TOTAL F.S.I STATEMENT						
WING	FLOOR	HEIGHT	F.S.I	REGULAR LIFT AREA	FIRE LIFT AREA	TENA.
WING A	BASE.PARK.+LO.PARK.+ UPP.PARK.+14TH FL.	44.95 M/39.90 M	7531.78	4.97	4.97	68
WING B	BASE.PARK.+LO.PARK.+ UPP.PARK.+14TH FL.	44.95 M/39.90 M	5254.65	4.97	4.97	54
WING C	BASE.PARK.+LO.PARK.+ UPP.PARK.+14TH FL.	44.95 M/39.90 M	7543.42	4.97	4.97	68
TOTAL			20329.85	14.91	14.91	190

MHADA F.S.I. STATEMENT (WING-B)		
FLOOR	RESI.AREA	TENA.
FIRST FL.	382.64	05
SECOND FL.	382.64	05
THIRD FL.	382.64	05
TOTAL	1147.92	15

MHADA AREA STATEMENT	SQ.M.
1) AREA OF PLOT	5,197.10
2) PERMISSIBLE F.S.I.(5,197.10X1.10%)	5,716.81
3) PERMISSIBLE MHADA (5,716.81X20%)	1,143.36
4) PROPOSED F.S.I.	1,147.92

F.S.I.+NON FSI AREA STATEMENT	
F.S.I. AREA	20329.85
NON F.S.I. AREA	
MHADA AREA	1147.92
TERRACE AREA	55.02
REFUGE AREA	165.66
PARKING AREA	7236.00
LIFT+FIRE LIFT AREA	29.82
ARCHI. PROJ.	342.00
SERVICE AREA	131.00
O.H.T AREA	180.00
TOP TERRACE AREA	0.00
WATCHMAN CABIN	5.00
TOTAL NON F.S.I.	**9292.42**
TOTAL F.S.I.+NON F.S.I.	29622.27

T.D.R. STATEMENT =

1) DRC NO.005178 (REGULAR)

T.D.R. ORIGINATED FROM :-

DRC HOLDER = CHINMAY GULAB BENKAR

DRC ON = PUNE, DHAYARI, S.NO. 26/12B/3,

T.D.R.USED ON :- S.NO. 116/7/1, 116/7/4 PLOT-3, 117/1A,

DRC AREA = 41.31 SQ.M.

AREA AFTER INDEXING = 315.95 SQ.M.

DRC DATE:- 19/09/2017

T.D.R. STATEMENT =

1) DRC NO.004509 (SLUM)

ORIGINATED FROM :-

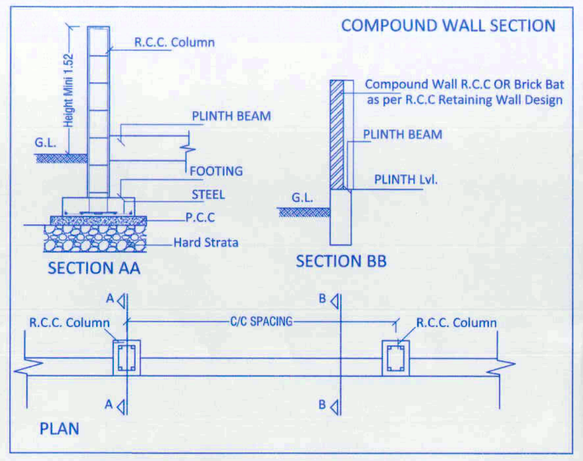
DRC HOLDER = M/S KUMAR SINEW DEVELOPERS PVT LTD.

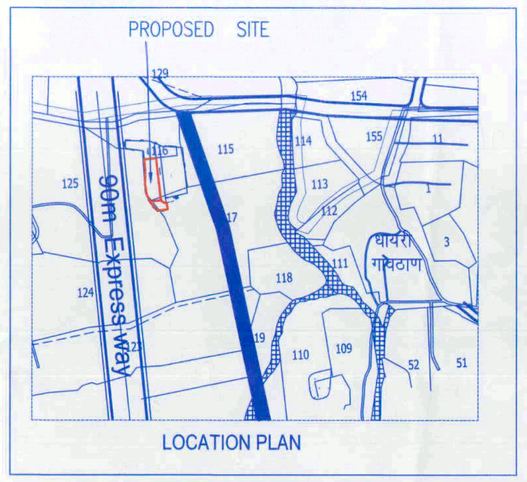
DRC ON = PUNE, S.NO.44/1(P), CTS NO.520 ERANDAWANE.

T.D.R.USED ON :- CTS NO. 988, ON S.NO. 89+90, PLOT NO-9, AT – KOTHRUD PUNE.

AREA AFTER INDEXING = 1258.30 SQ.M.

DRC DATE:- 14/09/2018





WATER STORAGE TANK CAP.					
NOS.	WINGS	O/H.WATER TANK	O/H.WATER TANK (fire)	U/G.WATER TANK	U/G.WATER TANK (fire)
1	A WING	46,000.00 LIT.	20,000.00 LIT.	69,000.00 LIT.	75,000.00 LIT.
2	B WING	47,000.00 LIT.	20,000.00 LIT.	70,500.00 LIT.	75,000.00 LIT.
3	C WING	46,000.00 LIT.	20,000.00 LIT.	69,000.00 LIT.	75,000.00 LIT.
	TOTAL	1,39,000.00 LIT.	60,000.00 LIT.	2,08,500.00 LIT.	2,25,000.00 LIT.

REQUIRED PARKING STATEMENT		
PARKING REQUIRED	CAR	SCOOTER
A WING	52	72
B WING	28	57
C WING	52	72
TOTAL	132	201
FOR MHADA	08	15
TOTAL	140	216

PROVIDED PARKING				
	UPP.GR.FL.Park.	LOW.GR.FL.Park.	BASEMENT Park.	TOTAL CARS
CARS	62	66	73	
	62	66	73	201
AS PER UDCPR CLAUSE 8.1.1= 1 CAR = 6 SCOOTERS				
NET CARS = 201–36				165
TOTAL CAR AGAINST SCOOTERS = 36 X 6				216

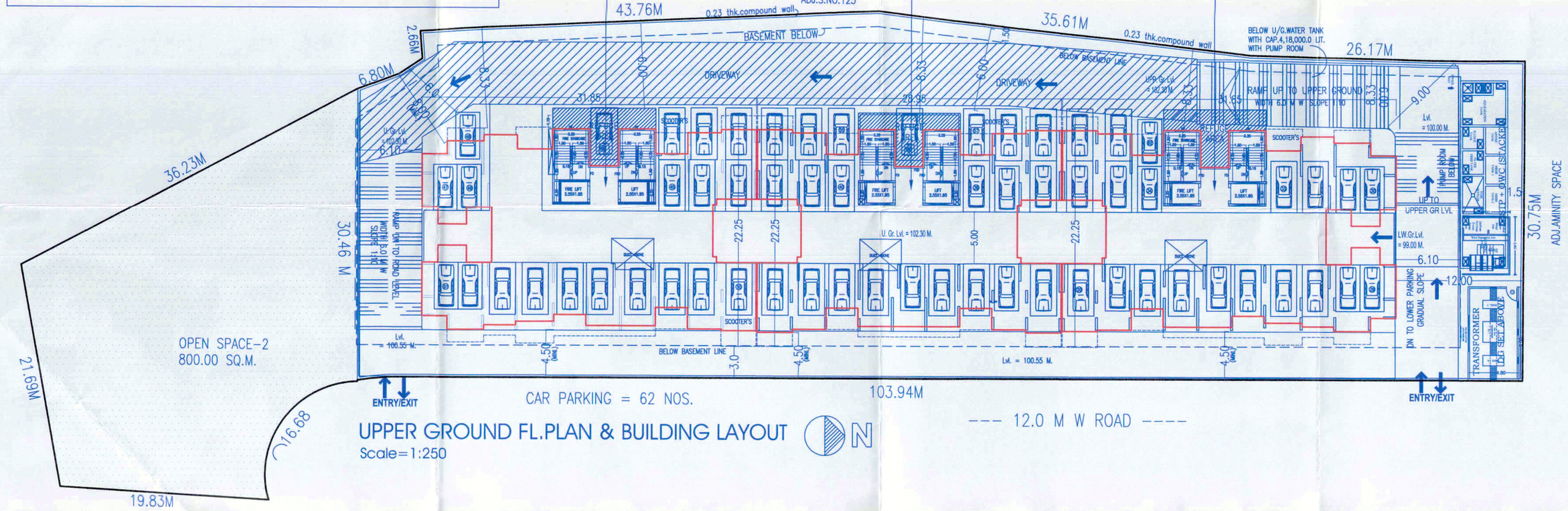
PARKING AREA STATEMENT		
	AREA REQUIRED	AREA PROPOSED
CAR	165 NOS. X 12.50	2062.50 SQ.M.
SCOOTER	216 NOS. X 2.00	432.00 SQ.M.
TOTAL		2494.50 SQ.M.

REQUIRED TREE
PLOT AREA = 5,197.10 SQM
REQUIRED NO.OF TREES
= 5,197.10/80.00
= 65.00 NO.

WING A
BASEMENT PARK+L.W.PARK.+
UPP.PARK.+14TH FL.
TENA.= 68.0 NOS.
HT.= 44.95 m/39.90 m

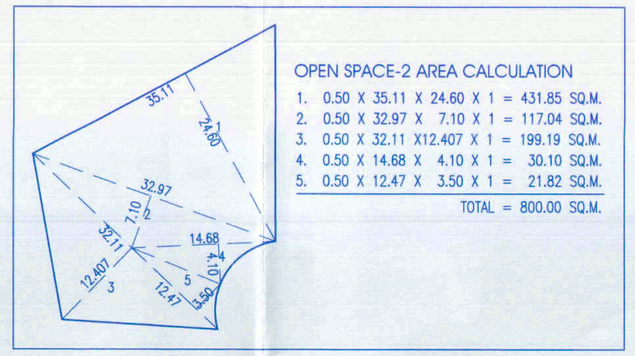
WING B (REGU+MHADA)
BASEMENT PARK+L.W.PARK.+
UPP.PARK.+14TH FL.
REGULAR TENA.= 54.0 NOS.
MHADA TENA. = 15.0 NOS.
HT.= 44.95 m/39.90 m

WING C
BASEMENT PARK+L.W.PARK.+
UPP.PARK.+14TH FL.
TENA.= 68.0 NOS.
HT.= 44.95 m/39.90 m



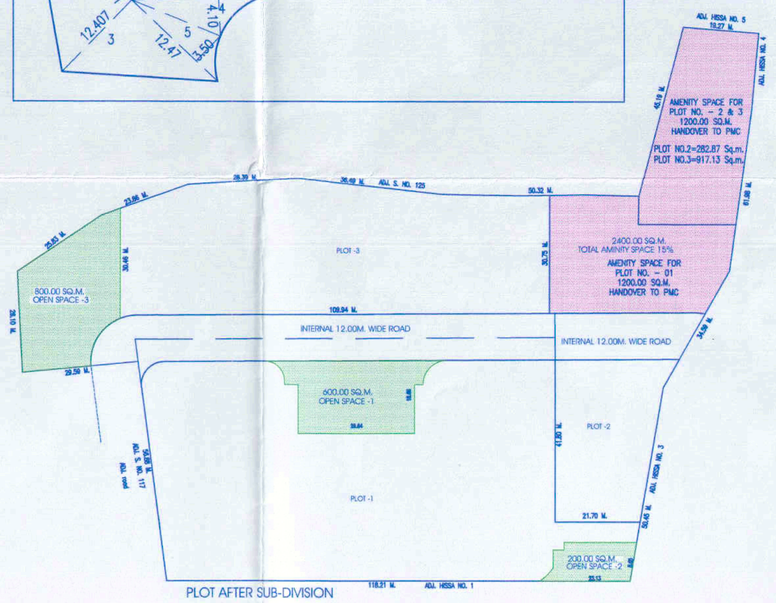
UPPER GROUND FL.PLAN & BUILDING LAYOUT

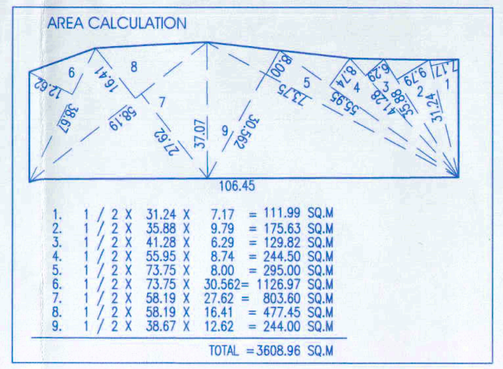
Scale=1:250

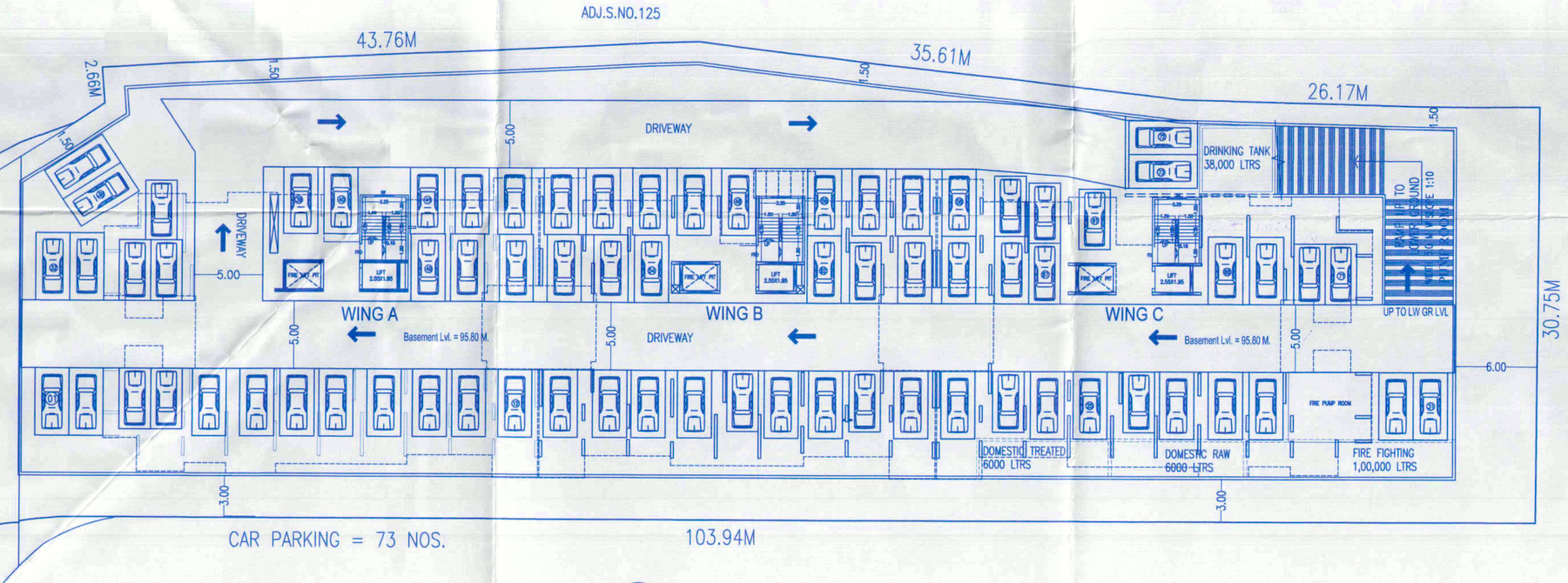


PLOT AREA STATEMENT (AS PER SANCTIONED SUBDIVISION AND AGREEMENT)	SQ.M.
1) AREA OF PLOT NO.3	3,608.96
2) OPEN SPACE AREA	800.00
3) AMENITY SPACE AREA	917.13
4) INTERNAL ROAD AREA	788.14
5) TOTAL PLOT AREA	6,114.23

PLOT AREA STATEMENT AS PER 7/12		SQ.M.
1) AREA OF PLOT NO.3	116/7/4 Plot no.3	4197.10
2) AMENITY SPACE AREA	116/7/1	917.13
3) SANDEEP B. CHAVAN	117/1A	1000.00
4) TOTAL PLOT AREA		6,114.23

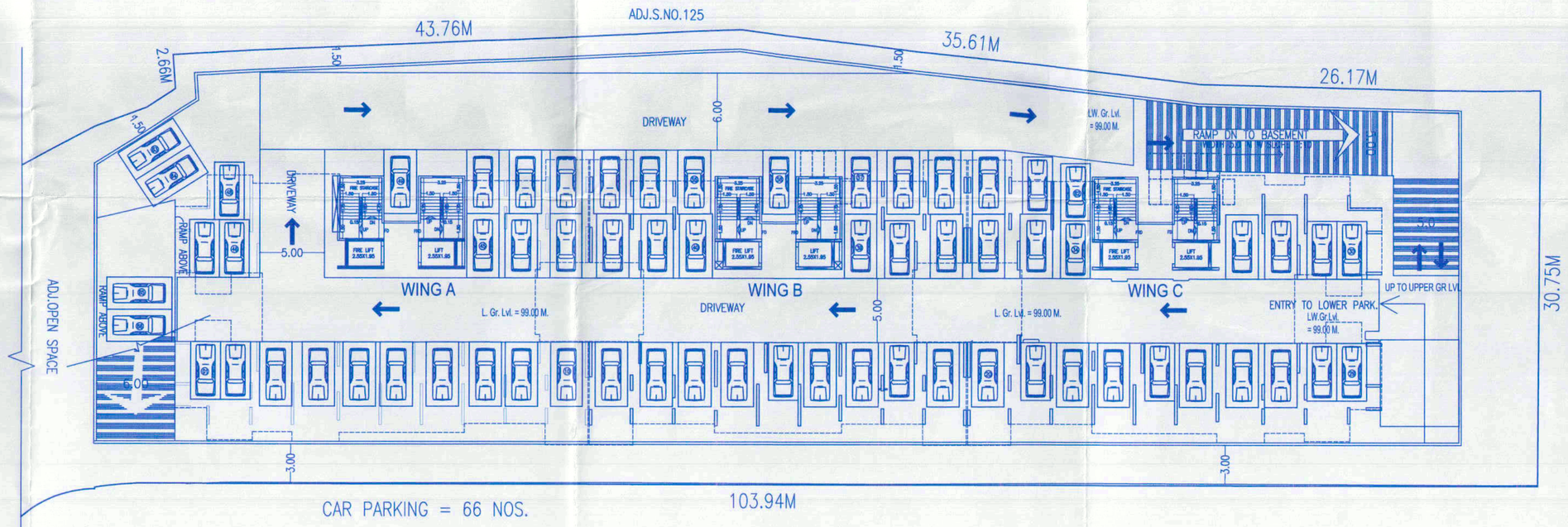






BASEMENT FLOOR PLAN

Scale=1:250



LOWER GROUND FLOOR PLAN

Scale=1:250

LAYOUT

1/10

Revised date:- 1/08/2025
APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT CERTIFICATE NO. CC/1631/25

Building Permission Inspector (Jr.Engg./Sect. Engg.) — Deputy Engineer
BUILDING PERMISSION DEPT.
ZONE-2, P.M.C.

PUNE MUNICIPAL CORPORATION BUILDING CONTROL DEPARTMENT APPROVED PUNE

AREA STATEMENT	SQ.MT.
1 : Area of plot (Minimum area of a,b,c to be considered) a) as per ownership document (7/12,CTS extract) b) as per Demarcation plot c) as per site	6,114.23 / 6,114.23
as per agreement (5197.10+917.13=6114.23)	
2 : Deductions for	
a) Road Widening Area	--
(Total a+b)	--
3 : Balance Area of Plot (1–2)	6,114.23
4 : Amenity Space	
a) Required – (15%)	917.13
b) Proposed – (AS PER SANCTIONED SUBDIVISION)	917.13
5 : Net Plot Area (3–4(C))	5,197.10
6 : Recreational Open Space	
a) Required – (10%) 1600.00	--
b) Proposed – 1600.00 (AS PER SANCTIONED SUBDIVISION)	--
7 : Internal Road Area	--
8 : Plotable Area	5,197.10
9 : Built up area with reference to basic F.S.I as per front road width (Sr.no.5X1.10) (5,197.10X1.10)	5,716.81
10 : Addition of F.S.I on Payment of Premium	
a) Maximum Permissible Premium F.S.I.–Based on road width/TOD zone	
b) Maximum permissible Premium FSI(5,197.10+917.13)6114.23X0.50	3,057.12
11 : In–situ F.S.I./TDR Loading	--
a) In–situ area against D.P.road	--
b) In–situ area against Amenity Space if handed over (plot no.2 =282.87+plot no.3 917.13 = 1200.00X2) (As per agreement)	2400.00
c) TDR area (6,114.23X0.65)=3,974.25–2400.00 = 1574.25	
i) Slum TDR area	1258.30
ii) Regular TDR area	315.95
d) Additional FSI area under (Green rating 4*) 7%	--
Total	3,974.25
12 : Additional Area Under Chapter 7	--
13 : Total entitlement F.S.I. in the proposal	12,748.18
a) Additional Incentive Area	--
b) Ancillary Area FSI upto 80% & 60% with Payment of charges. (12,748.18X60%=7,648.90) Proposed–	7,581.67
c) Total entitlement (a+b) Total	20,329.85
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)(12.25X1.60	---
15 : total built–up area in proposal.	
a) Existing Built–up Area.	---
b) Proposed Commercial Built–up Area	
c) Proposed Residential Built–up Area	20,329.85
d) Proposed Mhada Built–up Area	
(Total of a+b+c+d)	20,329.85
16 : F.S.I consumed (15/08)	
17 : area of inclusive housing if any (mhada 20%)	3.91
a) Required (20%of sr.no.5) (5,716.81X0.20)	1,143.36
b) Proposed –	1,147.92

CERTIFICATE OF AREA :
Certified that the plot under ref. was surveyed by me on / / & the dim. of sides etc. of plot stated on plan are as measured on site & the area so worked out tallies with the area stated in documents of ownership/l.p.scheme records/ land recordsdeptment/city survey records.

Ar. PRAKASH KULKARNI
CA/98/22909

Owner's Declaration :
I/We undersigned hereby confirm that I/We would abide by plans sanctioned by Pune Municipal Corporation. I/We would execute the structure as per sanctioned plans. Also I/We would execute the work under supervision of proper technical person so asto ensure the quality and safety at the work site.

Trimurti Developers Through

Mr.Santosh T. Todkar. — Mr.Tanaji M. Dasvadkar.

PROJECT

REVISED LAYOUT OF RESIDENTIAL BUILDING ON S.NO. 116/7/1/AMENITY SPACE, 116/7/4 PLOT-3, 117/1A, AT- DHAYARI, TAL. HAVELI, PUNE .

ARCHITECT

PRAKASH KULKARNI
ankur assocates
ARCHITECTS
TEJOVALAYA, OFF. NO.- 101, 1ST.FL., CTS. NO.-1187/19, GHOLE ROAD, SHIVAJINAGAR, PUNE - 411 005. PHONE - 25514750, 25514751 / FAX - 020 25514752
Email : prakashkulkarni@ankurassocates.in

DATE	SCALE	DRN BY	
28/07/2025	1:250	SHABBIR	--

D:\Shabbir\PMC\Trimurti developers\SUBMISSION\Full Potential\06 MD_28-07-2025.dwg