

TOTAL F.S.I. STATEMENT (IN SQ.M)							
WING	Commercial+ Amenity	Residential FSI	Lift Area	Fire Lift Area	Shop	Office	Tenement
WING A	1816.47	1960.10	14.80	5.29	12	22	32
WING B	534.97	10326.22	14.80	5.29	18	0	106
TOTAL	2351.44	12286.32	29.60	10.58	30	22	138

TOTAL FSI & NON FSI AREA STATEMENT									
Construction Area Wing	FSI Area				NON FSI Area				Total Area (FSI-NON FSI)
	Commercial FSI	Residential FSI	F.S.I. Area Comm+Resi	Basement Area	Stilt / Podium Parking Area	Lift Area	Fire Lift Area	Total NON FSI	
Wing A & B	2351.44	12286.32	14637.76	2191.42	8749.27	29.60	10.58	10980.87	25618.63

F.S.I. STATEMENT Wing-A							
NO FL.	B/UP AREA		Lift Area	Fire Lift Area	Shop	Office	Tenement
	Commercial Area	Residential Area					
Basement	0.00	0.00					
Stilt/Parking	134.55	0.00			6		
Podium 1	169.80	0.00			6		
Podium 2	0.00	0.00					
Podium 3 Amenity	176.06	0.00	14.80	5.29			
1st	668.03	0.00				11	
2nd	668.03	0.00				11	
3rd	0.00	668.03					11
4th Refuge	0.00	624.04					10
5th	0.00	668.03					11
TOTAL	1816.47	1960.10	14.80	5.29	12	22	32
TOTAL	3776.57						

F.S.I. STATEMENT Wing-B							
NO FL.	B/UP AREA		Lift Area	Fire Lift Area	Shop	Office	Tenement
	Commercial Area	Residential Area					
Basement	0.00	0.00					
Stilt/Parking	203.86	0.00			9		
Podium 1	256.68	0.00			9		
Podium 2	0.00	0.00					
Podium 3	74.43	0.00					
1st	0.00	872.69	14.80	5.29			9
2nd	0.00	872.69					9
3rd	0.00	872.69					9
4th Refuge	0.00	799.66					8
5th	0.00	872.69					9
6th	0.00	872.69					9
7th	0.00	872.69					9
8th	0.00	872.69					9
9th Refuge	0.00	799.66					8
10th	0.00	872.69					9
11th	0.00	872.69					9
12th	0.00	872.69					9
TOTAL	534.97	10326.22	14.80	5.29	18		106
TOTAL	10861.19						

PARKING NON FSI AREA	
NO FL.	NON FSI AREA
Basement	2191.42
Stilt	1968.77
Podium -1	2405.98
Podium -2	2316.61
Podium -3	2057.913
TOTAL	10940.69

TOTAL OCCUPANCY LOAD CALCULATIONS			
	WING-A	WING-B	
STILT /PARKING FLOOR (SHOP)	=	36	54
PODIUM-1 AREA FLOOR (SHOP)	=	18	27
1ST TO 2TH FLOOR AREA (OFFICE)	=	82	0
TOTAL PERSONS	=	136	81

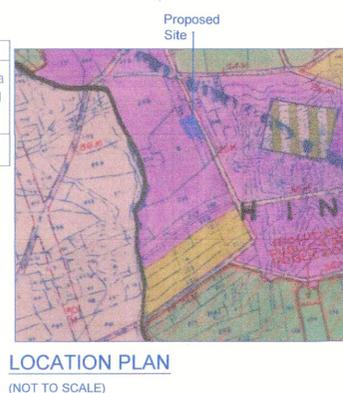
SANITARY REQUIREMENT (COMMERCIAL)				
TOTAL NO. OF PERSONS = 217				
REQUIRED		PROPOSED		
MALE	FEMALE	MALE	FEMALE	
108	109	4	7	WC
25per / 1unit	15per / 1 unit	4	7	URINAL
		4	0	W.H.B.

WATER AREA CALCULATION		
FOR RESIDENTIAL & COMMERCIAL		
PERSON	=	217
AMOUNT OF WATER REQUIRED PER PERSON	=	45
WATER REQUIRED	=	9765.000
WATER REQUIRED PER FLAT(5 PERSONS/FLAT)	=	675.00
NO OF FLATS IN BLDG.	=	138
WATER REQUIRED	=	93150.000
REQUIRED CAPACITY OF OVERHEAD WATER TANK	=	102215.000
WATER REQUIRED FOR FIRE FIGHTING	=	50000.00
TOTAL WATER REQUIRED FOR OHWT	=	152915.00
PROVIDE CAPACITY TO OVER HEAD WATER TANK	=	152915.00
REQUIRED CAPACITY TO UNDER GROUND WATER TANK WATER REQ.1.50	=	229372.50
WATER REQUIRED FOR FIRE FIGHTING	=	400000.00
PROVIDED CAPACITY TO UNDER GROUND WATER TANK WATER REQ.1.50	=	629372.50

TOTAL PARKING AREA STATEMENT				
TYPE OF FLAT	NO OF FLAT	REQUIRED PARKING		
		CAR	SCOOTER	CYCLE
FOR SHOP & OFFICE EVERY 100 SQ.M. BUILT-UP AREA (1-3-3) 2351.44/100=23.51 Say= 24		24	72	72
4 TENEMENTS HAVING CARPET AREA 0.00 SQ.M. TO 50.00 SQM ABOVE (0-5-5)	32	0	40	40
3 TENEMENTS HAVING CARPET AREA 50.00 SQ.M. TO 100.00 SQM ABOVE (1-3-3)	106	35	106	106
TOTAL	138	59	218	218
VISITING PARKING 50%	0	18	73	73
TOTAL	0	77	291	291
Req. in the TOD Zone 50 %	0	38	146	146

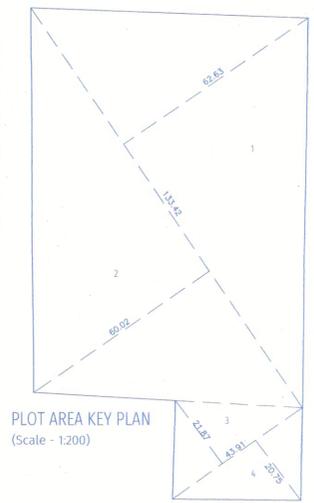
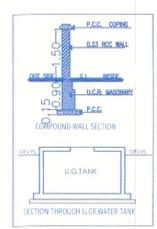
TOTAL PARKING AREA STATEMENT				
VEHICLE	SIZE	VEHICLE AREA REQUIRED	VEHICLE NO	AREA PROVIDED
CARS	2.5X5.00	12.50	44	550.00
SCOOTERS	1.00X2.00	2.00	146	292.00
CYCLE	0.50X1.40	0.70	146	102.20
TOTAL				944.20

PARKING STATEMENT				
NO FL.	CAR	SCOOTER	CYCLE	
BASEMENT	38	76	0	
STILT	34	0	0	
PODIUM -1	0	60	316	
PODIUM -2	0	90	0	
PODIUM -3	0	90	0	
TOTAL	72.00	316	316	



LOCATION PLAN (NOT TO SCALE)

GOOGLE PLAN (NOT TO SCALE)



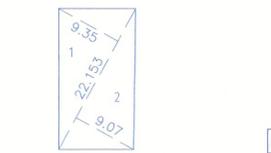
PLOT AREA KEY PLAN (Scale - 1:200)

TOTAL OPEN SPACE		
OPEN SPACE -1	256.28	
OPEN SPACE -2	204.03	
OPEN SPACE -3	358.98	
TOTAL	819.29	

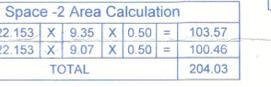
Area Calculation For Plot							
1	133.42	X	62.63	X	0.5	=	4178.05
2	133.42	X	60.02	X	0.5	=	4003.93
3	43.91	X	21.86	X	0.5	=	479.94
4	43.91	X	20.75	X	0.5	=	455.57
TOTAL							9117.48



OPEN SPACE -1 AREA KEY PLAN (SCALE - 1:100)

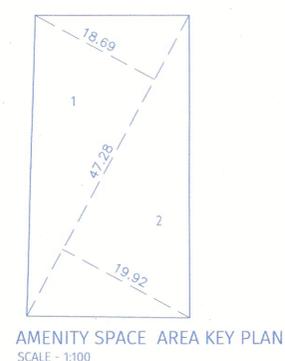


OPEN SPACE -2 AREA KEY PLAN (SCALE - 1:100)



OPEN SPACE -3 AREA KEY PLAN (SCALE - 1:100)

Amenity space Area Calculation							
1	47.28	X	18.69	X	0.50	=	441.83
2	47.28	X	19.92	X	0.50	=	470.91
TOTAL							912.74



AMENITY SPACE AREA KEY PLAN (SCALE - 1:100)



SCHEMATIC SECTION

DATE & STAMP OF APPROVAL 01/14

Layout Plan

Approved as amended in Subject to conditions mentioned in Annexure 'A' of letter No. BMU / I.C.R. No. 2002/23-24 / Mouza (8745) S. No. / G. No. / CTS No. 236/8, 236/5 Dated: 22/04/2024 236/2(4)

Deputy Joint Metropolitan planner
Pune Metropolitan Regional Development Authority, Pune

A	AREA STATEMENTS	SQ.M
01	Area of Plot (Minimum area of a, b, c to be considered)	9100.00
(a)	As per ownership document (7/12, CTS extract)	9100.00
(b)	As per measurement sheet	9117.48
(c)	As per site	9117.48
02	Deductions for:	
(a)	Proposed D.P./D.P. Road widening Area	0.00
(b)	Any D.P. Reservation area	0.00
Total (a + b)		0.00
03	Balance Area of the plot (01-02)	9100.00
04	Amenity space	
(a)	Required 10%	910.00
(b)	Proposed	912.74
05	Net Plot Area [3-(a)-(b)]	8190.00
06	Recreational Open Space (if applicable)	
(a)	Required	819.00
(b)	Proposed	819.29
07	Internal Road area	00.00
08	Plotable Area	8190.00
09	Built up area with reference to Basic F.S.I. as per front road width (Sr.No. 5 x 1.10 basic FSI)	9009.00
10	Addition of FSI on Payment of Premium	
(a)	Permissible fsi on payment of premium (sr no.8) x 1.80	0.00
(b)	Proposed FSI on Payment of Premium	0.00
11	In-situ FSI/TDR Permissible	
(a)	In-situ area against D.P. Road [2.00 x Sr. No. 2 (a)]	0.00
(b)	In-situ area against Amenity Space [2.00 or 1.85 x Sr.No.4(b)]	0.00
(c)	Permissible TDR (8 x 0.60)	0.00
(d)	Total in-situ / TDR Proposed	0.00
12	Green building FSI (0.05 X 08)	0.00
13	Total Permissible FSI (9+10a+11c+12)	9009.00
14	Total entitlement of FSI in the proposal	
(a)	[9+10(b)+11(d)] or 12 whichever is applicable	9009.00
(b)	Commercial Ancillary Area FSI upto 80% with payment of charges [2351.44 / 1.80 = 1306.36] 2351.44 - 1306.36 = 1045.08	5652.45
(c)	Residential Ancillary Area FSI upto 60% with payment of charges [12286.32 / 1.60 = 7678.95] 12286.32 - 7678.95 = 4607.37	
(d)	Total entitlement (a+c)	14661.45
15	Maximum utilization limit of F.S.I. (building potential) Permissible as per Road width (as per Regulation No.6.1 or 6.2 or 6.4 as applicable) x 1.6 or 1.80	14661.45
16	Total Built-up Area in proposal (excluding area at Sr.No.17.5)	
(a)	Existing Built-up Area	000.00
(b)	Proposed Commercial Built-up Area (as per 'P-Line')	2351.44
(c)	Proposed Residential Built-up Area (as per 'P-Line')	12286.32
(d)	Total (a+b)	14637.76
17	F.S.I. Consumed (16/14)	0.99
18	Area for Inclusive Housing, if any	
(a)	Required (20% of Sr.No.5)	00.00
(b)	Proposed	00.00

B CERTIFICATE OF AREA
Certified that the Plot under reference was surveyed by me on and the dimensions of sides etc. of the plot stated on Plan are as measured on site and the area so worked out tallies with the area stated in document of ownership / T.P. Scheme Records / Land Record Dept. / City Survey records.
Sign of the Architect

C OWNER'S DECLARATION
I/We undersigned hereby confirm that I/We would abide by plans sanctioned by P.M.R.D.A. I/We would execute the structure as per sanctioned plans. Also I/We would execute the work under supervision of proper technical person so as to ensure the quality and safety of the work site.
Sign of the Owner

D LEGEND
Plot Boundary : Black
Proposed Work : Red
Drainage Line : Red Dotted
Water line : Black Dotted
Existing to be retained: Hatched
Demolitions: Yellow hatched

E PROJECT TEAM	
01	Concept Designers
02	Environment Consultant
03	Structural Consultant
04	Plumbing Consultant
05	Electrical Consultant
06	Fire Consultant
07	HVAC Consultant

F JOB TITLE / SITE ADDRESS
Proposed Residential & Commercial Building Sr. No. 236/4, 236/8, 237/2 Hinjewadi, Mulshi, Pune.

G OWNER NAME AND SIGNATURE
Krisata Landmarks Pvt. Ltd. Through its Director Mr. Sagar Omprakash Agarwal

H ARCHITECT
Hrishabh Kulkarni CA/2002/29235
Vishal Deshmukh CA/2010/47693

VK:a architecture

5th Floor, Nextgen Avenue, Sr.No.103(p), CTS No.2850,3,8 Road, Near C.C. Trade Tower, Borivli, Pune-411016.

Phone: +91 20 626 8888
Email: mail@vkarch.com, www.vkarch.com

Scale: 1:500
900 x 600

Project: Khajappa
Drawing No: 2702
Date: 09/05/2025

FOR PMRDA SUBMISSION