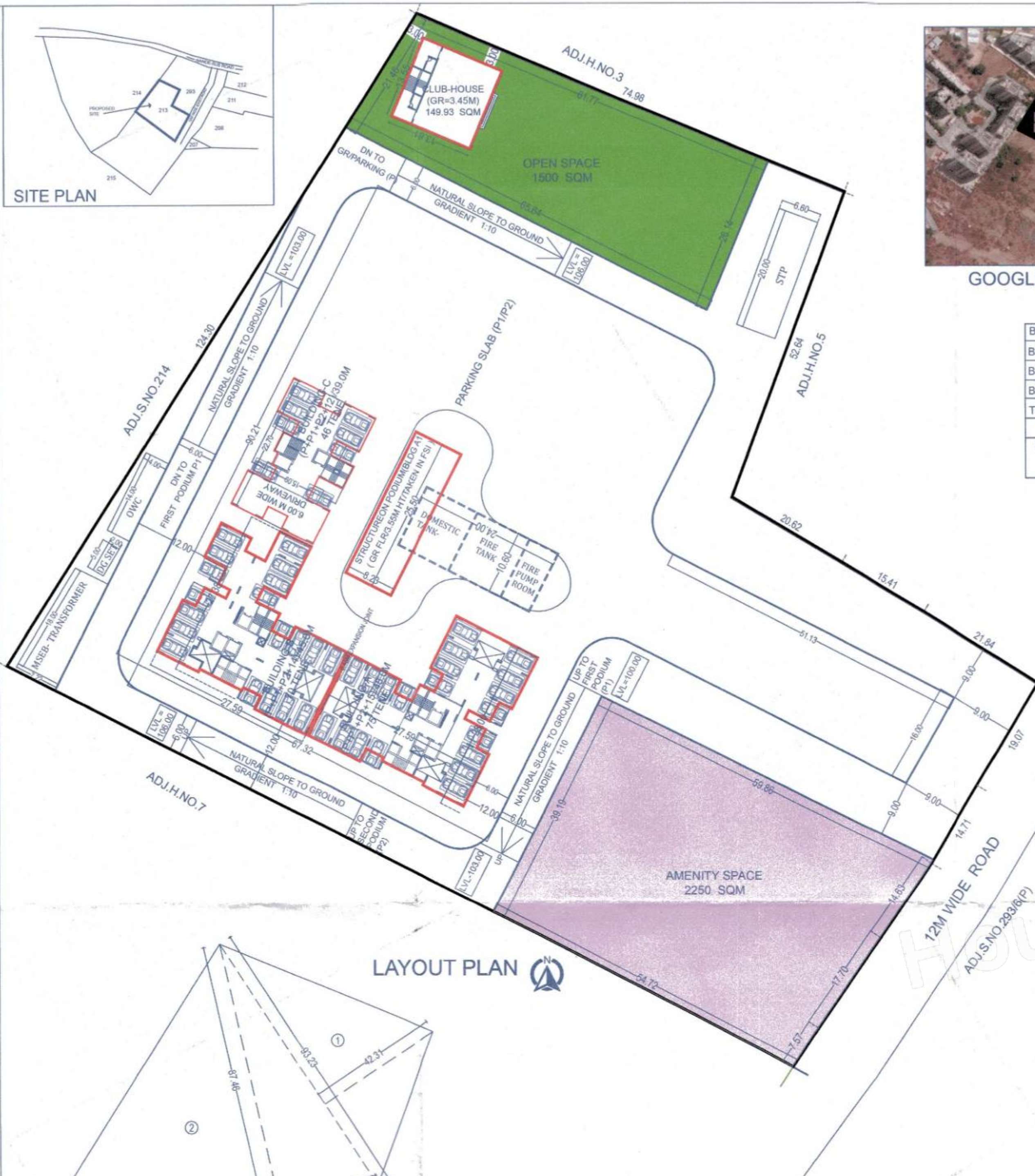




GOOGLE LOCATION PLAN

FORM OF STATEMENT 2

BLDG.	NO. OF BLDG.	HEIGHT OF BLDG.	FSI AREA	NO. OF TENE.
BLDG. A	1	P+P1+P2+15 FLR = 54M	6721.05 SQ.M.	75
BLDG. B	1	P+P1+P2+14 FLR = 54M	5711.72 SQ.M.	70
BLDG. A1	1	GROUND FLR = 3.55M	209.87 SQ.M.	145
TOTAL			12,642.64 SQ.M.	
REQUIRE INCLUSIVE HSG AREA			2550.00 SQ.M.	
PROPOSED INCLUSIVE HSG AREA				
EWS IN BLDG C FIRST 12 FL. OF BLDG.			2576.19 SQ.M.	46 TENE

FSI / NON FSI AREA STATEMENT
(INCLUDING BLDG C)

ITEM	AREA IN SQM
FSI	12,432.77 + 209.87 (PODIUM STRU.) = 12,642.64
2576.19 (INCLUSIVE HOUSING)	
NON- FSI	
OPEN BALCONY AREA	1109.74
DRY BALCONY AREA	--
PASSAGE AREA FREE OF FSI	--
TERRACE AREA FREE OF FSI	--
FIRE STAIR+STAIRCASE AREA FREE OF FSI	1234.27
LMR LESS LIFT AREA	35.91
FIRE REFUGE AREA	103.96
PARKING SLABS AREA	13,988.94
TOTAL NON FSI AREA	16452.82
TOTAL FSI + NON FSI AREA	29,095.46

F.S.I. STATEMENT - BLDG A (P+P1+P2+15 FLR.) (RESIDENTIAL BUILDING)

FLOOR	FLOOR AREA	BALC. PERM(15%)	OPEN BALC. PROP.	STAIR AREA	FIRE STAIR AREA	LIFT AREA (LMR LESS)	BUILT UP (FSI+NON FSI)
FIRST	448.07	67.21	32.57	17.16	14.63		512.43
SECOND	448.07	67.21	32.57	17.16	14.63	1.90X1.90X2	512.43
THIRD	448.07	67.21	32.57	17.16	14.63	1.90 X 2.50	512.43
FOURTH	448.07	67.21	32.57	17.16	14.63		512.43
FIFTH	448.07	67.21	32.57	17.16	14.63		512.43
SIXTH	448.07	67.21	32.57	17.16	14.63		512.43+16.74(FF)
SEVENTH	448.07	67.21	32.57	17.16	14.63		512.43
EIGHTH	448.07	67.21	32.57	17.16	14.63		512.43
NINTH	448.07	67.21	32.57	17.16	14.63		512.43
TENTH	448.07	67.21	32.57	17.16	14.63		512.43
ELEVENTH	448.07	67.21	32.57	17.16	14.63		512.43+16.74(FF)
TWELFTH	448.07	67.21	32.57	17.16	14.63		512.43
THIRTEENTH	448.07	67.21	32.57	17.16	14.63		512.43
FOURTEENTH	448.07	67.21	32.57	17.16	14.63		512.43
FIFTEENTH	448.07	67.21	32.57	17.16	14.63		512.43
TOTAL	6721.05		488.55	257.40	219.45	8.36 SQ.M.	7686.45+33.48(FF) = 7719.93

F.S.I. STATEMENT - BLDG. B (P+P1+P2+14 FLR.) (RESIDENTIAL BUILDING)

FLOOR	FLOOR AREA	BALC. PERM(15%)	OPEN BALC. PROP.	STAIR AREA	FIRE STAIR AREA	LIFT AREA (LMR LESS)	BUILT UP (FSI+NON FSI)
FIRST	407.98	61.20	30.16	17.16	14.63		469.93
SECOND	407.98	61.20	30.16	17.16	14.63	1.90 X 1.90X2	469.93
THIRD	407.98	61.20	30.16	17.16	14.63	1.90 X 2.50	469.93
FOURTH	407.98	61.20	30.16	17.16	14.63		469.93
FIFTH	407.98	61.20	30.16	17.16	14.63		469.93
SIXTH	407.98	61.20	30.16	17.16	14.63		469.93+16.74(FF)
SEVENTH	407.98	61.20	30.16	17.16	14.63		469.93
EIGHTH	407.98	61.20	30.16	17.16	14.63		469.93
NINTH	407.98	61.20	30.16	17.16	14.63		469.93
TENTH	407.98	61.20	30.16	17.16	14.63		469.93
ELEVENTH	407.98	61.20	30.16	17.16	14.63		469.93+16.74(FF)
TWELFTH	407.98	61.20	30.16	17.16	14.63		469.93
THIRTEENTH	407.98	61.20	30.16	17.16	14.63		469.93
FOURTEENTH	407.98	61.20	30.16	17.16	14.63		469.93
TOTAL	5711.72		422.24	240.24	204.82	11.97 SQ.M.	6579.02+33.48(FF) = 6612.50

F.S.I. STATEMENT - BLDG C (P+P1+P2+12 FLR.) (INCLUSIVE HOUSING)(RESIDENTIAL BUILDING)

FLOOR	FLOOR AREA	BALC. PERM(15%)	OPEN BALC. PROP.	STAIR AREA	FIRE STAIR AREA	LIFT AREA (LMR LESS)	BUILT UP (FSI+NON FSI)
FIRST	124.18	18.63	8.65	11.03	15.00		158.86
SECOND	222.91	33.44	17.30	11.03	15.00	1.90X1.90X1	266.24
THIRD	222.91	33.44	17.30	11.03	15.00	1.90 X 2.50	266.24
FOURTH	222.91	33.44	17.30	11.03	15.00		266.24
FIFTH	222.91	33.44	17.30	11.03	15.00		266.24
SIXTH	222.91	33.44	17.30	11.03	15.00		266.24+18.50(FF)
SEVENTH	222.91	33.44	17.30	11.03	15.00		266.24
EIGHTH	222.91	33.44	17.30	11.03	15.00		266.24
NINTH	222.91	33.44	17.30	11.03	15.00		266.24
TENTH	222.91	33.44	17.30	11.03	15.00		266.24
ELEVENTH	222.91	33.44	17.30	11.03	15.00		266.24+18.50(FF)
TWELFTH	222.91	33.44	17.30	11.03	15.00		266.24
TOTAL	2576.19		198.95	132.36	180.00	8.36	3087.50+37(FF) = 3124.50

LAYOUT

1/9

STAMP OF APPROVALS

Approved as amended in... subject to conditions mentioned in Annexure 'A' of letter No. 84/M.C.R. No. 2282/22-23/2024 S.No.G.No./CTS No. 253/15-9-2024 Dated 5/3/2024

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



	SQ.M.
1a) AREA OF PLOT AS PER 7/12 EXT	15,000.00
1b) AREA OF PLOT AS PER DEMARC.	15,001.01
1a) AREA OF PLOT AS PER 7/12 EXT	15,000.00
2) DEDUCT	
a) AREA UNDER ROAD	--
TOTAL DEDUCTION (a+b+c+d)	--
3) GROSS PLOT AREA (1-2)	15,000.00
4) RECREATIONAL OPEN SPACE	
a) OPEN SPACE (REQUIRED)	1500.00
b) OPEN SPACE (PROVIDED)	1500.00
5) AMENITY SPACE	
a) AMENITY SPACE (REQUIRED)	2250.00
b) AMENITY SPACE (PROVIDED)	2250.00
6) SERVICE ROAD & HIGHWAYS	--
7) INTERNAL ROAD AREA	--
8) NET AREA OF PLOT [(3-5b)]	12,750.00
9) B/UP AREA With reference to Basic F.S.I. As per front road width (sr.no.8x1.0)	12,750.00
10) ADDITION OF AREA FOR FSI	
a) In situ area against D.p.Road	----
b) In situ area against Amenity Space	----
c) Premium FSI area (0.20X12750)	----
d) TDR Area (0.3X12750.00)	----
e) Additional Area	----
TOTAL AREA AVAILABLE (9+10)	12,750.00
11) PROPOSED FLOOR AREA	12,642.64
12) EXCESS BALC. AREA TO TAKEN IN F.S.I.	
13) EXISTING FLOOR AREA	
14) TOTAL PROPOSED AREA	12,642.64
15) PROPOSED TENEMENTS (145 TENE+46 EWS)	191
16) INCLUSIVE HOUSING (0.20 OF 12750.00)	2550.00
17) PROPOSED INCLUSIVE HOUSING AREA	2576.19

BRIEF SPECIFICATIONS.

- * R.C.C. STRUCTURES WITH 6" THICK BLOCK MASONRY
- * ALU. WINDOW & T.W. FRAMED FLUSH DOOR
- * SAND FACED PLASTER EXTERNALLY & INTERNALLY
- * NEERU FINISHED PLASTER
- * M.M. TILES FLOORING & GLAZED TILES IN TOILET

LEGEND

- * PLOT BOUNDARY
- * PROPOSED WORK
- * INTERNAL ROADS
- * OPEN SPACE
- * AMENITY SPACE
- * EXISTING STRUCTURE TO BE DEMOLISH
- * THICK BLACK
- * RED SMUGGED
- * BROWN SMUGGED
- * GREEN SMUGGED
- * PINK SMUGGED
- * YELLOW SMUGGED

Certificate of Area- Certified that the plot under reference was surveyed by me on and the dimensions of the side etc of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of Ownership / Land survey records.

Ar. Tushar Rege
Signature of Architect

Owner's Declaration

I, undersigned hereby confirm that I would abide by plans sanctioned by PMRDA. I would execute the structure as per sanctioned plans. Also I would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.

Signature of Owner(P.A.H.)

PROJECT:-

PROPOSED AMALGAMTION+ LAYOUT OF BUILDINGS AT S.NO.213/4(P) & S.NO.293/7, MAUJE-SUS, TAL.MULSHI DIST.,PUNE

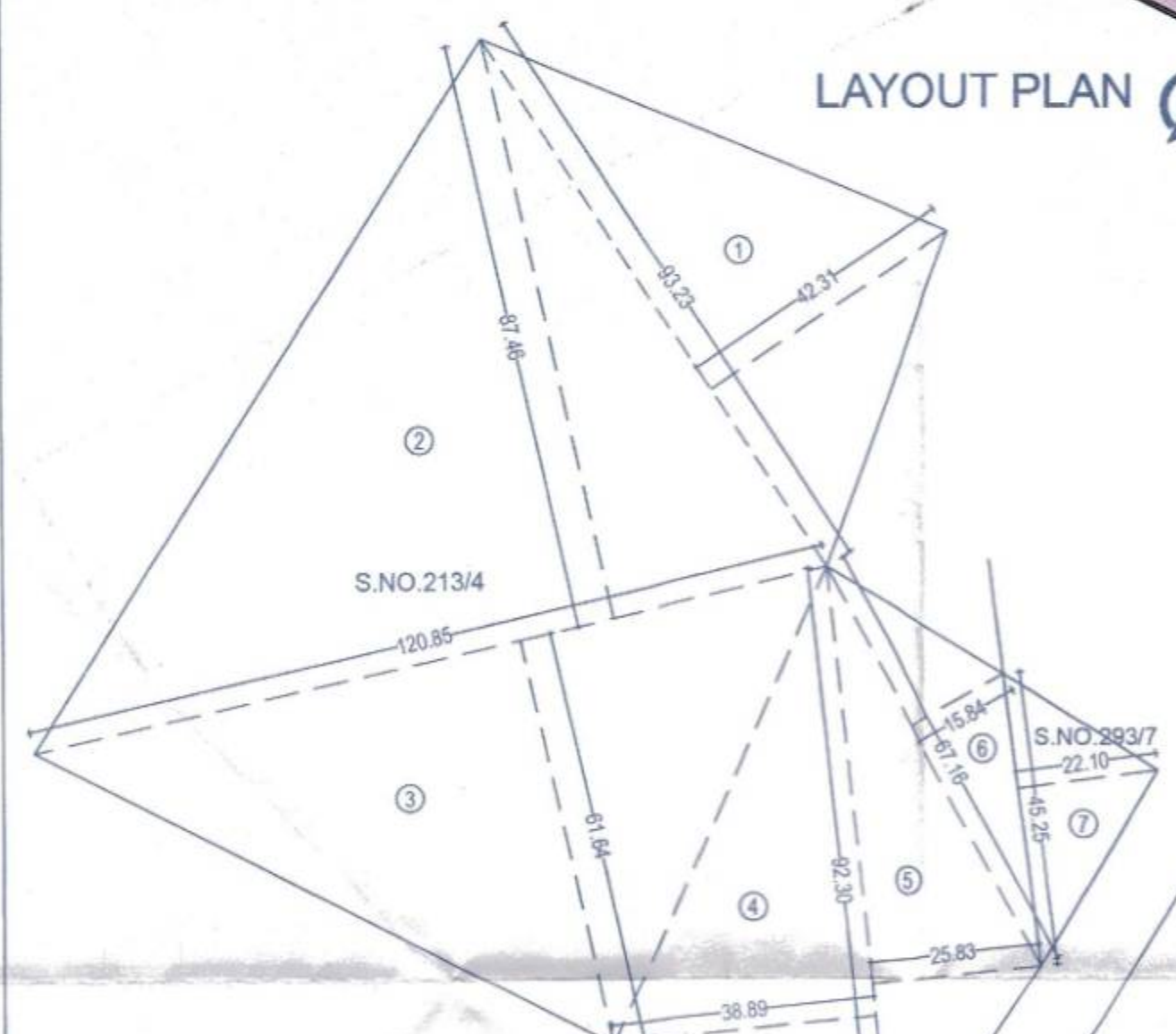
Signature of Architect
Signature of Owner / PAH

SCALE = 1:500
DATE = 19-02-2024
JOB NO. = 321

ARCHITECTS: TUSHAR REGE CA/93/16155
BHAGYASHREE REGE CA/93/16156

TEAMWORK
ARCHITECTS AND PLANNERS

4,BHAGYASHREE,18-NAV RAJASTHAN SOC,
OFF S.B. ROAD, PUNE -411016
TEL : 9529805235.



S.NO.	AREA AS PER 7/12 EXTRACT	AREA BY TRIANGULATION	LEAST CONDIDERED
S.NO.213/4	14,500.00	14,500.47	14,500.00
S.NO.293/7	500.00	500.00	500.00
TOTAL	15,000.00	15,000.47	15,000.00

S.NO.	AREA AS PER 7/12 EXTRACT	AREA BY TRIANGULATION	LEAST CONDIDERED
S.NO.213/4	15,000.00	15,000.47	15,000.00

S.NO.	AREA AS PER 7/12 EXTRACT	AREA BY TRIANGULATION	LEAST CONDIDERED
S.NO.293/7	500.00	500.00	500.00
TOTAL	15,000.00	15,000.47	15,000.00

PARKING SLAB AREA CALCULATION	B/UP AREA STATEMENT FOR CLUB HOUSE
1. 90.21 X 67.47 = 6086.47 SQ.M.	FLOOR PERM. B/UP PERM B/UP PROPOSED B/UP AREA
2. 16.00 X 57.13 = 914.08 SQ.M.	GROUND 10% OF OPEN SPACE 150.00 SQ.M. 149.93 SQ.M.
TOTAL = 7000.55 SQ.M.	B/UP AREA STATEMENT FOR STRUCTURE ON PODIUM (WING A1) TAKEN IN FSI 25.50 X 8.23 = 209.87 SQ.M.
DEDUCT 4 CORNERS CHAMFER 4 X [(1/2 X 6.0X6.0) + (8.49X1.76X2/3)] = 32.16 SQ.M.	
ADD 2 CORNERS CHAMFER 2X [(1/2 X 6.0X6.0) + (8.49X1.76X2/3)] = 16.08 SQ.M.	
NET SLAB AREA = 6984.47 SQ.M.	
AREA OF EACH PARKING SLAB = 6984.47 SQ.M.	
AREA OF 2 PARKING SLAB= 13968.94 SQ.M.	

WATER REQUIREMENT TABLE			
	BLDG. A	BLDG. B	BLDG. C
NO. OF FLATS	75	75	46
NO. OF PERSONS	75 X 5 = 375	75 X 5 = 375	46 X 5 = 230
WATER REQD. PER DAY	375 X 135 = 50,625 LIT	375 X 135 = 50,625 LIT	230 X 135 = 31,050 LIT
ADD FOR FIRE FIGHTING	20,000 LIT	20,000 LIT	20,000 LIT
CAP. OF O.H.TANK	(50,625 + 20,000)	(50,625 + 20,000)	(31,050 + 20,000)
CAP. OF O.H.TANK	= 70,625 SAY 71000 LIT	= 70,625 SAY 71000 LIT	= 51,050 SAY 51,500 LIT
SIZE OF O.H.TANK	(4.50 X 5.46 X 2.10M) & (3.25 X 5.28 X 1.20M)(FIRE)	(4.50 X 5.46 X 2.10M) & (3.25 X 5.28 X 1.20M)(FIRE)	(3.15 X6.21 X 1.75M) (3.15 X 4.40 X 1.45M)(FIRE)
CAP. OF U.G.TANK = 1.50 X (50,625+50,625+31,050) = 1,98,450 SAY 2,00,000 + (75,000X3)(FIRE) = 4,25,000LIT			
SIZE OF U.G.TANK = 24.0X10.60X2.0M HT.			

PARKING TABLE	BLDG A	BLDG B	BLDG C (INCLUSIVE HSG.)
RESIDENTIAL			
BETN 50-100 SQ.M.	FOR 3 1 3 3	FOR 3 1 3 3	FOR 3 1 3 3
TOTAL PARKING REQD.	FOR 75 25 75 75	FOR 75 25 75 75	FOR 46 16 46 46
ADD 5% VISITOR PARK.	02 04 04	02 04 04	01 02 02
PARKING REQUIRED	27 79 79	27 79 79	17 48 48
PARKING PROPOSED	FOR 75 27 79 79	FOR 75 27 79 79	FOR 46 17 48 48
PARKING AREA	337.50 158.00 110.60	337.50 158.00 110.60	212.50 96.00 67.20
TOTAL PARKING AREA	606.10 SQ.M.	606.10 SQ.M.	375.70 SQ.M.

