F.S.I. STATEMENT (IN SQ.M.)

BUILDING NO.	HEIGHT OF BUILDING (M)	FLOOR	LOWER GROUND	UPPER GROUND	GROUND	1ST	PODIUM1	PODIUM2	2ND	3RD	4TH (Refuge C Bldg)	5TH	6TH	7TH	8TH (Refuge A & C Bldg)	9TH	10TH	11TH	12TH	13TH (Ref.)	14TH	15TH	16TH	17TH	18TH (Ref.)	19TH	20TH	21TH	22ND	TOTAL BA/P AREA	TENEMENT (NO)
A1	69.975	B+LG+UG+22	0.00	119.09	0.00	364.95	0.00	0.00	364.95	364.95	364.95	364.95	364.95	364.95	349.69	364.95	364.95	364.95	364.95	349.69	364.95	364.95	364.95	364.95	349.69	364.95	364.95	364.95	364.95	8102.21	88
A2	69.975	B+LG+UG+22	20.05	44.82	0.00	785.13	0.00	0.00	785.13	785.13	785.13	785.13	785.13	785.13	748.16	785.13	785.13	785.13	785.13	748.16	785.13	785.13	785.13	785.13	748.16	785.13	785.13	785.13	785.13	17226.82	195
A3	69.975	B+LG+UG+22	0.00	117.76	0.00	737.50	0.00	0.00	737.50	737.50	737.50	737.50	737.50	737.50	737.50	737.50	737.50	737.50	737.50	737.50	737.50	737.50	737.50	737.50	737.50	737.50	737.50	737.50	737.50	16342.76	176
A4	69.975	B+LG+UG+22	20.05	46.83	0.00	784.88	0.00	0.00	784.88	784.88	784.88	784.88	784.88	784.88	747.91	784.88	784.88	784.88	784.88	747.91	784.88	784.88	784.88	784.88	747.91	784.88	784.88	784.88	784.88	17223.33	192
A5	69.975	B+LG+UG+22	0.00	42.01	0.00	428.26	0.00	0.00	428.26	428.26	428.26	428.26	428.26	428.26	413.00	428.26	428.26	428.26	428.26	413.00	428.26	428.26	428.26	428.26	413.00	428.26	428.26	428.26	428.26	9417.95	88
GYMNASIUM	8.15	UG+1	0.00	0.00	263.00	373.73	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	636.73	0
ROW HOUSE 1	11.55	G+2	0.00	0.00	79.99	99.97	0.00	0.00	67.92	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	247.88	1
ROW HOUSE 2	11.55	G+2	0.00	0.00	78.89	98.66	0.00	0.00	67.19	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	244.74	1
ROW HOUSE 3	11.55	G+2	0.00	0.00	78.89	98.66	0.00	0.00	67.19	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	244.74	1
ROW HOUSE 4	11.55	G+2	0.00	0.00	78.89	98.66	0.00	0.00	67.19	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	244.74	1
ROW HOUSE 5	11.55	G+2	0.00	0.00	78.89	98.66	0.00	0.00	67.19	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	244.74	1
ROW HOUSE 6	11.55	G+2	0.00	0.00	78.89	98.66	0.00	0.00	67.19	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	244.74	1
ROW HOUSE 7	11.55	G+2	0.00	0.00	78.83	96.96	0.00	0.00	66.61	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	242.40	1
ROW HOUSE 8	11.55	G+2	0.00	0.00	78.74	93.40	0.00	0.00	55.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	235.50	1
TOTAL RESIDENTIAL FSI			40.10	370.51	893.01	4258.08	0.00	0.00	3636.56	3100.72	3100.72	3100.72	3100.72	3100.72	2996.26	3100.72	3100.72	3100.72	3100.72	2996.26	3100.72	3100.72	3100.72	3100.72	2996.26	3100.72	3100.72	3100.72	3100.72	70899.28	747
C	3.90	B+GROUND	0.00	0.00	648.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	648.76	0
TOTAL F.S.I			40.10	370.51	1541.77	4258.08	0.00	0.00	3636.56	3100.72	3100.72	3100.72	3100.72	3100.72	2996.26	3100.72	3100.72	3100.72	3100.72	2996.26	3100.72	3100.72	3100.72	3100.72	2996.26	3100.72	3100.72	3100.72	3100.72	71548.04	747

T.D.R. STATEMENT

		AREA	CERT.NO.	DATE	Reg.NO.
1	T.D.R. ORIGINAL FROM				
a	BUSHRA CONSTRUCTIONS	2215.33 SQ.MT.	4601	08.12.2021	20811/21
b	BUSHRA CONSTRUCTIONS	390.10 SQ.MT.	4578	08.12.2021	20811/21
c	D.P. ASSOCIATES	516.49 SQ.MT.	4627	09.12.2021	20902/2021
d	INDIRA SHETTY	1252.12 SQ.MT.	5622	10.12.2021	20994/2021
e	INDIRA SHETTY	6261.07 SQ.MT.	5624	10.12.2021	20994/2021
f	INDIRA SHETTY	716.91 SQ.MT.	5623	10.12.2021	20994/2021
	TOTAL	10352.02 SQ.MT.			
2	T.D.R. TO BE USED ON SITE -	S.NO.42/ 5 + 6A + 8 + 9 + 10 (PLOT B) & S.NO.42/1C (P), S.NO.42/1/B/2,S.NO.42/2A(P),S.NO.42/7, MOHHAMMADWADI,PUNE.			
3	AREA OF T.D.R. TO BE USED OUT OF	---	---	---	
	TOTAL AREA AVAILABLE BY D.R.C. TO BE USED	AS PER INDEXING= 10352.02 SQ.MT.			
4	TOTAL AREA CONSUMED	A4 BLDG. FLOOR 19TH TO 22ND A5 BLDG.15T TO 22ND FLOOR			
5	BALANCE AREA OF D.R.C.	NIL			
6	NO.OF TENEMENT PROPOSED	124 NOS			
7	HEIGHT OF BUILDING	69.975 M			

STAMP OF APPROVAL

1 / 31

B.P LAYOUT

PREVIOUS SANCTIONED VIDE CC. NO / 1666 / 21 DATED=16.9.21
PERVIOUS SANCTIONED VIDE CC. NO.3007/21 DATED=30.12.21
PERVIOUS SANCTIONED VIDE CC. NO.0309/23 DATED=10.05.23

MUNICIPAL CORP. CONTROL DEPT.

APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENTS CERTIFICATE NO. CC/3185/24
dt. 22/02/2025

Building Inspector — Assistant Engineer P.M.C

AREA STATEMENT SHOWING FSI & TENEMENT (IN SQ.M.) 'B' BUILDING MHADA

BUILDING	HEIGHT OF BUILDING	FLOOR	GROUND	FIRST	SECOND	THIRD	FOURTH	FIFTH	SIXTH	SEVENTH	EIGHTH (REF.)	NINTH	TENTH	TOTAL FSI	TENEMENT
B (MHADA)	32.65	P+10	33.35	507.53	507.53	507.53	507.53	507.53	507.53	507.53	482.17	507.53	417.42	4993.18	85
TOTAL	0.00		33.35	507.53	507.53	507.53	507.53	507.53	507.53	507.53	482.17	507.53	417.42	4993.18	85

सदस्य सचिव म्हाडा कार्यालय परिसर म. दौलतराव/२८/२०/अति-१०/२३ दि. २२.०९.२०२४ अन्वये प्राप्त प्रस्तावानुसार प्रस्तावित अभिन्यास: ५६२ व्यक्तिगत/सार्वजनिक उद्यानाचे पूर्ण सुशोभ सुशोभ हे विकसित करण्याची भाग आहे.

क्रमांक म.	मजला	निवासीय व्यक्तिगत म.	एकूण व्यक्तिगत
मा	1	1/1, 1/2, 1/3, 1/4, 1/5, 1/6, 1/7, 1/8, 1/9, 1/10, 1/11, 1/12	12
	2	2/1, 2/2, 2/3, 2/4, 2/5, 2/6, 2/7, 2/8, 2/9, 2/10, 2/11, 2/12	12
	3	3/1, 3/2, 3/3, 3/4, 3/5, 3/6, 3/7, 3/8, 3/9, 3/10, 3/11, 3/12	12
	4	4/1, 4/2, 4/3, 4/4, 4/5, 4/6, 4/7, 4/8, 4/9, 4/10, 4/11, 4/12	12
	5	5/1, 5/2, 5/3, 5/4, 5/5, 5/6, 5/7, 5/8, 5/9, 5/10, 5/11, 5/12	12
	6	6/1, 6/2, 6/3, 6/4, 6/5, 6/6, 6/7, 6/8, 6/9, 6/10, 6/11, 6/12	12
	7	7/1, 7/2, 7/3, 7/4, 7/5, 7/6, 7/7, 7/8, 7/9, 7/10, 7/11, 7/12	12
	8	8/1, 8/2, 8/3, 8/4, 8/5, 8/6, 8/7, 8/8, 8/9, 8/10, 8/11, 8/12	12
	9	9/1, 9/2, 9/3, 9/4, 9/5, 9/6, 9/7, 9/8, 9/9, 9/10, 9/11, 9/12	12
	10	10/1, 10/2, 10/3, 10/4, 10/5, 10/6, 10/7, 10/8, 10/9, 10/10, 10/11, 10/12	12
	11	11/1, 11/2, 11/3, 11/4, 11/5, 11/6, 11/7, 11/8, 11/9, 11/10, 11/11, 11/12	12
	12	12/1, 12/2, 12/3, 12/4, 12/5, 12/6, 12/7, 12/8, 12/9, 12/10, 12/11, 12/12	12
	एकूण		144
मा	1	1/13, 1/14, 1/15, 1/16, 1/17, 1/18, 1/19, 1/20, 1/21, 1/22, 1/23, 1/24	12
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	3	3/13, 3/14, 3/15, 3/16, 3/17, 3/18, 3/19, 3/20, 3/21, 3/22, 3/23, 3/24	12
	4	4/13, 4/14, 4/15, 4/16, 4/17, 4/18, 4/19, 4/20, 4/21, 4/22, 4/23, 4/24	12
	5	5/13, 5/14, 5/15, 5/16, 5/17, 5/18, 5/19, 5/20, 5/21, 5/22, 5/23, 5/24	12
	6	6/13, 6/14, 6/15, 6/16, 6/17, 6/18, 6/19, 6/20, 6/21, 6/22, 6/23, 6/24	12
	7	7/13, 7/14, 7/15, 7/16, 7/17, 7/18, 7/19, 7/20, 7/21, 7/22, 7/23, 7/24	12
	8	8/13, 8/14, 8/15, 8/16, 8/17, 8/18, 8/19, 8/20, 8/21, 8/22, 8/23, 8/24	12
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	10	10/13, 10/14, 10/15, 10/16, 10/17, 10/18, 10/19, 10/20, 10/21, 10/22, 10/23, 10/24	12
	11	11/13, 11/14, 11/15, 11/16, 11/17, 11/18, 11/19, 11/20, 11/21, 11/22, 11/23, 11/24	12
	12	12/13, 12/14, 12/15, 12/16, 12/17, 12/18, 12/19, 12/20, 12/21, 12/22, 12/23, 12/24	12
	एकूण		144
मा	1	1/25, 1/26, 1/27, 1/28, 1/29, 1/30, 1/31, 1/32, 1/33, 1/34, 1/35, 1/36	12
	2	2/25, 2/26, 2/27, 2/28, 2/29, 2/30, 2/31, 2/32, 2/33, 2/34, 2/35, 2/36	12
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	एकूण		144
मा	1	1/37, 1/38, 1/39, 1/40, 1/41, 1/42, 1/43, 1/44, 1/45, 1/46, 1/47, 1/48	12
	2	2/37, 2/38, 2/39, 2/40, 2/41, 2/42, 2/43, 2/44, 2/45, 2/46, 2/47, 2/48	12
	3	3/37, 3/38, 3/39, 3/40, 3/41, 3/42, 3/43, 3/44, 3/45, 3/46, 3/47, 3/48	12
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	10	10/37, 10/38, 10/39, 10/40, 10/41, 10/42, 10/43, 10/44, 10/45, 10/46, 10/47, 10/48	12
	11	11/37, 11/38, 11/39, 11/40, 11/41, 11/42, 11/43, 11/44, 11/45, 11/46, 11/47, 11/48	12
	12	12/37, 12/38, 12/39, 12/40, 12/41, 12/42, 12/43, 12/44, 12/45, 12/46, 12/47, 12/48	12
	एकूण		144
मा	1	1/49, 1/50, 1/51, 1/52, 1/53, 1/54, 1/55, 1/56, 1/57, 1/58, 1/59, 1/60	12
	2	2/49, 2/50, 2/51, 2/52, 2/53, 2/54, 2/55, 2/56, 2/57, 2/58, 2/59, 2/60	12
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	4	4/49, 4/50, 4/51, 4/52, 4/53, 4/54, 4/55, 4/56, 4/57, 4/58, 4/59, 4/60	12
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	एकूण		144
मा	1	1/61, 1/62, 1/63, 1/64, 1/65, 1/66, 1/67, 1/68, 1/69, 1/70, 1/71, 1/72	12
	2	2/61, 2/62, 2/63, 2/64, 2/65, 2/66, 2/67, 2/68, 2/69, 2/70, 2/71, 2/72	12
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	4	4/61, 4/62, 4/63, 4/64, 4/65, 4/66, 4/67, 4/68, 4/69, 4/70, 4/71, 4/72	12
	5	5/61, 5/62, 5/63, 5/64, 5/65, 5/66, 5/67, 5/68, 5/69, 5/70, 5/71, 5/72	12
	6	6/61, 6/62, 6/63, 6/64, 6/65, 6/66, 6/67, 6/68, 6/69, 6/70, 6/71, 6/72	12
	7	7/61, 7/62, 7/63, 7/64, 7/65, 7/66, 7/67, 7/68, 7/69, 7/70, 7/71, 7/72	12
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	12	12/61, 12/62, 12/63, 12/64, 12/65, 12/66, 12/67, 12/68, 12/69, 12/70, 12/71, 12/72	12
	एकूण		144

PARKING STATEMENT

BUILDING	PARKING REQUIRED CARS	PARKING REQUIRED SCOOTERS	PARKING PROPOSED CARS	PARKING PROPOSED SCOOTERS
A1	44	220	44	61
A2	99	489	99	61
A3	88	440	88	61
A4	99	483	99	61
A5	66	242	66	61
B	43	85	43	85
ROW HOUSE (1 TO 8)	16	24	16	24
TOTAL	455	1983	455	414
Visitors parking 5%	23	99	23	99
TOTAL	478	2082	478	513
C (COMMERCIAL)	8	24	103	0
TOTAL	486	2106	581	513
WITH REFERENCE TO UDCPR CHAPTER NO-08, TABLE NO. 8B NOTE NO. V) 50% OVER & ABOVE PARKING			138	
COMPOSITE SCOOTER PARKING			266	1596
TOTAL			985	2109
	X	X	X	X
	12.50	2.00	12.50	2.00
	5762.50	4114.00	12675.00	4470.00
	9876.50		17145.00	

Form of Statement 2 [Sr. No. 9 (a)] Proposed Building

Building No.	Floor No.	Total Built-up Area of floor, as per outer construction line
(1)	(2)	(3)
A1	B+LG+UG+22	8102.21
A2	B+LG+UG+22	17226.82
A3	B+LG+UG+P	16342.76
A4	B+LG+UG+P	17223.33
A5	B+LG+UG+P	9417.95
GYMNASIUM	UG+1	636.73
B	P+10	4993.18
ROW HOUSE (1 TO 8)	G+2	1949.48
'C' (Commercial)	B+GROUND	648.76

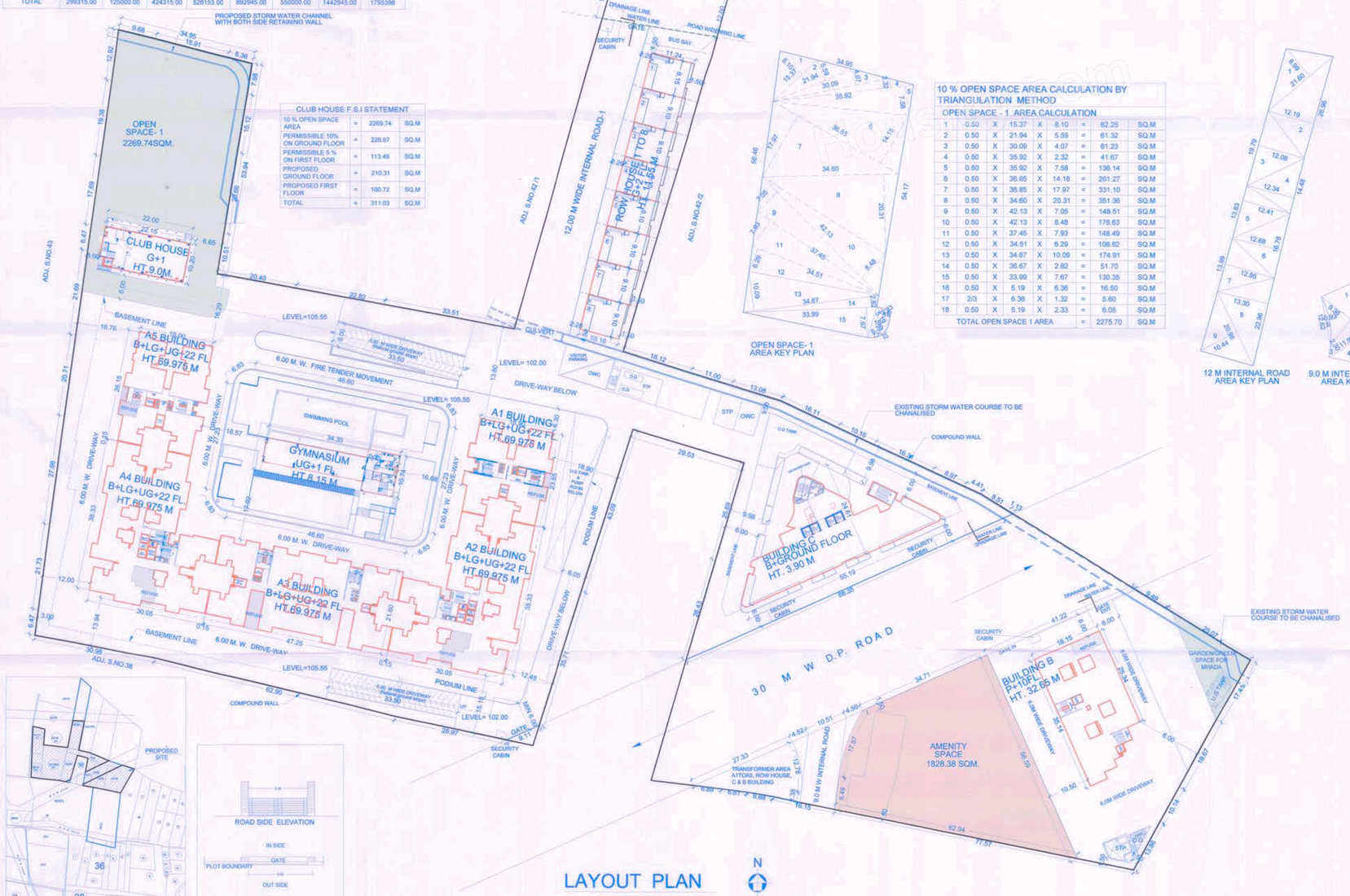
WATER CALCULATION

BUILDINGS	O.H.W.T CAPACITY (IN LTRS.) AS PER NBC: REQUIRED DOMESTIC	REQUIRED FIRE FIGHTING	REQUIRED TOTAL	PROVIDED (As per NBC)	U.G.W.T CAPACITY (IN LTRS.) AS PER NBC: REQUIRED DOMESTIC	REQUIRED FIRE FIGHTING	REQUIRED TOTAL	PROVIDED
A1	30590	20000	50590	55535	96140	100000	196140	1403198+ 46200+ 346000
A2	68670	20000	88670	107923	215820	100000	315820	
A3	61600	20000	81600	86665	193600	100000	293600	
A4	68670	20000	88670	88000	215820	100000	315820	
A5	30590	20000	50590	51000	96140	100000	196140	
GYMNASIUM	275	0	275	0	495	0	495	
B	23800	25000	48800	48000	60350	0	60350	
ROW HOUSE(1TO8)	5400	0	5400	5400	0	0	0	
'C' (Commercial)	9720	0	9720	83630	14580	50000	64580	
TOTAL	299315.00	125000.00	424315.00	526153.00	892945.00	550000.00	1442945.00	1795398

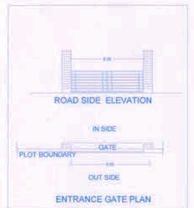
PROPOSED STORM WATER CHANNEL WITH BOTH SIDE RETAINING WALL

CLUB HOUSE F.S.I STATEMENT

10 % OPEN SPACE AREA	=	2269.74	SQ.M
PERMISSIBLE 10% ON GROUND FLOOR	=	226.97	SQ.M
PERMISSIBLE 5 % ON FIRST FLOOR	=	113.49	SQ.M
PROPOSED GROUND FLOOR	=	210.31	SQ.M
PROPOSED FIRST FLOOR	=	100.72	SQ.M
TOTAL	=	311.03	SQ.M



LOCATION PLAN



ENTRANCE GATE PLAN

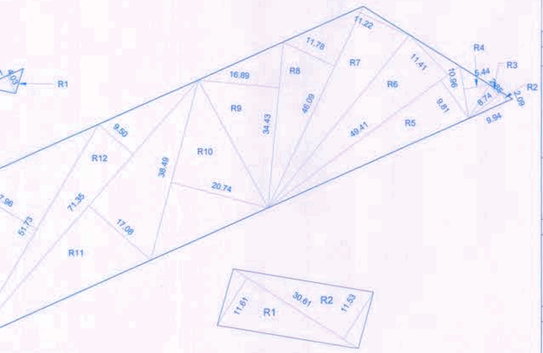
LAYOUT PLAN

OPEN SPACE- 1 AREA KEY PLAN

10 % OPEN SPACE AREA CALCULATION BY TRIANGULATION METHOD

OPEN SPACE - 1 AREA CALCULATION

1	0.50	X	15.37	X	8.10	=	62.25	SQ.M
2	0.50	X	21.94	X	5.59	=	61.32	SQ.M
3	0.50	X	30.09	X	4.07	=	61.23	SQ.M
4	0.50	X	35.92	X	2.32	=	41.67	SQ.M
5	0.50	X	35.92	X	7.58	=	136.14	SQ.M
6	0.50	X	36.85	X	14.18	=	261.27	SQ.M
7	0.50	X	36.85	X	17.97	=	331.10	SQ.M
8	0.50	X	34.60	X	20.31	=	351.36	SQ.M
9	0.50	X	42.13	X	7.05	=	148.51	SQ.M
10	0.50	X	42.13	X	8.48	=	178.63	SQ.M
11	0.50	X	37.45	X	7.93	=	148.49	SQ.M
12	0.50	X	34.51	X	6.29	=	108.62	SQ.M
13	0.50	X	34.67	X	10.09	=	174.91	SQ.M
14	0.50	X	36.67	X	2.82	=	51.70	SQ.M
15	0.50	X	33.99	X	7.67	=	130.35	SQ.M
16	0.50	X	5.19	X	6.36	=	16.50	SQ.M
17	2/3	X	6.36	X	1.32	=	5.60	SQ.M
18	0.50	X	5.19	X	2.33	=	6.05	SQ.M
TOTAL OPEN SPACE 1 AREA						=	2275.70	SQ.M



30.0 M W D.P ROAD AREA KEY PLAN

S.NO.42 / 5 + 6A S.NO.42 H.NO.7 + 8 + 9 + 10
30.0 M W AREA CALCULATION BY Δ METHOD

R1	0.50	X	9.11	X	4.03	=	18.37	SQ.M
R2	0.50	X	9.94	X	2.09	=	10.39	SQ.M
R3	0.50	X	8.74	X	2.85	=	12.45	SQ.M
R4	0.50	X	5.44	X	10.96	=	29.81	SQ.M
R5	0.50	X	49.41	X	9.81	=	242.36	SQ.M
R6	0.50	X	49.41	X	11.41	=	281.88	SQ.M
R7	0.50	X	48.09	X	11.22	=	258.56	SQ.M
R8	0.50	X	48.09	X	11.78	=	271.47	SQ.M
R9	0.50	X	34.43	X	16.89	=	290.76	SQ.M
R10	0.50	X	38.49	X	20.74	=	399.14	SQ.M
R11	0.50	X	71.35	X	17.08	=	609.33	SQ.M
R12	0.50	X	71.35	X	9.50	=	338.91	SQ.M
R13	0.50	X	51.73	X	17.96	=	464.54	SQ.M
R14	0.50	X	10.73	X	32.01	=	171.74	SQ.M
TOTAL						=	3399.72	SQ.M

24.0 M W D.P ROAD AREA KEY PLAN

S.NO.42 / 2A (P)
24.0 M W AREA CALCULATION BY Δ METHOD

R1	0.50	X	30.61	X	11.61	=	177.69	SQ.M
R2	0.50	X	30.61	X	11.53	=	176.53	SQ.M
TOTAL						=	354.22	SQ.M

12 M INTERNAL ROAD AREA KEY PLAN

12.0 M WIDE INTERNAL ROAD AREA CALCULATION BY TRIANGULATION METHOD

AREA CALCULATION

1	0.50	X	21.60	X	8.99	=	97.09	SQ.M
2	0.50	X	26.96	X	12.19	=	164.52	SQ.M
3	0.50	X	19.79	X	12.08	=	119.53	SQ.M
4	0.50	X	14.48	X	12.34	=	89.34	SQ.M
5	0.50	X	13.83	X	12.41	=	85.82	SQ.M
6	0.50	X	16.78	X	12.68	=	106.39	SQ.M
7	0.50	X	13.99	X	12.95	=	90.59	SQ.M
8	0.50	X	22.96	X	13.30	=	152.68	SQ.M
9	0.50	X	20.98	X	10.44	=	109.52	SQ.M
TOTAL						=	1015.27	SQ.M

9.0 M INTERNAL ROAD AREA KEY PLAN

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