

F.S.I STATEMENT (REHAB + SALE)																			
BUILDING	FLOOR	F.S.I. COMMERCIAL REHAB	F.S.I. AS PER P-LINE AREA COMM.SALE	F.S.I. RESIDENTIAL REHAB	F.S.I. AS PER P-LINE AREA RES.SALE	PERMISSIBLE BALCONY REHAB	PROPOSED BALCONY REHAB	PROPOSED PASSAGE REHAB	PROPOSED STAIRCASE REHAB	LIFT REHAB	LIFT MC ROOM REHAB	LIFT SALE	LIFT MC ROOM SALE	TOTAL COMM UNIT REHAB	TOTAL COMM UNIT SALE	TOTAL RESI UNIT REHAB	TOTAL RESI UNIT SALE	TOTAL BIUP AREA PROPOSED	
BASEMENT+L.GROUND+U.GROUND+MEZZ+STILT+12 FLOORS									FIRE	REGULAR								PROPOSED F.S.I.	
	L.GROUND	224.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00			12	0	0	0		
	U.GROUND	188.35	182.64	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00			14	8	0	0		
	MEZZANINE	0.00	102.38	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12.83			0	0	0	0		
	STILT	43.42	277.28	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12.83			2	8	0	0		
	FIRST	0.00	0.00	118.57	344.10	17.79	18.01	42.20	11.03	10.82	12.83			0	0	4	5		
	SECOND	0.00	0.00	173.61	344.10	26.04	23.51	40.45	11.03	10.82	8.08			0	0	6	5		
	THIRD	0.00	0.00	173.61	344.10	26.04	23.51	40.45	11.03	10.82	8.08			0	0	6	5		
	FOURTH	0.00	0.00	173.61	344.10	26.04	23.51	40.45	11.03	10.82	8.08			0	0	6	5		
	FIFTH	0.00	0.00	173.61	344.10	26.04	23.51	40.45	11.03	10.82	8.08			0	0	6	5		
	SIXTH	0.00	0.00	145.57	301.08	21.84	20.91	40.45	11.03	10.82	8.08			0	0	5	4		
	SEVENTH	0.00	0.00	173.61	344.10	26.04	23.51	40.45	11.03	10.82	8.08			0	0	6	5		
	EIGHT	0.00	0.00	173.61	344.10	26.04	23.51	40.45	11.03	10.82	8.08			0	0	6	5		
	NINTH	0.00	0.00	173.61	344.10	26.04	23.51	40.45	11.03	10.82	8.08			0	0	6	5		
	TENTH	0.00	0.00	173.61	344.10	26.04	23.51	40.45	11.03	10.82	8.08			0	0	6	5		
	ELEVENTH	0.00	0.00	145.57	301.08	21.84	20.91	40.45	11.03	10.82	8.08			0	0	5	4		
TWELTH	0.00	0.00	173.61	344.10	26.04	23.51	40.45	11.03	10.82	8.08			0	0	6	5			
TOTAL		466.87	662.30	1972.20	4043.16	296.83	271.42	487.15	132.36	125.84	140.20	12.29	8.66	15.84	28	16	68	58	7034.23

F.S.I STATEMENT (REHAB)									
FLOOR	F.S.I. COMMERCIAL REHAB	F.S.I. RESIDENTIAL REHAB	PERMISSIBLE BALCONY	PROPOSED BALCONY	PROPOSED STAIRCASE	PASSAGE	LIFT	LIFT MC ROOM	TOTAL UNIT COMM.
L.GROUND	224.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0
U.GROUND	188.35	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14
MEZZANINE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0
STILT	43.42	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2
FIRST	0.00	118.57	17.79	18.01	11.03	10.82	42.20	12.83	0
SECOND	0.00	173.61	26.04	23.51	11.03	10.82	40.45	8.08	0
THIRD	0.00	173.61	26.04	23.51	11.03	10.82	40.45	8.08	0
FOURTH	0.00	173.61	26.04	23.51	11.03	10.82	40.45	8.08	0
FIFTH	0.00	173.61	26.04	23.51	11.03	10.82	40.45	8.08	0
SIXTH	0.00	145.57	21.84	20.91	11.03	10.82	40.45	8.08	0
SEVENTH	0.00	173.61	26.04	23.51	11.03	10.82	40.45	8.08	0
EIGHT	0.00	173.61	26.04	23.51	11.03	10.82	40.45	8.08	0
NINTH	0.00	173.61	26.04	23.51	11.03	10.82	40.45	8.08	0
TENTH	0.00	173.61	26.04	23.51	11.03	10.82	40.45	8.08	0
ELEVENTH	0.00	145.57	21.84	20.91	11.03	10.82	40.45	8.08	0
TWELTH	0.00	173.61	26.04	23.51	11.03	10.82	40.45	8.08	0
TOTAL		466.87	1972.20	296.83	271.42	132.36	487.15	140.20	96

F.S.I STATEMENT (SALE)						
FLOOR	F.S.I. AS PER P-LINE AREA COMM.	F.S.I. AS PER P-LINE AREA RESI.	LIFT	LIFT MC ROOM	TOTAL UNIT COMM.	TOTAL UNIT RESI.
L.GROUND	0.00	0.00			0	0
U.GROUND	182.64	0.00			08	0
MEZZANINE	102.38	0.00			08	0
STILT	277.28	0.00			0	0
FIRST	0.00	344.10			0	05
SECOND	0.00	344.10			0	05
THIRD	0.00	344.10	8.66	4.86 X 3.26	0	05
FOURTH	0.00	344.10			0	05
FIFTH	0.00	344.10			0	05
SIXTH	0.00	301.08			0	04
SEVENTH	0.00	344.10			0	05
EIGHT	0.00	344.10			0	05
NINTH	0.00	344.10			0	05
TENTH	0.00	344.10			0	05
ELEVENTH	0.00	301.08			0	04
TWELTH	0.00	344.10			0	05
TOTAL	662.30	4043.16	8.66	15.84	16	68

TDR CALCULATION	
A	TOTAL S.R.A TENEMENT ON SITE 96
B	MIN. REHAB. AT 360 TENT. PER HECTARE (1366.89 X 360TH) 49
C	NEW RESIDENTIAL ELIGIBLE TENEMENTS (NOS) 68
D	NEW COMMERCIAL ELIGIBLE TENEMENTS (NOS) 28
E	TENEMENTS TO BE HANDED OVER TO S.R.A 0
F	TOTAL TENEMENTS PROPOSED 96
G	TOTAL FSI + PROPOSED BALCONY (2428.77+271.42) 2700.19
H	35% OF TOTAL FSI + PROPOSED BALCONY (G X 35%) 945.07
I	PASSAGE + STAIRCASE + FIRE STAIRCASE + LIFT + LIFT MC ROOM (487.15+129.84+132.36+140.20+12.29) 901.84
J	MINIMUM AREA CONSIDERED 901.84
K	BALWADI + WELFARE CENTER (25SQ.M + 25SQ.M) 50.00
L	SOCIETY OFFICE + TOILET (12 SQ.M + 4 SQ.M) 16.00
M	TOTAL REHAB CONSTRUCTION AREA (G + J + K + L) 3668.03
N	TDR RATIO AS PER NEW POLICY WEIGHTAGE AVQ (17/12/2018) 2.701
O	FREE SALE COMPONENT (M X N) 9907.35
P	TOTAL SCHEME AREA GENERATED (M + O) 13575.38
Q	MAXIMUM PERMISSIBLE IN SITU F.S.I. (1284.20 X 4) + R.W.(102.89 X 4) 5457.56
R	T.D.R GENERATED (P - Q) 8107.82

PLOT AREA CALCULATION C.T.S. 367, 368, 369 BY TRIANGULATION METHOD IN SQ.M.			
TAG	0.00	M	SQ.M
A	0.50	45.75	3.27
B	0.50	45.75	14.86
C	0.50	50.19	10.54
D	0.50	50.19	11.41
E	0.50	21.57	3.50
F	0.50	5.95	1.39
TOTAL PLOT AREA			1016.70

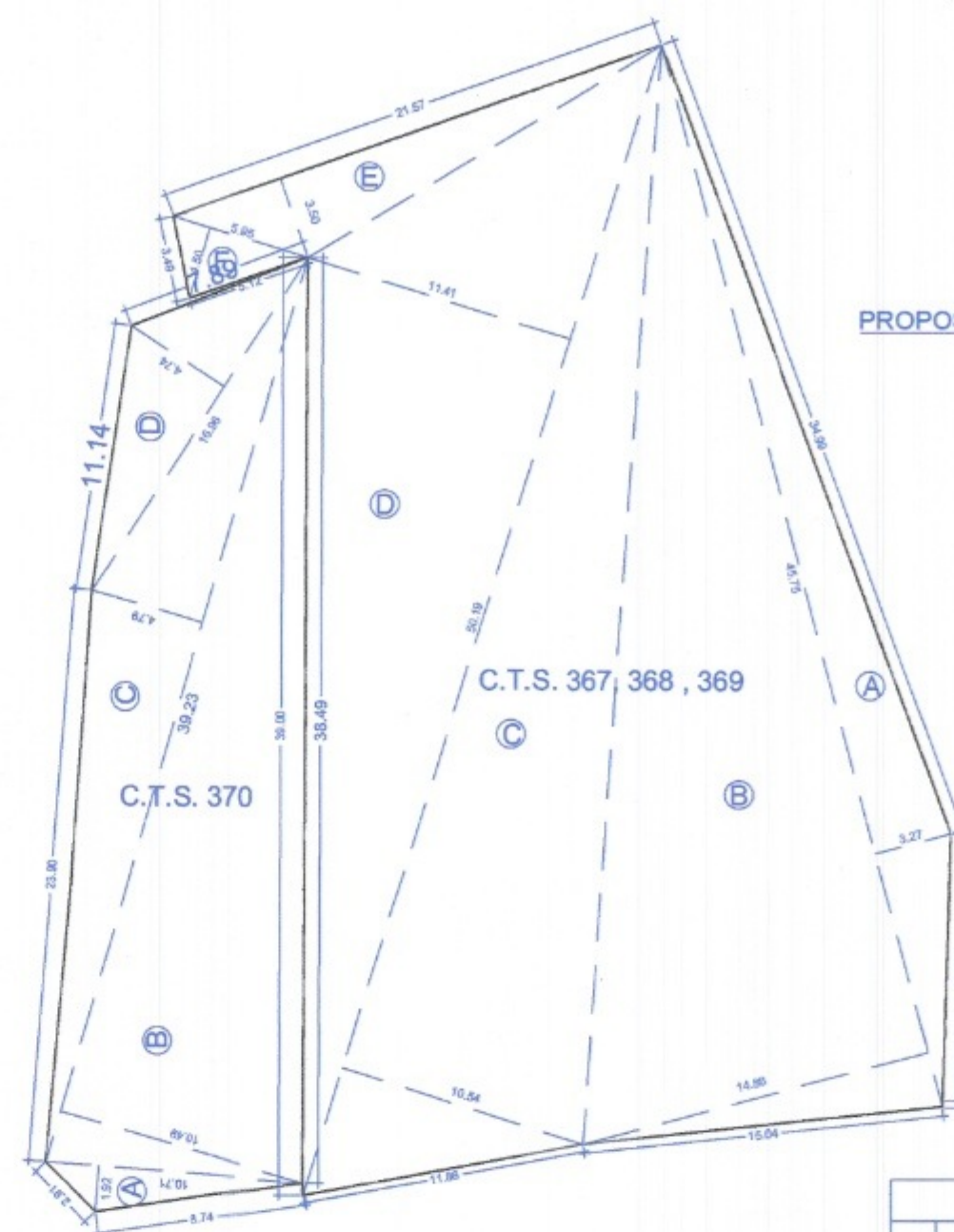
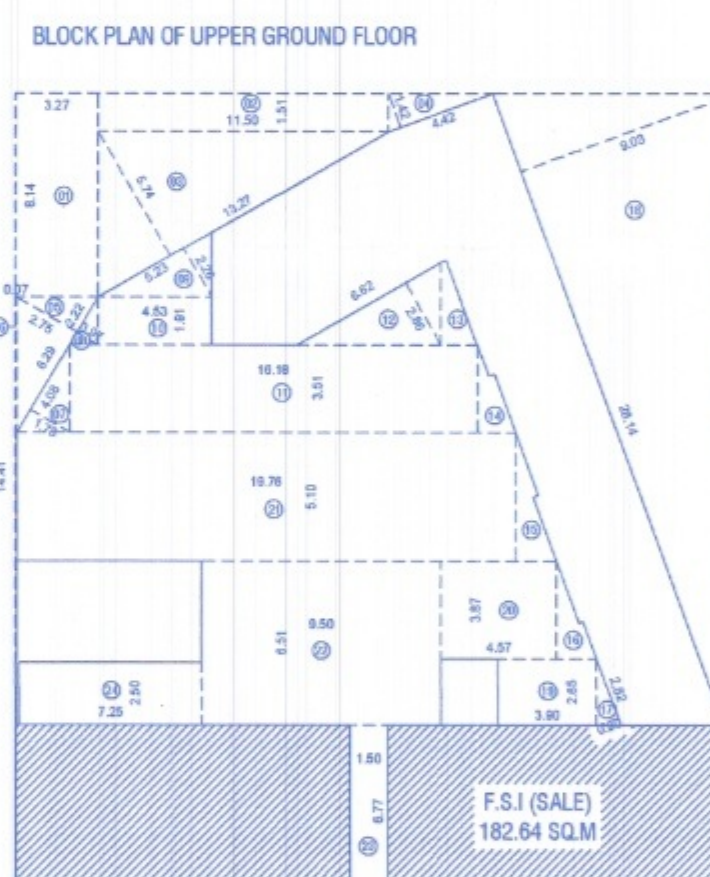
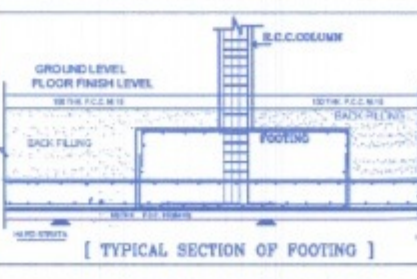
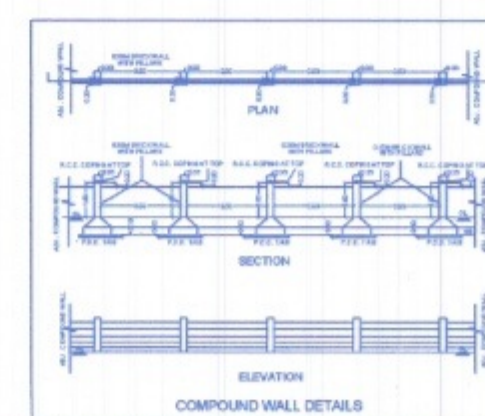


TABLE 1 (AS PER UDCPR-20)	
AREA STATEMENT	SQ.M.
1. AREA OF THE PLOT	1366.89
2. BASIC F.A.R. PERMISSIBLE	4.00
3. PERMISSIBLE F.S.I. (S X 6)	5467.56
4. F.S.I. PROPOSED FOR REHAB	2428.77
a. PROPOSED F.S.I. FOR REHAB	2428.77
b. EXCESS BALCONY COUNTED IN F.S.I.	0.00
TOTAL (a+b)	2428.77
5. BALANCE F.S.I. FOR FREESALE	3038.79
6. ANCILLARY F.S.I. PERMISSIBLE ON FREESALE (60% OF 11)	1823.27
7. TOTAL F.S.I. PERMISSIBLE FOR FREESALE	4862.06
8. PROPOSED F.S.I. FOR FREESALE	4605.46



AREA CALCULATION OF UPPER GROUND FLOOR			
AREA OF BLOCK	28.53	X	31.94
STANDARD DEDUCTIONS			
01	3.27	X	8.14
02	11.50	X	1.51
03	13.27	X	5.74
04	4.42	X	1.42
05	6.29	X	2.75
06	0.07	X	14.41
07	4.08	X	1.78
08	2.22	X	0.97
09	5.23	X	2.26
10	4.53	X	1.91
11	16.18	X	3.51
12	6.62	X	2.86
13	AS PER P LINE		2.77
14	AS PER P LINE		2.77
15	AS PER P LINE		4.12
16	AS PER P LINE		2.96
17	2.82	X	0.90
18	28.14	X	9.03
19	3.90	X	2.65
20	4.57	X	3.87
21	19.76	X	5.10
22	9.50	X	6.51
23	1.50	X	6.77
24	7.25	X	2.50
TOTAL			540.25
NET BUILT UP AREA	911.25	-	540.25
AREA	911.25	-	370.99

AREA CALCULATION OF UPPER GROUND FLOOR REHAB AND SALE	
COM. SALE	182.64
COM. REHAB	188.35



STAMP OF APPROVAL
LAYOUT PLAN

OFFICE OF THE
SLUM REHABILITATION AUTHORITY,
PUNE & PIMPRI-CHINCHWAD AREA, PUNE-16

Approved subject to condition mentioned in
Commencement Certificate No. 58A/12-94/2022 Date: 13/09/2022

COMMENCEMENT SANCTIONED

ASSISTANT DIRECTOR OF TOWN PLANNING,
SLUM REHABILITATION AUTHORITY, PUNE-16



AREA STATEMENT		M.NO. 194	M.NO. 277
PROPOSED COMPOSITE SCHEME		C.T.S. 367	C.T.S. 370
1. AREA OF THE PLOT	SQ.M.	SQ.M.	SQ.M.
a. AREA AS PER DECLARED SLUM	1016.70	350.19	350.19
b. AREA AS PER MEASUREMENT SHEET	1016.70	350.19	350.19
c. AREA AS PER '3C/3D' ORDER	1016.70	350.19	350.19
MINIMUM AREA CONSIDERED	1016.70	350.19	350.19
2. DEDUCTIONS FOR			
a. AREA UNDER ROAD WIDENING	49.81	52.88	
b. AREA UNDER RESERVATION (IF ANY)	0.00		
TOTAL (a+b)	49.81	52.88	
3. NET AREA OF THE PLOT (1 - 2)	966.89	297.31	
TOTAL NET AREA OF THE PLOT	1264.20		
4. BASIC F.A.R. PERMISSIBLE	4.00		
5. PERMISSIBLE F.S.I. (3 X 4)	5056.80		
6. AREA OF ROAD WIDENING (102.89 X 4.00)	410.76		
7. TOTAL BASIC PERMISSIBLE F.S.I.	5467.56		
8. ANCILLARY F.S.I. PERMISSIBLE ON FREESALE (60% OF 11)	1823.27		
9. TOTAL F.S.I. PERMISSIBLE FOR SCHEME (7+8a)	7290.83		
10. TOTAL F.S.I. IN PROPOSAL			
a. TOTAL F.S.I. FOR REHAB	2428.77		
b. TOTAL F.S.I. FOR FREESALE	4605.46		
TOTAL	7034.23		
11. TOTAL ANCILLARY FSI CONSUMED (11 - 8)	1566.67		
12. TENEMENT PROPOSED			
a. TENEMENT PROPOSED REHAB COMM.	28		
b. TENEMENT PROPOSED FREESALE COMM.	16		
c. TENEMENT PROPOSED REHAB RESI.	68		
d. TENEMENT PROPOSED FREESALE RESI.	58		
TOTAL	170		

SPECIFICATIONS :

FOUNDATION UP TO THIRD FLOOR : REINFORCED CONCRETE WITH 15% STEEL
FLOORING : POLISHED TERRAZZO
WALLS : WHITE WASH
DOORS : ALUMINUM
WINDOWS : ALUMINUM
ROOFING : BITUMEN
PAINT : EMULSION
ELECTRICAL : AS PER IS CODES
PLUMBING : AS PER IS CODES
MECHANICAL : AS PER IS CODES
FIRE : AS PER IS CODES
ENVIRONMENTAL : AS PER IS CODES
ACoustics : AS PER IS CODES
LIGHTING : AS PER IS CODES
FURNITURE : AS PER IS CODES
ELECTRONICS : AS PER IS CODES
TELECOMMUNICATIONS : AS PER IS CODES
OTHERS : AS PER IS CODES

LEGENDS

PROPERTY BOUNDARY SHOWN : THICK BLACK
PROPOSED WORK SHOWN : THICK RED
EXISTING WORK SHOWN : THIN RED
ADJUTANT GENERAL'S OFFICE : RED DOTTED
WATERLINE SHOWN : BLACK DOTTED
ROAD WIDENING SHOWN : GREEN DOTTED

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY OWNER AND THE DIMENSIONS 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 RECORDS DEPARTMENT, CITY SURVEY RECORDS.

SIGN OF L.C. ENG:-

* NOTES

- THE DESIGN AND MUNICIPAL DRAWING ARE PREPARED BASED ON THE INFORMATION, INFORMATION AND ALL THE LEGAL DOCUMENTS GIVEN BY THE OWNER/POWER OF ATTORNEY HOLDER TO THE ARCHITECT.
- WE AS ARCHITECTURAL CONSULTANT ARE NOT RESPONSIBLE FOR THE QUALITY AND STABILITY OF STRUCTURE AND CONSTRUCTION ON SITE.
- THE DRAWING IS PROPERTY OF PUNDLIK. GOKHLE ARCHITECTS. IT IS NOT TO BE COPIED OR LENT WITHOUT THE PERMISSION OF THE ARCHITECT.

PROJECT NAME:-

PROPOSED COMPOSITE SRA PROJECT
AT C.T.S. NO 367, 368, 369 & 370 SACHAPEER STREET, RASTA PETH, PUNE.

ARCHITECT:-

aetrium design studio

C.T.S. 4334, Bungalow No-4, 1st Floor, Saranath Housing Colony, Behind Old Z.P. School, Pune-11.
Contact No: 729636168, 890703006. Email: aetriumdesignstudio@gmail.com

ARCHITECTS SIGN: [Signature]
OWNERS/ P.A.H SIGN: [Signature]

Ar. Junaed Sayeed
(CA/2018/100528)

M/S MANAV REHAB LLP

SCALE: 1:150 DATE: