

AREA STATEMENT (SALE BLDG. + REHAB.)									
BLDG.	F.S.I.	PROPOSED BALCONY	STAIRCASE	PASSAGE	LIFT	MACHINE ROOM	TERRACE	TENEMENT	
			FIRE	RESI.					
A	24907.12	0	0	0	0	0	0	0	112
B	9410.19	1403.77	0	694	2237.40	182.70	99.36	0	348
C	6808.13	983.02	0	463.05	1368.20	120.60	38.66	0	244
TOTAL	41126.44	2386.79	1157.05	3676.60	303.30	88.07			704

AREA STATEMENT (C & D REHAB) OCCUPANCY RECEIVED ON 17/09/2019									
BLDG.	F.S.I.	BALCONY	STAIRCASE	PASSAGE	LIFT	MACHINE ROOM	TERRACE	TENEMENT	
			FIRE	RESI.					
C	REHAB. SALE	REHAB. SALE	REHAB. SALE	REHAB. SALE	REHAB. SALE	REHAB. SALE	REHAB. SALE	REHAB. SALE	REHAB. SALE
	8597.60	812.59	121.28	632.90	61.75	2038.52	198.88	166.46	16.24
	9410.19	1403.77	694.65	2237.40	182.70	99.36	0	318	30
D	REHAB. SALE	REHAB. SALE	REHAB. SALE	REHAB. SALE	REHAB. SALE	REHAB. SALE	REHAB. SALE	REHAB. SALE	REHAB. SALE
	6627.89	181.24	983.02	0	438.25	23.80	1369.20	0	114.40
	6808.13	983.02	463.05	1369.20	120.60	38.66	0	0	244

PLOT AREA BY METHOD
31.84 x 73.56 (X 3.53) 94.96 = 305.34 (X 3.25) 34.99 (X 3.53) 122.51 = 540.30
TOTAL = 1045.63

OPEN SPACE AREA BY METHOD
(20.60 x 18.24) (X 0.50) 48.563 = 943.10

ROAD AREA BY METHOD
A = (6.10 x 5.40) (X 3.53) 16.56 = 95.22 B = (5.72 x 8.87) (X 3.53) 64.21 = 86.36 C = (8.81 x 11.34) (X 3.53) 117.74 = 416.0
TOTAL = 386.75

AREA STATEMENT	Area (sq m)
Construction area of Rehab Building C	12,763.10
Construction area of Rehab Building D	9,572.44
Construction area of Office + Toilet + 2 no.	32.00
Construction area of social welfare & balwadi 'E' Building	300.00
Total Construction Area	22,667.54
T.D.R. Zone (C)	1.3
Slum Rehabilitation Scheme Area (22,667.54 x 3.00 = 22,667.54)	90,670.16
Maximum permissible F.S.I. in situ (8484.88 x 4)	33,939.52
T.D.R. generated (90,670.16 / 33,939.52)	56,730.64

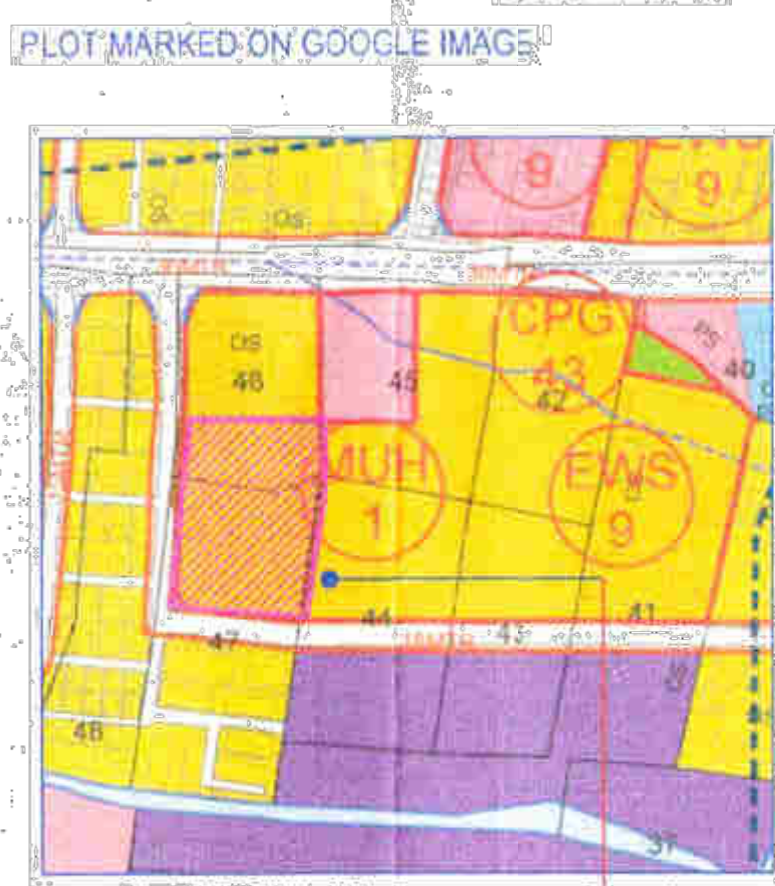
PARKING STATEMENT	AS PER RULE	CARS	SCOOTER	CYCLE
SRA BUILDING - C & D				
For every 1 slum unit	0	1	2	
Parking required for 500 units = 17 non - res. (104)	0	609	1218	
SALE BUILDING - A & B				
For every 1 unit above 150 sq. m.	2		0	
Parking required for 112 tenements	224	112	0	
Add 5% visitor parking	11	6	0	
Total Parking Required	235	727	1218	

FSI AREA STATEMENT TOWER A & B		
FLOOR	FSI	TENEMENT
Ground floor	118.25	0
P-1	0.00	0
P-2	0.00	0
P-3	0.00	0
P-4	0.00	0
P-5	0.00	0
1st Floor (PODIUM)	1115.06	4
2nd Floor (REFUGE FLOOR)	611.69	0
3rd Floor	1179.99	6
4th Floor	1179.99	6
5th Floor	1179.99	6
6th Floor	1179.99	6
7th Floor (REFUGE FLOOR)	1139.24	6
8th Floor	1179.99	6
9th Floor	1179.99	6
10th Floor	1179.99	6
11th Floor	1179.99	6
12th Floor (REFUGE FLOOR)	1139.24	6
13th Floor	1179.99	6
14th Floor	1179.99	6
15th Floor	1179.99	6
16th Floor	1179.99	6
17th Floor (REFUGE FLOOR)	1139.24	6
18th Floor	1179.99	6
19th Floor	1179.99	6
20th Floor	1186.72	6
Net to be constructed on site III revised E.O. is reserved.		
21st Floor	936.82	0
TOTAL AREA	24907.12	112

PROPOSED PARKING FOR SALE BLDG A & B		
FLOOR	CAR	SCOOTER
P-1	49	98
P-2	51	102
P-3	59	118
P-4	51	102
P-5	54	108
TOTAL PROPOSED	265	528

FSI & NON-FSI STATEMENT			
BLDG HT. M	FSI AREA SQ. M.	TOTAL NON FSI SQ. M.	TOTAL CONSTRUCTION AREA (FSI + NON-FSI) SQ. M.
A & B	86.47		
C	45.75	30726.59	61855.03
D	43.65		

WATER TANK CALCULATION	
Total no. occupants = 112 tenements x 5 persons	560
Required OHWT capacity (280 x 150 litrs/day) (liters)	84,000
Additional fire fighting capacity (40,000 litrs) (liters) per tower	10,000
Total required OHWT capacity (liters)	94,000
Proposed OHWT (liters) per tower	155,500
Required UGWT capacity (OHWT x 150%) (liters)	166,500
Add fire capacity in UGWT (for all above 30m) (liters)	120,000
Total capacity of UGWT required	386,500
Proposed UGWT (liters) per tower	392,000
For 348 units 348 x 6 x 135 = 2,84,900 litrs (Add 28,000 litrs for fire) O.H.W.T. = 2,59,900 litrs (Sump Wells 3,89,850 litrs)	



COMPOUND WALL DETAILS	
SECTION FOR UNDERGROUND WATER TANK	
LEGEND	
PLOT BOUNDARY	THICK BLACK
PROPOSED WORK	THICK RED
OPEN SPACE	THICK GREEN
AMENITY SPACE	THICK PINK
DRAINAGE LINE	DOTTED
RED WATER LINE	DOTTED BLACK
DEVELOPERS SHOWN	HATCHED YELLOW
BRIEF SPECIFICATION	
FOUNDATION UP TO HARD STRATA	RCC FRAMED STRUCTURE
RCC OVERHEAD TANK	0.3M THK BRICKWORK

STAMP OF APPROVAL

OFFICE OF THE
SLUM REHABILITATION AUTHORITY,
PUNE & PIMPRI-CHINCHWAD AREA, PUNE-16
Revised Approval subject to condition mentioned in
Revised Commencement Certificate vide Building
Permit No. 38/13544/2024 Date 11/09/2024
REVISED COMMENCEMENT SANCTIONED
ASSISTANT DIRECTOR OF TOWN PLANNING,
SLUM REHABILITATION AUTHORITY, PUNE-16

Area Statement		FSI (sq. m.)
a) Area of Plot are per 7.12		11500.00
b) Area of Plot as per Demarcation		10408.73
c) Area of Plot Considered		10408.73
Deductions in Area (a - b)		
a) Area under road		980.75
b) Green belt		0.00
Net area of the Plot (1a - 2)		9427.98
Deductions for		
a) Required Open space (9427.98 x 10%)		943.10
b) Proposed Open space		943.10
Balance area of the Plot (3 - 4a)		8484.88
Additions for FSI		
Total permissible FSI		4.00
Total permissible floor space Sq. m. 5 x 4 = 8484.88 x 4.00		33,939.52
Existing Residential Floor Space (Rehab Buildings C & D)		16,219.32
Balance FSI (6 - 9)		17,720.20
Proposed Area for Bldg A & B only (24907.12 x 3.6)		15,566.95
Proposed Ancillary FSI (11 x 60%)		9340.17
Total Proposed Area (11 + 12) = For Building A & B Only		24,907.12
Total FSI existing + proposed (including Ancillary FSI) 0 + 13		17,126.44
Balance Area generated by unused FSI (33,939.52 - 16,219.32 = 15,566.95)		8,153.26

TENEMENT STATEMENT

TENEMENTS PROPOSED	1704 (17) (NON-RESI)
TENEMENTS PERMISSIBLE	1360 (17) (4)

REVISED - 1
APPROVED UNDER C.C. NO. 359/2023 DATED - 21/02/2023

NEW
APPROVED UNDER C.C. NO. 389/17 DATED - 30/03/2017

DEVELOPER

MACROTECH DEVELOPERS LIMITED

Through its authorized signatory

PROPOSED SLUM REHABILITATION SCHEME ON S.NO. 46 (P) + 47 (P)
CTS NO. 1721 (P) + 1723 + 1724 + 1725 + 1726 + 1727 (P) AT KOTHRUD,
PUNE.

OMKAR
ASSOCIATES
ARCHITECTS

21, SURAT APARTMENT, RAJESH BHAVAN, KOTHRUD, PUNE-411 001

CA/31/16223
CA/61/13600

Red Highlighted area denotes the land area for this particular RERA Project