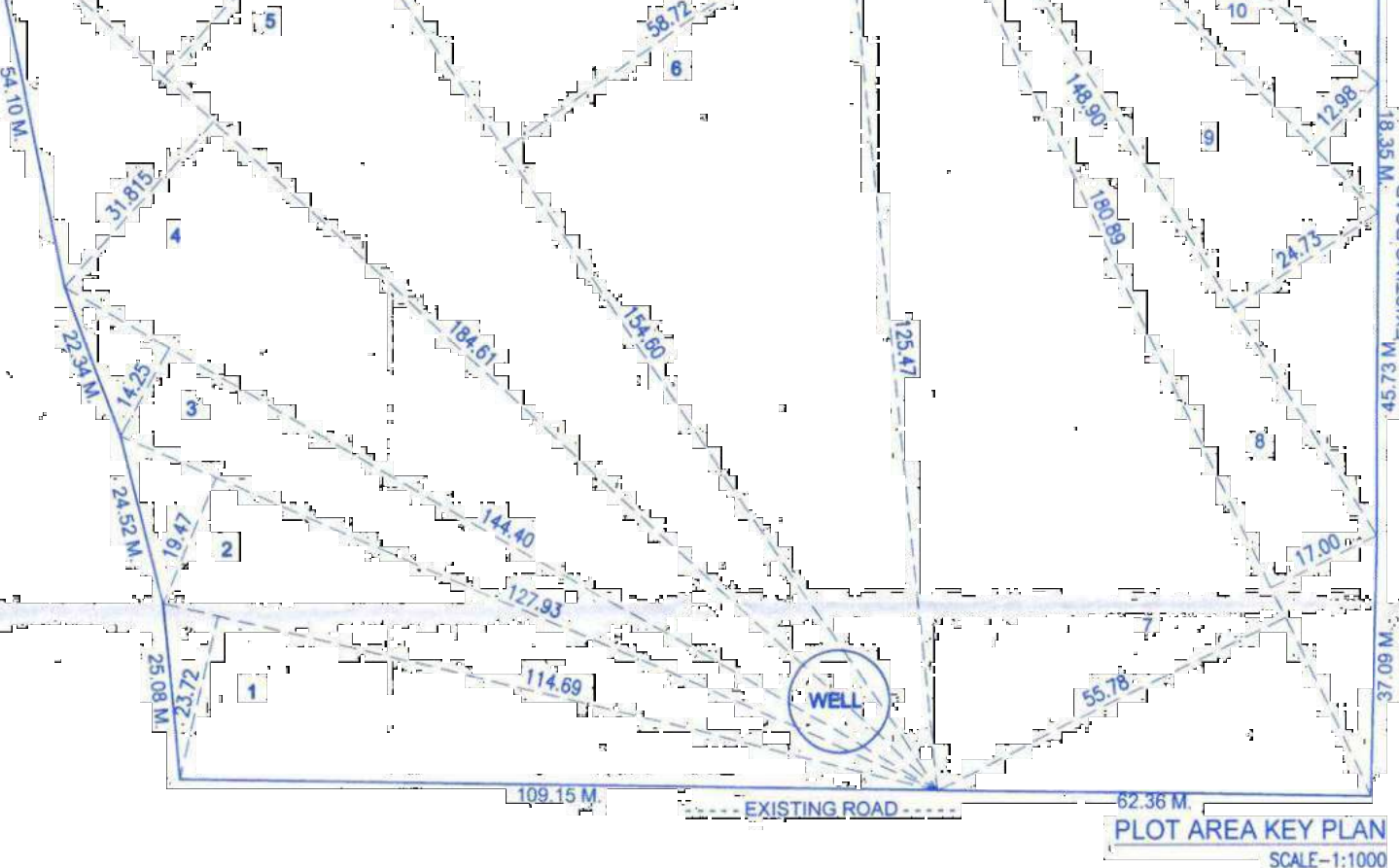
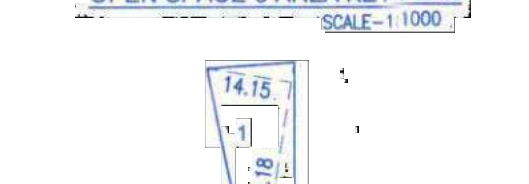
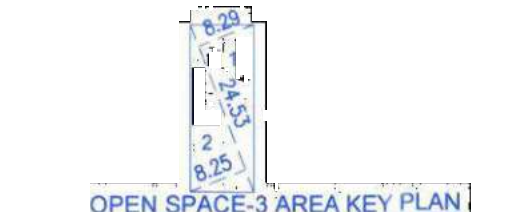
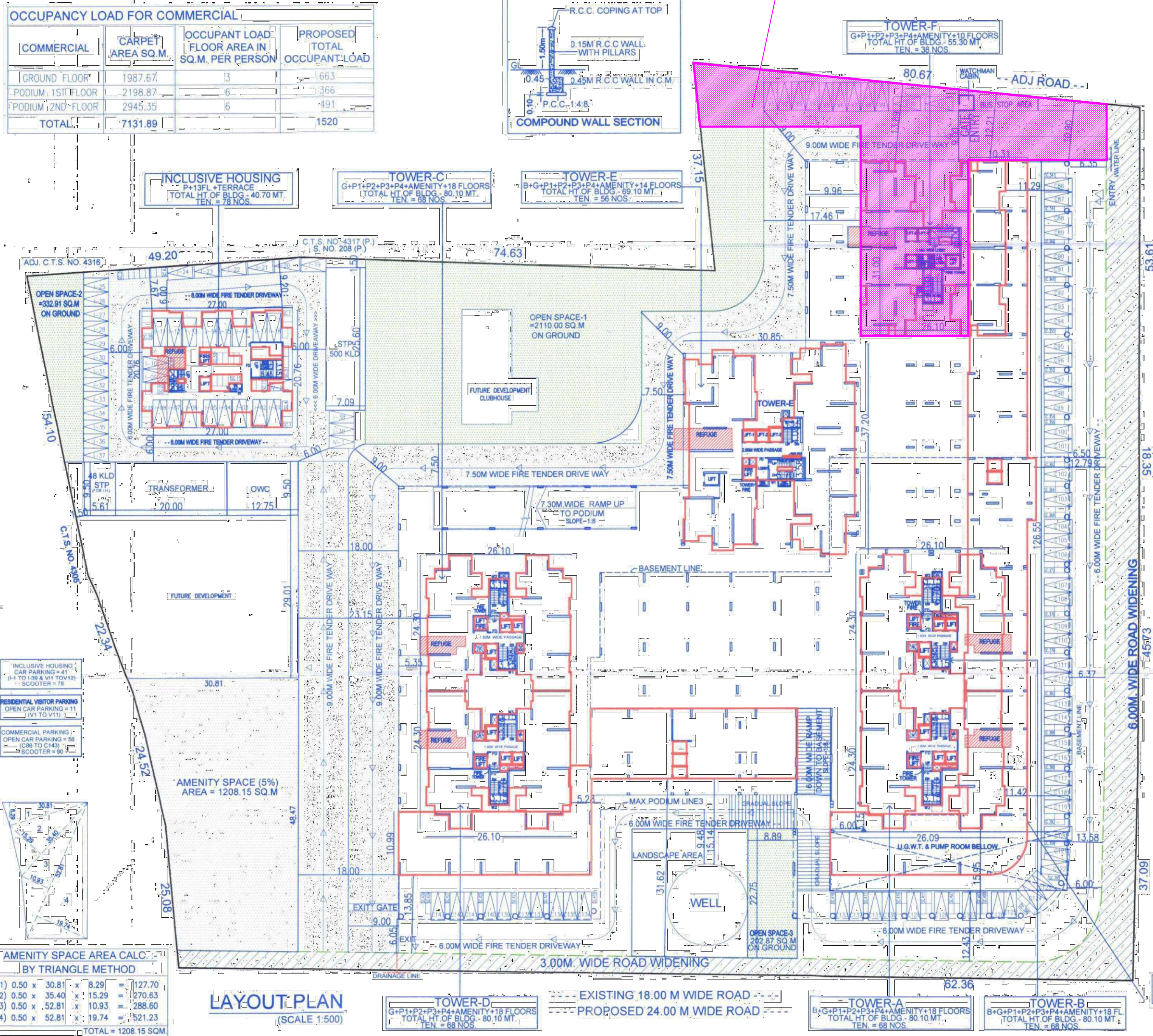
T.D.R. STATEMENT	
T.D.R. STATEMENT (D.R.C. NO. 006297)	
FORMULA: $X = \frac{R_g}{R_r} \times Y$	
R _g = Rate for land in Rs. per sq.m. as per ASR of generating plots in generating year	
R _r = Rate for land in Rs. per sq.m. as per ASR of receiving plot in generating year	
Y = TDR debited from drc in sq.m.	
TDR GENERATED FROM = S.NO-38/13/2, S.NO-38/13/2 (OLD) S.NO-38/13 NEW PART	
KONDHWA KHURD, PUNE.	
Ready reckoner, Rate = 19,910.00 (Rs.)	
Type of D.R.C. = REGULAR	
TDR Utilization On = Csr. No. 207/208/1A/1B/3, B.S. TUPE ROAD	
MALWADI, HADAPSAR, PUNE	
Ready reckoner, Rate = 18,950.00 (Rs.)	
TDR Area Purchased = 974.81 sq.m.	
TDR Utilization On = 1024.14 sq.m.	

T.D.R. STATEMENT	
T.D.R. STATEMENT (D.R.C. NO. 004761)	
FORMULA: $X = \frac{R_g}{R_r} \times Y$	
R _g = Rate for land in Rs. per sq.m. as per ASR of generating plots in generating year	
R _r = 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-44/1A/1B/3, S.NO-44/1A/1B/3 (OLD) S.NO-44/1A/1B/3 NEW PART	
KONDHWA KHURD, PUNE.	
Ready reckoner, Rate = 18,950.00 (Rs.)	
Type of D.R.C. = REGULAR	
TDR Utilization On = Csr. No. 207/208/1A/1B/3, B.S. TUPE ROAD	
MALWADI, HADAPSAR, PUNE	
Ready reckoner, Rate = 18,950.00 (Rs.)	
TDR Area Purchased = 727.70 sq.m.	
TDR Utilization On = 1332.49 sq.m.	

STAMP OF APPROVAL	
PREVIOUS SANCTION C.C. NO. 3217/23 DATE: 14/03/2024	
PREVIOUS SANCTION C.C. NO. 1926/24 DATE: 10/10/2024	
LAYOUT	
RECEIVED	
DATE: 24/5/25	
APPROVED UNDER COMMENCEMENT CERTIFICATE NO. CC/4188/24	

AREA STATEMENT		SQM
1. AREA OF THE PLOT	(Minimum area of a; b; c to be considered)	25,613.00
2. AREA AS PER PRC		25,613.00
3. AREA AS PER TRANSLATION		25,615.00
4. AREA AS PER SITE		25,615.00
5. DEDUCTION FOR		
a) AREA UNDER ROAD WIDENING 24.00M DP-ROAD		1,450.00
b) OTHER		
c) TOTAL AREA (2a+2b)		1,450.00
6. BALANCE AREA OF PLOT (1-2c)		24,163.00
7. AMENITY SPACE (IF APPLICABLE)		
8. ADJUSTMENT OF 2(6)-R-ANY		1208.15
9. BALANCE PROPOSED		1208.15
10. NET PLOT AREA (3-4c)		22,954.85
11. RECREATIONAL OPEN SPACE (IF APPLICABLE)		
a) REQUIRED 10% ON 3		2,416.30
b) PROPOSED		2,416.30
12. INTERNAL ROAD WIDENING & CHAMFER		
13. PLOTTABLE AREA (IF APPLICABLE)		
14. BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. (AS PER FRONT ROAD WIDTH (SR. NO. 5X1.10))		25250.33
15. ADDITION OF FSI ON PAYMENT OF PREMIUM		
a) MAXIMUM PERMISSIBLE PREMIUM FSI	12806.50	
b) BASED ON ROAD WIDTH / TOD ZONE (50X ON1)		3469.28
c) PROPOSED FSI ON PAYMENT OF PREMIUM		
d) IN-SITU AREA AGAINST D.P. ROAD (2.0XSR.NO.2(a))		2900.00
e) IN-SITU AREA AGAINST D.P. ROAD (2.0XSR.NO.2(a))		
f) IN-SITU AREA AGAINST D.P. ROAD (2.0XSR.NO.2(a))		
16. PERMISSIBLE TDR AREA (115% ON 1 = 29454.95)		2664.94
17. TDR AREA - TDR AREA (AMENITY AREA)		
18. REGULAR 70% (1578.40) & SUM 50% (4770.78)		
19. PROPOSED REGULAR 50% (308.31) & SUM 50% (1332.49)		
20. d) Total in-situ TDR loading proposed (11(a)+(b)+(c))		7981.24
21. e) Additional FSI AREA UNDER CHAPTER NO. 7 GREEN 7% ON 9		1287.92
22. TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL		
a) [9+10b)+11(d)] + 12. whichever is applicable		38468.37
b) Ancillary Area FSI upto 80% ON 5723.54		4578.83
c) Ancillary Area FSI upto 80% ON 32744.83		19646.53
d) Total entitlement (a+b+c)		62,693.73
23. Maximum utilization limit of F.S.I. (building potential)		
Permissible as per Road width (as per Regulation No. B.1 & 6.2) or 6.3 or 6.4 as applicable x 1.6 or 1.8		1,15,590.88
24. Total Built-up Area in proposal		
a) Existing Built-up Area		
b) Proposed Built-up Area (as per R-line)		62,693.73
c) Total (a+b)		62,693.73
25. F.S.I. Consumed (15/13)		
a) Required (20% of Sr.No.9)		5050.06
b) Proposed		5063.29

CERTIFICATE OF AREA	
I, THE UNDERSIGNED, HAVE SURVEYED THE AREA UNDER REFERENCE AND HAVE FOUND THAT THE AREA UNDER REFERENCE IS AS STATED IN THE DOCUMENT OF OWNERSHIP (P.F. SCHEME RECORDS, LAND RECORD, DEPARTMENT CITY SURVEY RECORDS).	
CA/2005/36501	
BRIEF SPECIFICATIONS	
FOUNDATION UP TO HARD STRATA	
R.C.C. FRAMED STRUCTURE, M-20	
EXTERNAL WALLS IN 0.15TH, INTERNAL WALLS 0.10TH	
EXTERNAL SAND FACED PLASTER, INTERNAL NEERU FINISH	
MARBLE MOZAC FLOORING	
L.W. DOORS AND M.S. WINDOWS	
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	
OWNER'S DECLARATION & OWNER'S NAME SIGNATURE	
We undertake hereby confirm that the above work shall be done by the owner/contractor as per approved plans. Also, we would execute the work under supervision of proper technical person so as to ensure the quality and safety of the work.	
MR. DILIP BABURAO TUPE & OTHERS	
PROPOSED RESIDENTIAL & COMMERCIAL BLDG. LAYOUT	
At Sr. No. 207/208/1A/1B/3	
B.S. TUPE ROAD - MALWADI, HADAPSAR, PUNE 411028	
ARCHITECT	
AR. MANGESH GOTAL	
705, A wing, vanaz parner society, Behind vanaz company, paid road, Kothrud, Pune 411028	
DATE: 26/05/2025	DEALT BY: KRISHNA
REVISD BY: DC	CHECKED BY: MANGESH
SCALE: 1:500	



OPEN SPACE-1 AREA CALCULATION BY TRIANGLE METHOD			
01) 0.50 x 58.75 x 27.81	=	817.00	
02) 0.50 x 58.75 x 26.14	=	767.86	
03) 0.50 x 14.86 x 16.51	=	122.89	
04) 0.50 x 14.86 x 6.13	=	45.85	
05) 0.50 x 37.22 x 8.91	=	165.81	
06) 0.50 x 37.22 x 11.42	=	212.52	
07) 0.68 x 12.57 x 12.56	=	21.23	
08) 0.50 x 12.57 x 4.94	=	31.04	
TOTAL		2110.00 SQ.M.	

OPEN SPACE-2 AREA CALCULATION BY TRIANGLE METHOD			
01) 0.50 x 34.18 x 14.15	=	241.82	
02) 0.50 x 34.18 x 3.33	=	91.09	
TOTAL		332.91 SQ.M.	

OPEN SPACE-3 AREA CALCULATION BY TRIANGLE METHOD			
01) 0.50 x 24.53 x 8.29	=	101.68	
02) 0.50 x 24.53 x 8.25	=	101.19	
TOTAL		202.87 SQ.M.	

OPEN SPACE-3 AREA CALCULATION			
BY-TRIANGLE METHOD			
01)	$0.50 \times 24.53 \times 8.29$	=	101.68
02)	$0.50 \times 24.53 \times 8.25$	=	101.19
			TOTAL = 202.87 SQM