

PROPOSED F.S.I. STATEMENT :-

WING / BUILDING	PROP. AREA	PERM. OPEN BALC.	PROP. OPEN BALC.	LIFT/M.R.M AREA	TENE. NO.
TOWER 1	13,407.33	2,011.04	1,554.18	19.45	176
TOWER 2	2043.75	306.53	234.33	11.53	26
TOTAL	15451.08	2317.57	1788.51	30.98	202
TOTAL EXCESS REFUGE AREA = 36.41					
TOTAL PROP. AREA = 15451.08 + 36.41 + 30.98 = 15518.47 SQ.M					

EWS / INCLUSIVE HOUSING AREA CALC. :-

PROPOSED INCLUSIVE HSG/ EWS BUILDING (NIWAS): F.S.I. STATEMENT :-

WING / BUILDING	PROP. AREA	PERM. OPEN BALC.	PROP. OPEN BALC.	LIFT/M.R.M AREA	TENE. NO.
MHADA	3109.92	466.53	0.00	7.22	42
TOTAL	3109.92	466.53	0.00	7.22	42

EWS / INCLUSIVE HOUSING AREA CALC. :-

TOTAL BUILT-UP AREA FOR BASIC FSI (AS/ROAD WIDTH) = 15534.60 SQ.M.
REQUIRED AREA FOR INCLUSIVE HSG. = 20% OF 15534.60
= 3106.92 SQ.M.

WATER REQ. STATEMENT :-

WINGS	O.H.W.T. DRINKING	O.H.W.T. FIRE FIGHTING	TOTAL O.H.W.T.	TOTAL U.G.W.T.
TOWER 1	1,18,800.00	20,000.00	1,38,800.00	2,28,200.00
TOWER 2	17,550.00	20,000.00	37,550.00	76,325.00
TOTAL	1,36,350.00	40,000.00	1,76,350.00	3,04,525.00

MHADA	28,350.00	20,000.00	48,350.00	42,525.00
TOTAL	30,375.00	20,000.00	50,375.00	42,525.00

TOTAL PARKING STATEMENT:-

BUILDING'S	CAR	SCOOTER	CYCLE
TOWER 1	89	264	264
TOWER 2	14	39	39
MHADA	00	80	80
TOTAL PARKING REQ.	103	383	383
TOTAL PARKING PROP.	300	536	499



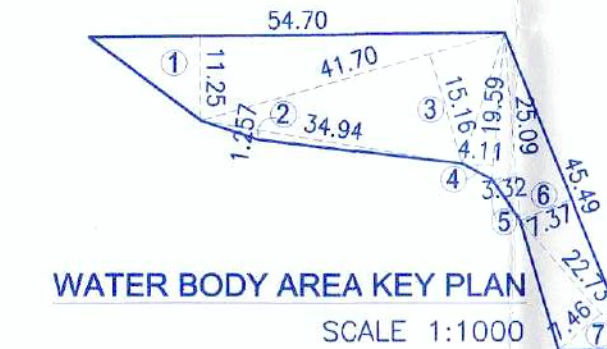
PROPOSED SITE

DP LOCATION PLAN SCALE -NTS.



GOOGLE LOCATION PLAN SCALE -NTS.

PROPOSED SITE



AREA UNDER WATER BODY CALC.

1) 0.50 x 11.25 x 54.70	= 307.69
2) 0.50 x 1.257 x 34.94	= 21.96
3) 0.50 x 15.16 x 41.70	= 316.09
4) 0.50 x 4.11 x 19.59	= 40.26
5) 0.50 x 3.32 x 25.09	= 41.65
6) 0.50 x 7.37 x 45.49	= 167.63
7) 0.50 x 7.46 x 22.73	= 84.78
TOTAL = 980.06 SQM.	

ROAD WIDENING AREA CALC.

01) 0.50 x (21.92+19.38)x78.617	= 1623.44
TOTAL = 1623.44 SQM.	

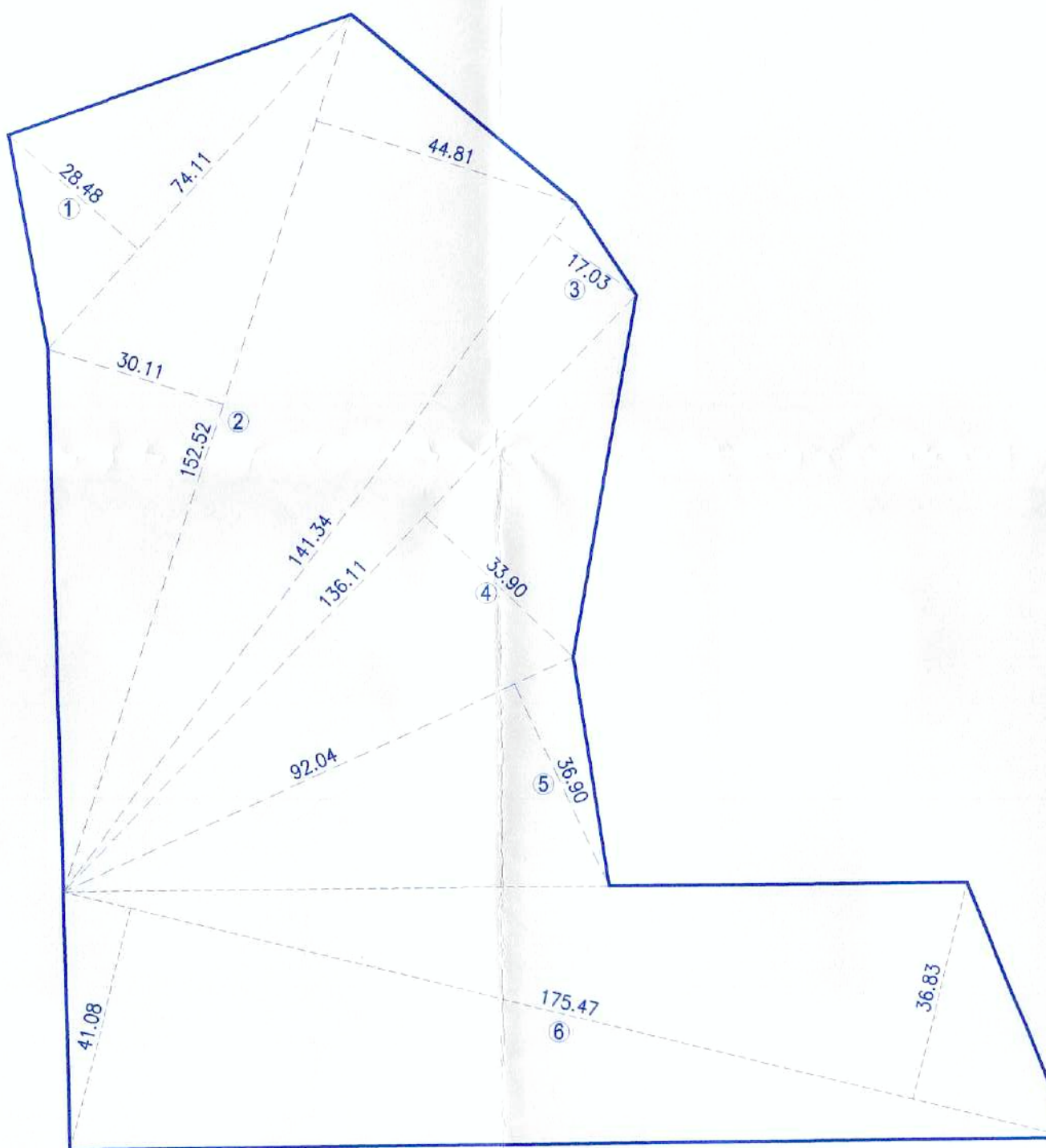
AREA UNDER NALA CALCULATION :-

1) 0.50 x 3.87 x 11.46	= 22.18
2) 0.50 x (6.48+8.03) x 20.69	= 150.11
3) 0.50 x 6.41 x 24.92	= 79.87
4) 0.50 x 3.45 x 13.61	= 23.48
5) 0.50 x 9.84 x 25.79	= 126.89
6) 0.50 x 6.38 x 14.70	= 46.89
7) 0.50 x (9.89+9.61) x 22.768	= 221.99
8) 0.50 x (3.63+3.78) x 19.45	= 72.06
9) 0.50 x (3.88+3.42) x 9.18	= 33.51
10) 0.50 x (3.90+3.85) x 27.92	= 108.19
11) 0.50 x (3.67+3.64) x 24.44	= 89.33
TOTAL = 974.50 SQM.	

AMENITY SPACE AREA KEY PLAN
SCALE 1:1000

AMENITY SPACE AREA CALC.

01) 0.50x(15.61+12.71)x75.10	= 1063.42
02) 0.50 x 2.66 x 69.85	= 92.90
03) 0.50 x 12.62 x 58.77	= 370.84
04) 0.50 x 14.89 x 53.02	= 394.73
05) 0.50 x 16.819 x 43.12	= 362.61
TOTAL = 2284.50 SQM.	



PLOT AREA CALCULATION

1) 0.50 x 28.48 x 74.11	= 1055.33
2) 0.50 x (30.11+44.81)x152.52	= 5713.40
3) 0.50 x 17.03 x 141.34	= 1203.51
4) 0.50 x 33.90 x 136.11	= 2307.06
5) 0.50 x 36.90 x 92.04	= 1698.14
6) 0.50 x (36.83+41.08)x175.47	= 6835.43
TOTAL = 18812.87 SQM.	

OPEN SPACE-1 AREA KEY PLAN
SCALE 1:1000

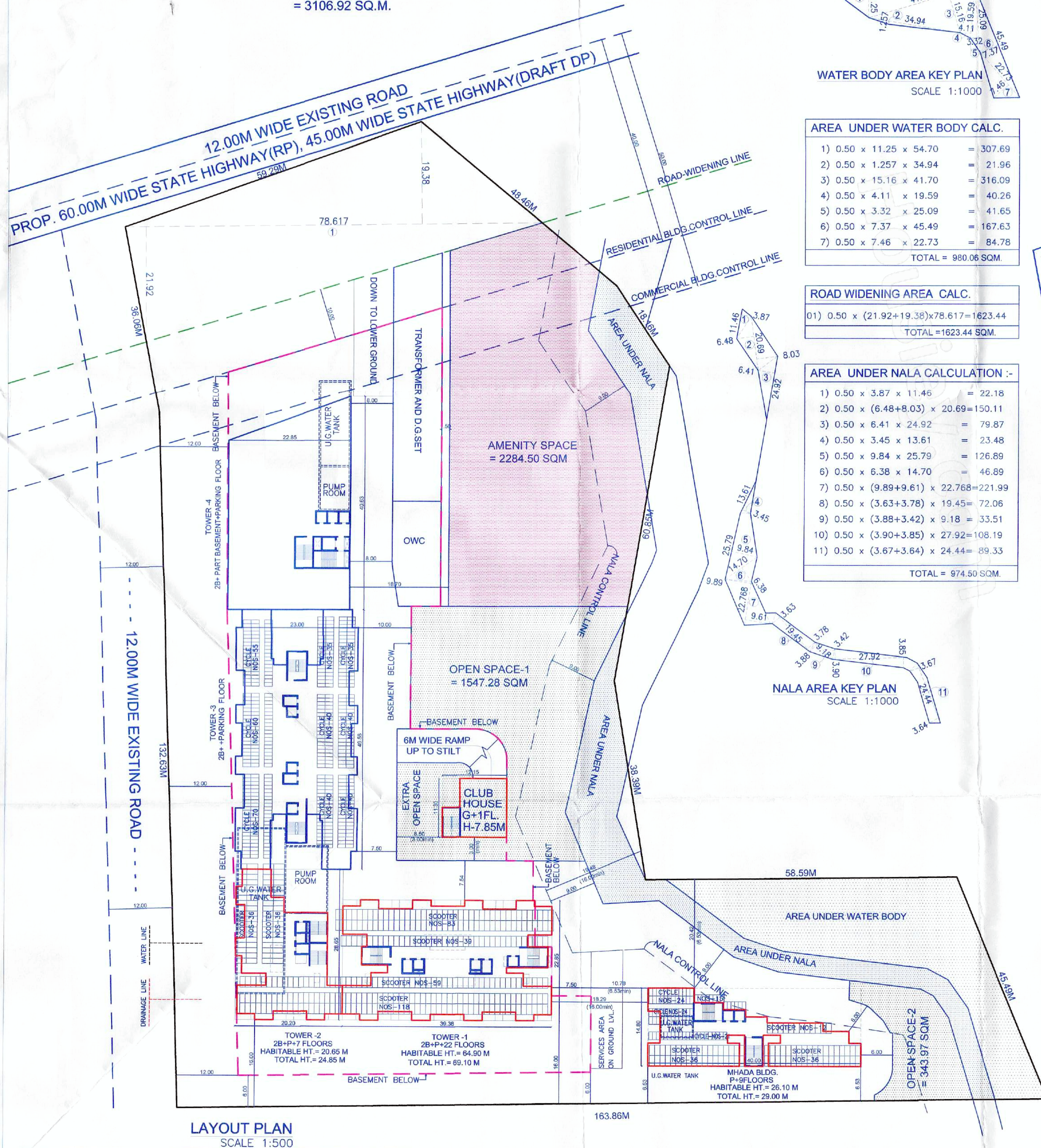
OPEN SPACE-1 AREA CALC.

01) 0.50 x 9.59 x 14.41	= 69.09
02) 0.50x(4.97+12.61)x29.13	= 256.05
03) 0.50 x 8.38 x 35.94	= 150.59
04) 0.50 x 8.11 x 45.94	= 186.29
05) 0.50x(1.41+20.23)x47.07	= 509.30
06) 0.50 x 4.27 x 8.56	= 18.28
07) 0.50x(12.55+3.77)x26.00	= 212.16
08) 0.50x(9.90+3.97)x22.45	= 155.73
a-) 2/3 x 1.79 x 8.56	= 10.21
TOTAL = 1547.28 SQM.	

OPEN SPACE-2 AREA KEY PLAN
SCALE 1:1000

OPEN SPACE-2 AREA CALC.

01) 0.50 x 3.61 x 13.65	= 24.64
02) 0.50 x 1.42 x 15.95	= 11.33
03) 0.50 x (3.57+2.74)x19.12	= 60.32
04) 0.50 x 2.44 x 12.43	= 15.16
05) 0.50 x (7.18+12.49)x22.50	= 221.28
06) 0.50 x 3.53 x 6.37	= 11.24
TOTAL = 343.97 SQM.	



STAMP OF APPROVAL

1/10

LAYOUT PLAN & AREA CALCULATIONS

Approved as amended in
subject to conditions mentioned in Annexure 'A'
of letter No.BM/C.R. No.042/23-25/Mouza. HTO
S. No/G. No./CTS No. 24/7
Dated 24/02/2024

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



AREA STATEMENT AS PER PMRDA	SQ.M
1 AREA OF THE PLOT	
a) AS PER OWNERSHIP DOCUMENT	18808.00
b) AS PER MEASUREMENT SHEET	18812.87
c) AS PER MINIMUM	18808.00
2 DEDUCTIONS FOR	
a) AREA UNDER 60.0M.W.STATE-HIGHWAY ROAD-WIDENING	1623.44
b) AREA UNDER NALA AS PER DEMARCATION	974.50
b) AREA UNDER WATER BODY AS PER DRAFT DP	980.06
TOTAL (a+b)	3578.00
3 GROSS AREA OF THE PLOT (1-2)	15230.00
4 RECREATIONAL OPEN SPACE	
a) REQUIRED (10% OF 3)	1523.00
b) PROPOSED	1891.25
5 AMENITY SPACE	
a) REQUIRED (15% OF 3)	2284.50
b) PROPOSED	2284.50
7 INTERNAL ROAD AREA (computer generated)	----
8 NET PLOT AREA (3-5b)	12945.50
9 BUILT-UP AREA w.r.t. BASIC FSI as per ROAD WIDTH (8x1.20)	15534.60
10 ADDITIONS IN AREA FOR F.S.I.	
a) IN-SITU AREA AGAINST ROAD-WIDENING (2x2a)	----
b) IN-SITU AREA AGAINST AMENITY(2x5b)	----
c) PREMIUM FSI AREA	
1) PERMISSIBLE (20% OF 8) = 2589.10	----
2) PROPOSED	----
d) TDR AREA AS PER FRONT ROAD WIDTH	
1) PERMISSIBLE (60% OF 8) = 7767.30	----
2) REQUIRED TO PURCHASE	----
e) ADDITIONAL FSI UNDER CHAPTER VIII	----
TOTAL (c2+d2+e)	----
11 TOTAL AREA AVAILABLE (9+10)	15534.60
12 MAXIMUM UTILIZATION OF FSI PERMISSIBLE(8x2.00) as per road width (as per DCPR table no.18)=27557.10	
13 TOTAL BUILT-UP AREA IN PROPOSAL	15518.47
INCLUSIVE HOUSING :-	
14 AREA REQ.FOR INCLUSIVE HSG. (9x0.20)	3106.93
15 PROPOSED AREA FOR INCLUSIVE HSG.	3109.92

CERTIFICATE OF AREA
CERTIFIED THAT THE AREA UNDER REFERENCE WAS SURVEYED BY ME & THE DIM OF SIDES ETC OF THE PLOT STATED ON PLAN ARE AS MEASURED ON SITE & THE AREA SO WORKED OUT. TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP, T.P. SCHEME RECORDS AND REVENUE DEPARTMENT, CITY SURVEY RECORDS.

CA/2005/36501
AR. MANGESH GOTAL

BRIEF SPECIFICATIONS
FOUNDATION UPTO HARD STRATA, R.C.C. FRAMED STRUCTURE IN M-20. EXTERNAL WALLS IN 0.15TH. INTERNAL WALLS IN 0.10TH. EXTERNAL SAND FILL FACE PLASTER, INTERNAL NEERU FINISHED MARBLE MOZAC FLOORING, T.W. DOORS, M.S. WINDOWS.

SCHEDULE OF OPENINGS

DOORS	WINDOWS	VENTILATORS
ED-1.05x2.10 SD-1.80x2.10 SD2-1.20x2.10 D1-0.75x2.10	W-1.80x1.20 W2-1.20x1.20 W1-1.50x1.20 W3-0.50x1.20	V-0.50x0.90

LEGEND

LEGEND	NORTH
PLOT LINE SHOWN - BLACK	WATER LINE SHOWN - BLACK DOTTED
PROPOSED WORK SHOWN - RED	BASEMENT LINE SHOWN - MAGENTA DOTTED
DRAINAGE LINE SHOWN - RED DOTTED	

OWNER'S NAME, SIGNATURE :-

[Signature]
MR. MOHAN M. RISWADKAR 2) MR. MANGALDAS N. MURKUTE 3) MR. DIGAMBAR D. UNDRE

PROJECT :-
PROPOSED RESIDENTIAL+COMM.BUILDINGS LAYOUT
S. NO. 35/2/A (pt), 35/2/B (pt)
AT VILLAGE - MAAN, TALUKA - MULSHI, DISTRICT - PUNE.

ARCHITECT :-

indira sharma

AR. MANGESH GOTAL

CA/2005/36501

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Nr.Sahakar Udyan,Erandwane,Pune-411004
020-29952054, adesigstudio1@gmail.com

DATE	DEALT BY	REVISED BY	CHECKED BY	SCALE
05/01/2024	SHREE		MANGESH SIR	1:100