STAMP OF APPROVEL 01 09

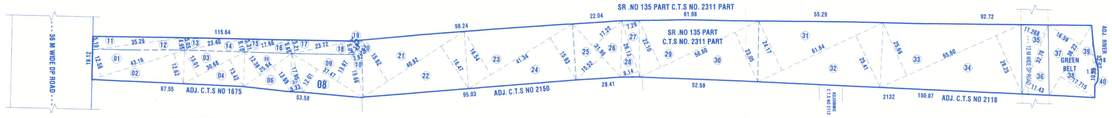
BP LAYOUT PLAN

प्रस्तावित निवासी + व्यापारी इ.क. 04/09/2025

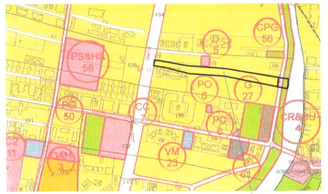
APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO CC/2108/25

Building Inspector Hawely Engineer
BUILDING PERMISSION DEPT.
ZONE- P.M.C.

PUNE MUNICIPAL CORPORATION BUILDING CONTROL DEPARTMENT APPROVED



(PLOT AREA CALCULATION)
(Scale - 1:1000)



D.P. LOCATION

GOOGLE LOCATION

T.D.R. GENERATION

D.R.C. NO	TYPE	LOCATION & DETAILS OF LAND SURRENDERED	OWNER OF D.R.C. HOLDER	D.R.C. YEAR	D.R.C. AREA (sq.m.)	R.C.	R.R.	INCREMENT	PERMI. D.R.C. LAND AREA
4761	SLUM REHABILITATION	S.NO.144A/1A,2P1,2P2 NO.1, 2 P.NO.4,5B, P.NO.44, 49B(ARE) etc	M/S BUSARA CONSTRUCTION	2024-25	302.78	34700.00	31790.00	1.0910	330.484
6311	24.00 M D.P. ROAD, AMENITY SPACE	S.NO.23/1(P), MOHAMMADWADI, PUNE	AVIRAT VENTURES THRU PROPRIETR YOGESH MORABHAI BAVIRAT	2024-25	463.48	22670.00	31790.00	0.7131	330.483
					766.240				660.978

PLOT AREA CALCULATION

S. NO 135 PART C.T.S NO. 2311 PART

1)	0.50	x	43.160	x	12.560	=	271.04
2)	0.50	x	43.160	x	12.620	=	272.34
3)	0.50	x	30.680	x	13.010	=	199.57
4)	0.50	x	30.680	x	13.420	=	205.86
5)	0.50	x	25.940	x	12.380	=	160.57
6)	0.50	x	25.940	x	13.690	=	177.56
7)	0.50	x	17.95	x	5.330	=	47.84
8)	0.50	x	37.47	x	12.010	=	225.01
9)	0.50	x	37.470	x	13.97	=	261.73
10)	0.50	x	19.66	x	3.92	=	38.53
11)	0.50	x	35.290	x	5.100	=	89.99
12)	0.50	x	35.290	x	4.950	=	87.34
13)	0.50	x	23.400	x	5.050	=	59.09
14)	0.50	x	23.400	x	5.100	=	59.67
15)	0.50	x	17.660	x	5.310	=	46.89
16)	0.50	x	17.660	x	5.650	=	49.89
17)	0.50	x	23.72	x	5.210	=	61.79
18)	0.50	x	23.72	x	5.010	=	59.42
19)	0.50	x	7.340	x	3.25	=	11.93
20)	0.50	x	7.34	x	3.20	=	11.74
21)	0.50	x	40.62	x	15.620	=	317.24
22)	0.50	x	40.62	x	16.470	=	334.51
23)	0.50	x	41.340	x	16.54	=	341.88
24)	0.50	x	41.34	x	15.93	=	329.27
25)	0.50	x	31.900	x	15.520	=	247.54
26)	0.50	x	31.900	x	17.220	=	274.66
27)	0.50	x	26.130	x	7.290	=	95.24
28)	0.50	x	26.130	x	8.140	=	106.35
29)	0.50	x	56.600	x	22.100	=	625.43
30)	0.50	x	56.600	x	23.050	=	652.32
31)	0.50	x	61.640	x	24.170	=	744.92
32)	0.50	x	61.640	x	25.410	=	783.14
33)	0.50	x	65.600	x	25.690	=	842.63
34)	0.50	x	65.600	x	28.250	=	926.60
35)	0.50	x	32.700	x	11.268	=	184.23
36)	0.50	x	32.700	x	11.430	=	186.88
37)	0.50	x	36.22	x	16.590	=	300.44
38)	0.50	x	36.22	x	17.715	=	320.82
39)	0.50	x	32.020	x	1.18	=	18.89
40)	0.67	x	10.55	x	1.27	=	8.98
TOTAL						=	10039.77
AREA AS PRE 7/12						=	10033.33

PLOT AREA STATEMENT

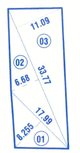
S.No.	S.NO 135 PART C.T.S NO. 2311 PART	Area as per 7/12	Area as per Demarcation	Maximum Plot Area	12.00 M W. INT. Widening Area Area Calculation	Green Belt Area Calculation	BALANCE PLOT AREA
1 + 2(I) + (II) + (III)	S. NO 135 PART C.T.S NO. 2311 PART (Aaryan Housing thro' Partner Navin Agarwal+ Aryan Housing thro' Partner Navin Agarwal+ DA.PA Chintaman Dalvi to Aryan Housing + Chintaman Dalvi)	10033.33	10039.77	10033.33	374.30	673.73	8985.30
TOTAL		10033.33	10039.77	10033.33	374.30	673.73	8985.30

ROAD AREA CALCULATION

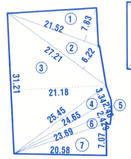
1	17.99	X	8.255	X	0.50	=	74.254
2	33.77	X	6.68	X	0.50	=	112.792
3	33.77	X	11.09	X	0.50	=	187.255
TOTAL						=	374.30

GREEN BELT AREA CALCULATION

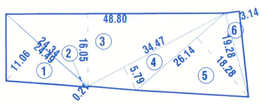
1	21.52	X	7.83	X	0.50	=	84.251
2	27.21	X	6.22	X	0.50	=	84.623
3	31.21	X	21.18	X	0.50	=	330.514
4	25.45	X	3.34	X	0.50	=	42.502
5	24.65	X	2.46	X	0.50	=	30.320
6	23.69	X	2.429	X	0.50	=	28.772
7	20.58	X	7.07	X	0.50	=	72.750
TOTAL						=	673.73



12.00 M W D.P. ROAD AREA CALCULATION



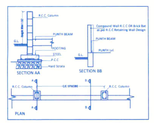
GREEN BELT AREA CALCULATION



Open Space Area Calculation

OPEN SPACE AREA CALCULATION

1	24.49	X	11.06	X	0.50	=	135.430
2	24.34	X	0.21	X	0.50	=	2.556
3	48.80	X	16.05	X	0.50	=	391.620
4	34.47	X	5.79	X	0.50	=	99.791
5	25.14	X	19.276	X	0.50	=	238.867
6	19.28	X	3.140	X	0.50	=	30.270
TOTAL						=	898.53



TOTAL F.S.I. STATEMENT IN SQ.M.

WING	FLOOR	NET COMM. B/UP AREA	NET RESI. B/UP AREA (Regular)	NET B/UP AREA (MHADA)	TOTAL B/UP AREA	LIFT AREA	FIRE LIFT AREA	BUILDING HEIGHT from Gr. lvl.	TENE. NO. UPTO 30	40 TO 80	80 TO 150	OFFICE NO.
A	B2+B1+GR.P.+ 1ST Fl.	0.00	54.66	0.00	54.66	5.23	0.00	6.15 M	1	0	0	0
B	B2+B1+GR.P.+1ST Fl.	0.00	49.30	0.00	49.30	5.33	0.00	6.15 M	1	0	0	0
C	B2+B1+GR.P+13+14 (Recreational) Fl.	0.00	6028.60	0.00	6028.60	4.72	5.23	44.85 M	0	2	49	0
D	B2+B1+GR.P+13+14 (Recreational) Fl.	0.00	0.00	1981.76	1981.76	3.61	4.75	44.85 M	0	26	0	0
E	B2+B1+GR.P+13+14 (Recreational) Fl.	0.00	5349.58	0.00	5349.58	4.72	5.23	44.85 M	0	2	37	0
TOTAL		0.00	11482.14	1981.76	13463.900	23.61	15.21		2.00	30.00	86.00	0.00
		11482.14				38.820			118.00		0	0

TOTAL PARKING AREA STATEMENT

PARKING REQUIRED BY RULE	NO. OF TENEMENT	CAR	SCOOTER
2 TENEMENTS HAVING CARPET AREA 40 TO 80 SQ.M.	2	1	2
REQUIRED PARKING FOR 30 TENEMENTS	30	15	30
1 TENEMENTS HAVING CARPET AREA 80-150 SQ.M.	1	1	1
REQUIRED PARKING FOR 86 TENEMENTS	86	86	86
For every two tenements with each tenementhaving carpet area less than 30 sq.m.	2	0	2
Permissible PARKING FOR 2 TENEMENTS	2	0	2
TOTAL	118	101	118
5% ADDITION PARKING		5	6
TOTAL		106	124
TOTAL REQ. PARKING		106 X 12.50	124 X 2.80
TOTAL AREA		1325.000	248
TOTAL PARKING AREA			1573.00

REQUIRED SCOOTER	124
PROVIDED SCOOTER	27
	97
CORRECTED TO CAR	97/6 =16
REQUIRED CAR	106+16 = 122
REQUIRED CAR PARKING	122 X 1.50 = 183
PROPOSED CAR PARKING	137

TOTAL WATER CALCULATION

For Residential						
WATER REQUIRED AS PER RULE NO. OF FLATS X 5 X 135						
118	X	5	X	135	=	79650
ADD FIRE FIGHTING = 20000 X 3 = 60000.00 LTRS.						
TOTAL =	79650	+	60000	+	0	= 139650
SAY.. =1,40,000 LTRS.						
SUMP WELL CAPACITY.						
79650	X	1.5		=		119475.000
ADD FIRE FIGHTING = 50000X3 = 150000 LTRS.						
SAY TOTAL =	119475	+	150000	=	269475	

SAY TOTAL 2,69,500 LTR

FSI + NON FSI AREA STATEMENT FOR EC

SR.NO.	DESCRIPTION	AREA (SQ.M)
01	F.S.I. AREA	11482.14
	FSI AREA (INCLUSIVE HOUSING)	1981.76
02	NON F.S.I.	-
	2.1 TOTAL PARKING AREA	6846.08
	2.2 1ST SLAB	3423.04
	2.3 2ND SLAB	3423.04
	2.4 TOP TERRACE	517.76
	2.5 STAIRCASE CAP AREA	100.06
	2.6 CLUB HOUSE AREA	175.00
	2.7 OHWT	100.06
	2.8 LIFT + LIFT MACHINE ROOM	38.82
	2.9 REFUGE AREA	131.86
	2.10 UGWT	185.00
	2.11 STP	65.43
	2.12 OWC	33.50
	2.13 TRANSFORMER AND D.G.	42.52
	2.14 PUMP ROOM	20.00
	2.15 SECURITY CABIN	25.00
	2.16 ARCHITECTURAL PROJECTIONS	
	2.17 BASEMENT RAFT	3801.74
	TOTAL NON F.S.I	11882.830
	TOTAL F.S.I. AREA + TOTAL NON F.S.I (11482.14 + 1981.76 + 11882.83)	25346.730

F.S.I. STATEMENT IN SQ.M.(WING - 'A')

FLOOR	NET B/UP AREA RESI.	LIFT AREA	BUILDING HEIGHT from Gr. lvl.	TENE. NO.
1st FL.	54.66	5.23	from Gr. Fl. 6.15 M	1
TOTAL	54.66	5.23		1

F.S.I. STATEMENT IN SQ.M.(WING - 'B')

FLOOR	NET B/UP AREA RESI.	LIFT AREA	BUILDING HEIGHT from Gr. lvl.	TENE. NO.
1st FL.	49.30	5.33	from Gr. Fl. 6.15 M	1
TOTAL	49.30	5.33		1

F.S.I. STATEMENT IN SQ.M.(WING - 'C')

FLOOR	NET B/UP AREA RESI.	LIFT AREA	FIRE LIFT AREA	BUILDING HEIGHT from Gr. lvl.	TENE. NO. 40 to 80	TENE. NO. 80 to 150
1st FL.	474.73	4.72	5.23	from Gr. Fl. 44.85 M		4
2nd FL.	474.73					4
3rd FL.	474.73					4
4th FL.	474.73					4
5th FL.	474.73					4
6th FL.	153.60					4
7th FL.	474.73			from 51th above. Fl. 41.55 M		4
8th FL.	455.86				1	3
9th FL.	474.73					4
10th FL.	474.73					4
11th FL.	474.73					4
12th FL.	474.73					4
13th FL.	350.71				1	2
14th FL. (Recreational)	0					
TOTAL	6028.60	4.72	5.23		2.00	49.00

F.S.I. STATEMENT IN SQ.M.(WING - 'D') INCLUSIVE HOUSING

FLOOR	NET B/UP AREA RESI.	LIFT AREA	FIRE LIFT AREA	BUILDING HEIGHT from Gr. lvl.	TENE. NO. 40 to 80	TENE. NO. 80 to 150
1st FL.	153.60	3.61	4.75	from Gr. Fl. 44.85 M	2	0
2nd FL.	153.60				2	0
3rd FL.	153.60				2	0
4th FL.	153.60				2	0
5th FL.	153.60				2	0
6th FL.	153.60				2	0
7th FL.	153.60			from 51th above. Fl. 41.55 M	2	0
8th FL.	146.08				2	0
9th FL.	153.60				2	0
10th FL.	153.60				2	0
11th FL.	153.60				2	0
12th FL.	153.60				2	0
13th FL.	146.08				2	0
14th FL. (Recreational)	0				0	0
TOTAL	1981.760	3.61	4.75		26.00	0.00

F.S.I. STATEMENT IN SQ.M.(WING - 'E')

FLOOR	NET B/UP AREA RESI.	LIFT AREA	FIRE LIFT AREA	BUILDING HEIGHT from Gr. lvl.	TENE. NO. 40 to 80	TENE. NO. 80 to 150
1st FL.	414.40	4.72	5.23	from Gr. Fl.44.85 M		3
2nd FL.	414.40					3
3rd FL.	414.40					3
4th FL.	414.40					3
5th FL.	414.40					3
6th FL.	414.40					3
7th FL.	414.40			from 51th above. Fl. 41.55 M		3
8th FL.	395.59				1	2
9th FL.	414.40					3
10th FL.	414.40					3
11th FL.	414.40					3
12th FL.	414.40					3
13th FL.	395.59				1	2
14th FL. (Recreational)	0				0	
TOTAL	5349.58				2	37

REFUGE AREA CALCULATION (WING C)

Permissible Refuge Area = (builtup
Area/12.50 Sq. m. per person X 2Fl. X 0.3sq.m. per person
Permissible Refuge Area = (474.73/12.50)X 2 X 0.30 Sq.m. = 22.79 SQ.M.

Prop. Refuge Area = 25.29 Sq.m.

REFUGE AREA CALCULATION (WING D)

Permissible Refuge Area = (builtup
Area/12.50 Sq. m. per person X 2Fl. X 0.3sq.m. per person
Permissible Refuge Area = (153.60/12.50)X 2 X 0.30 Sq.m. = 7.37 SQ.M.

Prop. Refuge Area = 15.35 Sq.m.

REFUGE AREA CALCULATION (WING E)

Permissible Refuge Area = (builtup
Area/12.50 Sq. m. per person X 2Fl. X 0.3sq.m. per person
Permissible Refuge Area = (414.40/12.50)X 2 X 0.30 Sq.m. = 19.89 SQ.M.

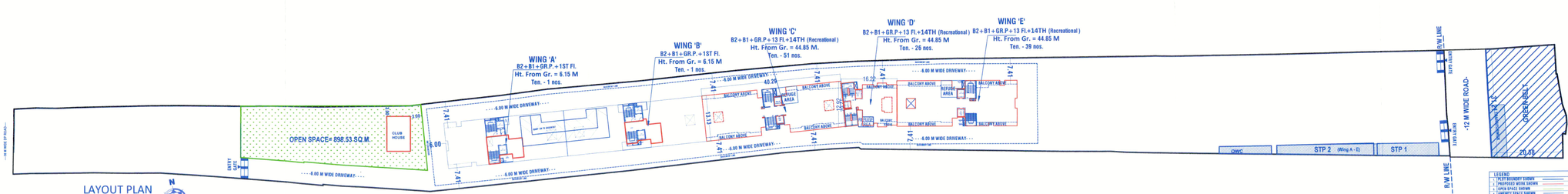
Prop. Refuge Area = 25.29 Sq.m.

REFUGE AREA STATEMENT

WING	SQ.M.
C	50.580
D	30.700
E	50.580
TOTAL	131.86

ANCILLARY AREA CALCULATION

		P LINE AREA	BASIC AREA	Permi. Ancillary Area (60%)	Permi. Ancillary Area (90%)
01	B/UP AREA (COMM)	0.00	0.00	-	0.00
02	B/UP AREA (RESI)	11482.14	7176.34	4305.80	-
Total Permi. Ancillary Area		11482.140	7176.34	4305.80	0.00
Total Permi. Ancillary Area (Resi + Comm)				4305.80	



LAYOUT PLAN
(Scale - 1:500)

LEGEND

1.	PLOT BOUNDRY SHOWN	THICK BLACK
2.	PROPOSED WORK SHOWN	THICK RED
3.	OPEN SPACE SHOWN	THICK GREEN
4.	AMENITY SPACE SHOWN	THICK PINK
5.	DRAINAGE LINE SHOWN	RED DOTTED
6.	WATERLINE SHOWN	BLACK DOTTED
7.	SEWERLINE SHOWN	DOTTED YELLOW

DESIGN ARCHITECT :-

SPACE CRAFT ASSOCIATES

PROJECT :-

Proposed building on Sr. No. 135/1 , Taluka – Haveli, Village - Pashan, Pune – 411008

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 and the area so worked out tallies with the area stated in document of Ownership/ T.P. Scheme Records/ Land Records Department/City Survey records.

SIGN OF ARCHITECT

OWNER SIGN.

01) Aryan Housing Thro' Partner Mr.Navin Agarwal

02) Chintaman Dalvi

ARCHITECTS

AR. ANISH TAMBE

CTS NO.11,Plot No.A,Amar Avinash Corporate City, Office No.3,4 2nd floor ,Bund Garden Road Pune- 01

ARCHITECTS SIGN.

AR. ANISH TAMBE
[CA/2009/45787]

DATE	SCALE	DRN BY	REV. DATE	REV. NO.
03/09/2025	1:500	--	---	R5

A	AREA STATEMENT AS PER NEW UDCPR - 2020		SQ.M.	SQ.M.	TOTAL SQ.M.
1	Area of Plot	=	5717.46	4315.87	10033.33
	Minimum area of a,b,c,to be considered)				
	a) As per ownership document (7/12, CTS extract)	=	5717.46	4315.87	10033.33
	b) as per measurement sheet	=	5718.46	5690.43	11408.89
	c) as per site	=			0
2	Deductions for	=	0.00	0.00	0.00
	a) Proposed D.P. / D.P. Road widening	=	0.00	374.30	374.30
	b) Any Reservation Area GREEN BELT	=	0.00	673.73	673.73
	Total (a+b)	=	0.000	1048.030	1048.030
3	Balance Area of Plot (1-2)	=	5717.460	3267.840	8985.300
4	Amenity Space (If applicable)	=	0.00	0.00	0.00
	a) Required 5%	=	0.00	0.00	0.00
	b) Adjustment of 2(b), if any -	=	0.00	0.00	0.00
	c) Balance Proposed	=			
5	Net Plot Area (3-4(a))	=	5717.46	3267.84	8985.30
6	Recreational Open Space (if applicable)	=			
	a) Required 10%	=	571.75	326.78	898.53
	b) Proposed	=	0.00	0.00	898.53
7	Internal Road area	=	0.00	0.00	0.00
8	Plotable area (if applicable)	=			
9	Built up area with reference to Basic F.S.I as per front road width (Sr.No. 5 X basic F.S.I) (5717.46 X 1.10)	=	6289.21	0.000	6289.206
10	Addition of F.S.I. on Payment of Premium	=			
	a) Maximum permissible premium FSI. 8985.30 x 0.50	=	2858.730	1633.920	4492.650
	b) Proposed FSI on payment on Premium	=	236.060	0.00	236.060
11	In - Situ FSI / TDR loading	=			
0	(a) In-situ area against D.P. road (2.0 x 374.30)	=	0.000	0	0
	(b) In-Situ are against Amenity Space if handed over 2.0 or [85 x Sr. No. 4(b) and / or (c)], (- X 2)	=	0.00	0.00	0.00
	(c)Any Reservation Area Green Belt	=	0.00	0.00	0.00
	(d) Permissible TDR area 8985.30 x 1.40	=	8004.444	4574.976	12579.42
	(e) Proposed TDR area	=	660.978	0.000	660.978
	(e)Total in situ / TDR loading proposed (11 (a) + (b) + (c) + (d))	=	660.978	0.000	660.978
12	Additional FSI area under Chapter No. 7 HSBC (7% Incentive) 9,883.83 X7%=691.87	=	0.000	0.000	0.000
13	Total entitlement of FSI in the Proposal	=			
	(a) [9 + 10b + 11(d) + 12a) or 13 whichever is applicable	=	7186.24	0.000	7186.24
	(b) Ancillary Resi.Area FSI upto 60% with payment of charges	=			4305.80
	(d)Total Ancillary FSI Resi. + Comm. (b + c)	=			4295.90
	(d) Total entitlement (a + d)	=		0.00	11482.14
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)	=			
15	Total Built up Area in proposal (excluding area at S.No. 17b)	=		0.00	11482.14
	a) Existing Built up Area	=			0.00
	b) Proposed Built up Area Comm. (as per ' Plinth')	=	0.00		0.00
	c) Proposed Built up Area Resi.(as per ' Plinth')	=		0	11482.140
	d) Total (a+b+c)	=		0.00	11482.14
16	F.S.I. Cosumed (16/14d) (should not be more than serial No. 14 above)	=			
17	Area for Inclusive Housing, If any	=			
	a) Required (20% of Sr. No. 5)	=	0.00	0.00	1976.77
	b) Proposed	=			1981.76