

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	TENE. NO
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.	8849.32	-	17.98	68
TOWER-D	G+P1+P2+P3+P4+ AMENITY FL. + 18 FL. + TERRACE	80.10 M.	8801.77	-	17.98	68
TOWER-E	B1+G+P1+P2+P3+P4+ AMENITY FL. + 14 FL. + TERRACE	69.10 M.	11476.12	-	24.06	56
TOWER-F	G+P1+P2+P3+P4+ AMENITY FL. + 10 FL. + TERRACE	55.30 M.	6459.67	-	18.80	38
COMMERCIAL	B1+G+2FL.	12.90 M.	-	10302.37	19.90	77
TOTAL			52391.36	10302.37	134.68	366.00
INCLUSIVE HSG. BLDG.	P1+13FL+TERRACE	40.70 M.	5063.29	-	8.23	78
CLUB HOUSE	G+1FL+TERRACE	7.20 M.	310.29	-	3.60	0
GRAND TOTAL			62693.73	-	138.28	444.00

WATER REQ. STATEMENT :-					
TOWER/TOWER	O.H.W.T.	O.H.W.T. FIRE FIGHTING	TOTAL O.H.W.T.	U.G.W.T. FIRE FIGHTING	TOTAL U.G.W.T.
TOWER-A	45900.00	20000.00	65900.00	68850.00	
TOWER-B	45900.00	20000.00	65900.00	68850.00	
TOWER-C	45900.00	20000.00	65900.00	68850.00	
TOWER-D	45900.00	20000.00	65900.00	68850.00	
TOWER-E	37800.00	20000.00	57800.00	56700.00	
TOWER-F	29600.00	20000.00	49600.00	38475.00	
COMMERCIAL	68400.00	0.00	68400.00	102600.00	
INCLUSIVE HOUSING BLDG.	52650.00	20000.00	72650.00	78975.00	
CLUB HOUSE	0.00	0.00	0.00	0.00	
TOTAL	368100.00	140000.00	508100.00	552150.00	300000.00

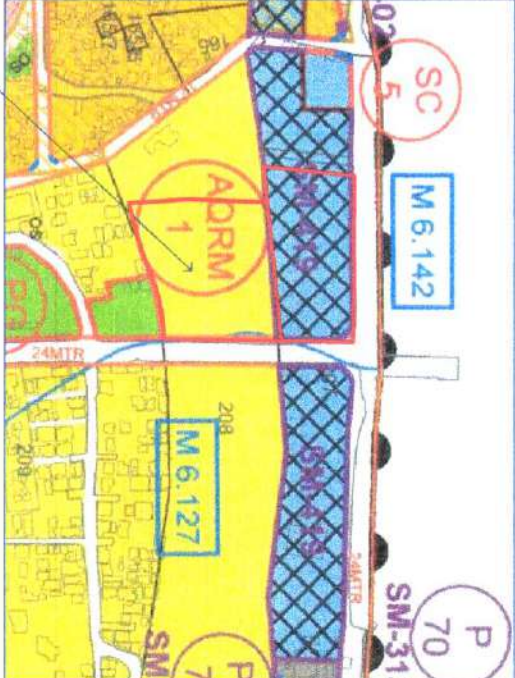
OCCUPANCY LOAD FOR COMMERCIAL			
COMMERCIAL	CARPET AREA SQ.M.	OCCUPANT LOAD FLOOR AREA IN SQ.M. PER PERSON	PROPOSED TOTAL OCCUPANT LOAD
GROUND FLOOR	1987.67	3	663
PODIUM 1ST FLOOR	2198.87	6	366
PODIUM 2ND FLOOR	2945.35	6	491
TOTAL	7131.89		1520

FSI + NON FSI AREA STATEMENT		
SR.NO.	DESCRIPTION	SQ.MT.
1	FSI AREA	62693.73
2	NON FSI AREA	
	BASEMENT-1 PARKING AREA	4412.00
	GROUND FLOOR PARKING AREA	7425.00
	PODIUM-1 (PARKING AREA)	7425.00
	PODIUM-2 (PARKING AREA)	7425.00
	PODIUM-3 (PARKING AREA)	11825.00
	PODIUM-4 (PARKING AREA)	11825.00
	AMENITY FLOOR (PART)	11081.37
	TERRACE AREA	3952.68
	REFUGE AREA	614.64
	RAMP (counted in parking area)	0.00
	INCLUSIVE HSG BLDG. PARKING AREA	388.28
	ANY OTHER	
3	3.1 CLUB HOUSE	0.00
	3.2 LIFT/LIFT MACHINE ROOM AREA	138.28
	3.3 INCLUSIVE HSG BLDG. (FSI)	5063.29
	3.4 WATCHMAN CABINS	25.00
	3.5 U.G.T. & O.H.W.T. AREA	1200.00
	TOTAL NON FSI AREA	72800.54
	TOTAL FSI AREA + NON FSI AREA	135494.27

TOTAL PARKING REQ. STATEMENT:-		
DESCRIPTION	CAR	SCOOTER
TOWER-A	57	71
TOWER-B	57	71
TOWER-C	57	71
TOWER-D	57	71
TOWER-E	118	59
TOWER-F	42	40
COMMERCIAL	143	430
INCLUSIVE HSG BLDG.	41	32
TOTAL PARKING REQUIRED	572	895

TOTAL PROPOSED PARKING			
DESCRIPTION	REQUIRED	PROPOSED	
	CAR	SCOOTER	CAR
BASEMENT			85
GROUND FL.(INCLUDING AMENITY PARKING)			316
1ST PODIUM LVL.	572	895	169
2ND PODIUM LVL.			169
3RD PODIUM LVL.			385
4TH PODIUM LVL.			397
TOTAL PARKING PROPOSED	572	895	1521

SANITARY REQUIREMENT FOR COMMERCIAL			
FLOOR	W.C. FOR FEMALE	W.C. FOR MALE	URINALS
GROUND FLOOR	9	18	18
PODIUM 1ST FLOOR	5	10	10
PODIUM 2ND FLOOR	7	13	13
TOTAL	21	41	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 = $X = (R_g/R_r) \times Y$	
X = Permissible Utilization of TDR/OR 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 sqm.	
TDR GENERATED FROM = 53.00/-76.5 MANAWADI, PUNE.	
Ready reckoner Rate = 26,450.00 (Rg)	
Type of D.R.C. = REGULAR	
TDR Utilization On = Csr. No.207/208/14/18/3, B. S. TUPE ROAD, MALWADI, HADAPSAR, PUNE.	
Ready reckoner Rate = 18,950.00 (Rr)	
TDR Area Purchased = 220.90 sq.m.(Y)	
X = 26,450.00 x Y	
X = 1.3957 x 220.90 = 308.31 sq.m.	
Total TDR Utilization On Plot = 308.31 sq.m.	

T.D.R. STATEMENT	
T.D.R. STATEMENT (D.R.C.NO. 006297)	
FORMULA = $X = (R_g/R_r) \times Y$	
X = Permissible Utilization of TDR/OR 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 sqm.	
TDR GENERATED FROM = 53.00/-76.5 MANAWADI, PUNE.	
Ready reckoner Rate = 18,950.00 (Rg)	
Type of D.R.C. = REGULAR	
TDR Utilization On = Csr. No.207/208/14/18/3, B. S. TUPE ROAD, MALWADI, HADAPSAR, PUNE.	
Ready reckoner Rate = 18,950.00 (Rr)	
TDR Area Purchased = 974.81 sq.m.(Y)	
X = 18,950.00 x Y	
X = 1.0506 x 974.81 = 1024.14 sq.m.	
Total TDR Utilization On Plot = 1024.14 sq.m.	

T.D.R. STATEMENT	
T.D.R. STATEMENT (D.R.C.NO. 004761)	
FORMULA = $X = (R_g/R_r) \times Y$	
X = Permissible Utilization of TDR/OR 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 sqm.	
TDR GENERATED FROM = C.S. NO. 544/1A(P), TPS NO-III, F. PLOT NO.430(P), PLOT NO-44, GULTEXKAD, PUNE.	
Type of D.R.C. = SUM REHABILITATION	
TDR Utilization On = Csr. No.207/208/14/18/3, B. S. TUPE ROAD, MALWADI, HADAPSAR, PUNE.	
Ready reckoner Rate = 34,700.00 (Rg)	
TDR Area Purchased = 18,950.00 (Rr)	
PROPOSED REGULAR 50%=(308.31+1024.14)=1332.45 & SUM 50%=(332.45+1332.45)=1664.90	
X = 34,700.00 x Y	
X = 1.8311 x 727.70 = 1332.49 sq.m.	
Total TDR Utilization On Plot = 1332.49 sq.m.	

STAMP OF APPROVAL	
PREVIOUS SANCTION C.C. NO. 3217/23 DATE: 14/03/2024	1
PREVIOUS SANCTION C.C. NO. 1926/24 DATE: 10/10/2024	23
LAYOUT	
Revised 07-24/3/25	
APPROVED UNDER COMMENCEMENT CERTIFICATE NO. cc/4/88/24	
APPROVED	

AREA STATEMENT		SQM
1 AREA OF THE PLOT (Minimum area of a, b, c to be considered)		25,613.00
a) AREA AS PER PRC		25,613.00
b) AREA AS PER TRIANGULATION		25,615.00
c) AREA AS PER SITE		25,615.00
2 DEDUCTION FOR		
a) AREA UNDER ROAD WIDENING 24.00M DP ROAD		1,450.00
b) OTHER		-----
c) TOTAL AREA (2a+2b)		1,450.00
3 BALANCE AREA OF PLOT (1-2c)		24,163.00
4 AMENITY SPACE (IF APPLICABLE)		
a) REQUIRED 5% ON 3		1208.15
b) ADJUSTMENT OF 2(B), IF ANY		-----
c) BALANCE PROPOSED		1208.15
5 NET PLOT AREA (3-4c)		22954.85
6 RECREATIONAL OPEN SPACE (IF APPLICABLE)		
a) REQUIRED 10% ON 3		2,416.30
b) PROPOSED		2,645.78
7 INTERNAL ROAD WIDENING & CHAMFER		
8 PLOTABLE AREA (IF APPLICABLE)		
9 BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH(SR. NO. 5X1.10)		25250.33
10 ADDITION OF FSI ON PAYMENT OF PREMIUM		
a) MAXIMUM PERMISSIBLE PREMIUM FSI 12806.50		
b) PROPOSED FSI ON PAYMENT OF PREMIUM		3469.28
11 IN-SITU FSI / TDR LOADING		
a) IN-SITU AREA AGAINST D.P. ROAD[2.0XSR.NO.2(a)]		2900.00
b) In-situ area against Amenity Space if handed over [2.00 or 1.85 x Sr. No. 4 (b) and/or(c)]		2416.30
c) PERMISSIBLE TDR AREA (115% ON1 = 29454.95)		
TDR AREA - ROAD AREA - AMENITY AREA		2664.94
REGULAR 70%=(1578.462 & SUM 308+670.778)		
d) Total In-situ/TDR loading proposed (11(a)+(b)+(c))		7981.24
12 ADDITIONAL FSI AREA UNDER CHAPTER NO. 7 GREEN 7 % ON 9		1767.52
13 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 with payment of charges.		4578.83
(c) Ancillary Area FSI upto 60% ON 32744.83 with payment of charges.		19646.53
Total entitlement (a+b+c)		62,693.73
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 1.6 or 1.8]		1,11,590.88
15 Total Built-up Area in proposal. (excluding area at Sr.No.17 b)		
(a) Existing Built-up Area.		-----
(b) Proposed Built-up Area (as per 'P-line')		62,693.73
(c) Total (a+b)		62,693.73
16 F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)		
17 Area for Inclusive Housing, if any		
(a) Required (20% of Sr.No.9)		5050.06
(b) Proposed		5063.29

CERTIFICATE OF AREA
 CERTIFIED THAT THE AREA UNDER REFERENCE WAS SURVEYED BY ME AND THE DIM. OF SIDES ETC. OF THE PLOT STATED IN 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/2005/36501
BRIEF SPECIFICATIONS
 FOUNDATION UP TO HARD STRATA
 R.C.C. FRAMED STRUCTURE IN M-20
 EXTERNAL WALLS IN 0.15THK/INTERNAL WALLS 0.10THK
 EXTERNAL SAND FACED PLASTER/INTERNAL NEERU FINISHED
 MARBLE MOZIAC FLOORING
 T.W. DOORS AND M.S. WINDOWS

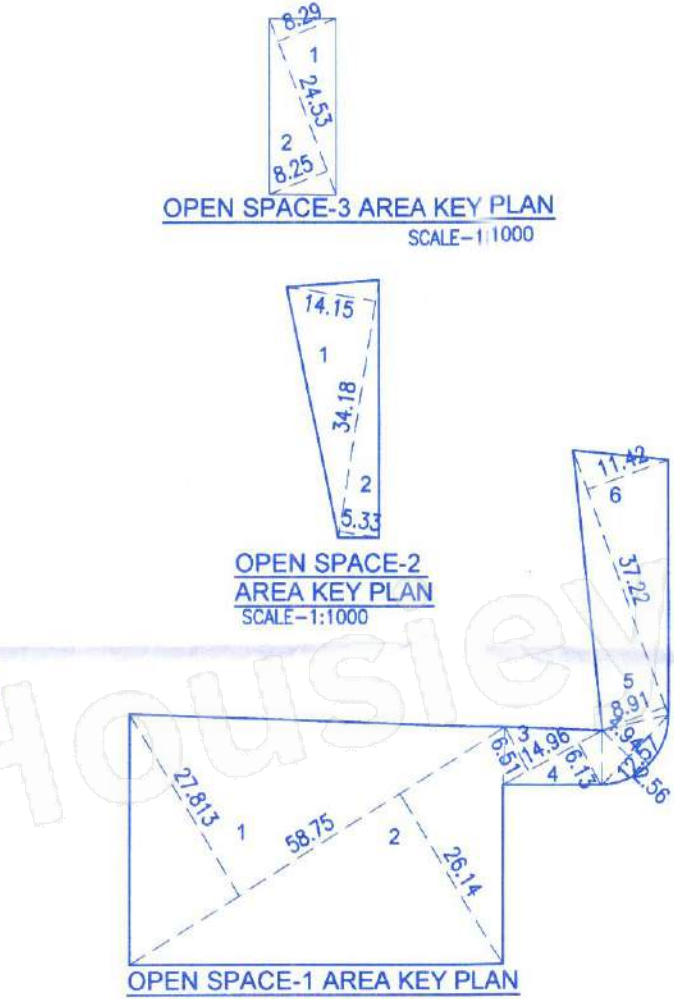
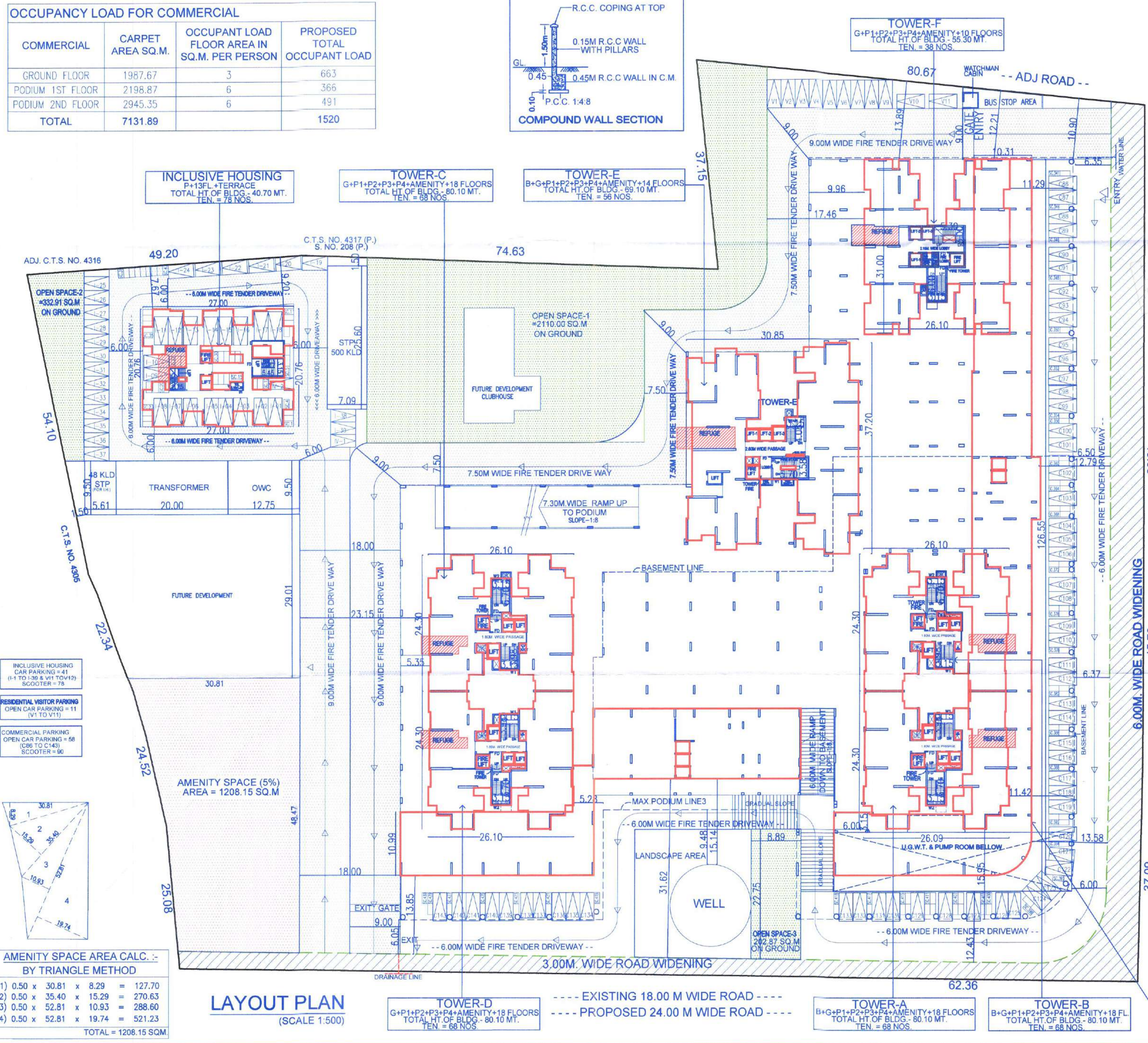
LEGEND
 PLOT LINE SHOWN - BLACK
 PROPOSED WORK SHOWN - RED
 DRAINAGE LINE SHOWN - RED DOTTED
 WATER LINE SHOWN - BLACK DOTTED
 EXISTING TO BE RETAINED - HATCHED BLUE
 EXISTING TO BE DEMOLISHED - HATCHED YELLOW

OWNER'S DECLARATION & OWNER'S NAME, SIGNATURE :-
 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.

MR. DILIP BABURAO TUPE & OTHERS

PROPOSED RESIDENTIAL & COMMERCIAL BLDG. LAYOUT
 At Sr. No.207/208/14/18/3, B. S. TUPE ROAD, MALWADI, HADAPSAR, PUNE 411028

ARCHITECT :-				
DATE	DEALT BY	REVISED BY	CHECKED BY	SCALE
20/03/2025	KRISHNA	-----	MANGESH	1:500

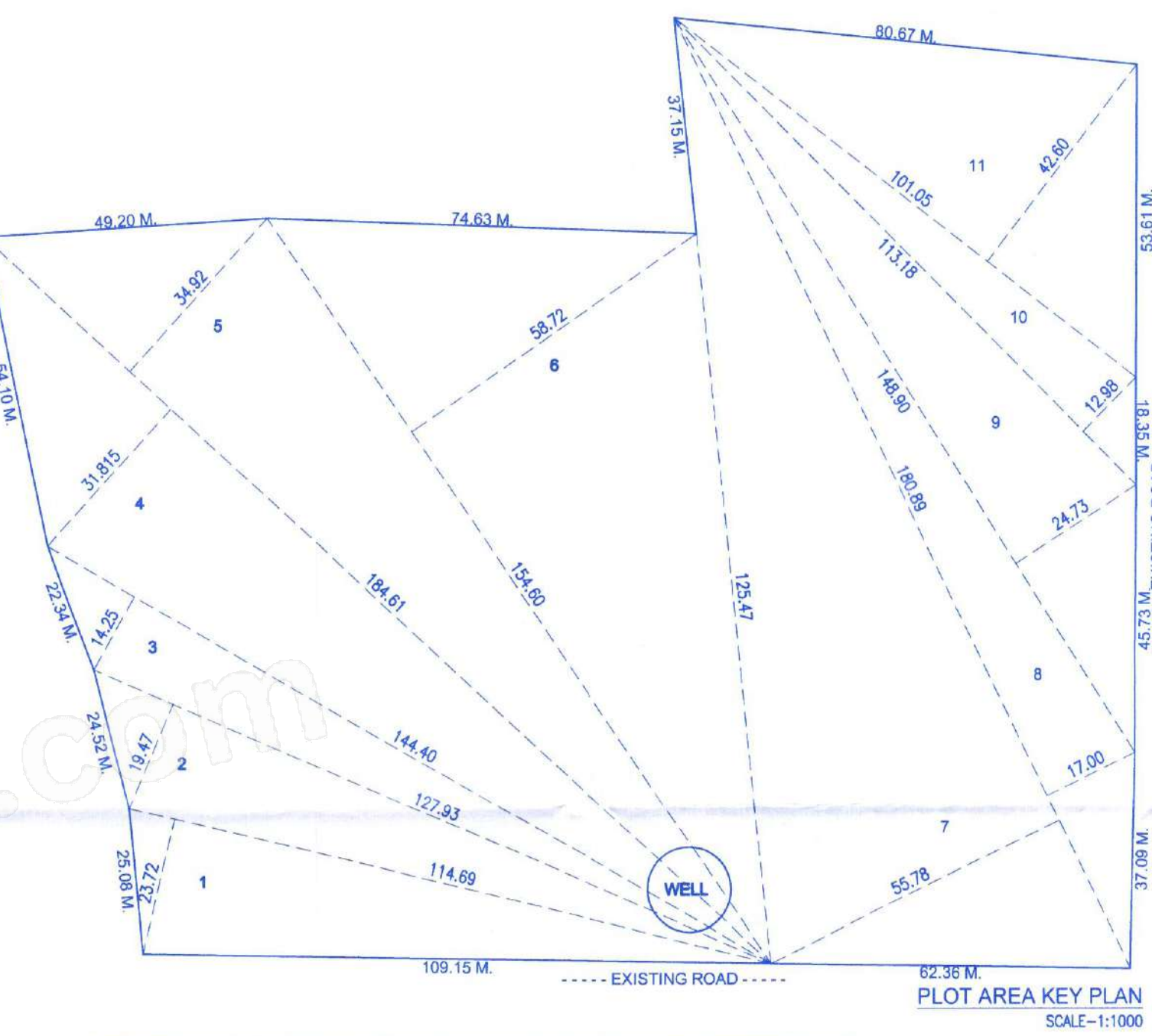


OPEN SPACE-1 AREA CALCULATION BY TRIANGLE METHOD	
01) 0.50 x 58.75 x 27.813 = 817.00	
02) 0.50 x 58.75 x 26.14 = 767.86	
03) 0.50 x 14.96 x 6.51 = 48.69	
04) 0.50 x 14.96 x 6.13 = 45.85	
05) 0.50 x 37.22 x 8.91 = 165.81	
06) 0.50 x 37.22 x 11.42 = 212.52	
07) 0.66 x 12.57 x 2.56 = 21.23	
08) 0.50 x 12.57 x 4.94 = 31.04	
TOTAL = 2110.00 SQM	

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 5.33 = 91.09	
TOTAL = 332.91 SQM	

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 SQM	

ROAD WIDENING AREA CALCULATION BY TRIANGLE METHOD	
01) 0.50 x 53.98 x 6.03 = 162.74	
02) 0.50 x 53.98 x 5.96 = 160.86	
03) 0.50 x 19.29 x 5.71 = 55.07	
04) 0.50 x 19.29 x 5.69 = 54.88	
05) 0.50 x 16.19 x 5.95 = 137.29	
06) 0.50 x 46.15 x 5.94 = 137.06	
07) 0.50 x 22.98 x 5.83 = 66.98	
08) 0.50 x 22.98 x 5.71 = 65.60	
09) 0.50 x 15.89 x 5.49 = 43.61	
10) 0.50 x 15.89 x 5.39 = 42.61	
11) 0.50 x 12.19 x 2.89 = 17.61	
12) 0.50 x 44.95 x (2.94+2.97) = 132.82	
13) 0.50 x 109.19 x (2.97+2.98) = 324.94	
14) 0.50 x 3.00 x 0.34 = 0.51	
15) 0.50 x 16.89 x 10.50 = 88.67	
TOTAL = 1491.16 SQM	
DEDUCTION :-	
16) 2/3 x 16.89 x 3.85 = 41.15	
FINAL TOTAL = 1450.00 SQM	



PLOT FOR AFTER AMALGAMATION S. NO. 207 (P) + S. NO. 208 (P) AREA CALCULATION BY TRIANGLE METHOD	
01) 0.50 x 114.69 x 23.72 = 1360.22	
02) 0.50 x 127.93 x 19.47 = 1245.40	
03) 0.50 x 144.40 x 14.25 = 1028.85	
04) 0.50 x 184.61 x 31.815 = 2936.68	
05) 0.50 x 184.61 x 34.92 = 3223.29	
06) 0.50 x 154.80 x 58.72 = 4539.05	
07) 0.50 x 180.89 x 55.78 = 5045.02	
08) 0.50 x 180.89 x 17.00 = 1537.56	
09) 0.50 x 148.90 x 24.73 = 1841.14	
10) 0.50 x 113.18 x 12.98 = 734.53	
11) 0.50 x 101.05 x 42.60 = 2152.36	
TOTAL = 25644.10 SQM	
AREA AS PER PROCLAYOUT EXTRACT = 25613.00 SQM	
WHICHEVER IS MINIMUM IS TO BE CONSIDERED	

