

Approved as amended in.....
subject to conditions mentioned in Annexure 'A'
of letter No. M.A.C. No. 99/22.13.38, Dated 12.12.2018
S. No. U.G. No. U.G.TS No. 2228, Dated 22.12.2018
Dated 22/12/2018

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



PREMIUM AREA DIFFERENCE STATEMENT						
BLDG NAME	TOTAL B/LP AREA		LIFT AREA	FIRE LIFT AREA	PARKING AREA	TENE.
	COMM.	RESI				
Proposed Sanction	0.00	63766.78	28.50	10.83	12,920.54	648.00
Difference	0.00	63766.78	28.50	10.83	12,920.54	648.00

TOTAL F.S.I. STATEMENT (SQ.M.)									
BLDG. NAME	BLDG. FLOORS	W/TH P/ARKING BLDG. HT.	WITHOUT P/ARKING BLDG. HT.	NET B/UP AREA		LIFT AREA		LMR AREA	TENE.
				COMMERCIAL AREA	RESIDENTIAL AREA	LIFT	FIRE LIFT		
Tower-A1	S+27 FL.	84.20	81.00	0.00	21394.03	9.50	3.61	0	216
Tower-A2	S+27 FL.	84.20	81.00	0.00	21394.03	9.50	3.61	0	216
Tower-B1	S+27 FL.	84.20	81.00	0.00	21394.03	9.50	3.61	0	216
MICPS	B+P+S+6 FL.	22.40	22.40	0.00	1.00	9.50	0.00	0	0
TOTAL AREA		---	---	0.00	63766.78	36.00	10.83	0.00	648

TOTAL PARKING AREA	=	792.69
Tower-A1 Parking Fl.	=	792.69
Tower-A2 Parking Fl.	=	792.69
Tower-A3 Parking Fl.	=	787.80
MLCP Parking Area	=	10,547.36
TOTAL AREA	=	12,920.54

PARKING STATEMENT			
	NO. OF TELEMENTS/ Units	CARS	SCOOTER
RESIDENTIAL A) FOR EVERY TENEMENT HAVING CARPET AREA OF 150 SQ.M. AND ABOVE. (1 : 1)	0	0	0
B) FOR EVERY TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 80 SQ.M. BUT LESS THAN 150 SQ.M. (1 : 1)	182	182	162
C) 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)	486	243.00	486.00
D) FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 40 SQ.M. BUT MORE THAN 30 SQ.M. (1 : 2)	0	0.00	0.00
PARKING REQUIRED BY RULE	648	405	648
ADD 5% VISITOR PARKING	20	20	32
TOTAL PARKING REQUIRED		425	680
TOTAL PARKING PROVIDED		425	680
PARKING AREA REQUIRED BY RULE			
1) CARS	12.50	X	5312.50 SQ.M.
2) SCOOTER	2.00	X	1360.00 SQ.M.
PARKING AREA REQUIRED BY RULE			= 6672.50 SQ.M.

WATER AREA CALCULATION		
FOR RESIDENTIAL		
AMOUNT OF WATER REQUIRED PER PERSON	=	135 lts/day
WATER REQUIRED PER FLAT(S PERSONS/FLAT)	=	675 lts/day
NO. OF FLATS IN BLDG.	=	648 NOS.
REQUIRED CAPACITY OF OVERHEAD WATER TANK	=	4,37,400 lts/day
WATER REQUIRED FOR FIRE FIGHTING	=	75,000 lts/day
TOTAL WATER REQUIRED FOR OHWT	=	5,12,400 lts/day
PROVIDE CAPACITY TO OVER HEAD WATER TANK	=	5,12,400 lts/day
REQUIRED CAPACITY TO UNDERGROUND WATER TANK (4.37,400X1.50)	=	6,58,100 lts/day
WATER REQUIRED FOR FIRE FIGHTING	=	1,50,000 lts/day

The diagram illustrates a cross-section of a compound wall. From left to right, the layers are: P.C.C. COPING (top), 0.23 RCC WALL (main body), G.L. (Ground Level), R.C.C. (a thin layer below G.L.), and P.C.C. (a base layer). Dimensions are indicated: 1.50' for the main wall height, 0.06' for the R.C.C. layer thickness, and 0.15' for the P.C.C. base thickness. The wall is labeled 'OUT SIDE' on the left and 'INSIDE' on the right.

Diagram illustrating a section through a U.G. water tank. The tank is shown with a 0.15 free board above the water level. The diagram is labeled "SECTION THROUGH U.G. WATER TANK".

OPEN SPACE AREA CALCULATION					
1	0.50	X	47.99	X	24.02 = 576.36
2	0.50	X	56.47	X	28.99 = 818.53
3	0.50	X	34.25	X	15.09 = 258.41
TOTAL					1653.30

PARKING AREA REQUIRED BY RULE			
1) CARS	12.50	X	425
			= 5312.50 SQ.M.
2) SCOOTER	2.00	X	680
			= 1360.00 SQ.M.
PARKING AREA REQUIRED BY RULE			= 6672.50 SQ.M.

PARKING AREA REQUIRED BY RULE			
1) CARS	12.50	X	425
			= 5312.50 SQ.M.
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			= 1360.00 SQ.M.
PARKING AREA REQUIRED BY RULE			
			= 6672.50 SQ.M.



A AREA STATEMENTS		SQM
01	Area of Plot, (Minimum area of a, b to be considered)	11,349.00
	(a) Area of Plot (As per PLU)	11,349.00
	(b) As per measurement sheet	11,349.35
02	GROSS Area of the plot	11,349.00
03	Recreational Open space	
	(a) Permissible Open Space (10%)	1,134.90
	(b) Proposed Open Space	1,653.30
04	Net Area of Plot As Per PLU	11,349.00
05	Total Permissible FSI As Per PLU	11,33,177.50
06	Residential FSI/Area	39,954.24
07	Residential Ancillary Area FSI upto 60% With Payment of charges.	23,912.54
	(63,766,761.50 ÷ 39,854.24) x 60= 23,912.54	
08	Total FSI + Ancillary FSI (a+b)	63,766.78
09	Total Proposed Residential Area	63,766.78

3. CERTIFICATE OF AREA

OWNER'S DECLARATION

We undersigned hereby confirm that I / We would abide by plans sanctioned by P.M.R.D.A. / We would execute the structure as per sanctioned plans. Also / 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

LEGEND	
Lot Boundary - Black	Water line - Black Dotted
Proposed Work - Red	Existing to be retained- Hatched
Drainage Line- Red Dotted	Demolitions- Yellow hatched

PROJECT TEAM	
1	Concept Designers
2	Environment Consultant
3	Structural Consultant
4	Plumbing Consultant
5	Electrical Consultant
6	Fire Consultant
7	HVAC Consultant

F	JOB TITLE / SITE ADDRESS
	Proposed Building for sector R20 On Gat No 124 to 132, 137(P) to 142, 144, 145, 146(P), 147 to 153, 155 to 159(P), 160, 162 to 164, 166, 167, 169(P), 170 & 194(P) Village-Manjri Khurd, Tal. Haveli, PUNE.
	On Gat No 1255 Hissa No.14, 17, 18, 28, 29, 31, 33, 38, 46, 47, 48, 65, 66, 67, 69, 70, 71, 72, 73, 1265, 1267(P), 1269, 1273, 1276 Hissa No.2, 3, 5, 6, 13, 15, 16, 26, 27, 29, 30, 14/2, 34, 37 Village-Wagholi, Tal. Haveli, PUNE.

G OWNER NAME AND SIGNATURE	Owner's name: Joint Venture by: 1) M's Asridan Developers Pte. Ltd. 2) Manjari Housing Projects LLP & Others through Marena Kettle	Owner's sign: 
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H ARCHITECT Architect's Name Vishwas Kulkarni : CA/1984/8465 Adishikesh Kulkarni : CA/2002/29235	Architect's Sign 	 NORTH
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 architecture		1500 A1 Paper Size	
Drawing Title LAYOUT PLAN		Date 28/08/2023	
Drawing No. 2585		Date Issued By Amit S.	
Job No. 201		Drawing No. 201	
Station FOR P.M.R.D. SANCTION		Scale 1:100	

PLOT AREA CALCULATIONS						
1	165.36	X	63.58	X	0.50	= 5256.79
2	165.36	X	66.36	X	0.50	= 5486.64
3	67.70	X	17.90	X	0.50	= 605.91
TOTAL						11349.35

