BUILDING PERMISSION

1 / 3

FSI STATEMENT (WING-'A' & 'B')

WING	B.UP AREA	TENEMENTS	LIFT AREA	FLOORS	BUILDING HEIGHT
A	2297.12	28	3.52	P+7 FLOOR	23.95M
B	1576.26	14	3.61	P+7 FLOOR	23.95M
TOTAL	3873.38	42.00	7.13	-	-

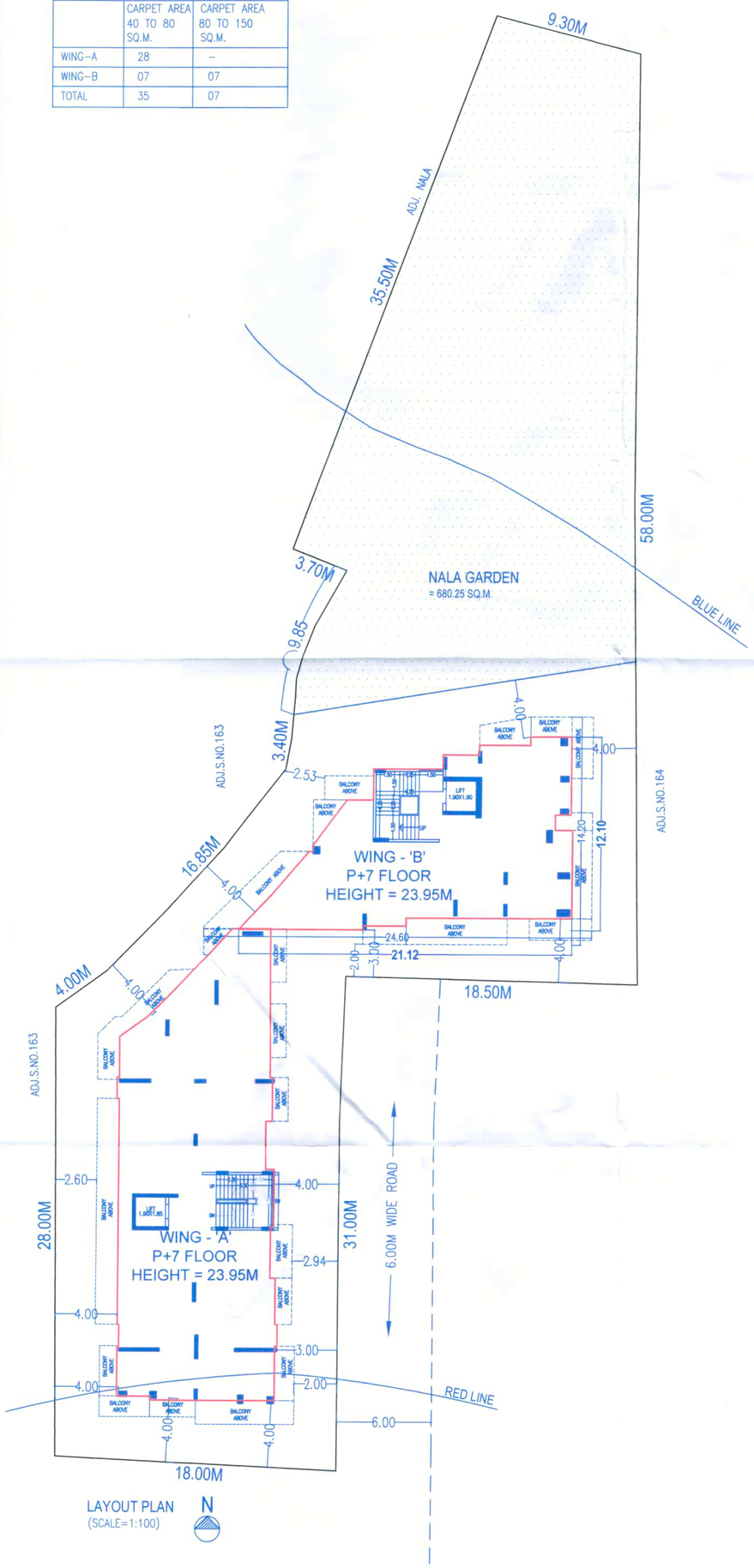
O.H.W.T. & U.G.W.T. WATER CAPACITY

PROPOSED	O.H.W.T WITH FIRE FIGHTING		U.G.W.T. WITH FIRE FIGHTING	
WING	REQUIRED	PROPOSED	REQUIRED	PROPOSED
A	39,000.00	39,000.00	48,500.00	48,500.00
B	30,000.00	30,000.00	35,000.00	35,000.00
TOTAL	69,000.00	69,000.00	83,500.00	83,500.00

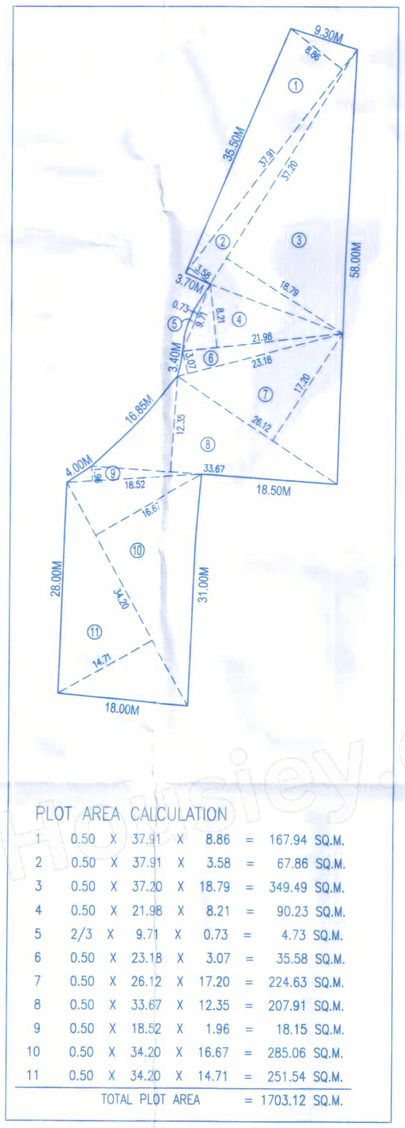
TOTAL PROVIDED PARKING	CAR	SCOOTER
WING-'A'	14	28
WING-'B'	11	14
VISITOR PARKING	02	02
TOTAL	27	44

TENEMENTS STATEMENT: (WING- A & B)

	CARPET AREA 40 TO 80 SQ.M.	CARPET AREA 80 TO 150 SQ.M.
WING-A	28	-
WING-B	07	07
TOTAL	35	07

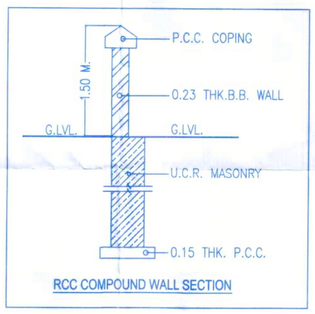


LAYOUT PLAN
(SCALE=1:100)

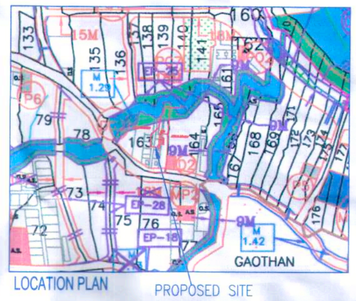


PLOT AREA CALCULATION

1	0.50	X	37.91	X	8.86	=	167.94	SQ.M.
2	0.50	X	37.91	X	3.58	=	67.86	SQ.M.
3	0.50	X	37.20	X	18.79	=	349.49	SQ.M.
4	0.50	X	21.98	X	8.21	=	90.23	SQ.M.
5	2/3	X	9.71	X	0.73	=	4.73	SQ.M.
6	0.50	X	23.18	X	3.07	=	35.58	SQ.M.
7	0.50	X	26.12	X	17.20	=	224.63	SQ.M.
8	0.50	X	33.67	X	12.35	=	207.91	SQ.M.
9	0.50	X	18.52	X	1.96	=	18.15	SQ.M.
10	0.50	X	34.20	X	16.67	=	285.06	SQ.M.
11	0.50	X	34.20	X	14.71	=	251.54	SQ.M.
TOTAL PLOT AREA						=	1703.12	SQ.M.



RCC COMPOUND WALL SECTION



LOCATION PLAN

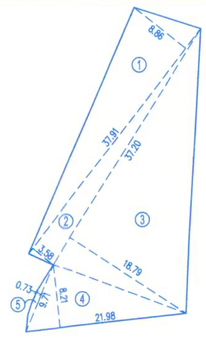
T.D.R. AREA STATEMENT

D.R.C NO :	= 004509
T. D. R. HOLDER :	= M/S KUMAR SINEW DEVELOPERS PVT.LTD.
T.D.R. DATE:	= 14.09.2018
D.R.C. IN	= PUNE, ERANDAWANA S.NO. 44/1(P) C.T.S. NO. 520.
D.R.C. AREA	= 156.32 SQ.M.
D.R.C. INDEXING	= 287.03 SQ.M.

T.D.R. AREA STATEMENT

D.R.C NO :	= 005774
T. D. R. HOLDER :	= BRAMHACORP LIMITED THRO. AUTHORIES DIRECTOR AJAY RAMKUMAR AGARWAL.
T.D.R. DATE:	= 24.02.2021
D.R.C. IN	= PUNE, KHARADI S.NO. 56/2B/2(P)
D.R.C. AREA	= 692.00 SQ.M.
D.R.C. INDEXING	= 670.68 SQ.M.

	TAKEN AREA
AREA = 156.32 SQ.M. (SLUM)	= 287.03 SQ.M.
AREA = 692.00 SQ.M. (REGULAR)	= 670.68 SQ.M.
AREA = 848.32 SQ.M.	= 957.71 SQ.M.



NALA GAEDEN AREA CALCULATION

1	0.50	X	37.91	X	8.86	=	167.94	SQ.M.
2	0.50	X	37.91	X	3.58	=	67.86	SQ.M.
3	0.50	X	37.20	X	18.79	=	349.49	SQ.M.
4	0.50	X	21.98	X	8.21	=	90.23	SQ.M.
5	2/3	X	9.71	X	0.73	=	4.73	SQ.M.
TOTAL						=	680.25	SQ.M.

AREA STATEMENT

	SQ.MT.
1 : AREA OF PLOT (MINIMUM AREA OF a,b,c TO BE CONSIDERED)	1700.00
a) AS PER OWERSHIP DOCUMENT (7/12,CTS EXTRACT)	1700.00
b) AS PER DEMARCATION PLOT	1703.12
c) AS PER SITE	---
2 : DEDUCTIONS FOR	
a) EXISTING ROAD WIDENING AREA	---
b) PROPOSED D.P ROAD WIDENING AREA/SERVICE ROAD	---
c) D.P. RESERVATION (NALA GARDEN)	680.25
(TOTAL a+b+c)	680.25
3 : BALANCE AREA OF PLOT (1-2)	1,019.75
4 : AMENITY SPACE	
a) REQUIRED-	---
b) PROPOSED -	---
5 : NET PLOT AREA (3-4(C))	1,019.75
6 : RECREATIONAL OPEN SPACE	
a) REQUIRED - (10%)	---
b) PROPOSED -	---
7 : INTERNAL ROAD AREA	---
8 : PLOTABLE AREA	---
9 : BUILT UP AREA WITH REFERENCE TO BASIC F.S.I AS PER FRONT ROAD WIDTH (1,019.75X1.10)	1121.73
10 : ADDITION OF FSI ON PAYMENT OF PREMIUM	
a) MAXIMUM PERMISSIBLE PREMIUM FSI -BASED ON ROAD WIDTH/TOD ZONE. (0.50X1)	---
[(1700.00X0.50=850.00) X 0.4024 = 342.04 SQ.M.	342.04
11 : IN-SITU FSI / TDR LOADING	
a) IN-SITU AREA AGAINST D.P.ROAD [2.0 XSR.NO.2 (A)],IF ANYUDCPR-2020	---
b) IN-SITU AREA AGAINST NALA GARDEN IF HANDED OVER [2.00 OR 1.85 X SR. NO. 4(b) and /or(c)],	---
c) TDR AREA [(1700.00X1.40=2380.00)	---
PROPOSED TDR = 2380.00 X 0.4024 = 957.71 SQ.M.)	
i) SLUM TDR	287.03
ii) REGULAR TDR	670.68
d) TOTAL IN-SITU/TDR LOADING PROPOSED 11(a)+(b)+(c)	957.71
12 : ADDITIONAL F.S.I. AREA UNDER CHAPTER NO. 7	---
13 : TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	
a) [9+10(a)+11(d)] OR 12 WHICHEVER IS APPLICABLE.	2421.48
b) ANCILLARY AREA FSI UPTO 60% OR 80% WITH PAYMENT OF CHARGES. (60%)	1452.88
c) TOTAL ENTITLEMENT (a+b)	3874.36
14 : MAXIMUM UTILIZATION LIMIT OF F.S.I. (BUILDING POTENTIAL) PERMISSIABLE 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	
15 : TOTAL BUILT-UP AREA IN PROPOSAL	
a) EXISTING BUILT-UP AREA.	---
b) PROPOSED BUILT-UP AREA (AS PER 'P-LINE')	3873.38
c) TOTAL (a+b)	3873.38
16 : F.S.I CONSUMED (15/13) (SHOULD NOT BE MORE THAN SERIAL NO.14 ABOVE)	--
17 : AREA OF INCLUSIVE HOUSING IF ANY	
a) REQUIRED (20%OF SR.NO.5)	--
b) PROPOSED -	--

LEGEND

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

ARCHITECT	OWNER SIGN
Ar. PRAKASH KULKARNI CA/98/22909	M/S BALAJI REALTY THROUGH MR. SHRENIK NILESH OSWAL

PROJECT

PROPOSED LAYOUT ON
S.NO. 163/3A/4+6+7+8 , BANER , PUNE.

ARCHITECT

PRAKASH KULKARNI
ankur associates
ARCHITECTS
TEJOVALAYA, OFF. NO.- 101, 1ST FL., CTS. NO.-1187/19, GHOLE ROAD, SHIVAJINAGAR,
PUNE - 411 005, PHONE - 020 66042800 / 01 / 02
Email : ankurassociates@gmail.com

DATE	SCALE	DRN BY
10.01.2022	1:200	AISHWARYA

D:\AISHWARYA PROJECTS\PMC\BALAJI BUILDERS\TDR\00_MD_20-12-202215 Backup.dwg

दुरुस्त निवासी
APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO. 1cc/3165/23
DATE 11/03/24

Building Inspector Deputy Engineer
Building Development Department

PUNE MUNICIPAL CORPORATION
BUILDING DEVELOPMENT DEPARTMENT
APPROVED
PUNE