F.S.A			NON F.S.A										
FLOOR	F.S.A		LIFT AREA	PARKING AREA	REFUGE AREA	LIFT M/C ROOM AREA (M.R.L.)	TERRACE AREA	O.H.TANK AREA	U.G TANK AREA	TOTAL NON F.S.A	TOTAL F.S.A	TOTAL F.S.A+NON F.S.A	UNITS	
	RESIDENTIAL	COMMERCIAL											RETAIL / SHOWROOM	TENEMENTS
B-1 PARKING	-	-	12.37	1000.77	-	-	-	-	209.14	1,222.28	-	1,222.28	-	-
GROUND FLOOR	191.70	438.77	-	123.03	-	-	-	-	-	123.03	630.47	753.50	10	-
FIRST FL.	-	-	-	1082.02	-	-	-	-	-	1,082.02	-	1,082.02	-	-
SECOND FL.	-	-	-	1088.82	-	-	-	-	-	1,088.82	-	1,088.82	-	-
THIRD FL.	0	-	-	1088.82	-	-	-	-	-	1,088.82	0.00	1,088.82	-	-
FOURTH FL.	674.59	-	-	-	-	-	-	-	-	-	674.59	674.59	-	6
FIFTH FL.	674.59	-	-	-	-	-	-	-	-	-	674.59	674.59	-	6
SIXTH FL.	640.51	-	-	-	35.24	-	-	-	-	35.24	640.51	675.75	-	6
SEVENTH FL.	674.59	-	-	-	-	-	-	-	-	-	674.59	674.59	-	6
EIGHTH FL.	674.59	-	-	-	-	-	-	-	-	-	674.59	674.59	-	6
NINTH FL.	674.59	-	-	-	-	-	-	-	-	-	674.59	674.59	-	6
TENTH FL.	674.59	-	-	-	-	-	-	-	-	-	674.59	674.59	-	6
ELEVENTH FL.	640.51	-	-	-	35.24	-	-	-	-	35.24	640.51	675.75	-	6
TWELFTH FL.	674.59	-	-	-	-	-	-	-	-	-	674.59	674.59	-	6
THIRTEENTH FL.	674.59	-	-	-	-	-	-	-	-	-	674.59	674.59	-	6
FOURTEENTH FL.	674.59	-	-	-	-	-	-	-	-	-	674.59	674.59	-	6
FIFTEENTH FL.	674.59	-	-	-	-	-	-	-	-	-	674.59	674.59	-	6
SIXTEENTH FL.	640.51	-	-	-	35.24	-	-	-	-	35.24	640.51	675.75	-	6
SEVENTEENTH FL.	674.59	-	-	-	-	-	-	-	-	-	674.59	674.59	-	6
EIGHTEENTH FL.	674.59	-	-	-	-	-	-	-	-	-	674.59	674.59	-	6
NINTEENTH FL.	674.59	-	-	-	-	-	-	-	-	-	674.59	674.59	-	6
TERRACE FL.	149.31	-	-	-	-	-	-	-	-	-	149.31	149.31	-	0
TOP TERRACE FL.	-	-	-	-	-	0	674.36	46.91	-	721.27	-	721.27	-	-
TOTAL	11032.21	438.77	12.37	4383.46	105.72	0.00	674.36	46.91	209.14	5431.96	11470.98	16902.94	10	96
TOTAL	11470.98					5431.96					11470.98	16902.94		

OVER HEAD WATER REQUIREMENT

COMMERCIAL AREA					
AREA SQ.M	OCCUPANTS	REQ. PER HEAD LTRS		TOTAL	
438.77	146.26	45		6581.55	LTRS
RESIDENTIAL AREA					
TENEMENT	PERSONS	REQ. PER HEAD LTRS		TOTAL	
96 x	5 x	135	=	64800.00	LTRS
TOTAL COMMERCIAL + RESIDENTIAL			=	71381.55	
SAY			=	71381.55	LTRS
ADDITION FIRE PURPOSE			=	20000.00	LTRS
OVER HEAD WATER REQUIREMENT			=	91381.55	LTRS

UNDER GROUND WATER TANK CAPACITY

OVER HEAD WATER TANK X 1.50				
71381.55 x	1.50	=	107072.33	LTRS
ADDITION FIRE PURPOSE		=	200000.00	LTRS
UNDER GROUND WATER REQUIREMENT		=	307072.33	LTRS

PARKING STATEMENT

	NO.OF TENEMENTS / Units	CARS	SCOOTERS
COMMERCIAL NON CONGESTED COMMERCIAL AREA = 438.77 X 0.85 = 372.95 CARPET AREA= 372.95 / 100 = 3.73 Say = 4 Nos. FOR 100.00 SQ.M. (2 : 6)	4	8	24
A) FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 30 SQ.M. BUT LESS THAN 40 SQ.M. (0 : 2)	3	0	3
B) FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.M. BUT LESS THAN 80 SQ.M. (1 : 2)	29	15	29
C) FOR EVERY TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 80 SQ.M. BUT LESS THAN 150 SQ.M. (1 : 1)	64	64	64
PARKING REQUIRED BY RULE		87	120
5% VISITOR PARKING		4	5
TOTAL PARKING REQUIRED		91	125
TOTAL PARKING PROVIDED		118	125
COMPOSITE PARKING (28 Car X 6 Scooter)		-10	60
TOTAL NET PARKING PROVIDED		108	185

PARKING AREA REQUIRED BY RULE

1) CARS	12.50	X	91	=	1142.81	SQ.M
2) SCOOTER	2.00	X	125	=	250.55	SQ.M
PARKING AREA REQUIRED BY RULE				=	1393.36	SQ.M

PROPOSED PARKING

FLOOR	CAR	SCOOTER
BASEMENT -1	42	0
GROUND FLOOR	0	8
PARKING LVL-1	37	0
PARKING LVL-2	39	0
PARKING LVL-3	0	117
TOTAL	118	125
REQUIRED PARKING	91	125

PLOT AREA KEY PLAN
FOR 3.00 M LEFT FOR PROPOSED 6.00 M WIDE ROAD (S):
SCALE- 1:100

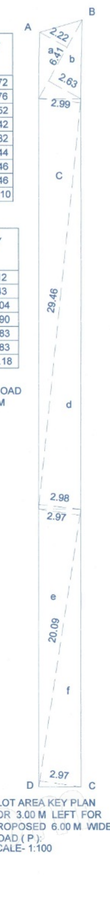
AREA CALCULATIONS OF 'S' BY TRIANGULATION METHOD

a	0.50	x	11.56	x	2.72	=	15.72
b	0.50	x	11.56	x	2.90	=	16.76
c	0.50	x	19.88	x	2.97	=	29.52
d	0.50	x	19.88	x	2.96	=	29.42
e	0.50	x	22.44	x	2.97	=	33.32
f	0.50	x	22.44	x	2.98	=	33.44
g	0.50	x	13.92	x	2.94	=	20.46
h	0.50	x	13.92	x	2.94	=	20.46
TOTAL AREA							199.10

AREA CALCULATIONS OF 'P' BY TRIANGULATION METHOD

a	0.50	x	6.41	x	2.22	=	7.12
b	0.50	x	6.41	x	2.63	=	8.43
c	0.50	x	29.46	x	2.99	=	44.04
d	0.50	x	29.46	x	2.98	=	43.90
e	0.50	x	20.09	x	2.97	=	29.83
f	0.50	x	20.09	x	2.97	=	29.83
TOTAL AREA							163.18

AREA UNDER EXISTING 6.00 M WIDE ROAD
(S + P)=(163.18 + 199.10)= 362.28 SQ.M



PLOT AREA KEY PLAN
FOR 3.00 M LEFT FOR PROPOSED 6.00 M WIDE ROAD (P):
SCALE- 1:100

PLOT AREA KEY PLAN
FOR 3.00 M LEFT FOR PROPOSED 6.00 M WIDE ROAD (Q):
SCALE- 1:100

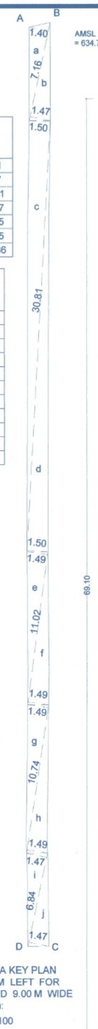
AREA CALCULATIONS OF 'Q' BY TRIANGULATION METHOD

a	0.50	x	7.24	x	2.35	=	8.51
b	0.50	x	7.24	x	2.70	=	9.77
c	0.50	x	29.44	x	2.99	=	44.01
d	0.50	x	29.44	x	2.98	=	43.87
e	0.50	x	20.10	x	2.97	=	29.85
f	0.50	x	20.10	x	2.97	=	29.85
TOTAL AREA							165.86

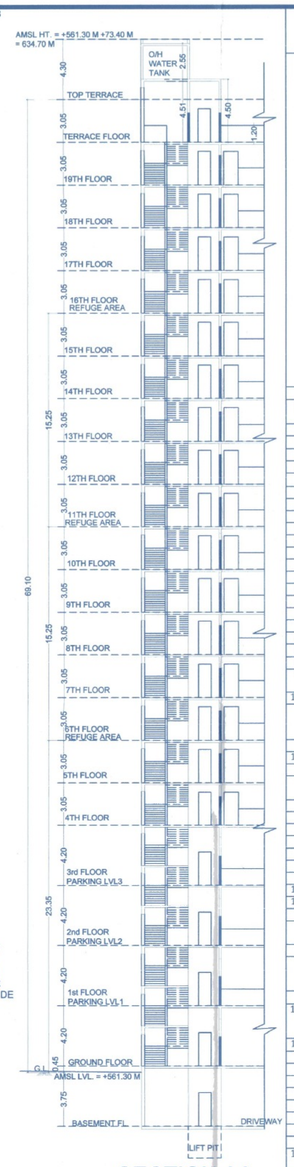
AREA CALCULATIONS OF 'R' BY TRIANGULATION METHOD

a	0.50	x	7.16	x	1.40	=	5.01
b	0.50	x	7.16	x	1.47	=	5.26
c	0.50	x	30.81	x	1.50	=	23.11
d	0.50	x	30.81	x	1.50	=	23.11
e	0.50	x	11.02	x	1.49	=	8.21
f	0.50	x	11.02	x	1.49	=	8.21
g	0.50	x	10.74	x	1.49	=	8.00
h	0.50	x	10.74	x	1.49	=	8.00
i	0.50	x	6.84	x	1.47	=	5.03
j	0.50	x	6.84	x	1.47	=	5.03
TOTAL AREA							98.97

AREA UNDER PROPOSED
6.00 M & 9.00 M WIDE ROAD
(Q + R)= (165.85 + 98.97)=
264.82 SQ.M



PLOT AREA KEY PLAN
FOR 1.50 M LEFT FOR PROPOSED 9.00 M WIDE ROAD (R):
SCALE- 1:100



SECTION AA
SCALE :- 1:200

STAMP OF APPROVAL

01/09

1) Previously sanctioned under C.C.No. 2902/21, Dated :- 28-12-2021
2) Previously sanctioned under C.C.No. 1491/22, Dated :- 12-09-2022
3) Previously sanctioned under C.C.No. 0370/23, Dated :- 17-05-2023

Revised Resi + Comm.
APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT CERTIFICATE NO 1477/23
DATE 21/09/23

Building Inspector Deputy Engineer
Building Development Department

PUNE MUNICIPAL CORPORATION BUILDING DEVELOPMENT DEPARTMENT APPROVED PUNE

Proforma-I :- AREA STATEMENT		SQ.M.
1	Area of plot (minimum area of a,b,c to be considered)	2748.00
	(a) As per ownership document (7/12, CTS extract)	2748.00
	(b) as per measurement sheet	2805.31
	(c) as per site	2782.40
2	Deductions for	
	(a) Proposed D.P. Road widening Area	0.00
	(b) 6.00m. w. Existing Road widening Area	362.28
	(c) Any D.P. Reservation area (NALA)	0.00
	(Total a+b+c)	362.28
3	Balance area of plot (1-2)	2385.72
4	Amenity Space (if applicable)	
	(a)Required -	0.00
	(b) Adjustment of 2(b), if any -	0.00
	(c) Balance Proposed -	0.00
5	Net Plot Area (3-4 (c))	2385.72
6	Recreational Open space (if applicable)	
	(a) Required -	0.00
	(b) Proposed -	0.00
7	6.00 to 9.00 m left for Internal Road area	264.82
0	Chamfer area	35.87
8	Plotable area (if applicable)	0.00
9	Built up area with reference to Basic F.S.I. as per front road width(Sr. No. 5 x basic FSI 1.10)	2624.29
10	Addition of FSI on payment of premium	
	(a)Maximum permissible premium FSI - based on road width / TOS Zone (2385.72 x 0.50) = 1192.86sq.m.	1192.86
	(b) Proposed FSI on payment of premium.	1189.67
11	In-situ FSI / TDR loading	
	(a)In-situ area against D.P. road[1 .0 x Sr. No.2(a)],ifany	0.00
	(b)In- situ area against Amenity Space if handed over [2.00 or 1.85 x Sr. No.4] (b) and / Or (c)].	0.00
	(c) Balance FSI area	0.00
	(i) Used Slum TDR	610.00
	(ii) Used Regular TDR	1422.41
	(iii) Propose Regular TDR	909.16
	(iv) Propose Slum TDR	389.27
	(d) Total TDR area S.no. 5 X 1.40 = 3340.01	3330.84
	(e) Total in-situ / TDR loading proposed (11 (a)+(b)+(c)+(d)	3330.84
12	Additional FSI area under Chapter No. 7	0.00
13	Total entitlement of FSI in the proposal	
	(a) [9 + 10(b)+11(d)] or 12 whichever is applicable.	7144.80
	(a1) Deduction :- Built-up area / FSI / utilized Area / FSI to be retained as per old DC Rule	0.00
	(a2) Balance entitlement for Ancillary Area (a1 - a2)	7144.80
	(b)Ancillary Area FSI upto 60% or 80% with payment of charges= (438.77 / 1.80 = 243.76 x 0.80 % =195.01) (7144.80 - 243.76) = 6901.04 x 0.60 % = 4140.62)	4335.63
	(c) Total entitlement (13a+13b)	11480.43
14	Maximum utilization limit of F.S.I. (building potential) Permissible as per Road width as per Regulation No. 6.1or 6.2 or 6.3 or 6.4 as applicable) (3 x 0.60 % + 0.80 %)	11500.21
15	Total Built-up Area in proposal.(excluding area at Sr.No.17 b)	
	(a) Existing Built-up Area./ As per old rule	0.00
	i) Completed	0
	ii) Residential	0.00
	iii) Commercial	0.00
	(b) Proposed Built-up Area (as per 'P-line')	
	i) Residential	11032.21
	ii) Commercial	438.77
	(c) Total (a + b)	11470.98
16	F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	1.00
17	Area for Inclusive Housing, if any	
	(a) Required (20% ofsr.No.5)	0.00
	(b) Proposed	0.00

DOORS AND WINDOW SCHEDULE:

DOORS	WINDOWS
D = 1.05 X 2.10	W = 1.80 X 1.20
D1 = 0.90 X 2.10	W1 = 1.50 X 0.90
D2 = 0.75 X 2.10	W2 = 1.10 X 1.20
FD = 1.65 X 2.10	W3 = 0.75 X 1.20
FRD = 1.20 X 2.10	V = 0.60 X 0.90

PROJECT :

PROPOSED RESIDENTIAL + COMMERCIAL BUILDING AT S . No . 31/2 + 31/3 A, BALEWADI , PUNE.

Owner's Signature

AARNIK REALTY LLP ;

Mr. Ashok Dhanraj Chordia
(partner)

Architect ' s name and signature

Ar. Shirish V . Sonawane (Partner)

studio
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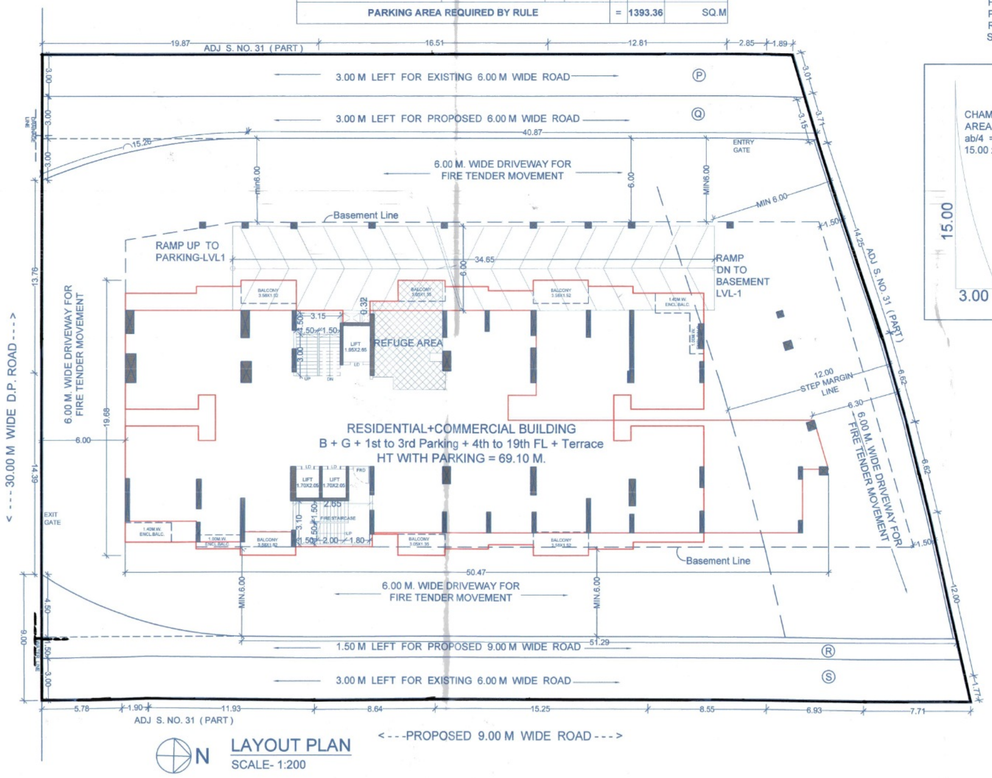
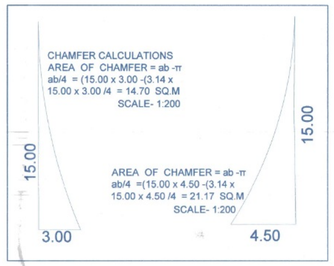
b-502 , narayan chambers , 555 narayan peth
kelkar road , pune 411030
ph : 24480588 e mail : studiosaarchitects@gmail.com

job no.	Date	Scale	Dealt	Checked by	Registration/License no. of Arch.
	18.07.2023	1:100	Rajiv	Bhavsar	CA / 93 / 15613



LAYOUT PLAN
SCALE- 1:200

CHAMFER CALCULATIONS
AREA OF CHAMFER = ab -πr
ab/4 = (15.00 x 3.00 -(3.14 x 15.00 x 3.00 /4 = 14.70 SQ.M
SCALE- 1:200



AREA OF CHAMFER = ab -πr
ab/4 =(15.00 x 4.50 -(3.14 x 15.00 x 4.50 /4 = 21.17 SQ.M
SCALE- 1:200

1.40 %T.D.R. AREA STATEMENT

1) T.D.R ORIGINATED FROM
A) S.No.48,Plot no.-2(p) Hadapsar Pune
D.R.C. No. 005753 = 1075.00 SQM.
D.R.C. No. 005755 = 243.00 SQM.
Total D.R.C. area = 1318.00 SQM.
2) T.D.R. TO BE USED ON SITE. - S . No . 31/2 + 31/3 A, BALEWADI , PUNE.
3) AREA OF T.D.R. TO BE USED = 1318 x RATIO 0.6898 = 909.16 SQ.M.
4) NO. OF TENEMENTS PROPOSED DUE TO T.D.R. = 1 TENEMENT
5) HEIGHT OF BUILDING = 69.10 M.
6) T.D.R. USED ON WHICH FLOOR = 13th(p) & 19th+Terrace FL.
7) STAGE OF WORK = WORK IN PROGRESS
8) RESERVATION OF LAND SURRENDERED = Garden (G-18)

SLUM T.D.R. AREA STATEMENT (1.40 % T.D.R)

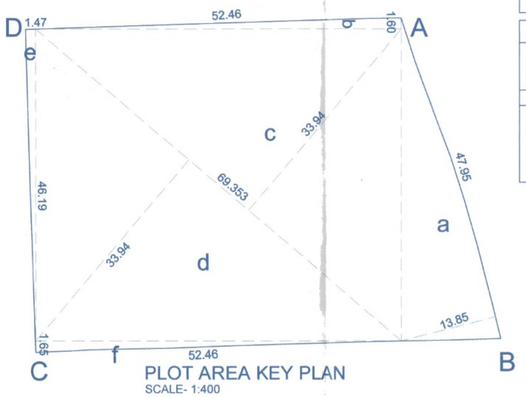
1) T.D.R ORIGINATED FROM
A) S.No.13(5)(B) RTevised S.no.15(1) + 539A, F.P.No. 163 , 163A, Ghorpade Peth, Pune.
01. D.R.C. No. 004663, 503.26 X Ration 0.77347 = 389.27 SQ.M.
TOTAL D.R.C. AREA = 389.27 SQ.M.
D.R.C. ZONE = SLUM
2) T.D.R. TO BE USED ON SITE = S . No . 31/2 + 31/3 A, BALEWADI , PUNE.
3) AREA OF T.D.R. TO BE USED = 389.26 SQ.M.
4) NO.OF FLOOR PROPOSED DUE TO T.D.R.= 13th(p) & 19th+Terrace FL.
5) STAGE OF WORK = WORK IN PROGRESS

1.40 %T.D.R. AREA STATEMENT

1) T.D.R ORIGINATED FROM
A) S.No.42/5(old) S.No.86/5, Kondhwa Bk. Pune
D.R.C. No. 005938 = 2123.00 SQM.
2) T.D.R. TO BE USED ON SITE. - S . No . 31/2 + 31/3 A, BALEWADI , PUNE.
3) AREA OF T.D.R. TO BE USED = 2123.00 x RATIO 0.67 = 1422.41 SQ.M.
4) NO. OF TENEMENTS PROPOSED DUE TO T.D.R. = 1 TENEMENT
5) HEIGHT OF BUILDING = 53.85 M.
6) T.D.R. USED ON WHICH FLOOR = 6th (p), 13th(p) FLOOR
7) STAGE OF WORK = WORK IN PROGRESS
8) RESERVATION OF LAND SURRENDERED = 24.00 + 1800 m. w. DP Road

SLUM T.D.R. AREA STATEMENT (1.40 % T.D.R)

1) T.D.R ORIGINATED FROM
A) S.No. 132/2 + 286/2 + 267/1, CTS No 4728 to 4730(P) Hadapsar Pune.
01. D.R.C. No. 004495, 610.00 X Ration 1 = 610.00 SQ.M.
TOTAL D.R.C. AREA = 610.00 SQ.M.
D.R.C. ZONE = SLUM
2) T.D.R. TO BE USED ON SITE = S . No . 31/2 + 31/3 A, BALEWADI , PUNE.
3) AREA OF T.D.R. TO BE USED = 610.00 SQ.M.
4) NO.OF FLOOR PROPOSED DUE TO T.D.R.= 6th(p) & 13th(p) FL.
5) STAGE OF WORK = WORK IN PROGRESS



PLOT AREA KEY PLAN
SCALE- 1:400

AREA CALCULATIONS
(BY TRIANGULATION METHOD)

AREA CALCULATIONS FOR PLOT 'A+B' BY TRIANGULATION METHOD OF ABCD							
a	0.5	x	47.95	x	13.85	=	332.05
b	0.5	x	47.98	x	1.60	=	38.38
c	0.5	x	68.79	x	33.94	=	1,167.37
d	0.5	x	68.79	x	33.94	=	1,167.37
e	0.5	x	46.19	x	1.47	=	33.95
f	0.5	x	52.46	x	1.65	=	43.28
TOTAL AREA							2,805.31

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