

F.S.I. STATEMENT				
B-UP AREA				
FLOOR	COMM. AREA	RESI. AREA	TOTAL BUILT-UP AREA	TEN. NO.
BASEMENT -1	PARKING			
BASEMENT -2	PARKING			
GROUND				
GROUND	363.14	-	363.14	-
MEZZ.	186.43	-	186.43	-
FIRST	-	538.87	538.87	04
SECOND	-	538.87	538.87	04
THIRD	-	538.87	538.87	04
FOURTH	-	538.87	538.87	04
FIFTH	-	538.87	538.87	04
SIXTH	-	538.87	538.87	04
SEVENTH	-	538.87	538.87	04
EIGHTH	-	538.87	538.87	04
NINETH	-	538.87	538.87	04
TENTH	-	538.87	538.87	04
ELEVENTH	-	538.87	538.87	04
TWELFTH	-	538.87	538.87	04
THIRTEENTH	-	538.87	538.87	04
FOURTEENTH	-	538.87	538.87	04
FIFTEENTH	-	538.87	538.87	04
SIXTEENTH	-	538.87	538.87	04
SEVENTEENTH	-	538.87	538.87	04
EIGHTEENTH	-	538.87	538.87	04
TWENTEENTH	-	538.87	538.87	04
TWENTY-FIRST	-	538.87	538.87	04
TWENTY-TWO	-	538.87	538.87	04
TWENTY-THIRD AMENITY FLOOR	11.98	11.98	-	-
TOTAL	549.57	11,867.12	12,416.69	88

PARKING STATEMENT

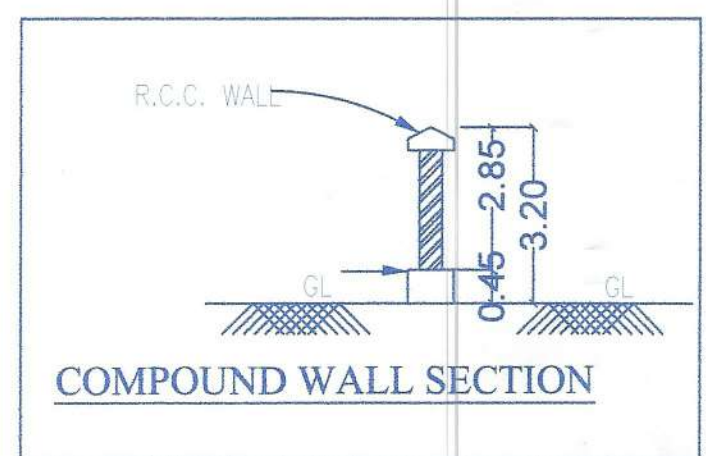
PARKING		PARKING REQUIRED	
		CAR	SCOOTER
'A' BLDG			
EVERY TEN HAVING CARPET AREA 80 TO 150 SQ.M.		01	01
FOR 88 TENEMENTS		88	88
COMMERCIAL BLDG			
COMM. AREA EVERY 100 SQ.M CARPET AREA (FOR COMMERCIAL)		02	06
CARPET AREA = 474.67 SQ.M		10	31
TOTAL REQ. PARKING FOR RESI & COMM.		98	119
TOTAL PRO. PARKING FOR RESI & COMM.		98	119
PARKING AREA STATEMENT			
AREA REQUIRED		SQ.M.	
CAR	98 X 12.50 SQ.M	1225.00	
SCOOTER	119 X 2.00 SQ.M	238.00	
TOTAL		1463.00	

WATER STORAGE CAPACITY

FOR RESIDENTIAL PURPOSE						
AMOUNT OF WATER REQUIRED PER PERSON = 135 ltrs/day						
WATER REQUIRED PER FLAT (5 person per flat) = 675 ltrs/day						
NO. OF FLATS IN THE SCHEME = 88 FLATS						
WATER REQUIRED = 59400 ltrs/day						
FOR	FLOOR	FLOOR AREA	CARPET AREA LESS=12.5% FLOOR AREA	OCCUPANT LOAD/SQ.M.	NO. OF PERSONS	REQ. CAP. PER PERSON
COMMERCIAL	LOWER GR. & GROUND	549.57	480.88	3	160	45
CAPACITY OF OVER HEAD WATER TANK (59400 + 7200) = 66600.00 ltrs/day						
SAY = 68000.00 ltrs/day						
CAPACITY OF FIRE FIGHTING WATER TANK = 25,000.00 ltrs/day						
TOTAL CAPACITY OF OVER HEAD WATER TANK = 93,000.00 ltrs/day						
CAPACITY OF UNDER GROUND WATER TANK (68000.00 X 1.50) = 1,02,000.00 ltrs/day						
CAPACITY OF FIRE FIGHTING WATER TANK = 2,00,000.00 ltrs/day						
TOTAL CAPACITY OF UNDER GROUND WATER TANK = 3,02,000.00 ltrs/day						

REFUGEE AREA CALCULATIONS (7TH, 12TH, 17TH & 23RD FLOOR)
 REQUIRED REFUGEE AREA (FLOOR AREA) = 11.98 X 1.50 = 17.97 SQ.M.
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AREA UNDER 12.00M.W. D.P. ROAD	
AREA CALCULATION	
1) 64.34 X 11.67 X 0.50	= 375.42 SQ.M
2) 64.34 X 11.708 X 0.50	= 376.65 SQ.M
TOTAL AREA	= 752.07 SQ.M

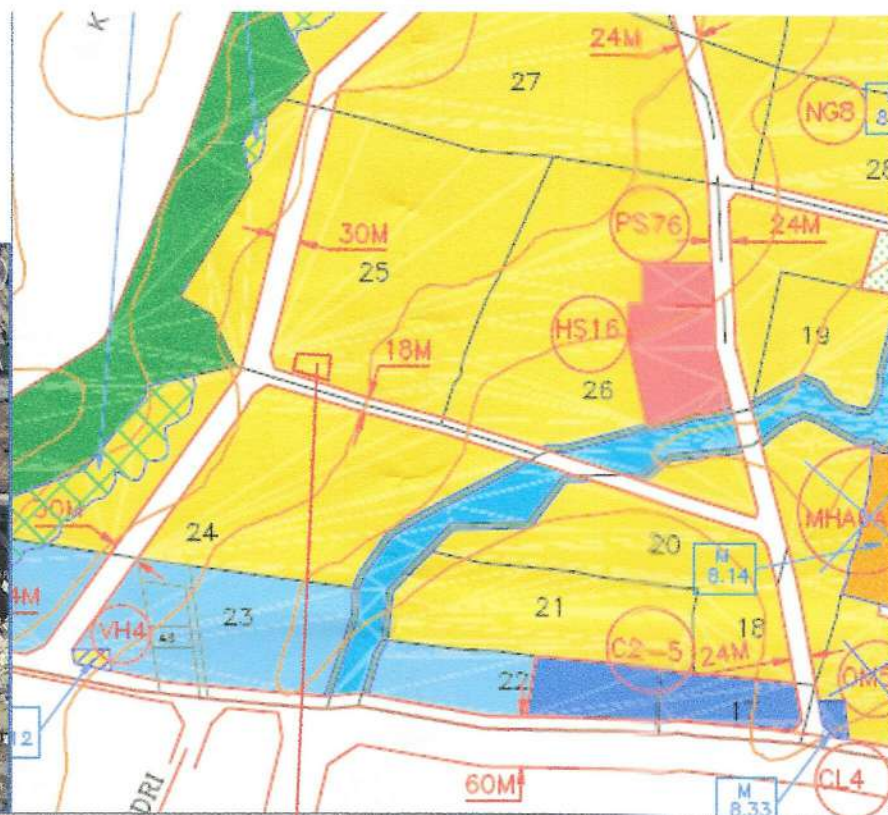


CONSTRUCTION B-UP AREA STATEMENT (F.S.I. + NON F.S.I.)

BLDG. TYPE	F.S.I. AREA					
	B/UP AREA	BASEMENT PARKING AREA	GROUND PARKING AREA	REFUGEE AREA	AMENITY FLOOR	LIFT AREA
COMMERCIAL	549.57	-	-	-	-	-
RESIDENTIAL	11,867.12	4249.28	546.54	107.20	539.43	11.23
TOTAL	12,416.69	4249.28	546.54	107.20	539.43	11.23
GRAND TOTAL	12,416.69		5553.68			
FSI - 12,416.69 SQ MT + NON FSI - 5553.68 SQ MT						
TOTAL CONSTRUCTION AREA = 17,970.37 SQ.M.						

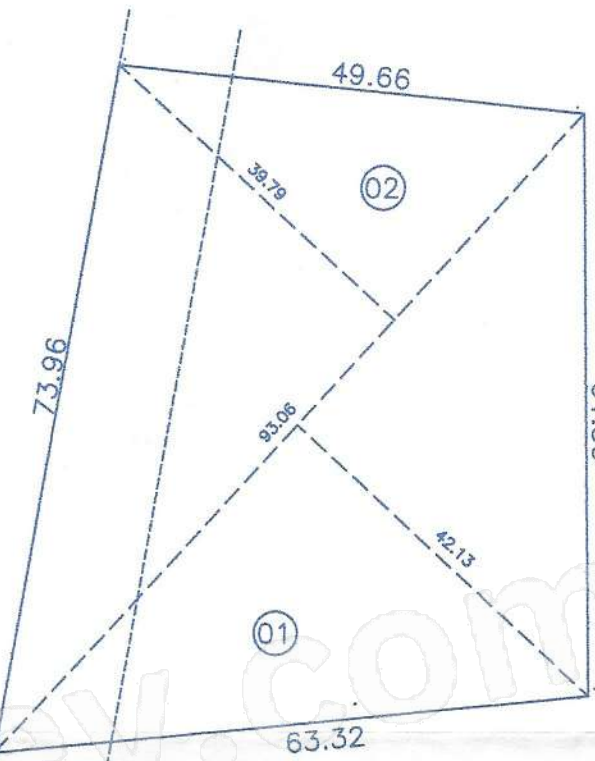


GOOGLE LOCATION



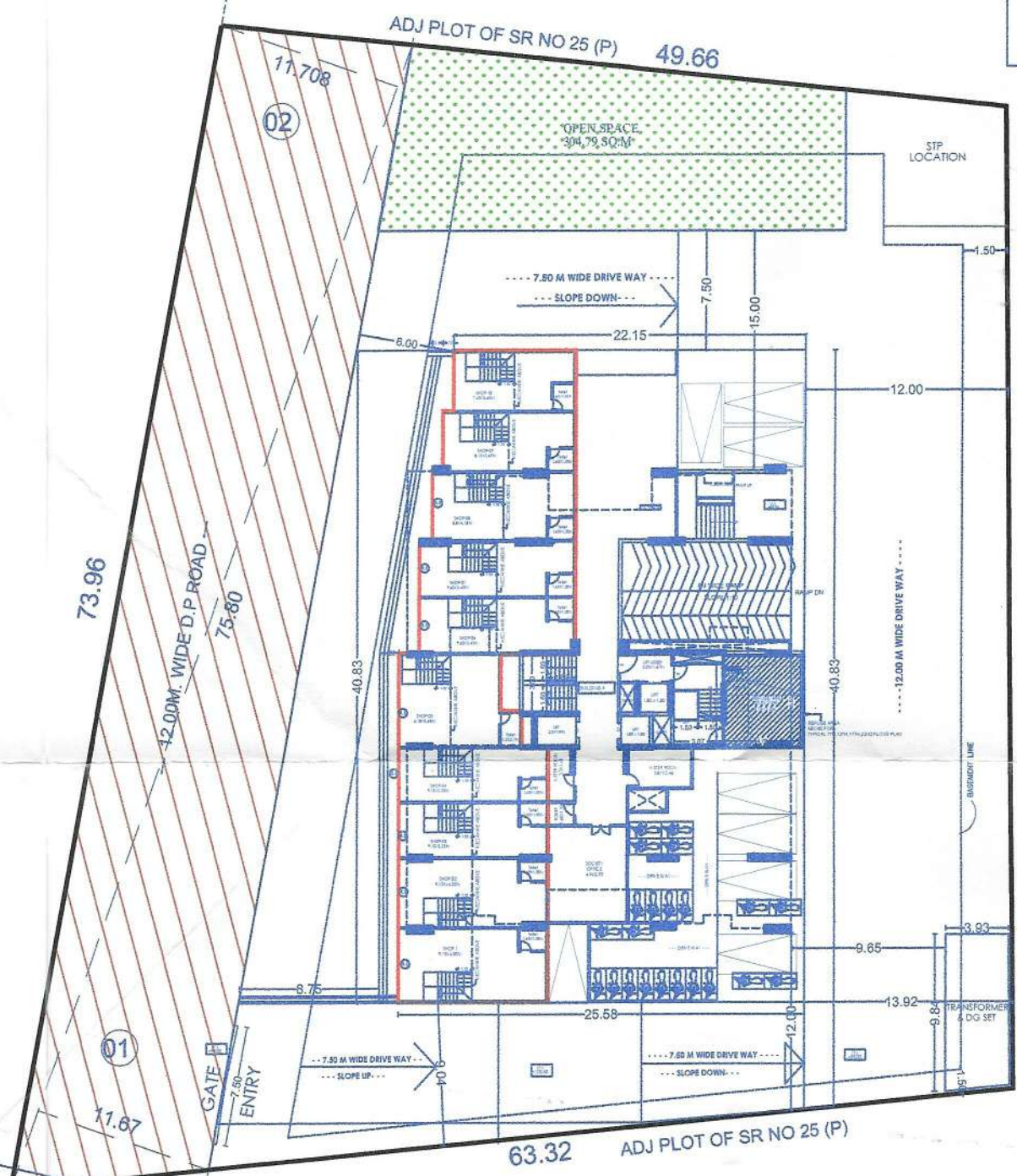
LOCATION PLAN ON DP

PLOT AREA CALCULATION			
AREA CALCULATION			
1)	93.06 X 42.13 X 0.50	=	1980.31 SQ.M
2)	93.06 X 39.79 X 0.50	=	1851.43 SQ.M
TOTAL AREA		=	3811.74 SQ.M
AREA AS PER 7/12		=	3800.00 SQ.M
MINIMUM CONSIDER PLOT AREA		3800.00	SQ.M
OPEN SPACE AREA CAL.			
AREA CALCULATION			
1)	30.81 X 8.59 X 0.50	=	132.33 SQ.M
2)	30.81 X 11.20 X 0.50	=	172.46 SQ.M
TOTAL AREA		=	304.79 SQ.M
T.D.R. STATEMENT			
SR.NO.	DRC NO.	TYPE	AREA
1	006140	REGULAR	678.04 SQ.M
2	004703	SLUM	289.96 SQ.M
TOTAL AREA			968.00 SQ.M



TERRACE FLOOR	
23TH FLOOR (AMENITY FLOOR)	
22TH FLOOR (REFUGEE AREA)	
21TH FLOOR	
20TH FLOOR	
19TH FLOOR	
18TH FLOOR	
17TH FLOOR (REFUGEE AREA)	
16TH FLOOR	
15TH FLOOR	
14TH FLOOR	
13TH FLOOR	
12TH FLOOR (REFUGEE AREA)	
11TH FLOOR	
10TH FLOOR	
9TH FLOOR	
8TH FLOOR	
7TH FLOOR (REFUGEE AREA)	
6TH FLOOR	
5TH FLOOR	
4TH FLOOR	
3RD FLOOR	
2ND FLOOR	
1ST (PODIUM) FLOOR	
MEZZ. FLOOR	
GROUND FLOOR	
BASEMENT -1	
BASEMENT -2	

SCHEMATIC SECTION



LAYOUT PLAN
(SCALE - 1:400)

STAMP OF APPROVAL

01

D.P. LAYOUT - (FIRE NOC)

06

Revised Regd. & Comm. Date 06/09/2024

APPROVED SUBJECT TO CONDITION

APPROVED UNDER COMMENCEMENTS

CERTIFICATE NO. CC/11534/24

Building Inspector Assistant Engineer P.M.

PUNA MUNICIPAL CORPORATION

BUILDING CONTROL DEPARTMENT

APPROVED

AREA STATEMENT

SQ.M.

1. AREA OF PLOT (Minimum area of a,b,c to be considered)

3800.00

a) As per ownership document (7/12, CTS extract)

3800.00

b) As per measurement sheet

3832.31

c) As per site

2. DEDUCTIONS FOR

752.07

a) Proposed 12.00M.W. D.P. Road widening Area/

(b) Any D.P. Reservation area

(Total a+b)

752.07

3. BALANCE AREA OF PLOT (1-2)

3047.93

4. AMENITY SPACE -

a) Required -

b) Proposed -

5. NET AREA OF PLOT = [3-4(b)]

3047.93

6. RECREATIONAL OPEN SPACE (If applicable)

a) Required -

304.79

b) Proposed -

304.79

7. INTERNAL ROAD AREA -

8. PLOTABLE AREA (If applicable)

3047.93

9. BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (3047.93 X 1.1)

3352.72

10. ADDITION OF F.S.I. ON PAYMENT OF PREMIUM

(a) Maximum permissible premium F.S.I. - based on road width/TOD Zone

1900.00

(b) Proposed F.S.I. on payment of premium (0.50 on plot)

1900.00

11. IN-SITU F.S.I./TDR LOADING

(a) 12.00M.W. D.P. Road widening Area

1504.14

(b) In-situ area against Amenity Space if handed over

[2.00 or 1.85 X Sr. No. 4 (b) and/or (c)]

(c) T.D.R. Area (0.65)

965.86

(DRC NO. 006140 = 678.04 SQ.MT & 004703 = 289.96 SQ.MT.)

(d) Total In-situ / TDR loading proposed (11 (a)+(b)+(c))

2470.00

12. ADDITIONAL F.S.I. AREA UNDER CHAPTER NO. 7

13. TOTAL ENTITLEMENT OF F.S.I. IN THE PROPOSAL

(a) [9 + 10(b)+(11(d)) or 12 whichever is applicable.

7722.72

(b) Ancillary Area FSI upto 60% or 80% with payment of charges. Ancillary For Comm. 80% 549.57 / 1.80 = 305.31 (549.57-305.31=244.26)

244.26

Ancillary For Resi. 60% 7722.72 - 305.31 = 7417.41 X 0.60 = 4450.44

4450.44

(c) Total Entitlement (a) + (b)

12417.42

14. MAXIMUM UTILIZATION LIMIT OF F.S.I. (bldg. potential) permissible as per road width

{(as per Regulation No. 6.1/6.2/6.3/6.3 as applicable X 1.6/1.8)} (3.60)

15. TOTAL BUILT-UP AREA IN PROPOSAL

(a) Existing/Previous Sanction DCPR-2017 Built-up Area

(b) Proposed Built-up Area (as per 'P' line)

12,416.69

(c) Total (a) + (b)

12,416.69

16. F.S.I. CONSUMED (15/13) (should not be more than serial no. 14 above)

3.26

17. AREA FOR INCLUSIVE HOUSING IF ANY

(a) Required (20% of Sr.no.5)

(b) Proposed

SPECIFICATIONS

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON

AND THE DIMENSION OF SIDES, ETC. OF PLOT STATED ON PLAN AREAS AS

MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA

STATED IN DOCUMENT OF OWNERSHIP / T.P. SCHEME RECORD / LAND RECORD DEPT.

/ CITY SURVEYED RECORDS.

SIGN OF ARCHITECT

LEGEND

PLOT BOUNDARY SHOWN BLACK

PROPOSED WORK SHOWN RED

DRAINAGE LINE SHOWN RED DOTTED

WATERLINE SHOWN BLACK DOTTED

EXISTING TO BE RETAINED HATCHED

DEMOLITION SHOWN HATCHED YELLOW

OWNER'S NAME:

PERIDOT LIFESPACES LLP

OWNER'S SIGN:

PROJECT: Building Proposal (RESIDENTIAL+COMMERCIAL)

SURVEY NO: 25

HISSA NO: 2 (P)

VILLAGE: MOHAMMADWADI

TALUKA - HAVELI, DIST - PUNE.

ARCHITECT: GIRISH MARUTIRAO KARANDE

2007, DADHE RUKER HOUSE, 4TH FLOOR, SADASHIV PETH,

TIL - TILAK ROAD, PUNE-30

JOB NO.

DRG. NO.

SCALE

1:400

DRAWN BY

SHIVRAJ

CHECKED BY

G.M.K.

INWARD NO.

DATE

04.09.2024

KEY NO.

SHEET NO.

01