

WING-A F.S.I. STATEMENT								
FLOOR	PROPOSED BUILT UP AREA	PERMISSIBLE OPEN BALC. 15%	PROPOSED OPEN BALCONY	STAIRCASE AREA	FIRE STAIRCASE AREA	LIFT AREA	FIRE LIFT AREA	PROPOSED TENEMENTS
BASEMENT								
PARKING						4.75	4.75	
PODIUM								
FIRST	528.96	79.34	76.87	15.52	15.62			08
TOTAL	528.96	79.34	76.87	15.52	15.62	4.75	4.75	08

WING-B F.S.I. STATEMENT								
FLOOR	PROPOSED BUILT UP AREA	PERMISSIBLE OPEN BALC. 15%	PROPOSED OPEN BALCONY	STAIRCASE AREA	FIRE STAIRCASE AREA	LIFT AREA	FIRE LIFT AREA	PROPOSED TENEMENTS
BASEMENT								
PARKING								
PODIUM								
FIRST	528.46	79.27	78.09	15.52	15.62			08
SECOND	528.46	79.27	78.09	15.52	15.62			08
THIRD	528.46	79.27	78.09	15.52	15.62			08
FOURTH	528.46	79.27	78.09	15.52	15.62			08
FIFTH	528.46	79.27	78.09	15.52	15.62			08
SIXTH	528.46	79.27	78.09	15.52	15.62			08
SEVENTH	196.40	28.31	22.63	15.52	15.62			02
TOTAL	3365.16	504.93	491.17	108.64	109.34	4.75	4.75	50

F.S.I. STATEMENT								
FLOOR	PROPOSED BUILT UP AREA	PERMISSIBLE OPEN BALC. 15%	PROPOSED OPEN BALCONY	STAIRCASE AREA	FIRE STAIRCASE AREA	LIFT AREA	FIRE LIFT AREA	PROPOSED TENEMENTS
WING-A	528.96	79.34	76.87	15.52	15.62	4.75	4.75	08
WING-B	3365.16	504.93	491.17	108.64	109.34	4.75	4.75	50
TOTAL	3895.12	584.27	568.04	124.16	124.96	9.50	9.50	58
PERMISSIBLE FLOOR AREA =		3900.00						
BALANCE AREA =		4.88						

WATER REQUIRED CALCULATIONS

ASSUME 5 PERSONS / TENEMENT
WATER REQUIRED / PERSON / DAY = 135 LITERS

WING	TOTAL FLATS	TOTAL PERSONS	WATER REQD / DAY	Fire Fighting CAPACITY	O.H.W.T. CAPACITY	U.G.W.T. CAPACITY
WING - A	08	08 X 05 = 40	40 X 135 = 5400.0	20000.0 ltrs	25400.00 ltrs	25400.0 X 1.5 = 38100.00 ltrs
WING - B	50	51 X 05 = 250	250 X 135 = 33750.0	20000.0 ltrs	53750.00 ltrs	53750.0 X 1.5 = 80625.00 ltrs
TOTAL	58	290	39150.00 LITS	40000.0 ltrs	79150.00 ltrs	118725.00 LITS

PARKING AREA STATEMENT (RESIDENTIAL) WING A & B

PARKING REQUIRED FOR RESIDENTIAL			
FOR 3 TENEMENTS HAVING BUILT UP AREA BETWEEN 50 TO 100 SQM FOR 37 FLATS	CARS	SCOOTERS	CYCLES
	1	3	3
FACTOR - 12.33 SAY 12			
PARKING REQUIRED	12	36	36
FOR 4 TENEMENTS HAVING BUILT UP AREA UPTO 50 SQM FOR 21 FLATS	0	5	5
FACTOR - 5.25 SAY 5			
PARKING REQUIRED	00	30	30
PARKING PROVIDE	12	66	66
TOTAL	12	96	66
TOTAL PARKING AREA	12 X 12.50 = 150.00 SQ.M.	66 X 2.00 = 132.00 SQ.M.	66 X 0.70 = 46.20 SQ.M.

AREA REQUIRED FOR PARKING SPACE INCREASED BY 50% FOR METROPOLITAN AREAS TOTAL REQUIRED / PROPOSED PARKING			
CAR	12 X 1.50 = 18	12.5 = 225.00	SQ.M.
SCOOTERS	66 X 1.50 = 99	2.00 = 198.00	SQ.M.
CYCLES	66 X 1.50 = 99	0.70 = 69.30	SQ.M.
TOTAL AREA			= 492.30 SQ.M.

PARKING COVERAGE STATEMENT	
WING-A	
A) BASEMENT	= 2223.59
PARKING FLOOR COVERAGE STATEMENT	
FLOOR BUILT-UP	= 528.96
OPEN BALCONY	= 76.87
REG STAIRCASE	= 15.52
FIRE STAIRCASE	= 15.62
LIFT	= 4.75
FIRE LIFT	= 4.75
B) TOTAL	= 646.47
C) PODIUM	= 2100.81
A+C+C	2223.59 + 646.47 + 2100.81 = 4970.87 SQ.M.



STAMP OF APPROVAL

Approved as amended in...
subject to conditions mentioned in Annexure 'A'
of letter No. PMRD/ACR. No. 22/2022 dated 11/11/22
S. No./G. No./JCTS No. 56/58/1/2022
Dated 12/04/2023
Metropolitan Commissioner and
Chief Executive Officer
Pune Metropolitan Regional Development Authority, Pune.



PROFARMA - I

A AREA STATEMENT :	SQ. M.
1a. AREA OF PLOT AS PER POA	3900.00
1b. AREA OF PLOT AS PER DEMARCATION	3900.41
2. DEDUCTIONS FOR	
a.) AREA UNDER 60.00 M PROPOSED ROAD AREA	-----
b.) AREA UNDER 12.00 M INTERNAL ROAD AREA	-----
c.) ANY RESERVATION	-----
3. NET GROSS AREA OF PLOT [1a - 2a]	3900.00
4. DEDUCTIONS FOR	
a.) RECREATION GROUND OPEN SPACE 10%	390.00
b.) AMENITY SPACE 15%	-----
5. NET AREA OF PLOT [3 - 4b]	3900.00
6. PERMISSIBLE FSI AS PER ROAD	1.00
8. PERMISSIBLE FLOOR AREA [5 X 8]	3900.00
9. ADDITION FOR FAR	
a.) AREA UNDER ROAD WINDING AREA	-----
b.) PAID F.S.I. 20% (3900.00 X 0.20)	-----
c.) TDR 30% (3900.00 X 0.30)	-----
d.) AMENITY SPACE 15%	-----
10. TOTAL AREA [9a + b + c + d]	-----
11. PERMISSIBLE FLOOR AREA [8 + 9]	3900.00
12. EXISTING FLOOR AREA	-----
13. PROPOSED FLOOR AREA	3895.12

B TENEMENT STATEMENT :	
a) NET AREA OF PLOT - ITEM A (9) ABOVE [250 TH]	3900.00
b) LESS DEDUCTION OF NON RESIDENTIAL AREA (SHOPS ETC.)	-----
c) AREA OF TENEMENTS [a - b]	3900.00
d) TENEMENTS PERMISSIBLE	98
e) TENEMENTS PROPOSED	59

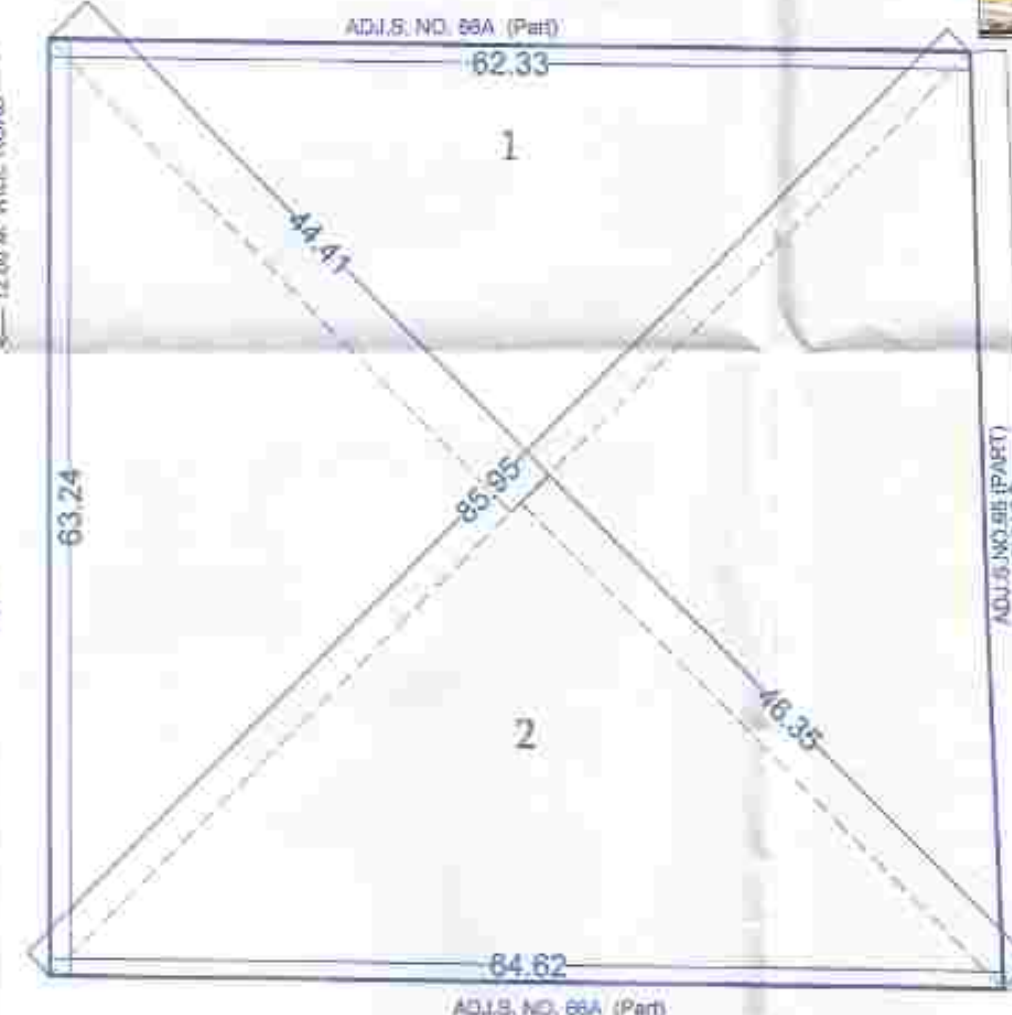
C LEGENDS :	COLOUR
1) PROPOSED BULD WORK SHOWN	[RED]
2) PLOT LINE	[THICK BLACK]
3) ROAD WIDENING LINE	[GREEN DOTTED]
4) OPEN SPACE SHOWN	[GREEN]
5) AMENITY SPACE SHOWN	[ORANGE]

TITLE :
PMRDA DRAWING
BUILDING PLAN & BUILDING LAYOUT
PROPOSAL :
PROPOSED LAYOUT OF RESIDENTIAL BUILDING IN,
S. NO. 66A/2/2, AT -MANJARI (BK)
TAL - HAVELI, DIST - PUNE.

OWNER :	OWNER'S SIGN
M/S :- SAMARTHA LANDMARK	
MR. ABHIJIT KISAN KADAM	
MR. MAYUR MOHAN KALBHOR	
SCALE = 1 : 100	NORTH
DATE : 12/04/2023	DWG. NO. MD/001/R4
DESIGN : CHANDRAKANT	
CHECK BY : CHANDRAKANT	
ARCHITECT :	
AR. SUMIT NIGADE	
1st floor, Plot no 3, Sr. No.49/232b, Vaibhav Bldg, Maharashtra Hsg Soc, Opp Rao Hospital Mob. No. +91 99234 86538, +91 99236 40099 entasyarchitects@gmail.com/ www.entasygroup.com	



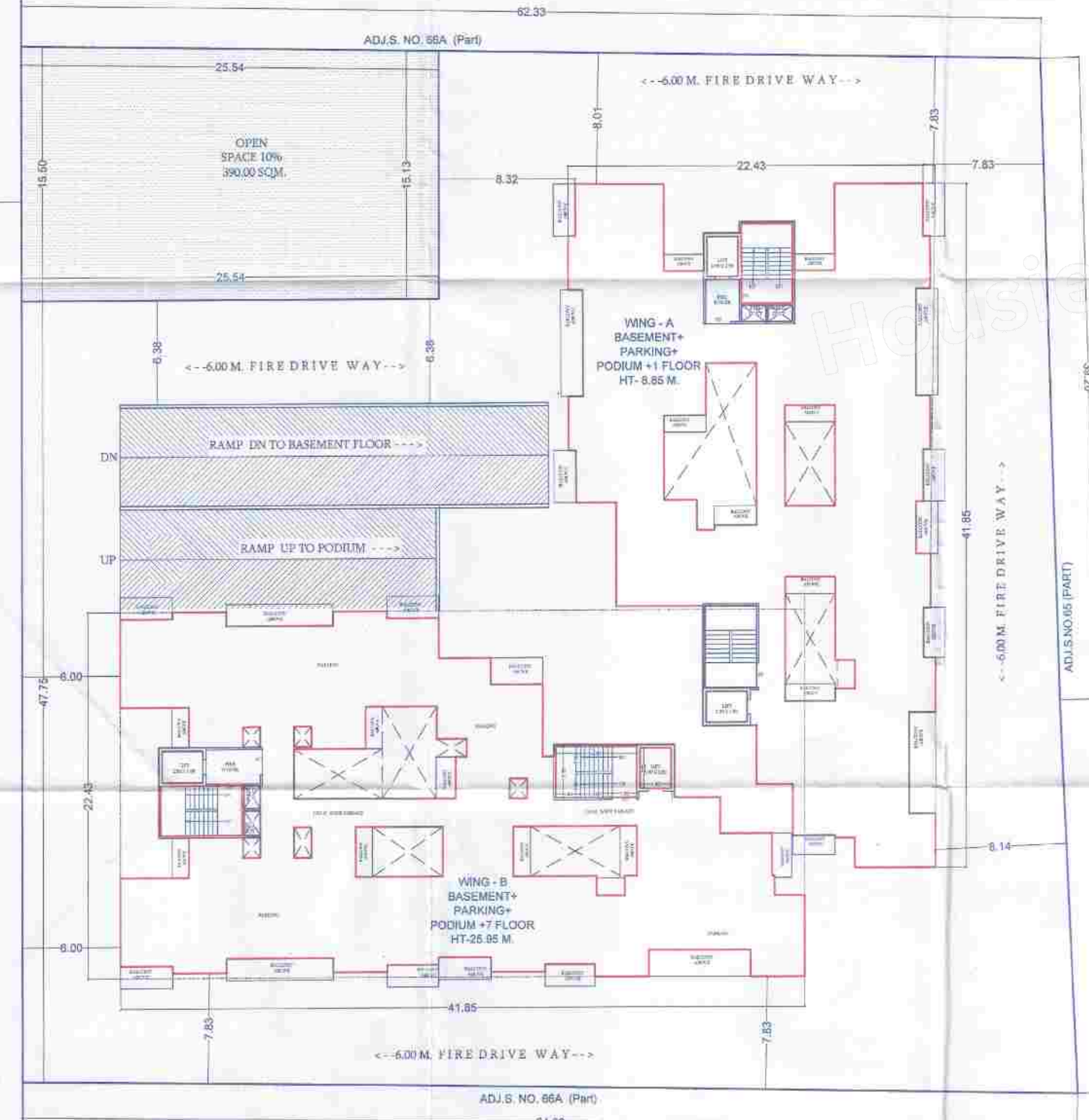
PLOT AREA CALCULATION (BY TRIANGULATION METHOD)				
Sr.No	Length sq.m.	Width sq.m.	No.	Total sq.m.
1)	44.41	X 85.95	X 0.5	= 1905.52
2)	48.35	X 85.95	X 0.5	= 1991.89
TOTAL				= 3897.41



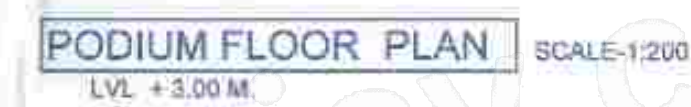
OPEN SPACE 10% AREA CALCULATION-01 (BY TRIANGULATION METHOD)				
Sr.No	Length sq.m.	Width sq.m.	No.	Total sq.m.
1)	13.33	X 29.69	X 0.5	= 197.88
2)	12.942	X 29.69	X 0.5	= 192.12
TOTAL				= 390.00



OPEN SPACE AREA KEY PLAN
SCALE-1:500



SITE PLAN SCALE-1:200

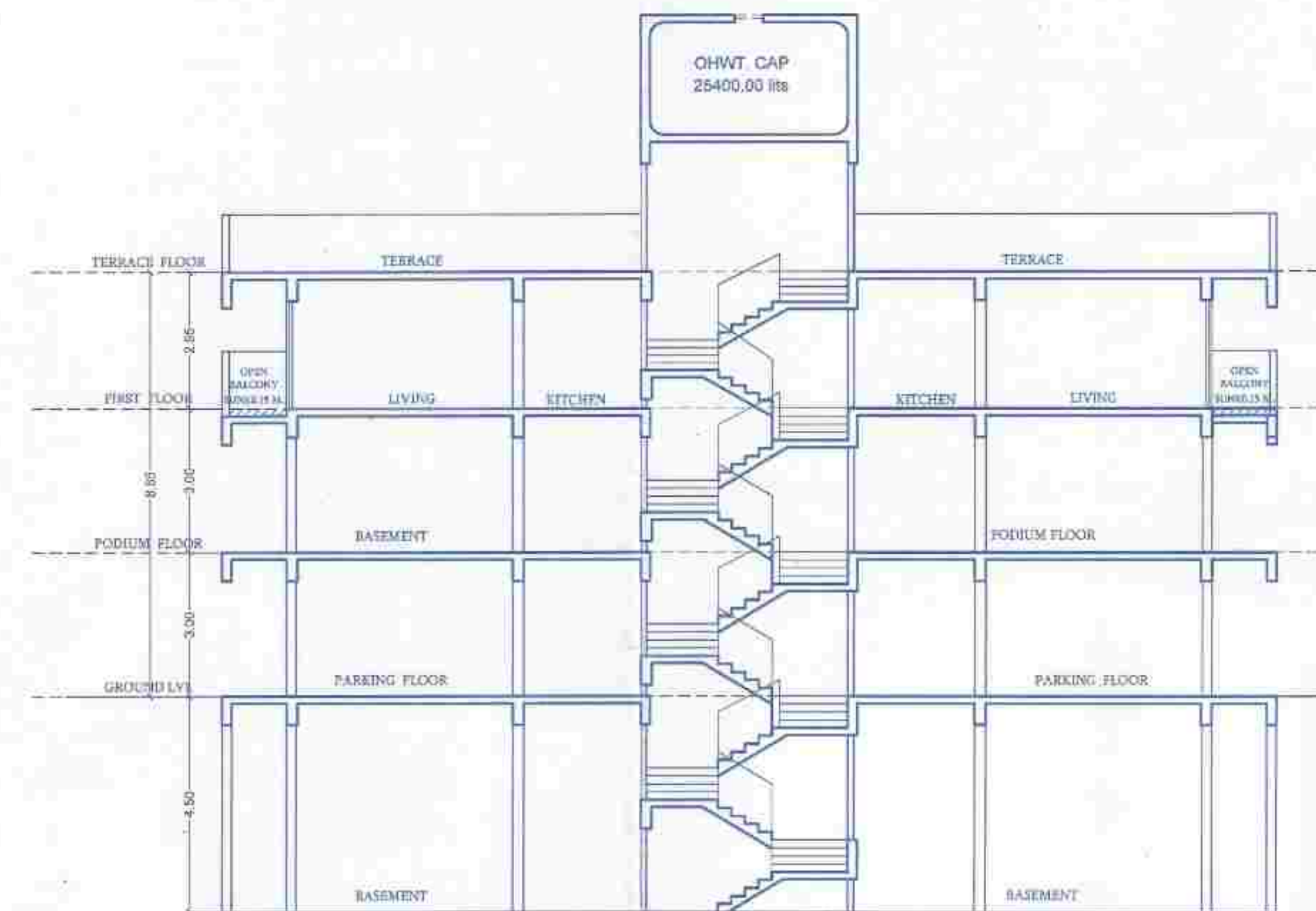


1st floor, Plot no 3, Sr. No.49/232b, Vaibhav Bungla
Maharashtra Hsg Soc, Opp Rao Hospital
Mob. No. +91 99234 86538, +91 99236 40099
entasyarchitects@gmail.com/ www.entasygroup.com



Approved as amended in
subject to conditions mentioned in Annexure 'A'
of letter No. 814/ R. No. 2003/2023 dated 11.11.23
S. No. 10, No. 10/TS No. 2003/2023
Dated 22/03/2023

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



SECTION AA SCALE:1:100

WING-A OPEN BALCONY AREA CALCULATIONS					
FIRST FLOOR AREA					
Sr.No	Length	Width	No.	Total	
	Sq.M.	Sq.M.		Sq.M.	
B11	2.45	X 1.54	X 2	=	5.10
B2	1.35	X 3.18	X 4	=	17.17
B3	1.35	X 6.53	X 2	=	17.63
B4	1.35	X 3.20	X 1	=	4.32
B5	1.35	X 3.05	X 1	=	4.12
B6	1.63	X 6.23	X 1	=	10.15
B7	2.57	X 1.20	X 1	=	3.08
B8	2.58	X 1.04	X 1	=	2.68
B9	2.58	X 1.20	X 1	=	3.10
B10	3.05	X 1.04	X 3	=	9.52
TOTAL PROPOSED OPEN BALCONY				=	76.67

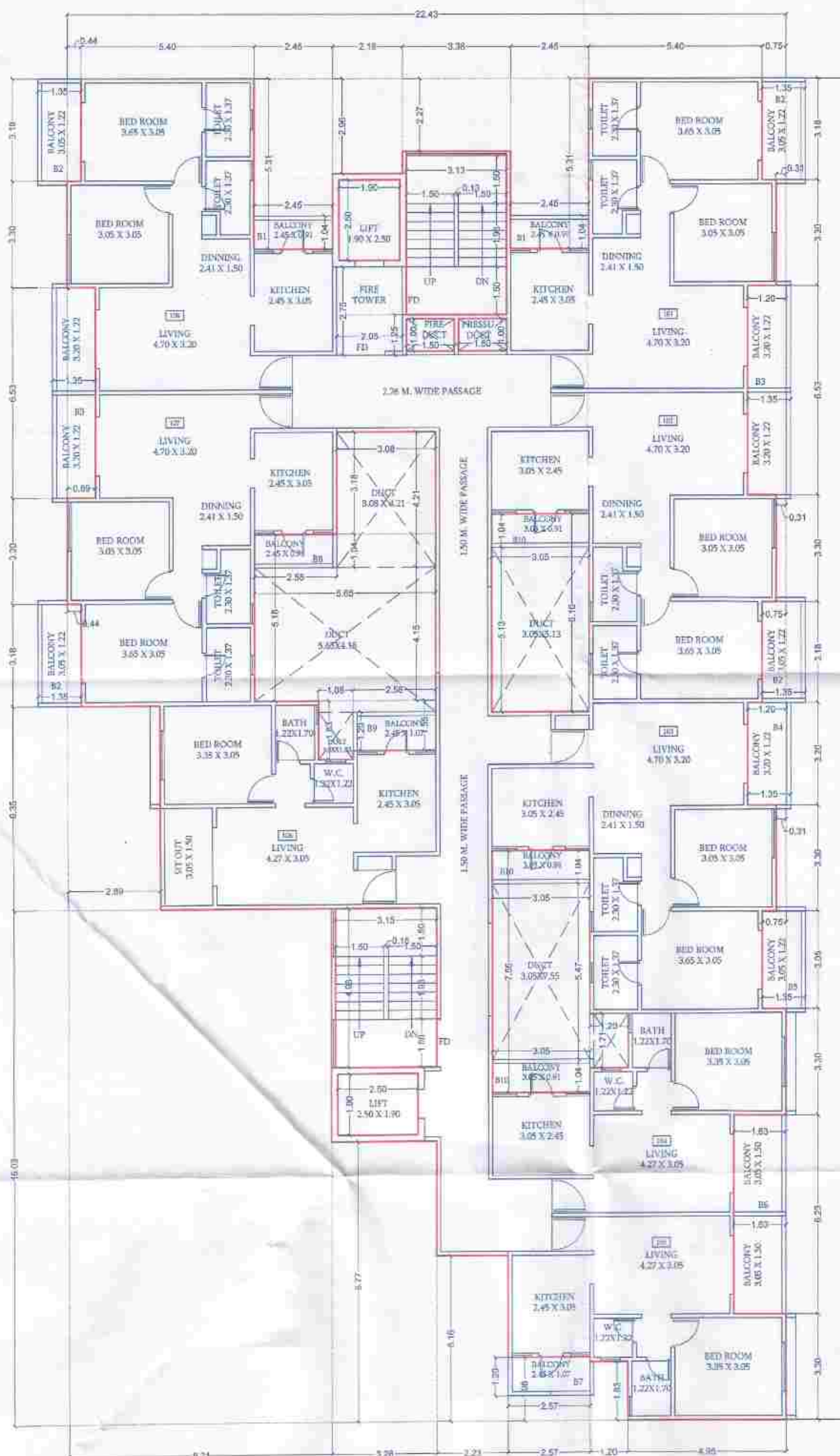
WING-A FIRST FLOOR AREA CALCULATIONS					
Sr No	Length	Width	No.	Total	
	Sq.M.	Sq.M.		Sq.M.	
A	22.43	X 41.85	X 1	=	938.70
DEDUCTION					
1	0.44	X 3.18	X 1	=	1.40
2	2.45	X 5.31	X 2	=	26.02
3	2.18	X 2.96	X 1	=	6.45
4	3.38	X 2.27	X 1	=	7.67
5	0.75	X 3.18	X 1	=	2.39
6	0.31	X 3.30	X 3	=	3.07
7	1.20	X 6.53	X 1	=	7.84
8	0.75	X 3.18	X 1	=	2.39
9	1.20	X 3.20	X 1	=	3.84
10	0.75	X 3.05	X 1	=	2.29
11	1.63	X 6.23	X 1	=	10.15
12	1.20	X 1.83	X 1	=	2.20
13	2.57	X 1.98	X 1	=	5.09
14	2.23	X 5.16	X 1	=	11.51
15	3.28	X 8.77	X 1	=	28.77
16	8.21	X 16.03	X 1	=	131.61
17	2.88	X 6.53	X 1	=	18.87
18	0.44	X 3.18	X 1	=	1.40
19	0.89	X 6.53	X 1	=	5.81
20	1.50	X 1.00	X 1	=	1.50
21	1.50	X 1.00	X 1	=	1.50
22	3.08	X 3.18	X 1	=	9.79
23	5.85	X 5.18	X 1	=	28.27
24	2.58	X 1.55	X 1	=	4.00
25	1.08	X 1.83	X 1	=	1.98
26	1.20	X 1.71	X 1	=	2.05
27	3.05	X 7.55	X 1	=	23.03
28	3.05	X 6.16	X 1	=	18.79
29	2.50	X 1.90	X 2	=	9.50
30	3.15	X 4.96	X 1	=	15.62
31	3.13	X 4.96	X 1	=	13.96
TOTAL				=	409.74
NET AREA				=	528.96
FIRST FLOOR AREA				=	528.96

STAIRCASE AREA CALCULATIONS					
PER FLOOR AREA					
Sr.No	Length	Width	No.	Total	
	Sq.M.	Sq.M.		Sq.M.	
31	3.13	X 4.96	X 1	=	15.52
TOTAL PROPOSED STAIRCASE AREA				=	15.52

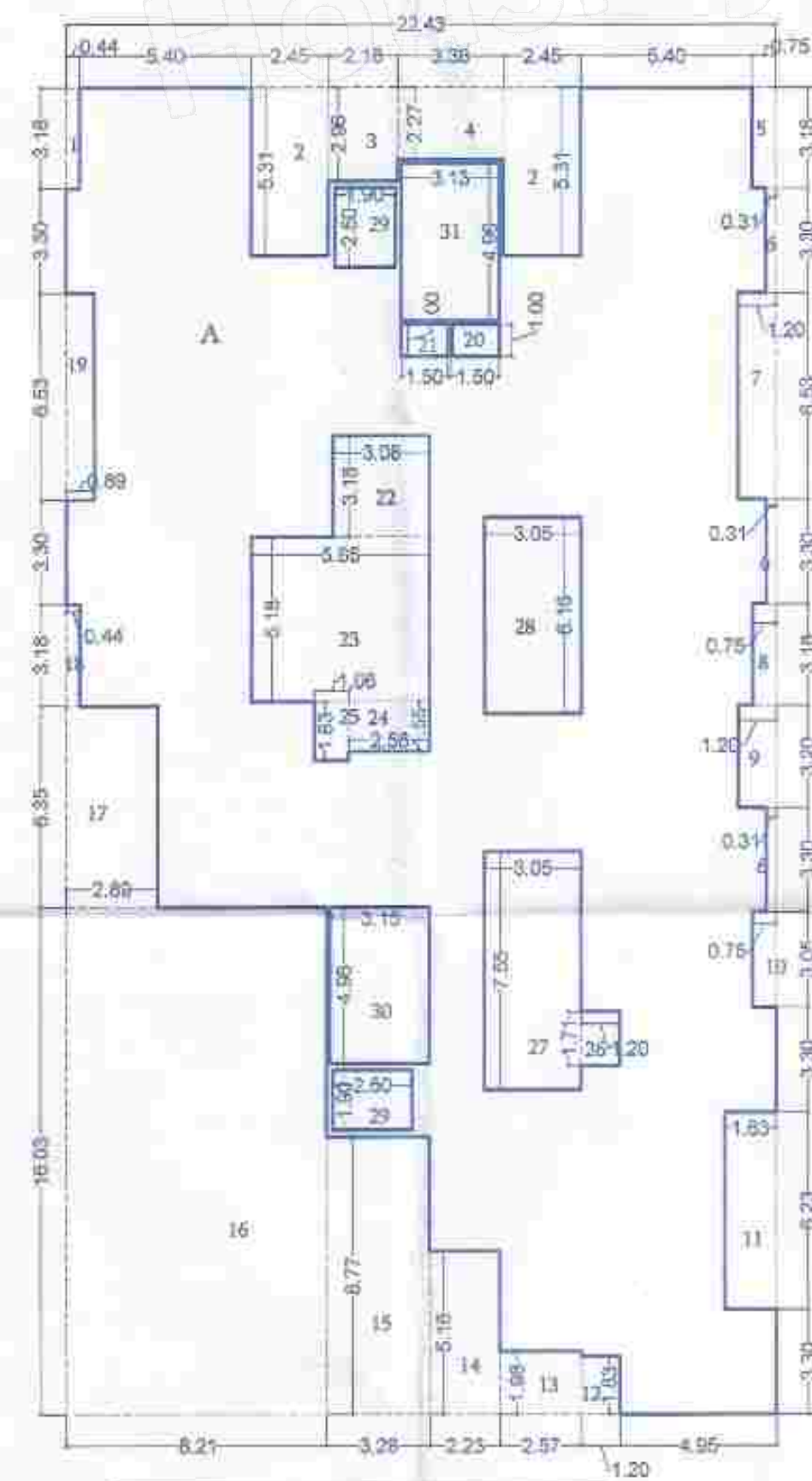
FIRE STAIRCASE AREA CALCULATIONS					
PER FLOOR AREA					
Sr.No	Length	Width	No.	Total	
	Sq.M.	Sq.M.		Sq.M.	
30	4.96	X 3.15	X 1	=	15.62
TOTAL PROPOSED STAIRCASE AREA				=	15.62

LIFT AREA					
LIFT WELL					
Sr.No	Length	Width	No.	Total	
	Sq.M.	Sq.M.		Sq.M.	
29	2.50	X 1.90	X 1	=	4.75
TOTAL LIFT AREA				=	4.75

FIRE LIFT AREA					
LIFT WELL					
Sr.No	Length	Width	No.	Total	
	Sq.M.	Sq.M.		Sq.M.	
29	2.50	X 1.90	X 1	=	4.75
TOTAL FIRE LIFT AREA				=	4.75



1ST FLOOR PLAN SCALE:1:100



1ST FLOOR AREA KEY PLAN SCALE:1:200

TITLE :

PMRDA DRAWING
BUILDING PLAN & BUILDING LAYOUT

PROPOSAL :

PROPOSED LAYOUT OF RESIDENTIAL BUILDING IN,
S. NO. 68A/2/2, AT -MANJARI ((BK)
TAL - HAVELI, DIST - PUNE.

OWNER :

OWNER'S SIGN

M/S :- SAMARTHA LANDMARK

MR. ABHIJIT KISAN KADAM

MR. MAYUR MOHAN KALBHOR

SCALE = 1 : 100

NORTH

DWG. NO. MD/001/R4

DATE : 12/04/2023

DESIGN : CHANDRAKANT

CHECK BY : CHANDRAKANT

ARCHITECT :

AR. SUMIT NIGADE

1st floor, Plot no 3, Sr. No.48/232b, Vaibhav Bu

Maharashtra Hsg Soc, Opp Rao Hospital

Mob. No. +91 99234 86538, +91 99236 40099

entasyarchitects@gmail.com/ www.entasygroup.com

