THE PROJECT IS OF LARGER LAYOUT AND WE ARE CURRENTLY MAKING APPLICATION FOR

TOWER C AND TOWER D

PLOT SIZE IS 17076.50 Sq.mtrs.

DATE & STAMP OF APPROVAL

SECTOR - R14

LAYOUT PLAN

Approved as amended in.....
subject to conditions mentioned in Annuxure 'A'
of letter No. BHRC.R. No. 2669/23 दि.02.03.2023 नांदोशी
S. No./G. No./CTS No. 927 व इतर सर्वे नं. -97
Dated 03/03/2023

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

Pune Metropolitan Region Development Authority PMRDA

TOTAL F.S.I. STATEMENT (SQ.M.)

BLDG. NAME	BLDG. FLOORS	BLDG. HT.	NET B/UP AREA COMMERCIAL AREA	NET B/UP AREA RESIDENTIAL AREA	NET B/UP AREA TOTAL B/UP AREA	LIFT	FIRE LIFT	L.M.R.	TENEMENTS	SHOP
TOWER- A	B3+B2+B1/ST. +LG+UG+31 Floors	105.00	-	29196.40	29196.40	16.20	5.29	107.23	257	-
TOWER- B	B3+B2+B1/ST. +LG+UG+33 Floors	111.00	-	23637.86	23637.86	16.20	5.29	94.30	196	-
TOWER- C	B3+B2+B1/ST. +LG+UG+31 Floors	105.00	-	27952.73	27952.73	16.20	5.29	107.23	248	-
TOWER- D	B3+B2+B1/ST. +LG+UG+31 Floors	105.00	-	30766.84	30766.84	16.20	5.29	107.23	249	-
TOWER- E	B3+B2+B1/ST. +LG+UG+30 Floors	111.00	-	23464.88	23464.88	16.20	5.29	86.19	125	-
MLCP	B3+B2+B1/ST. +LG+UG Floors	0.00	-	837.67	837.67	0.00	0.00	0.00	-	-
CLUB HOUSE-1 @ PODIUM LEVEL.	PO / 1ST + 1 Floors	14.50	1278.44	-	1278.44	5.29	0.00	27.50	-	-
CLUB HOUSE-2 @ PODIUM LEVEL.	PO / 1ST + 0 Floors	3.00	721.62	-	721.62	0.00	0.00	0.00	-	-
TOTAL AREA			2000.06	135856.38	137856.44	86.29	26.45	529.68	1075	-

PARKING STATEMENT

	NO.OF TENEMENTS / Units	CARS	SCOOTER
COMMERCIAL -CLUB HOUSE = 2000.06 B'UP X 90% =2000.06 / 0.90 = 1800.05 CARPET AREA =1800.05 / 200 = 9.00 =SAY = 09 NOS. FOR EVERY 200 Sq.m. CARPET AREA (1 : 5)	9	9	45
RESIDENTIAL A) FOR EVERY TENEMENT HAVING CARPET AREA OF 150 SQ.M. AND ABOVE. (2 : 1)	0	0	0
B) FOR EVERY TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 80 SQ.M. BUT LESS THAN 150 SQ.M. (1 : 1)	560	560	560
C) FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.M. BUT LESS THAN 80 SQ.M. (1 : 2)	515	258	515
D)FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 40 SQ.M. BUT MORE THAN 30 SQ.M. (1 : 2)	0	0	0
PARKING REQUIRED BY RULE	1075 TENE.	827	1120
5% VISITOR PARKING (A,B,C, & D)		41	54
TOTAL PARKING REQUIRED		868	1174
TOTAL PARKING PROVIDED		1484	56
COMPOSITE PARKING (187 Car X 6 Scooter)		-187	1122
TOTAL NET PARKING PROVIDED		1297	1178

PARKING AREA REQUIRED BY RULE

1) CARS	12.50	X	=	10850.00	SQ.M.
2) SCOOTER	2.00	X	=	2348.00	SQ.M.
PARKING AREA REQUIRED BY RULE			=	13198.00	SQ.M.

OCCUPANCY CALCULATION (CLUB HOUSE - 1)

COMMERCIAL:-		
TOTAL COMMERCIAL B/UP AREA	1278.44	Sq.m.
COMMERCIAL AREA OF GR. FLR.	725.69	Sq.m.
COMMERCIAL AREA OF UPP. FLR.	552.75	Sq.m.
FOR GROUND FLOOR	3	person/sq.m.
FOR UPPER FLOOR	6	person/sq.m.
PERSONS ON GR. FLR.	242	
PERSON AREA OF UPP. FLR.	92	
TOTAL PERSON	334	persons
SAY =	334	persons
TOTAL NO OF GENTS = 334 / 2	167	
TOTAL NO OF LADIES = 334 / 2	167	

OCCUPANCY CALCULATION (CLUB HOUSE - 2)

COMMERCIAL:-		
TOTAL COMMERCIAL B/UP AREA	721.62	Sq.m.
COMMERCIAL AREA OF GR. FLR.	721.62	Sq.m.
COMMERCIAL AREA OF UPP. FLR.	0.00	Sq.m.
FOR GROUND FLOOR	3	person/sq.m.
FOR UPPER FLOOR	6	person/sq.m.
PERSONS ON GR. FLR.	241	
PERSON AREA OF UPP. FLR.	0	
TOTAL PERSON	241	persons
SAY =	241	persons
TOTAL NO OF GENTS = 241 / 2	121	
TOTAL NO OF LADIES = 241 / 2	121	

SANITARY STATEMENT FOR CLUB HOUSE-1 & 2

CLUB HOUSE-1 & 2 NO.OF PERSON	(A) GROUND FLOOR		1447.31	3 SQ.M./PERS	482		575
	(B) FIRST FL. PODIUM-1		552.75	6 SQ.M./PERS	92		287
	MALE		287	FEMALE			287
	REQUIED		PRO.	REQUIRED			PRO.
W.C.	4 for 66-100	12	13	6 for 78-100	18		18
URINALS	4 for 71-100	12	13	-	-		-

PREMIUM AREA DIFFERENCE STATEMENT

BLDG. NAME	TOTAL B/UP AREA COMM.	TOTAL B/UP AREA RESI.	LIFT AREA	FIRE LIFT AREA	PARKING AREA	LIFT MACHINE ROOM AREA	TENE.
Previous Sanctioned	200.06	118854.99	86.29	26.45	56737.87	0	939
Proposed Sanction	2000.06	135856.38	86.29	26.45	56737.87	529.68	1075
Difference	1800.00	17001.39	0.00	0.00	0.00	529.68	136.00

FSI & NON FSI AREA STATEMENT

BLDG. NAME	TOTAL B/UP AREA COMM.	TOTAL B/UP AREA RESI.	TOTAL B/UP AREA TOTAL	LIFT AREA	FIRE LIFT AREA	L.M.R AREA	PARKING AREA	TOTAL NON FSI AREA	TOTAL FSI+NON FSI AREA	TENE.	SHOP
TOWER- A	-	29196.40	29196.40	16.20	5.29	107.23	0.00	128.72	29325.12	257	-
TOWER- B	-	23637.86	23637.86	16.20	5.29	94.30	0.00	115.79	23753.65	196	-
TOWER- C	-	27952.73	27952.73	16.20	5.29	107.23	0.00	128.72	28081.45	248	-
TOWER- D	-	30766.84	30766.84	16.20	5.29	107.23	0.00	128.72	30895.56	249	-
TOWER- E	-	23464.88	23464.88	16.20	5.29	86.19	0.00	107.68	23572.56	125	-
MLCP	-	837.67	837.67	0.00	0.00	0.00	56737.87	56737.87	57575.54	-	-
CLUB HOUSE-1 @ PODIUM LEVEL.	1278.44	-	1278.44	5.29	0.00	27.50	0.00	32.79	1311.23	-	-
CLUB HOUSE-2 @ PODIUM LEVEL.	721.62	-	721.62	0.00	0.00	0.00	0.00	0.00	0.00	-	-
TOTAL AREA	2000.06	135856.38	137856.44	86.29	26.45	529.68	56737.87	57380.29	194515.11	1075	-

Form of Statement 2 [Sr. No. 11 (a)]
Proposed MLCP Building

FLOOR NO.	TOTAL BUILT-UP AREA
ALL FLOORS LOBBY	627.86
ALL TOWER SERVICES AREA	209.81
TOTAL	837.67

PARKING STATEMENT MLCP

FLOOR NAME	CAR No	SCOOTER No
UPPER GROUND	282	37
LOWER GROUND	293	19
BASEMENT-1 FLOOR	297	00
BASEMENT-2 FLOOR	299	00
BASEMENT-3 FLOOR	313	00
TOTAL	1484	56

TOTAL PARKING AREA STATEMENT

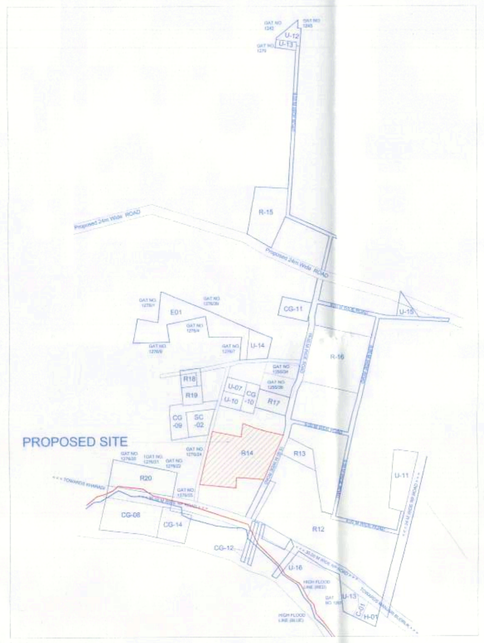
VEHICLE	SIZE	VEHICLE AREA REQUIRED	VEHICLE NO	AREA PROVIDED
CARS	2.5X5.00	12.50	1484	18550.00
SCOOTERS	1.00X2.00	2.00	56	112.00
		TOTAL		18662.00

TOTAL PARKING AREA

PODIUM- FLOOR	=	6672.38
UPPER GROUND	=	10148.32
LOWER GROUND	=	10692.97
BASEMENT-1 FLOOR	=	10171.05
BASEMENT-2 FLOOR	=	9914.65
BASEMENT-3 FLOOR	=	9138.50
TOTAL AREA	=	56737.87

WATER CALCULATION

BLDG	A Proposed Tenements	B No Of Persons \ Tenements	C Water Required \ Person \ day	D Required Over Head Water Tank (in liters) Domestic (AXBXC)	E Required Capacity as per NBC 2016 (33.33%)	F Fire Fighting	G Total (E+F)	H Provided	I Required Under Ground Water Tank (in liters) Domestic (DX1.5)	J Required Capacity as per NBC 2016 (66.66%)	K Fire Fighting NBC 2016 (50%)	L Total (J+K)	M Provided
TOWER- A	257	5	135	173475.00	57819	10000	67819	67900	260213	173458	100000	273458	
TOWER- B	196	5	135	132300.00	44096	10000	54096	54100	198450	132287	100000	232287	
TOWER- C	248	5	135	167400.00	55794	10000	65794	65800	251100	167383	100000	267383	
TOWER- D	249	5	135	168075.00	56019	10000	66019	66100	252113	168058	100000	268058	
TOWER- E	125	5	135	84375.00	28122	10000	38122	38200	126563	84367	100000	184367	
CLUB HOUSE-1 @ PODIUM LEVEL.	-	334	45	15030.00	5009	5000	10009	10100	22545	15028	0	15028	
CLUB HOUSE-2 @ PODIUM LEVEL.	-	241	45	10845.00	3615	5000	8615	8700	16268	10844	0	10844	
TOTAL	1075		765	751500.00	250474.95	60000	310475	310900	1127250	751425	500000	1251425	1251500



PROPOSED SITE

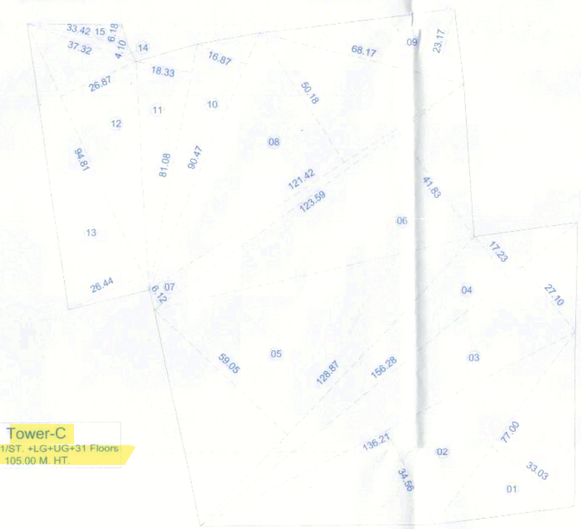
GOOGLE LOCATION PLAN
SCALE:-NTS

LAYOUT / PODIUM PLAN
SCALE-1:500

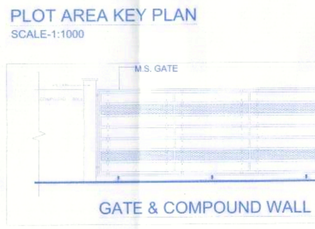
OPEN SPACE-04 AREA KEY PLAN
SCALE-1:500

OPEN SPACE-05 AREA KEY PLAN
SCALE-1:500

OPEN SPACE-03 AREA KEY PLAN
SCALE-1:500



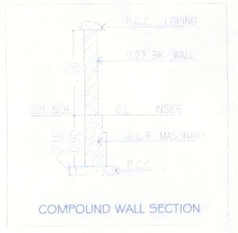
OPEN SPACE-01 & 2 AREA KEY PLAN
SCALE-1:500



PLOT AREA KEY PLAN
SCALE-1:1000

GATE & COMPOUND WALL

SECTION THROUGH
U.GR.WATER TANK



COMPOUND WALL SECTION

OPEN SPACE AREA CALCULATION

OPEN SPACE -1										
1	9.33	X	27.12	X	0.50	X	1	=	126.51	
2	9.43	X	27.12	X	0.50	X	1	=	127.87	
								TOTAL	254.39	
OPEN SPACE -2										
3	9.41	X	26.84	X	0.50	X	1	=	126.28	
4	9.42	X	26.84	X	0.50	X	1	=	126.42	
								TOTAL	252.70	
OPEN SPACE -3										
5	4.18	X	11.00	X	0.50	X	1	=	22.99	
6	4.03	X	17.53	X	0.50	X	1	=	35.32	
7	4.46	X	25.25	X	0.50	X	1	=	56.31	
8	11.52	X	25.25	X	0.50	X	1	=	145.44	
9	4.39	X	9.41	X	0.50	X	1	=	20.65	
10	4.40	X	13.23	X	0.50	X	1	=	29.11	
								TOTAL	309.82	
DEDUCTION										
a	0.59	X	8.33	X	0.67	X	1	=	3.29	
			TOTAL						306.53	
OPEN SPACE -4										
11	17.96	X	33.23	X	0.50	X	1	=	298.41	
12	2.94	X	33.23	X	0.50	X	1	=	48.85	
13	3.94	X	34.12	X	0.50	X	1	=	67.22	
14	8.93	X	34.12	X	0.50	X	1	=	152.35	
15	5.87	X	5.83	X	0.50	X	1	=	17.11	
16	8.31	X	34.43	X	0.50	X	1	=	143.06	
17	5.47	X	34.43	X	0.50	X	1	=	94.17	
18	1.83	X	10.20	X	0.67	X	1	=	12.51	
19	3.81	X	26.40	X	0.50	X	1	=	50.29	
20	1.72	X	15.40	X	0.67	X	1	=	17.75	
								TOTAL	901.69	
DEDUCTION										
b	1.52	X	5.83	X	0.67	X	1	=	5.94	
			TOTAL						895.76	
OPEN SPACE -5										
21	19.41	X	36.42	X	0.50	X	1	=	353.46	
22	4.10	X	36.42	X	0.50	X	1	=	74.66	
23	6.08	X	33.42	X	0.50	X	1	=	101.60	
24	9.41	X	21.65	X	0.50	X	1	=	101.86	
								TOTAL	631.58	
DEDUCTION										
c	3.73	X	21.65	X	0.67	X	1	=	54.11	
			TOTAL						577.47	
TOTAL OPEN SPACE AREA									2286.84	

PLOT AREA CALCULATION

1	33.03	X	77.00	X	0.50	X	1	= 1271.66
2	34.56	X	136.21	X	0.50	X	1	= 2353.71
3	27.10	X	156.28	X	0.50	X	1	= 2117.59
4	17.23	X	156.28	X	0.50	X	1	= 1346.35
5	59.05	X	128.87	X	0.50	X	1	= 3804.89
6	41.83	X	123.59	X	0.50	X	1	= 2584.88
7	6.12	X	123.59	X	0.50	X	1	= 378.19
8	50.18	X	121.42	X	0.50	X	1	= 3046.43
9	23.17	X	68.17	X	0.50	X	1	= 789.75
10	16.87	X	90.47	X	0.50	X	1	= 763.11
11	18.33	X	81.08	X	0.50	X	1	= 743.10
12	26.87	X	94.81	X	0.50	X	1	= 1273.77
13	26.44	X	94.81	X	0.50	X	1	= 1253.39
14	4.10	X	37.32	X	0.50	X	1	= 76.51
15	6.18	X	33.42	X	0.50	X	1	= 103.27
			TOTAL					= 21906.59

A AREA STATEMENT

		SQ.M. SECTOR R14 PREVIOUS SANCTIONED	SQ.M. SECTOR R14 PROPOSED SANCTION
	Area of Plot (As Per PLU)	21905.00	22868.00
	Area of Plot (As Per Triangulation)	21906.59	21906.59
01	Area of Plot (Minimum Considered)	21905.00	21905.00
02	Required Open Space Area (10%)	2190.50	2190.50
03	Proposed Open Space Area	2286.84	2286.84
04	Permissible F.S.I. (As Per PLU)	1133177.50	1133177.50
05	Additional Premium F.S.I. (0.70)	466602.50	466602.50
06	FSI Area (Resi. + Comm) (84910.24 + 1111.15)	75395.52	86021.39
07	I) Residential Ancillary Area FSI upto 60% With Payment of charges. (135856.38 /1.60 = 84910.24) x 0.60 = 50946.14 II) Commercial Ancillary Area FSI upto 80% With Payment of charges. (2000.06 / 1.80 = 1111.15) x 0.80 = 888.91 Total Ancillary (Resi.+ Comm) (50946.14 + 888.91) = 51835.05	45459.53	51835.05
08	Total FSI + Ancillary FSI	120855.05	137856.44

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 at the work site.

Sign of the Owner

D LEGEND

Plot Boundary : Black
Proposed Work : Red
Existing to be retained: Hatched
Demolitions: Yellow hatched

F JOB TITLE / SITE ADDRESS

PROPOSED BUILDING FOR SECTOR R-14, FOR INTEGRATED TOWNSHIP
1) M/S. ASHDAN DEVELOPERS PVT. LTD.
2) MANJARI HOUSING PROJECTS LLP
ON GAT NO.124 TO 132,137(P) TO 142,144,145,146(P),147 TO 153, 155 TO 159(P), 160, 162 TO 164, 166, 167, 169(P), 170 & 194(P) VILLAGE-MANJRI KHURD, TAL. HAVELI, PUNE.
ON GAT NO.1255 HISSA
NO.14,17,18,28,29,31,33,38,46,47,48,65,66,67,69,70,71,72,73, 1265,1267(P),1269,1273,1276 HISSA NO.2,3,5,6,13,15,16,26,27, 28,30,1A/2,34,37 VILLAGE-WAGHOLI, TAL. HAVELI, PUNE

G OWNER NAME AND SIGNATURE

Owner(s) Name
JOINT VENTURE BY:
1) M/S. ASHDAN DEVELOPERS PVT. LTD.
2) MANJARI HOUSING PROJECTS LLP
& OTHERS THROUGH
MEENA KARNE

Owner(s) sign

H ARCHITECT

Architect(s) Name
Vishwas Kulkarni : CA/1984/8465
Hrishikesh Kulkarni : CA/2002/29235

Architect(s) sign

NORTH

VK:a architecture
5th Floor,Nextgen Avenue,SR.NO.103(p), C.T.S No.2850,S.B.Road,Near ICC Trade Tower,Bahiratawadi, Pune.411016.
P +91 20 6626 8888
E mail@vkarch.com
W www.vkarch.com

Drawing Title: Layout, FSI Statement, Water Cal., Parking Requirements		Scale: 1:500 900 X 800
Drawn by: Pravin	Checked by: Bhavsar C.B.	Date: 21.03.2024
AR no.: 2603	Drawing no.: 201	Revision: -
Status: FOR P.M.R.D.A. SANCTION		