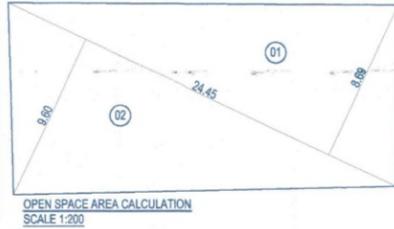


PARKING CALCULATIONS			
	NO OF TENEMENT	CARS	SCOOTER
FOR EVERY TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.M. BUT LESS THAN 80 SQ.M. (1-2) (Avr. CARPET AREA= 67.84 SQ.M)	44	22	44
FOR EVERY TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA EQUAL OR ABOVE 80 SQ.M. BUT LESS THAN 150 SQ.M. (1-1) (Avr. CARPET AREA= 93.79 SQ.M)	14	14	14
TOTAL	58	36	58
ADD 5% VISITOR'S PARKING		1.8	2.9
TOTAL		38	61
PARKING PROVIDED		73	101

TREE STATEMENT
 PLOT AREA = 2236 SQ.M.
 1 TREE FOR EVERY 80 SQ.M.
 NO. OF TREES REQUIRED = 2236/80 = 27.95
 NO. OF TREES PROVIDED = 28

REFUGE AREA CALCULATION				
AREA OF TWO CONSECUTIVE FLOORS	/	12.50	=	No. of persons
NO. OF PERSONS X 0.30	=	12.50	=	Rec. refuge area
(492.61+920.27) = 1012.88	/	12.50	=	81.03
81.03 X 0.30	=	24.31	=	SQ.M.
PROPOSED REFUGE AREA AT 7TH FLOOR	=	31.50	=	SQ.M.
PROPOSED REFUGE AREA AT 12TH FLOOR	=	31.50	=	SQ.M.

WATER CALCULATION							
TENEMENT	NOS OF PERSONS PER TENEMENT	TOTAL NOS OF PERSONS	WATER REQUIRED PER DAY (LTRS.)	O.H.W.T. CAPACITY REQUIRED (LTRS.)	FIRE O.H.W.T. REQUIRED (LTRS.)	TOTAL O.H.W.T. CAPACITY REQUIRED (REGULAR+FIRE FIGHTING) (LTRS.)	U.G.T. CAPACITY REQUIRED (LTRS.)
58 X 5	=	290 X	135	=	39150.00	20000	59150.00
							39150.00 X 1.50 = 58725.00 + 150000.00
							208725.00



OPEN SPACE AREA CALCULATION			
1	0.50 X 24.45 X 8.69 X 1	=	106.24 SQ.M
2	0.50 X 24.45 X 9.60 X 1	=	117.36 SQ.M
TOTAL			223.60 SQ.M

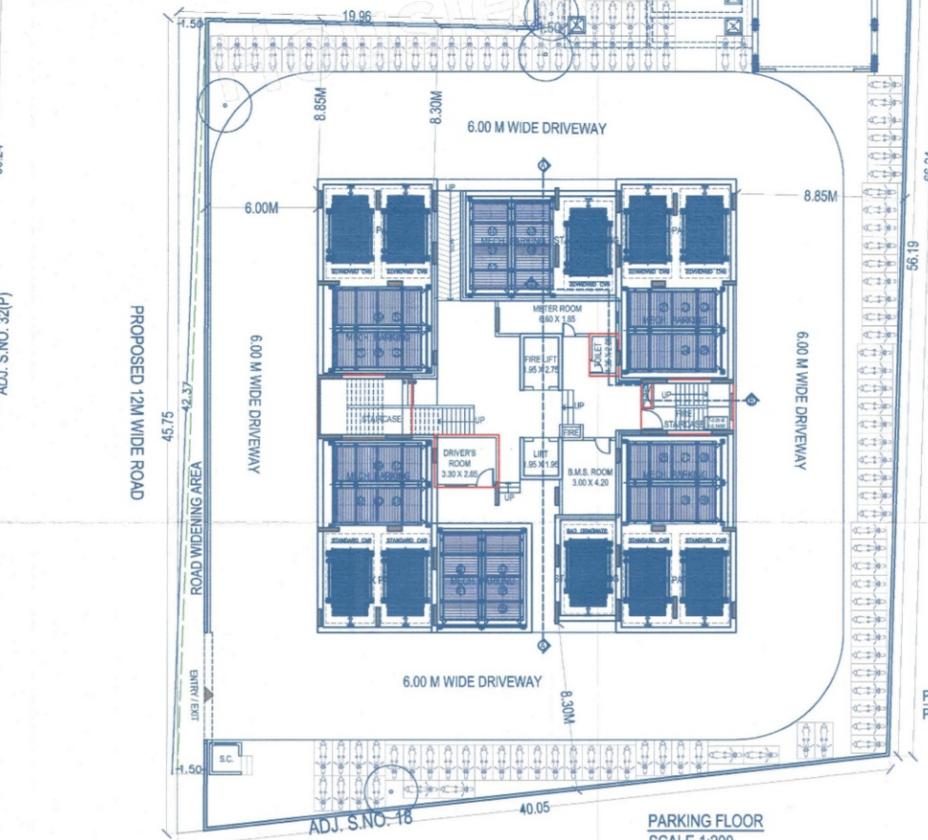
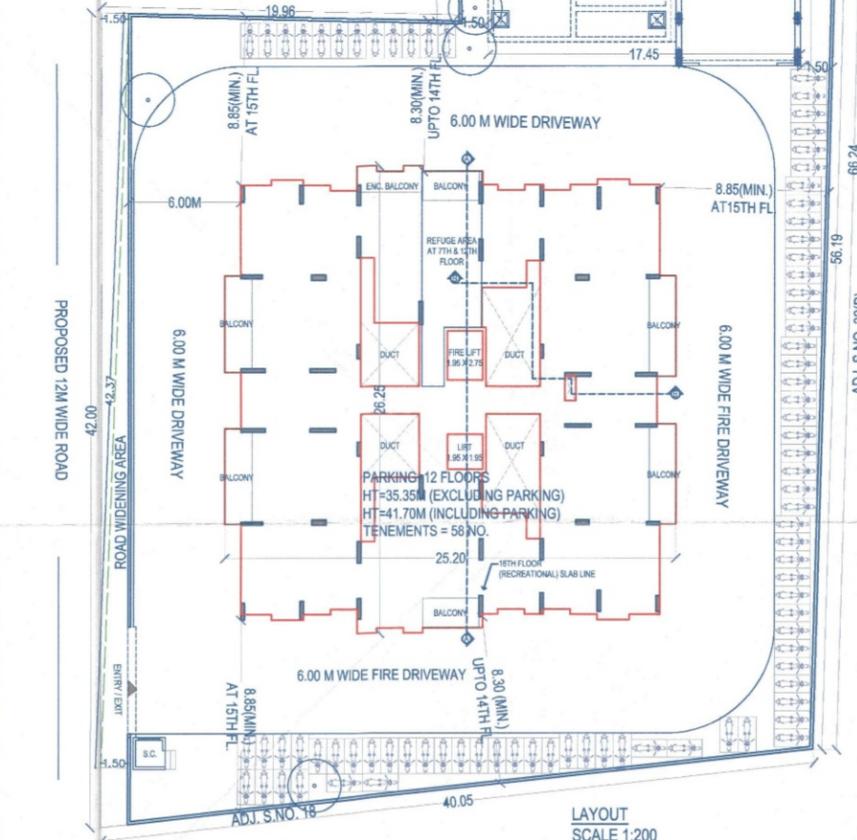
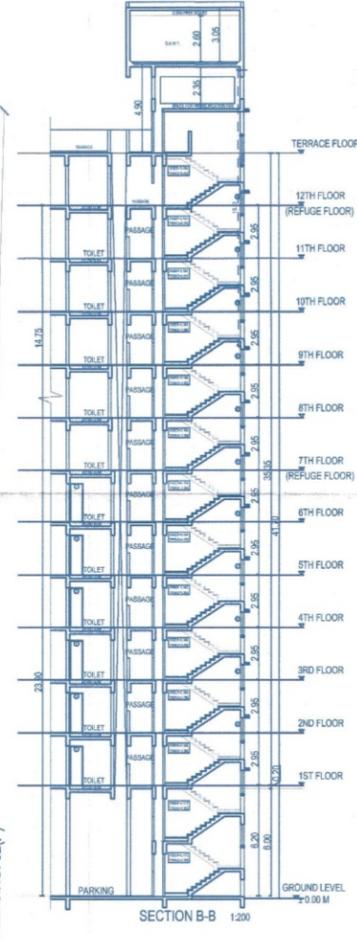
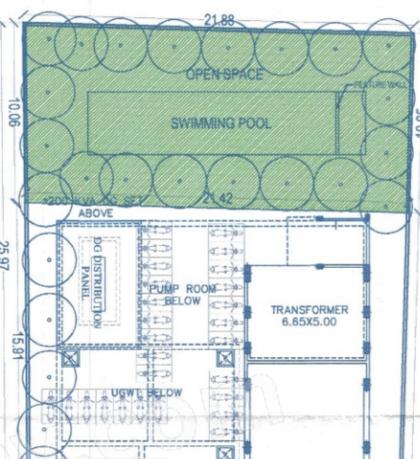
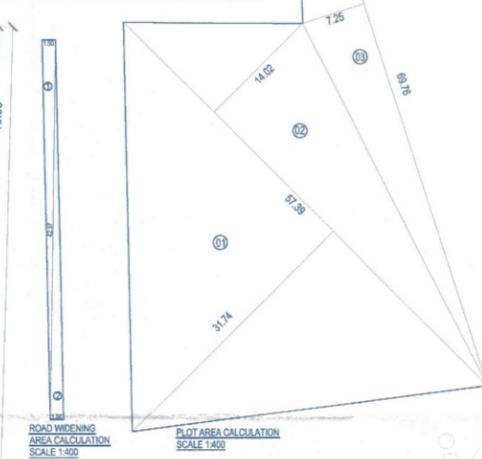
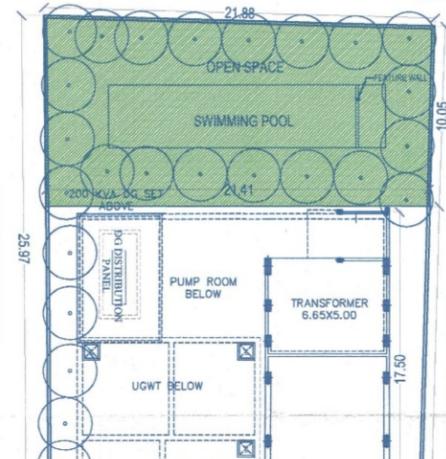
PLOT AREA CALCULATION			
1	0.50 X 57.38 X 31.74 X 1	=	910.78 SQ.M
2	0.50 X 57.38 X 14.02 X 1	=	402.30 SQ.M
3	0.50 X 69.76 X 7.25 X 1	=	252.86 SQ.M
4	0.50 X 69.76 X 20.78 X 1	=	724.81 SQ.M
TOTAL			2290.77 SQ.M

ROAD WIDENING AREA CALCULATION			
1	0.50 X 42.37 X 1.50 X 1	=	31.78 SQ.M
2	0.50 X 42.37 X 1.50 X 1	=	31.78 SQ.M
TOTAL			63.56 SQ.M

F.S.I. STATEMENT BUILDING					
FLOOR	PROPOSED FSI INCLUDING ANCILLARY	LIFT AREA	FIRE LIFT AREA	REFUGE AREA	NOS. OF TENEMENTS
PARKING FLOOR	48.21				
1ST FLOOR	523.97				06
2ND FLOOR	523.97				06
3RD FLOOR	523.97				06
4TH FLOOR	523.97				06
5TH FLOOR	522.68				05
6TH FLOOR	522.68				05
7TH FLOOR (R)	482.81	3.80	5.36	31.50	04
8TH FLOOR	520.27				04
9TH FLOOR	520.27				04
10TH FLOOR	520.27				04
11TH FLOOR	520.27				04
12TH FLOOR (R)	380.7			31.50	04
TOTAL	6143.84	3.80	5.36	63.00	58.00

PROPOSED T.D.R. AREA STATEMENT (REGULAR)	
1) D.R.C. NO.	= 006936
2) TDR UTILIZE AS PER INDEXING	= 626.08 SQM

PROPOSED T.D.R. AREA STATEMENT (SUM)	
1) D.R.C. NO.	= 04639
2) TDR UTILIZE AS PER INDEXING	= 268.32 SQM



STAMP OF APPROVAL 01/04

SUBMISSION FOR T.D.R.

PLAN PREVIOUSLY APPROVED
 RO - NO CC2368/21 DATED 09/11/2021
 APPROVED SUBJECT TO CONDITION

APPROVED UNDER COMMENCEMENT
 CERTIFICATE NO. CC/1144/24
 DATE 30/11/2024

APPROVED

INSPECTOR
 Building Development Department

NO.	AREA STATEMENT	Zone No.	P.M.C.	SQM
1	AREA OF PLOT (MINIMUM AREA OF A, B, C TO BE CONSIDERED)			2236.00
	a) AS PER OWNERSHIP DOCUMENT (7/12, CTS EXTRACT)			2236.00
	b) AS PER MEASUREMENT SHEET			2290.77
	c) AS PER SITE			2247.96
	d) MINIMUM AREA TO BE CONSIDERED			2236.00
2	DEDUCTIONS FOR			
	a) PROPOSED D.P./D.P./ROAD WIDENING AREA/SERVICE ROAD/HIGHWAY WIDENING/9.00 TO 12M ROAD WIDENING			63.56
	b) AREA UNDER RESERVATION			0
	TOTAL (a+b)			63.56
3	BALANCE AREA OF PLOT (1-2)			2172.44
4	AMENITY SPACE (IF APPLICABLE)			-
	a) REQUIRED -			-
	b) ADJUSTMENT OF 2(b), IF ANY -			0
	c) BALANCE PROPOSED			-
5	NET PLOT AREA (3-4 (c))			2172.44
6	RECREATIONAL OPEN SPACE (IF APPLICABLE)			-
	a) REQUIRED -			217.24
	b) PROPOSED -			223.60
7	INTERNAL ROAD AREA			-
8	PLAYABLE AREA (IF APPLICABLE)			0.00
9	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (SR.NO. 5 X 1.10)			2389.68
10	ADDITION OF FSI ON PAYMENT OF PREMIUM			-
	a) MAXIMUM PERMISSIBLE PREMIUM FSI - BASED ON ROAD WIDTH TO D ZONE (SR.NO. 1 X 0.50)			1118.00
	b) PROPOSED FSI ON PAYMENT OF PREMIUM			555.95
	c) TOTAL (10a+10b)			-
11	IN-SITU FSI / TDR LOADING			-
	a) AREA AGAINST D.P. ROAD (2.0XSR.NO.2 (a)) IF ANY			0
	b) AREA AGAINST AMENITY SPACE IF HANDED OVER 2.00 SR. NO. 4 (b)			0
	c) TDR AREA (SR.NO. 1 X 0.40)			894.40
	d) TOTAL IN-SITU / TDR LOADING PROPOSED (11(a)+(b)+(c))			894.40
12	ADDITIONAL FSI AREA UNDER CHAPTER NO. 7			-
13	TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL			3840.03
	a) (b + 10b) + 11(d) OR 12 WHICHEVER IS APPLICABLE			3840.03
	(b) DEDUCTION - BUILT UP AREAS/UTILIZED AREAS TO BE RETAINED AS PER OLD RULE			0
	a) BALANCE ENTITLEMENT FOR ANCILLARY AREA (a-a1)			3840.03
	b) ANCILLARY AREA FSI UPTO 80% WITH PAYMENT OF CHARGES ON a2 WHICH EVER APPLICABLE (3840.03 x 0.8)			2304.02
	c) TOTAL ENTITLEMENT (13+13b) INCLUDING EXISTING FSI			6144.05
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 1.5			6144.05
15	TOTAL BUILT-UP AREA IN PROPOSAL (EXCLUDING AREA AT SR.NO. 17b)			6143.84
	a) EXISTING BUILT-UP AREA (AS PER OLD RULE)			-
	i) COMPLETED			-
	ii) RESIDENTIAL			-
	iii) COMMERCIAL			-
	b) PROPOSED BUILT-UP AREA (AS PER P-LINE)			6143.84
	i) RESIDENTIAL BUILT-UP AREA			6143.84
	ii) COMMERCIAL BUILT-UP AREA			-
	iii) TOTAL (A+B)			6143.84
16	F.S.I. CONSUMED (15/13)			1.0000
17	AREA FOR INCLUSIVE HOUSING (IF ANY)			0
	a) REQUIRED (20% OF SR. NO. 9)			-
	b) PROPOSED			-

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

OWNER'S DECLARATION
 I/WE UNDERSIGNED HEREBY CONFIRM THAT I/WE WOULD ABIDE BY PLANS APPROVED BY AUTHORITY / COLLECTOR. I/WE WOULD EXECUTE THE STRUCTURE AS PER APPROVED PLANS. ALSO I/WE WOULD EXECUTE THE WORK UNDER SUPERVISION OF PROPER TECHNICAL PERSON SO AS TO ENSURE THE QUALITY AND SAFETY AT THE WORK SITE.

NAME -
 MR. SUHAS PEDDADAW

PROJECT
 PROPOSED RESIDENTIAL BUILDING AT S.NO. 32/1A/1/28, 32/1A/1/29, 32/1A/2P BANER, PUNE.

NAME AND SIGNATURE OF ARCHITECT
 SAMEER VALIMBE
 CA/92/14618

TELESIS ARCHITECTS & INTERIOR DESIGNERS
 10 JANAKI APPL., SHIRDI COLONY, NR. OLD KANBATHA H. ST., ERANDIWARA PUNE-4 TEL:-6400399

NORTH SCALE 1:200 SHEET NO. 01/04
 DEALT BY - JAYSHRI
 CHK BY - SK
 DATE 30.07.2024

SUBJECT TO APPROVAL FROM COMPETENT AUTHORITY