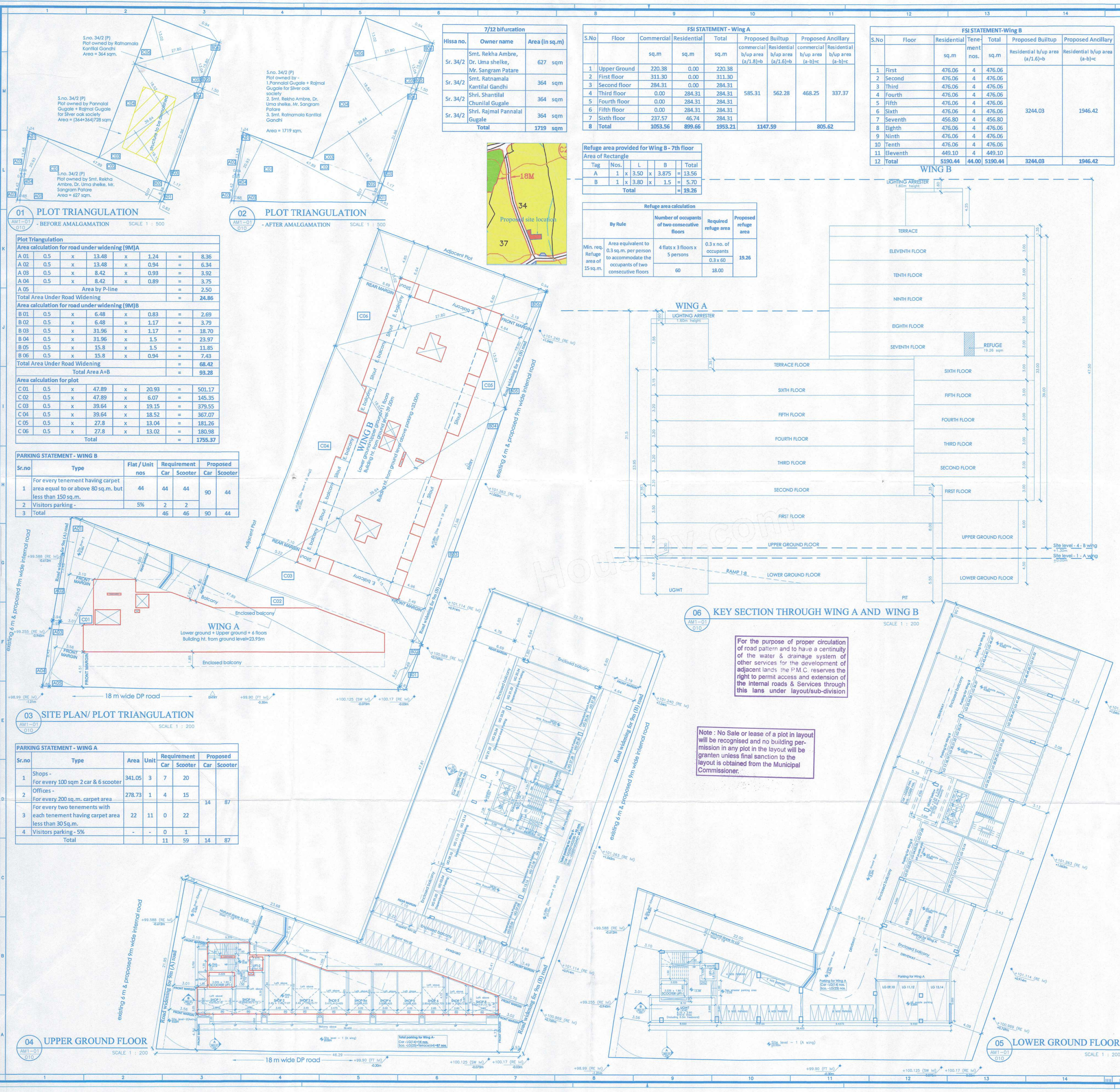




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PREVIOUS APPROVAL / SANCTION REFERENCE
Previously sanctioned vide CC No. 3060 Dated 31/12/2021

CONTENTS OF DRAWING

SITE PLAN, FLOOR PLANS, KEY SECTION	SHEET
SITE STATEMENTS, AREA STATEMENT, PARKING CAL., WATER CAL.	01
	01

PROJECT

34 - WESTERN PAVILLION

PROPOSED COMMERCIAL AND RESIDENTIAL BUILDINGS
ON SR NO 34/2, BANER, PUNE

STAMP OF APPROVAL

बांधकाम विकास विभाग झोन क्र.३
मान्य मेळावट क्र. ८८८/१३.१११२.३
दिनांक १२/०९/२०२३

जातिन विकास विभाग
सो.पी. शेवसाही
रकम रु. २८१.९६०
दि. १४/१२/२०२३

AREA STATEMENT

PROPOSED FOR COMMERCIAL RESIDENTIAL COMPLEX ON S.NO. 34/2, BANER

PARTICULARS		SQ. MTS.
AREA OF PLOT		
a	As per ownership document (7/12, CTS extract)	1719.00
b	As per measurement sheet	1755.37
c	As per site	1761.23
DEDUCTION FOR		
a	Proposed 9M D.P. Road widening Area/Service Road / Highway	0.00
b	Any D.P. Reservation area	0.00
c	Total (a+b)	0.00
Balance area of plot (1-2)		
		1719.00
Amenity Space (if applicable)		
a	Required	0.00
b	Adjustment of 2(b), if any (Adjusted on the reservation in the Master	
c	Balance Proposed -	0.00
Net Plot Area (3-4) (c)		
		1719.00
Recreational Open space (if applicable)		
a	Required	0.00
b	Proposed -	0.00
Internal Road area		
a	area under 9.00 m road (A)	24.86
b	area under 9.00 m road (B)	68.42
Plotable area (if applicable)		
		1625.72
Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5 x basic FSI) Pg. 112 Table 6G (1.1)		
		1890.90
Addition of FSI on payment of premium		
a	Maximum permissible premium FSI - based on road width / TOD Zone.	0.5
b	Proposed FSI on payment of premium.	859.50
In-situ FSI / TDR loading		
a	In-situ area against D.P. road [2.0 x Sr. No. 2 (a)], if any	
b	In-situ area against Amenity Space if handed over [2.00 or 1.85 x Sr. No. 4 (b) and /or (c)]	0
c	TDR area	
d	Permissible (0.9 * 1719.00) - 11 (a+b)	0.9
e	Total In-situ / TDR loading proposed (11 (a)+(b)+(c))	1547.10
Additional FSI area under Chapter No. 7 pp 135 Clause 7.10		
		5%
Total entitlement of FSI in the proposal		
a [9 + 10(b)+11(d)] or 12 whichever is applicable		4392.05
b FSI bifurcation for Wing A and Wing B (from 12a)		
		WING A WING B
c	Permissible for COMMERCIAL	1148.02 3244.03
d	Ancillary Area FSI upto 80% with payment of charges.	585.31 0.00
e	Permissible remaining RESIDENTIAL	562.71 3244.03
f	Ancillary Area FSI upto 60% with payment of charges.	337.63 1946.42
g	Total entitlement (c+d)	1953.89 5190.44
Maximum utilization limit of F.S.I. (building potential) Permissible		
a Existing Built-up Area		
b	Proposed Built-up Area (as per "P-line")	1953.21 5190.44
c	Total (a+b)	1953.21 5190.44
F.S.I. Consumed (15/5) (should not be more than serial No.14		
Area for Inclusive Housing, if any		
a	Required (20% of Sr.No.9)	20%
b	Proposed	0
Total Required Area		
		0.00
LEGEND		
PLOT BOUNDARY	THICK BLACK	PROPOSED WORK
EXISTING WORK	THIN BLACK	DRAINAGE LINE
EXISTING TO BE DEMOLISHED	YELLOW HATCHED	WATER LINE
RECREATIONAL OPEN SPACE	GREEN WASH	AMENITY SPACE
SPECIFICATIONS IN BRIEF		COMPOUND WALL SECTION
RCC FRAME STRUCTURE; EXTERNAL WALLS IN 150/125mm AAC BLOCKS; INTERNAL WALLS 150/125mm AAC BLOCKS; EXTERNAL PLASTER 18mm C.M.; INTERNAL PLASTER 12mm NEERU; VITRIFIED CERAMIC FLOORING; 1500mm HIGH DADO IN TOILETS; M.S. FRAMED DOORS; ALUMINIUM WINDOWS		
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.		
CERTIFICATE OF AREA		
Certified that the plot under reference was surveyed by me on 15/09/2022 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 / T.P. Scheme Records/ Land records Department/ City Survey records.		
ARCHITECT'S SIGNATURE		OWNER'S SIGNATURE
FOR: TF CUBE Jyotindra Bojrao Nikam S. Arch. CA/86/19708		Owner / P.A.H. BLUE PEARL PROMOTERS AND DEVELOPERS THROUGH SMT. REKHA AMBRE DR. UMA SHEKLE MR. SANGRAM PATARE
ARCHITECT		ARCHITECT
TF CUBE urban design architecture interior design SMURTI, VINDHAN SOCIETY, NEAR MAHATMA BRIDGE, PUNE-411030 TEL: 020-2453 6864, 2453 1908 EMAIL: tf@architects@gmail.com		
JOB No. DRAWING No. SUFFIX DATE		08/08/2023
1837 AM1-01-010 RO SCALE		1:200
CHECKED		ADRI
ACCESS KEY		JBN
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NORTH		