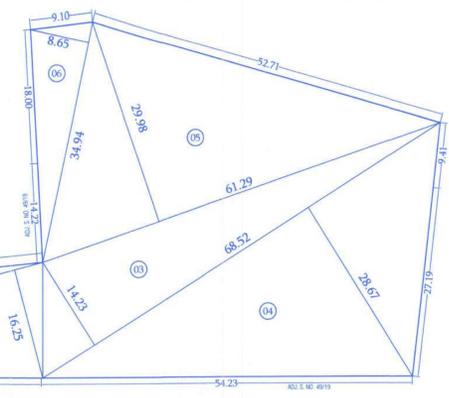


PLOT AREA CALCULATION BY TRIN. METHOD

1	0.5	X	9.95	X	64.20	=	319.40
2	0.5	X	16.25	X	64.20	=	521.63
3	0.5	X	14.23	X	68.52	=	487.52
4	0.5	X	28.67	X	68.52	=	982.23
5	0.5	X	29.98	X	61.29	=	918.74
6	0.5	X	8.65	X	34.94	=	151.12
TOTAL							3380.63



PLOT AREA CALCULATION BY TRIANGULATION METHOD :-
SCALE - 1:500

WATER REQUIREMENT:-
FOR COMMERCIAL :-
COMMERCIAL AREA = 236.52 SQ.M
WATER REQUIRED = 236.52 X 45/3 = 3,547.80 LIT.
SAY = 3,600.00 LIT.
FOR RESL - 150 LIT./DAY/PERSON
(128 tena. x 5) x 150 = 96,000.00 LIT.
SAY = 3,600.00 + 96,000.00 = 99,600.00 LIT.
= 99,600.00 + 20,000.00 (FIRE) = 1,19,600.00 LIT.
O/H WATER TANK CAP. = SAY 1,20,000.00 LIT.
UNDER GROUND SUMP WELL CAP-1.5 X 99,600.00 LIT.
UNDER GROUND SUMP WELL CAP = 1,49,400.00 LIT.
ADD FOR FIRE = 1,50,000.00 + 1,49,400.00 LIT.
= 2,99,400.00 LIT.
SAY = 3,00,000.00 LIT.

PARKING STATEMENT (REQUIRED):- UDCPR-2020

BUIL-TUP AREA	REQUIRED		PROVIDED	
	CAR	SCOOTER	CAR	SCOOTER
TENEMENT HAVING CARPET AREA FOR 40-80 SQ.M. (PROPOSED 128 TENEMENTS)	01	02	64	128
Mercantile (market,shop and other commercial users) (PROPOSED CARPET 191.93 SQ.M)	02	06	04	12
TOTAL PARKING			68 NOS.	140 NOS.
VISITOR PARKING 5% (ON RESIDENTIAL)			04 NOS.	06 NOS.
			72 X 12.50	146 X 2.00
TOTAL PARKING AREA = 1,192.00 SQ.M.			900.00	292.00

PROPOSED F.S.I. STATEMENT IN SQ.M. - (as per UDCPR-2020)

FLOOR	BUILT UP AREA COMMERCIAL	BUILT UP AREA RESI.	LIFT	SHOP NO.	TENTS. NO.
UPPER GROUND FL.	66.37	0.00		2	0
GROUND FL.	170.15	0.00		8	0
FIRST FL.	0.00	646.75		0	8
SECOND FL.	0.00	646.75		0	8
THIRD FL.	0.00	646.75		0	8
FOURTH FL.	0.00	646.75		0	8
FIFTH FL.	0.00	646.75		0	8
SIXTH FL.	0.00	646.75		0	8
SEVENTH FL.	0.00	646.75		0	8
EIGHTH FL.	0.00	614.48	7.98 SQ.M	0	8
NINTH FL.	0.00	646.75		0	8
TENTH FL.	0.00	646.75		0	8
ELEVENTH FL.	0.00	646.75		0	8
TWELFTH FL.	0.00	646.75		0	8
THIRTEENTH FL.	0.00	614.48		0	8
FOURTEENTH FL.	0.00	646.75		0	8
FIFTEENTH FL.	0.00	646.75		0	8
SIXTEENTH FL.	0.00	646.75		0	8
TOTAL	236.52	10283.46		10.00	128.00
					10519.98

Comm. Carpet Area Statement

Shop No.	TYPE	TOTAL CARPET AREA (SQ.M.)
1	SHOP	16.05
2	SHOP	16.75
3	SHOP	15.88
4	SHOP	16.00
5	SHOP	16.75
6	SHOP	16.60
7	SHOP	16.60
8	SHOP	16.75
9	SHOP	19.60
10	SHOP	40.95
		191.93

PARKING STATEMENT (PROPOSED):-

SR.NO.	FLOOR	CAR	SCOOTER
1	BASEMENT 2 PARKING AREA	26	03
2	BASEMENT 1 PARKING AREA	26	03
3	LOWER GROUND PARKING	38	85
4	UPPER GROUND PARKING	19	27
5	GROUND FLOOR PARKING AREA	11	28
TOTAL		120.00	146.00

PROPOSED T.D.R. STATEMENT:- (Outword No- TDR/666 TDRKHON/2025/2566 DATE-17/03/2025)

PARTICULARS	DRC NO.	REMARK REGULAR /SLUM	TDR PURCHASED IN SQ.M.	PROPORTIONATE TDR IN SQ.M.	TDR AREA USED IN SQ.M.
1) Smt. Prabhawati Laxman Walwekar					
2) Shri Pramod Laxman Walwekar	002030	REGULAR	19.12	470.35	940.49
3) Shri Pravin Laxman Walwekar					
4) Shri Pritam Laxman Walwekar					
Shri Suryakant N. Nikam On Behalf of KEDAR ASSOCIATES	0003945	SLUM	32.91	470.14	
TOTAL			52.03	940.49	

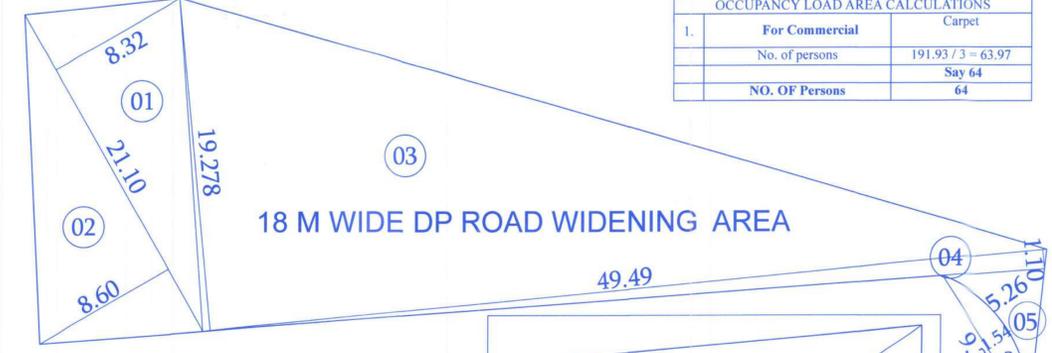
TDR TO BE USED AT: PROPOSED COMME.+RESIDENTIAL BUILDING ON, SURVEY NO 49/19, AT- AMBEGAON BK., TAL - HAVELI , DIST - PUNE

AREA OF TDR TO BE USED: 940.49 SQ.M

TDR USED ON FLOOR & TENEMENTS NO: 10TH & 11TH FLOOR TENEMENTS NO= 1001,1002,1003,1004,1005,1006,1007,1008, 1101,1102,1103.

NON FSI AREA STATEMENT

SR.NO.	DESCRIPTION	AREA (SQ.M)
1	BASEMENT 2 PARKING AREA	1158.07
2	BASEMENT 1 PARKING AREA	1158.07
3	LOWER GROUND PARKING	881.04
4	UPPER GROUND PARKING	700.65
5	GROUND FLOOR PARKING AREA	576.88
6	REFUGE AREA	64.68
7	STP & U.G.W.T.	160.61
TOTAL NON F.S.I		4700.00



ROAD WIDENING AREA CALCULATION BY TRIN. METHOD

1	0.5	X	8.32	X	21.10	=	87.78
2	0.5	X	8.60	X	21.10	=	90.73
3	0.5	X	19.278	X	49.49	=	477.03
4	0.5	X	1.10	X	49.49	=	27.22
5	0.5	X	5.26	X	9.30	=	24.46
TOTAL							707.21

DEDUCTION - CHAMFER AREA

1	=	0.67	X	1.54	X	9.30	=	9.60
TOTAL								9.60

NET ROAD W. AREA = 707.21 - 9.60 = 697.61 SQ.M



OPEN SPACE CALCULATION BY TRIANGULATION METHOD :-
SCALE - 1:200

PLOT AREA CALCULATION BY TRIN. METHOD

1	0.5	X	9.87	X	25.00	=	123.38
2	0.5	X	11.60	X	25.00	=	145.00
TOTAL							268.38

Sanitation Requirement:
Commercial : 64 person

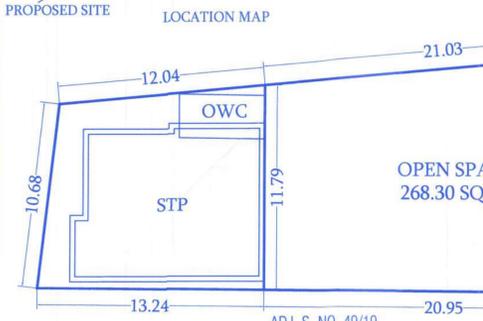
Fixture	Male	Female
Water Closet	1 per 50	1 per 50
Urinals	1 Per 50	----
Abtution tap	1 per wc	1 per wc
Bath/Showers	1 per 50	1 per 50

Required Sanitation For Commercial

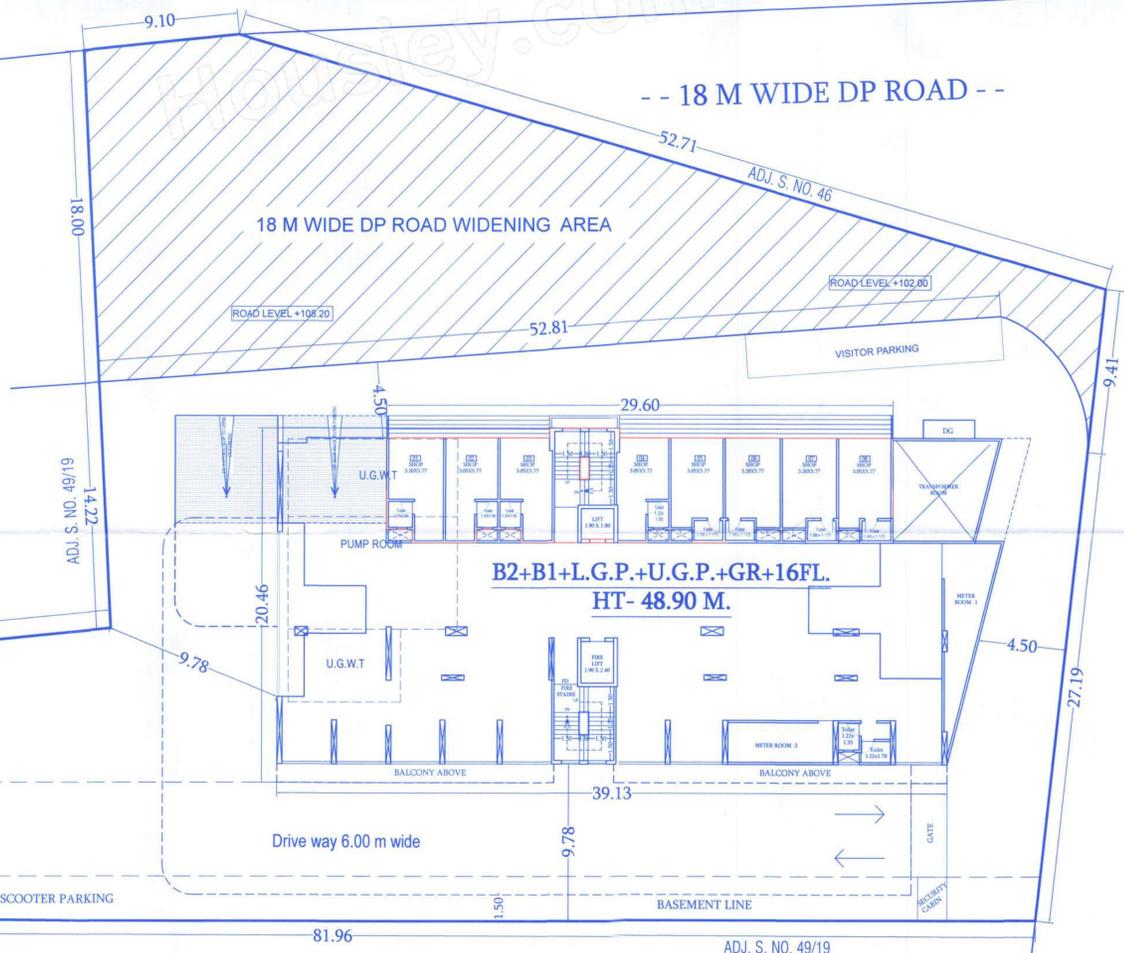
Fixture	Male (2/3rd) : 42	Female (1/3rd) : 22
Water Closet	1	1
Urinals	1	----

Proposed Sanitation For Commercial :

Fixture	Male : 42	Female : 22
Water Closet	10	01
Urinals	10	----
Wash Basin	10	01



LAY-OUT
SCALE - 1:200



STAMP OF APPROVAL

APPROVED SUBJECT TO CONDITION APPROVED UNDER COMMENCEMENT CERTIFICATE NO. 2025/0122

Building Inspector (K.Engg./Sect. Engrg.)
Deputy Engineer
BUILDING PERMISSION DEPT.
ZON-2, P.M.E.

PUNE MUNICIPAL CORPORATION
BUILDING CONTROL DEPARTMENT
APPROVED
PUNE

AREA STATEMENT

Sl. No.	DESCRIPTION	SQ.M.
1.	AREA OF PLOT (Minimum area of a,b,c to be considered)	3,380.63
a)	As per ownership document (7/12,CTS extract)	3,500.00
b)	As per measurement sheet	3,380.63
c)	As per site	---
2.	DEDUCTIONS FOR	
a)	Proposed D.P./D.P. Road widening Area/ Service Road/Highway Widening	697.61
b)	Area Under Road Widening	00.00
	(Total a+b)	---
3.	BALANCE AREA OF PLOT (1-2)	2,683.02
4.	AMENITY SPACE -	---
a)	Required -	---
b)	Adjustment of 2(b) if any -	---
c)	Balance Proposed -	---
5.	NET AREA OF PLOT = [3-4(c)]	2,683.02
6.	RECREATIONAL OPEN SPACE (if applicable)	---
a)	Required - (10% OF 5)	268.30
a)	Proposed -	268.38
7.	INTERNAL ROAD AREA	00.00
8.	PLOTTABLE AREA (if applicable)	2,683.02
9.	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (sr.no.5 x 1.1)	2,951.32
10.	ADDITION OF F.S.I. ON PAYMENT OF PREMIUM	
(a)	Maximum permissible premium F.S.I. based on road width/TOD Zone 0.50 ON SR.NO.1	1,690.31
(b)	Proposed F.S.I. on payment of premium (0.50 on 1)	1,280.00
11.	IN-SITU F.S.I./TDR LOADING	
(a)	In-situ area against D.P.road [2.00 x sr.no.2(a)(697.61X2)]	1,395.22
(b)	In-situ area against Amenity Space if handed over [2.00 x sr.no.4(b) and/or (c)],	---
(c)	T.D.R. Area (0.90 % OF SR.NO.1 = 3,042.56-1,395.22=1,647.34)	940.49
(d)	GREEN HOUSING	00.00
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(a)+11(c)] or 12 whichever is applicable	6,567.03
b)	with payments Commercial - (236.52/1.80-131.40 x 0.80) = 105.12	3,966.49
c)	with payments Residential - (6,567.03 - 131.40 x 0.60) = 3,861.37	---
d)	Total Entitlement (a) + (b)+(c)	10,533.52
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)](3380.63X2.5X1.6)	13,522.52
15.	TOTAL BUILT-UP AREA IN PROPOSAL	
(a)	Existing/Previous Sanction DCPR-2017 Built-up Area	00.00
(b)	Proposed COMMERCIAL Built-up Area (as per 'P' line UDCPR-2020)	236.52
(c)	Proposed RESIDECIAL Built-up Area (as per 'P' line UDCPR-2020)	10,283.46
(c)	Total (a) + (b)	10,519.98
16.	F.S.I. CONSUMED(15/13)(should not be more than serial no. 14 above)	0.99
17.	AREA FOR INCLUSIVE HOUSING IF ANY (a) Required)	00.00
(b)	Proposed	00.00

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.SHEME RECORD / LAND RECORD DEPT. / CITY SURVEYED RECORDS.

PROPOSED COMME.+RESIDENTIAL BUILDING ON, SURVEY NO 49/19, AT- AMBEGAON BK., TAL - HAVELI , DIST - PUNE

OWNER'S DECLARATION -
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.

Owner(s) name and signature
M/S. SHREE SADGURU DEVELOPERS THROUGH Sameer D. Tathe
Gopal Varma Sagar B. Tathe Mangesh S. Tathe
Vikas Khude Sagar U. Khude Swapna P. Jadhav

LICENSE ENGINEER / ARCHITECT
SACHIN KHUSHALRAO BHASME CA/2011/51803

ARCHI-TECTONICS architect & planner
ARCHITECTURE, PLANNING, INTERIOR, & LIAISON
ADD.- OFFICE NO 303, AKSHAY CENTER, TILAK ROAD, OPPOSITE AVANTI BLDGS., PUNE
PHONE: NO.091-9890249/42
e-mail: architectonicsproject@gmail.com

JOB NO.	DRG.NO.	SCALE	DRAWN BY	CHECKED BY
	APPROVAL	1:100	VISHAL OK	OK
INWARD NO.			DATE	10/03/2025