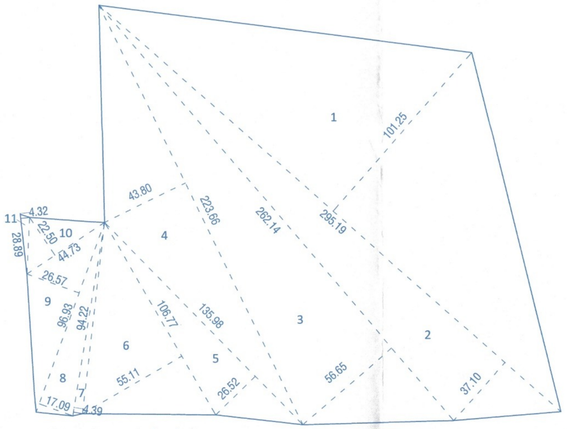
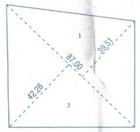


PLot Area Calculation

(Scale- 1:1000)

PLOT AREA CALCULATION							
1	0.5	X	295.19	X	101.25	=	14943.99
2	0.5	X	295.19	X	37.1	=	5475.77
3	0.5	X	262.14	X	56.65	=	7425.12
4	0.5	X	223.66	X	43.80	=	4898.15
5	0.5	X	135.98	X	26.52	=	1803.09
6	0.5	X	106.77	X	55.11	=	2942.05
7	0.5	X	94.22	X	4.39	=	206.81
8	0.5	X	96.93	X	17.09	=	828.27
9	0.5	X	96.93	X	26.57	=	1287.72
10	0.5	X	44.73	X	22.50	=	503.21
11	0.5	X	28.89	X	4.32	=	62.40
TOTAL						=	40376.59
PLOT AREA AS PER 7/12						=	40375.00



Open Space Area Calculation

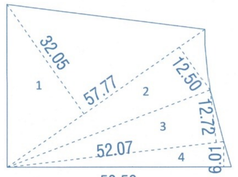
OPEN SPACE AREA CALCULATION							
1	0.5	X	87.00	X	39.51	=	1718.69
2	0.5	X	87.00	X	42.28	=	1839.18
TOTAL						=	3557.87

AMENITY SPACE AREA CALCULATION							
AMENITY SPACE							
1	0.5	X	32.05	X	57.77	=	925.76
2	0.5	X	12.50	X	57.77	=	361.06
3	0.5	X	12.72	X	52.07	=	331.17
4	0.5	X	6.01	X	53.50	=	160.77
TOTAL AMENITY SPACE						=	1778.76

18.00 M W ROAD AREA CALCULATION							
1	0.5	X	130.8	X	5.48	=	358.39
2	2/3	X	130.80	X	6.92	=	603.42
TOTAL						=	961.82

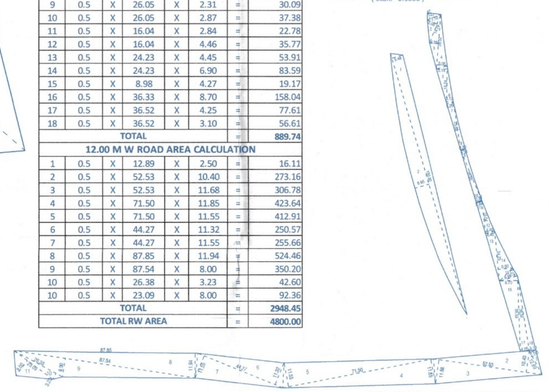
24.00 M W ROAD AREA CALCULATION							
1	0.5	X	7.12	X	3.27	=	11.64
2	0.5	X	14.79	X	5.08	=	37.57
3	0.5	X	26.32	X	4.39	=	57.77
4	0.5	X	26.32	X	5.05	=	66.46
5	0.5	X	18.24	X	5.18	=	47.24
6	0.5	X	18.24	X	3.13	=	28.55
7	0.5	X	23.63	X	3.25	=	38.40
8	0.5	X	23.63	X	2.30	=	27.17
9	0.5	X	26.05	X	2.31	=	30.09
10	0.5	X	26.05	X	2.87	=	37.38
11	0.5	X	16.04	X	2.84	=	22.78
12	0.5	X	16.04	X	4.46	=	35.77
13	0.5	X	24.23	X	4.45	=	53.91
14	0.5	X	24.23	X	6.90	=	83.59
15	0.5	X	8.98	X	4.27	=	19.17
16	0.5	X	36.33	X	8.70	=	158.04
17	0.5	X	36.52	X	4.25	=	77.61
18	0.5	X	36.52	X	3.10	=	56.61
TOTAL						=	889.74

12.00 M W ROAD AREA CALCULATION							
1	0.5	X	12.89	X	2.50	=	16.11
2	0.5	X	52.53	X	10.40	=	273.16
3	0.5	X	52.53	X	11.68	=	306.78
4	0.5	X	71.50	X	11.85	=	423.64
5	0.5	X	71.50	X	11.55	=	412.91
6	0.5	X	44.27	X	11.32	=	250.57
7	0.5	X	44.27	X	11.55	=	255.66
8	0.5	X	87.85	X	11.94	=	524.46
9	0.5	X	87.54	X	8.00	=	350.20
10	0.5	X	26.38	X	3.23	=	42.60
10	0.5	X	23.09	X	8.00	=	92.36
TOTAL						=	2948.45
TOTAL RW AREA						=	4800.00



Amenity Space Area Calculation

(Scale- 1:1000)



ROad Widening Area Calculation

(Scale- 1:1000)

The Total Plot Area for Building C and Building D= 4772.17 Sq. Mtrs

The Total Built Up Area for Building C and Building D= 10219.67 Sq. Mtrs.

LAYOUT

PROPOSED B/UP AREA

BUILDING / TOWER NAME	NO. OF FLOOR	TENETS	BLDG. HT.	RESI. NET BUILT UP AREA	LIFT (REG.)	LIFT (FIRE)	REFUGE AREA	GROUND COVERAGE
Building - C	B1+G+3P+9 Fl.	36	45.35 M	6188.02	15.80	5.64	103.34	713.64
Building - D	B1+G+3P+9 Fl.	36	45.35 M	4031.65	12.90	5.29	46.20	469.38
Building - E	B2+B1+G+3P+9 Fl.	30	45.35 M	3889.53	12.90	5.29	46.90	454.52
Building - F	B2+B1+G+3P+9 Fl.	30	45.35 M	5943.02	15.80	5.64	103.34	692.20
Building - I	B1+G+3P+9 Fl.	36	45.35 M	4344.39	12.00	5.29	50.88	486.25
TOTAL		168		24396.61	69.40	27.15	350.66	2815.99
Inclusive Housing - 1	B1+G+14 Fl.	54	45.80 M	4057.44	12.90	5.29	106.50	291.96
Inclusive Housing - 2	B2+B1+G+13 Fl.	50	42.80 M	3765.48	12.90	5.29	106.50	291.96
TOTAL		104		7822.92	25.80	10.58	213.00	583.92
Non FSI	Basement - 1 & 2 , Podium - 1, 2 & 3, Amenity Floor U.G.W.T, STP, Transformer etc			86500.00 SQ.M.				

BUILDING - C						
FLOOR	RESI. BUILT UP AREA	LIFT (REG.)	LIFT (FIRE)	BLDG. HT.	Refuge Area	TENE. NO.
Basement - 1 Fl.	Parking	15.80	5.64	45.35 M		0
Ground Fl.	Parking					0
Podium - 1 Fl.	Parking					0
Podium - 2 Fl.	Parking					0
Podium - 3 Fl.	Parking					0
1ST FLOOR	692.20					4
2ND FLOOR	692.20					4
3RD FLOOR	692.20					4
4TH FLOOR	671.31				51.67	4
5TH FLOOR	692.20					4
6TH FLOOR	692.20					4
7TH FLOOR	692.20					4
8TH FLOOR	692.20					4
9TH FLOOR	671.31				51.67	4
TOTAL	6188.02	15.80	5.64		103.34	36

BUILDING - D						
FLOOR	RESI. BUILT UP AREA	LIFT (REG.)	LIFT (FIRE)	BLDG. HT.	Refuge Area	TENE. NO.
Basement - 1 Fl.	Parking	12.90	5.29	45.35 M		0
Ground Fl.	Parking					0
Podium - 1 Fl.	Parking					0
Podium - 2 Fl.	Parking					0
Podium - 3 Fl.	Parking					0
1ST FLOOR	451.19					4
2ND FLOOR	451.19					4
3RD FLOOR	451.19					4
4TH FLOOR	436.66				23.10	4
5TH FLOOR	451.19					4
6TH FLOOR	451.19					4
7TH FLOOR	451.19					4
8TH FLOOR	451.19					4
9TH FLOOR	436.66				23.10	4
TOTAL	4031.65	12.90	5.29		46.20	36

BUILDING - E						
FLOOR	RESI. BUILT UP AREA	LIFT (REG.)	LIFT (FIRE)	BLDG. HT.	Refuge Area	TENE. NO.
Basement- 2 Fl.	Parking	12.90	5.29	45.35 M		0
Basement- 1 Fl.	Parking					0
Ground Fl.	Parking					0
Podium - 1 Fl.	Parking					0
Podium - 2 Fl.	Parking					0
Podium - 3 Fl.	Parking					0
1ST FLOOR	454.52					0
2ND FLOOR	294.91					2
3RD FLOOR	454.52					4
4TH FLOOR	433.75				23.45	4
5TH FLOOR	454.52					4
6TH FLOOR	454.52					4
7TH FLOOR	454.52					4
8TH FLOOR	454.52					4
9TH FLOOR	433.75				23.45	4
TOTAL	3889.53	12.90	5.29		46.90	30

BUILDING - F						
FLOOR	RESI. BUILT UP AREA	LIFT (REG.)	LIFT (FIRE)	BLDG. HT.	Refuge Area	TENE. NO.
Basement -2 Fl.	Parking	15.80	5.64	45.35 M		0
Basement - 1 Fl.	Parking					
Ground Fl.	Parking					0
Podium - 1 Fl.	Parking					0
Podium - 2 Fl.	Parking					0
Podium - 3 Fl.	Parking					0
1ST FLOOR	692.20					0
2ND FLOOR	447.20					2
3RD FLOOR	692.20					4
4TH FLOOR	671.31				51.67	4
5TH FLOOR	692.20					4
6TH FLOOR	692.20					4
7TH FLOOR	692.20					4
8TH FLOOR	692.20					4
9TH FLOOR	671.31				51.67	4
TOTAL	5943.02	15.80	5.64		103.34	30

BUILDING - I						
FLOOR	RESI. BUILT UP AREA	LIFT (REG.)	LIFT (FIRE)	BLDG. HT.	Refuge Area	TENE. NO.
Basement - 1 Fl.	Parking	12.00	5.29	45.35 M		0
Ground Fl.	Parking					0
Podium - 1 Fl.	Parking					0
Podium - 2 Fl.	Parking					0
Podium - 3 Fl.	Parking					0
1ST FLOOR	486.25					4
2ND FLOOR	486.25					4
3RD FLOOR	486.25					4
4TH FLOOR	470.32				25.44	4
5TH FLOOR	486.25					4
6TH FLOOR	486.25					4
7TH FLOOR	486.25					4
8TH FLOOR	486.25					4
9TH FLOOR	470.32				25.44	4
TOTAL	4344.39	12.00	5.29		50.88	36

INCLUSIVE HOUSING - 1							
FLOOR	RESI. BUILT UP AREA	REG.	FIRE	LIFT	BLDG. HT.	TENE. NO.	Refuge Area
Basement-1 Fl.	Parking	12.90	5.29	45.80 M		0	
Ground Fl.	Parking					0	
1ST FLOOR	291.96					4	
2ND FLOOR	291.96					4	
3RD FLOOR	291.96					4	
4TH FLOOR	291.96					4	
5TH FLOOR	291.96					4	
6TH FLOOR	291.96					4	
7TH FLOOR	291.96					4	
8TH FLOOR	276.96					3	53.25
9TH FLOOR	291.96					4	
10TH FLOOR	291.96					4	
11TH FLOOR	291.96					4	
12TH FLOOR	291.96					4	
13TH FLOOR	276.96					3	53.25
14TH FLOOR	291.96					4	
TOTAL	4057.44					54	106.50

INCLUSIVE HOUSING - 2							
FLOOR	RESI. BUILT	REG.	FIRE	BLDG.	TENE.	Refuge	
Basement - 1 Fl.	Parking	12.90	5.29	42.80 M	0		
Basement - 1 Fl.	Parking						
Ground Fl.	Parking				0		
1ST FLOOR	291.96				4		
2ND FLOOR	291.96				4		
3RD FLOOR	291.96				4		
4TH FLOOR	291.96				4		
5TH FLOOR	291.96				4		
6TH FLOOR	291.96				4		
7TH FLOOR	291.96				4		
8TH FLOOR	276.96				3	53.25	
9TH FLOOR	291.96				4		
10TH FLOOR	291.96				4		
11TH FLOOR	291.96				4		
12TH FLOOR	291.96				4		
13TH FLOOR	276.96				3	53.25	
TOTAL	3765.48				50	106.50	

PARKING STATEMENT			
Parking Required by Rule	No. of Tent.	Car	Scooter
For every tenement having carpet area of 150 sq.m. and above. (2 1)	31	62	31
For every tenement having carpet area equal to or above 80 Sq.m. but less than 150 Sq.m. (1 1)	71	71	71
2 Tenements having Carpet Area upto 40 to 80 (1 2)	66	33	66
Add 5% Visitor Parking		8	8
TOTAL PARKING AREA	168	174	176
Parking Required Area		12.50	2.00
TOTAL		2175.00	352.00
TOTAL PARKING AREA			2527.00

PARKING STATEMENT FOR INCLUSIVE HOUSING			
Parking Required by Rule	No. of Tent.	Car	Scooter
For every tenement having carpet area equal to or above 80 Sq.m. but less than 150 Sq.m. (1 1)	0	0000000000 00000000x2	0.00
2 Tenements having Carpet Area upto 40 to 80 (1 2)	104	52	104
Add 5% Visitor Parking		3	5
TOTAL PARKING AREA		55	109
Parking Required Area		12.50	2.00
TOTAL		687.50	218.00
TOTAL PARKING AREA			905.50

WATER CALCULATION
For Residential

WATER REQUIRED AS PER RULE NO. OF FLATS X 5 X 135

168	X	5	X	135	=	113400

ADD FIRE FITTING =20,000 LTRS. X 5 Bldg = 1,00,000 ltr.

TOTAL = 1,13,400 + 1,00,000 = 2,13,400 LTRS.

SAY, 2,13,400 LTRS.

SUMP WELL CAPACITY.

113400	X	1.5			=	170100

SAY, 1,70,100 LTRS.

ADD FIRE FITTING =1,50,000 LTRS.X 5 Bldg = 7,50,000

TOTAL = 1,70,100 + 7,50,000 = 9,20,100 LTRS.

WATER CALCULATION
For Inclusive Housing 1 & 2

WATER REQUIRED AS PER RULE NO. OF FLATS X 5 X 135

104	X	5	X	135	=	70200

ADD FIRE FITTING = 20,000 LTRS X 2 Bldg = 40,000

TOTAL = 70200 + 40,000 = 1,10,200 LTRS.

SAY, 1,10,200 LTRS.

SUMP WELL CAPACITY.

70000	X	1.5			=	105000

SAY, 105000 LTRS.

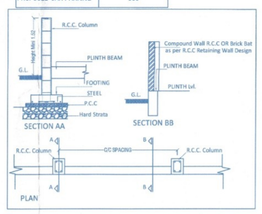
ADD FIRE FITTING =1,50,000 LTRS.X 1 Bldg = 1,50,000

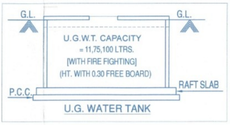
TOTAL = 1,05,000 + 1,50,000 = 2,55,000 LTRS.

FIRST FLOOR (Recreational floor in FSI)
(cl.no. 9.3.1.)

Area for Fitness Center = 40.00 sqm.
Area for Sanitenry Block = 6.00 sqm.
Area for Driver Room = 22.00 sqm.
Area for ent. lobby 9.00 x 7 bldg. = 63.00 sqm.
Total Area for clu. no. 9.31 = 131.00 sqm.
Total Area provided Taken in FSI= 194.00 sqm.

REQUIRED SCOOTER	176
PROVIDED SCOOTER	0
	176
CORRECTED TO CAR	176/6 =29
REQUIRED CAR	229 + 29 = 258
REQUIRED CAR PARKING	258
MAX. PERMI. CAR PARKING	258 X 1.50 = 387
PROPOSED CAR PARKING	385





U.G. WATER TANK

INCLUSIVE HOUSING - 1			
FLOOR	FLAT NO.	Carpet Area	
First Floor	101, 102, 103, 104	48.31 40.85	4
Second Floor	201, 202, 203, 204	48.31 40.85	4
Third Floor	301, 302, 303, 304	48.31 40.85	4
Fourth Floor	401, 402, 403, 404	48.31 40.85	4
Fifth Floor	501, 502, 503, 504	48.31 40.85	4
Sixth Floor	601, 602, 603, 604	48.31 40.85	4
Seventh Floor	701, 702, 703, 704	48.31 40.85	4
Eighth Floor	801, 803, 804	48.31	3
Ninth Floor	901, 902, 903, 904	48.31 40.85	4
Tenth Floor	1001, 1002, 1003, 1004	48.31 40.85	4
Eleventh Floor	1101, 1102, 1103,1104	48.31 40.85	4
Twleth Floor	1201, 1202, 1203, 1204	48.31 40.85	4
Thirteenth Fl.	1301, 1303, 1304	48.31	3
Fourteenth Fl.	1401, 1402, 1403, 1404	48.31 40.85	4
TOTAL		1166.54	54

INCLUSIVE HOUSING - 2			
FLOOR	FLAT NO.	Carpet Area	
First Floor	101, 102, 103, 104	48.31 40.85	4
Second Floor	201, 202, 203, 204	48.31 40.85	4
Third Floor	301, 302, 303, 304	48.31 40.85	4
Fourth Floor	401, 402, 403, 404	48.31 40.85	4
Fifth Floor	501, 502, 503, 504	48.31 40.85	4
Sixth Floor	601, 602, 603, 604	48.31 40.85	4
Seventh Floor	701, 702, 703, 704	48.31 40.85	4
Eighth Floor	801, 803, 804	48.31	3
Ninth Floor	901, 902, 903, 904	48.31 40.85	4
Tenth Floor	1001, 1002, 1003, 1004	48.31 40.85	4
Eleventh Floor	1101, 1102, 1103,1104	48.31 40.85	4
Twleth Floor	1201, 1202, 1203, 1204	48.31 40.85	4
Thirteenth Fl.	1301, 1303, 1304	48.31	3
TOTAL		1077.38	50

FSI + NON FSI AREA STATEMENTS FOR EC		
S.NO.	DESCRIPTION	AREA (SQ.M.)
1	F.S.I. AREA	24396.61
2	NON F.S.I.	
	2.1 INCLUSIVE HOUSING	7822.92
	2.6 REFUGE AREA	563.66
	2.7 PARKING/PODIUM SLAB AREA	48067.91
	2.8 BASEMENT 1 & 2 AREA	37431.00
	2.9 ANY OTHER	
3	3.1 CLUB HOUSE	0.00
	3.2 LIFT AREA	132.93
	3.3 SERVICES (S.T.P., TRANSFORMER, U.G.T. etc.)	1000.00
	TOTAL NON F.S.I.	95018.42
	TOTAL F.S.I. + NON F.S.I.	119415.03
	Tenement No.	272

STAMP OF APPROVAL

01 / 17

Approved as amended in ..... subject to conditions mentioned in Annexure 'A' of letter No. PMRDA/C.R. No. 0315/24 Mouza Chikhali & Tal. Haveli S. No./S. No./CTS No. 348/4 Date 20/05/2026

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

Sr.no	AREA STATEMENT as per UDCPR	SQ.M. Permissible
1	Area of Plot (Minimum area to be considered)	40,375.00
	a) As per ownership Document (7/12,CTS Extract)	40,375.00
	b) As per demarcation/Measurement sheet	40,376.59
	c) As per Site	40,375.00
2	Deductions for	
	a) Area under 18.00 M W Road	961.81
	a) Area under 24.00 M W Road	889.74
	a) Area under 12.00 M W Road	2948.45
	b) Any Reservation Area	0.00
	Total (a+b)	4800.00
3	Balance Plot Area (1-2)	35,575.00
4	Amenity Space	
	a) Required (35,575.00) x 5%	1778.75
	b) Adjustment of 2(b) if Any	
	c) Proposed	1778.75
5	Net Area of Plot [3 - 4(c)]	33,796.25
6	Recreational Open Space	
	a) Required (33,796.25) x 10%	3557.50
	b) Proposed	3557.83
7	Internal Road	-
8	Plottable Area (if applicable)	
9	Built up area with reference to Basic F.S.I. as per front road width (5 X1.10)	37,175.88
10	Addition of FSI on Payment of Premium	
	a) Maximum permissible premium FSI (Road width)	20187.50
	b) Proposed FSI on Payment of Premium	0.00
11	In - Situ FSI and TDR Loading	
	a) In-situ area against DP Road [2 X 2a]	0.00
	b) In situ area against Amentiy Space [2 X 4(c)]	0.00
	c) TDR Area	0.00
	d) Total in situ / TDR Loading in Proposal [11(a+b+c)]	0.00
12	Additional Area under Chapter No. 7	
	(Additional GRIHA Three star/ IGBC Silver or equivalent rating	0.00
13	Total Entitlement of FSI in the Proposal	
	a) [9 + 10(b) + 11(d)] or 12 Whichever is Applicable	37,175.88
	b) Permi. Ancillary Area FSI Upto 60 & 80% with payment of charges	22,305.53
	b) Prop. Ancillary Area FSI Upto 60 & 80% with payment of charges	0.00
	d) Total Entitlement Area (a + b)	37,175.88
14	Maximum utilization limit of FSI Permissible as per Road	-
15	Total Built-up Area in Proposal (Excluding area at S.No.	
	a) Existing Built-up Area	0
	b)Propsed Built-up Area (as per P-Line)	24,396.61
	c) Total (a+b)	24,396.61
16	FSI Consumed (15/13) (Should not be more than S. No.	-
17	Area for Inclusive Housing, if any	
	a) Required (20% of S. No. 9)	7435.18
	b) Proposed	7822.92

LEGEND

Plot Boundary Shown Thick Black
Proposed Work Shown Red
Drainage Line Shown Red (Dotted)
Water Line Shown Block (Dotted)
Existing Work To BE Retained Blue
Existing Work To Be Demolished Yellow

DESIGN ARCHITECT

AB ARCHITECT'S
6th Floor,AnP One,Opp.My World Society,
Above Kapil's Salon,Balewadi High Street,
Balewadi,PUNE - 411045

OWNER'S NAME AND ADDRESS

Saniket Infratech LLP
Thro'

Mr. Nilesh Purkar

OWNER'S SIGN

Saniket Infratech LLP PUNE

PROJECT NAME & ADDRESS

PROPOSED RESIDENTIAL BUILDING LAYOUT ON S.NO. 348 / 4 (P), AT BAVDHAN (BK.), TAL. - MULSHI, DIST. - PUNE

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LICENSE ENGINEER

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SIGN / STAMP

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