

PLOT AREA KEY PLAN
SCALE - 1:500

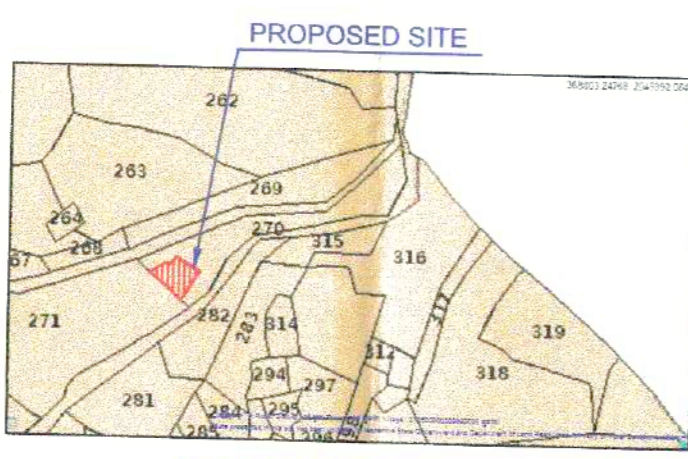
AREA CALCULATION OF PLOT

A1) 43.14 X 7.09 x 0.50 = 152.93 Sq.mt.
 A2) 56.72 X 19.82 x 0.50 = 562.09 Sq.mt.
 A3) 53.59 X 9.37 x 0.50 = 251.07 Sq.mt.
 A4) 89.89 X 21.70 x 0.50 = 973.14 Sq.mt.
 A5) 26.77 X 11.49 x 0.50 = 153.79 Sq.mt.
 A6) 89.69 X 14.78 x 0.50 = 661.91 Sq.mt.
 A7) 83.62 X 15.83 x 0.50 = 661.85 Sq.mt.
 A8) 80.54 X 4.98 x 0.50 = 200.54 Sq.mt.
 A9) 81.12 X 4.90 x 0.50 = 198.74 Sq.mt.
 A10) 81.12 X 8.85 x 0.50 = 358.95 Sq.mt.

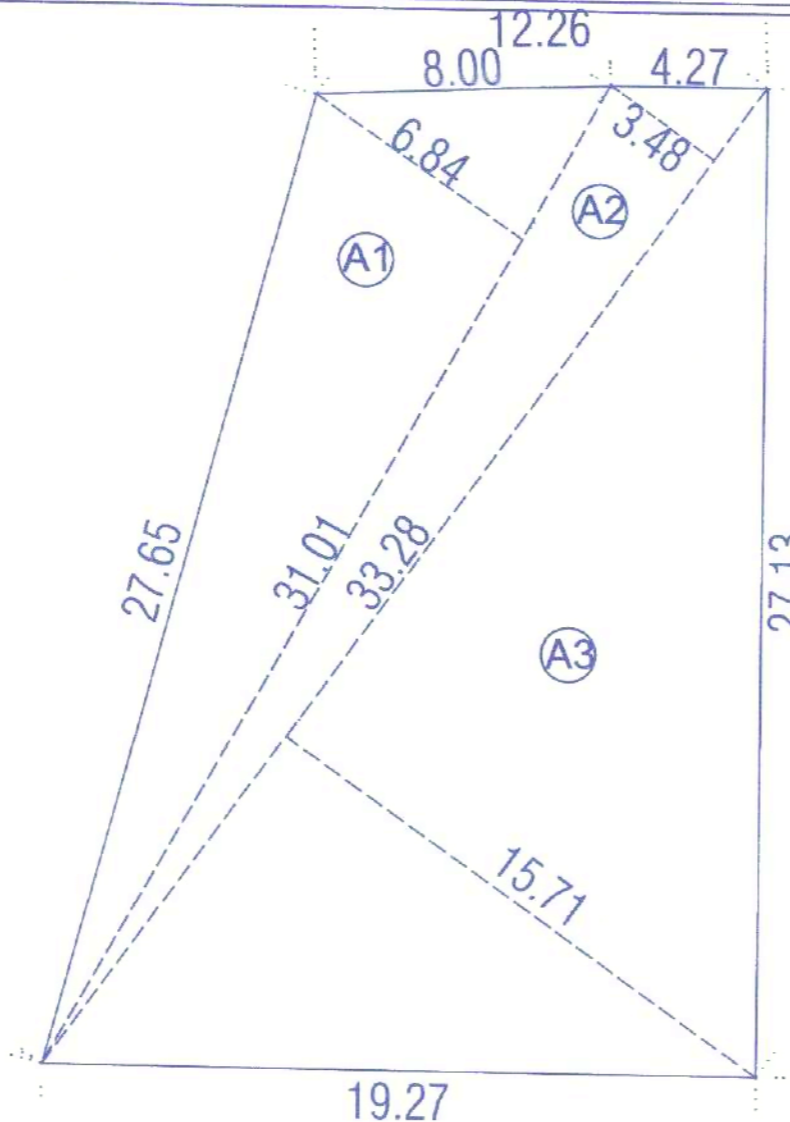
TOTAL PLOT AREA = 4175.01 sq.mt.



LOCATION ON MAP
PROPOSED SITE



DP LOCATION



OPEN SPACE KEY PLAN
SCALE - 1:200

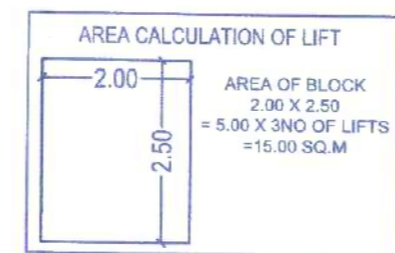
AREA CALC. FOR OPEN SPACE BY TRIANGULATION METHOD.

A1) 0.50 x 31.01 x 6.8 = 106.05
 A2) 0.50 x 33.28 x 3.5 = 57.91
 A3) 0.50 x 33.28 x 15.7 = 261.41

TOTAL = 425.38

PROPOSED TOTAL BUILT-UP AREA STATEMENT

	PROPOSED B/UP AREA	PERMISSIBLE BALCONY	PROPOSED BALCONY	EXCESS BALCONY	TOTAL PROPOSED B/UP AREA	UNIT	LIFT AREA	REGULAR STAIRCASE	FIRE STAIRCASE
BASEMENT (PARKING)	-	-	-	-	-	-	-	-	-
LOWER GR (PARKING)	-	-	-	-	-	-	-	-	-
1ST FLOOR	617.19	92.58	99.26	6.68	623.87	8	20.62	15	
2ND FLOOR	617.19	92.58	99.26	6.68	623.87	8	20.62	15	
3RD FLOOR	297.82	44.67	48.35	3.68	301.50	4	20.62	15	
4TH FLOOR	297.82	44.67	48.35	3.68	301.50	4	20.62	15	
5TH FLOOR	297.82	44.67	48.35	3.68	301.50	4	20.62	15	
6TH FLOOR	297.82	44.67	48.35	3.68	301.50	4	20.62	15	
7TH FLOOR(R)	293.51	44.03	46.54	2.51	296.02	4	20.62	15	
8TH FLOOR	297.82	44.67	48.35	3.68	301.50	4	20.62	15	
9TH FLOOR	297.82	44.67	48.35	3.68	301.50	4	20.62	15	
10TH FLOOR	297.82	44.67	48.35	3.68	301.50	4	20.62	15	
11TH FLOOR	297.82	44.67	48.35	3.68	301.50	4	20.62	15	
12TH FLOOR(R)	293.51	44.03	46.54	2.51	296.02	4	20.62	15	
TOTAL	4203.96	630.59	678.40	47.81	4251.77	56	15.00	247.44	180.00
TOTAL NET AREA									



FULL POTENTIAL CALCULATION FOR BASEMENT + LG+UG + 12 FLOORS

SR.NO	DESCRIPTION	AREA(SQ.M)
1	PLOT (MIN AREA CONSIDERED)	4175.00
2	LESS AMENITY SPACE	629.95
3	NET PLOT	3545.04
4	BASIC FSI (1.2 X 3548.64)	4258.37
5	PAID (20% X 3548.64)	709.73
6	TDR (60% X 3548.64)	2129.18
7	PERMISSIBLE BUA	7097.28
8	ADD AMENITY AREA (629.95 X 2)	1259.78
9	TOTAL BUA	8357.04
10	TOTAL PROPOSED	7429.58
11	TOTAL NO. TENEMENTS	96
12	TOTAL NO. OF FLOORS	12

PARKING AREA REQ.

	CAR	SCOOTER	CYCLE	TOTAL AREA REQ.
REQ.	48 X 12.50 = 600.00	144 X 2 = 288.00	144 X 0.7 = 100.80	988.80

PARKING AREA PROVIDED WITH 50% EXTRA AREA TO PMRDA

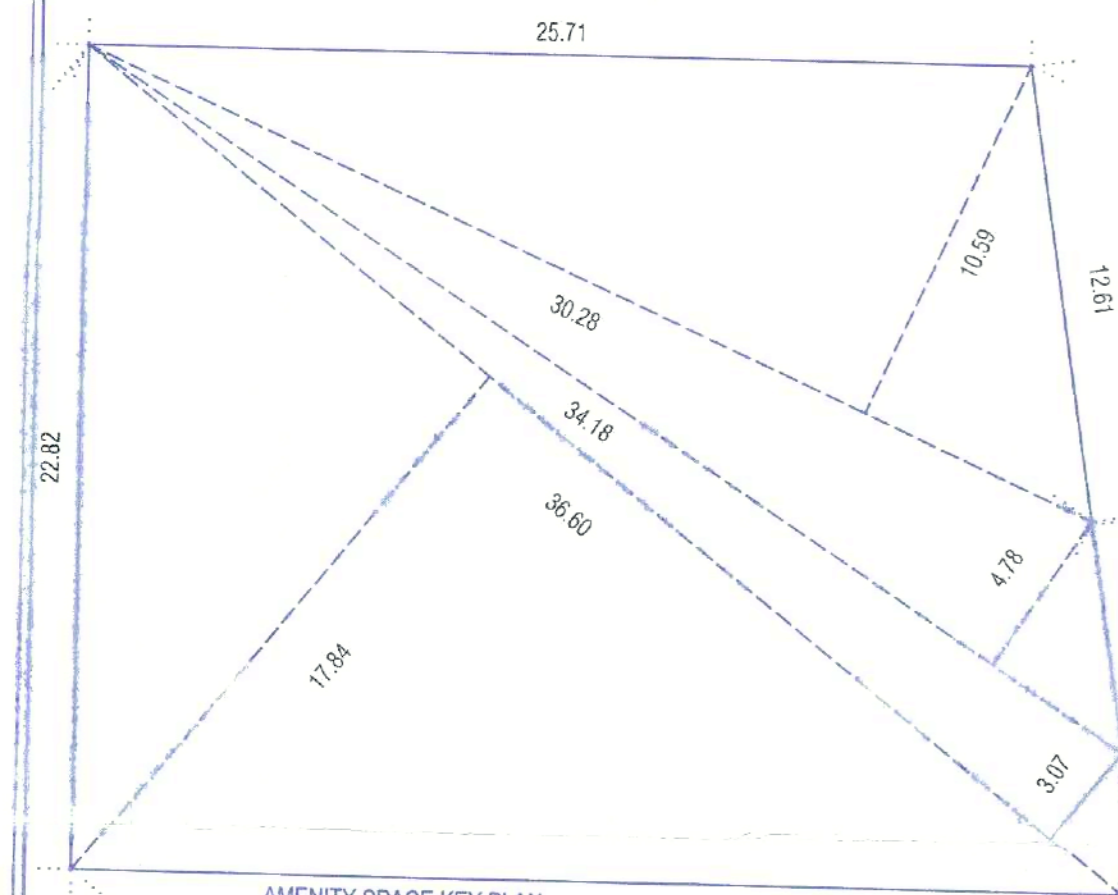
	CAR	SCOOTER	CYCLE	TOTAL AREA REQ.
PROV.	84 X 12.50 = 1050.00	144 X 2 = 288.00	170 X 0.7 = 119.00	1457.00

WATER CALCULATION

AMOUNT OF WATER REQUIRED PER PERSON	=	135.00	lts/day
WATER REQUIRED PER FLAT (6 PERSONS/FLAT)	=	675.00	lts/day
NO OF FLATS IN BLDG.	=	96	NOS.
REQUIRED CAPACITY OF OVERHEAD WATER TANK	=	64800.00	lts/day
WATER REQUIRED FOR FIRE FIGHTING	=	70000	lts/day
TOTAL WATER REQUIRED FOR OHWT	=	134800.00	lts/day
REQUIRED CAPACITY OF UNDER GROUND WATER TANK	=	97200.00	lts/day
WATER REQUIRED FOR FIRE FIGHTING	=	10000.00	lts/day
PROVIDE CAPACITY OF UNDER GROUND WATER TANK	=	107200.00	lts/day

PARKING AREA STATEMENT

PARKING	TENAMENT	CAR	SCOOTER	CYCLE
3 TENAMENT HAVING B/UP AREA BETWEEN 50 TO 100 SQ.M	96	32	96	96
PROPOSED		68	96	122
50% EXTRA TO PMRDA		16	48	48
TOTAL		84	144	170



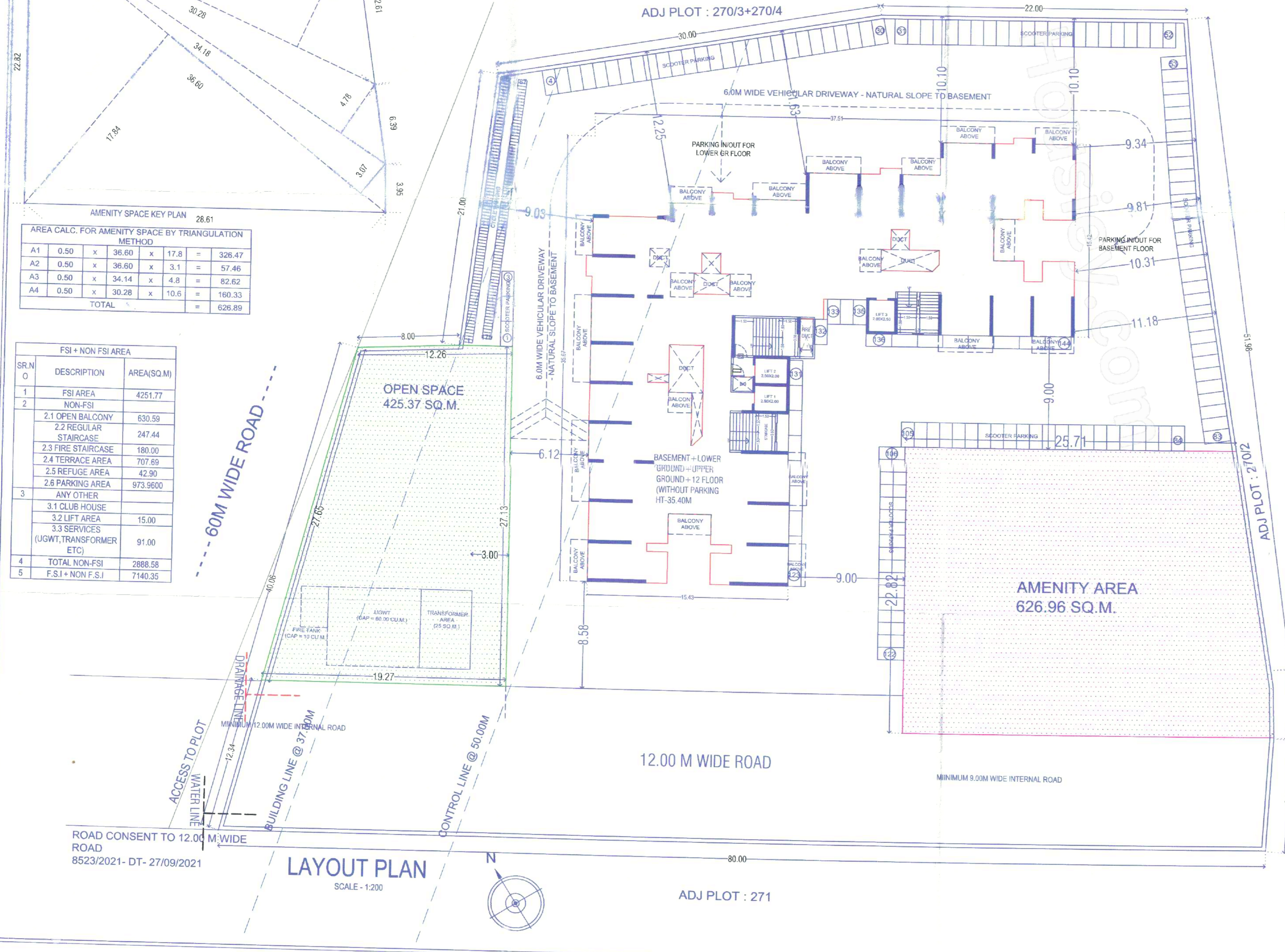
AREA CALC. FOR AMENITY SPACE BY TRIANGULATION METHOD

A1) 0.50 x 36.60 x 17.8 = 326.47
 A2) 0.50 x 36.60 x 3.1 = 57.46
 A3) 0.50 x 34.14 x 4.8 = 82.62
 A4) 0.50 x 30.28 x 10.6 = 160.33

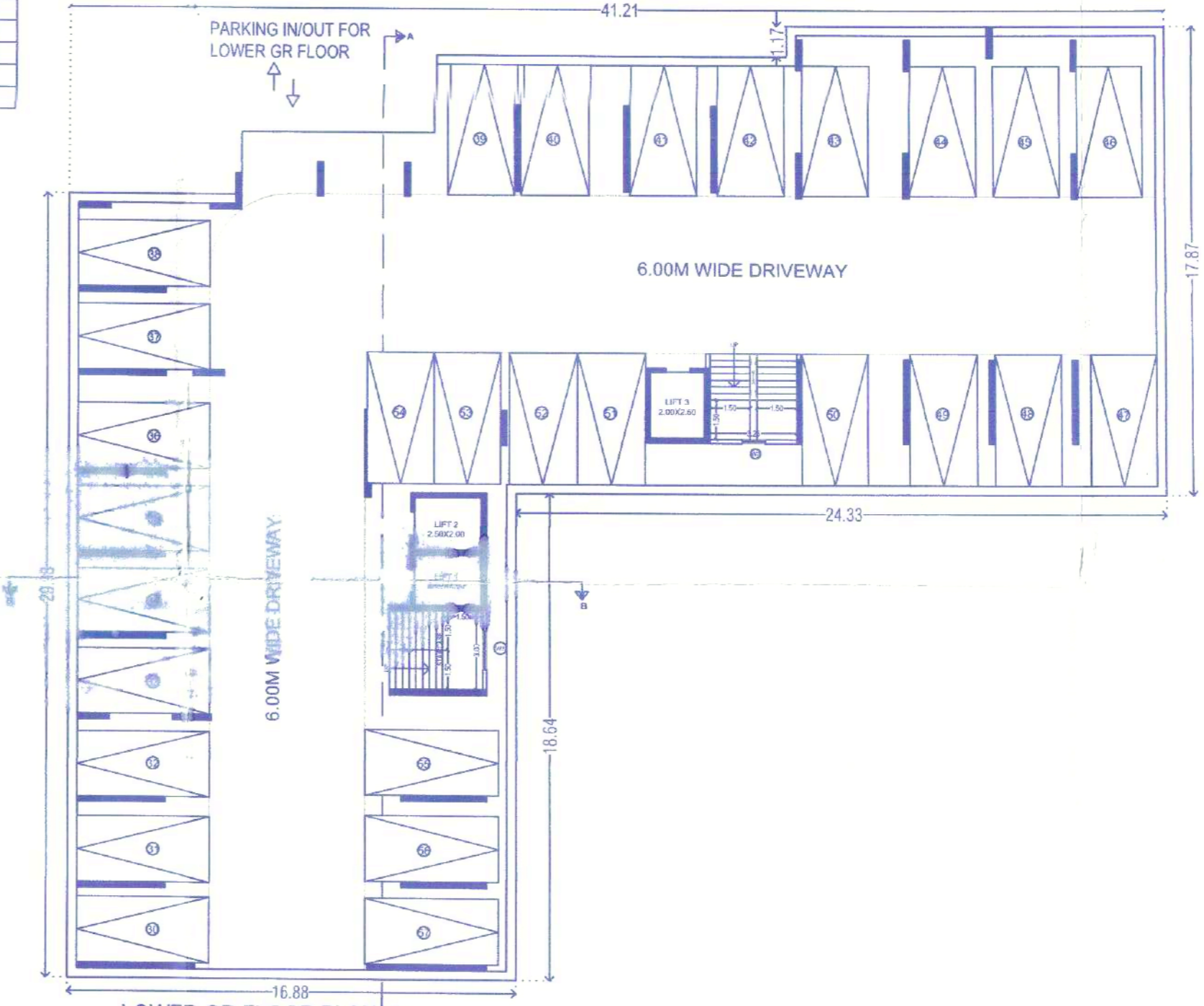
TOTAL = 626.89

FSI + NON FSI AREA

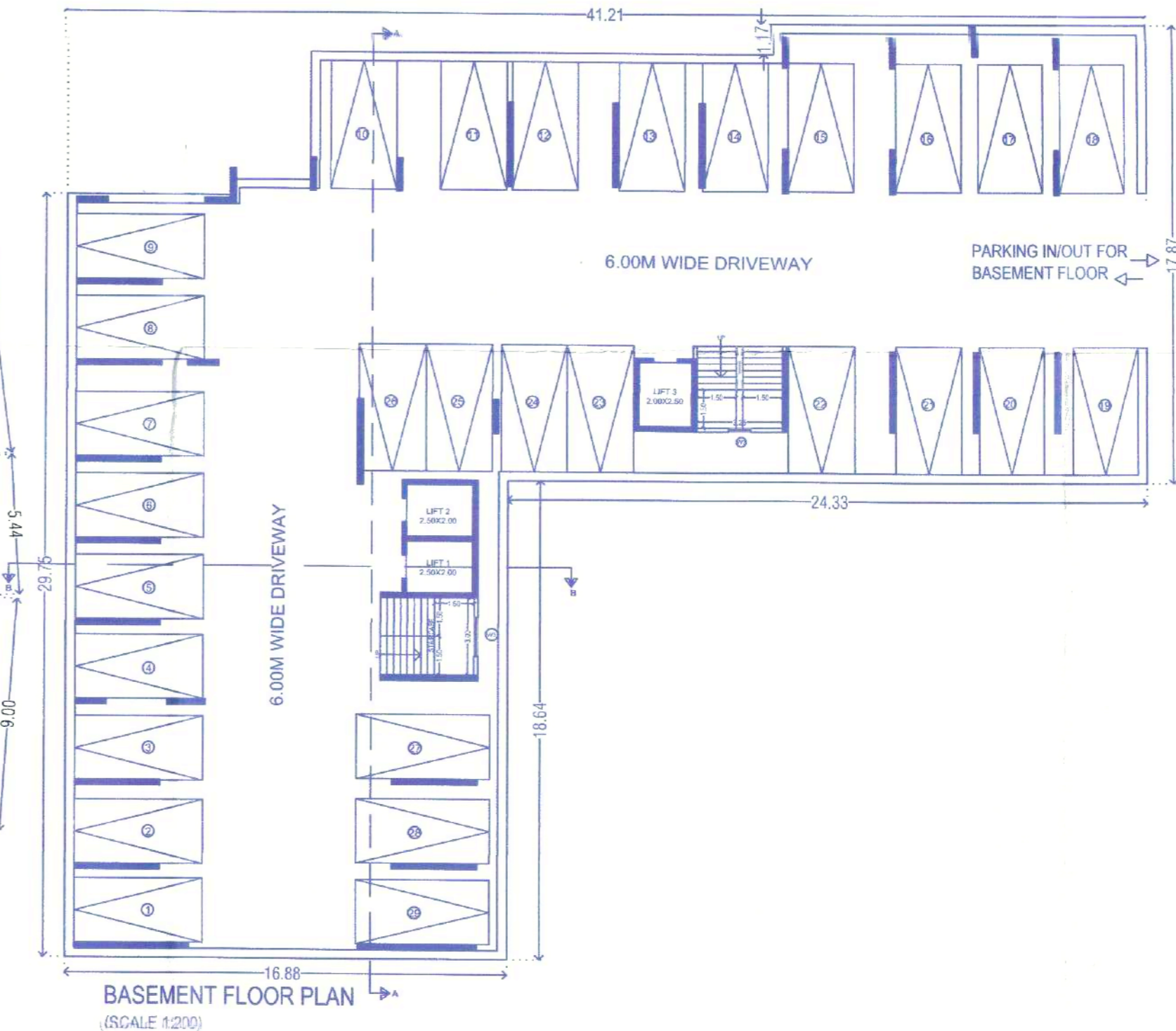
SR.NO	DESCRIPTION	AREA(SQ.M)
1	FSI AREA	4251.77
2	NON-FSI	
2.1	OPEN BALCONY	630.59
2.2	REGULAR STAIRCASE	247.44
2.3	FIRE STAIRCASE	180.00
2.4	TERRACE AREA	707.69
2.5	REFUGE AREA	42.90
2.6	PARKING AREA	973.9600
3	ANY OTHER	
3.1	CLUB HOUSE	
3.2	LIFT AREA	15.00
3.3	SERVICES (LIFT, TRANSFORMER ETC)	91.00
4	TOTAL NON-FSI	2868.58
5	F.S.I + NON F.S.I	7140.35



LAYOUT PLAN
SCALE - 1:200



LOWER GR FLOOR PLAN
(SCALE: 1:200)



BASEMENT FLOOR PLAN
(SCALE: 1:200)

STAMP OF APPROVAL

1/5

SANCTION UNDER CC NO. 1380/21-22.
DATE - 01-12-2022

Approved as amended in the meeting of the Committee on 13/12/2022. S. No. G. No. GTS No. 26012/22. Date: 12/12/2022.

Metropolitan Commissioner and Chief Executive Officer
Pune Metropolitan Regional Development Authority, Pune.

PMRDA

AREA STATEMENT

AREA STATEMENT	SQ.M	SQ.M
	PREVIOUS	NEW
1. AREA OF THE PLOT (as per 7/12 extract)	5400.00	5400.00
1. AREA OF THE PLOT (as per PDA)	4300.00	4300.00
1. AREA OF THE PLOT (as per demarcation)	4175.60	4175.60
2. MINIMUM PLOT AREA	4175.60	4175.60
2. DEDUCTION FOR:		
a) ROAD ACQUISITION AREA	---	---
b) PROPOSED ROAD	---	---
c) AREA UNDER COVERING WELL	---	---
Total (a+b+c)	---	---
3. GROSS AREA OF THE PLOT (1-2)	4175.60	4175.60
4(a). PERMISSIBLE AMENITY SPACE	626.25	626.25
4(b). PROPOSED AMENITY SPACE	626.96	626.96
4(c). PERMISSIBLE OPEN SPACE	417.50	417.50
4(d). PROPOSED OPEN SPACE	425.37	425.37
5. NET AREA OF THE PLOT (3-4 (b))	3545.04	3545.04
6. NET AREA OF PLOT = 1.20%	=3548.64X1.20	=4258.37
7. ADD. 20% PAID F.S.I - 3548.64 X 20% = 709.72		
8. TDR - 3548.64 X 60% = 2129.18		
9(A). PERMISSIBLE BUILT-UP AREA (64746)	4258.36	4258.36
9(B) ADD AMENITY AREA (40)X26.89X2=1253.78	0.00	0.00
9. TOTAL PERMISSIBLE BUILT-UP AREA (84+96)	4258.36	4258.36
10. EXISTING BUILT-UP AREA	---	---
11. PROPOSED BUILT-UP AREA	4097.10	4203.96
12. EXCESS BALCONY AREA TAKEN IN F.S.I (AS PER-9 (C) BELOW)	114.34	47.81
13. TOTAL BUILT-UP AREA	4211.44	4251.77
14. F.S.I CONSUMED (13/9)	0.99	0.99
BALCONY AREA STATEMENT		
(A) PERMISSIBLE BALCONY AREA	614.52	630.59
(B) PROPOSED BALCONY AREA	728.86	678.40
(C) EXCESS BALCONY AREA (TOTAL)	114.34	47.81
TENEMENT DENSITY		
A) PERMISSIBLE TENEMENT	154nos	154nos
B) PROPOSED TENEMENT	96 nos	96 nos

BRIEF SPECIFICATION

FOUNDATION UP TO HARD STRATA.
R.C.C. FRAME STRUCTURE.
0.10 THK. WALL INTERNALLY AND EXTERNALLY SOLID CONCR. BLOCK, T.W. DOORS & WINDOWS.
HEAVY FINISHING PLASTER INTERNALLY & SAND FINE PLASTER EXTERNALLY M.M.TILE FLOORING.

COLOUR CODE

PLOT BOUNDARY - BLACK
PROPOSED WORK - RED
WATER LINE - DOTTED BLACK
DRAINAGE LINE - DOTTED RED
EXISTING WORK - MATCH

OPENING SCHEDULE

Ø1	1.000x2.10	2.10sqm	FLUSH DOOR
Ø2	1.800x2.10	3.78sqm	FLUSH DOOR
Ø3	0.750x2.10	1.575sqm	FLUSH DOOR
Ø4	1.200x2.10	2.52sqm	M.S. WINDOW
Ø5	0.6x1.20	0.72sqm	M.S. WINDOW
Ø6	0.600x0.75	0.45sqm	M.S. VENTILATOR

PROPOSAL

PROPOSED RESIDENTIAL GROUP HOUSING ON SURVEY NO-270/2 AT BHUGAON TAL - MULSHI, DIST - PUNE.

OWNER - MR. GULAB LAXMAN SANAS THROUGH P.H.A. M/S KUMAR PROPERTY, GOVINDSHRI REALTORS LLP THROUGH MR. AMIT REJENDRA BAHIRAT MR. DILIP PANDURANG GAVDE MR. HITESH KEVALKUMAR JAIN

SACHIN SOLANKI
ARCHITECT

H. H. H. H.
OWNER / P.H. SIGN.

GROUP CONSULTANTS
MOTTI HEIGHTS, 2nd FLOOR, T22, BUDHWAR PETH, NEAR JAMNATA BAUG, PUNE-411002
CELL: 9820434330

SCALE	DATE	DRAWN BY	CHECK BY	JON NO.
1:100	19.07.23	CHEETAN	SACHIN	1033