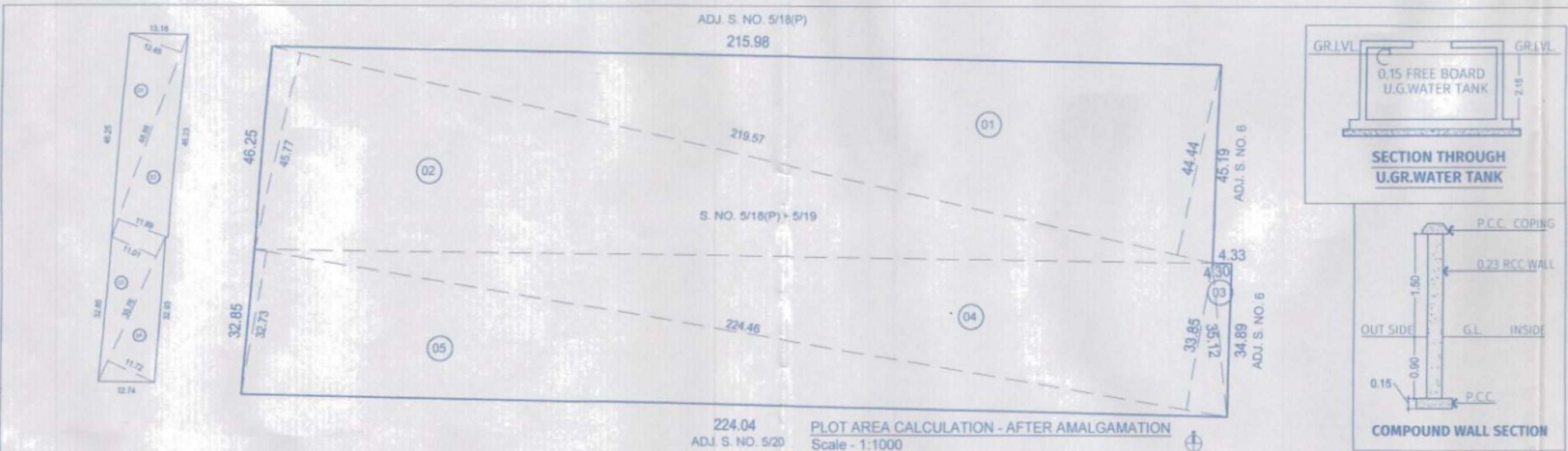
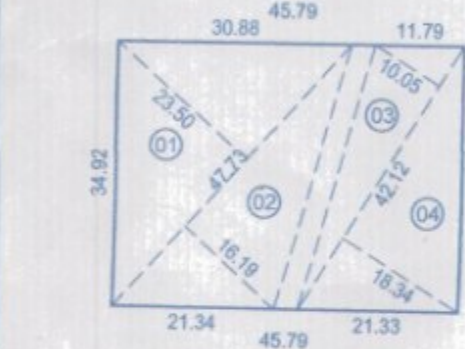




ROAD WIDENING AREA CALCULATION S.NO. 5/18(P) + 5/19				
1	1	X	0.50	X 12.45
2	1	X	0.50	X 11.89
3	1	X	0.50	X 11.01
4	1	X	0.50	X 11.72
TOTAL				= 1001.28

PLOT AREA CALCULATION - S.NO. 5/18(P) + 5/19				
1	1	X	0.50	X 44.44
2	1	X	0.50	X 45.77
3	1	X	0.50	X 4.30
4	1	X	0.50	X 33.85
5	1	X	0.50	X 32.73
TOTAL				= 17451.48

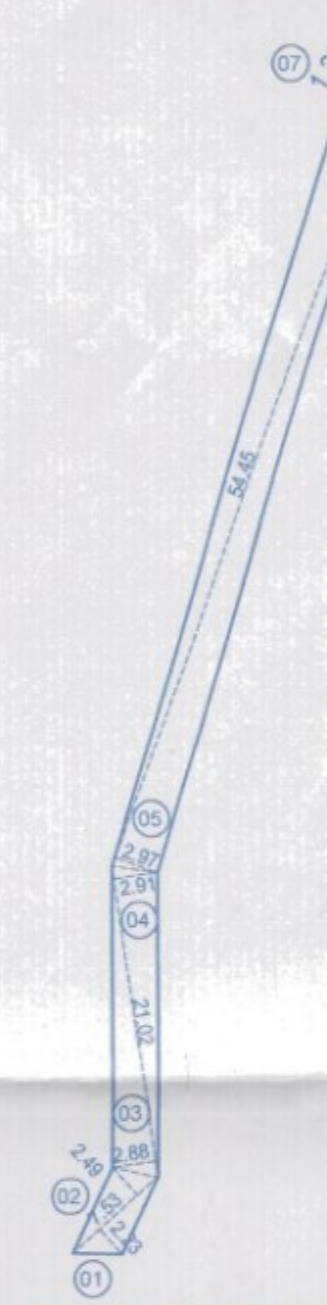
PLOT AREA STATEMENT - AFTER AMALGAMATION				
Sl. No.	Plot No./ Survey No.	Area of Plot (As per Demarcation)	Area of Plot (As per 7/12)	Balance Plot Area
1	5/18 (P) + 5/19	17451.48	16450.00	1001.28
TOTAL		17451.48	16450.00	1001.28



OPEN SPACE - 1 AREA CALCULATION				
1	1	X	0.50	X 47.73
2	1	X	0.50	X 47.73
3	1	X	0.50	X 42.12
4	1	X	0.50	X 42.12
TOTAL				= 1545.10

LANDSCAPE AREA CALCULATION				
1	1	X	1	X 30.00
TOTAL				= 677.25

CANALIZED NALA AREA CALCULATION				
1	1.00	X	0.50	X 7.53
2	1.00	X	0.50	X 7.53
3	1.00	X	0.50	X 21.02
4	1.00	X	0.50	X 21.02
5	1.00	X	0.50	X 54.45
6	1.00	X	0.50	X 54.45
7	1.00	X	0.50	X 3.55
8	1.00	X	0.50	X 3.55
TOTAL				= 245.80



WATER AREA CALCULATION				
AMOUNT OF WATER REQUIRED PER PERSON	=	135	lts/day	
WATER REQUIRED PER FLAT (5 PERSONS/FLAT)	=	675	lts/day	
NO OF FLATS IN BLDG.	=	624	NOS.	
REQUIRED CAPACITY OF OVERHEAD WATER TANK	=	421200	lts/day	
WATER REQUIRED FOR FIRE FIGHTING	=	70000	lts/day	
REQUIRED TOTAL O.H.W. TANK CAPACITY	=	491200	lts/day	
PROVIDED TOTAL O.H.W. TANK CAPACITY	=	491500	lts/day	
REQUIRED CAPACITY TO U.G.W. TANK FOR REGULAR	=	831800	lts/day	
REQUIRED CAPACITY TO U.G.W. TANK FOR FIRE	=	525000	lts/day	
REQUIRED TOTAL U.G.W. TANK CAPACITY	=	1156800	lts/day	
PROVIDED TOTAL U.G.W. TANK CAPACITY	=	1157000	lts/day	

TDR STATEMENT				
No.	DRC No.	Rate for land in Rs. per sq.m. as per ASR of generating plot in generating year (Rg)	TYPE	PURCHASE TDR AREA "Y"
1	004652	17880/- SQ.M.	SLUM	687.34
2	004656	17880/- SQ.M.	SLUM	1758.00
3	004658	17880/- SQ.M.	SLUM	847.76
4	003310	300/- SQ.M.	REGULAR	352.00
5	006053	17880/- SQ.M.	REGULAR	613.00
TOTAL AREA =				14873.19

PARKING STATEMENT				
TYPE OF FLATS		NO OF FLATS/ Area	PERM. PARKING	REQ. PARKING
RESIDENTIAL				
FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.M. BUT LESS THAN 80 SQ.M.		271	1	136
FOR EVERY TWO TENEMENTS HAVING CARPET AREA EQUAL TO OR ABOVE 80 SQ.M. BUT LESS THAN 150 SQ.M.		271	1	271
FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 40 SQ.M. BUT MORE THAN 30 SQ.M.		82	0	4
TOTAL		624		406
IN ADDITION 5% VISITOR PARKING				20
TOTAL PARKING				426
PARKING AREA CALCULATION				
VEHICAL		NOS.	AREA REQUIRED	
CARS		450	X 12.50	5625.00
SCOOTERS		780	X 2.00	1560.00
TOTAL PARKING AREA				7185.00

AREA FOR INCLUSIVE HOUSING, IF ANY				
(a)	Required (S.No. 5/15)	5876.31 X 20 % =	1175.26 sq.m.	
(a)	Required (S.No. 5/18+19)	16993.59 X 20 % =	3398.78 sq.m.	
Total required area			4574.04 sq.m.	
Proposed area			4568.50 sq.m.	
FLOORS				
GR. FL.		0.00		15.08
1ST FL.		101, 102, 103, 104, 105, 106		337.05
2ND FL.		201, 202, 203, 204, 205, 206		337.05
3RD FL.		301, 302, 303, 304, 305, 306		337.05
4TH FL.		401, 402, 403, 404, 405, 406		337.05
5TH FL.		501, 502, 503, 504, 505, 506		337.05
6TH FL.		601, 602, 603, 604, 605, 606		337.05
7TH FL.		701, 702, 703, 704, 705, 706		337.05
8TH FL.		801, 802, 803, 804, 805		304.41
9TH FL.		901, 902, 903, 904, 905, 906		337.05
10TH FL.		1001, 1002, 1003, 1004, 1005, 1006		337.05
11TH FL.		1101, 1102, 1103, 1104, 1105, 1106		337.05
12TH FL.		1201, 1202, 1203, 1204, 1205, 1206		337.05
13TH FL.		1301, 1302, 1303, 1304, 1305		304.41
14TH FL.		1401, 1402, 1403, 1404, 1405, 1406		337.05
TOTAL =		FLAT - 62 Nos		4568.50

FORM OF STATEMENT - 2 [Sr. No. 9 (a)]			
BUILDING NAME	BUILT UP AREA		TENE.
	RESI.	INCLUSIVE HOUSING	
TOWER - 1	10763.88		92
TOWER - 2	16298.96		150
TOWER - 3	6942.60		60
TOWER - 4	13934.64		120
TOWER - 5	6009.89	0.00	60
TOWER - 6	6660.60	0.00	60
INCLUSIVE HOUSING	0.00	4668.500	82
TOTAL		60610.57	624.00

FORM OF STATEMENT 2 - [SR. NO. 9 (a)]			
PROPOSED BUILDING : TOWER-1			
BUILDING NO.	FLOOR NO.	TOTAL BUILT-UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE	
TOWER 1	(1)	(2)	(3)
	STILT FLOOR	56.64	X 1
	1ST TO 11TH FL.	925.20	X 11
	12TH FL.	530.04	X 1
TOTAL			10763.88

FORM OF STATEMENT 2 - [SR. NO. 9 (a)]			
PROPOSED BUILDING : TOWER - 2			
BUILDING NO.	FLOOR NO.	TOTAL BUILT-UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE	
TOWER 2	(1)	(2)	(3)
	STILT FLOOR	47.17	X 1
	1ST, 2ND, 3RD, 4TH, 5TH, 6TH, 7TH, 8TH, 9TH, 10TH, 11TH, 12TH, 13TH, 14TH, 15TH FL.	1086.57	X 13
	8TH & 13TH FL.	1063.19	X 2
TOTAL			16298.96

FORM OF STATEMENT 2 - [SR. NO. 9 (a)]			
PROPOSED BUILDING : TOWER - 3			
BUILDING NO.	FLOOR NO.	TOTAL BUILT-UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE	
TOWER 3	(1)	(2)	(3)
	STILT FLOOR	57.21	X 1
	1ST TO 7TH, 9TH TO 12TH & 14TH & 15TH FL.	454.15	X 13
	8TH & 13TH FL.	441.89	X 2
TOTAL			6942.60

FORM OF STATEMENT 2 - [SR. NO. 9 (a)]			
PROPOSED BUILDING TOWER-4			
BUILDING NO.	FLOOR NO.	TOTAL BUILT-UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE	
TOWER 4	(1)	(2)	(3)
	STILT FLOOR	56.64	X 1
	1ST TO 7TH, 9TH TO 12TH & 14TH & 15TH FL.	925.20	X 13
	8TH & 13TH FL.	925.20	X 2
TOTAL			13934.64

FORM OF STATEMENT 2 - [SR. NO. 9 (a)]			
PROPOSED BUILDING : TOWER-5			
BUILDING NO.	FLOOR NO.	TOTAL BUILT-UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE	
TOWER 5	(1)	(2)	(3)
	STILT FLOOR	33.74	X 1
	1ST, 2ND, 3RD, 4TH, 5TH, 6TH, 7TH, 8TH, 9TH, 10TH, 11TH, 12TH, 13TH, 14TH, 15TH FLOOR	398.41	X 15
	TOTAL		6009.89

FORM OF STATEMENT 2 - [SR. NO. 9 (a)]			
PROPOSED BUILDING : TOWER - 6			
BUILDING NO.	FLOOR NO.	TOTAL BUILT-UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE	
TOWER 6	(1)	(2)	(3)
	STILT FLOOR	20.65	X 1
	1ST, 2ND, 3RD, 4TH, 5TH, 6TH, 7TH, 8TH, 9TH, 10TH, 11TH, 12TH & 14TH	445.65	X 13
	8TH & 13TH FLOOR	423.25	X 2
TOTAL			6660.60

FORM OF STATEMENT 2 - [SR. NO. 9 (a)]			
PROPOSED BUILDING : MHADA			
BUILDING NO.	FLOOR NO.	TOTAL BUILT-UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE	
INCLUSIVE HOUSING	(1)	(2)	(3)
	STILT FLOOR	15.080	X 1
	1ST, 2ND, 3RD, 4TH, 5TH, 6TH, 7TH, 8TH, 9TH, 10TH, 11TH, 12TH & 14TH	337.05	X 12
	8TH & 13TH REFUGE	304.41	X 2
TOTAL			4668.500

DATE & STAMP OF APPROVAL
B.P. Layout

15/3/2024
APPROVED SUBJECT CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO. CC/3241/23

Building Inspector Deputy Engineer P.M.C.
(B.P.D.P. Zone No-1) P.M.C.

POONA MUNICIPAL CORPORATION
BUILDING CONTROL DEPARTMENT
POONA

A AREA STATEMENTS		SQ.M
01	Area of Plot (Minimum area of a, b, c to be considered)	16450.00
(a)	As per ownership document (7/12, CTS extract)	16450.00
(b)	As per measurement sheet	17451.48
(c)	As per Amalgamation	17451.48
02	Deductions for:	
(a)	Proposed 24.00 M. D.P. Road widening Area	1001.28
(b)	Area under Encroachment	0.00
Total (a + b)		0.00
03	GROSS Area of the plot (01 - 02)	15448.72
04	Amenity Space	
(a)	Required - 15%	0.00
(b)	Adjustment of 2(b), if any	0.00
(c)	Balance Proposed	0.00
05	Net Plot Area (3-4(c))	0.00
06	Recreation Open Space - 03 x 10%	
(a)	Required - 10%	1544.87
(b)	Proposed - 10%	1545.10
07	(a) Internal Road area	0.00
(b)	Area of Channelized Nala	245.80
08	Plantable area (if applicable)	15448.72
09	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. Subasic FSI) (1.10 FSI) (15448.72 x 1.10)	16993.59
10	Addition of FSI on payment of premium	
(a)	Maximum permissible premium FSI - based on road width / TOD Zone.	0.00
(b)	Proposed FSI on payment of premium (15448.72 x 0.50) = 7724.36	6072.89
11	In-situ FSI / TDR loading	
(a)	In-situ area against D.P. Road / 200 x Sr. No. 2 (a), if any	0.00
(b)	In-situ area against Amenity Space if handed over	0.00
(c)	TDR area - (15448.72 x 1.15) = 17766.02	14873.19
(d)	Total in-situ / TDR loading proposed (10 + 11)	14873.19
12	Additional FSI area under Chapter No. 7	0.00
13	Total entitlement of FSI in the proposal	0.00
(a)	[B + 10(b) + 11(d)] or 12 whichever is applicable	37939.67
(b)	Amalgamation Area FSI upto 60% on remaining potential (37939.67 x 60%) = 22763.80 sq.m.	22763.80
(c)	Total entitlement (a+b)	60703.47
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]	0.00
15	Total Built-up Area in proposal, (excluding area at Sr.No.17b)	
(a)	Existing Built-up Area Previously Sanctioned -	0.00
(b)	Proposed Built-up Area (as per 'P-line')	60610.57
(c)	Total (a+b)	60610.57
16	F.S.I. Consumed (15/13) (should not be more than serial no.14 above.)	0.99
17	Area for Inclusive Housing, if any	
(a)	Required (S.No. 5/15 + 1175.26) + (5/18+19 = 3398.78) = 4574.04 sq.m.	4574.04
(b)	Proposed	4668.50

B CERTIFICATE OF AREA

Certified that the Plot under reference was surveyed by me on _____ 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 document of ownership / T.P. Scheme Records / Land Record Dept. / City Survey records.

Sign of the Architect

C OWNER'S DECLARATION

I/We undersigned hereby confirm that I/We would abide by plans sanctioned by P.M.C. I/We would execute the structure as per sanctioned 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.

Sign of the Owner

D LEGEND

Plot Boundary : Black
Proposed Work : Red
Drainage Line : Red Dotted

Water line : Black Dotted
Existing to be retained: Hatched
Demolitions: Yellow hatched

F JOB TITLE / SITE ADDRESS

PROPOSED RESIDENTIAL BUILDINGS ON S.NO. 5/18 & 5/19, VILLAGE - DHANORI, PUNE.

G OWNER NAME AND SIGNATURE

Mr. Ravi Shivaji Kadam Through PCA Holder
M/S Rising Associates Through Mr. Vineet K. Goyal

8/17

H ARCHITECT

Vishwas Kulkarni : CA/1984/8465
Hrishikesh Kulkarni : CA/2002/29235

8/17

VK:a architecture

5th Floor, Nexgen Avenue, Sr.No. 103(p), C.T.S. No. 2850, S.B. Road, Near ICC Trade Tower, Baharwad, Pune-411016.

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Checked by: Aml S.
Date: 01/02/2024

Scale: 1:500 at A1-Paper Size

Revision: A

For PMC submission - TDR Utilization