

TOTAL F.S.I. STATEMENT (SQ.M.)											
BLDG. NAME	BLDG. FLOORS	BLDG. HT. WITH PARKING	BLDG. HT. WITHOUT PARKING	NET B.U.P. AREA		LIFT	FIRE LIFT	TENEMENTS	NO OF SHOP/ OFFICE		
				COMMERCIAL AREA	RESIDENTIAL AREA						
TOWER- 1	B2+B1+Ground Fl.+ P1+36 Fl.	120.85	114.85	447.02	26144.19	26591.21	16.64	5.29	286	14	
TOWER- 2	B2+B1+Ground Fl.+ P1+36 Fl.	120.85	114.85	460.97	28375.39	28836.36	16.64	5.29	286	14	
TOWER- 3	B2+B1+Ground Fl.+ P1+36 Fl.	120.85	114.85	543.18	34364.10	34907.28	16.64	5.29	286	15	
AMENITY'S (Entrance Lobby, Society Off., Toilet, Drivers Rm.,	@ P1(Ground Floor)	-	-	-	465.11	465.11	-	-	-	-	-
TOTAL AREA				1451.17	89348.79	90799.96	49.92	15.87	858	43	

FSI & NON FSI AREA STATEMENT											
BLDG. NAME	TOTAL B.U.P. AREA			REFUGE AREA	LIFT AREA	FIRE LIFT AREA	SERVICES (Fire Break Tank)	PARKING AREA	TOTAL NON FSI AREA	TOTAL FSI+NON FSI AREA	TENE.
	COMM.	RESI.	TOTAL								
TOWER- 1	447.02	26144.19	26591.21	293.44	16.64	5.29	130.76	-	446.13	27037.34	286
TOWER- 2	460.97	28375.39	28836.36	292.11	16.64	5.29	148.76	-	462.80	29299.16	286
TOWER- 3	543.18	34364.10	34907.28	328.58	16.64	5.29	196.52	-	547.03	35454.31	286
AMENITY'S (Entrance Lobby, Society Off., Servant's Toilet, Drivers Rm.,	-	465.11	465.11	-	-	-	-	-	0.00	465.11	-
PARKING AREA	-	-	-	-	-	-	-	44849.70	44849.70	44849.70	-
TOTAL	1451.17	89348.79	90799.96	914.13	49.92	15.87	476.04	44849.70	46305.66	137105.62	858

OCCUPANCY CALCULATION	
COMMERCIAL:-	
TOTAL COMMERCIAL B.U.P. AREA	1451.17 Sq.m.
COMMERCIAL AREA OF GR. FLR.	1451.17 Sq.m.
COMMERCIAL AREA OF UPP. FLR.	0 Sq.m.
FOR GROUND FLOOR	3 person/sq.m.
FOR UPPER FLOOR	6 person/sq.m.
PERSONS ON GR. FLR.	484
PERSON AREA OF UPP. FLR.	0
TOTAL PERSON	484 persons
SAY =	484 persons
TOTAL NO OF GENTS = 484 / 2	242
TOTAL NO OF LADIES = 484 / 2	242

SANITARY REQUIREMENT FOR COMMERCIAL									
FOR GENTS (1,1,1 For every 25 persons)									
FOR GENTS	WC	URINAL	W.H.B.	REQ.	PRO.	REQ.	PRO.	REQ.	PRO.
NO OF PERSONS	242	10	10	10	10	10	10	10	10
FOR LADIES (1 WC for 15 persons & 1 W.H.B. for 15 persons)									
FOR LADIES	WC	W.H.B.	REQ.	PRO.	REQ.	PRO.	REQ.	PRO.	PRO.
NO OF PERSONS	242	16	16	16	16	16	16	16	16

TOTAL PROPOSED PARKING			
FLOORS	CARS	SCOOTERS	
Basement-2 Parking Floor	245	0	
Basement-1 Parking Floor	304	0	
Ground Parking Floor	238	0	
P1 Parking Floor	275	0	
TOTAL	1062	0	

TOTAL WATER AREA CALCULATION			
FOR RESIDENTIAL			
AMOUNT OF WATER REQUIRED PER PERSON	=	135	lts/day
WATER REQUIRED PER FLAT(S PERSONS/FLAT)	=	675	lts/day
NO OF FLATS IN BLDG.	=	858	NOS.
REQUIRED CAPACITY OF OVERHEAD WATER TANK	=	579150	lts/day
FOR COMMERCIAL			
NO. OF PERSON	=	484	NOS.
WATER REQUIRED PER PERSONS	=	45	lts/day
REQUIRED WATER CAPACITY FOR OHWT	=	21780	lts/day
FOR RESIDENTIAL + COMMERCIAL			
TOTAL REQUIRED WATER CAPACITY FOR OHWT	=	600930	lts/day
WATER REQUIRED FOR FIRE FIGHTING	=	30000	lts/day
TOTAL WATER REQUIRED FOR OHWT	=	630930	lts/day
PROVIDE CAPACITY TO OVER HEAD WATER TANK	=	630930	lts/day
REQUIRED CAPACITY TO UNDER GROUND WATER TANK	=	901395	lts/day
WATER REQUIRED FOR FIRE FIGHTING FOR UGWT	=	600000	lts/day
TOTAL WATER REQUIRED FOR UGWT	=	1501395	lts/day
PROVIDE CAPACITY TO UNDER GROUND WATER TANK	=	1501395	lts/day

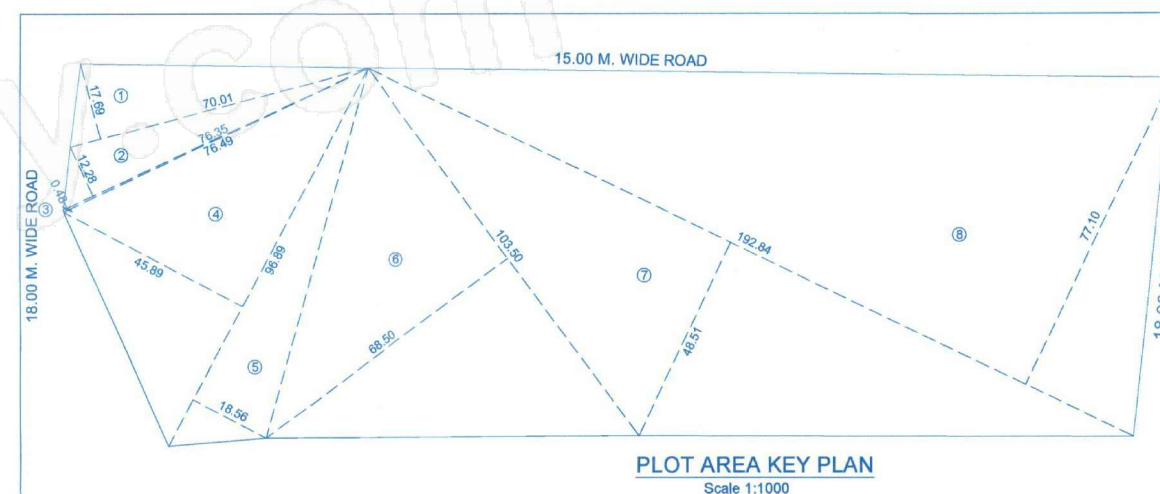
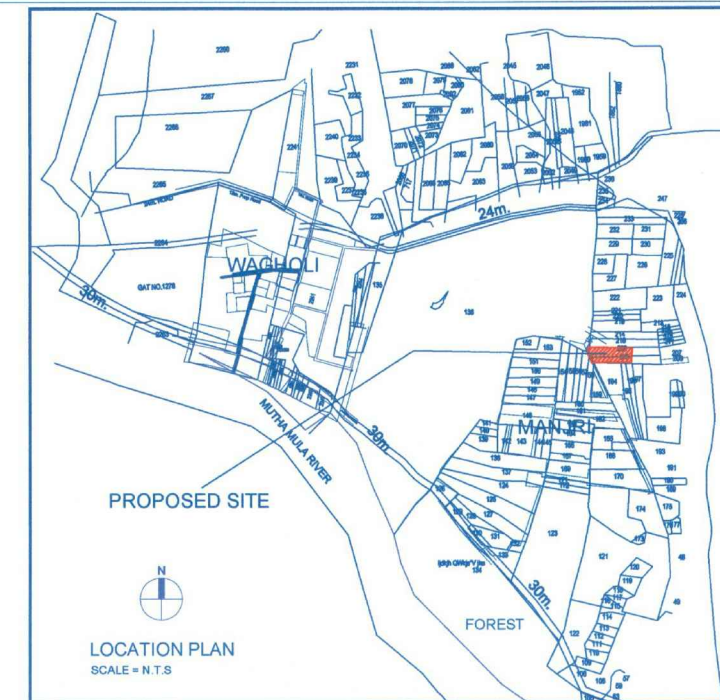
REFUGE AREA STATEMENT									
TOWER	5TH	10TH	15TH	20TH	25TH	30TH	35TH	TOTAL	
TOWER 1	41.92	41.92	41.92	41.92	41.92	41.92	41.92	293.44	
TOWER 2	41.73	41.73	41.73	41.73	41.73	41.73	41.73	292.11	
TOWER 3	46.94	46.94	46.94	46.94	46.94	46.94	46.94	328.58	
TOTAL AREA								914.13	

PARKING STATEMENT

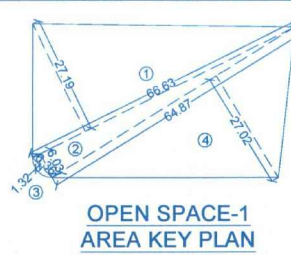
BUILDING	TYPE OF FLATS	NO. OF TENA./UNIT	PERM. PARKING CAR	SCOOTER	REQ. PARKING CAR	SCOOTER
Commercial	Retail carpet area = 1233.50 / 100 = 12.33 = say = 12 Unit for every 100 sq.m. carpet area or fraction thereof.	12	2	6	24	72
Residential	For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m.	786	1	2	393	786
	For every tenement having carpet area equal to or above 80 sq.m. but less than 150 sq.m.	72	1	1	72	72
Clubhouse		0	1	5	0	0
TOTAL		858	489	930	24	47
In addition 5% visitor parking					12	24
TOTAL					163	978
Composite Parking 1 Car = 6 Scooter's					350	978.00
Total Provided Parking						

PARKING AREA CALCULATION

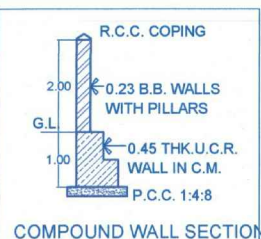
VEHICAL	NOS.	AREA REQUIRED	AREA REQUIRED
CARS	513	12.50	6412.50
SCOOTERS	978	2.00	1956.00
TOTAL			8368.50



PLOT AREA CALCULATION				
1	70.01	X	17.69	X 0.50 = 619.24
2	76.35	X	12.28	X 0.50 = 468.79
3	76.49	X	0.48	X 0.50 = 18.36
4	96.89	X	45.89	X 0.50 = 2223.14
5	96.89	X	18.56	X 0.50 = 899.14
6	103.50	X	68.50	X 0.50 = 3544.88
7	192.84	X	48.51	X 0.50 = 4677.33
8	192.84	X	77.10	X 0.50 = 7433.98
TOTAL				19884.86



PLOT AREA CALCULATION				
1	66.63	X	27.19	X 0.50 = 905.83
2	66.63	X	6.03	X 0.50 = 200.89
3	6.36	X	1.32	X 0.66 = 5.54
4	64.87	X	27.02	X 0.50 = 876.39
TOTAL				1988.66



DATE & STAMP OF APPROVAL

01/18

SECTOR - R23
LAYOUT PLAN

Approved as amended in
Subject to conditions mentioned in Annexure "A" of letter
No. BHA / C.R. No. 2228/2023 dated 03/05/2023
S. No. / G. No. / CTS No. 2228/2023
Dated 03/05/2023
Deputy Joint Metropolitan Planner
Pune Metropolitan Regional Development Authority, Pune

AREA STATEMENT	SQM.
Area of Plot (As Per PLU)	19884.86
Area of Plot (Minimum Considered)	19884.86
Required Open Space Area (10% Of Sr. No.1)	1988.49
Proposed Open Space Area	1988.66
Permissible Basic F.S.I. (1.00 As Per PLU)	751147.00
Additional Premium F.S.I. (1.00 As Per PLU)	751147.00
Proposed Basic F.S.I. For Sector-R23	0.00
Proposed Premium F.S.I. For Sector-R23	59650.00
Total Proposed F.S.I. For Sector-R23	59650.00
Residential FSI	55842.99
Commercial FSI	806.21
Total Proposed F.S.I. (Resi. + Comm.) 9+10	56649.20
Residential Ancillary Area FSI upto 60% With Payment of charges.	33505.80
Commercial Ancillary Area FSI upto 60% With Payment of charges.	644.96
(1451.17/1.80 = 806.21) x 0.80 = 644.96	
Total Ancillary (Resi. + Comm.) (12+13)	34150.76
Existing FSI Area	-
Total FSI + Ancillary FSI (Sr. No. 11+14)	90799.96

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

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

LEGEND	
Plot Boundary : Black	Water line : Black Dotted
Proposed Work : Red	Existing to be retained: Hatched
Drainage Line: Red Dotted	Demolitions: Yellow hatched

PROJECT TEAM	
01 Concept Designers	ANA-Architecture
02 Environment Consultant	-
03 Structural Consultant	-
04 Plumbing Consultant	-
05 Electrical Consultant	-
06 Fire Consultant	-
07 HVAC Consultant	-

PROJECT

PROPOSED BUILDING FOR SECTOR R-23, FOR INTEGRATED TOWNSHIP, ASQU REALTY LLP & OTHERS ON GAT NO.124 TO 132,137(P) TO 142,144, 145,146(P),147 TO 153, 155 TO 158(P), 160,161(P) 162 TO 164,165,166, 167, 168,169(P), 170 & 194(P), 206,208/1,209, VILLAGE-MANJURI KHURD, TAL. HAVELI, PUNE.

ON GAT NO.1255 HISSA NO.14,17,18,28,29,31,33,34,36,38,46,47,48,65,66, 67,68,70,71,72,73, 1265,1267(P),1269,1273,1276 HISSA NO.2,3,5,6,13,15, 16,20,21,26,27,28,30,1A/2,34,37 VILLAGE-WAGHOLI, TAL. HAVELI, PUNE.

OWNER(S)' NAME AND SIGNATURE

Owner's Name: ANA CONSORTIUM Pvt. Ltd.
Joint Venture By: 1) M/S. ASHDAN DEVELOPERS PVT. LTD.
2) MANJARI HOUSING PROJECTS LLP
3) ASQU REALTY LLP
& OTHERS THROUGH MEENA KARNE

Owner's Sign: [Signature]

Architect's Sign: [Signature]

Drawing Title: Layout plan, Area Calculations, Area Statement.

North: [North Arrow]

Scale: 1:500

Drawn by: Sudhir
Checked by: Sudhir
Job No: MW/523
Revision No: BPR/1
Date: 12-03-2025

