AREA STATEMENT (NOVA RESIDENCY)

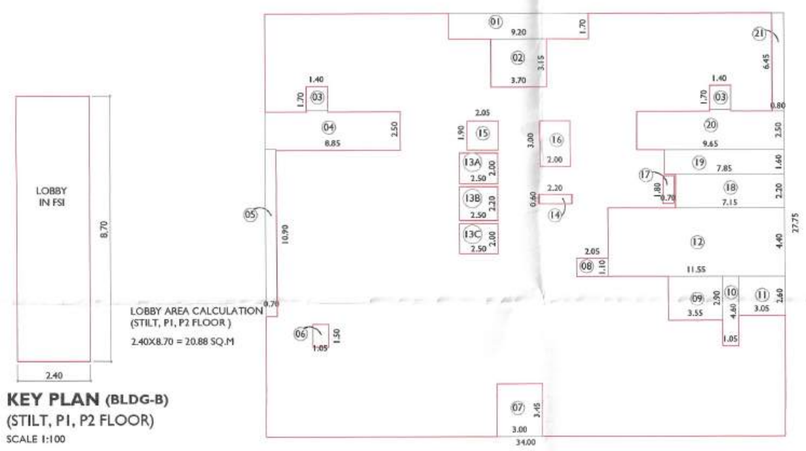
S. NO.	BLDG.	NO. OF FLOORS	BLDG. HT. (M.)	TENEMENTS	SINGLE FLOOR (SQM.)	STILT FLOOR (SQM.)	P1 FLOOR (SQM.)	P2 FLOOR (SQM.)	1st FLOOR (SQM.)	2nd FLOOR (SQM.)	3rd FLOOR (SQM.)	4th FLOOR (SQM.)	5th FLOOR (SQM.)	6th FLOOR (SQM.)	7th FLOOR (SQM.)	8th FLOOR (SQM.)	9th FLOOR (SQM.)	10th FLOOR (SQM.)	11th FLOOR (SQM.)	12th FLOOR (SQM.)	13th FLOOR (SQM.)	14th FLOOR (SQM.)	15th FLOOR (SQM.)	16th FLOOR (SQM.)	17th FLOOR (SQM.)	18th FLOOR (SQM.)	19th FLOOR (SQM.)	20th FLOOR (SQM.)	21st FLOOR (SQM.)	22nd FLOOR (SQM.)	23rd FLOOR (SQM.)	24th FLOOR (SQM.)	25th FLOOR (SQM.)	TOTAL FSI (SQM.)
01)	A	STILT+ P1+P2+ 25 FLOORS	91.45	98	0.00	20.88	20.88	20.88	544.79	446.83	446.83	446.83	446.83	446.83	446.83	446.83	446.83	446.83	446.83	446.83	446.83	446.83	446.83	446.83	446.83	446.83	446.83	446.83	446.83	446.83	446.83	446.83	446.83	11331.35
02)	B	STILT+ P1+P2+ 25 FLOORS	91.45	98	0.00	20.88	20.88	20.88	708.09	562.28	562.28	562.28	562.28	562.28	562.28	562.28	562.28	562.28	562.28	562.28	562.28	562.28	562.28	562.28	562.28	562.28	562.28	562.28	562.28	562.28	562.28	562.28	562.28	14265.45
03)	FITNESS CENTRE	SINGLE FLOOR ONLY	3.75	-	96.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	96.00
	TOTAL			196																														25692.80

AREA STATEMENT (INCLUSIVE HOUSING - NOVA ANNEXE)

BLDG.	NO. OF FLOORS	BLDG. HT. (M.)	TENEMENTS	STILT FLOOR (SQM.)	1st FLOOR (SQM.)	2nd FLOOR (SQM.)	3rd FLOOR (SQM.)	4th FLOOR (SQM.)	5th FLOOR (SQM.)	6th FLOOR (SQM.)	7th FLOOR (SQM.)	TOTAL FSI (SQM.)
C	STILT+ 7 FLOORS	23.45	42	30.85	304.04	304.04	304.04	304.04	304.04	304.04	304.04	2159.13

CONSTRUCTION AREA STATEMENT

BUILDING	TOTAL NO. OF FLOORS	FSI AREA (SQM.)	BUILDING NON FSI AREA: NON ACCESSIBLE TERRACE AREA @1ST/2ND FLOOR	BUILDING NON FSI AREA: TOP TERRACE AREA (SQM.)	BUILDING NON FSI AREA: OHWT AREA (SQM.)	BUILDING NON FSI AREA: ENTRANCE GATE AREA (SQM.)	OTHER NON FSI AREA: PODIUM AREA (SQM.)	OTHER NON FSI AREA: TRANSFORMER AREA (SQM.)	OTHER NON FSI AREA: OWC AREA (SQM.)	OTHER NON FSI AREA: STP AREA (SQM.)	OTHER NON FSI AREA: UGWT AREA (SQM.)	OTHER NON FSI AREA: TOTAL NON FSI AREA (SQM.)	TOTAL CONSTRUCTION AREA (SQM.)
A	STILT+P1+P2 +25 FLOORS	11,331.35	123.40	444.80	163.30	36.00	11,645.76	56.38	82.50	158.16	528.00		
B	STILT+P1+P2 +25 FLOORS	14,265.45	173.13	560.84	163.30			35.75	42.84	50.40	45.80		
C (INCLUSIVE HOUSING)	STILT+7 FLOORS	2,159.13	5.76	304.04	52.50	18.00							
FITNESS CENTRE	SINGLE FLOOR	96.00											
TOTAL		27,851.93	302.29	1,309.68	379.10	54.00	11,645.76	92.13	125.34	208.56	573.80	14,690.66	42,542.59

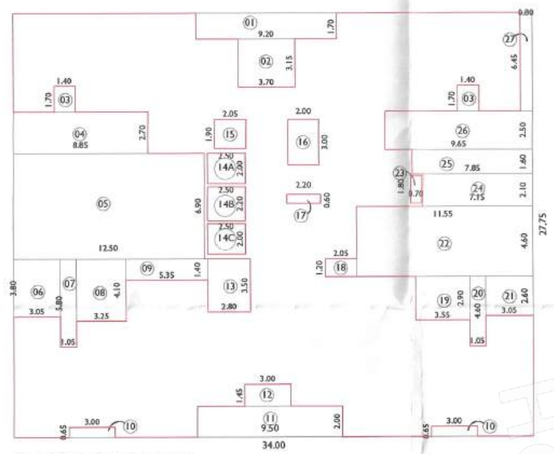


KEY PLAN (BLDG-B)
(STILT, P1, P2 FLOOR)
SCALE 1:100

KEY PLAN (BLDG-B)
(1ST FLOOR)
SCALE 1:200

AREA CALCULATIONS
FIRST FLOOR

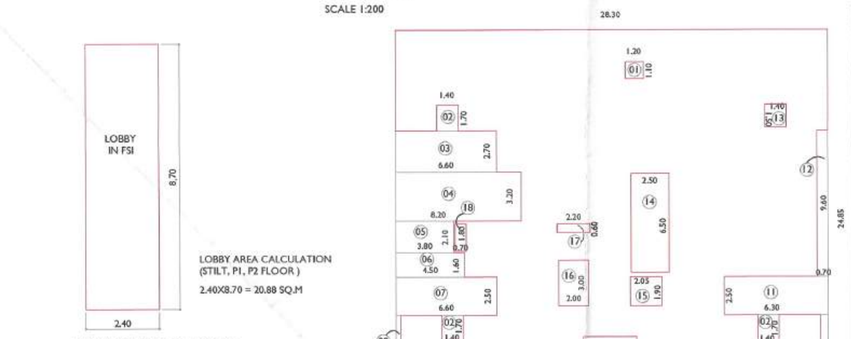
AREA OF BLOCK						
	34.00	x	27.75		=	943.50 SQM.
DECUTIONS						
01)	9.20	x	1.70	x 1	=	15.64 SQM.
02)	3.70	x	3.15	x 1	=	11.66 SQM.
03)	1.40	x	1.70	x 2	=	4.76 SQM.
04)	8.85	x	2.50	x 1	=	22.13 SQM.
05)	0.70	x	10.90	x 1	=	7.63 SQM.
06)	1.05	x	1.50	x 1	=	1.58 SQM.
07)	3.00	x	3.45	x 1	=	10.35 SQM.
08)	2.05	x	1.10	x 1	=	2.26 SQM.
09)	3.55	x	2.90	x 1	=	10.30 SQM.
10)	1.05	x	4.60	x 1	=	4.83 SQM.
11)	3.05	x	2.60	x 1	=	7.93 SQM.
12)	11.55	x	4.40	x 1	=	50.82 SQM.
13A)	2.50	x	2.00	x 1	=	5.00 SQM.
13B)	2.50	x	2.20	x 1	=	5.50 SQM.
13C)	2.50	x	2.00	x 1	=	5.00 SQM.
14)	2.20	x	0.60	x 1	=	1.32 SQM.
15)	2.05	x	1.90	x 1	=	3.90 SQM.
16)	2.00	x	3.00	x 1	=	6.00 SQM.
17)	0.70	x	1.80	x 1	=	1.26 SQM.
18)	7.15	x	2.20	x 1	=	15.73 SQM.
19)	7.85	x	1.60	x 1	=	12.56 SQM.
20)	9.65	x	2.50	x 1	=	24.13 SQM.
21)	0.80	x	6.45	x 1	=	5.16 SQM.
TOTAL DEDUCTION					=	235.42 SQM.
TOTAL FLOOR AREA					=	943.50 - 235.42
					=	708.09 SQM.
TOTAL FLOOR AREA					=	**708.09 SQM.**



KEY PLAN (BLDG-B)
(2ND TO 25TH FLOORS)

AREA CALCULATIONS
TYPICAL FLOOR (2ND TO 10TH FLOORS)

AREA OF BLOCK						
	34.00	x	27.75		=	943.50 SQM.
DECUTIONS						
01)	9.20	x	1.70	x 1	=	15.64 SQM.
02)	3.70	x	3.15	x 1	=	11.66 SQM.
03)	1.40	x	1.70	x 2	=	4.76 SQM.
04)	8.85	x	2.70	x 1	=	23.90 SQM.
05)	12.50	x	6.90	x 1	=	86.25 SQM.
06)	3.05	x	3.80	x 1	=	11.59 SQM.
07)	1.05	x	5.80	x 1	=	6.09 SQM.
08)	3.25	x	4.10	x 1	=	13.33 SQM.
09)	5.35	x	1.40	x 1	=	7.49 SQM.
10)	3.00	x	0.65	x 2	=	3.90 SQM.
11)	9.50	x	2.00	x 1	=	19.00 SQM.
12)	3.00	x	1.45	x 1	=	4.35 SQM.
13)	2.80	x	3.50	x 1	=	9.80 SQM.
14A)	2.50	x	2.00	x 1	=	5.00 SQM.
14B)	2.50	x	2.20	x 1	=	5.50 SQM.
14C)	2.50	x	2.00	x 1	=	5.00 SQM.
15)	2.05	x	1.90	x 1	=	3.90 SQM.
16)	2.00	x	3.00	x 1	=	6.00 SQM.
17)	2.20	x	0.60	x 1	=	1.32 SQM.
18)	2.05	x	1.20	x 1	=	2.46 SQM.
19)	3.55	x	2.90	x 1	=	10.30 SQM.
20)	1.05	x	4.60	x 1	=	4.83 SQM.
21)	3.05	x	2.60	x 1	=	7.93 SQM.
22)	11.55	x	4.60	x 1	=	53.13 SQM.
23)	0.70	x	1.80	x 1	=	1.26 SQM.
24)	7.15	x	2.10	x 1	=	15.02 SQM.
25)	7.85	x	1.60	x 1	=	12.56 SQM.
26)	9.65	x	2.50	x 1	=	24.13 SQM.
27)	0.80	x	6.45	x 1	=	5.16 SQM.
TOTAL DEDUCTION					=	381.23 SQM.
TOTAL FLOOR AREA					=	943.50 - 381.23
					=	562.28 SQM.
TOTAL FLOOR AREA					=	**562.28 SQM.**



KEY PLAN (BLDG-A)
(STILT, P1, P2 FLOOR)
SCALE 1:100

KEY PLAN (BLDG-A)
(1ST FLOOR)
SCALE 1:200

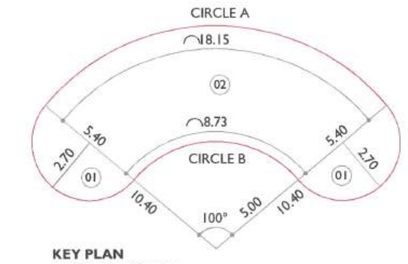
AREA CALCULATIONS
FIRST FLOOR

AREA OF BLOCK						
	28.30	x	24.85		=	703.26 SQM.
DECUTIONS						
01)	1.20	x	1.10	x 1	=	1.32 SQM.
02)	1.40	x	1.70	x 3	=	7.14 SQM.
03)	6.60	x	2.70	x 1	=	17.82 SQM.
04)	8.20	x	3.10	x 1	=	25.42 SQM.
05)	3.80	x	2.10	x 1	=	7.98 SQM.
06)	4.50	x	1.60	x 1	=	7.20 SQM.
07)	6.60	x	2.50	x 1	=	16.50 SQM.
08)	0.30	x	6.15	x 1	=	1.85 SQM.
09)	3.50	x	4.75	x 1	=	16.63 SQM.
10)	0.50	x	6.15	x 1	=	3.08 SQM.
11)	6.80	x	2.50	x 1	=	17.00 SQM.
12)	0.70	x	9.60	x 1	=	6.72 SQM.
13)	1.40	x	1.50	x 1	=	2.10 SQM.
14A)	2.50	x	2.00	x 1	=	5.00 SQM.
14B)	2.50	x	2.10	x 1	=	5.25 SQM.
14C)	2.50	x	2.00	x 1	=	5.00 SQM.
15)	2.05	x	1.90	x 1	=	3.90 SQM.
16)	2.00	x	3.00	x 1	=	6.00 SQM.
17)	2.20	x	0.60	x 1	=	1.32 SQM.
18)	0.70	x	1.80	x 1	=	1.26 SQM.
TOTAL DEDUCTION					=	158.47 SQM.
TOTAL FLOOR AREA					=	703.26 - 158.47
					=	544.79 SQM.
TOTAL FLOOR AREA					=	**544.79 SQM.**

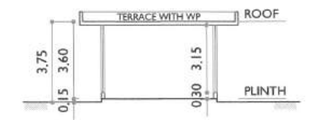
KEY PLAN (BLDG-A)
(2ND TO 25TH FLOORS)

AREA CALCULATIONS
TYPICAL FLOOR (2ND TO 10TH FLOORS)

AREA OF BLOCK						
	28.30	x	24.85		=	703.26 SQM.
DECUTIONS						
01)	6.60	x	0.45	x 2	=	5.94 SQM.
02)	4.30	x	3.20	x 1	=	13.76 SQM.
03)	1.40	x	1.70	x 4	=	9.52 SQM.
04)	6.60	x	2.70	x 1	=	17.82 SQM.
05)	8.20	x	3.10	x 1	=	25.42 SQM.
06)	3.80	x	2.10	x 1	=	7.98 SQM.
07)	0.70	x	1.80	x 1	=	1.26 SQM.
08)	4.50	x	1.70	x 1	=	7.65 SQM.
09)	6.60	x	2.50	x 1	=	16.50 SQM.
10)	0.30	x	6.15	x 1	=	1.85 SQM.
11)	3.50	x	4.75	x 1	=	16.63 SQM.
12)	0.50	x	6.15	x 1	=	3.08 SQM.
13)	6.80	x	2.70	x 1	=	18.36 SQM.
14)	2.05	x	1.90	x 1	=	3.90 SQM.
15)	2.00	x	3.00	x 1	=	6.00 SQM.
16)	2.20	x	0.60	x 1	=	1.32 SQM.
17A)	2.50	x	2.00	x 1	=	5.00 SQM.
17B)	2.50	x	2.10	x 1	=	5.25 SQM.
17C)	2.50	x	2.00	x 1	=	5.00 SQM.
18)	10.15	x	6.70	x 1	=	68.01 SQM.
19)	6.00	x	2.70	x 1	=	16.20 SQM.
TOTAL DEDUCTION					=	256.43 SQM.
TOTAL FLOOR AREA					=	703.26 - 256.43
					=	446.83 SQM.
TOTAL FLOOR AREA					=	**446.83 SQM.**



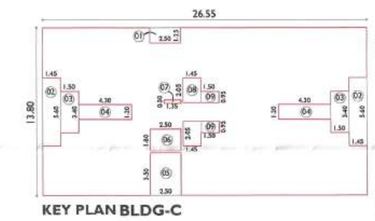
KEY PLAN
FITNESS CENTRE



SECTION
FITNESS CENTRE

AREA CALCULATIONS
FITNESS CENTRE

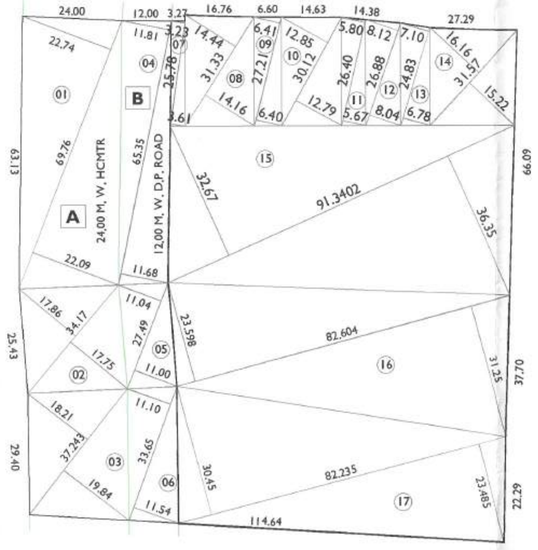
AREA OF BLOCK 01			
01) 3.14 X 2.70 X 2.70 X 0.50 X 2		=	22.89 SQM.
AREA OF BLOCK 02			
MULTIPLICATION FACTOR			
100° / 360° = 0.28			
QUADRANT OF CIRCLE A			
3.14 X 10.40 X 10.40 X 0.28		=	95.09 SQM.
QUADRANT OF CIRCLE B			
3.14 X 5.00 X 5.00 X 0.28		=	21.98 SQM.
AREA OF BLOCK 02			
02) 95.09 - 21.98		=	73.11 SQM.
TOTAL FLOOR AREA			
22.89 + 73.11		=	96.00 SQM.
TOTAL FLOOR AREA		**=**	**96.00 SQM.**



KEY PLAN BLDG-C
(1ST TO 7TH FLOORS)
SCALE 1:200

AREA CALCULATIONS
TYPICAL FLOOR (1ST TO 7TH FLOORS)

AREA OF BLOCK						
	26.55	x	13.80		=	366.39 SQM.
DECUTIONS						
01)	2.50	x	1.25	x 1	=	3.13 SQM.
02)	1.45	x	5.60	x 1	=	16.24 SQM.
03)	1.50	x	3.40	x 2	=	10.20 SQM.
04)	4.30	x	1.20	x 2	=	10.32 SQM.
05)	3.50	x	3.86	x 1	=	13.51 SQM.
06)	2.00	x	1.80	x 1	=	3.60 SQM.
07)	1.35	x	0.30	x 1	=	0.41 SQM.
08)	1.45	x	2.05	x 2	=	5.95 SQM.
09)	1.50	x	0.95	x 2	=	2.85 SQM.
TOTAL DEDUCTION					=	62.31 SQM.
TOTAL FLOOR AREA					=	366.39 - 62.31
					=	304.04 SQM.
TOTAL FLOOR AREA					=	**304.04 SQM.**



PLOT AREA CALCULATION BY TRIANGULATION

PLOT AREA CALCULATIONS

01) (22.74+22.09)	X 0.50 X 69.76	=	1563.67 SQM.
02) (17.86+17.75)	X 0.50 X 34.17	=	608.40 SQM.
03) (18.21+19.84)	X 0.50 X 37.343	=	708.55 SQM.
04) (11.81+11.68)	X 0.50 X 65.35	=	767.53 SQM.
05) (11.04+11.00)	X 0.50 X 27.49	=	302.94 SQM.
06) (11.10+11.54)	X 0.50 X 33.65	=	380.91 SQM.
07) (3.23+3.61)	X 0.50 X 25.78	=	88.17 SQM.
08) (14.44+14.16)	X 0.50 X 31.33	=	448.02 SQM.
09) (6.41+6.40)	X 0.50 X 27.21	=	174.28 SQM.
10) (12.85+12.79)	X 0.50 X 30.12	=	386.14 SQM.
11) (5.80+5.67)	X 0.50 X 26.40	=	151.40 SQM.
12) (8.12+8.04)	X 0.50 X 26.88	=	217.19 SQM.
13) (7.10+6.78)	X 0.50 X 24.83	=	172.32 SQM.
14) (16.16+15.22)	X 0.50 X 31.57	=	495.33 SQM.
15) (32.67+36.35)	X 0.50 X 91.3402	=	3152.15 SQM.
16) (23.598+31.25)	X 0.50 X 82.604	=	2265.33 SQM.
17) (30.45+23.485)	X 0.50 X 82.235	=	2217.67 SQM.
TOTAL AREA		**=**	**14,100.00 SQM.**

ROAD WIDENING CALCULATIONS

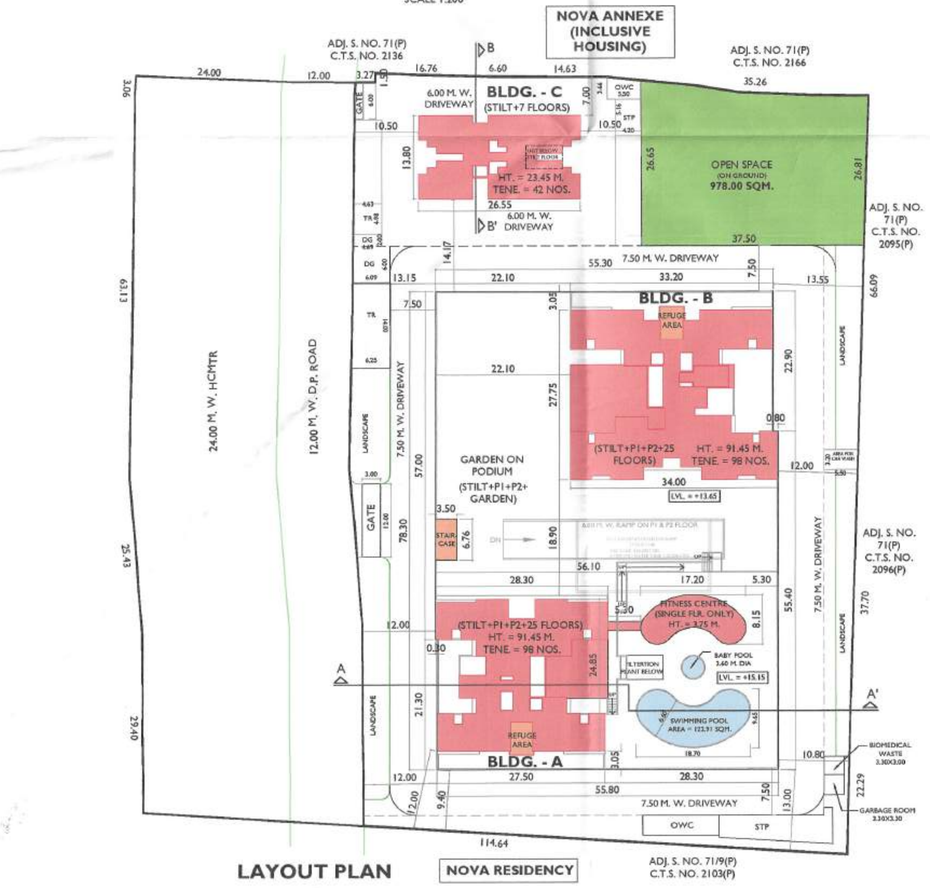
A	**24.00 M. W. HCMTR AREA CALCULATIONS**		
01) (22.74+22.09)	X 0.50 X 69.76	=	1563.67 SQM.
02) (17.86+17.75)	X 0.50 X 34.17	=	608.40 SQM.
03) (18.21+19.84)	X 0.50 X 37.343	=	708.55 SQM.
TOTAL AREA		=	2880.62 SQM.
TOTAL HCMTR AREA		**=**	**2880.62 SQM.**
B	**12.00 M. W. D.P. ROAD AREA CALCULATIONS**		
04) (11.81+11.68)	X 0.50 X 65.35	=	767.53 SQM.
05) (11.04+11.00)	X 0.50 X 27.49	=	302.94 SQM.
06) (11.10+11.54)	X 0.50 X 33.65	=	380.91 SQM.
TOTAL AREA		=	1451.38 SQM.
TOTAL D.P. ROAD AREA		**=**	**1451.38 SQM.**

NET TOTAL ROAD AREA = (24 M HCMTR + 12 M DP ROAD)
= 2880.62 + 1451.38
= 4332.00 SQ.M

AREA STATEMENT

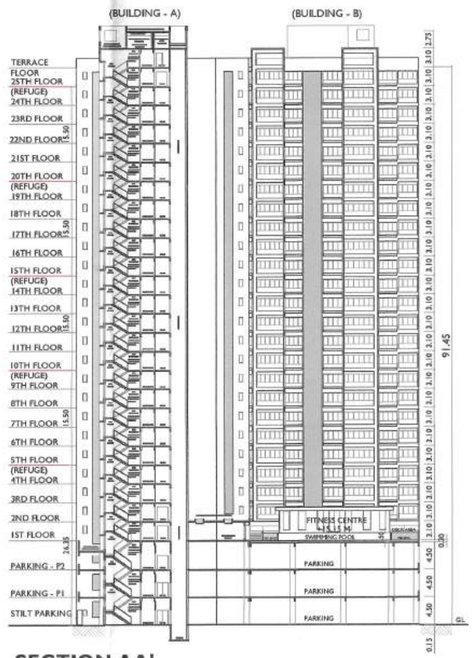
PLOT AREA AS PER (7 / 12, CTS Extract)	=	14,100.00 SQ.M
TOTAL ROAD WIDENING AREA	=	4,332.00 SQ.M
NET PLOT AREA	=	9,768.00 SQ.M

LOCATION PLAN IMAGE

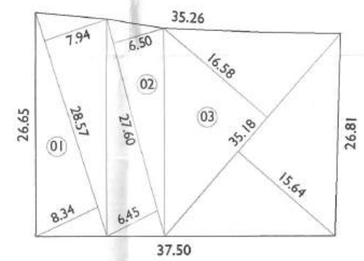


LAYOUT PLAN

NOVA RESIDENCY

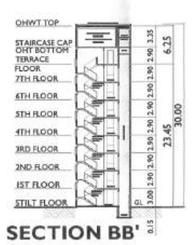


SECTION AA'
(BUILDING - A & B)

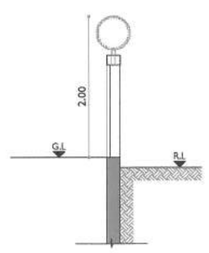


OPEN SPACE AREA CALCULATIONS

01)	(7.94+8.34) X 0.50 X 28.57	=	232.55 SQM.
02)	(6.50+6.45) X 0.50 X 27.60	=	178.71 SQM.
03)	(16.58+15.64) X 0.50 X 35.18	=	566.74 SQM.
TOTAL AREA		=	978.00 SQM.
TOTAL PROPOSED OPEN SPACE			

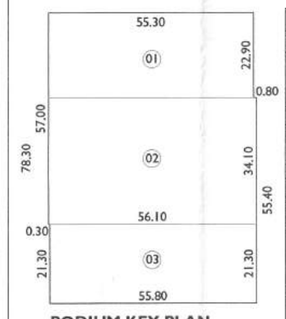


SECTION BB'
(BUILDING - C)



COMPOUND WALL SECTION

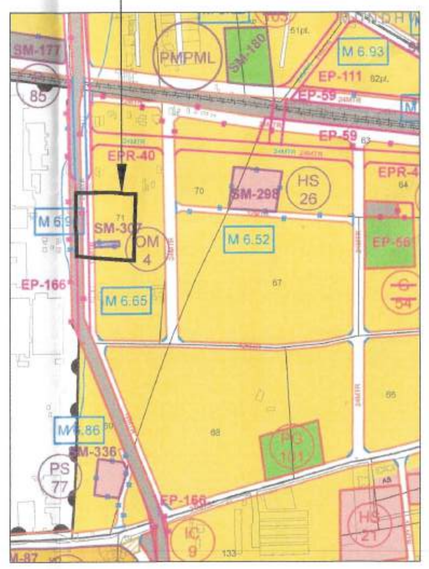
PODIUM AREA CALCULATIONS



PODIUM KEY PLAN

PODIUM AREA CALCULATIONS
AREA CALCULATIONS

01)	55.30 x 22.90 x 1	=	1266.37	SQM.
02)	56.10 x 34.10 x 1	=	1913.01	SQM.
03)	55.80 x 21.30 x 1	=	1188.54	SQM.
TOTAL AREA		=	4367.92	SQM.
STILT PARKING AREA		=	4367.92	SQM.
P1 PARKING AREA		=	4367.92	SQM.
P2 PARKING AREA		=	4367.92	SQM.
PODIUM AREA		=	13103.76	SQM.
DEDUCTIONS				
A BUILDING				
1) P1 FLOOR AREA		=	72.11	SQM.
2) P2 FLOOR AREA		=	72.11	SQM.
3) 1ST FLOOR AREA		=	514.71	SQM.
B BUILDING				
1) P1 FLOOR AREA		=	72.11	SQM.
2) P2 FLOOR AREA		=	72.11	SQM.
3) 1ST FLOOR AREA		=	654.80	SQM.
TOTAL DEDUCTIONS		=	1458.00	SQM.
TOTAL PODIUM AREA		=	13103.76 - 1458.00	
		=	11645.76	SQM.
TOTAL PODIUM AREA		**=**	**11645.76**	**SQM.**



LOCATION PLAN
SCALE 1:10000

CONTENTS:
NOVA RESIDENCY
LAYOUT PLAN
AREA STATEMENTS
OPEN SPACE CALCULATIONS
PLOT AREA CALCULATIONS
SCHEMATIC SECTION

SHEET NO: 02 / 02

STAMP OF APPROVALS

विकास योजना कार्यालय
मान्य नेआराड क्र. CC/2324/1/23
दि.पी.पी./ग्रा.क्र. 4p दिनांक 20/12/2023
कार्यकारी अभियंता
विकास योजना मध्यवर्ती नियंत्रण (जो.क्र. 4p)
पुणे महानगरपालिका

FOONA MUNICIPAL CORPORATION DEVELOPMENT PLAN SECTION POONA

प्रति विकसन निधी 16/10.09/पी. पी. सेवाशुल्क, रक्कम = 50,249/- धनादेश क्र. CE/B.R. 15/12/2023 रोजी भरले आहेत. 272507/23

For the purpose of proper circulation of road pattern and to have a continuity of the water & drainage system and other services for the development of adjacent lands the P.M.C. reserves the right to permit access and extensions of the internal access and extension of the internal roads & services of this land (entire layout land).

Note : No sale or lease of a plot in layout will be recognised and no building permission in any plot in the layout shall be granted unless final sanction of the layout is obtained from the Municipal Commissioner.

1. THIS DRAWING IS BASED ON INFORMATION & DOCUMENTS PROVIDED BY OWNER/P.A. ARCHITECT WILL NOT BE RESPONSIBLE FOR ANY DISPUTE DIFFERENCES OR ANY LEGALITY OF THE OWNERSHIPS.

2. THIS DRAWING IS COPYRIGHT OF ASSOCIATED SPACE DESIGNERS & THIS DRAWING SHOULD NOT BE COPIED OR USED WITHOUT PRIOR PERMISSION OF ARCHITECT.

PROPOSED RESIDENTIAL BUILDINGS ON PLOT-1, S. NO. 71/9(P)+71/10+71/11+71/12, MUNDHWA, PUNE.

NAME OF OWNER

SATISH MAGAR
MANAGING DIRECTOR — SIGNATURE

NAME OF ARCHITECT

MALAY DESHMUKH
(R. NO. CA/2009/45427) — SIGNATURE

ASSOCIATED SPACE DESIGNERS
ARCHITECTURE + URBAN DESIGN
401,SUMMER COURT, MAGARPATTA CITY,PUNE 411013.
Tel. No. : 07447445549 office@associated.space www.associated.space

NAME OF CLIENT: Magarpatta City Development & Co. Pvt. Ltd		
DWG: D/AMRUTA/NOVA RESIDENCY/MD		
DATE: 08-12-2023	DRAWN BY: APURVA	JOB NO.
SCALE: 1:500	CHKD. BY: PRADEEP	8021