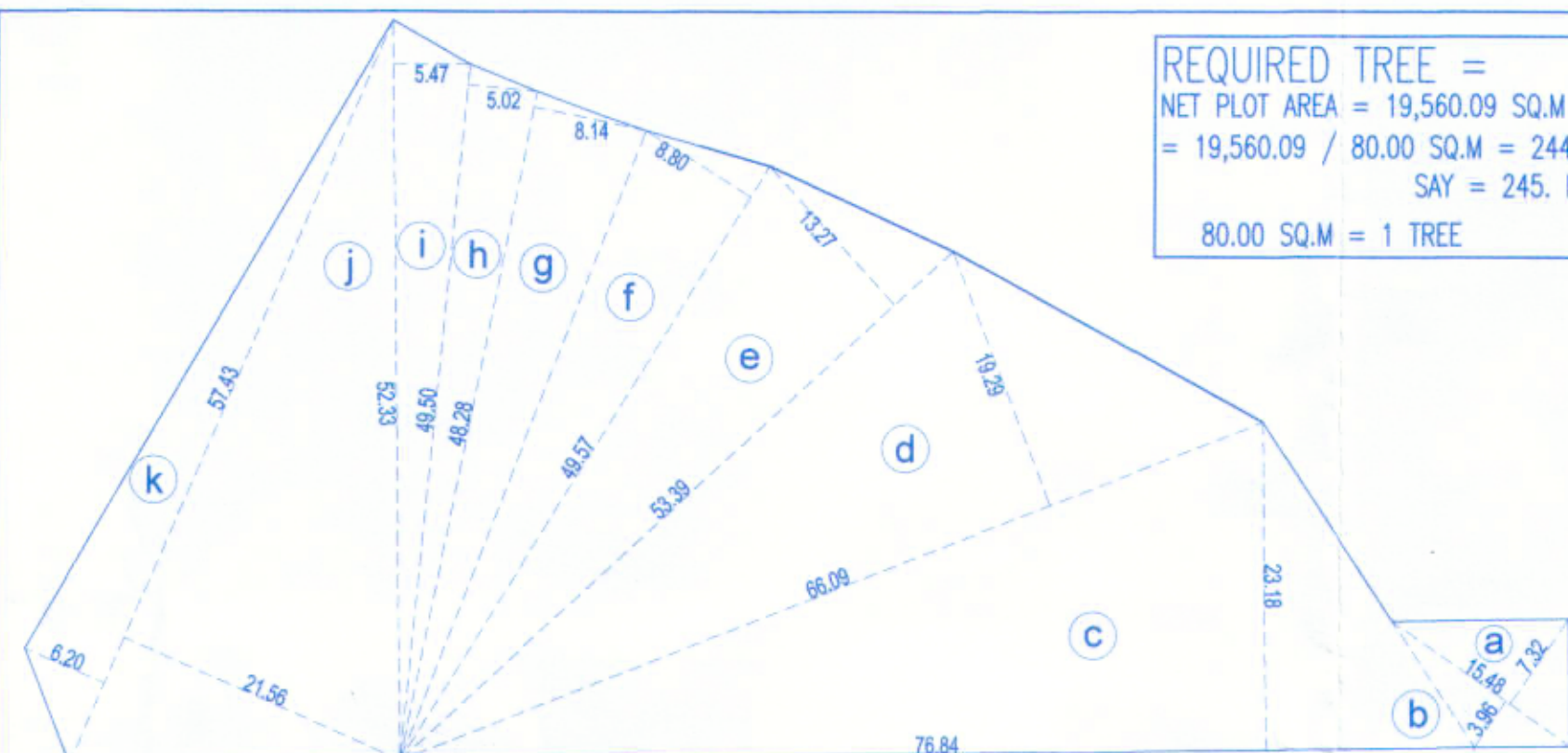




REQUIRED TREE =
NET PLOT AREA = 19,560.09 SQ.M
= 19,560.09 / 80.00 SQ.M = 244.50
SAY = 245. NOS.
80.00 SQ.M = 1 TREE

PROPOSED BUILDING = FSI STATEMENT									
S.NO	WING	FLOOR	BLDG HEIGHT GR.LVL	COMM. AREA	RESI. B/UP AREA	TOTAL B/UP AREA	LIFT	FIRE LIFT	TEN.NO
1	Wing A	B+2P+8FL	30.00 M.	0	5832.14	5832.14	7.80	0	31
2	Wing B	B+2P+8FL	30.00 M.	0	4347.54	4347.54	8.00	0	32
3	Wing C	B+2P+8FL	30.00 M.	0	5829.59	5829.59	7.80	0	32
4	TOWER - 1 / FOREST	L.B.+U.B.+GR.FL	0.0	0	0	0	0	0	0
5	TOWER - 2 / SERENITY	L.B.+U.B.+GR.FL+ 11th FL	48.14M	0	10282.83	10282.83	18.29	5.27	52
6	TOWER - 3 / MEADOW	L.B.+U.B.+GR.FL+ 22th FL	82.88M	159.58	16084.48	16244.06	12.61	5.27	84
7	TOWER - 4 / IVY	L.B.+U.B.+GR.FL+ 22th FL	82.88M	159.58	13719.24	13878.82	18.29	5.27	63
8	PROPOSED TOTAL			319.16	56095.82	56414.98	72.79	15.81	294
TOTAL AREA =				56414.98					
TOTAL PROPOSED B/UP AREA =				56414.98+12.00(DR.M.)		= 56426.98 SQ.M			

APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO. CC/2628/23
Building Inspector Deputy Engineer
(JEengg./Sect. Engg.)
BUILDING PERMISSION DEPT.
ZONE-2, P.M.C.



STAMP OF APPROVAL
BUILDING LAYOUT
01/20

Stamps of Approval of Plans:

AREA STATEMENT		SQ.M.
1	AREA OF PLOT (Minimum area of a, b, c to be considered)	27255.37
	(a) As per ownership document (7/12, CTS extract)	27255.37
	(b) as per measurement sheet	27255.37
	(c) as per site	--
2	DEDUCTIONS FOR	
	a) 12.00 M. Wide D.P. Road (AS/SANCTION)	---
	b) Any D.P. Reservation area(BDP)	4243.50
	b1) area under nala garden	---
	(TOTAL a+b+b1)	4243.50
3	BALANCE / GROSS AREA OF PLOT (1-2)	23011.87
4	AMENITY SPACE -	
	(a) REQUIRED - 15% [as/previous sanction]	3451.78
	(b) ADJUSTMENT OF 2(b) if any -	---
	(c) BALANCE AMENITY	---
5	NET AREA OF PLOT = [3 - (c)]	19560.09
6	RECREATIONAL OPEN SPACE (IF APPLICABLE)	
	(a) REQUIRED - 10% OPEN SPACE	23011.87*0.10
	(b) PROPOSED -	2392.39
7	INTERNAL ROAD AREA	429.25
8	PLOTABLE AREA (IF APPLICABLE)	19560.09
9	Built up area with reference to basic f.s.i. AS PER FRONT ROAD WIDTH (SR. NO. 5 X 1.10)	19560.09*1.10
10	ADDITION OF FSI ON PAYMENT OF PREMIUM	
	(a) MAXIMUM PERMISSIBLE PREMIUM FSI -BASED ON ROAD WIDTH /TOD ZONE	---
	(b) PROPOSED FSI ON PAYMENT OF PREMIUM (0.5 OF SR.NO.1)	5979.94
	23011.87*0.5 = 11505.94	
11	IN SITU FSI / TDR LOADING	
	(a) IN SITU AREA AGAINST DP Reservation, if any	---
	(b) IN SITU AREA AGAINST AMENITY SPACE IF HANDED OVER (2 /1.85 X SR. NO.4B & OR C)	3,451.78
	(c) TDR AREA (0.65 OF s.no.01) (12.0m.road) (SLUM +REGULAR)	0.0
	(d) proposed tdr area	4322.14
	(d) TOTAL IN SITU AREA/TDR LOADING PROPOSED ((11(a)+(b)+(c))	7,773.92
12	TOTAL AREA AVAILABLE(9+10b+11e)	35,269.96
13	ADDITIONAL FSI AREA UNDER CHAPTER NO. 7	
	(a) ADD GRHA 5STAR/IGBC SILVER or equivalent rating 5% incentive f.s.i.	---
	21516.10*5% =1075.80	
14	TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	
	(a) [(9+10b+11e+13(a))] OR 12 WHICHEVER IS APPLICABLE	35,269.96
	(b) Add ancillary fsi. 0.6	21,161.98
	TOTAL ENTITLEMENT (a+b)	56,431.94
15	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	
16	TOTAL BUILT-UP AREA IN PROPOSAL (excluding area at Sr.No.17 b)	
	a) EXISTING BUILT-UP AREA	AS/OLD SANCTION
	b) PROPOSED BUILT-UP AREA (as per 'P-line')	56,095.82
	b1) Comm. BUILT-UP AREA	319.16
	b2) ADD DRIVERS RM.+security cabin+etc	12.00
	C) TOTAL (a+b)	56,426.98
17	F.S.I. CONSUMED (15/5) (should not be more than serial No.14 above.)	---
18	AREA FOR INCLUSIVE HOUSING, IF ANY	
	(a) REQUIRED (20% OF SR.NO.5)	---
	(b) PROPOSED	---

Certificate of Area :

Certified that the plot under reference was surveyed by me on _____ and the dimensions of sides etc. of plot stated on plan are as measured on site & the area so worked out tallies with the area stated in document of Ownership/ T.P. Scheme Record/ Land Records Department/City Survey records.

Signature
(Name of Architect/ Licensed Engineer/ Supervisor.)

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 SIGN.

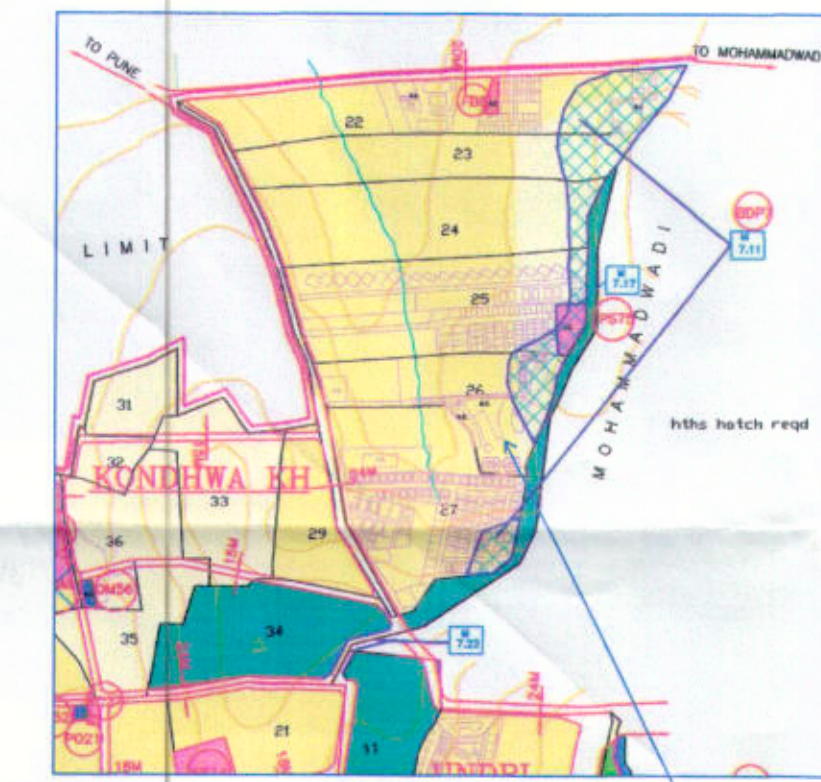
Director name - Mr. Brajesh Singh
Developer name - DASSCON REALTY PVT LTD (formerly known as IDEB GRAND REALITY PVT LTD)

ARCHITECT
Ar. PRAKASH KULKARNI
CA/98/22909

PROJECT :-
PROPOSED BUILDING ON S.NO.26 /4,KONDHAWA (KHURD), DIST-PUNE

P R A K A S H K U L K A R N I
ankur associates
A R C H I T E C T S
TEJOVALAYA, OFF. NO.- 101, 1ST FL., CTS. NO.-1187/19, GHOLE ROAD, SHIVAJINAGAR,
PUNE - 411 005, PHONE - 25514790, 25514791 / FAX - 020 25514792
Email : prakash@ankurassociates.in

DATE SCALE DRN BY
18/01/2024 1 : 500 PALLAVI 1828/22
E:\PROJECT\TRICON INFRA\MD\26.09.2023\MD9.dwg



LOCATION PLAN PROPOSED SITE

PARKING AREA STATEMENT = WING - A,B & C & TOWER - 1 TO TOWER - 4				
PARKING REQUIRED BY RULE	NO. OF TENEMENT	CAR	SCOOTER	
RESIDENTIAL				
For every tenement having carpet area equal to or above 80 sq.m. but less than 150 sq.m.	1	1	1	
REQUIRED PARKING FOR 66+42 TENEMENTS	177	177	177	
For every tenement having carpet area equal to or above 150 sq.m. above	1	2	1	
REQUIRED PARKING FOR 117 TENEMENTS	117	234	117	
TOTAL - 294	294	411	294	
5% ADDITION PARKING	21	15		
TOTAL	431	426	308	
TOTAL REQ. PARKING	431 X 12.50	308 X 2.00		
TOTAL PROP. PARKING	434	310		
TOTAL AREA	5387.50	616		
TOTAL PARKING AREA		6003.50		

WATER CALCULATION = WING-A, B & C (PROP. BUILD)				
For Residential				
WATER REQUIRED AS PER RULE				
NO. OF FLATS X 5 X 135				
94	X	5	X	135
				= 63450
ADD FIRE FITTING = 20,000 X 3 BLDG. LITRS.				
TOTAL = 63450.00 + 60,000 = 1,23,450 LITRS.				
DAY = 1,24,000.00 LITRS.				
SUMP WELL CAPACITY:				
13450	X	1.5		= 96175.00
DAY = 96,000.00 LITRS.				
ADD FIRE FITTING = 75,000 X 3 BLDG. = 2,25,000.00 LIT.				
96000.00 + 225000				= 1,24,000.00
DAY TOTAL = 1,21,000 LITRS.				

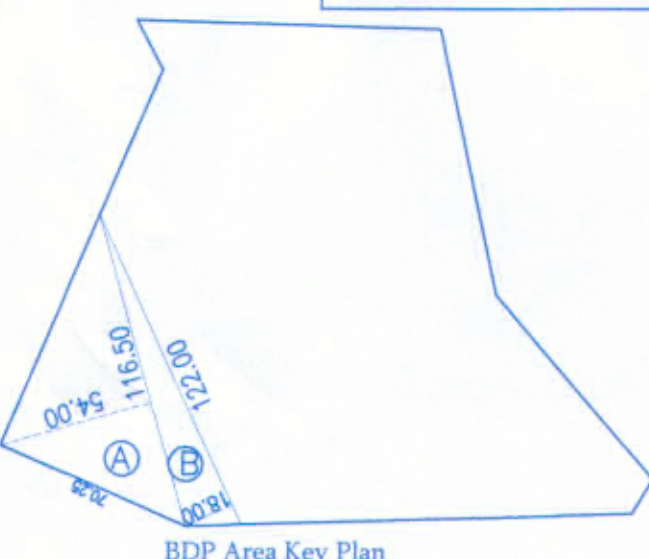
WATER STORAGE TANK CAP. = (PROP. BUILD)			
TOWER	O/HEAD TANK CAP.	U/G TANK CAPACITY	
1	00,000.00 LIT.	0,000.00 LIT.	
	FIRE,00,000.0 LIT.	FIRE,00,000.0 LIT.	
2	36,000.00 LIT.	54,000.00 LIT.	
	FIRE,75,000.0 LIT.	FIRE,2,00,000.0 LIT.	
3	57,000.00 LIT.	86,000.00 LIT.	
	FIRE,75,000.0 LIT.	FIRE,2,00,000.0 LIT.	
4	43,000.00 LIT.	64,500.00 LIT.	
	FIRE,75,000.0 LIT.	FIRE,2,00,000.0 LIT.	
TOTAL	FIRE,2,25,000.0LIT.	FIRE, 6,00,000.0LIT	

OPEN SPACE 1= AREA CALCULATION						
1	0.50	x	11.14	x	0.960	= 5.35
2	0.50	x	12.67	x	5.530	= 35.03
3	0.50	x	38.26	x	9.070	= 173.51
4	0.50	x	38.26	x	9.210	= 176.79
5	0.50	x	35.19	x	12.100	= 212.90
6	0.50	x	33.56	x	6.580	= 110.21
7	0.50	x	54.70	x	24.700	= 675.55
8	0.50	x	74.13	x	13.520	= 501.01
9	0.50	x	25.08	x	7.740	= 97.06
10	0.50	x	22.11	x	5.010	= 55.35
11	0.50	x	8.89	x	3.940	= 17.51
TOTAL AREA						= 2060.01

OPEN SPACE 2 AREA CALCULATION							
1	0.50	x	15.38	x	42.64	=	327.90
2	0.50	x	9.87	x	42.640	=	210.43
TOTAL AREA						=	538.33
TOTAL OPEN SPACE AREA CALCULATION							
1	OPEN SPACE 1					=	2060.01
2	OPEN SPACE 2					=	538.33
TOTAL AREA							2598.34

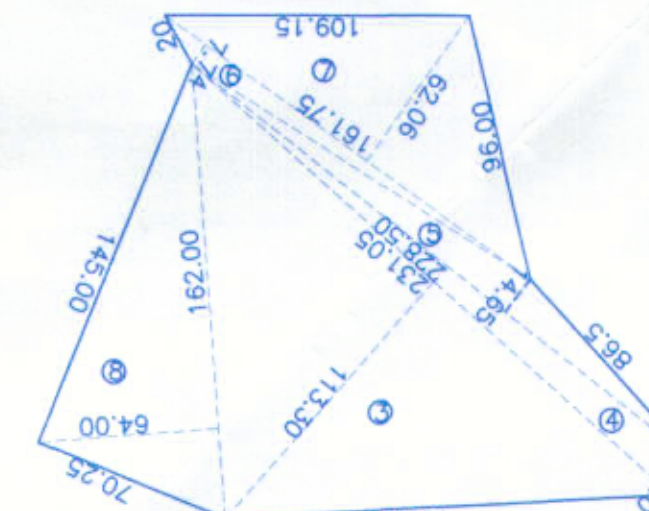
REQ. OPEN SPACE ON MOTHER EARTH = 2301.19 SQ.M
PROP. OPEN SPACE ON MOTHER EARTH = 2598.34 SQ.M

AMENITY AREA CALCULATION						
a)	0.50	x	7.32	x	15.48	= 56.65
b)	0.50	x	3.96	x	15.48	= 30.65
c)	0.50	x	23.18	x	76.84	= 890.57
d)	0.50	x	19.29	x	66.09	= 637.70
e)	0.50	x	13.27	x	53.39	= 354.24
f)	0.50	x	8.80	x	49.57	= 218.11
g)	0.50	x	8.14	x	48.28	= 196.49
h)	0.50	x	5.02	x	49.50	= 124.25
i)	0.50	x	5.47	x	52.33	= 143.13
j)	0.50	x	21.66	x	57.43	= 621.96
k)	0.50	x	6.20	x	57.43	= 178.03
TOTAL AMENITY AREA						= 3451.78



BDP AREA RESERVATIONS CALCULATION							
1	0.50	x	116.50	x	54.00	=	3145.50
2	0.50	x	122.00	x	18.00	=	1098.00
TOTAL AREA						=	4243.50

BDP
4243.50 sqm



05/09/1

PLOT AREA CALCULATION						
3	0.50	x	231.05	x	113.30	= 13088.98
4	0.50	x	231.05	x	14.40	= 1663.56
5	0.50	x	228.50	x	14.65	= 1673.76
6	0.50	x	161.75	x	7.74	= 625.97
7	0.50	x	161.75	x	62.06	= 5019.10
8	0.50	x	162.00	x	64.00	= 5184.00
TOTAL AREA S.NO.26 / 4						= 27255.37

12.00M WIDE INTERNAL ROAD

12.00M WIDE INTERNAL ROAD AREA CALCULATION							
1	0.50	x	37.10	x	11.82	=	219.26
2	0.50	x	37.10	x	11.32	=	209.99
TOTAL AREA						=	429.25



AMENITY AREA
3451.78 SQ.M.

LAYOUT PLAN

