

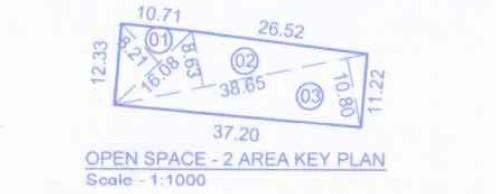


SCHEMATIC SECTION - AA



OPEN SPACE - 1 AREA CALCULATION

1	11.00 X 0.50 X 21.61 X 34.12	=	368.67
2	1.00 X 0.50 X 30.21 X 52.55	=	793.77
3	1.00 X 0.50 X 11.18 X 47.54	=	265.75
TOTAL		=	1428.19



OPEN SPACE - 2 AREA CALCULATION

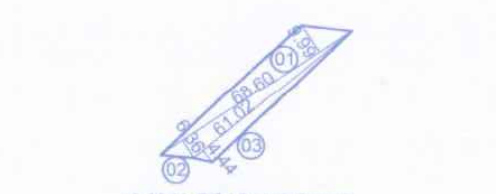
1	11.00 X 0.50 X 16.09 X 8.21	=	66.01
2	1.00 X 0.50 X 38.65 X 8.63	=	166.77
3	1.00 X 0.50 X 38.60 X 10.80	=	208.44
TOTAL		=	441.22

TOTAL OPEN SPACE AREA CALCULATION

1	OPEN SPACE - 1	=	1428.19
2	OPEN SPACE - 2	=	441.22
TOTAL		=	1869.40

36.00 M. ROAD WIDENING AREA CALCULATION Scale - 1:2000

1	1.00 X 0.50 X 58.24 X 30.19	=	879.13
2	1.00 X 0.50 X 58.24 X 31.16	=	907.38
TOTAL		=	1786.51



12.00 M. ROAD WIDENING AREA CALCULATION

1	1.00 X 0.50 X 9.99 X 68.80	=	342.66
2	1.00 X 0.50 X 5.36 X 68.80	=	218.15
3	1.00 X 0.50 X 4.44 X 61.02	=	135.46
TOTAL		=	696.27

GREEN BELT (G.B.) AREA CALCULATION Scale - 1:2000

1	1.00 X 0.50 X 21.61 X 34.12	=	368.67
2	1.00 X 0.50 X 30.21 X 52.55	=	793.77
3	1.00 X 0.50 X 11.18 X 47.54	=	265.75
TOTAL		=	1428.19



WATER BODY (W.B.) AREA CALCULATION

1	1.00 X 0.50 X 60.51 X 24.95	=	391.80
2	1.00 X 0.50 X 60.51 X 24.95	=	727.63
TOTAL		=	1119.43

TOTAL PARKING AREA STATEMENT			
TYPE OF FLAT	NO OF FLAT	REQUIRED PARKING	
VISITOR		CAR	SCOOTER
For every tenement having carpet area 150 sq.m. & above (2-1)	200	400	200
For every tenement having carpet area 80 - 150 sq.m. & above (1-1)	203	203	203
For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m. (1-2)	66	33	66
TOTAL	469	636	469
5% VISITOR PARKING		32	23
TOTAL PARKING		668	492
PARKING AREA		8350.00	984.00
Proposed Parking		668	496
PARKING AREA		8350.00	992.00

PLOT AREA STATEMENT - AFTER SUB - DIVISION

Sr. No.	Plot No / Survey No.	Area of Plot (As per Demarcation)	Area of Plot (As per 7/12)	Area of Plot (Min. Considered)	DEDUCTION - AREA UNDER ROAD	Water Body Area	Reservation Area	Balance Plot Area
1	137/2/A	22293.56	22293.56	22293.56	36.00 M. 12.00 M.	1119.44	0.00	18691.34
2	137/2/B	8685.75	31300.00	8685.75	0.00 0.00	0.00	7996.65	689.10
TOTAL		30979.31	31300.00	30979.31	1785.51 696.27	1119.44	7996.65	19380.44

TDR STATEMENT

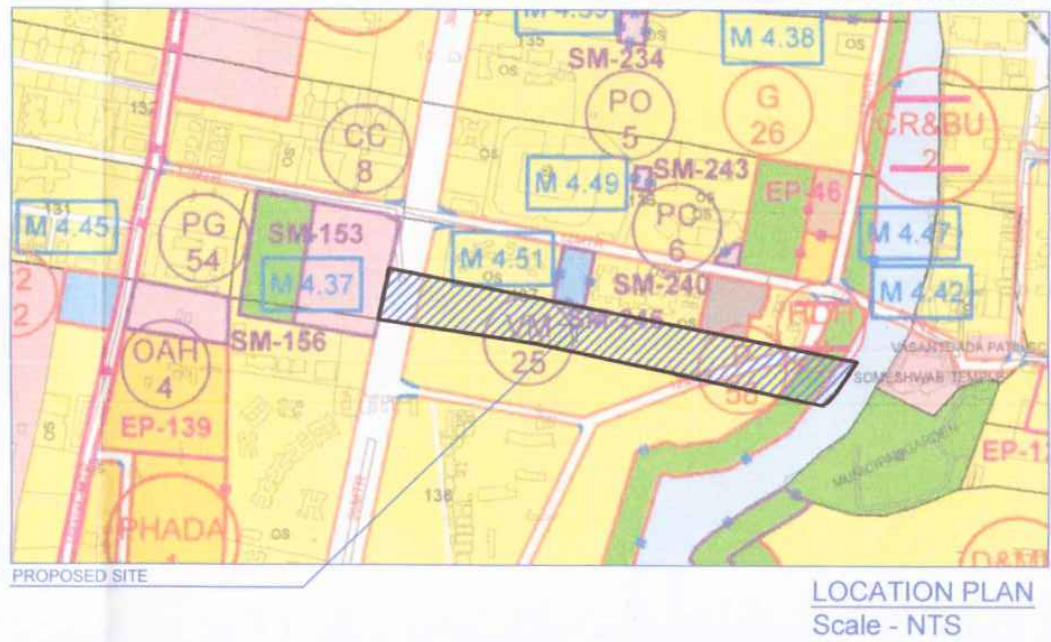
No.	DRC No.	DATE	Rate for land in Rs. per sq.m. as per ASR of Receiving plot in generating year (R)	Rate for land in Rs. per sq.m. as per ASR of generating plots in generating year (Rg)	TYPE	PURCHASE TDR AREA "Y"	AS PER TDR AREA ACT 5.3 X = Rg/RxY
1	006076	27/07/2023	32830 / SQ.M.	32420 / SQ.M.	24 m. D.P. Road	2000.00	1975.00
2	006077	27/07/2023	32830 / SQ.M.	32420 / SQ.M.	24 m. D.P. Road	2000.00	1975.00
3	006078	27/07/2023	32830 / SQ.M.	32420 / SQ.M.	24 m. D.P. Road	2000.00	1975.00
4	005876	08/09/2021	32830 / SQ.M.	19830 / SQ.M.	12 m. D.P. Road	1361.00	822.10
5	005999	06/07/2023	32830 / SQ.M.	26370 / SQ.M.	Amenity Space	2519.05	2023.40
6	005613	27/09/2019	31170 / SQ.M.	16120 / SQ.M.	12 m. D.P. Road	1383.75	715.60
7	004495	16/04/2018	31170 / SQ.M.	18040 / SQ.M.	Slum - 'C' zone		3641.00
8	006191	14/03/2024	32830 / SQ.M.	28860 / SQ.M.	Play Ground (PG-8) Amenity Space	1648.50	1449.15
9	009194	14/03/2024	32830 / SQ.M.	28860 / SQ.M.	Play Ground (PG-8) Amenity Space	931.64	818.98
10	006203	14/03/2024	32830 / SQ.M.	28860 / SQ.M.	Play Ground (PG-8) Amenity Space	774.89	681.19
11	004541	25/02/2019	32830 / SQ.M.	32830 / SQ.M.	Slum - 'C' zone	2300.00	2300.00
12	004618	14/09/2023	32830 / SQ.M.	32830 / SQ.M.	Slum - 'C' zone	700.00	700.00
TOTAL AREA							19076.42

WATER AREA CALCULATION FOR RESIDENTIAL:

AMOUNT OF WATER REQUIRED PER PERSON	=	135.00	Its/day
WATER REQUIRED PER FLAT/5 PERSONS/PLAT	=	675.00	Its/day
NO OF FLATS IN BLDG.	=	469	NOS.
REQUIRED CAPACITY OF OVERHEAD WATER TANK	=	316575.00	Its/day
WATER REQUIRED FOR FIRE FIGHTING	=	100000	Its/day
TOTAL OVERHEAD WATER TANK REQUIRED	=	416575.00	Its/day
REQUIRED CAPACITY TO UNDER GROUND WATER TANK WATER REQ X 1.50	=	474862.50	Its/day
WATER REQUIRED FOR FIRE FIGHTING	=	400000	Its/day
TOTAL UNDER GROUND WATER REQUIRED	=	874862.50	Its/day

PLOT AREA CALCULATION - PLOT A

6	11 X 0.50 X 56.52 X 26.12	=	822.83
7	11 X 0.50 X 56.52 X 31.05	=	877.47
8	11 X 0.50 X 125.80 X 48.02	=	3020.62
9	11 X 0.50 X 125.80 X 27.74	=	1744.85
10	11 X 0.50 X 75.88 X 9.47	=	359.29
11	11 X 0.50 X 75.88 X 52.12	=	1977.43
12	11 X 0.50 X 67.76 X 17.23	=	583.75
13	11 X 0.50 X 67.76 X 58.79	=	1991.81
14	11 X 0.50 X 101.41 X 25.20	=	1277.77
15	11 X 0.50 X 119.21 X 46.39	=	2765.06
16	11 X 0.50 X 55.11 X 49.61	=	1367.00
17	11 X 0.50 X 55.11 X 23.10	=	636.52
18	11 X 0.50 X 52.44 X 20.39	=	534.63
19	11 X 0.50 X 52.44 X 35.40	=	928.19
20	11 X 0.50 X 58.10 X 35.95	=	1044.35
21	11 X 0.50 X 58.10 X 23.27	=	675.99
22	11 X 0.50 X 52.54 X 21.59	=	567.17
23	11 X 0.50 X 52.35 X 26.81	=	701.75
24	11 X 0.50 X 52.35 X 15.93	=	416.97
TOTAL		=	22293.56



F.S.I. STATEMENT

BUILDING NAME	BUILT UP AREA - UDCPR	TENE.
	Comm. Resi. Inclusive Housing	
TOWER 1	22106.50	112
TOWER 2	21162.67	107
TOWER 3	22850.50	92
TOWER 4	18221.30	92
TOTAL	0.00 84400.97	403.00
INCLUSIVE HOUSING	0.00 0.00	435.70
TOTAL	0.00 84400.97	4235.70 469

FORM OF STATEMENT 2 (Sr. No. 9 (a))

Building No.	Floor Name	Floor Area	No. of Floors	Total Built-up Area of floor, as per outer construction line.
1	2	0	0	3
TOWER 1	Amenity Lvl. - 01	73.38	1.00	73.38
	Typical - 1st to 28th Floor	789.04	28	22093.12
	Total Area	=	=	22166.50
TOWER 2	Amenity Lvl. - 01	73.38	1.00	73.38
	Typical - 1st to 26th Floor	789.04	26	20515.04
	27th Floor	574.25	1.00	574.25
	Total Area	=	=	21162.67
TOWER 3	Amenity Lvl. - 1	1086.41	1.00	1086.41
	Amenity Lvl. - 2	1384.20	1.00	1384.20
	Amenity Lvl. - 3	1113.71	1.00	1113.71
	Typical - 1st to 23rd Floor	837.66	23	19296.18
	Total Area	=	=	22850.50
TOWER 4	Amenity Lvl. - 01	73.38	1.00	73.38
	Typical - 1st to 23rd Floor	789.04	23	18147.92
	Total Area	=	=	18221.30
GRAND TOTAL		=	=	84400.97

FORM OF STATEMENT 2 (Sr. No. 9 (a))

Building No.	Floor Name	Floor Area	No. of Floors	Total Built-up Area of floor, as per outer construction line.
Inclusive Housing	Slit Floor	36.34	1.00	36.34
	1st to 22nd Floor	190.88	22	4199.36
	Total Area	=	=	4235.70

DATE & STAMP OF APPROVAL 01/21

Master Layout

APPROVED SUBJECT TO CONDITION APPROVED UNDER COMMENCEMENT CERTIFICATE NO. C.U. 1292/24

Building Inspector Deputy Engineer BUILDING PERMITS DEPT. ZONE - P.M.C.

A AREA STATEMENTS SQ.M.

01	Area of Plot (Minimum area of a, b, c to be considered)	22293.56
(a)	As per ownership document (7/12, CTS extract)	
(b)	As per measurement sheet	22293.56
(c)	As per Sub-division	22293.56
02	Deductions for:	
(a)	Proposed 36.00 m. D.P. Road widening Area	1786.51
(b)	Proposed 12.00 m. (14.4 x 1.4) Road widening Area	696.27
(c)	Any Reservation area - Water Body	1119.44
Total (a + b)		3602.22
03	Balance Area of the plot (01-02)	18691.34
04	Amenity space	
(a)	Required	00.00
(b)	Adjustment of 2(b), if any	00.00
(c)	Balance Proposed	00.00
05	Net Plot Area [3-4(c)]	00.00
06	Recreational Open Space (if applicable)	
(a)	Required	1869.13
(b)	Proposed	1869.40
07	Internal Road area	00.00
08	Plotable area (if applicable)	18691.34
09	Built-up area with reference to Basic F.S.I. as per front road width (Sr.No.5 x basic F.S.I.) 1.10	20560.47
10	Addition of FSI on Payment of Premium	
(a)	Maximum permissible premium FSI - based on road width / TOD Zone	00.00
(b)	Proposed FSI on Payment of Premium (0.50) = 21174.12 x 0.50 = 10587.06	6183.87
11	In-situ FSI/TDR loading	
(a)	In-situ area against D.P. Road [2.00 x Sr. No. 2 (a)], if any (2482.78x2)	4965.56
(b)	In-situ area against Amenity Space [2.00 or 1.85 x Sr. No. 4(b) and/or (c)]	0.00
(c)	TDR area = 21174.12 x 1.40 = 29643.77 - 4965.56 (W) = 24678.21 sq.m.	19076.42
(d)	Total in-situ / TDR loading proposed [11 (a)+(b)+(c)]	24041.98
12	Additional FSI area under Chapter No. 7	00.00
13	Total entitlement of FSI in the proposal	
(a)	[3+(b)+(c)] or 12 whichever is applicable.	52786.32
(b)	Ancillary Area FSI upto 60% or 80% with payment of charges.	31671.79
(c)	Total entitlement (a+b)	84458.11
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 6.4 as applicable) x 1.6 or 1.80	84458.11
15	Total Built-up Area in proposal (excluding area at Sr.No.17.b)	
(a)	Existing Built-up Area	00.00
(b)	Proposed Built-up Area (as per 'P-Line')	84400.97
(c)	Total (a+b)	84400.97
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 (25% of Sr.No.5)	4112.09
(b)	Proposed	4235.70

B CERTIFICATE OF AREA

Certified that the Plot under reference was surveyed by me on _____ and the dimensions of sites 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

E PROJECT TEAM

01	Concept Designers	DESIGN11 - (Mr. Swapnil Khirsagar)
02	Environment Consultant	
03	Structural Consultant	

F JOB TITLE / SITE ADDRESS

REVISED LAYOUT OF RESIDENTIAL BUILDINGS ON S. NO. 137, H.No. 2, Plot - A, CTS NO. 2135, OF VILLAGE, MAJUE - PASHAN, TAL. - HAVELI, DIST. - PUNE.

G OWNER NAME AND SIGNATURE

Owner's name: Mrs. Liviresha Liviresha Pvt. Ltd. Through, Director Mr. Sharad Dattatray Bal.

Owner's signature: _____

H ARCHITECT

Architect's name: Vishwas Kulkarni : CA/1984/8465
Hrishikesh Kulkarni : CA/2002/29235

Architect's signature: _____

VK:a architecture

5th Floor, Narayana Avenue, Sr. No. 100/3, C.T. S. No. 2850, S. B. Road, Near ICC Trade Tower, Sahakarvadi, Pune-411016.

P +91 20 6625 8888
E mail@vkarch.com
W www.vkarch.com

Master Layout
Drawn by: Prashant H.
Job No: 2080
Checked by: Amit S.
Drawing No: 211
Date: 09/08/2024
Revision: C
FOR P.M.C. SANCTION

