TOTAL F.S.I. STATEMENT IN SQM. (EXISTING)

BUILDINGS	BUILT UP AREA RESI.	BUILT UP AREA COMM.	TOTAL B/UP EXIST+PROP	PERM. BALCONY	PROPOSED BALCONY	PASSAGE	LIFT LOBBY	STAIRCASE	TERRACE	LIFT & LIFT M/C ROOM	TENTS / OFFICE / SHOPS	FLOORS	HEIGHT	BLDG. HEIGHT
A WING	5597.78	0	5597.78		832.26	404.47	113.85	154.33	1119.52	29.04	66	BASE,+PARK,+11FL	34.20M.	
B WING	5596.79	0	5596.79		832.26	403.48	114.82	154.66	1120.95	29.04	66	BASE,+PARK,+11FL	34.20M.	
C WING	5591.52	0	5591.52	3523.08	831.60	403.70	114.51	154.66	1144.00	29.04	66	BASE,+PARK,+11FL	34.20M.	
D WING	5566.83	0	5566.83	30.15	832.59	397.43	114.62	154.66	1150.23	29.04	66	BASE,+PARK,+11FL	34.20M.	
E WING	7848.86	0	7848.86		1178.77	1054.46	98.67	205.26	1396.14	16.56	86	BASE,+PARK,+11FL	35.40M.	
F WING	2675.38	0	2675.38		284.62	110.55	0	153.23	250.64	14.98	32	BASE,+PARK,+11FL	35.40M.	
G WING	2356.92	0	2356.92		490.05	138.05	44.99	131.67	160.19	19.44	32	PARKING+11FL	34.20M.	
TOTAL	35234.08	–	35234.08	5285.11	5282.15	2912.14	601.26	1108.41	6341.87	167.14	414.00	–	–	–

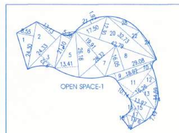
PROPOSED F.S.I. STATEMENT IN SQM. (PREVIOUS SANCTION+PROPOSED)

B1 WING	12333.41	–	12333.41	–	478.21	–	–	118.09	555.95	17.91	108	LW PARK+UPPER PARK+18 FLOORS	62.01M.
B2 WING	18227.37	–	18227.37	–	–	–	–	–	–	50.89	138	LW PARK+UPPER PARK+23 FLOORS	78.40M.
H1 WING	–	2370.84	2370.84	–	–	–	–	–	–	14.46	24	PARKING+8 FLOORS	30.00M.
H2 WING	–	–	–	–	–	–	–	–	–	14.46	–	PARKING+7 FLOORS	24.75M.
PROPOSED	30560.78	2370.84	32931.62	–	–	–	–	–	–	97.72	270	–	–
EXISTING + PROPOSED	65794.86	2370.84	**68165.70**	5285.11	5760.36	2912.14	601.26	1226.50	6897.82	264.86	684.00	–	–

F.S.I. STATEMENT IN SQM. (WING-H2) (MHADA)

FLOOR	BUILT UP AREA (MHADA)	LIFT AREA	MHADA TENTS	FLOORS & BLDG. HEIGHT
FIRST	179.54		03	
SECOND	179.54	LIFT =3.24	03	PARKING+ 7 FLOORS.
THIRD	179.54		03	
FOURTH	179.54	LIFT M/C ROOM =11.22	03	HEIGHT=24.75M
FIFTH	179.54		03	
SIXTH	179.54		03	
SEVENTH	179.54		03	
TOTAL	1256.78	14.46	21	

AREA STATEMENT FOR MHADA REQUIRED AREA	SQ.M.
1) AREA OF PLOT (PROPOSED PLOT)	7,450.00
2) DEDUCTIONS FOR a) AREA UNDER ROAD AREA 24.00M D.P. ROAD b) RESERVATION	721.35 --
	721.35
3) NET AREA (1-2)	6,728.65
4) DEDUCTIONS FOR a) OPEN SPACE 10% b) 15% AMINITY SPACE c) COMM.AREA	-- 1,208.72 --
d) TOTAL	--
5) NET AREA OF PLOT (3-4b)	5,519.93
6) BASIC FSI 1.10 FOR MHADA (5,519.93X1.10)	6,071.92
7) REQUIRED B/UP AREA FOR MHADA BUILDING (20% OF BASIC FSI) (6,071.92X20%)	1,214.38
8) PROPOSED B/UP AREA (MHADA)	1,256.78



OPEN SPACE AREA CAL. - 1

1.	0.3 X	24.30 X	8.55	=	103.88 SQ.M
2.	0.3 X	24.33 X	9.00	=	109.13 SQ.M
3.	0.3 X	24.33 X	9.32	=	113.38 SQ.M
4.	0.3 X	26.18 X	9.32	=	121.90 SQ.M
5.	0.3 X	26.18 X	13.41	=	189.89 SQ.M
6.	0.3 X	35.32 X	18.91	=	281.66 SQ.M
7.	0.3 X	26.32 X	11.75	=	154.64 SQ.M
8.	0.3 X	29.08 X	16.05	=	233.28 SQ.M
9.	0.3 X	29.08 X	16.05	=	233.28 SQ.M
10.	0.3 X	18.92 X	2.49	=	23.56 SQ.M
11.	0.3 X	18.92 X	2.49	=	23.56 SQ.M
12.	0.3 X	19.27 X	5.30	=	30.67 SQ.M
13.	0.3 X	16.26 X	11.78	=	95.61 SQ.M
14.	0.3 X	14.59 X	7.22	=	63.00 SQ.M
15.	0.3 X	13.97 X	7.49	=	62.72 SQ.M
16.	0.3 X	8.00 X	4.61	=	18.08 SQ.M
17.	0.3 X	9.83 X	4.63	=	22.76 SQ.M
18.	0.3 X	9.83 X	8.50	=	25.05 SQ.M
19.	0.3 X	9.83 X	8.50	=	31.21 SQ.M
20.	0.3 X	42.79 X	12.30	=	263.16 SQ.M
21.	0.3 X	17.50 X	1.50	=	15.80 SQ.M
22.	0.3 X	32.73 X	5.18	=	84.77 SQ.M
23.	0.3 X	17.73 X	2.24	=	18.08 SQ.M
24.	0.3 X	16.60 X	0.63	=	6.99 SQ.M
			TOTAL AREA	=	2153.41 SQ.M

OPEN SPACE AREA CAL. - 2

1.	0.3 X	30.67 X	12.159	=	118.81 SQ.M
2.	0.3X	31.77 X	3.19 X 2	=	98.61 SQ.M
			TOTAL AREA	=	317.42 SQ.M

OPEN SPACE AREA CAL. - 3

1.	0.3 X	25.10 X	11.79	=	147.96 SQ.M
2.	0.3 X	33.71 X	15.05	=	285.78 SQ.M
3.	0.3 X	33.71 X	16.05	=	325.74 SQ.M
4.	0.3 X	20.13 X	9.10	=	91.59 SQ.M
			TOTAL	=	857.07 SQ.M

TOTAL OPEN SPACE AREA = 3,277.90 SQ.M.

T.D.R. STATEMENT =
1) DRC NO.00463/ (SLUM)
T.D.R. ORIGINATED FROM :-
DRC HOLDER = M/S KANMIL REALITY LLP
DRC ON = PUNE, MANGALWAR PETH,
CTS NO. 391, 392
T.D.R.USED ON :- S.NO.(47/4A)+(47/4B)+
(47/5)+(47/6)+(47/9)+(47/11)+(47/12)+
(47/16)+(47/17)+(47/18)+(47/19)+(47/20)+
(47/10)+(47/15),PLOT-A, AT BAVDHAN,PUNE.
DRC AREA = 527.38 SQM.
AREA AFTER INDEXING = 715.52 SQM.
DRC DATE:- 23/03/2023

T.D.R. STATEMENT =
2) DRC NO.00439 (REGULAR)
T.D.R. ORIGINATED FROM :-
DRC HOLDER = YASHWANT LAXMAN BAJWADE
DRC ON = PUNE, BAVDHAN (KH),
S.NO. 67/A/A/A,PROPOSED/ROW OF ROAD
T.D.R.USED ON :- S.NO.(47/4A)+(47/4B)+
(47/5)+(47/6)+(47/8)+(47/9)+(47/11)+(47/12)+
(47/16)+(47/17)+(47/18)+(47/19)+(47/20)+
(47/10)+(47/15),PLOT-A, AT BAVDHAN,PUNE.
DRC AREA = 1,868.11 SQM.
AREA AFTER INDEXING = 1,856.11 SQM.
DRC DATE:- 13/10/2023

T.D.R. STATEMENT =
3) DRC NO.00440 (REGULAR)
T.D.R. ORIGINATED FROM :-
DRC HOLDER = YASHWANT LAXMAN BAJWADE
DRC ON = PUNE, BAVDHAN (KH),
S.NO. 67/A/A/A,PROPOSED/ROW OF ROAD
T.D.R.USED ON :- S.NO.(47/4A)+(47/4B)+
(47/5)+(47/6)+(47/8)+(47/9)+(47/11)+(47/12)+
(47/16)+(47/17)+(47/18)+(47/19)+(47/20)+
(47/10)+(47/15),PLOT-A, AT BAVDHAN,PUNE.
DRC AREA = 753.89 SQM.
AREA AFTER INDEXING = 753.89 SQM.
DRC DATE:- 13/10/2023

LOCATION PLAN

MAXIMUM PERMISSIBLE POTENTIAL AREA	PLOT A SANCTION PLOT	PROPOSED PLOT	TOTAL
1) AREA OF PLOT	40,750.00	7,450.00	48,200.00
2) DEDUCTIONS FOR(PREVIOUS AQUIRED AREA.	1,019.37	--	1,019.37
3) AREA OF PLOT	39,730.63	7,450.00	47,180.63
4) DEDUCTIONS FOR a)AREA UNDER D.P.ROAD AREA (12&24.0m) b)AREA UNDER D.P.ROAD AREA (60.0 m) NALA GARDEN RESERVATION RESERVATION AREA (SHOPPING CENTER RESERVATION)	6,665.24 2,225.66 850.83 5,280.52 15,022.25	721.35 -- -- -- 721.35	7,386.59 2,225.66 850.83 5,280.52 15,743.60
5) BALANCE (GROSS AREA OF PLOT (3-4)	24,708.38	6,728.65	31,437.03
6) DEDUCTIONS FOR a) 15% AMINITY SPACE 4,715.55 (aminity against shopping reservation)	--	1,208.72	1,208.72
7) NET AREA OF PLOT (5-6)	24,708.38	5519.93	30,228.31
8) BUILT UP AREA WITH REFERENCE TO BASIC F.S.I AS PER FRONT ROAD WIDTH (191.10)	27,179.22	6071.92	33,251.14
9) OPEN SPACE & INT. ROAD a) AREA OF 12.00 M.W. INTERNAL ROAD b) OPEN SPACE 10% d) AREA HANDED OVER TO ADJ.PLOT HOLDER e) TRANSFORMER	-- 2,470.83 -- 200.00	166.05 805.81 -- --	166.05 3,276.64 -- 200.00
10) PERMISSIBLE BASIC F.S.I (AS PER Sr.no.-8)	27,179.22	6,071.92	33,251.14
11) ADDITION OF FSI ON PAYMENT OF PREMIUM a) MAXIMUM PERMISSIBLE PREMIUM FSI=(MAX.) ON ROAD WIDTH/TOD ZONE. = [47,180.63-(850.83+1,208.72)X0.50] = 22,560.54 Sq.m.			22,560.54
12) IN-SITU FSI / TDR LOADING a) AREA UNDER D.P.ROAD AREA (12M & 24M) b) AREA UNDER D.P.ROAD AREA (60.00M) c) 15% AMINITY SPACE d) ADDITIONAL RESERVATION AREA	-- -- -- --		6,665.24 2,225.66 5,280.52 --
e) TDR AREA [47,180.63-(850.83+1,208.72)X1.40] = 63,169.51 Sq.m.)			
f) NET TDR AREA [63,169.51 - 14171.42(12a+12b+12c)] = 48,998.09			48,998.09
g) TOTAL (b+b+c+d+e+f)			63,169.51
13) ADDITIONAL F.S.I AREA UNDER CHAPTER NO. 7			-- --
14) TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL a) [10+11(d)+12(f)] OR 13 WHICHEVER IS APPLICABLE.			1,16,981.19
15) DEDUCTION :-- EXISTING BUILT-UP AREA			35,234.08
16 - a) TOTAL BALANCE AREA FOR PROPOSAL (14-15)			83,747.11
b) ANCILLARY FSI (COMM.) UPTO 80% (2,370.84/1.80=1,317.13X0.80=1,053.70)			1,053.70
c) ANCILLARY FSI (RESI.) UPTO 60% (19,741.11-1,317.13)X0.60]			49,457.99
d) TOTAL ENTITLEMENT (15+16a+16b+16c)			**1,69,492.88**

LAYOUT 01/12

APPROVED SUBJECT TO CONDITION
APPROVED SUBJECT TO COMMENCEMENT CERTIFICATE
DATE :- 28/02/24
Building Inspector Executive Engineer
Building Development Department

AREA CERTIFICATE

CERTIFIED THAT THE PLOT UNDER REF. NO. WAS SURVEYED BY ME ON / / & THE DIM. OF SIDES ETC. OF STARTED ON PLAN ARE AS MEASURED ON SITE & THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENTS OF CITY SURVEY/TP RECORD.

Ar. PRAKASH KULKARNI
CA/98/22909

AREA STATEMENT	PLOT A SANCTION PLOT	PROPOSED PLOT	TOTAL
1) AREA OF PLOT	40,750.00	7,450.00	48,200.00
2) DEDUCTIONS FOR(PREVIOUS AQUIRED AREA.	1,019.37	--	1,019.37
3) AREA OF PLOT	39,730.63	7,450.00	47,180.63
4) DEDUCTIONS FOR a)AREA UNDER D.P.ROAD AREA (12&24.0m) b)AREA UNDER D.P.ROAD AREA (60.0 m) NALA GARDEN RESERVATION RESERVATION AREA (SHOPPING CENTER RESERVATION)	6,665.24 2,225.66 850.83 5,280.52 15,022.25	721.35 -- -- -- 721.35	7,386.59 2,225.66 850.83 5,280.52 15,743.60
5) BALANCE (GROSS AREA OF PLOT (3-4)	24,708.38	6,728.65	31,437.03
6) DEDUCTIONS FOR a) 15% AMINITY SPACE 4,715.55 (aminity against shopping reservation)	--	1,208.72	1,208.72
7) NET AREA OF PLOT (5-6)	24,708.38	5519.93	30,228.31
8) BUILT UP AREA WITH REFERENCE TO BASIC F.S.I AS PER FRONT ROAD WIDTH (191.10)	27,179.22	6071.92	33,251.14
9) OPEN SPACE & INT. ROAD a) AREA OF 12.00 M.W. INTERNAL ROAD b) OPEN SPACE 10% d) AREA HANDED OVER TO ADJ.PLOT HOLDER e) TRANSFORMER	-- 2,470.83 -- 200.00	309.65 805.81 -- --	309.65 3,276.64 -- 200.00
10) PERMISSIBLE BASIC F.S.I (AS PER Sr.no.-8)	27,179.22	6,071.92	33,251.14
11) ADDITION OF FSI ON PAYMENT OF PREMIUM a) MAXIMUM PERMISSIBLE PREMIUM FSI=BASED ON ROAD WIDTH/TOD ZONE. = [47,180.63-(850.83+1,208.72)X0.50] = 22,560.54 Sq.m. = 22,560.54 X 0.26(13%) = 5,895.07 Sq.m.			5,895.07
12) IN-SITU FSI / TDR LOADING a) AREA UNDER D.P.ROAD AREA (12M & 24M) b) AREA UNDER D.P.ROAD AREA (60.00M) c) 15% AMINITY SPACE d) ADDITIONAL RESERVATION AREA	-- -- -- --		6,665.24 2,225.66 5,280.52 --
e) TOTAL TDR AGAINST LOADING AREA			14,171.42
f) TDR AREA [47,180.63-(850.83+1,208.72)X1.40]= 63,169.51X0.26(13%)=16,506.19			
g) NET TDR AREA (16,506.19-14,171.42 = 2,334.77) (i) SLUM TDR (ii) REGULAR TDR (868.11+753.89 = 1620.00) PROPOSED-			- - 715.02 1,619.75
h) TOTAL IN SITU AREA/TDR LOADING PROPOSED (12e+12g)			16,506.19
13) ADDITIONAL F.S.I. AREA UNDER CHAPTER NO. 7			- -
14) TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL a) [10+11(d)+12(h)] OR 13 WHICHEVER IS APPLICABLE.			55,652.40
15) DEDUCTIONS FOR : a) EXISTING FSI AREA			35,234.08
16) a) TOTAL BALANCE AREA FOR PROPOSAL (14-15a) b) ANCILLARY FSI UPTO 80% (2,370.84/1.80=1,317.13X0.80=1,053.70) c) ANCILLARY FSI UPTO 60% (20,418.32-1,317.13=19,101.19X0.60=11,460.71)			20,418.32 1,053.70 11,460.71
d) TOTAL ENTITLEMENT (15+16a+16b+16c)			68,166.81
17) TOTAL BUILT-UP AREA IN PROPOSAL a) EXISTING BUILT-UP AREA b) PROPOSED RESIDENTIAL BUILT-UP AREA c) PROPOSED COMMERCIAL BUILT-UP AREA d) (TOTAL OF a+b+c)			35,234.08 30,560.78 2,370.84 68,165.70
18) F.S.I CONSUMED (17d/7) (SHOULD NOT BE MORE THAN SERIAL NO.16d ABOVE)			2.26
19) AREA OF INCLUSIVE HOUSING IF ANY a) REQUIRED (6,071.92X20%) b) PROPOSED -			1,214.38 1,256.78

TENAMENT STATEMENT						
TENAMENT PERMISSIBLE @ 250 TENTS/HA.						1,029.00
TENAMENT PROPOSED (Regular+Mhada) (684+21)						705
PARKING STATEMENT	Existing (A TO C WING)			Proposed (B1,B2,H1,H2 WING)		
	CAR	SCOOTER	CYCLE	CAR	SCOOTER	CYCLE
PARKING REQUIRED	361	930	1032	273	565	61
PARKING PROVIDED	361	930	1032	312	880	65

LEGEND

PLOT BOUNDARY	THICK BLACK
PROPOSED WORK	RED
WATER LINE	BLACK DOTTED
DRAINAGE LINE	RED DOTTED

ARCHITECT: Ar. PRAKASH KULKARNI CA/98/22909

OWNER: SHRI. S.P.PARANJPE (PNH)

PROJECT

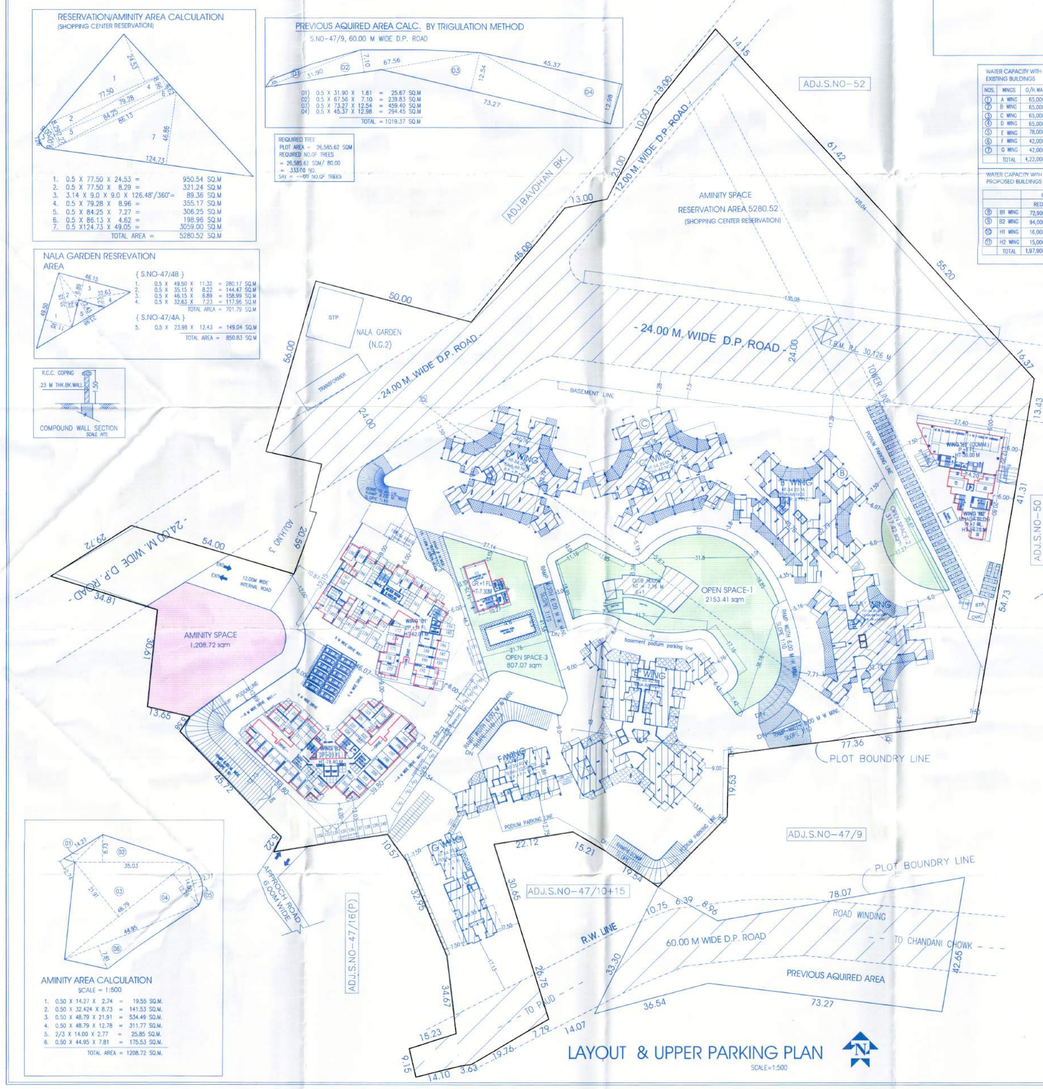
PROPOSED & EXISTING LAYOUT OF COMM. & RESI. BUILDING ON S.NO.(47/4A)+(47/4B)+(47/5)+(47/6)+(47/9)+(47/11)+(47/12)+(47/16)+(47/4/B)+(47/13)+(47/14/P)+(47/19)+(47/10)+(47/15), PLOT A, AT BAVDHAN, PUNE.

ARCHITECT

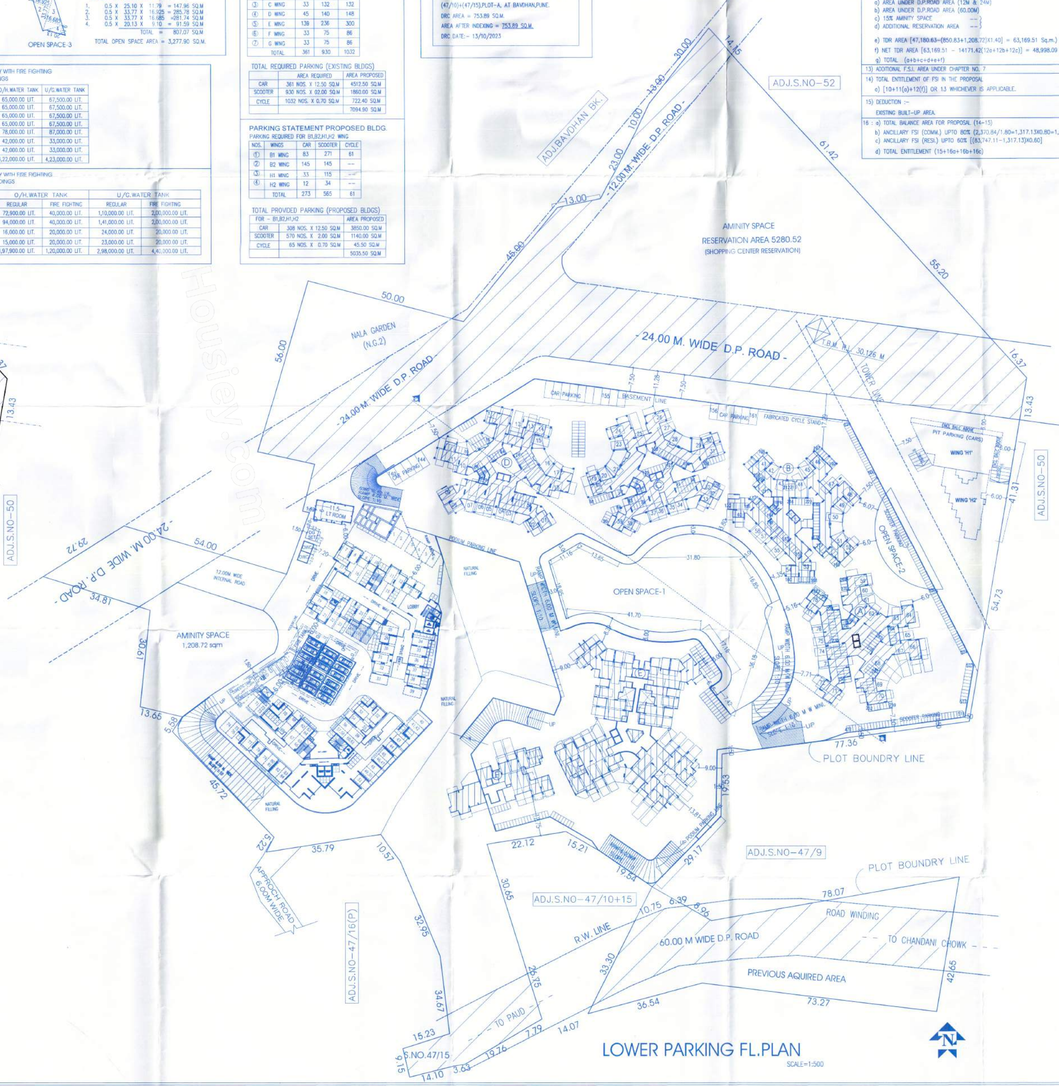
PRAKASH KULKARNI
ankur associates
ARCHITECTS
TEJDNLAPA, OFF NO.-101 FLAT NO.-1 CTS. NO.-1187/18 CHALE ROAD SHIVAJINAGAR, PUNE - 411 005. PHONE - 020 66040060 / 61 / 62
Email : ankurassociates@gmail.com

DATE	SCALE	DRN. BY	
25.06.2024	1:500	Shraddha	184/07

D:\Shraddha\PMC\Parenjpape\Claire\SUBMISSION\02 BP\09 MD-05-06-2024\09 LAYOUT_05-06-2024.dwg



LAYOUT & UPPER PARKING PLAN
SCALE=1:500



LOWER PARKING FL.PLAN
SCALE=1:500

PREVIOUS AQUIRED AREA CALC. BY TRIGULATION METHOD

S.NO.-47/9, 60.00 M WIDE D.P. ROAD

(01)	0.5 X	31.90 X	1.81	=	25.87 SQ.M
(02)	0.5 X	67.56 X	7.16	=	239.83 SQ.M
(03)	0.5 X	73.27 X	12.54	=	459.40 SQ.M
(04)	0.5 X	45.37 X	12.58	=	294.45 SQ.M
			TOTAL	=	1019.37 SQ.M

REQUIRED TREE
PLOT AREA = 26,585.62 SQM
REQUIRED NO.OF TREES
= 26,585.62 SQM/ 80.00
= 332.06 NO.
SAY = ~995 NO.OF TREES

RESERVATION/AMINITY AREA CALCULATION

(SHOPPING CENTER RESERVATION)

1.	0.5 X	77.50 X	24.53	=	950.54 SQ.M
2.	0.5 X	77.50 X	8.29	=	321.24 SQ.M
3.	3.14 X	9.0 X	9.0 X 126.48°/360°	=	89.36 SQ.M
4.	0.5 X	79.28 X	8.96	=	355.17 SQ.M
5.	0.5 X	84.25 X	7.27	=	306.25 SQ.M
6.	0.5 X	86.13 X	4.62	=	198.96 SQ.M
7.	0.5 X	124.73 X	49.05	=	3019.00 SQ.M
			TOTAL AREA	=	5280.52 SQ.M

NALA GARDEN RESREVATION AREA

(S.NO-47/4B)

1.	0.5 X	49.50 X	11.32	=	280.17 SQ.M
2.	0.5 X	35.13 X	8.22	=	144.47 SQ.M
3.	0.5 X	46.15 X	8.89	=	158.99 SQ.M
4.	0.5 X	32.63 X	7.23	=	117.96 SQ.M
			TOTAL AREA	=	701.59 SQ.M

(S.NO-47/4A)

5.	0.5 X	23.98 X	12.43	=	149.04 SQ.M
			TOTAL AREA	=	850.63 SQ.M

R.C.C. COPING
23 M THK.BK.WALL
COMPOUND WALL SECTION
SCALE NTS