

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	10302.37	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

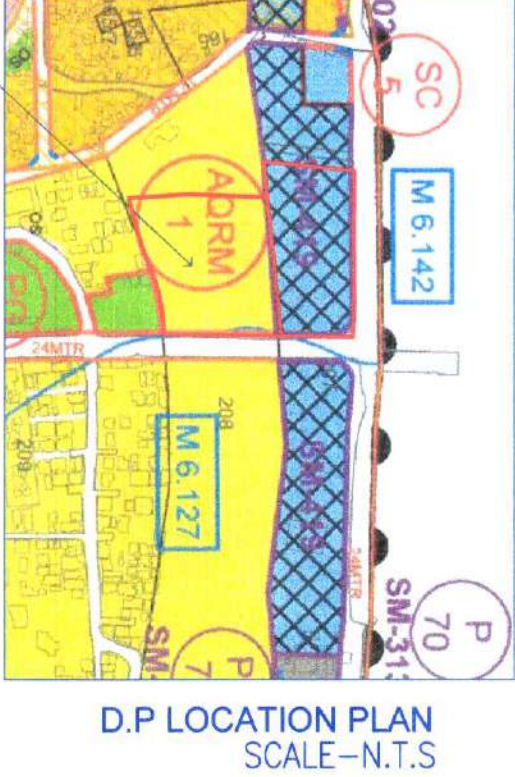
OCCUPANCY LOAD FOR COMMERCIAL			
COMMERCIAL	CARPET AREA SQ.M.	OCCUPANT LOAD FLOOR AREA IN SQ.M. PER PERSON	PROPOSED TOTAL OCCUPANT LOAD
GROUND FLOOR	1987.67	3	663
PODIUM 1ST FLOOR	2198.87	6	366
PODIUM 2ND FLOOR	2945.35	6	491
TOTAL	7131.89		1520

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



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 MANAMADI, 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 = $26,450.00 \times Y$	
X = $1.3957 \times 220.90 = 308.31$ 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 MANAMADI, PUNE.	
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 = $18,950.00 \times Y$	
X = $1.0506 \times 974.81 = 1024.14$ 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 (Rr)	
TDR Area Purchased = 727.70 sq.m.(Y)	
X = $34,700.00 \times Y$	
X = $1.8311 \times 727.70 = 1332.49$ 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
PROPOSED REGULAR 50%-(308.31+1024.14+1332.49) & SUM 50%-(308.31+1024.14+1332.49)		
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 :-	
AR. MANGESH GOTAL	
DATE 20/03/2025	DEALT BY KRISHNA
REVISD BY	CHECKED BY MANGESH
SCALE 1:500	

