

TOTAL F.S.I STATEMENT						
WING	FLOOR	HEIGHT	F.S.I	REGULAR LIFT AREA	FIRE LIFT AREA	TENA.
WING A	BASE.PARK.+10.PARK.+ UPP.PARK.+14TH FL.	44.95 M/39.90 M	7531.78	4.97	4.97	68
WING B	BASE.PARK.+10.PARK.+ UPP.PARK.+14TH FL.	44.95 M/39.90 M	5254.65	4.97	4.97	54
WING C	BASE.PARK.+10.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

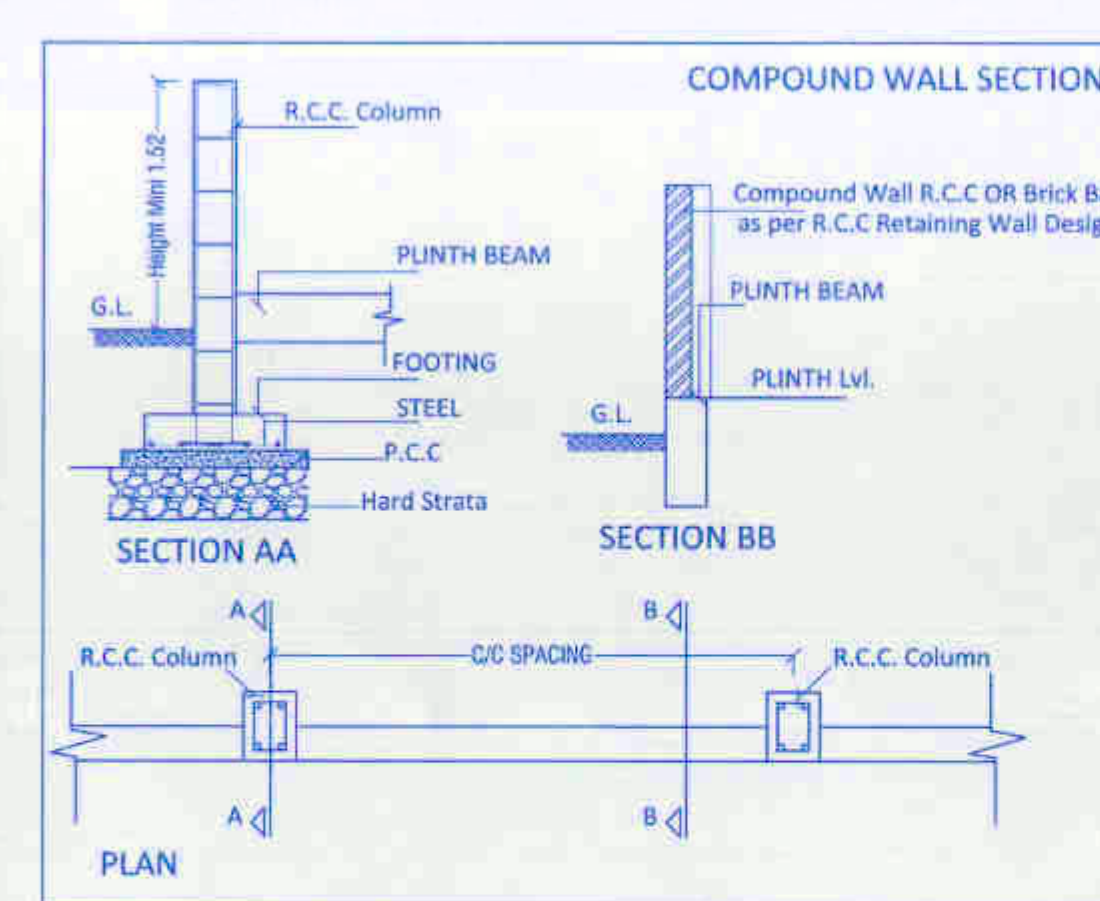
MHADA F.S.I STATEMENT (WING-B)		
FLOOR	RESI.AREA	TENA.
FIRST FL.	382.64	05
SECOND FL.	382.64	05
THIRD FL.	382.64	05
TOTAL	1147.92	15

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	
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,
 = 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



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
62	66	73	201
62	66	73	201
AS PER UDPCR CLAUSE 8.1.1= 1 CAR = 6 SCOOTERS			
NET CARS = 201-36			
TOTAL CAR AGAINST SCOOTERS = 36 X 6			
216			

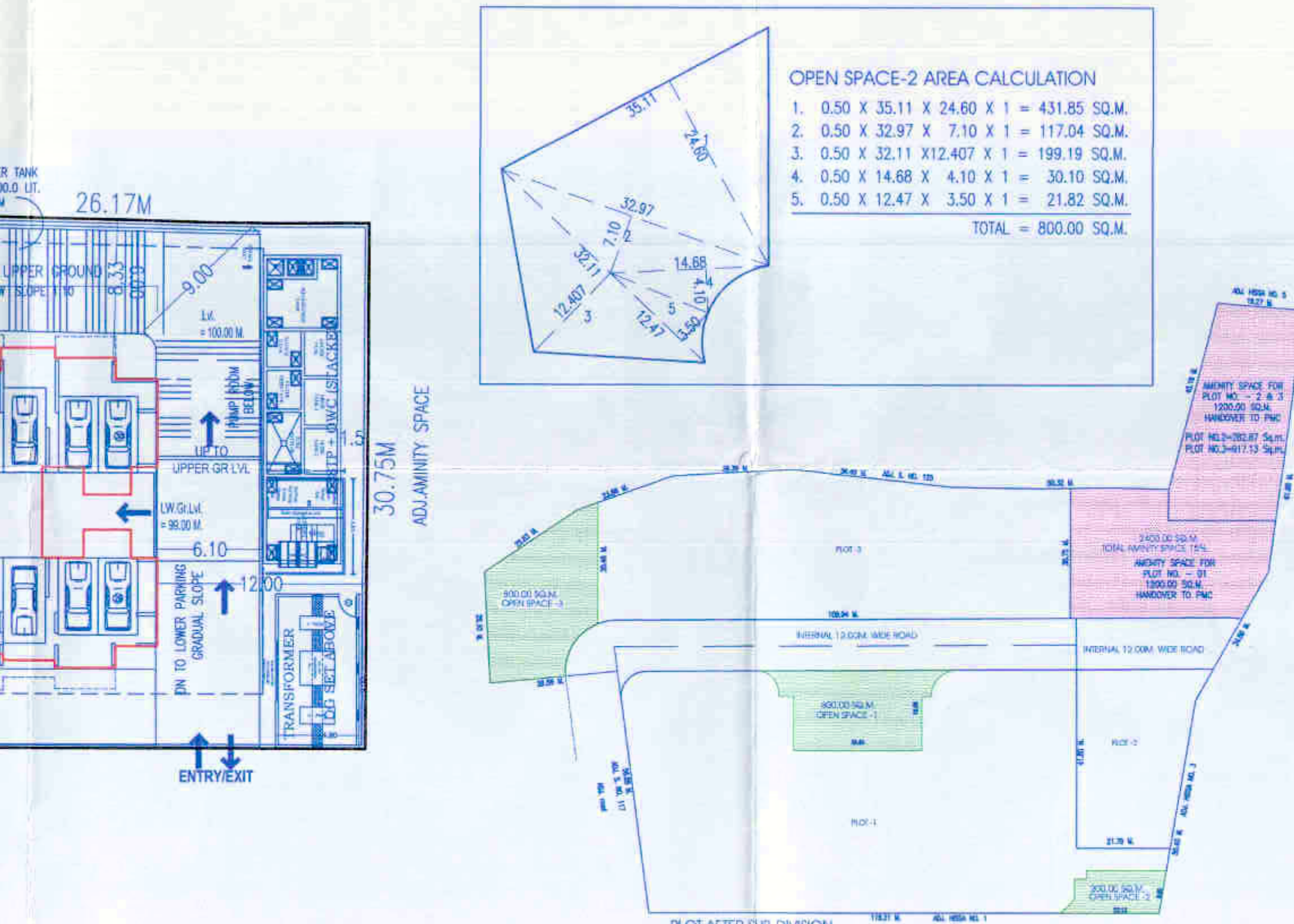
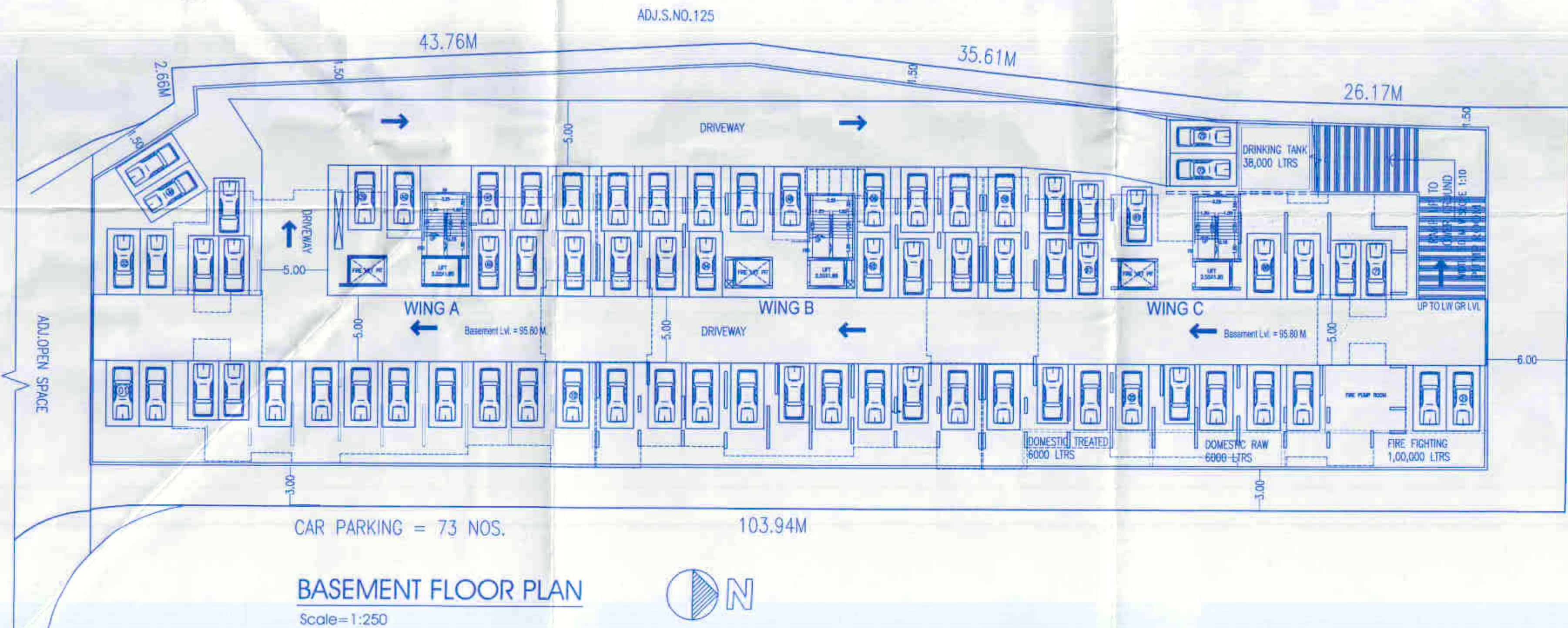
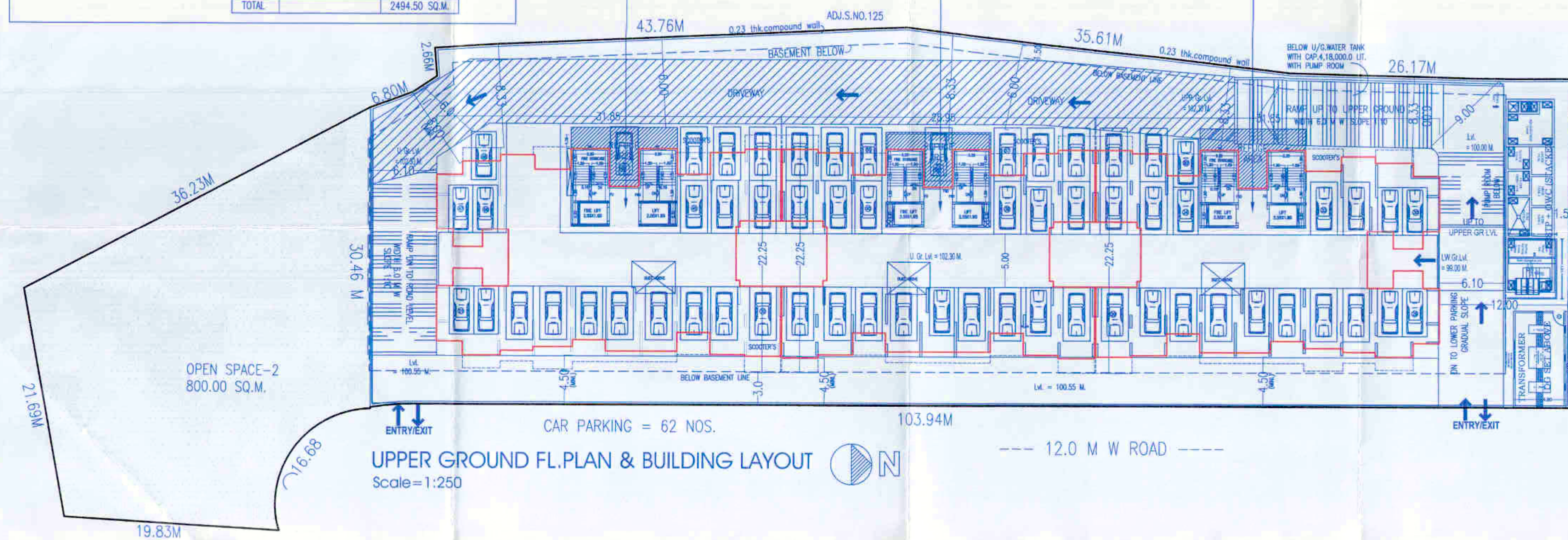
PARKING AREA STATEMENT			
AREA REQUIRED	AREA PROPOSED		
CAR 165 NOS. X 12.50	2062.50 SQ.M.		
SCOOTER 216 NOS. X 2.00	432.00 SQ.M.		
TOTAL	2494.50 SQ.M.		

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

WING A
 BASEMENT PARK+LW.PARK+
 UPP.PARK+14TH FL.
 REGULAR TENA. = 54.0 NOS.
 MHADA TENA. = 15.0 NOS.
 HT = 44.95 m/39.90 m

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

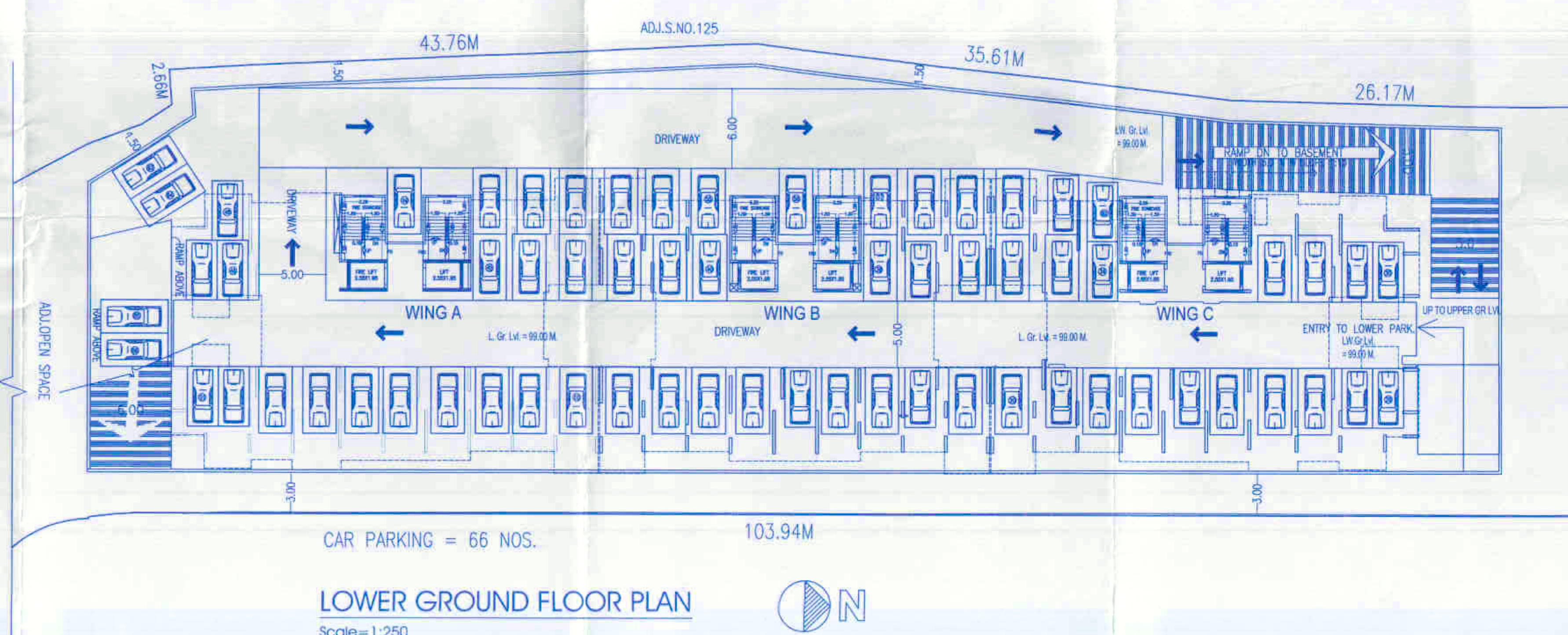
WING C
 BASEMENT PARK+LW.PARK+
 UPP.PARK+14TH FL.
 REGULAR TENA. = 54.0 NOS.
 MHADA TENA. = 15.0 NOS.
 HT = 44.95 m/39.90 m



PLOT AREA STATEMENT		SQ.M.
(AS PER SANCTIONED SUBDIVISION AND AGREEMENT)		
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

AREA CALCULATION	
1. 0.50 X 35.11 X 24.60 X 1 = 431.85 SQ.M.	
2. 0.50 X 32.97 X 7.10 X 1 = 117.04 SQ.M.	
3. 0.50 X 32.11 X 12.407 X 1 = 199.19 SQ.M.	
4. 0.50 X 14.68 X 4.10 X 1 = 30.10 SQ.M.	
5. 0.50 X 12.47 X 3.50 X 1 = 21.82 SQ.M.	
TOTAL = 800.00 SQ.M.	



LAYOUT		1/10
Revised Date: 1/08/2025 APPROVED SUBJECT TO CONDITION APPROVED UNDER COMMENCEMENT CERTIFICATE NO. CC/16/21/25 Building Inspector Deputy Engineer (M.Engg. Sect. Engrg.) BUILDING PERMISSION DEPT. ZONE-2, P.M.C.		
AREA STATEMENT		SQ.MT.
1 : Area of plot (Minimum area of a,b,c to be considered)		6,114.23
a) as per ownership document (7/12,CTS extract)		6,114.23
b) as per Demarcation plot		
c) as per site		
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%)		---
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 (S.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 (6,114.23X0.85)=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)		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)X2.25X1.60		---
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 records/department/city survey records.		
Ar. PRAKASH KULKARNI CA/38/22909		
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 ensure the work under supervision of proper technical person so as to ensure the quality and safety at the work site.		
Trimurti Developer's 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 associates		
TECHNICAL OFF. NO.-10, 1ST FL., CTS NO.-118/11, SHOLE ROAD, SHIVAJINAGAR, PUNE-411 005. PHONE - 25614791, 25614791 FAX - 020-25544702		
DATE	SCALE	DRN BY
28/07/2025	1:250	SHABIR
D:\Shabir\PM\Trimurti Developer\SUBMISSION\Full Potential\06_M0_28-07-2025.dwg		

F.S.I. STATEMENT [WING - A]

FLOOR	RESID. AREA	TENA.	LIFT AREA	FIRE LIFT AREA	REFUGE AREA	FLOORS & BLDG HEIGHT
FIRST FL.	532.47	05				
SECOND FL.	542.51	05				
THIRD FL.	542.51	05				
FOURTH FL.	542.51	05				
FIFTH FL.	542.51	05				
SIXTH FL.	542.51	05				
SEVENTH FL.	542.51	05				
EIGHTH FL.	542.51	05				
NINTH FL.	542.51	05				
TENTH FL.	542.51	05				
ELEVENTH FL.	542.51	05				
TWELFTH FL.	542.51	05				
THIRTEENTH FL.	551.32	05				
FOURTEENTH FL.	480.38	03				
TOTAL	7531.78	68	4.97	4.97	57.82	B.P.+L.P.+U.P. +14 FLOORS BLDG. HEIGHT =44.95M

PARKING AREA STATEMENT

PARKING REQUIRED	CAR	SCOOTER	AREA REQUIRED	AREA PROPOSED
ABOVE 150.00 SQ.M.	02	01		
01 TENA.				
80.00 TO 150.00 SQ.M.	01	01		
01 TENA.				
40.00 TO 80.00 SQ.M.	01	02		
02 TENA.				
PARKING REQUIRED	CAR	SCOOTER		
ABOVE 150.00 SQ.M.	04	02		
02 TENA.				
80.00 TO 150.00 SQ.M.	24	24		
24 TENA.				
40.00 TO 80.00 SQ.M.	21	42		
42 TENA.				
TOTAL	49	68		
VISITOR'S PARKING 5%	03	04		
TOTAL	52	72		

WATER CALCULATION

NO. OF TENAMENTS = 68

5 PERSONS / PER TENAMENTS

O.H.W.T. CAP =

= 68 X 5 X 135 = 45,900.00 LTRS.

SAY = 46,000.00 LTRS.

ADD:-FIRE FIGHTING = 20,000.00 LTRS.

U.G.W.T. CAP =

46,000.00 X 1.5 = 69,000.00 LTRS.

ADD:-FIRE FIGHTING = 75,000.00 LTRS.

LIFT
2.55X1.95LIFT AREA :
1.95 X 2.55 = 4.97 SQ.M.FIRE LIFT
2.55X1.95FIRE LIFT AREA :
1.95 X 2.55 = 4.97 SQ.M.

BUILT UP AREA CALCULATION

(1ST FLOOR)

AREA OF BLOCK 'A'

A) 31.85 X 22.25 = 708.66 SQ.M.

DEDUCTIONS

1. 2.45 X 3.75 X 1 = 9.19 SQ.M.

2. 3.50 X 1.25 X 1 = 4.38 SQ.M.

3. 3.05 X 1.90 X 1 = 5.80 SQ.M.

4. 3.85 X 1.15 X 1 = 4.42 SQ.M.

5. 3.40 X 1.30 X 1 = 4.42 SQ.M.

6. 2.65 X 4.85 X 1 = 12.85 SQ.M.

7. 3.55 X 1.30 X 1 = 4.62 SQ.M.

8. 6.25 X 1.65 X 2 = 20.63 SQ.M.

9. 3.80 X 0.55 X 2 = 4.18 SQ.M.

10. 4.15 X 5.05 X 1 = 20.96 SQ.M.

11. 9.60 X 0.95 X 1 = 9.12 SQ.M.

12. 3.65 X 0.25 X 1 = 0.91 SQ.M.

13. 3.05 X 1.00 X 1 = 3.05 SQ.M.

14. 3.50 X 0.35 X 1 = 1.23 SQ.M.

15. 2.45 X 2.85 X 1 = 6.98 SQ.M.

16. 1.55 X 5.35 X 1 = 8.29 SQ.M.

17. 2.75 X 2.05 X 1 = 5.64 SQ.M.

18. 2.40 X 5.35 X 1 = 12.84 SQ.M.

19. 0.35 X 2.50 X 1 = 0.88 SQ.M.

20. 3.65 X 3.05 X 1 = 11.13 SQ.M.

21. 3.88 X 1.60 X 1 = 6.21 SQ.M.

22. 3.88 X 1.60 X 1 = 6.21 SQ.M.

23. 0.45 X 2.20 X 2 = 1.98 SQ.M.

24. 2.55 X 1.95 X 2 = 9.94 SQ.M.

25. 0.15 X 1.65 X 2 = 0.50 SQ.M.

26. 0.48 X 0.05 X 2 = 0.05 SQ.M.

TOTAL = 176.19 SQ.M.

NET AREA 708.66-176.19 = 532.47 SQ.M.

BUILT UP AREA CALCULATION

(TYPICAL 2ND TO 12TH FLOOR)

AREA OF BLOCK 'A'

A) 33.35 X 22.25 = 742.04 SQ.M.

DEDUCTIONS

1. 1.50 X 5.55 X 1 = 8.33 SQ.M.

2. 2.45 X 3.75 X 1 = 9.19 SQ.M.

3. 3.50 X 1.25 X 1 = 4.38 SQ.M.

4. 3.05 X 1.90 X 1 = 5.80 SQ.M.

5. 3.65 X 1.15 X 1 = 4.20 SQ.M.

6. 3.40 X 1.30 X 1 = 4.42 SQ.M.

7. 2.65 X 4.85 X 1 = 12.85 SQ.M.

8. 3.55 X 1.30 X 1 = 4.62 SQ.M.

9. 6.25 X 1.65 X 2 = 20.63 SQ.M.

10. 3.80 X 0.55 X 2 = 4.18 SQ.M.

11. 4.15 X 5.05 X 1 = 20.96 SQ.M.

12. 9.60 X 0.95 X 1 = 9.12 SQ.M.

13. 3.65 X 0.25 X 1 = 0.91 SQ.M.

14. 3.05 X 1.00 X 1 = 3.05 SQ.M.

15. 3.50 X 0.35 X 1 = 1.23 SQ.M.

16. 2.45 X 2.85 X 1 = 6.98 SQ.M.

17. 1.50 X 4.65 X 1 = 6.98 SQ.M.

18. 3.05 X 5.35 X 1 = 16.32 SQ.M.

19. 2.75 X 2.05 X 1 = 5.64 SQ.M.

20. 2.40 X 5.35 X 1 = 12.84 SQ.M.

21. 0.35 X 2.50 X 1 = 0.88 SQ.M.

22. 3.65 X 3.05 X 1 = 11.13 SQ.M.

23. 3.88 X 1.60 X 1 = 6.21 SQ.M.

24. 3.88 X 1.60 X 1 = 6.21 SQ.M.

25. 0.45 X 2.20 X 2 = 1.98 SQ.M.

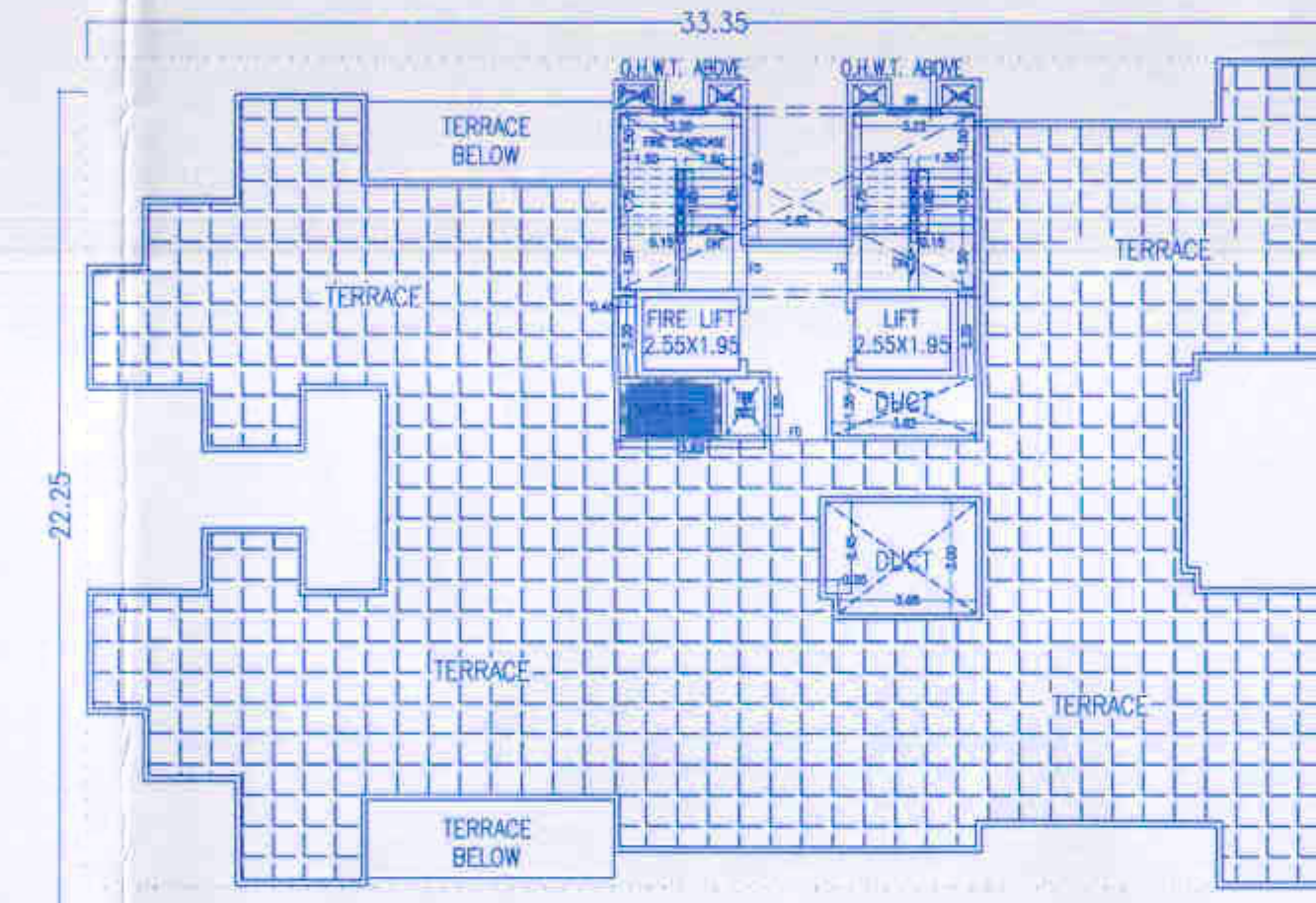
26. 2.55 X 1.95 X 2 = 9.94 SQ.M.

27. 0.15 X 1.65 X 2 = 0.50 SQ.M.

28. 0.48 X 0.05 X 2 = 0.05 SQ.M.

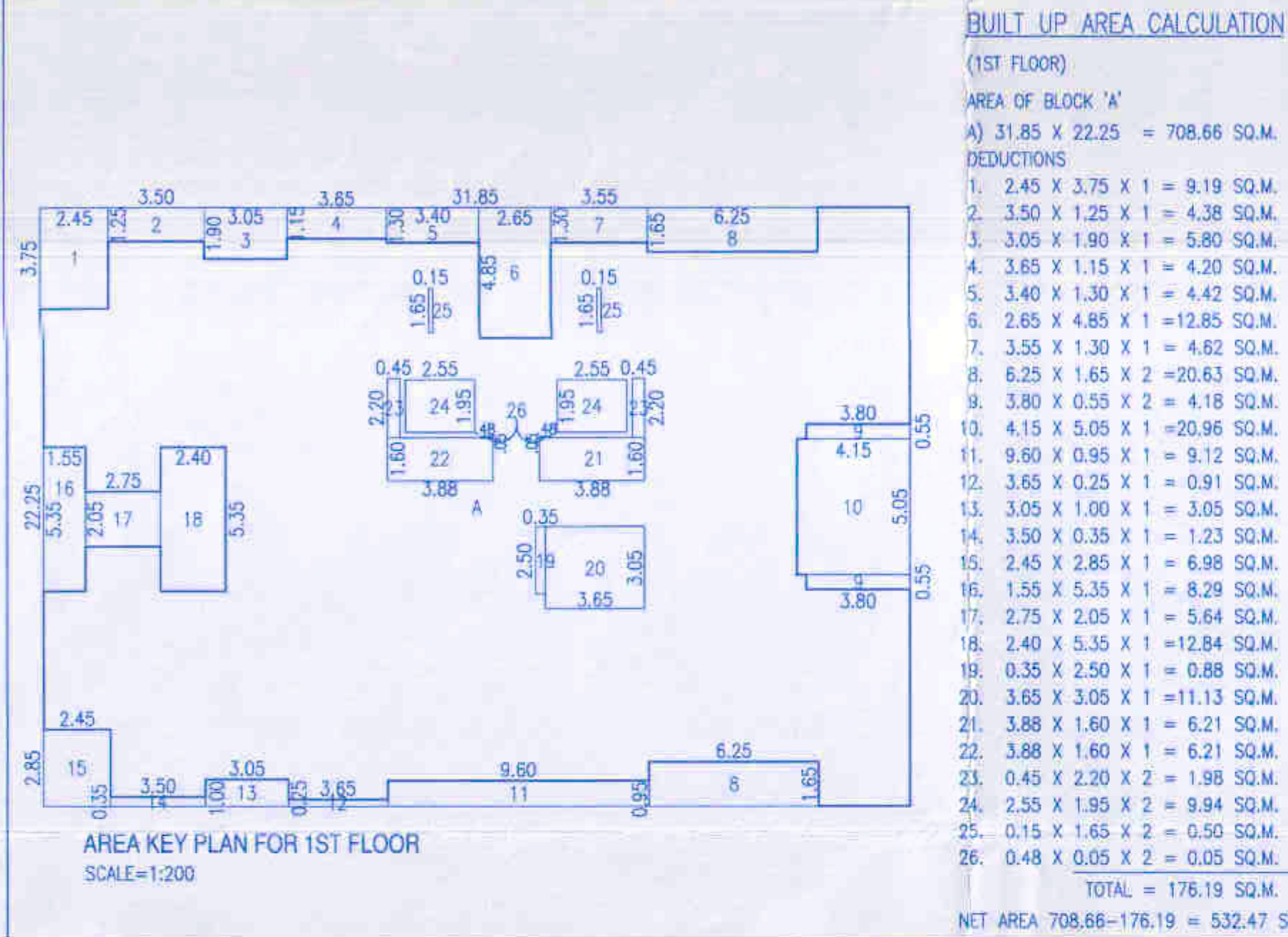
TOTAL = 199.53 SQ.M.

NET AREA 742.04-199.53 = 542.51 SQ.M.



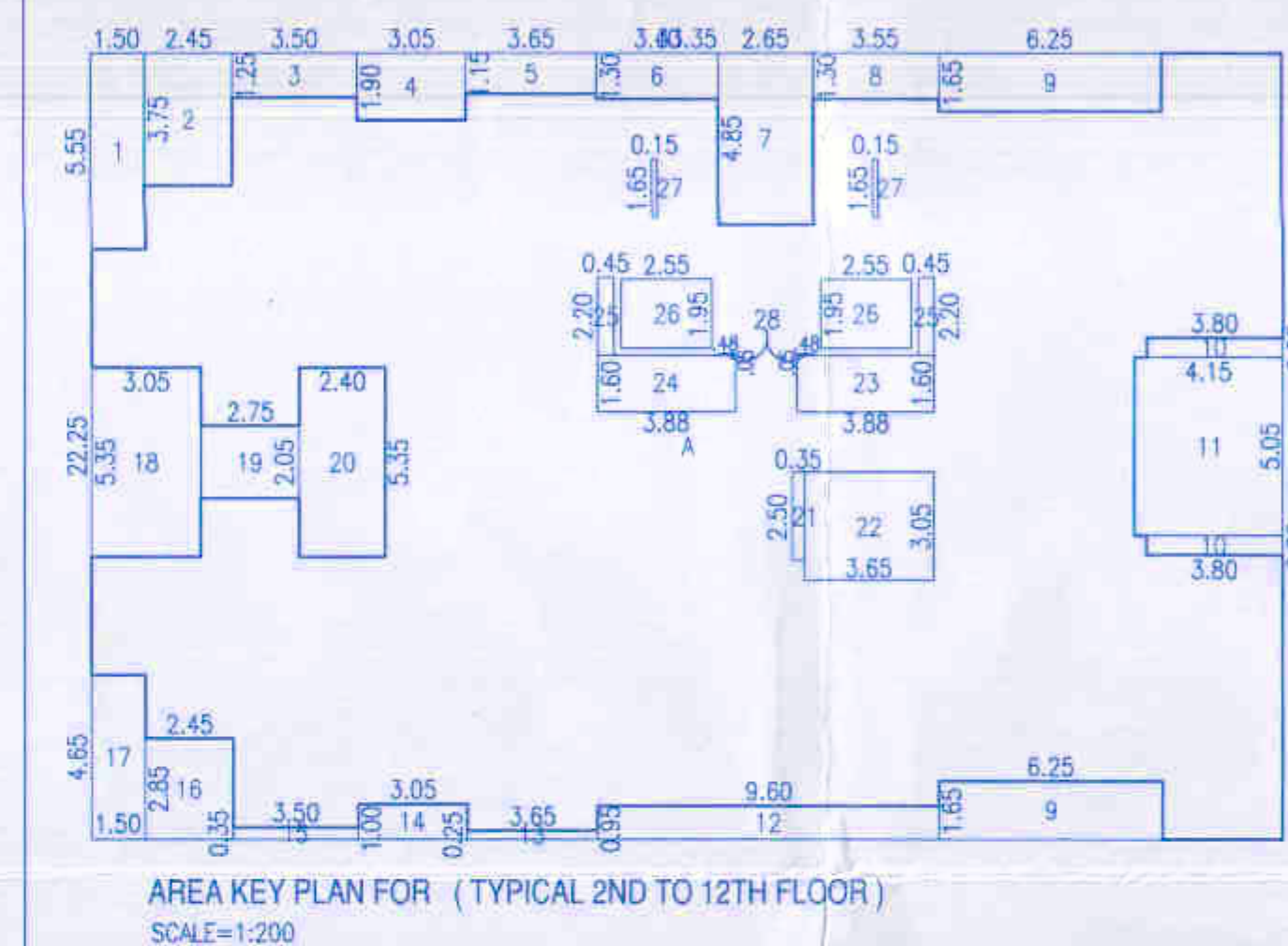
TERRACE FLOOR PLAN

SCALE=1:200



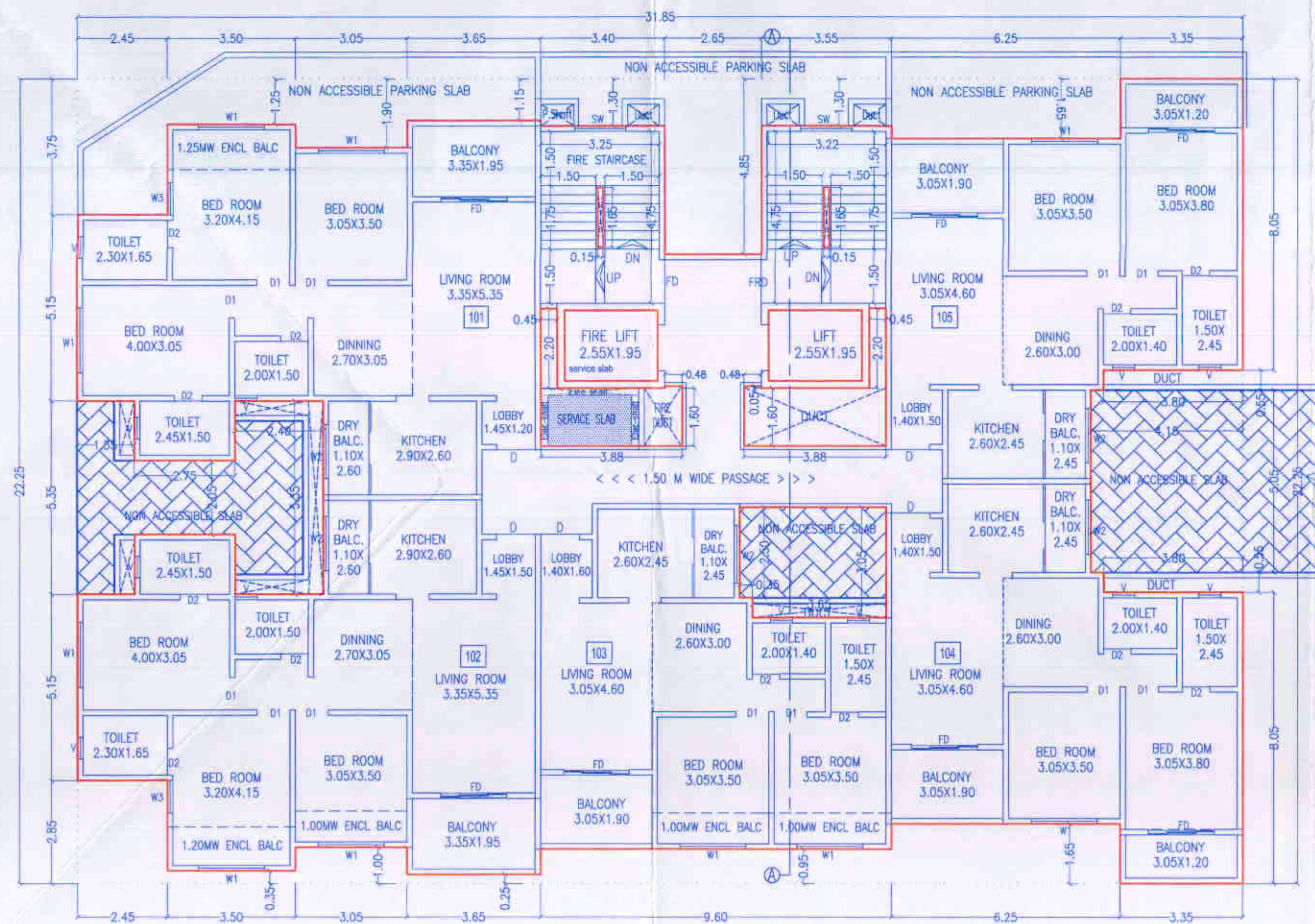
AREA KEY PLAN FOR 1ST FLOOR

SCALE=1:200

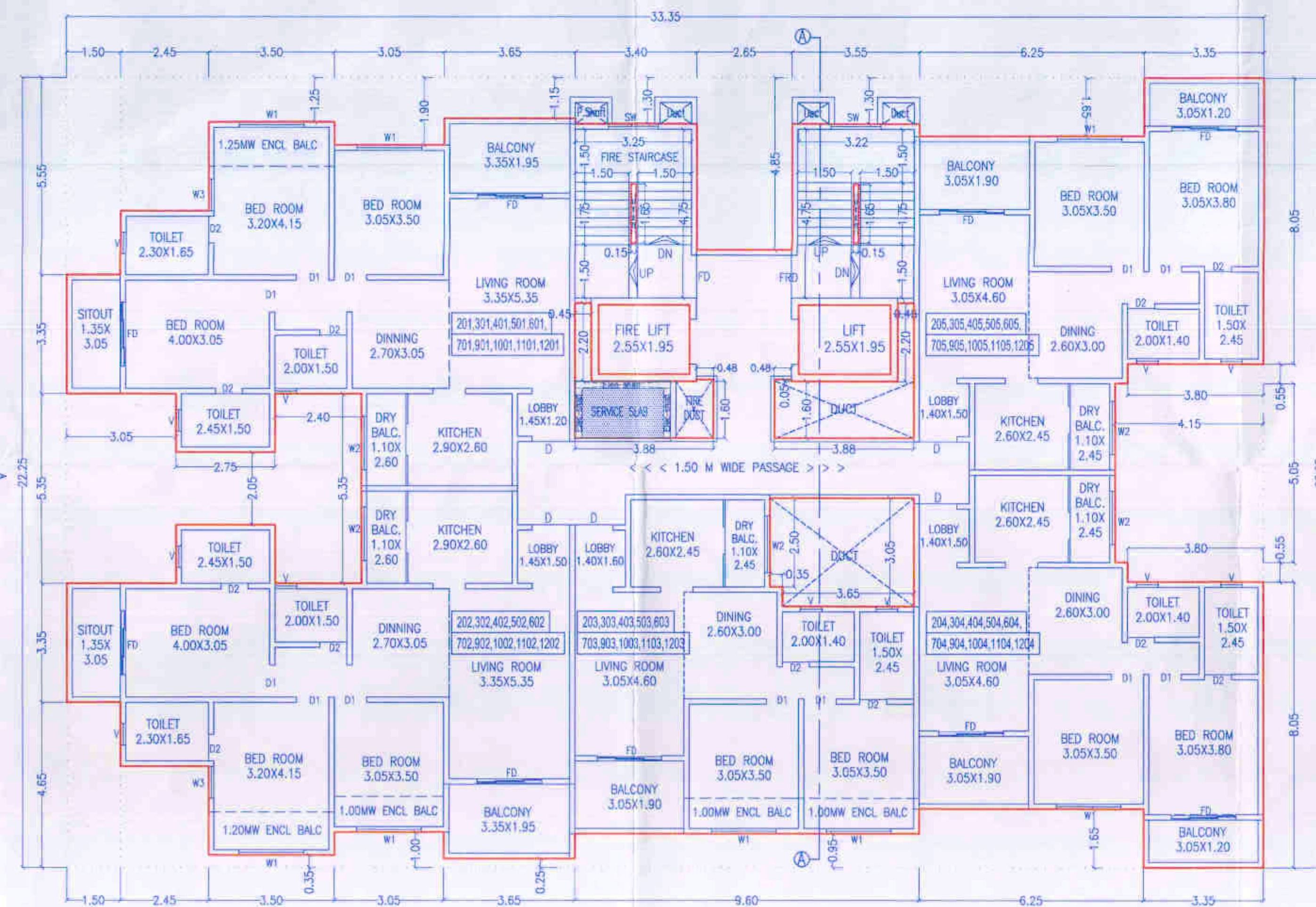


AREA KEY PLAN FOR (TYPICAL 2ND TO 12TH FLOOR)

SCALE=1:200



FIRST FLOOR PLAN



TYPICAL 2ND, 3RD, 4TH, 5TH, 6TH, 7TH, 9TH, 10TH, 11TH & 12TH FLOOR PLAN

ARCHITECT

OWNER

Trimurti Developer's Through

Mr. Santosh T. Todkar.

Mr. Tanaji M. Daswadkar.

Ar. PRAKASH KULKARNI

CA/98/22909

PROJECT

REVISED LAYOUT OF RESIDENTIAL BUILDING ON

S.NO. 116/71/AMENITY SPACE, 116/74 PLOT-3, 117/1A,

AT- DHAYARI, TAL. HAVELI, PUNE.

ARCHITECT

PRAKASH KULKARNI

ARCHITECTS

TEJOWALAYA, OFF. NO.-101, 1ST FL., CTS. NO.-118/19, GHOLE ROAD, SHIVAJINAGAR,

PUNE-411 005, PHONE - 020 66042800/01/02

Email - prakash@ankurassociates.in

DATE

SCALE

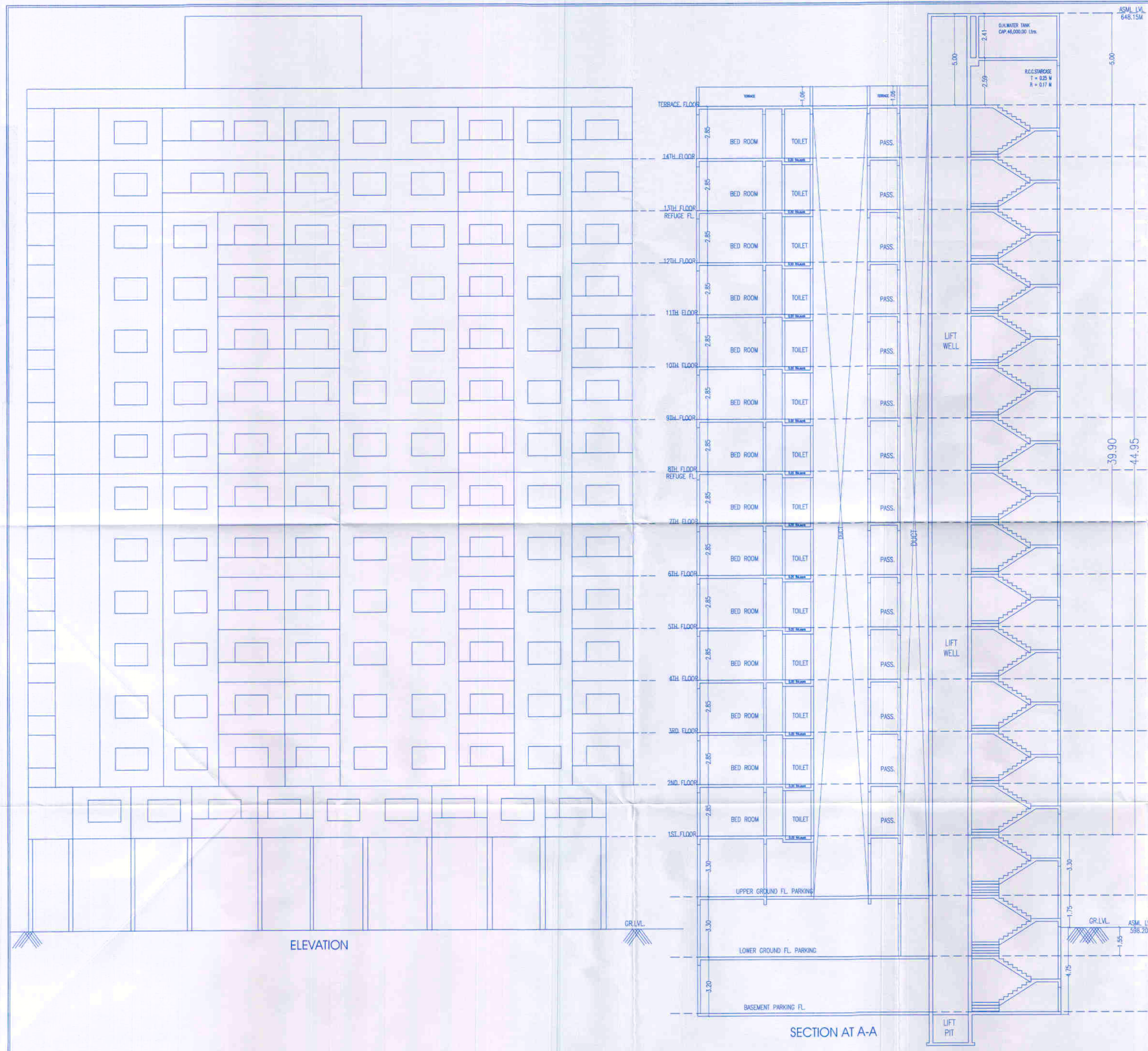
DRN BY

13/05/2025

1:100

Shabbir

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A WING

04/10

Revised date: 1/02/2025
 APPROVED SUBJECT TO CONDITION
 APPROVED UNDER COMMENCEMENT
 CERTIFICATE NO. CC/1881/25

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



ARCHITECT

OWNER

Trimurti Developer's Through

Ar. PRAKASH KULKARNI
 CA/98/22909

Mr. Saptosh 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 associates
 ARCHITECTS
 TEJVALAYA, OFF. NO.-101, 1ST FL., CTS. NO.-1187/19, GHOLE ROAD, SHIVAJINAGAR,
 PUNE - 411 005. PHONE - 020 66042800 / 01 / 02
 Email : prakash@ankurassociates.in

DATE	SCALE	DRN BY
28/07/2025	1:100	Shabbir

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F.S.I. STATEMENT [WING - B]

FLOOR	RESI. AREA	TENA.	LIFT AREA	FIRE LIFT	REFUGE AREA	FLOORS & BLDG HEIGHT
FIRST FL.	0.00	00				
SECOND FL.	0.00	00				
THIRD FL.	0.00	00				
FOURTH FL.	484.37	05				
FIFTH FL.	484.37	05				
SIXTH FL.	484.37	05				
SEVENTH FL.	484.37	05				
EIGHTH FL.	484.37	05				
NINTH FL.	484.37	05				
TENTH FL.	484.37	05				
ELEVENTH FL.	484.37	05				
TWELFTH FL.	484.37	05				
THIRTEENTH FL.	484.37	05				
FOURTEENTH FL.	410.95	04				
TOTAL	5254.65	54	4.97	4.97	42.94	

PARKING AREA STATEMENT

PARKING REQUIRED	CAR	SCOOTER
40.00 TO 80.00 SQ.M.	01	02
40.00 TO 80.00 SQ.M.	27	54
VISITOR'S PARKING 5%	1	3
TOTAL	28	57

AREA REQUIRED	AREA PROPOSED
CAR 28 NOS. X 12.50 SQ.M.	350.00 SQ.M.
SCOOTER 57 NOS. X 2.00 SQ.M.	114.00 SQ.M.
TOTAL	464.00 SQ.M.

WATER CALCULATION

(MHADA+REGULAR TENEMENTS)
 NO. OF TENEMENTS = 69
 5 PERSONS / PER TENEMENTS
 O.H.W.T. CAP =
 = 69 X 5 X 135 = 46,575.00 LTRS.
 SAY = 47,000.00 LTRS.
 ADD:-FIRE FIGHTING = 20,000.00 LTRS.
 U.G.W.T. CAP =
 47,000.00 X 1.5 = 70,500.00 LTRS.
 SAY = 70,500.00 LTRS.
 ADD:-FIRE FIGHTING = 75,000.00 LTRS.

FIRE LIFT
2.55X1.95

LIFT
2.55X1.95

FIRE LIFT AREA :
1.95 X 2.55 = 4.97 SQ.M.

LIFT AREA :
1.95 X 2.55 = 4.97 SQ.M.

AREA KEY PLAN FOR [MHADA TENEMENTS] (1ST, 2ND & 3RD FLOOR)

SCALE=1:200
 BUILT UP AREA (MHADA)
 (TYPICAL 1ST, 2ND & 3RD FLOOR)
 AREA OF BLOCK 'A'
 A) 28.95 X 19.30 = 558.74 SQ.M.
 DEDUCTIONS
 1. 6.55 X 1.05 X 2 = 13.76 SQ.M.
 2. 3.05 X 2.60 X 2 = 15.86 SQ.M.
 3. 2.65 X 3.55 X 1 = 9.41 SQ.M.
 4. 3.80 X 6.15 X 2 = 46.74 SQ.M.
 5. 2.10 X 5.05 X 2 = 21.21 SQ.M.
 6. 6.55 X 0.70 X 2 = 9.17 SQ.M.
 7. 3.05 X 2.25 X 2 = 13.72 SQ.M.
 8. 3.20 X 1.55 X 1 = 4.96 SQ.M.
 9. 3.65 X 3.05 X 1 = 11.13 SQ.M.
 10. 2.10 X 2.50 X 1 = 5.25 SQ.M.
 11. 3.88 X 1.60 X 2 = 12.42 SQ.M.
 12. 0.45 X 2.20 X 2 = 1.98 SQ.M.
 13. 2.55 X 1.95 X 2 = 9.94 SQ.M.
 14. 0.15 X 1.65 X 2 = 0.50 SQ.M.
 15. 0.48 X 0.05 X 2 = 0.05 SQ.M.
 TOTAL = 176.10 SQ.M.
 NET AREA 558.74 - 176.10 = 382.64 SQ.M.

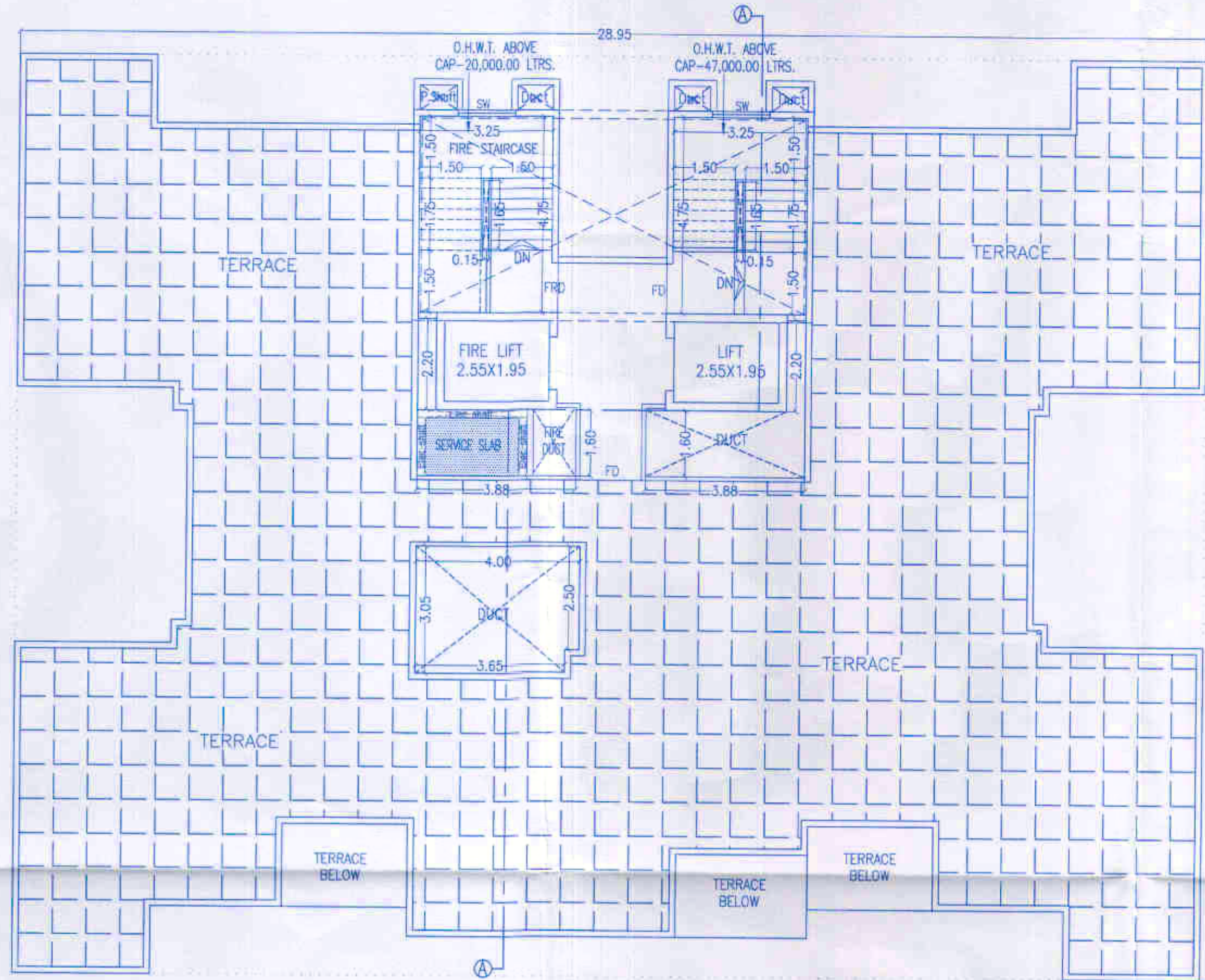
(FOR MHADA)

FLOOR	RESI. AREA	TENA.
FIRST FL.	382.64	05
SECOND FL.	382.64	05
THIRD FL.	382.64	05
TOTAL	1147.92	15

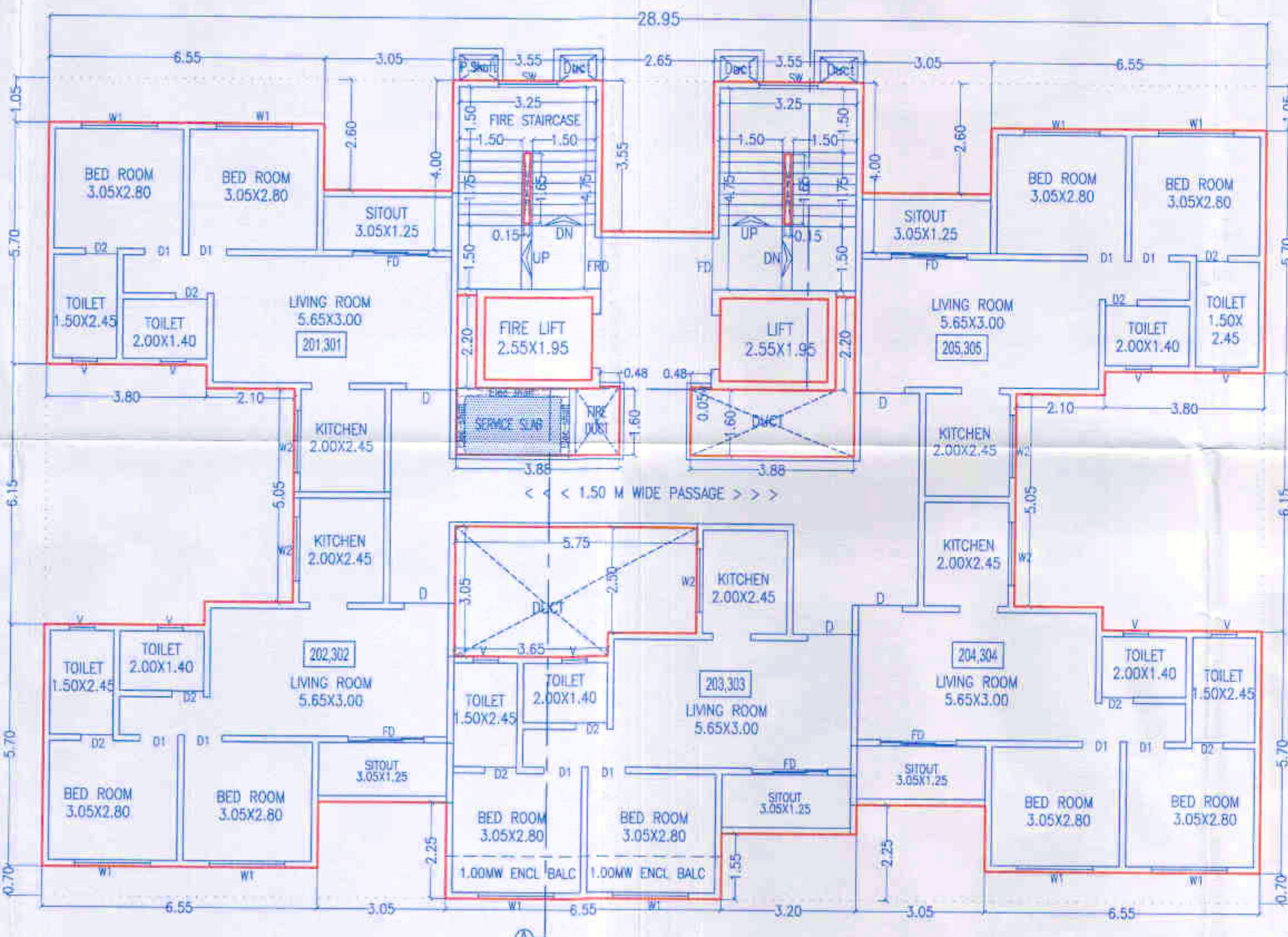
PARKING STATEMENT [MHADA]

PARKING REQUIRED	CAR	SCOOTER
40.00 TO 80.00 SQ.M.	01	02
40.00 TO 80.00 SQ.M.	08	15
TOTAL	08	15

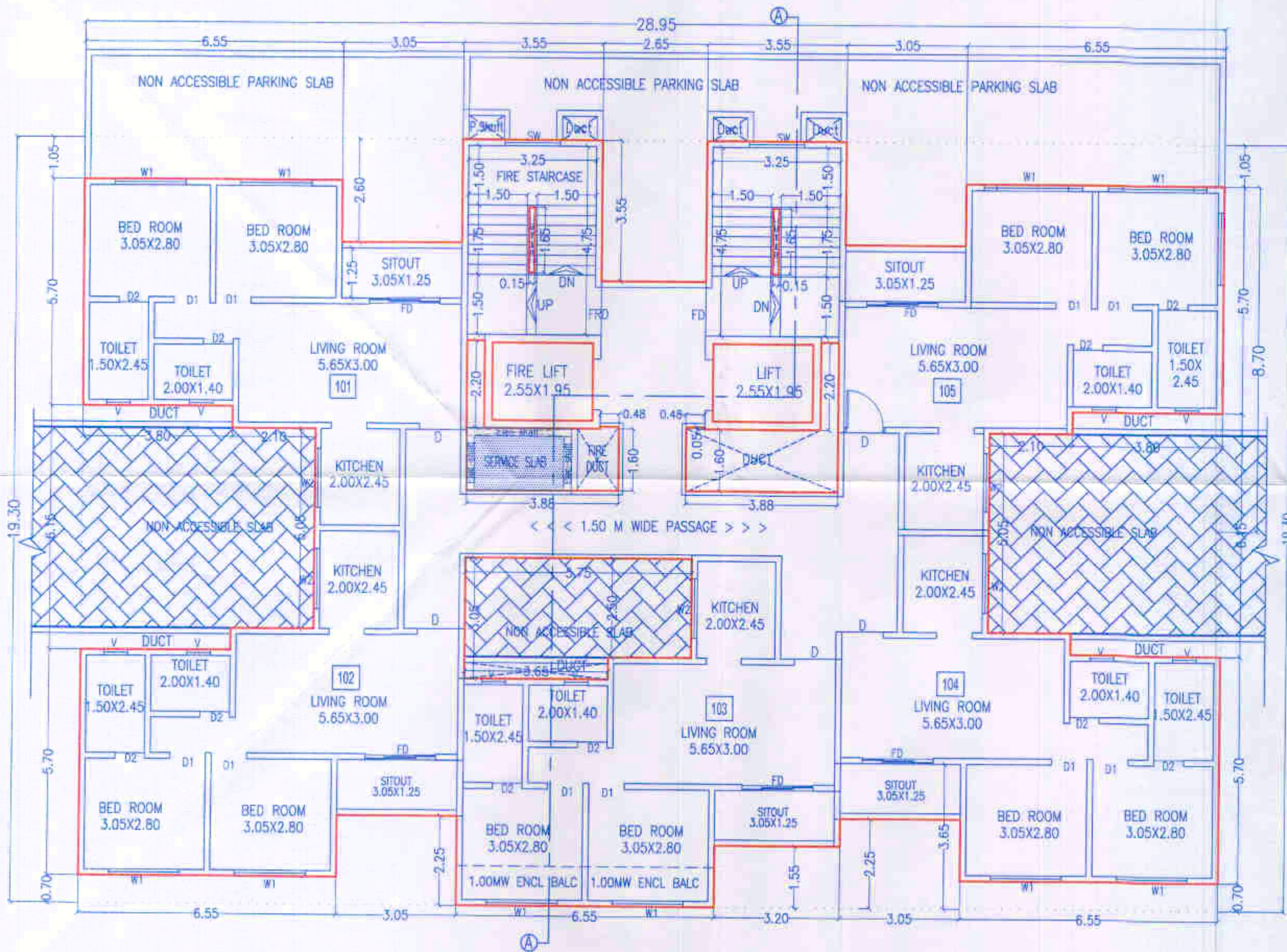
AREA REQUIRED	AREA PROPOSED
CAR 08 NOS. X 12.50 SQ.M.	100.00 SQ.M.
SCOOTER 15 NOS. X 2.00 SQ.M.	30.00 SQ.M.
TOTAL	130.00 SQ.M.



TERRACE FLOOR PLAN



TYPICAL 2ND & 3RD FLOOR PLAN (MHADA TENEMENTS)



1ST FLOOR PLAN (MHADA TENEMENTS)

Revised Date: 1/08/2025
 APPROVED SUBJECT TO CONDITION
 APPROVED UNDER COMMENCEMENT
 CERTIFICATE NO. CC/1621/ES

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



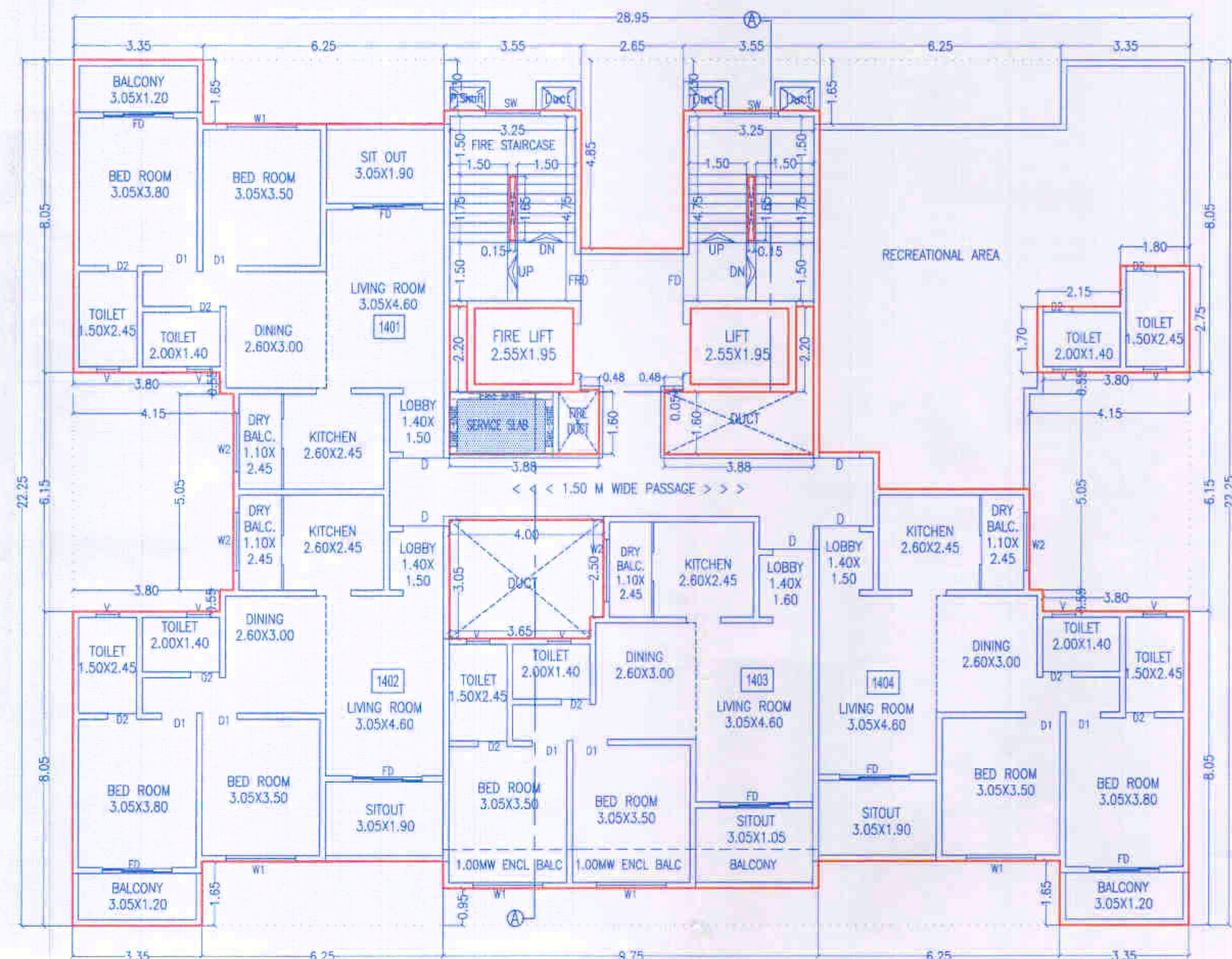
ARCHITECT
 Ar. PRAKASH KULKARNI
 CA/98/22909

OWNER
 Trimurti Developer's Through
 Mr. Santosh T. Tadkar.
 Mr. Tanaji M. Dasvadkar.

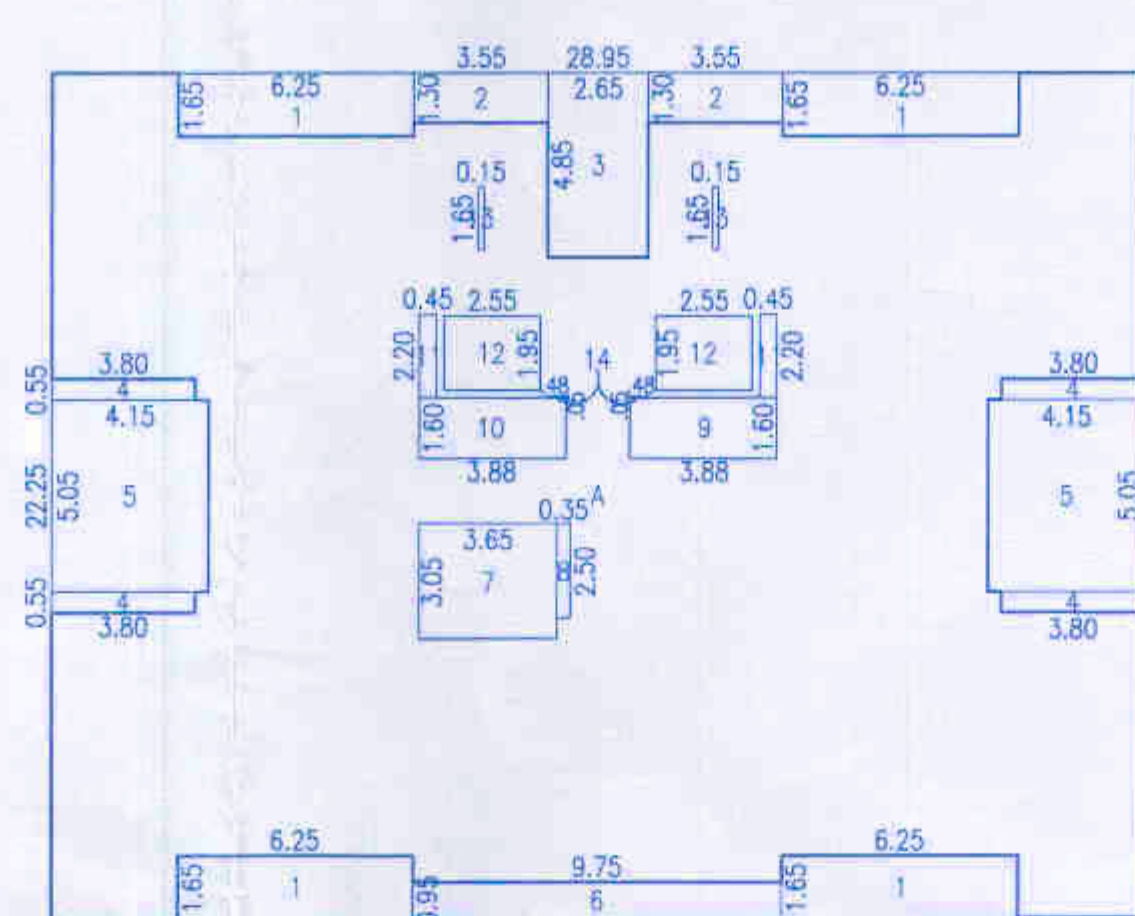
PROJECT
 REVISED LAYOUT OF RESIDENTIAL BUILDING ON
 S.NO. 116/71/AMENITY SPACE, 116/74 PLOT-3, 117/1A,
 AT-DHAYARI, TAL. HAVELI, PUNE.

ARCHITECT
PRAKASH KULKARNI
ankur associates
ARCHITECTS
 TEJVALAYA, OFF. NO.- 101, 1ST FL., CTS. NO.-118/719, GHOLE ROAD, SHIVAJINAGAR,
 PUNE-411 005, PHONE- 020 66042800 / 01 / 02
 Email : prakash@ankurassociates.in

DATE	SCALE	DRN BY
28/07/2025	1:100	Shabbir



14TH FLOOR PLAN



AREA KEY PLAN FOR (TYPICAL 4TH TO 13TH FLOOR)

SCALE=1:200

BUILT UP AREA CALCULATION

(TYPICAL 4TH TO 13TH FLOOR)

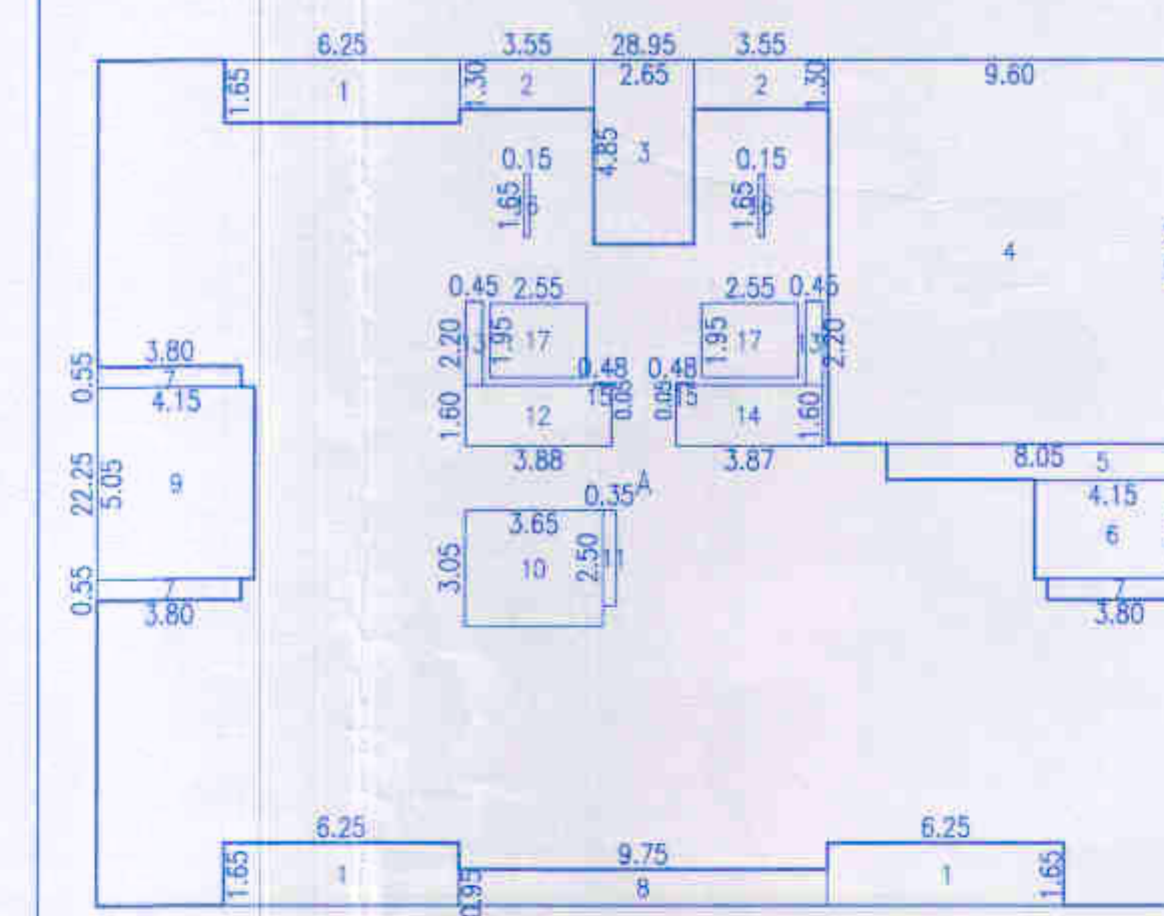
AREA OF BLOCK 'A'

A) $28.95 \times 22.25 = 644.14$ SQ.M.

DEDUCTIONS

1. $6.25 \times 1.65 \times 4 = 41.25$ SQ.M.
2. $3.55 \times 1.30 \times 2 = 9.23$ SQ.M.
3. $2.65 \times 4.85 \times 1 = 12.85$ SQ.M.
4. $3.80 \times 0.55 \times 4 = 8.36$ SQ.M.
5. $4.15 \times 5.05 \times 2 = 41.92$ SQ.M.
6. $9.75 \times 0.95 \times 1 = 9.26$ SQ.M.
7. $3.65 \times 3.05 \times 1 = 11.13$ SQ.M.
8. $0.35 \times 2.50 \times 1 = 0.88$ SQ.M.
9. $3.88 \times 1.60 \times 1 = 6.21$ SQ.M.
10. $3.88 \times 1.60 \times 1 = 6.21$ SQ.M.
11. $0.45 \times 2.20 \times 2 = 1.98$ SQ.M.
12. $2.55 \times 1.95 \times 2 = 9.94$ SQ.M.
13. $0.15 \times 1.65 \times 2 = 0.50$ SQ.M.
14. $0.48 \times 0.05 \times 2 = 0.05$ SQ.M.

TOTAL = 159.77 SQ.M.

NET AREA $644.14 - 159.77 = 484.37$ SQ.M.

AREA KEY PLAN FOR 14TH FLOOR

SCALE=1:200

BUILT UP AREA CALCULATION

(14TH FLOOR)

AREA OF BLOCK 'A+B+C'

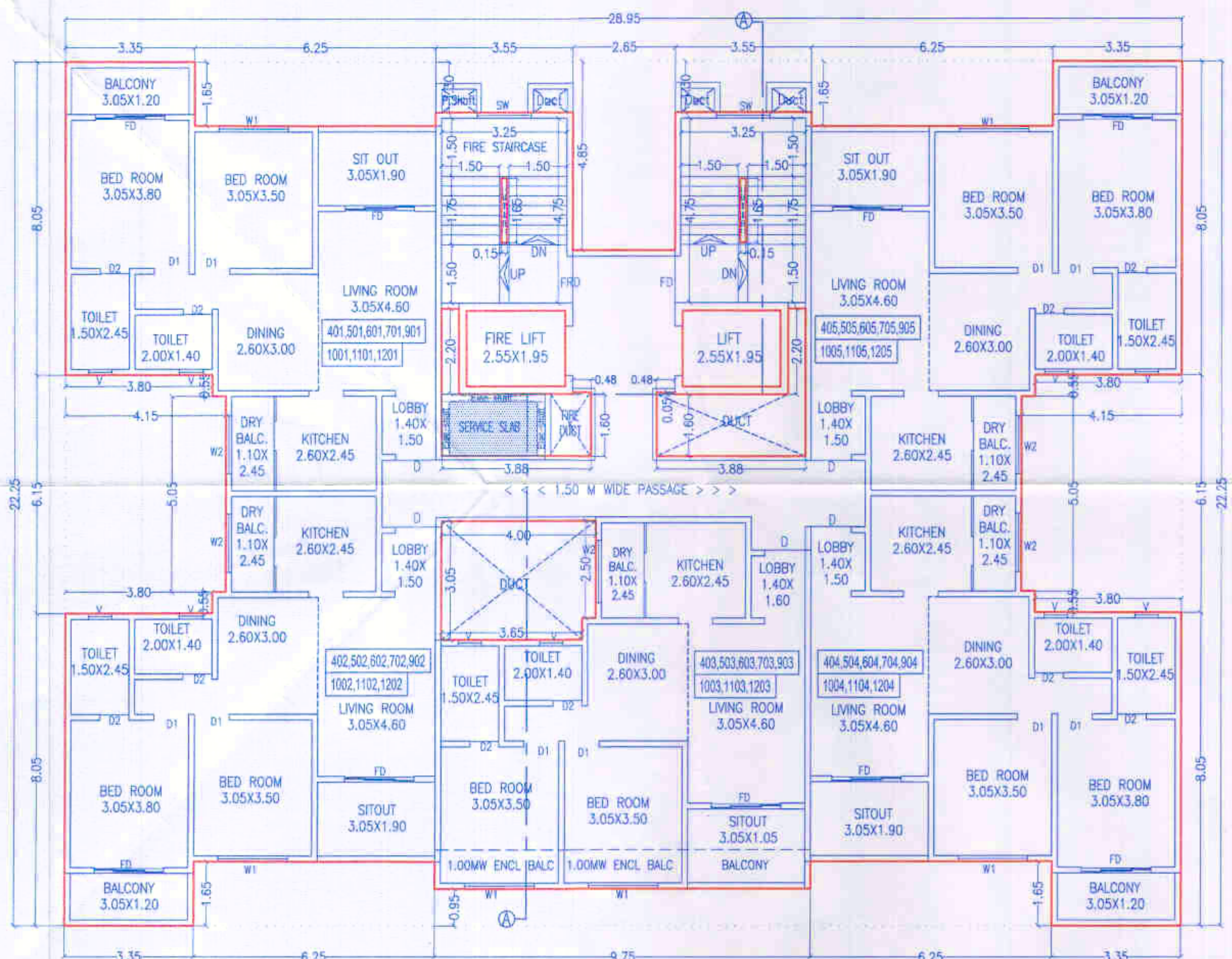
A) $28.95 \times 22.25 = 644.14$ SQ.M.B) $2.15 \times 1.70 = 3.66$ SQ.M.C) $1.80 \times 2.75 = 4.95$ SQ.M.

TOTAL = 652.75 SQ.M.

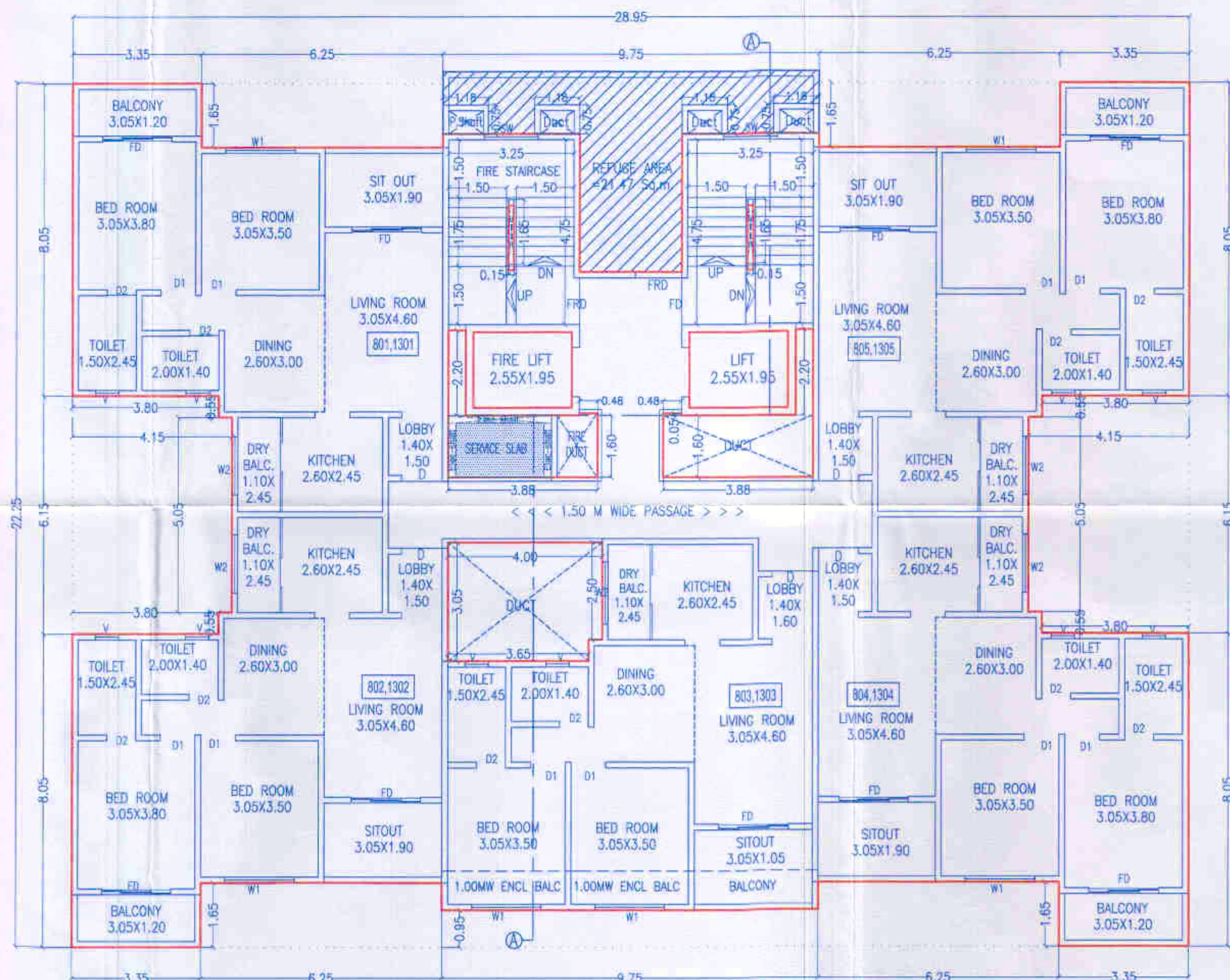
DEDUCTIONS

1. $6.25 \times 1.65 \times 3 = 30.94$ SQ.M.
2. $3.55 \times 1.30 \times 2 = 9.23$ SQ.M.
3. $2.65 \times 4.85 \times 1 = 12.85$ SQ.M.
4. $9.60 \times 10.10 \times 1 = 96.96$ SQ.M.
5. $8.05 \times 0.95 \times 1 = 7.65$ SQ.M.
6. $4.15 \times 2.60 \times 1 = 10.79$ SQ.M.
7. $3.80 \times 0.55 \times 3 = 6.27$ SQ.M.
8. $9.75 \times 0.95 \times 1 = 9.26$ SQ.M.
9. $4.15 \times 5.05 \times 1 = 20.96$ SQ.M.
10. $3.65 \times 3.05 \times 1 = 11.13$ SQ.M.
11. $0.35 \times 2.50 \times 1 = 0.88$ SQ.M.
12. $3.88 \times 1.60 \times 1 = 6.21$ SQ.M.
13. $0.45 \times 2.20 \times 2 = 1.98$ SQ.M.
14. $3.87 \times 1.60 \times 1 = 6.19$ SQ.M.
15. $0.48 \times 0.05 \times 2 = 0.05$ SQ.M.
16. $0.15 \times 1.65 \times 2 = 0.50$ SQ.M.
17. $2.55 \times 1.95 \times 2 = 9.95$ SQ.M.

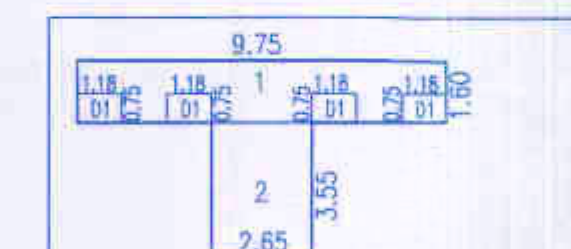
TOTAL = 241.80 SQ.M.

NET AREA $652.75 - 241.80 = 410.95$ SQ.M.

TYPICAL 4TH, 5TH, 6TH, 7TH, 9TH, 10TH, 11TH & 12TH FLOOR PLAN



8TH & 13TH FLOOR PLAN



REFUGE AREA KEY PLAN

SCALE=1:200

(8TH & 13TH FLOOR)

REQUIRED REFUGE AREA :-

B/UP AREA OF TYPICAL TWO FL./12.50X3.30

 $381.86 + 381.86 = 763.72$ SQ.M. $763.72 / 12.50 \times 3.30 = 18.33$ SQ.M.

REFUGE AREA REQUIRED = 18.33 SQ.M.

REFUGE AREA PROVIDED = 21.47 SQ.M.

REFUGE AREA CALCULATION

1. $9.75 \times 1.60 \times 1 = 15.60$ SQ.M.2. $2.65 \times 3.55 \times 1 = 9.41$ SQ.M.

TOTAL = 25.01 SQ.M.

DEDUCTION:-

D1) $1.18 \times 0.75 \times 4 = 3.54$ SQ.M.

NET REFUGE AREA = 21.47 SQ.M.

Revised Date: 1/08/2025

APPROVED SUBJECT TO CONDITION

APPROVED UNDER COMMENCEMENT

CERTIFICATE NO. 06/1181/25

Building Inspector Deputy Engineer

(JE/Engg./Arch. Engg.)

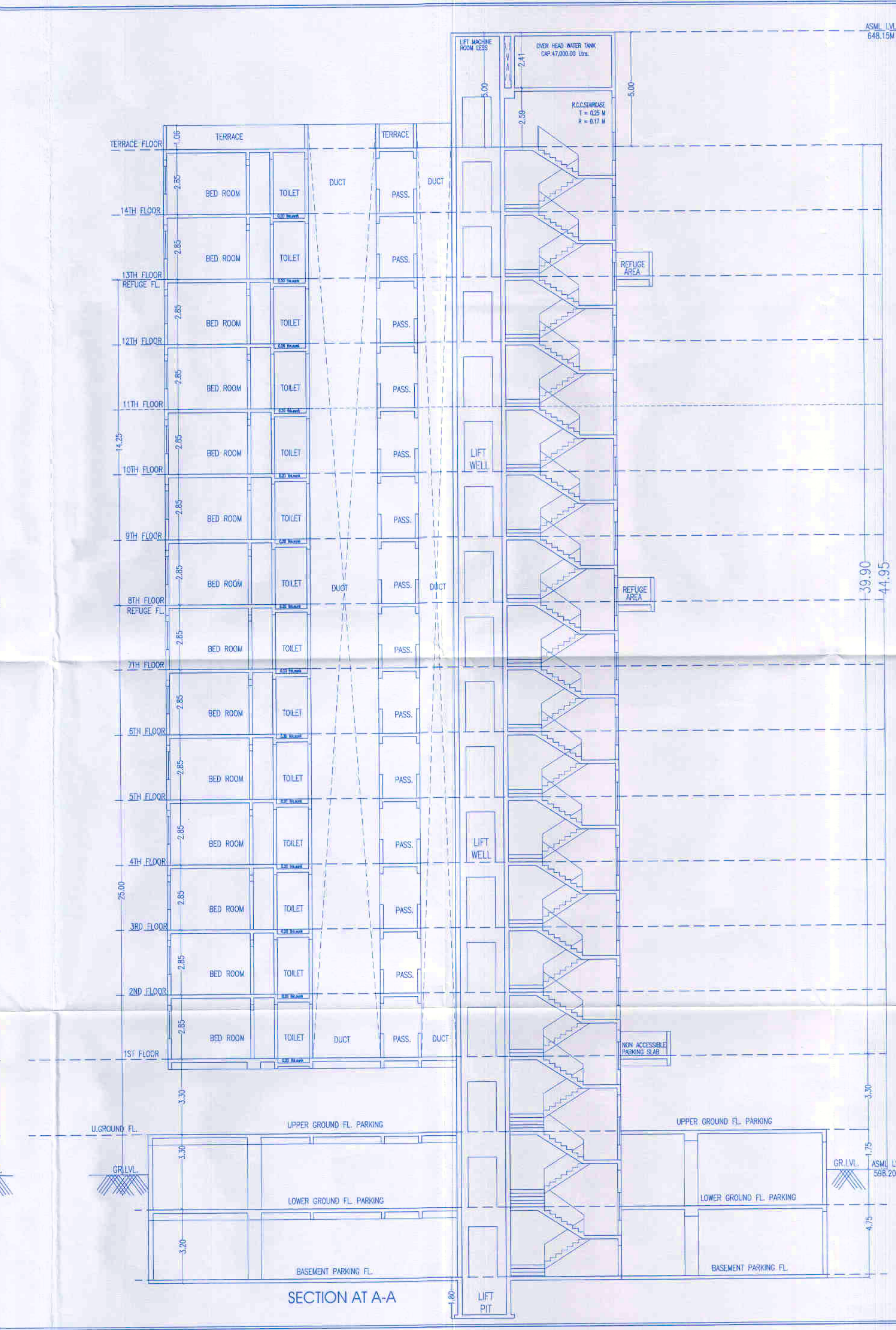
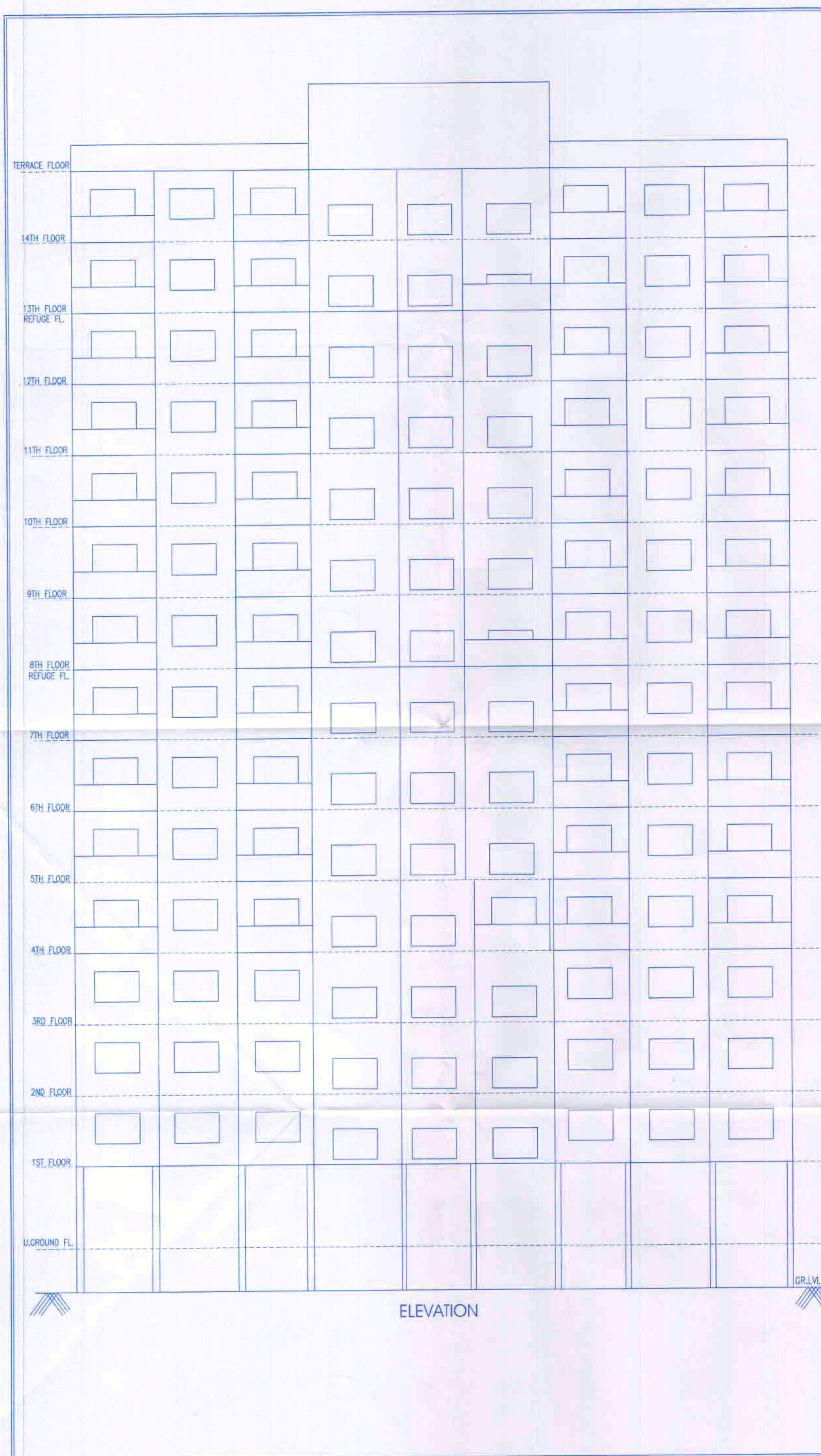
BUILDING PERMISSION DEPT.

ZONE-2, P.M.C.



ARCHITECT	OWNER
Ar. PRAKASH KULKARNI CA/98/22909	Trimurti Developer's Through Mr. Santosh T. Todkar. Mr. Tanaji M. Dasvardkar.
PROJECT	
REVISED LAYOUT OF RESIDENTIAL BUILDING ON S.NO. 116/71/AMENITY SPACE, 116/7/4 PLOT-3, 117/1A, AT-DHAYARI, TAL. HAVELI, PUNE.	
ARCHITECT	
PRAKASH KULKARNI ankur associates ARCHITECTS TEJOVALAYA OFF. NO.-101, 1ST FL., CTS. NO.-1187/19, GHOLE ROAD, SHIVAJINAGAR, PUNE - 411 005, PHONE - 020 66042800 / 01 / 02 Email - prakash@ankurassociates.in	
DATE	SCALE
28/07/2025	1:100
DRN BY	Shabbir

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B WING

07/10

Revised Model 1/08/2025

APPROVED SUBJECT TO CONDITION

APPROVED UNDER COMMENCEMENT

CERTIFICATE NO. CC/1651/25

Building Inspector

Deputy Engineer

Building Permission Dept.

ZONE-2, P.M.C.

APPROVED

PUNE MUNICIPAL CORPORATION

BUILDING CONTROL DEPARTMENT

PUNE

ARCHITECT

OWNER

Ar. PRAKASH KULKARNI

CA/98/22909

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 associates

ARCHITECTS

TEJONALAYA, OFF. NO.- 101, 1ST FL., CTS. NO.-118719, GHOLE ROAD, SHIVAJINAGAR,

PUNE -411 005, PHONE - 020 66042800/01/02

Email - prakash@ankurassociates.in

DATE

SCALE

DRN BY

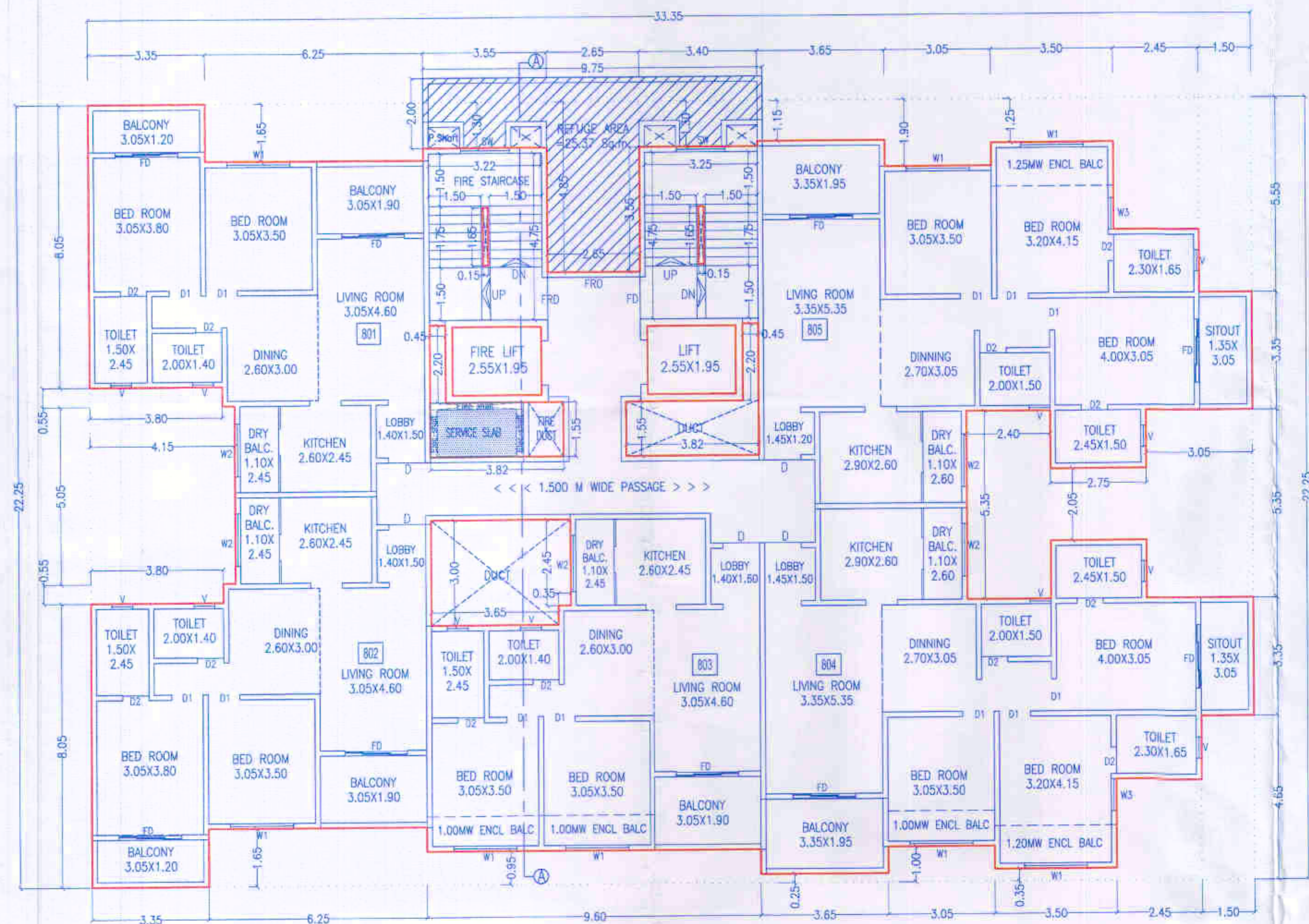
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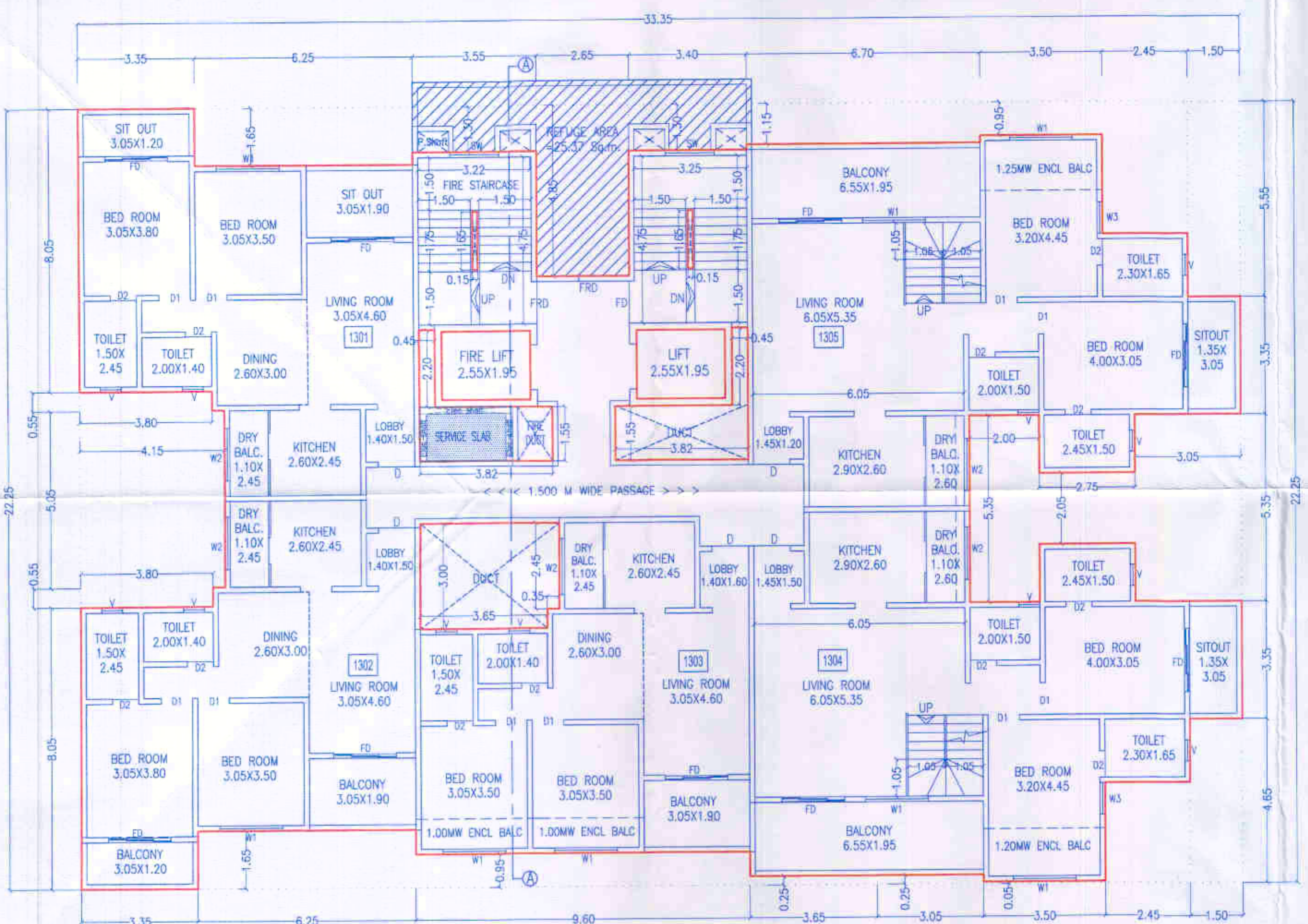
Shabbir

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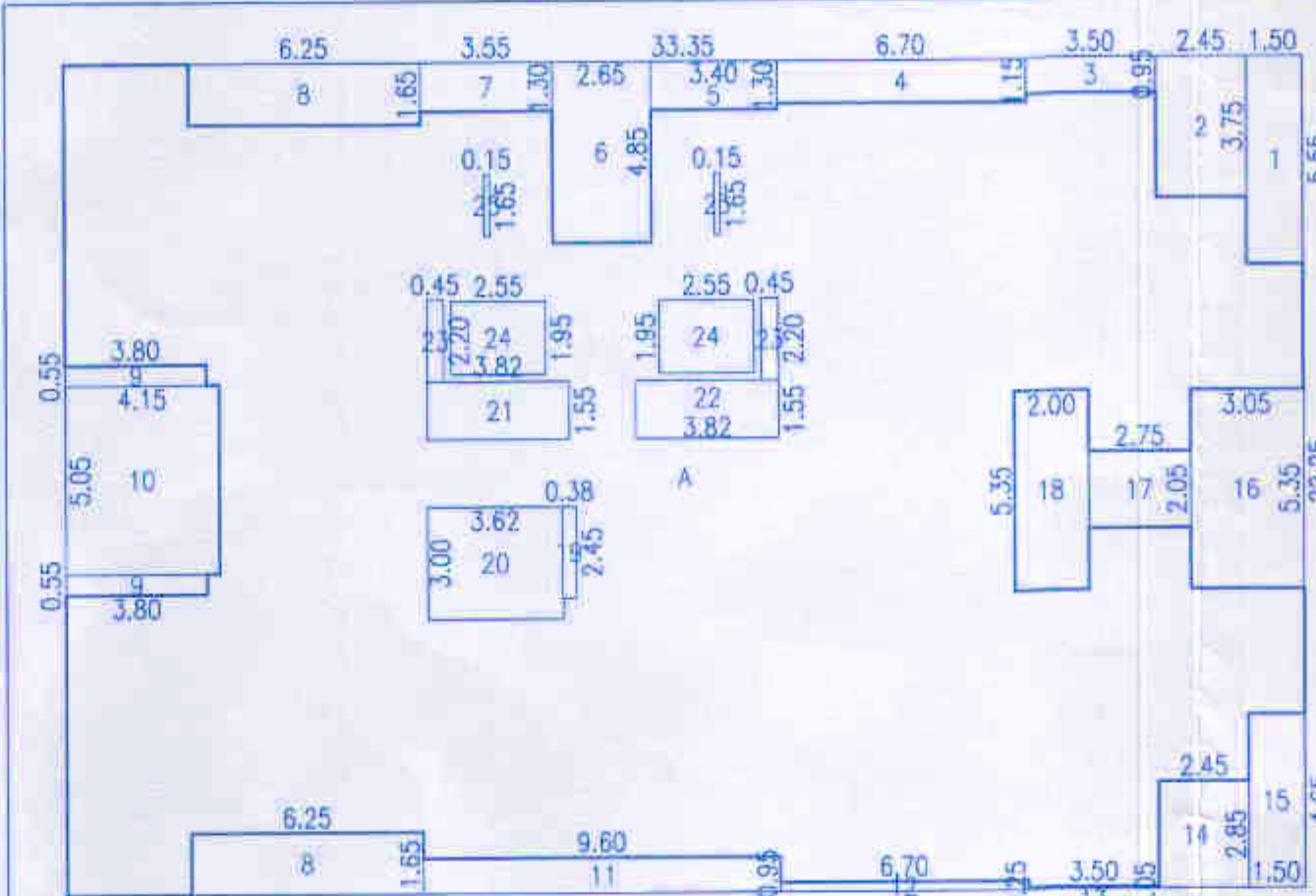
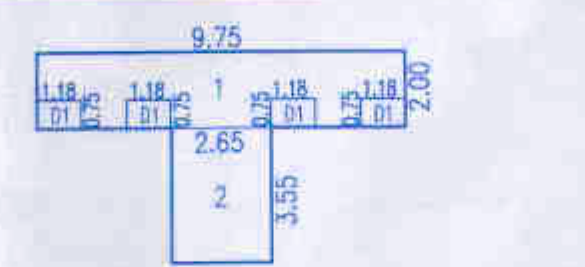
Revised Date: 11/08/2025
 APPROVED SUBJECT TO CONDITION
 APPROVED UNDER COMMENCEMENT
 CERTIFICATE NO. CC/1881/25



8TH (REFUGE) FLOOR PLAN



13TH FLOOR PLAN

AREA KEY PLAN FOR 13TH FLOOR
SCALE=1:200REFUGE AREA KEY PLAN
SCALE=1:100

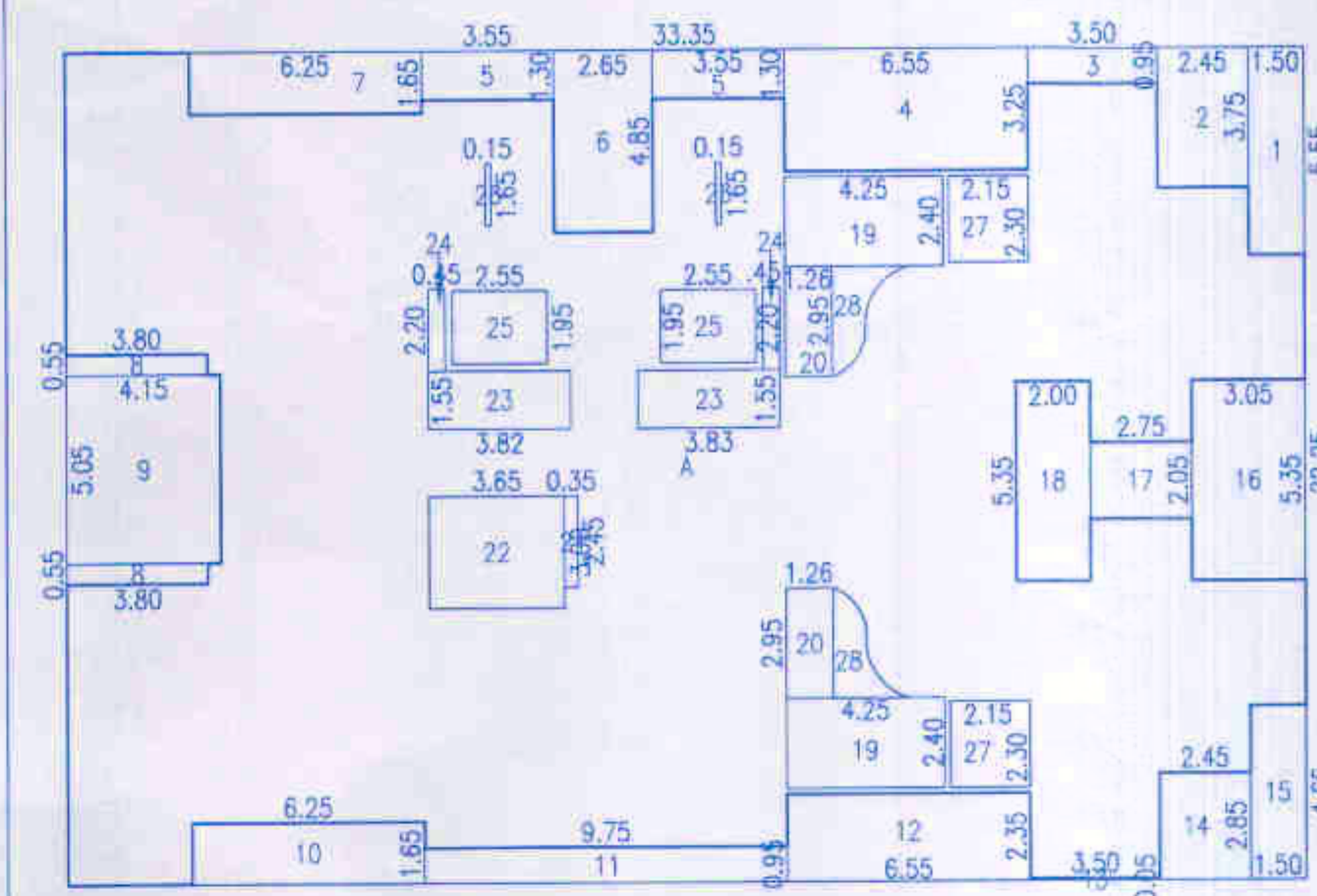
REQUIRED REFUGE AREA :-
 B/UP AREA OF TYPICAL TWO FL./12.50X30
 $435.82 + 435.82 = 871.64$ SQ.M.
 $871.64/12.50X30 = 20.92$ SQ.M.
 REFUGE AREA REQUIRED = 20.92 SQ.M.
 REFUGE AREA PROVIDED = 23.37 SQ.M.

REFUGE AREA CALCULATION
 1 $9.75 \times 2.00 \times 1 = 19.50$ SQ.M.
 2 $2.85 \times 3.55 \times 1 = 9.41$ SQ.M.
 TOTAL = 28.91 SQ.M.
 DEDUCTION:-
 D1) $1.16 \times 0.75 \times 4 = 3.54$ SQ.M.
 NET REFUGE AREA = 25.37 SQ.M.

BUILT UP AREA CALCULATION

(13TH FLOOR)
 AREA OF BLOCK 'A'
 A) $33.35 \times 22.25 = 742.04$ SQ.M.
 DEDUCTIONS
 1. $1.50 \times 5.55 \times 1 = 8.33$ SQ.M.
 2. $2.45 \times 3.75 \times 1 = 9.19$ SQ.M.
 3. $3.50 \times 0.95 \times 1 = 3.33$ SQ.M.
 4. $6.70 \times 1.15 \times 1 = 7.71$ SQ.M.
 5. $3.40 \times 1.30 \times 1 = 4.42$ SQ.M.
 6. $2.65 \times 4.85 \times 1 = 12.85$ SQ.M.
 7. $3.55 \times 1.30 \times 1 = 4.62$ SQ.M.
 8. $6.25 \times 1.65 \times 1 = 10.41$ SQ.M.
 9. $3.80 \times 0.55 \times 2 = 4.19$ SQ.M.
 10. $4.15 \times 5.05 \times 1 = 20.96$ SQ.M.
 11. $9.80 \times 0.95 \times 1 = 9.31$ SQ.M.
 12. $6.70 \times 0.25 \times 1 = 1.68$ SQ.M.
 13. $3.50 \times 0.05 \times 1 = 0.18$ SQ.M.
 14. $2.45 \times 2.85 \times 1 = 6.98$ SQ.M.
 15. $1.50 \times 4.65 \times 1 = 6.98$ SQ.M.
 16. $3.05 \times 5.35 \times 1 = 16.32$ SQ.M.
 17. $2.75 \times 2.05 \times 1 = 5.64$ SQ.M.
 18. $2.00 \times 5.35 \times 1 = 10.70$ SQ.M.
 19. $0.38 \times 2.45 \times 1 = 0.93$ SQ.M.
 20. $3.62 \times 3.00 \times 1 = 10.86$ SQ.M.
 21. $3.82 \times 1.65 \times 1 = 5.92$ SQ.M.
 22. $3.82 \times 1.55 \times 1 = 5.92$ SQ.M.
 23. $0.45 \times 2.20 \times 2 = 1.98$ SQ.M.
 24. $2.55 \times 1.95 \times 2 = 9.94$ SQ.M.
 25. $0.15 \times 1.65 \times 2 = 0.50$ SQ.M.
 TOTAL = 189.87 SQ.M.
 NET AREA $742.04 - 189.87 = 552.17$ SQ.M.

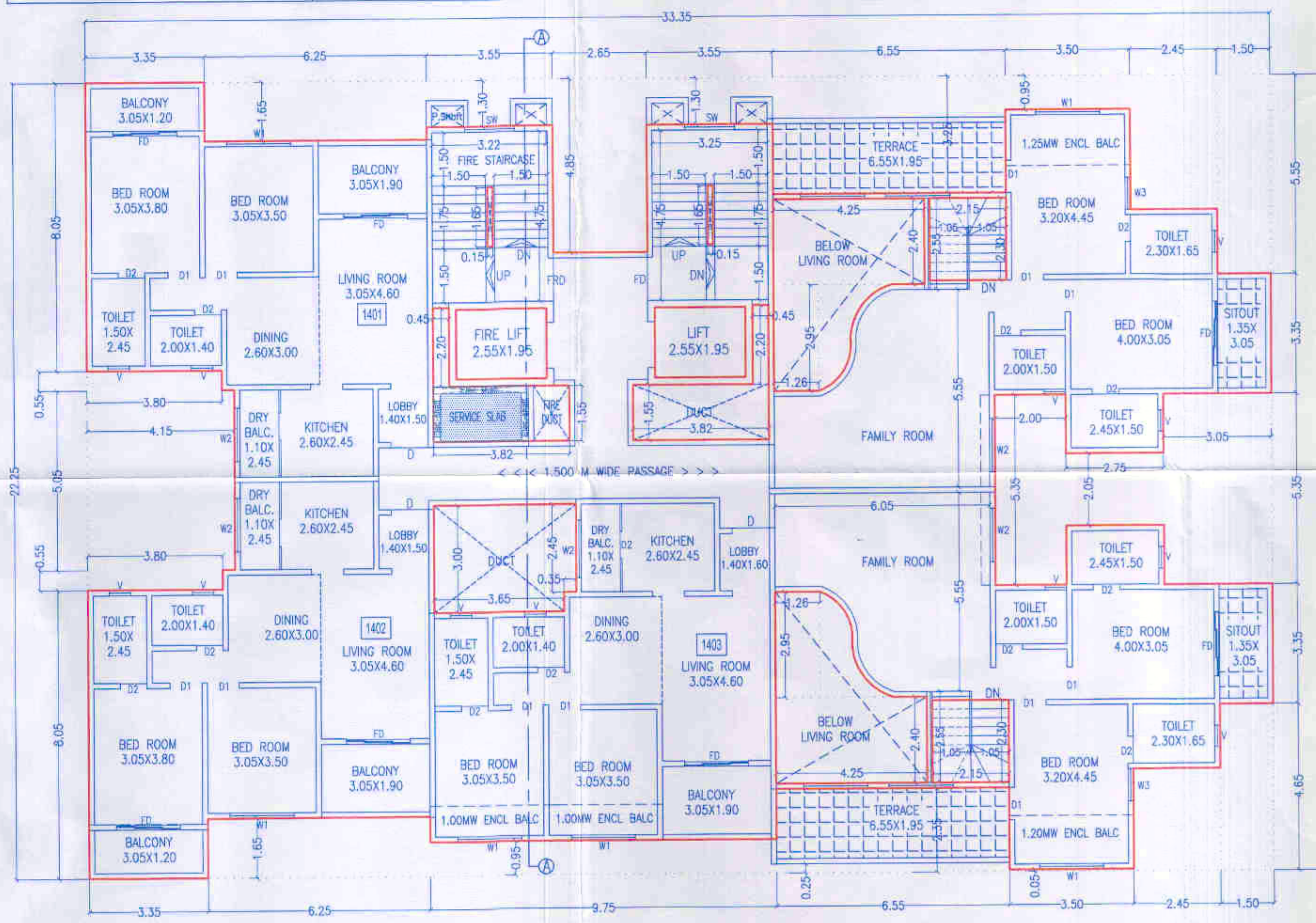
BUILT UP AREA CALCULATION

AREA KEY PLAN FOR 14TH FLOOR
SCALE=1:200

BUILT UP AREA CALCULATION

(14TH FLOOR)
 AREA OF BLOCK 'A'
 A) $33.35 \times 22.25 = 742.04$ SQ.M.
 DEDUCTIONS
 1. $1.50 \times 5.55 \times 1 = 8.33$ SQ.M.
 2. $2.45 \times 3.75 \times 1 = 9.19$ SQ.M.
 3. $3.50 \times 0.95 \times 1 = 3.33$ SQ.M.
 4. $6.70 \times 1.15 \times 1 = 7.71$ SQ.M.
 5. $3.40 \times 1.30 \times 1 = 4.42$ SQ.M.
 6. $2.65 \times 4.85 \times 1 = 12.85$ SQ.M.
 7. $3.55 \times 1.30 \times 1 = 4.62$ SQ.M.
 8. $6.25 \times 1.65 \times 1 = 10.41$ SQ.M.
 9. $3.80 \times 0.55 \times 2 = 4.19$ SQ.M.
 10. $4.15 \times 5.05 \times 1 = 20.96$ SQ.M.
 11. $9.80 \times 0.95 \times 1 = 9.31$ SQ.M.
 12. $6.70 \times 0.25 \times 1 = 1.68$ SQ.M.
 13. $3.50 \times 0.05 \times 1 = 0.18$ SQ.M.
 14. $2.45 \times 2.85 \times 1 = 6.98$ SQ.M.
 15. $1.50 \times 4.65 \times 1 = 6.98$ SQ.M.
 16. $3.05 \times 5.35 \times 1 = 16.32$ SQ.M.
 17. $2.75 \times 2.05 \times 1 = 5.64$ SQ.M.
 18. $2.00 \times 5.35 \times 1 = 10.70$ SQ.M.
 19. $0.38 \times 2.45 \times 1 = 0.93$ SQ.M.
 20. $3.62 \times 3.00 \times 1 = 10.86$ SQ.M.
 21. $3.82 \times 1.65 \times 1 = 5.92$ SQ.M.
 22. $3.82 \times 1.55 \times 1 = 5.92$ SQ.M.
 23. $0.45 \times 2.20 \times 2 = 1.98$ SQ.M.
 24. $2.55 \times 1.95 \times 2 = 9.94$ SQ.M.
 25. $0.15 \times 1.65 \times 2 = 0.50$ SQ.M.
 TOTAL = 260.83 SQ.M.
 NET AREA $742.04 - 260.83 = 481.21$ SQ.M.

BUILT UP AREA CALCULATION



14TH FLOOR PLAN

ARCHITECT OWNER
 Trimurti Developer's Through

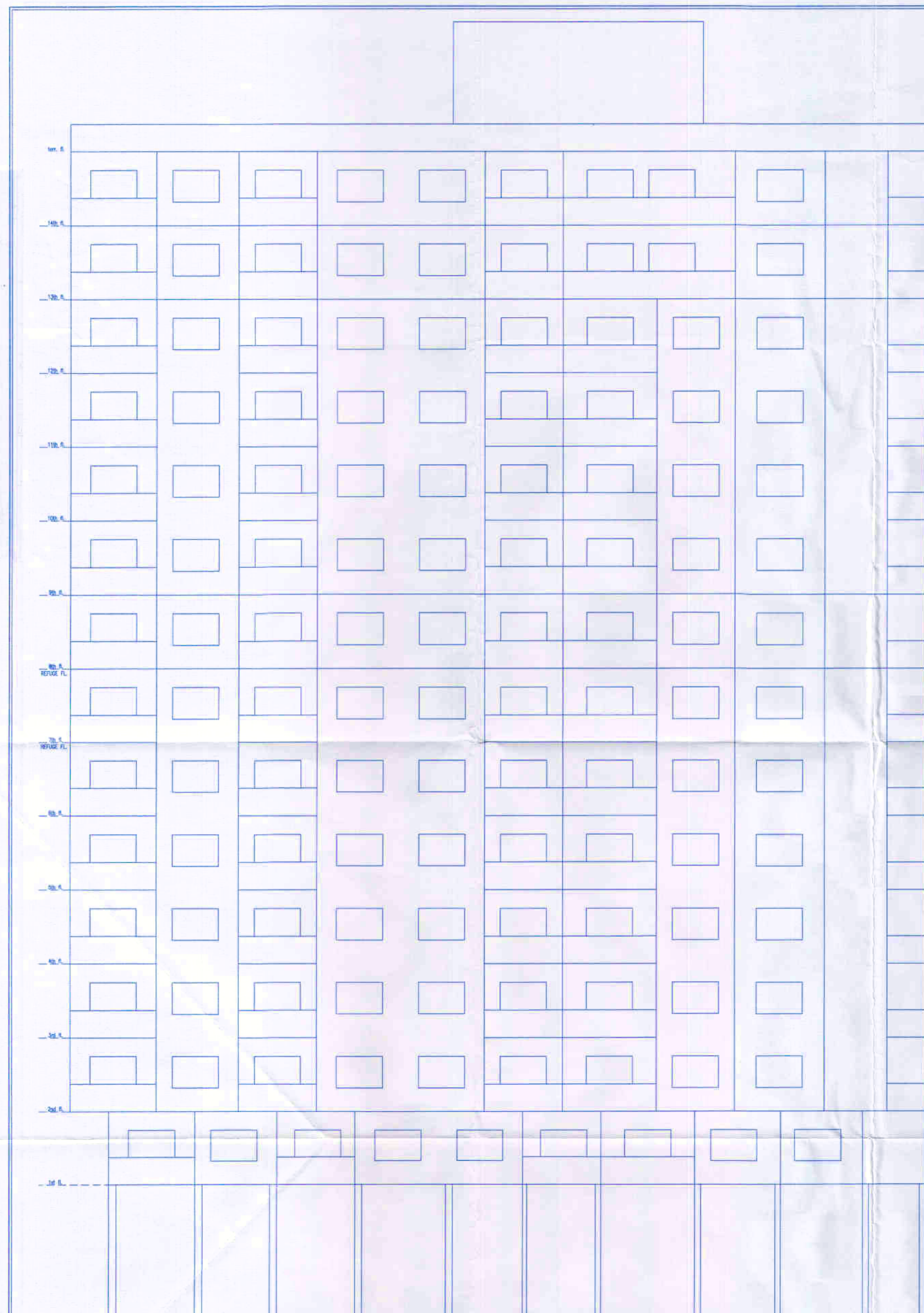
Mr. Prakash T. Todkar.
 Mr. Tanaji M. Dasvadkar.

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.

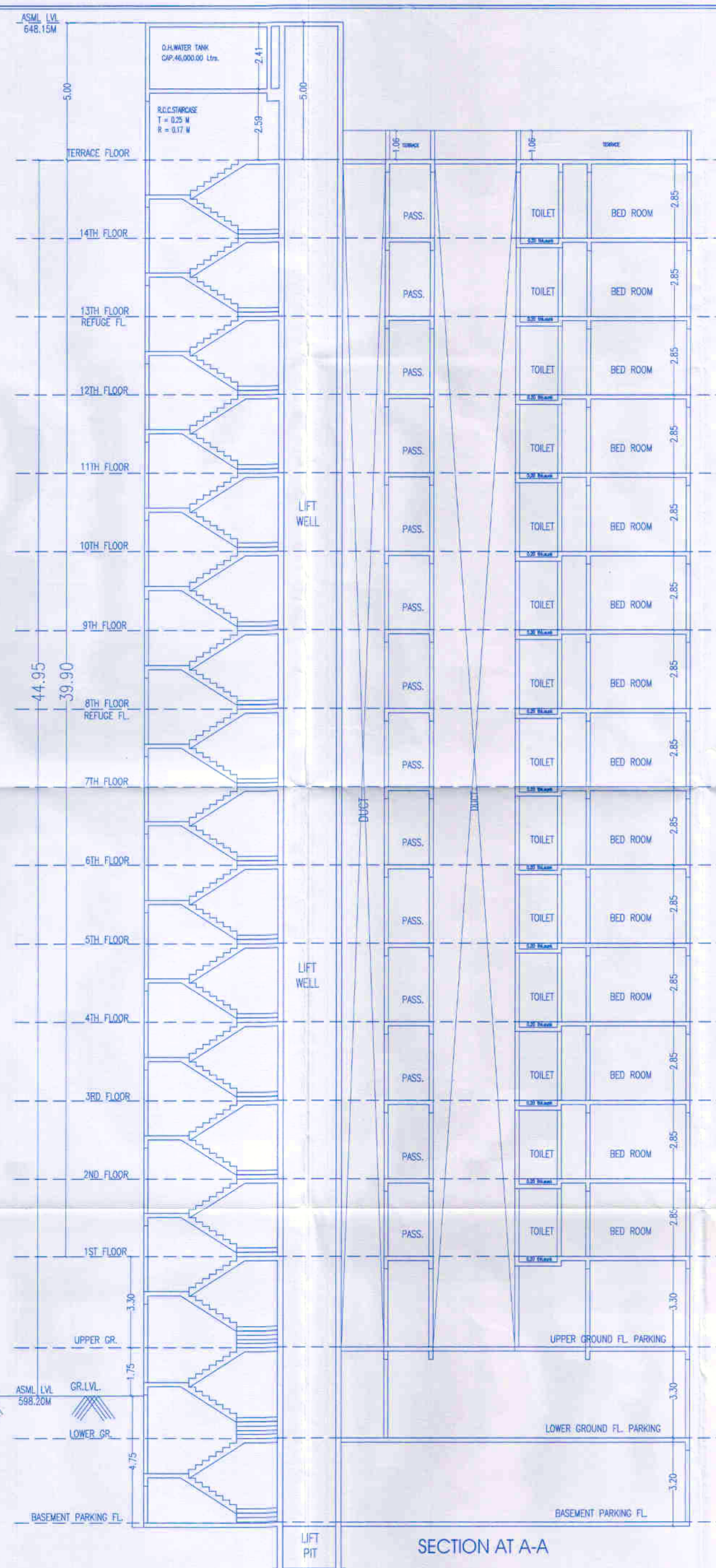
ARCHITECT
PRAKASH KULKARNI
ankur associates
ARCHITECTS
 TEJOWALAYA, OFF. NO.-101, 1ST FL., GTS. NO.-118/7/19, GHOLE ROAD, SHIVAJINAGAR,
 PUNE-411 005, PHONE-020 66042800 / 01 / 02
 Email: prakash@ankurassociates.in

DATE SCALE DRN BY
 28/07/2025 1:100 Shabir

02/Shabir/PVC/Trimurti Developer's SUBMISSION/08 WD_28-07-2025.dwg



ELEVATION



SECTION AT A-A

C WING

10/10

Revised date: 1/05/2025
APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO. CC/1881/25

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



ARCHITECT	OWNER
Ar. PRAKASH KULKARNI CA/98/22909	Trimurti Developer's 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 associates
ARCHITECTS
TEJVALAYA, OFF. NO.- 101, 1ST FL., CTS. NO.-116/7/19, GHOLE ROAD, SHIVAJINAGAR,
PUNE - 411 005, PHONE - 020 66042800 / 01 / 02
Email : prakash@ankurassociates.in

DATE	SCALE	DRN BY
28/07/2025	1:100	Shabbir

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