Form of Statement 2 (to be printed on plan)
[Sr. No. 9 (a)] Proposed Building

Building No. (1)	Floor No. (2)	Total Built-up Area of floor, as per outer construction line. (COMMERCIAL)	Total Built-up Area of floor, as per outer construction line. (RESIDENTIAL)	Tenement
	GROUND FLOOR	229.24	131.91	0
	MEZZANINE FLOOR	137.00	0.00	0
	FIRST	293.18	0.00	0
	SECOND	293.18	0.00	0
	THIRD	0.00	903.24	5
	FOURTH	0.00	844.65	6
	FIFTH	0.00	844.65	6
	SIXTH (REFUGE FL.)	0.00	844.65	6
	SEVENTH	0.00	844.65	6
	EIGHTH	0.00	844.65	6
	NINTH	0.00	844.65	6
	TENTH	0.00	844.65	6
	ELEVENTH (REFUGE FL.)	0.00	844.65	6
	TWELFTH	0.00	844.65	6
	THIRTEENTH	0.00	844.65	6
	FOURTEENTH	0.00	844.65	6
	FIFTEENTH	0.00	844.65	6
	SIXTEENTH(REFUGE FL.)	0.00	844.65	6
	SEVENTEENTH	0.00	849.20	6
	EIGHTEENTH	0.00	849.20	5
TOTAL		952.60	13714.00	94
TOTAL B/UP		14666.60		

PARKING STATEMENT

	NO.OF TENEMENTS / Units	CARS	SCOOTERS
COMMERCIAL NON CONGESTED COMMERCIAL SHOP AREA = 366.24 x 0.70 = 256.37 sq.m. CARPET AREA= 256.37 / 100 = 2.56 = say = 3 Nos. FOR 100.00 SQ.M. (2 : 6)	3	6	18
COMMERCIAL (offices) NON CONGESTED COMMERCIAL AREA = 586.36 x 0.70 = 410.45 sq.m. CARPET AREA= 410.45 / 200 = 2.05 = say = 2 Nos. FOR 200.00 SQ.M. (3 : 11)	2	6	22
COMMERCIAL (Restaurant) AREA = 0 x 0.75 = 0 sq.m. CARPET AREA= 0 / 50 = 0 = say = 0 Nos. FOR 50.00 SQ.M. (1 : 8)	0	0	0
RESIDENTIAL A) FOR EVERY TENEMENT HAVING CARPET AREA OF 150 SQ.M. AND ABOVE. (2 : 3)	2	4	6
B) FOR EVERY TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 80 SQ.M. BUT LESS THAN 150 SQ.M. (1 : 3)	92	92	276
C) FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.M. BUT LESS THAN 80 SQ.M. (1 : 5)	0	0	0
D)FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 40 SQ.M. BUT MORE THAN 30 SQ.M. (1 : 2)	0	0	0
PARKING REQUIRED BY RULE		108	322
5% VISITOR PARKING		5	14
TOTAL PARKING REQUIRED	94	113	336
TOTAL PARKING PROVIDED		129	371

PARKING AREA REQUIRED BY RULE

1) CARS	12.50	x	113	=	1410.00	SQ.M
2) SCOOTER	2.00	x	336	=	672.20	SQ.M
PARKING AREA REQUIRED BY RULE				=	2082.20	SQ.M

SANITATION REQUIREMENT

SHOPS

CARPET AREA = TOTAL B/UP AREA x 0.70

GR. & MAZZA. FLOOR (229.24 + 137.00 = 366.24 SQM)

366.24	x	0.70	=	256.37	SQ.M.			PERSONS
256.37	/	3	=	85.46	PERSONS	SAY	=	86
TOTAL PERSONS							=	86

FOR GENTS				FOR LADIES			
2 / 3 OF	86	=	57	1 / 3 OF	86	=	29

25 PERSONS 1W.C. 1W.H.B. 1URINAL REQUIRED	W.C.	W.H.B.	URINALS	15 PERSONS 1W.C. 1W.H.B. REQUIRED	W.C.	W.H.B.	URINALS
REQUIRED	2	2	2	REQUIRED	2	2	0
PROVIDED	4	4	4	PROVIDED	2	2	0

SANITATION REQUIREMENT

OFFICES

CARPET AREA = TOTAL B/UP AREA x 0.70

1ST & 2ND FLOOR (293.18 X 2 FLOOR = 586.36 SQM)

586.36	x	0.70	=	410.45	SQ.M.			PERSONS
410.45	/	10	=	41.05	PERSONS	SAY	=	41
TOTAL PERSONS							=	41

FOR GENTS				FOR LADIES			
2 / 3 OF	41	=	27	1 / 3 OF	41	=	14

25 PERSONS 1W.C. 1W.H.B. 1URINAL REQUIRED	W.C.	W.H.B.	URINALS	15 PERSONS 1W.C. 1W.H.B. REQUIRED	W.C.	W.H.B.	URINALS
REQUIRED	1	1	1	REQUIRED	1	1	0
PROVIDED	1	1	1	PROVIDED	1	1	0

T.D.R. Area Statement - Amenity Area

1) TDR originated from
A) S.No. 34/3/2/2 Ambegaon bk, Pune.
Non congested Area
Play Ground (PG-32)

D.R.C. NO. 005531	=	1075.00	SQ.M
Total	=	1075.00	SQ.M
D.R.C. NO. 005531			Ratio
Land Rate of Generated DRC	=	23630.00	0.72
Land Rate of DRC to be used	=	32830.00	
(1075.00 x 0.72)	=	773.75	SQ.M
TDR to be Used (as per indexing ratio)	=	773.75	SQ.M

T.D.R. Area Statement - Amenity Area

2) TDR originated from
A) S.No. 34/3/2/2 Ambegaon bk, Pune.
Non congested Area
Play Ground (PG-32)

D.R.C. NO. 005532	=	1075.00	SQ.M
Total	=	1075.00	SQ.M
D.R.C. NO. 005532			Ratio
Land Rate of Generated DRC	=	23630.00	0.72
Land Rate of DRC to be used	=	32830.00	
(1075.00 x 0.72)	=	773.75	SQ.M
TDR to be Used (as per indexing ratio)	=	773.75	SQ.M

T.D.R. Area Statement - Amenity Area

3) TDR originated from
A) S.No.18/1/19/20/3/1 Wadgaon bk ,Pune.
Non congested Area
18.00 M.W. D.P.Road two & 30.00 M.W. D.P.Road
Play Ground (PG-2), High School (HS-8)

D.R.C. NO. 005631	=	1028.00	SQ.M
Total	=	1028.00	SQ.M
D.R.C. NO. 005631			Ratio
Land Rate of Generated DRC	=	24770.00	0.75
Land Rate of DRC to be used	=	32830.00	
(1028.00 x 0.75)	=	775.62	SQ.M
TDR to be Used	=	774.19	SQ.M

T.D.R. Area Statement - Slum Area

4) TDR originated from
A) S.No 13(5)(B) (Nade galli Revised Sr.No (15) Ganesh Peth, Pune.

D.R.C.NO.004579	=	972.50	SQ.M
Total	=	972.50	SQ.M
D.R.C. NO. 004579			Ratio
Land Rate of Generated DRC	=	33590.00	1.02
Land Rate of DRC to be used	=	32830.00	
(972.50 x 1.02)	=	995.01	SQ.M
TDR to be Used (as per indexing ratio)	=	995.01	SQ.M

1) TDR to be Used on Site
C.T.S.No.538(p), S.No.12/28(p), At - Pashan, Pune.
2) TDR to be Used =773.75 + 773.75 + 774.19 + 995.01
= 3316.70 SQ.M.
3) No.of tenements proposed due to TDR = 6 Nos.
4) TDR used on which Floor = 15th(P),16th,17th,18th floor
Flat No.=
1501,1502,1503,1504,1505,1601,1602,1603,1604,1605,1606,1701, 1702,1703,1704,1705,1706,1801,1802,1803,1804,1805
5) Stage of work = Work in progress

OVER HEAD WATER REQUIREMENT

A) COMMERCIAL AREA

UP.GROUND TO FIRST FL.		PERSONS		LTRS		TOTAL	
86 + 41	=	127	x	45	=	5715.00	LTRS.
				TOTAL	=	5715.00	LTRS.
				SAY- (A)	=	5800.00	LTRS.

B) RESIDENTIAL AREA

TENEMENT		PERSONS		LTRS		TOTAL	
94	x	5	x	135	=	63450.00	LTRS.
				TOTAL	=	63450.00	LTRS.
				SAY- (B)	=	63500.00	LTRS.
COMMERCIAL+RESIDENTIAL AREA(A+ B)					=	69300.00	LTRS.
ADDITION FIRE PURPOSE					=	10000.00	LTRS.
OVER HEAD WATER REQUIREMENT					=	79300.00	LTRS.

UNDER GROUND WATER TANK CAPACITY

OVER HEAD WATER TANK x 1.50

69300.00	x	1.50		=	103950.00	LTRS.
TOTAL				=	103950.00	LTRS.
ADDITION FIRE PURPOSE				=	200000.00	LTRS.
UNDER GROUND WATER REQUIREMENT				=	303950.00	LTRS.

OPEN SPACE AREA CALCULATIONS

ADDI. IN AREA									
1)	13.22	x	3.75	x	0.50	=	24.79	SQ.M
2)	13.22	x	7.00	x	0.50	=	46.27	SQ.M
3)	2.55	x	16.99	x	0.50	=	21.66	SQ.M
4)	16.99	x	7.100	x	0.50	=	60.31	SQ.M
5)	28.06	x	6.815	x	0.50	=	95.61	SQ.M
6)	10.34	x	28.06	x	0.50	=	145.07	SQ.M
TOTAL AREA						=	393.71	SQ.M
DEDUCTION AREA								
A)	8.00	x	1.01	x	0.67	=	5.41	SQ.M
TOTAL LIFT AREA						=	5.41	SQ.M
TOTAL B/UP AREA								
	393.71	-	5.41	+	0.00		388.30	SQ.M
TOTAL B/UP AREA						=	388.30	SQ.M

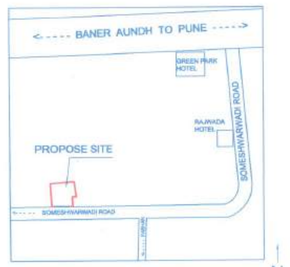
PLOT AREA CALCULATIONS

1)	57.190	x	23.660	x	0.50	=	676.56	SQ.M
2)	58.330	x	0.962	x	0.50	=	28.06	SQ.M
3)	62.920	x	2.380	x	0.50	=	74.87	SQ.M
4)	62.920	x	22.750	x	0.50	=	715.72	SQ.M
5)	77.480	x	29.900	x	0.50	=	1158.33	SQ.M
6)	77.480	x	34.250	x	0.50	=	1326.85	SQ.M
TOTAL AREA						=	3980.38	SQ.M

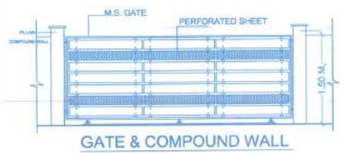
PARKING STATEMENT

		CARS	SCOOTER
1) Lay-out	=	0	56
G.FLR		56	72
2) 1ST.FLOOR	=	30	124
3) 2ND.FLOOR	=	41	119
	=	129	371

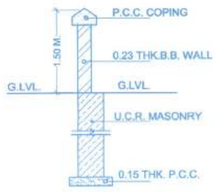
LOCATION PLAN — PROPOSE SITE



SITE PLAN
SCALE : N T S

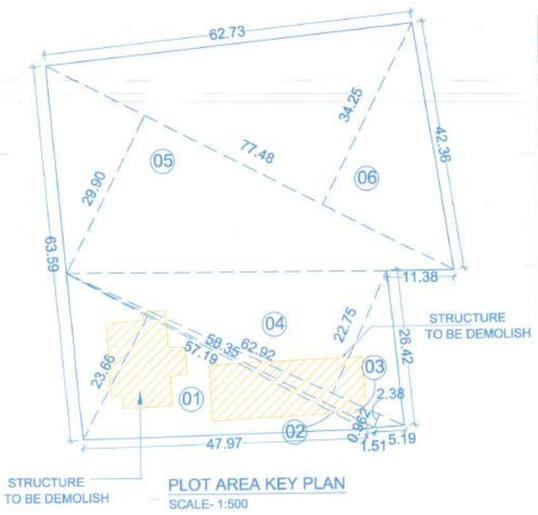


GATE & COMPOUND WALL

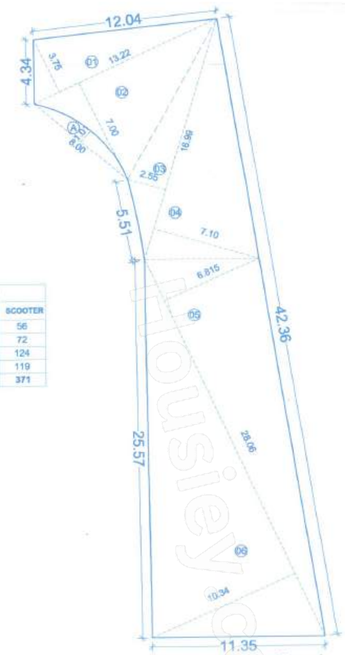


COMPOUND WALL SECTION

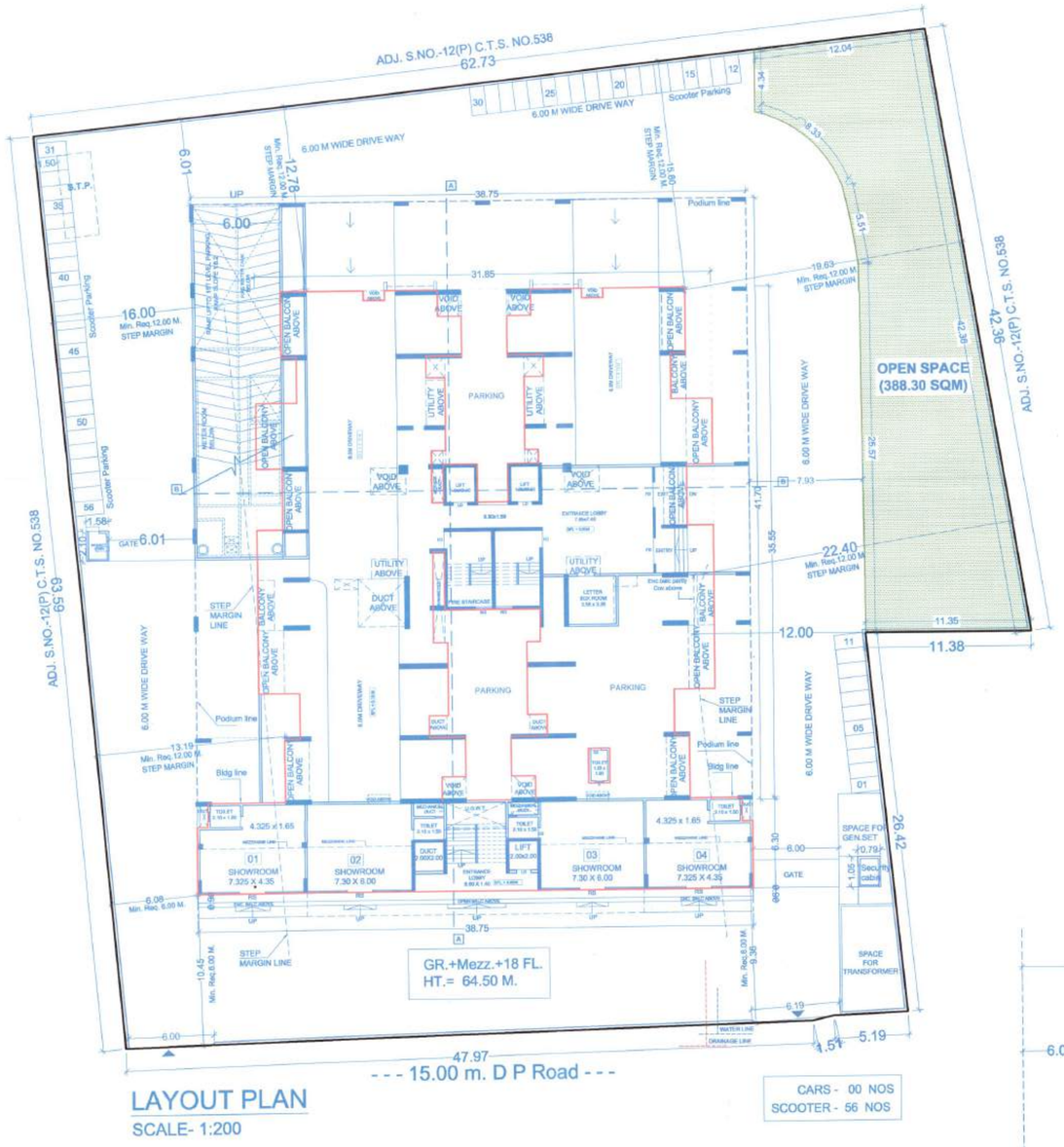
SUMP WELL SECTION



PLOT AREA KEY PLAN
SCALE- 1:500

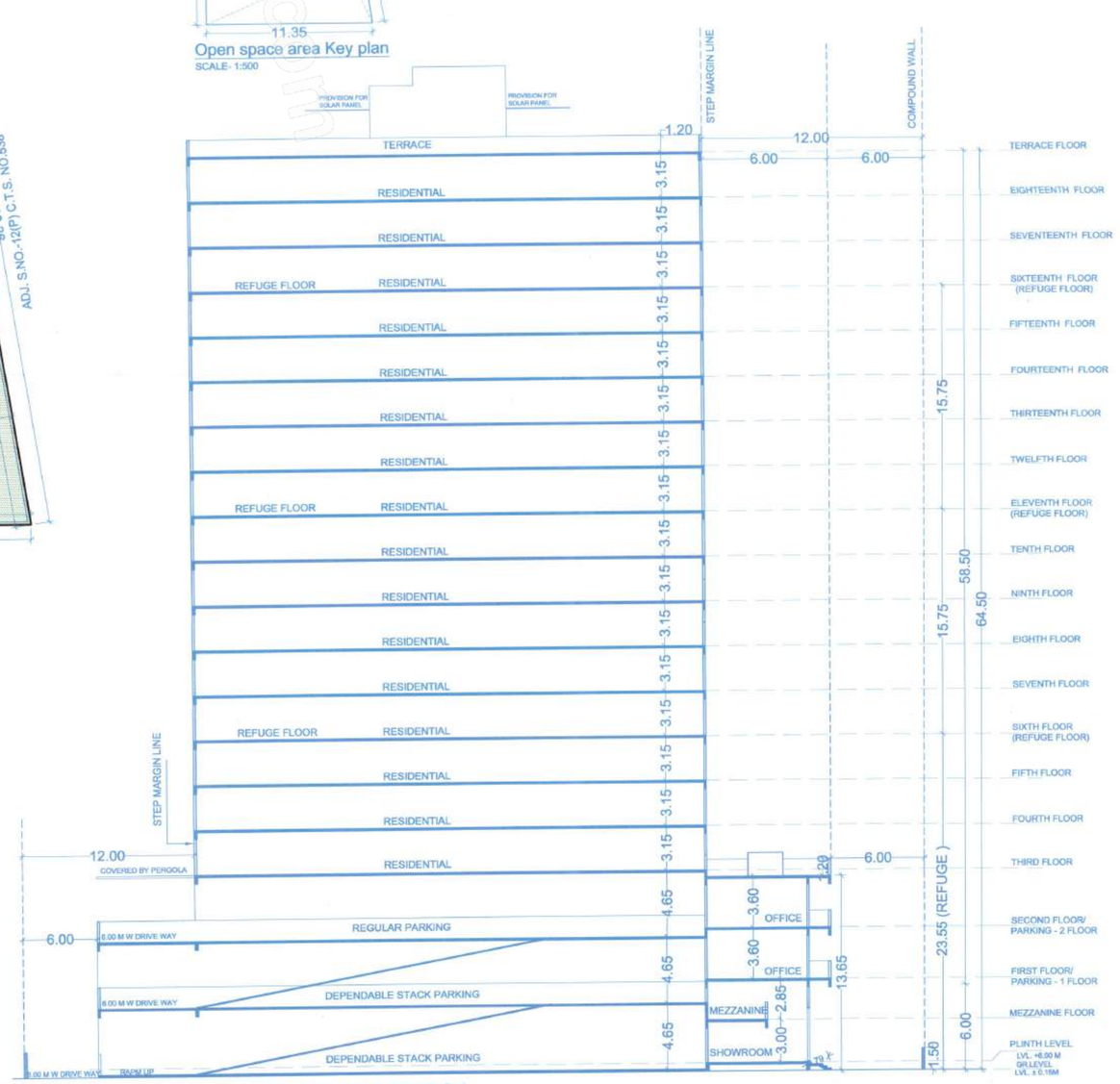


Open space area Key plan
SCALE- 1:500



LAYOUT PLAN
SCALE- 1:200

CARS - 00 NOS
SCOOTER - 56 NOS



SCHEMATIC SECTION
SCALE- 1:200

STAMP OF APPROVAL

01/11

LAYOUT PLAN

1) PREVIOUS SANCTION UNDER CC No. 0650/21,DATED:- 22/06/2021
2) PREVIOUS SANCTION UNDER CC No. 0257/22,DATED:- 04/05/2022

Revised Resi+comm Dt. 14/07/2022

APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT CERTIFICATE NO.:CC/0257/22
Building Inspector Deputy Engineer
BUILDING PERMISSION DEPT.
ZONE- P.M.C.

PUNE MUNICIPAL CORPORATION BUILDING CONTROL DEPARTMENT APPROVED

AREA STATEMENT		SQ.M.
1	Area of plot (minimum area of a,b,c to be considered)	3883.00
	(a) As per ownership document (PRC)	3883.00
	(b) as per measurement sheet	3980.38
	(c) as per site	3980.38
2	Deductions for	
	(a) Proposed D.P./ D.P. Road widening Area/Service Road / Highway widening	0.00
	(b) Any D.P. Reservation area	0.00
	(c) Any D.P. Reservation area	0.00
	(Total a+b+c)	0.00
3	Balance area of plot (1-2)	3883.00
4	Amenity Space (if applicable)	
	(a)Required -	0.00
	(b) Adjustment of 2(b), if any -	0.00
	(c) Balance Proposed -	0.00
5	Net Plot Area (3-4 (c))	3883.00
6	Recreational Open space (if applicable)	
	(a) Required -	0.00
	(b) Proposed -	0.00
7	Internal Road area	0.00
8	Plotable area (if applicable)	0.00
9	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5xbasic FSI)	4271.30
10	Addition of FSI on payment of premium	
	(a)Maximum permissible premium FSI	1941.50
	(b) Proposed FSI on payment of premium.	970.75
11	In-situ FSI / TDR loading	
	(a)In-situ area against D.P. road[2.0 x Sr. No.2(a)],ifany	0.00
	(b) In-situ area against Amenity Space if handed over [2.00 or 1.05xSr.No.4(b)and/or(c)],	0.00
	(c) Perm. TDR area 3883.00 X 0.90 3494.70	0.00
	(d) Proposed TDR = 3494.25 sqm Slum T.D.R Area = 1047.49 sqm Amenity T.D.R Area = 2446.76 sqm	3494.25
	(e) Total in-situ / TDR loading proposed (11 (a)+(b)+(c)+(d)	3494.25
12	Additional FSI area under Chapter No. 7	0.00
13	Total entitlement of FSI in the proposal	
	(a) [9 + 10(b)+11(d)] or 12 whichever is applicable.	8736.30
	(b) Commercial Ancillary Area FSI upto 80% (952.60/1.80 = 529.22) x 0.80 = 423.38 sq.m.	423.38
	(c) Residential Ancillary Area FSI upto 60% (9707.5 - 529.22 = 9178.28) x 0.60= 5506.96 sq.m.	5506.96
	(d) Total entitlement (a+b)	14666.64
14	Maximum utilization limit of F.S.I. (building potential) Permissible as per Road width as per Regulation No. 6.1or 6.2 or 6.3 or 6.4 as applicable) [(Sr.no.5 x 2.50)+423.38+5506.96]	15637.84
15	Total Built-up Area in proposal.(excluding area at Sr.No.17 b)	
	(a) Existing Built-up Area.	0.00
	(b) previously sanctioned Built-up Area	0.00
	(c) Proposed Built-up Area (as per "P-line")	14666.60
	(d) Total (a+b+c)	**14666.60**
16	F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	1.00
17	Area for Inclusive Housing, if any	
	(a) Required (20% ofsr.No.5)	0.00
	(b) Proposed	0.00

Project :-

PROPOSED BUILDING LAYOUT PLAN ON C.T.S.No.538(p), S.No.12/28(p), At-Pashan, Pune.

Sign, Address Of The Owner / P.O.A. Holder :-

THE MUNICIPAL DRABUILDING IS PREPARED FROM THE INSTRUCTION, INFORMATION, SPECIFICATION, PAPERS AND LEGAL DOCUMENTS ETC. GIVEN BY ME AND THE AUTHENTICITY OF THE SAME IS MY RESPONSIBILITY. I THE OWNER / P.O.A. HOLDER HAVE READ & STUDIED THIS AND ALL THE DRABUILDINGS ALONG WITH DOCUMENTS FOR SUBMISSION AND THEY ARE AS PER MY INSTRUCTIONS & INFORMATION'S GIVEN TO THE ARCHITECT.

M/s. The GEN Group of Construction Through its Partners.

1) Mr.Rajesh Shriram Kokane.

2) Mr.Rohit Satyawan Vidhate

Shriram palace, S. no. 18, Jagtap Dairy, Ratnatani, Pimpri, Pune. 411017

FOR ANA CONSORTIUM Pvt. Ltd.

(Lic. no. 1823)
ANA,7th Floor,Mantri Sterling, Behind Manikchand Galleria, Off SB Road,CTS no.997, Shivajinagar, Pune -16
Tele : 020 25658542 / 3442

DWG. NO.	NORTH
BP PLAN	N
JOB NO.	SCALE
3533	1 : 100

DATE	REVISION	ISSUED DRG. DATE	DEALT	DESIGN AR.
10.03.2021	R-3	25-04-2022	Tahir Shaikh / Khajappa/Shantanu	

\\SERVER\Current Data\Current Data\Kokane Rajesh\3533 Pashan B.No.12\Letter\NOCs & Drawing\Fire NOC\Provisional Fire NOC