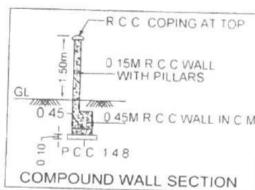


**F.S.I. STATEMENT -**

FLOORS	PROPOSED RESIDENTIAL AREA	BALCONY AREA			STAIRCASE AREA		LIFT/ RM AREA	TENE NO
		PERMISSIBLE	PROPOSED	EXCESS	NORMAL	FIRE STAIR		
M PARKING FL								
FIRST FLOOR	517.51	77.62	108.84	31.22	17.38	17.38		04
SECOND FLOOR	517.51	77.62	108.84	31.22	17.38	17.38		04
THIRD FLOOR	517.51	77.62	108.84	31.22	17.38	17.38		04
FOURTH FLOOR	517.51	77.62	108.84	31.22	17.38	17.38		04
FIFTH FLOOR	517.51	77.62	108.84	31.22	17.38	17.38		04
SIXTH FLOOR	154.47	23.17	32.67	09.50	17.38	17.38		01
TOTAL	2742.02	411.27	576.87	165.60	104.28	86.90	7.17	21
GRAND TOTAL = B/UP AREA + EXCESS BALCONY AREA								
GRAND TOTAL = 2742.02 + 165.60 = 2907.62 SQ.M								



**T.D.R. STATEMENT**

**T.D.R. STATEMENT ( D.R.C.NO.004535 )**  
 T.D.R. ORIGINATED FROM :- A (F.P.160.S.NO-539A/16A.CTS.NO.362,363(P)  
 GHORPADE PETH,PUNE)  
 RESERVATION :- SLUM REHABILITATION  
 T.D.R. PURCHASED=73.48SQM(A SLUM TO B SLUM)=73.48x1.25=91.85 SQM  
 T.D.R. PURCHASED = 91.85SQM  
 T.D.R. PERMISSIBLE = 91.85SQM  
 T.D.R. TO BE UTILISED ON 3RD PART TO 6TH FLOOR  
 TOTAL HEIGHT OF BUILDING :- 17.10M  
 STAGE OF WORK :-

**T.D.R. STATEMENT**

**T.D.R. STATEMENT ( D.R.C.NO.004585 )**  
 T.D.R. ORIGINATED FROM :- A (F.P.160.S.NO-539A/16A.CTS.NO.362,363(P)  
 GHORPADE PETH,PUNE)  
 RESERVATION :- SLUM REHABILITATION  
 T.D.R. PURCHASED=349.77SQM(A SLUM TO B SLUM)=349.77x1.25=437.21 SQM  
 T.D.R. PURCHASED = 437.21SQM  
 T.D.R. PERMISSIBLE = 437.21SQM  
 T.D.R. TO BE UTILISED ON 3RD PART TO 6TH FLOOR  
 TOTAL HEIGHT OF BUILDING :- 17.10M  
 STAGE OF WORK :-

**T.D.R. STATEMENT**

**T.D.R. STATEMENT ( D.R.C.NO.004533 )**  
 T.D.R. ORIGINATED FROM :- A (F.P.160.S.NO-539A/16A.CTS.NO.362,363(P)  
 GHORPADE PETH,PUNE)  
 RESERVATION :- SLUM REHABILITATION  
 T.D.R. PURCHASED=576.42SQM(A SLUM TO B SLUM)=576.42x1.25=720.53 SQM  
 T.D.R. PURCHASED = 720.53SQM  
 T.D.R. PERMISSIBLE = 720.53SQM  
 T.D.R. TO BE UTILISED ON 3RD PART TO 6TH FLOOR  
 TOTAL HEIGHT OF BUILDING :- 17.10M  
 STAGE OF WORK :-

**T.D.R. STATEMENT**

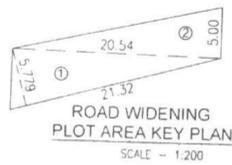
**T.D.R. STATEMENT ( D.R.C.NO.004485 )**  
 T.D.R. ORIGINATED FROM :- A (F.P.160.S.NO-539A/16A.CTS.NO.362,363(P)  
 GHORPADE PETH,PUNE)  
 RESERVATION :- SLUM REHABILITATION  
 T.D.R. PURCHASED=111.90SQM(A SLUM TO B SLUM)=111.90x1.25=139.88 SQM  
 T.D.R. PURCHASED = 139.88SQM  
 T.D.R. PERMISSIBLE = 139.88SQM  
 T.D.R. TO BE UTILISED ON 3RD PART TO 6TH FLOOR  
 TOTAL HEIGHT OF BUILDING :- 17.10 M  
 STAGE OF WORK :-

**PARKING STATEMENT -**

DESCRIPTION	CAR	SCOOTER	CYCLE
TENE. PROPOSED (00 NOS.)	-	-	-
TENE. BETN 40.0-80.0 SQM (FOR 2 TENE.)	2	4	2
TENE. PROPOSED (00 NOS.)	-	-	-
TENE. BETN 80.0-150.0 SQM (FOR 1 TENE.)	2	2	2
TENE. PROPOSED (21 NOS.)	42	42	42
PARKING REQUIRED	42	42	42
VISITOR PARKING (5%)	02	02	02
TOTAL PARKING REQUIRED	44	44	44
AREA REQ. PER PARK	12.50	2.00	0.75
TOTAL PARKING AREA REQ.	550.00	88.00	33.00
<b>TOTAL PARKING AREA REQUIRED = 671.00 SQ.M.</b>			
<b>TOTAL PARKING AREA PROPOSED = 671.00 SQ.M.</b>			



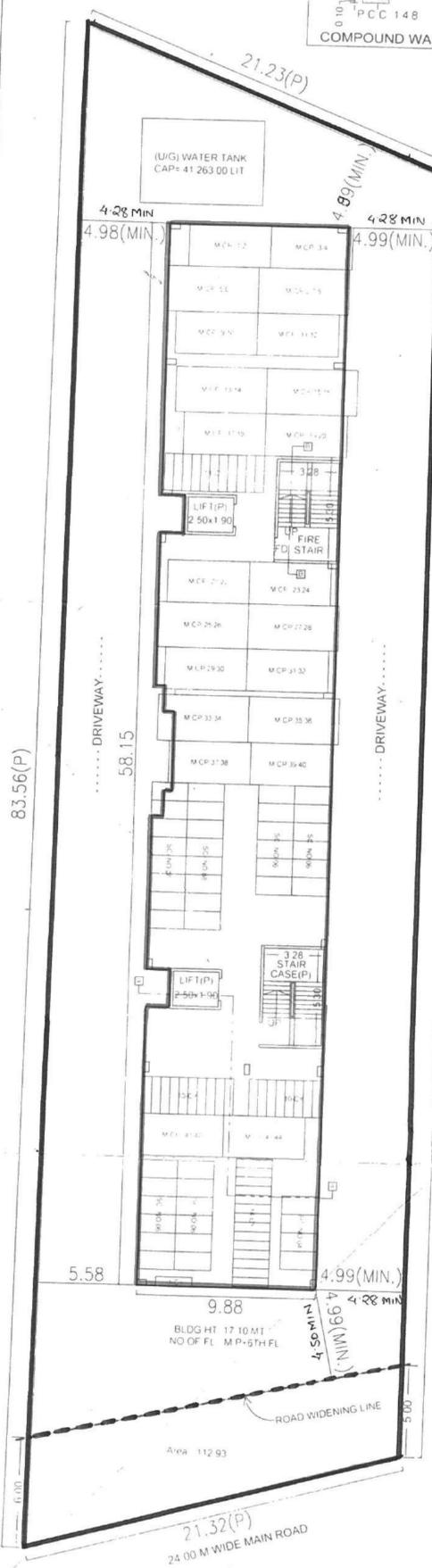
PROPOSED SITE LOCATION PLAN SCALE N:1S



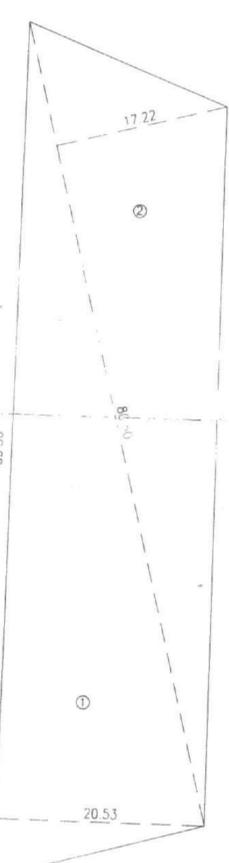
**ROAD WIDENING AREA CALC :-**  
 1) 0.50 x 05.779 x 21.32 = 61.60  
 1) 0.50 x 05.00 x 20.53 = 51.33  
**TOTAL = 112.93 SQM**

**PLOT AREA CALCULATION :-**  
 1) 0.50 x 20.53 x 83.56 = 857.74  
 1) 0.50 x 17.22 x 80.50 = 693.10  
**TOTAL = 1550.84 SQM**  
**AREA AS PER 7/12 EXTRACT = 1517.57 SQM**  
**WHICHEVER IS MINIMUM IS TO BE CONSIDERED**

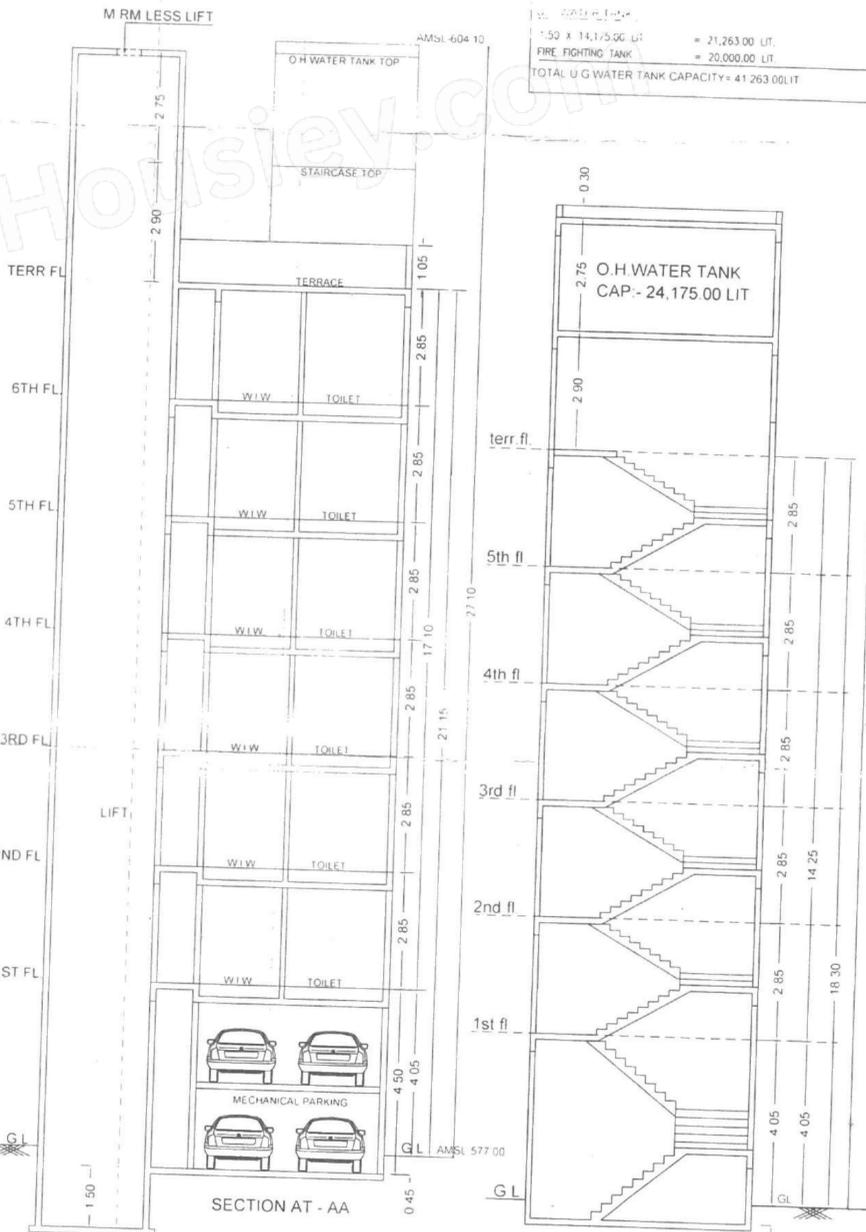
**WATER REQUIREMENT STATEMENT :-**  
 O.H WATER TANK  
 5 PER X 135 CM X 21 CM = 41,263.00 LIT  
 FIRE FIGHTING TANK = 20,000.00 LIT  
 TOTAL U.G WATER TANK CAPACITY = 61,263.00 LIT



LAYOUT / PARKING FL.PLAN (Scale - 1:200)



PLOT AREA KEY PLAN SCALE - 1:200



SECTION AT - AA

SECTION AT - BB

**STAMP OF APPROVAL**

112  
 24/07/2020  
 APPROVED SUBJECT TO CONDITION  
 APPROVED BY  
 CC/1259/20  
 2020  
 30/07/2020 Inspector Deputy Engineer  
 BUILDING PERMISSIBLE DEPT.  
 ZONE- P.M.C



**AREA STATEMENT**

NO	DESCRIPTION	SQM
1	AREA OF THE PLOT	1517.57
2	DEDUCTION FOR	
a)	AREA UNDER ROAD WIDENING	112.93
b)	ANY RESERVATION	----
3	GROSS AREA OF THE PLOT (1-2)	1404.64
4	DEDUCTION FOR (a+b+c)	
a)	OPEN SPACE (10%)	----
b)	AMENITY SPACE	----
c)	INTERNAL ROAD	----
5	NET AREA OF THE PLOT (3-4)	1404.64
6	PERMISSIBLE F.S.I (1404.64 X 1.10)	1545.10
7	ADDITIONS FOR	
a)	PERMISSIBLE REGULAR T.D.R	1066.40
b)	PERMISSIBLE SLUM T.D.R.	323.06
c)	50% PAID F.S.I. (ON 5)	----
d)	AREA UNDER ROAD WIDENING (2a x 2)	----
8	TOTAL PERMISSIBLE FLOOR AREA (6+7a+7b)	2934.56
09	EXISTING RESIDENTIAL FLOOR AREA	----
10	PROPOSED RESIDENTIAL FLOOR AREA	2742.02
11	EXISTING COMMERCIAL FLOOR AREA	----
12	PROPOSED COMMERCIAL FLOOR AREA	----
13	EXCESS BALC. AREA (TAKEN IN F.S.I.)	165.60
14	TOTAL PROPOSED B/UP AREA (10+13)	2907.62

**BALCONY AREA STATEMENT**

1	PERMISSIBLE BALCONY (15%)	411.27
2	PROPOSED BALCONY	576.87
3	EXCESS BALCONY AREA (TAKEN IN F.S.I.)	165.60

**CERTIFICATE OF AREA**

CERTIFIED THAT THE AREA UNDER REFERENCE WAS SURVEYED BY ME AND THE DIM. OF SIDES ETC. OF THE PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP, T.P. SCHEME RECORDS, LAND RECORD DEPARTMENT, CITY SURVEY RECORDS.

CA/2004/34707 AR SIDDARTH HARISCHANDRAKAR

**BRIEF SPECIFICATIONS**

FOUNDATION UP TO HARD STRATA  
 R.C.C. FRAMED STRUCTURE IN M-20  
 EXTERNAL WALLS IN 0.15THK, INTERNAL WALLS 0.10THK  
 EXTERNAL SAND FACED PLASTER, INTERNAL NEERU FINISHED  
 MARBLE MOZIAC FLOORING, INTERNAL NEERU FINISHED  
 T.W. DOORS AND M.S. WINDOWS

**SCHEDULE OF OPENINGS**

DOORS	WINDOWS	VENTILATORS
ED-1.05x2.10	SD -1.80x2.10	W -1.80x1.20
D -0.90x2.10	SD1-1.50x2.10	W1-1.50x1.20
D1-0.75x2.10	SD2-1.20x2.10	W2-1.20x1.20
		W3-0.90x1.20
		V-0.60x0.90

**LEGEND**

PLOT LINE SHOWN - BLACK  
 PROPOSED WORK SHOWN - RED  
 DRAINAGE LINE SHOWN - RED DOTTED  
 WATER LINE SHOWN - BLACK DOTTED  
 EXISTING TO BE RETAINED - HATCHED BLUE  
 EXISTING TO BE DEMOLISHED - HATCHED YELLOW

CLIENT'S NAME SIGNATURE  
 PROJECT NAME THROUGH MR TEJRAJ PATIL (POA)

**PROPOSED RESIDENTIAL BUILDING**

CTS NO. 1059 F PLOT NO.451  
 AT SHIVAJI NAGAR BHAMBURDA PUNE

ARCHITECT SIGNATURE

AR SIDDARTH HARISCHANDRAKAR CA/2004/34707  
 AR MANGESH GOTAL CA/2005/36501  
 AR DEEPAJI AGARWAL CA/2007/39491

ARCHITECT

Office 70 71 72 4th Floor, Puna Arcade, Above Hotel Kalanga, Near Sharda Centre, Khivare Road, Erandwane, Pune 411004  
 +91-020-25430048 adesignstudio@gmail.com

DATE	DEALT BY	REVISED BY	CHECKED BY	SCALE
24/07/2020	JYOTI	-----	PAVAN	1:100

Project File Name: D:\Server Data Drive\T105-Terraj\A01 AMEETSD\SANCTION 2\FINAL TRACING\FINAL TRACING 2020 07 24.dwg