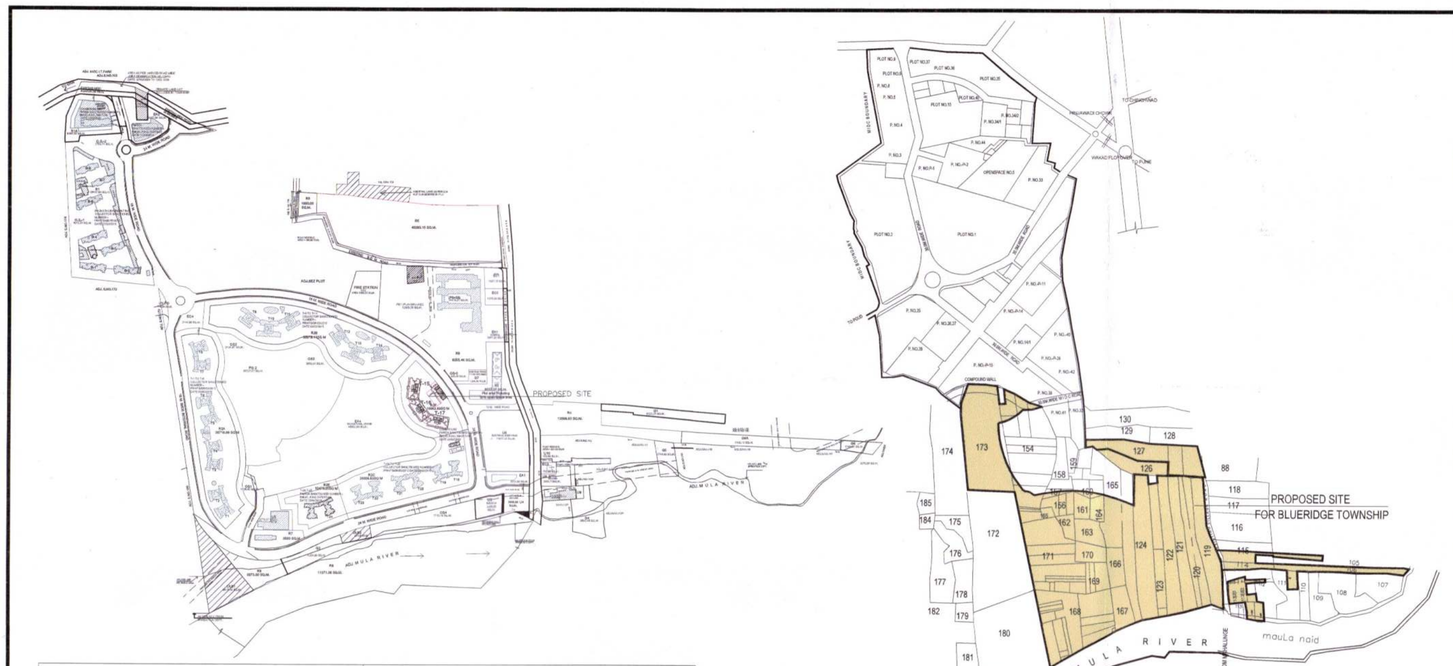


TOWNSHIP NOTES: -

NOTE: - SPECIAL TOWNSHIP UNDER REGULATION SANCTIONED BY GOVT.BY NOTIFICATION U/S NO.20(4) OF MRTP ACT 1966.
REGARDING DEVELOPMENT OF TOWNSHIP IN AREA UNDER PUNE REGIONAL PLAN.
TPS 1804/PUNE R.P DCR/UD13 DT.16.11.2005 & IN NOTIFIED AREA FOR SPECIAL TOWNSHIP UNDER SECTION 18(3) OF MR & TP ACT 1966 IN

ZONE CONVERSION NOTIFICATION FOR TOWNSHIP
NO. TPS-1805/1313/CR-95/2006/(6095) UD-13 DT.13/10/2006

IRRIGATION DEPT. HFL CLEARANCE
OUT NO. 2006/(296/2006) DT. 17/04/2007

LOCATIONAL CLEARANCE-1
LC1: GOVERNMENT NOTICE NO.TPS-1806/2407/CR-516/06/UD-13,
DATED 25/05/2007 NOTIFIED LAND = 54.94 HECTARES

IRRIGATION DEPT. WATER SUPPLY NOC
OUT NO. 2006/(787/2006) DT. 18/06/2007 1.326+0.426 = 1.752 MLD
OUT NO. 3816/2007 DT. 30/06/2008 1.326+0.426 = 1.752 MLD

FIRE CLEARANCE
FIRE NOC NO. FA/FIRE NOC/595 DATED 22/07/2007
FIRE NOC NO. FA/FIRE NOC/595 DATED 22/07/2008

ENVIRONMENTAL CLEARANCE
EC1: GOVERNMENT OF INDIA MINISTRY OF ENVIRONMENT AND FORESTS (I.A.DIVISION)
VIDE LETTER NO. 21-382/2007 DT. 03/10/2007
LAND AREA = 558462 SQ. M.

LETTER OF INTENT
LETTER OF INTENT GIVEN BY COLLECTOR, PUNE VIDE LETTER NO.
LOI-1: PMA/CR/13/2007 DATED 09/10/2007 LAND AREA = 54.94 HECTARES

MAHARASHTRA POLLUTION CONTROL BOARD NOC
CONSENT NO.BO/RO(P&P)/CC-210 DATE 05/02/2008

MAHARASHTRA STATE ELECTRICITY DISTRIBUTION CO.LTD. (MAHAVITARAN)
CO-ORD CELL/FLAGSHIP NO. 7619/ DATE 15/03/2008

AVIATION NOC
GOVERNMENT OF INDIA MINISTRY OF DEFENCE NO. AIR HQ/S 17726/4ATS
(PC-CC/LXXXV/ DY.NO.195/F/2008/D(AIR-B) DATED 07/05/2008

BANK GUARANTEE
NO. BOM0003/BG NO.37/2008-2009 DT. 20/05/2008 LAND AREA= 54.94 HA

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION NOC
OUT NO. 1633/2014 DATE 20/04/2014

NOC FROM ARCHAEOLOGY DEPT.
OUT NO. 296/2014) DATED 06/06/2014 LAND AREA = 3.6214 HECTARES

REVISED SANCTIONED PLU-(R4); PRH/TSSR/10/2016 DATED 6/6/2016

ENVIRONMENTAL CLEARANCE
EC2: GOVERNMENT OF INDIA MINISTRY OF ENVIRONMENT AND FORESTS AND CLIMATE
CHANGE (IA.III SECTION) VIDE LETTER NO.F.NO.21-190/2017-IA-III DT.10/10/2017
LAND AREA = 594675 SQ. M.

LOCATIONAL CLEARANCE-2
LC2: GOVERNMENT NOTICE NO. TPS-1816/CR-565/16/UD-13, DATED 29/08/2018
NOTIFIED LAND - 54.94+ 3.6341=58.5741 HECTARES

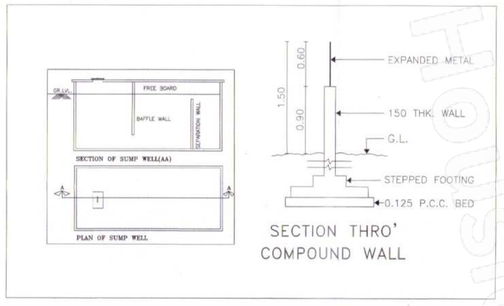
LETTER OF INTENT-2
LETTER OF INTENT GIVEN BY COLLECTOR, PUNE VIDE LETTER NO.
LOI-2: PMH/TS/SR/01/2019 DATE 27/03/2019
LAND AREA = 54.94 + 3.1243 =58.0643 HECTARES

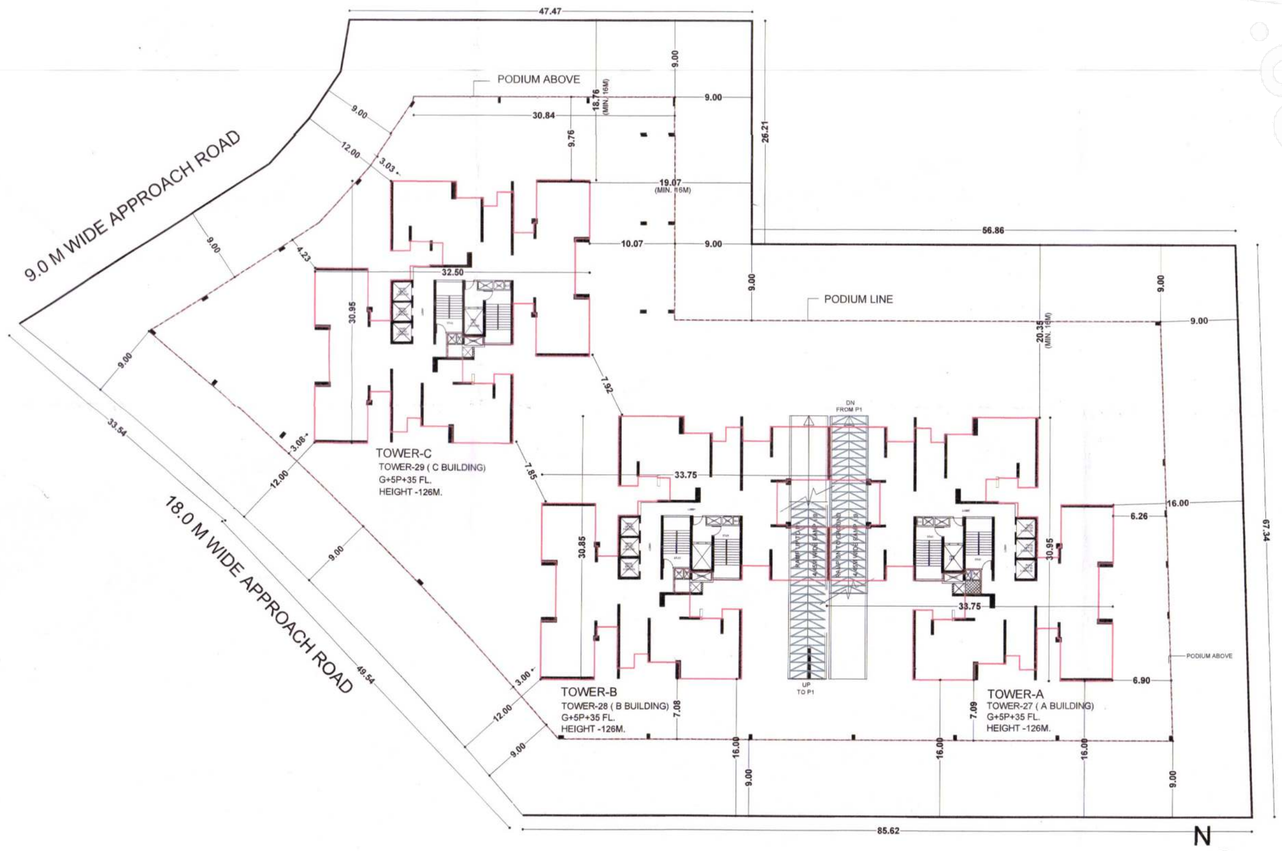
LOCATIONAL CLEARANCE-3
LC3: GOVERNMENT NOTICE NO. MAUJE HINJEWADI/A,N.V.PRA/
TPV-1401/2DATED 02-08-2022
LAND AREA=58.5741+4.25=62.8241 HA

LETTER OF INTENT-3
LETTER OF INTENT GIVEN BY COLLECTOR, PUNE VIDE LETTER NO.
LOI-3: PMH/KAVI/1467 / 2022. DATE 30-08-2022
LAND AREA = 58.5741+4.25=62.8241 HA

LOCATIONAL CLEARANCE-4
LC3: GOVERNMENT NOTICE NO. MAUJE HINJEWADI/A,N.V.PRA/
TPV-1498/DATED 02-02-2023
LAND AREA=62.8241 + 1.7470 = 64.5711 HA

LETTER OF INTENT-4
LETTER OF INTENT GIVEN BY COLLECTOR, PUNE VIDE LETTER NO.
LOI-4: PMH/KAVI/177 / 2023. DATE 28-04-2023
LAND AREA = 62.8241+1.28=64.104 HA





EXISTING F.S.I. STATEMENT - AS PER OLD SANCTION

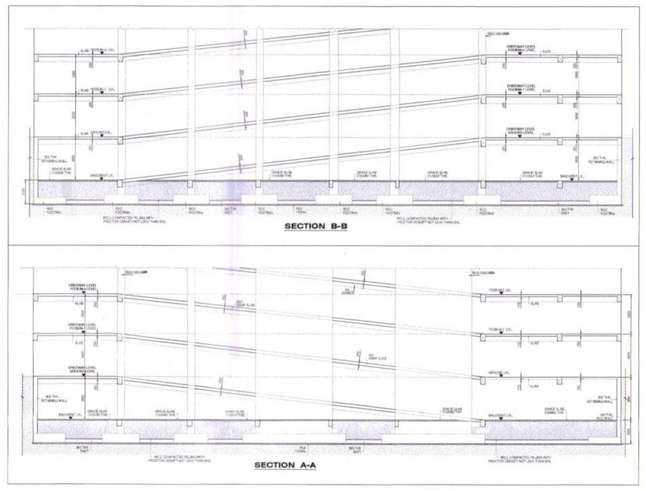
TOWER	FSI AREA	FIRE TOWER AREA FREE OF FSI	LIFT DUCT	LIFT MACHINE ROOM	15% PER BAL AREA	PROPOSED BALCONY	TOTAL NON-FSI	GROSS BUP AREA	TENEMENT NOS.
TOWER-27 (A BUILDING)	21129.68	887.25	–	–	3146.99	2242.51	3053.57	24183.25	210.00
TOWER-28 (B BUILDING)	21129.68	887.25	–	–	3146.99	2242.51	3053.57	24183.25	210.00
TOWER-29 (C BUILDING)	21212.55	887.25	–	–	3173.03	2303.76	3206.04	24418.59	208.00
CLUB HOUSE + SERVICES + LOBBIES	1361.94						600.24	761.70	-
COMMERCIAL	197.11						–	197.11	
TOTAL	65031.00	2661.75	INCLUDED IN FSI		9467.01	6788.78	9913.42	75743.90	628.00

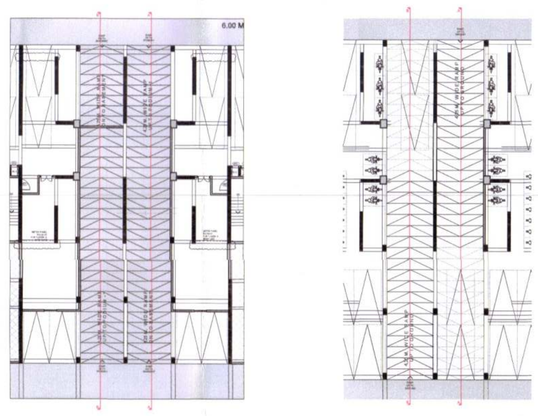
PROPOSED F.S.I. STATEMENT.

TOWER	FSI AREA	FIRE TOWER AREA FREE OF FSI	LIFT DUCT	LIFT MACHINE ROOM	15% PER BAL AREA	PROPOSED BALCONY	TOTAL NON-FSI	GROSS BUP AREA	TENEMENT NOS.
TOWER-27 (A BUILDING)	21129.68	887.25	–	–	3146.99	2242.51	3053.57	24183.25	210.00
TOWER-28 (B BUILDING)	21129.68	887.25	–	–	3146.99	2242.51	3053.57	24183.25	210.00
TOWER-29 (C BUILDING)	21212.55	887.25	–	–	3173.03	2303.76	3206.04	24418.59	208.00
CLUB HOUSE + SERVICES + LOBBIES	1361.98						600.24	761.70	-
COMMERCIAL	197.11						–	197.11	
TOTAL	65031.00	2661.75	INCLUDED IN FSI		9467.01	6788.78	9913.42	75743.90	628.00

WATER CAPACITY CALCULATION STATEMENT OF

NO.OF TENEMENTS X135 LTRS	NO. OF BUILDING	WATER REQUIRED O/H WATER TANK CAPACITY	WATER PROVIDED O/H WATER TANK CAPACITY
210 X 5 X 135 LTRS.	TOWER -27 (A BUILDING)	141750 LTRS.+10000 FIRE	141750 LTRS.+10000 FIRE
210 X 5 X 135 LTRS.	TOWER -28 (B BUILDING)	141750 LTRS.+10000 FIRE	141750 LTRS.+10000 FIRE
210 X 5 X 135 LTRS.	TOWER -29 (C BUILDING)	141750 LTRS.+10000 FIRE	141750 LTRS.+10000 FIRE
		WATER REQUIRED UNDER WATER TANK CAPACITY	WATER PROVIDED UNDER WATER TANK CAPACITY
TOTAL WATER CALCULATION		425250 L. +30000001 L FIRE	425250 L. +3000001 L FIRE





PARKING FLOORS - RAMP SECTIONS

EXISTING PARKING AREAS - AS PER OLD SANCTION

COVERED PARKING AREAS	SQ.M.
GROUND FLOOR	5708.99
PODIUM 1	5708.99
PODIUM 2	5708.99
PODIUM 3	5708.99
PODIUM 4	5708.99
PODIUM 5	5681.33
TOTAL PARKING AREA	34226.28

PARKING AREA STATEMENT	NO. OF TENEMENT	CAR.	SCOOTER	CYCLE	TOWER/ FL	CAR.	SCOOTER	CYCLE
3Tenement having b/up area between 50 to 100 sq.m. (3TEN.=1.4.4)	630	210	838	838				
Increased by 50% for PMRDA area		105	419	419				
		315 X 12.50	1257 X 2.00	1257 X 0.70				
REQUIRED PARKING AREA		3937.50	2514.00	879.90				
REQUIRED PARKING AREA	= 3937.50+	2514.00	+ 879.90	= 7331.40 SQ.M.				
					PARKING	165	210	210
					P - 1	116	210	210
					P - 2	116	210	210
					P - 3	116	210	210
					P - 4	116	210	210
					P - 5	116	210	210
					TOTAL	745	1260	1260

PROPOSED PARKING AREAS

COVERED PARKING AREAS	SQ.M.
BASEMENT FLOOR	5937.82
GROUND FLOOR	5714.39
PODIUM 1	5714.39
PODIUM 2	5714.39
PODIUM 3	5708.99
PODIUM 4	5708.99
PODIUM 5	5681.33
TOTAL PARKING AREA	40,180.30

PARKING AREA STATEMENT	NO. OF TENEMENT	CAR.	SCOOTER	CYCLE	TOWER/ FL	CAR.	SCOOTER	CYCLE
3Tenement having b/up area between 50 to 100 sq.m. (3TEN.=1.4.4)	628	210	838	838				
Increased by 50% for PMRDA area		105	419	419				
		315 X 12.50	1257 X 2.00	1257 X 0.70				
REQUIRED PARKING AREA		3937.50	2514.00	879.90				
REQUIRED PARKING AREA	= 3937.50+	2514.00	+ 879.90	= 7331.40 SQ.M.				
					GROUND	141	210	210
					BASEMENT	94	210	210
					P - 1	116	210	210
					P - 2	116	210	210
					P - 3	116	210	210
					P - 4	116	210	210
					P - 5	116	210	210
					TOTAL	815	1260	1260

STAMP OF APPROVAL

Approved as amended in.....
subject to conditions mentioned in Annuxure 'A'
of letter No.BOM/C.R. No.22५७/23-24 Guza दि.२७/०३/२३
S. No./G. No./CTS No.....३३९ व इतर मौजे हिंजवडी
Dated 28/02/2023
for Metropolitan Commissioner and
Chief Executive Officer
Pune Metropolitan Regional Development Authority, Pune.
Pune Metropolitan Regional Development Authority PMRDA

PERFORMA FOR SECTOR R9

S.NO.	SECTOR	PROPOSED SANCTION
2)	SECTOR R9 PLOT AREA	9255.46
3)	TOTAL FSI ALLOTED AS PER PLU	70000.00
4)	FSI PERMISSIBLE ON PLOT	65031.00
5)	PROPOSED FSI FOR TOWER 27(A BUIDLING), TOWER 28(B BUIDLING), TOWER 29(C BUILDING)	63471.91
6)	PROPOSED FSI FOR CLUBHOUSE + SERVICES + LOBBIES	1361.98
7)	PROPOSED FSI FOR COMMERCIAL (GROUND FLOOR)	197.11
	TOTAL FSI FOR TOWER 27,28,29 + CLUBHOUSE + SERVICES + LOBBIES	65031.00

SCHEDULE OF OPENING

	WINDOW
D =1.500 X 2.350	W 1= 2.000 X 2.100
D1 =1.050 X 2.350	V = 0.600 X 1.200
D2 =0.900 X 2.350	
D3 =0.750 X 2.350	
SD =2.350 X 2.350	
OP =1.050X2.350	
FD =1.200X2.350	

	SIGN. OF OWNER
AURIGAA REALTORS & PARANJAPE SCHEMES (CONSTRUCTION LIMITED.	AUTHORITY LETTER HOLDER

DESCRIPTION OF PROPOSAL AND PROPERTY

REVISED BUILDING PLAN SECTOR R9 AT
S.NO. 119 TO 171 & 173P ,
106+111/1+112/4 +113/1+113/2/1+ 113/2/2+114
BLUERIDGE TOWNSHIP,HINJEWADI, PUNE

ARCHITECT'S STAMP & SIGNATURE:

DESIGN ARCHITECT:

MERAKI DESIGN
#203, Archway, Baner Balewadi Road,
Sopanbag, Balewadi, Pune 45

MERAKI DESIGN

DESIGNED :	CHECKED :	NORTH
DRAWN :	APPROVED : AMIT	N / W E / S
DATE :	SCALE : NTS	
DRAWING NO : 01	REVISION NO : R1	

A014-RIDGE 41 AURIGAA REALTORS

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