TOTAL F.S.I. STATEMENT COMMERCIAL& RESIDENTIAL

TOTAL FSI AREA STATEMENT (COMMERCIAL & RESIDENTIAL)

BUILDING NAME	USER TYPE	FSI AREA			TENEMENTS				BUILDINGS CONFIGURATION	BUILDINGS HEIGHT
		COMMERCIAL B/UP AREA	RESI.BUILT UP AREA	TOTAL BUILT UP AREA	SHOPS	OFFICES	RESTAURANT	RESI. FLAT		
WING A	COMMERCIAL	19417.73	0.00	19417.73	35	178	--	--	B3+B2+B1 +LOWER GR+ UPPER GR +LOWER 1ST+LOWER 2ND +5 FLOOR.	24.04
TOWER A1 + A2	COMMERCIAL	30575.94	0.00	30575.94	6	399	24	--	B3+B2+B1+LOWER GR+GR + LOWER 1ST+ FIRST+LOWER 2ND +SECOND +16 FLOOR.	69.99
TOWER 1 + 2	RESIDENTIAL	0.00	38470.66	38470.66	--	--	--	306	B4+B3+B2+B1+LOWER GR + GR+35 FLOOR	114.54
TOWER B	RESIDENTIAL	0.00	6680.37	6680.37	--	--	--	218	B4+B3+B2+B1+LOWER GR + GR+34 FLOOR	111.54
TOTAL		49993.67	45151.03	95144.70	41	577	24	524		

TOTAL REFUGE AREA CALCULATION (WING A , TOWER A1 & A2 , TOWER - 1 & 2 , TOWER B)

BUILDING	5th & 6th FLOOR		9th & 10th FLOOR		14th & 15th FLOOR		18th & 20th FLOOR		25th FLOOR		30th FLOOR		35th FLOOR	
	PERMI.	PROP.	PERMI.	PROP.	PERMI.	PROP.	PERMI.	PROP.	PERMI.	PROP.	PERMI.	PROP.	PERMI.	PROP.
WING A , TOWER A1 & A2 , TOWER B	117.56	118.91	113.68	123.44	113.68	123.44	11.98	17.99	11.98	17.99	11.98	17.99	11.98	17.99
TOWER 1 & 2	36.48	36.49	58.73	64.52	58.73	64.52	58.73	64.52	58.73	64.52	58.73	64.52	58.73	64.52
TOTAL	154.04	155.40	172.41	187.96	172.41	187.96	70.71	82.51	70.71	82.51	70.71	82.51	70.71	82.51

PARKING STATEMENT FOR TOD
WING A , TOWER A1 & A2

DESCRIPTION	CAR	SCOOTER
TENE. Carpet Area 100 SQ.M. (FOR COMMERCIAL)	2	6
(FOR COMMERCIAL SHOP) Carper Area - 5454 sq.m	109	327
TENE. Carpet Area 200 SQ.M. (FOR OFFICES)	3	11
(FOR OFFICES) Carper Area -32534 sq.m	488	1789
RESTAURANTS - FOR EVERY 50 SQM CARPET AREA	1	8
RESTAURANTS CARPET AREA -2006.60 sq.m	40	321
PARK REQ. PER UDCPR	**637**	**2438**
VISITOR PARKING (5%)	**32**	**122**
TOTAL PARK REQ. PER UDCPR	**669**	**2560**
TOTAL PARK REQ. FOR TOD (50% OF UDCPR)	**335**	**1280**

PARKING STATEMENT FOR TOD
TOWER 1 & 2 RESI PARKING STATEMENT AS PER TOD

DESCRIPTION	CAR	SCOOTER
EVERY TENEMENTS CARPET AREA ABOVE 150 SQM	2	3
PARKING REQUIRED FOR TENE 33 NOS.	66	99
EVERY TENEMENTS CARPET AREA 80 TO 150 SQM	1	3
PARKING REQUIRED FOR TENE 99 NOS.	99	297
EVERY 2 TENEMENTS CARPET AREA 40 to 80 SQM	1	5
PARKING REQUIRED FOR TENE 168 NOS.	84	420
EVERY 2 TENEMENTS CARPET AREA 30 to 40 SQM	0	4
PARKING REQUIRED FOR TENE 6 NOS.	0	4
PARK REQ. PER UDCPR	**249**	**820**
VISITOR PARKING (5%)	**12**	**41**
TOTAL PARK REQ. PER UDCPR	**261**	**861**
TOTAL PARK REQ. FOR TOD (50% OF UDCPR)	**131**	**431**

PARKING STATEMENT FOR TOD
B - TOWER RESI PARKING STATEMENT AS PER TOD

DESCRIPTION	CAR	SCOOTER
2 TENEMENTS CARPET AREA BELOW 30 SQM	0	4
PARKING REQUIRED FOR TENE 218 NOS.	0	436
PARK REQ. PER UDCPR	**0**	**436**
VISITOR PARKING (5%)	**0**	**22**
TOTAL PARK REQ. PER UDCPR	**0**	**458**
TOTAL PARK REQ. FOR TOD (50% OF UDCPR)	**0**	**229**

TOTAL PARKING STATEMENTS
(WING A + TOWER A1 & A2 + TOWER - 1 & 2 + TOWER B)

TOTAL PARK REQ. FOR TOD	465	1940
TOTAL PARK PROVIDED. FOR TOD	698	2171
AREA PER UNIT [SQ.M]	12.5	2
PARKING AREA Req.	5819	3881
PARKING AREA PROVI.	8728	4342
TOTAL PARKING AREA REQUIRED = 9699 SQ.M.		
TOTAL PARKING AREA PROPOSED = 13070 SQ.M.		

NOTE - AS PER UDCPR 2020 POINT [8.1.1 (V)] THE COMPOSIT PARKING OF VEHICLES. LIKE 1 CAR WITH TWO SCOOTERS MAY BE ALLOWED. ALSO 6 SCOOTERS PARKING MAY BE ALLOWED TO BE CONVERTED IN 1 CAR PARKING.

WATER REQUIRMENTS STATEMENT
FOR COMM. WING A & TOWER A1 & A2

O.H WATER TANK -						
GR. FL.	3736.97	/ 3	=	1246	PERSON	
UP. FL.	46256.7	/ 6	=	7709	PERSON	
TOTAL PERSONS			=	8955	PERSON	
8955	X	45 LIT	=	402980	LIT	
FIRE FIGHTING TANK			=	25000	LIT	
TOTAL O.H WATER TANK CAPACITY			=	**427980**	**LIT**	
U.G WATER TANK -						
1.5	X	402980	=	604470	LIT	
FIRE FIGHTING TANK			=	200000	LIT	
TOTAL U.G WATER TANK CAPACITY			=	**804470**	**LIT**	

WATER REQUIRMENTS STATEMENT
FOR RESIDENTIAL TOWER - 1 & 2

O.H WATER TANK -							
5 PER	X	135 LIT	X	306 TEN	=	206550	LIT
FIRE FIGHTING TANK					=	25000	LIT
TOTAL O.H WATER TANK CAPACITY					=	**231550**	**LIT**
U.G WATER TANK -							
1.5	X	206550			=	309825	LIT
FIRE FIGHTING TANK					=	200000	LIT
TOTAL U.G WATER TANK CAPACITY					=	**509825**	**LIT**

WATER REQUIRMENTS STATEMENT
FOR RESIDENTIAL TOWER - B

O.H WATER TANK -							
5 PER	X	135 LIT	X	218 TEN	=	147150	LIT
FIRE FIGHTING TANK					=	25000	LIT
TOTAL O.H WATER TANK CAPACITY					=	**172150**	**LIT**
U.G WATER TANK -							
1.5	X	147150			=	220725	LIT
FIRE FIGHTING TANK					=	200000	LIT
TOTAL U.G WATER TANK CAPACITY					=	**420725**	**LIT**

PREVIOUS SANCTION AS PER DCPR 2017
TOTAL F.S.I. STATEMENT :-

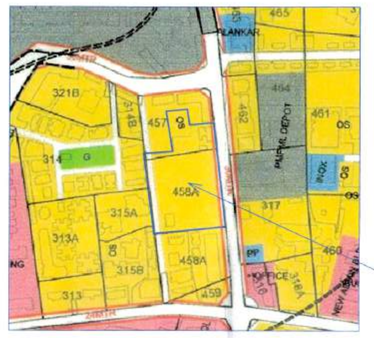
WINGS	EXISTING B/UP AREA	STAIRCASE AREA	Shops/offices/ Tene. exi.
BLDG B	310.85	35.50	01
BLDG C	333.32	33.27	04
EXISTING AREA(22)	425.24	33.27	01
TOTAL	1069.41	102.04	06

TOTAL F.S.I. STATEMENT COMMERCIAL& RESIDENTIAL :- AS PER UDCPR 2020

	COMMERCIAL B/UP	RESIDENTIAL B/UP	TOTAL
BASIC FSI	27774.26	28219.39	55990.65
ANCILLARY 80/60 %	22219.41	16931.64	39151.05
TOTAL	49993.67	45151.03	95144.70

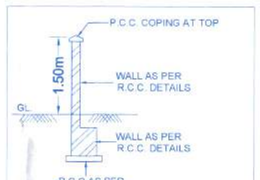
TOTAL WATER REQ. STATEMENT (COMM. & RESI.):-

WINGS	O.H.W.T. DRINKING	O.H.W.T. FIRE FIGHTING	TOTAL O.H.W.T.	U.G.W.T. DRINKING	U.G.W.T. FIRE FIGHTING	TOTAL U.G.W.T.
WING A & TOWER A1&A2	402980.00	25,000.00	427980.00	604470.00	2,00,000.00	804470.00
TOWER 1&2	2,06550.00	25,000.00	2,31,550.00	3,09825.00	2,00,000.00	5,09825.00
TOWER B	1,47150.00	25,000.00	1,72,150.00	2,20725.00	2,00,000.00	4,20725.00
TOTAL	7,56,680.00	75,000.00	8,31,680.00	1,13,5020.00	6,00,000.00	17,35,020.00

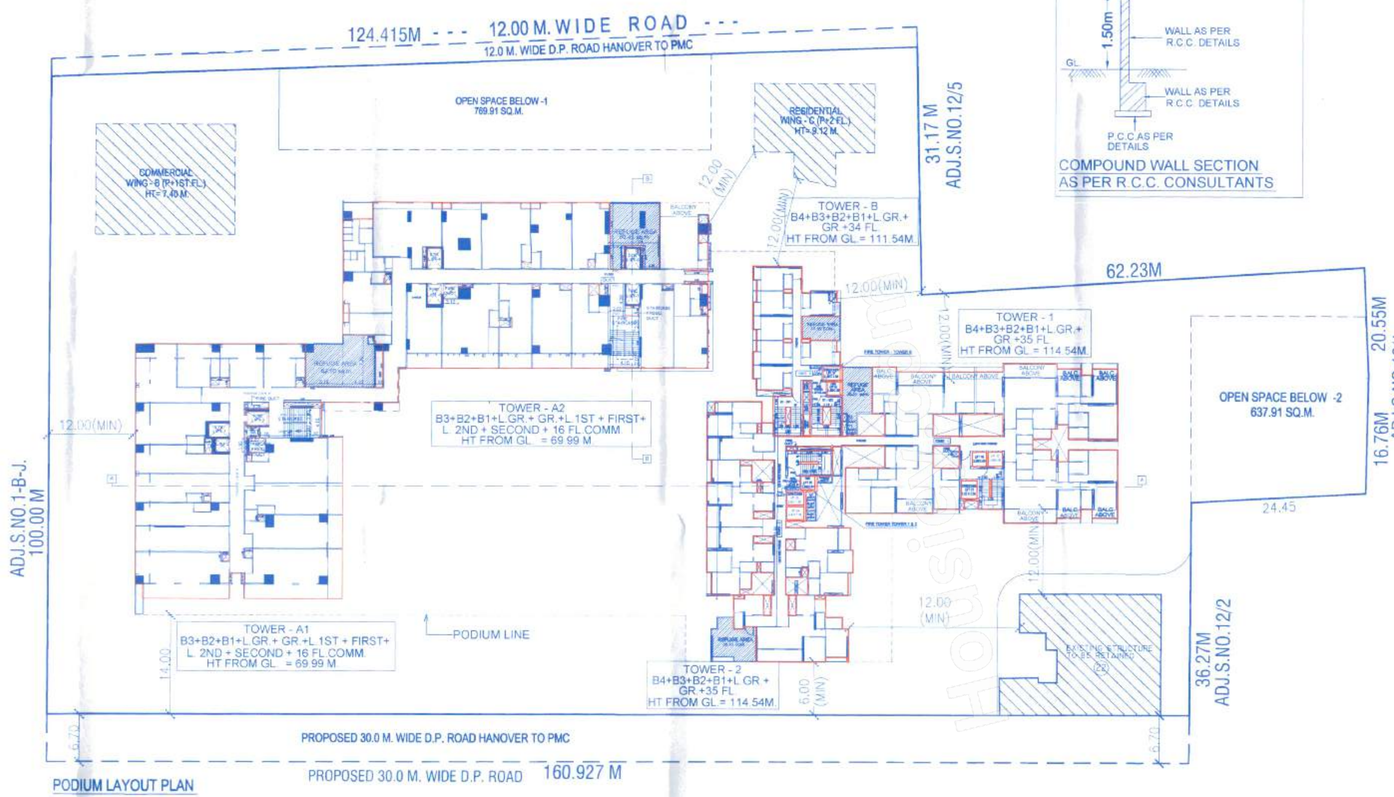


LOCATION PLAN

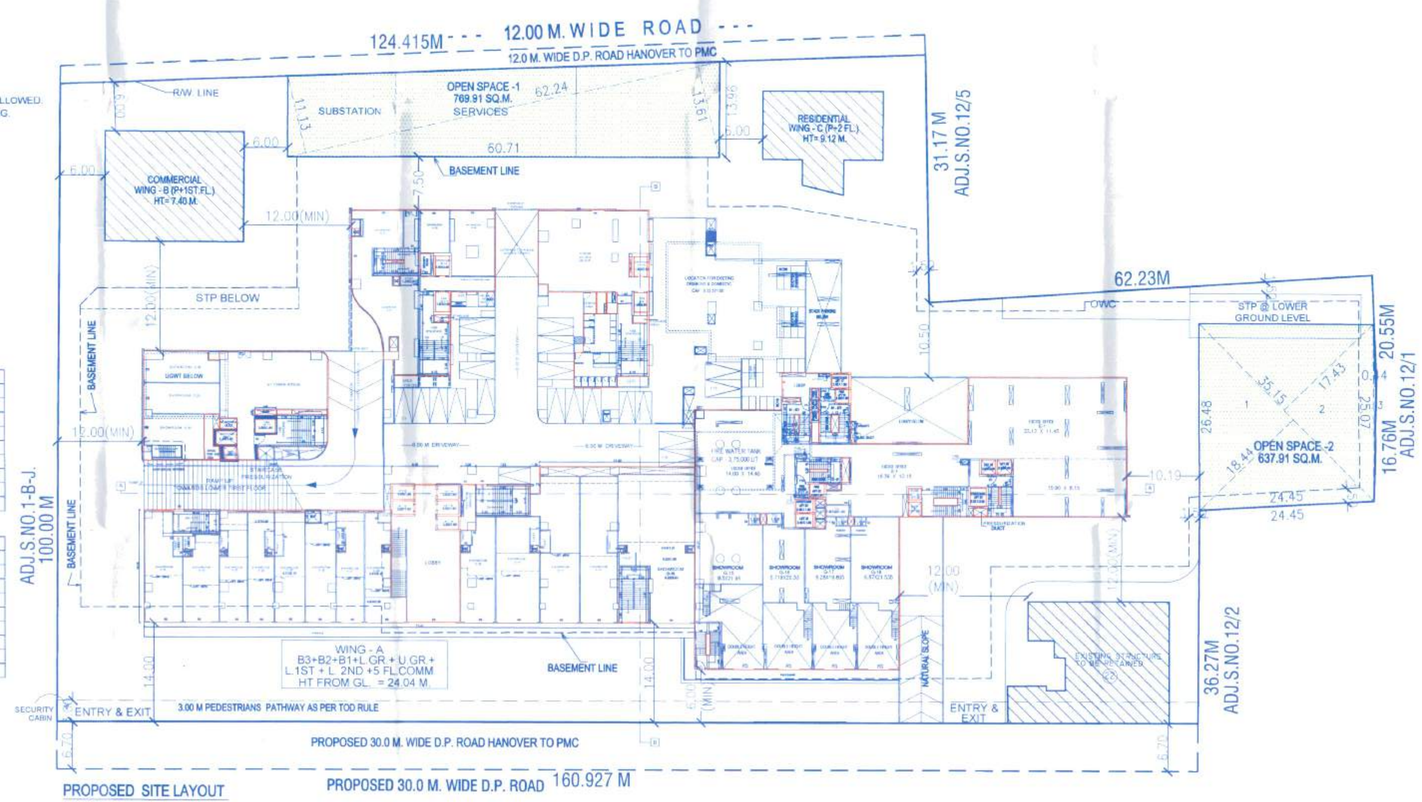
N



COMPOUND WALL SECTION AS PER R.C.C. CONSULTANTS



PODIUM LAYOUT PLAN



PROPOSED SITE LAYOUT

F.S.I. & NON FSI STATEMENT -

A	**TOTAL FSI (PROPOSED COMM +RESI +EXISTING)**	**96,214.11**
B	**NON F.S.I AREA**	
1	Other NON FSI Areas	1762
2	PARKING AREA INCLUDING RAMP/LOBBIES/STAIRCASES	48220.08
3	LIFT AREA	70.76
4	FIRE LIFT AREA	30.37
5	REFUGE AREA	819.62
6	LOFT AREA	1867
7	SERVICE AREA	89.10
8	INTERMEDIATE TERRACE/TOP TERRACE	5456.95
9	LMR & OHWT (TOP & BOTTOM)	754.32
10	Proposed UG Tank Area	1111
11	Proposed STP Area	354.00
12	Proposed OWC Area	300.00
13	Proposed Transformer Area	168
14	Proposed DG Area	101.00
15	Proposed Security Cabin Area	13
16	**Total Non.FSI Building**	**61117.20**
17	**Total FSI+NON FSI Area**	**157331.31**

OPEN SPACE -1 AREA CALC.

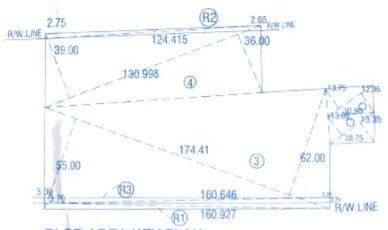
1) (0.50 + 62.24) x 11.13 = 346.37
2) 0.50 x 62.24 x 13.61 = 423.54
TOTAL = 769.91 SQ.M.

OPEN SPACE - 2 AREA CALC.

1) (18.44 + 17.43) X 35.15 X 0.50 = 630.42
2) 0.50 x 25.07 X 0.597 = 7.49
TOTAL = 637.91 SQ.M.

TOTAL OPEN AREA SPACE 1+2

769.91+637.91 = 1407.82 SQ.M.



PLOT AREA KEY PLAN

PLOT AREA CALCULATION AFTER AMALGAMATION
(S.NO.11,11/1 TO 11/18 , 12/3,& 12/4)

1) (12.95 + 13.75) X 30.90 X 0.50 = 412.51 SQ.M.
2) (13.35 + 13.65) X 30.75 X 0.50 = 415.12 SQ.M.
3) (62.00 + 55.00) X174.41 X 0.50 = 10202.98 SQ.M.
4) (36.00 + 39.00) X130.998X 0.50= 4912.43 SQ.M.
TOTAL = 15943.04SQ.M.

ROAD WIDENING AREA CALCULATION

R1)(3.70 + 3.70) X160.927 X 0.50 = 595.43 SQ.M.
R2)(2.65 + 2.75) X124.415 X 0.50 = 335.92 SQ.M.
TOTAL = 931.35 SQ.M.

AREA UNDER DIFFERED CALCULATION

R3)(3.00 + 3.00) X160.646 X 0.50 = 481.94 SQ.M.

NORTH N

STAMP OF APPROVAL

01/07

LAYOUT

विकास योजना कार्यालय For Demarcation
बाबत ले आउट क्र. DP0/36/1/22
दि.पी.आर./नान क्र. 4 दिनांक 22/05/2023
कार्यकारी अभियंता
विकास योजना कार्यालय निर्गमन (प्रा.क्र. 4)
पुणे महानगरपालिका

Note : No sale or lease of a plot in layout will be recognised and no building permission in any plot in the layout will be granted unless final sanction of the layout is obtained from the Municipal Commissioner.

For the purpose of proper circulation of road pattern and to have a continuity of the water & drainage system and other services for the development of adjacent lands the P.M.C. reserves the right to permit access and extension of the internal access and extension of the internal roads & services through this land under layout sub-division.

PUNE MUNICIPAL CORPORATION DEVELOPMENT PLAN SECTION

PROFORMA - I AREA STATEMENT

		SQ.M
1	AREA OF THE PLOT (Minimum area of a, b, c to be considered)	15490.08
	a) AREA AS PER 7/12	15490.08
	b) AREA AS PER TRANGULATION	----
	c) AREA AS PER SITE	----
2	DEDUCTION FOR	
	a) AREA UNDER D.P.ROAD WIDENING	335.92
	b) 30M. WIDE D.P. ROAD	1077.37
	c) ANY RESERVATION	----
	TOTAL AREA (2a+b)	1413.29
3	BALANCE AREA OF PLOT (1-2a)	14076.79
4	AMENITY SPACE (IF APPLICABLE)	N.A.
	a) REQUIRED -	----
	b) ADJUSTMENT OF 2(B), IF ANY	----
	c) BALANCE PROPOSED	----
5	NET PLOT AREA (3-4c)	14076.79
6	RECREATIONAL OPEN SPACE (IF APPLICABLE)	---
	a) REQUIRED	1407.68
	b) PROPOSED	1407.82
7	INTERNAL ROAD	---
8	PLOTABLE AREA (IF APPLICABLE)	---
9	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH(SR. NO. 5X1.10)	15,484.47
10	ADDITION OF FSI ON PAYMENT OF PREMIUM	---
	A.MAXIMUM POTENTIAL OF THE PLOT 4.00 4.00 + 1.10 = 2.90 14076.79 X 2.90 = (40822.69 -2826.58 ROAD AREA)	37,996.11
	a) MAXIMUM PERMISSIBLE PREMIUM FSI BASED ON ROAD WIDTH / 100 ZONE. (75% of 37996.11)	28497.08
	b) PROPOSED FSI ON PAYMENT OF PREMIUM.(75%)	28497.08
11	IN-SITU FSI / TDR LOADING	
	a) IN-SITU AREA AGAINST D.P. ROAD[2.0XSR.NO.2]	2826.58
	b) In-situ area against Amenity Space if handed over [2.00 or1.85 x Sr. No. 4 (b)and /or(c)]	----
	c) PROPOSED TDR AREA (25% of 37996.11) SULM T.D.R.30%=2849.71+REGULAR T.D.R.70% =6649.321	9499.03
	d) Total in-situ/TDR loading proposed (11(a)+(b)+(c)	12325.61
12	ADDITIONAL FSI AREA UNDER CHAPTER NO. 7 (5% OF 15484.47) GREEN F.S.I	774.22
13	TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	
	(a)[9+10b+11d)] or 12 whichever is applicable.	57081.38
	(b) EXISTING AREA	1069.41
	(c)PROPOSED AREA	56011.97
	(d) Ancillary Area FSI upto 80% ON 27774.26 with payment of charges.	22219.41
	(e) Ancillary Area FSI upto 60% ON 28237.71 with payment of charges.	16942.63
	(f) Total entitlement (b+c+d+e)	95174.01
14	Maximum utilization limit of F.S.I. (building potential) Permissible as per Road width{(as per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable)x 1.6 or 1.8}	6.83
15	Total Built-up Area in proposal. (excluding area at Sr.No.17 b)	----
	(a) Existing Built-up Area.(AS PER OLD DCPR)	1069.41
	(b) Proposed Built-up Area (as per 'P-line'DCPR2020)	95144.70
	TOTAL AREA (a+b)	96214.11
16	F.S.I. Consumed (15/5) (should not be more than serial No.14 above.)	6.83
17	Area of inclusive Housing, if any	
	a) Required (20% of s.no. 5)	N.A
	b) Proposed	

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/2005/36501 AR. MANGESH GOTAL

OWNER'S NAME, SIGNATURE :-

FOR M/S. BRAMHACORP LTD. THROUGH MR. DINESH AGARWAL

PROJECT :-

PROPOSED COMMERCIAL& RESIDENTIAL BUILDING

PROPOSED BUILDING LAYOUT PLAN AT C.T.S NO. 11,11/1,TO11/18, 12/3, & 12/4,CANNAUGHT ROAD,SADHUWASWANI CHOWK,PUNE

ARCHITECT :-

AR. MANGESH GOTAL
CA/2005/36501
705, A wing, Vanaz Parivar Society Behind Vanaz Company, Paud Road, Kotharud, Pune 411038.

DATE	DEALT BY	REVISED BY	CHECKED BY	SCALE
29/04/2023	DHANANJAY	BANSI	SIDDARTH	1:400

\\Dataserver\Server Data Drive\8108-BRAHMA CORP\01-FENDY TOWERS 2023\04.13 LAYOUT UP TO 3 TH FLOOR.dwg