

SCHEMATIC SECTION AA

SANITARY STATEMENT

COLUMN	12 STOREY FLOOR AND SANITARY	0.00	10.00	0	0
WATER PER PERSON	REQUIRED	110.00	100.00	100.00	100.00
WATER	4.50 M ³ /DAY	5	5	5	5
WATER	4.50 M ³ /DAY	5	5	5	5

TOTAL WATER CALCULATION

COMMERCIAL

NO. OF PERSONS	211	NO
WATER REQUIRED PER PERSON	110.00	23210.00
REQUIRED WATER FOR COMMERCIAL	19480.00	23210.00

RESIDENTIAL

AMOUNT OF WATER REQUIRED PER PERSON	130	lit/day
WATER REQUIRED PER FLAT (PERSONS/FLAT)	675	lit/day
NO OF FLATS IN BLDG	1682	NO
REQUIRED CAPACITY OF OVERHEAD WATER TANK	1134000.00	lit/day
WATER REQUIRED FOR FIRE FIGHTING	700000.00	lit/day
TOTAL WATER REQUIRED FOR OHWT	1834000.00	lit/day
WATER REQUIRED CAPACITY OF UGWT	1701000.00	lit/day
WATER REQUIRED FOR FIRE FIGHTING FOR UGWT	1000000.00	lit/day
TOTAL WATER REQUIRED FOR UGWT	2701000.00	lit/day

PROPOSED PARKING STATEMENT

FLOOR	CARS	SCOOTERS	CYCLES
GROUND PARKING	550	890	890
PODIUM-1 PARKING	857	1000	1000
PODIUM-2 PARKING	825	1000	1000
TOTAL PARKING PROVIDED	1832	2890	2890



LOCATION PLAN SCALE: 1:1.5

PARKING STATEMENT

	NO OF TENEMENTS / Units	CARS	SCOOTER
COMMERCIAL NON CONGESTED CARPET AREA = 1308.94 x 0.75 = 981.70 SQ.M. = 649	11	22	66
RESIDENTIAL A) FOR EVERY TENEMENT HAVING CARPET AREA OF 150 SQ.M. AND ABOVE. (1:2)	140	280	140
B) FOR EVERY TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.M. BUT LESS THAN 150 SQ.M. (1:1)	420	420	420
C) FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 40 SQ.M. BUT MORE THAN 30 SQ.M. (1:2)	1120	560.00	1120.00
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	0.00	0.00
PARKING REQUIRED BY RULE	1680	1282	1746
9% VISITOR PARKING (TOWER 1,2,3,4,5,6 & 7)		84	84
TOTAL PARKING REQUIRED	1346	1830	
TOTAL PARKING PROVIDED	1659	1890	

PARKING AREA REQUIRED BY RULE

1) CARS	12.50	X	1345	=	16812.50	SQ.M
2) SCOOTER	2.00	X	1830	=	3660.00	SQ.M
PARKING AREA REQUIRED BY RULE				=	20472.50	SQ.M

TOTAL PROPOSED F.S.I STATEMENT

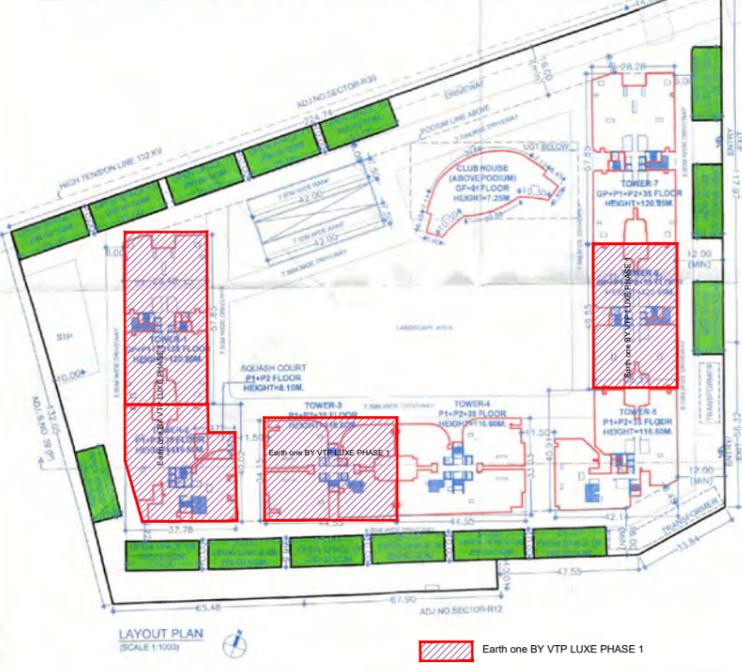
BLDG. NAME	BLDG. FLOORS	BLDG. HEIGHT	NET BUA AREA	TELE.
TOWER-1	GH+P1+P2+35 FLR	120.00	33371.96	280
TOWER-2	P1+P2+35 FLR	116.60	27685.04	280
TOWER-3	P1+P2+35 FLR	116.60	25919.32	140
TOWER-4	P1+P2+35 FLR	116.60	25982.39	140
TOWER-5	P1+P2+35 FLR	116.60	27966.16	280
TOWER-6	GH+P1+P2+35 FLR	120.00	27224.33	280
TOWER-7	GH+P1+P2+35 FLR	120.00	33884.87	280
CLUB HOUSE	GH+1 FLR	1.20	281.27	0.00
SQUASH COURT	GROUND FLOOR	3.10	117.97	0.00
TOTAL AREA			1368.94	203818.75

FSI & NON FSI AREA STATEMENT

BLDG. NAME	COMMERCIAL AREA	RESIDENTIAL AREA	REF. USE AREA	LIFT AREA	FIRE LIFT AREA	PARKING AREA	TOTAL NON FSI AREA	TOTAL FSI AREA
TOWER-1	0.00	33371.96	0.00	0.00	0.00	0.00	33371.96	33371.96
TOWER-2	0.00	27685.04	0.00	0.00	0.00	0.00	27685.04	27685.04
TOWER-3	0.00	25919.32	0.00	0.00	0.00	0.00	25919.32	25919.32
TOWER-4	0.00	25982.39	0.00	0.00	0.00	0.00	25982.39	25982.39
TOWER-5	0.00	27966.16	0.00	0.00	0.00	0.00	27966.16	27966.16
TOWER-6	0.00	27224.33	0.00	0.00	0.00	0.00	27224.33	27224.33
TOWER-7	0.00	33884.87	0.00	0.00	0.00	0.00	33884.87	33884.87
CLUB HOUSE	0.00	0.00	0.00	0.00	0.00	0.00	281.27	281.27
SQUASH COURT	0.00	0.00	0.00	0.00	0.00	0.00	117.97	117.97
TOTAL AREA	0.00	1368.94	0.00	0.00	0.00	0.00	117055.87	117055.87

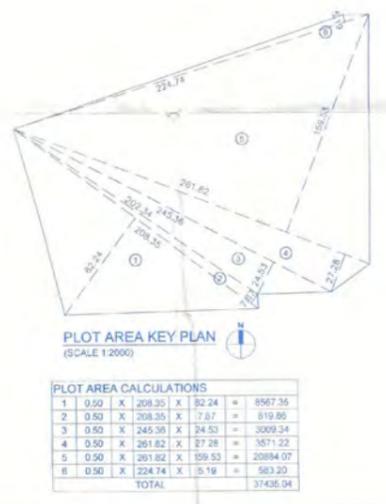
PREMIUM AREA DIFFERENCE STATEMENT

BLDG. NAME	TOTAL BUA AREA	COMM.	RES.	BALCONY AREA	TERRACE	STARCASE	FIRE LIFT AREA	FIRE STARCASE	PARKING AREA	TENC.	SHOP
Proposed	1368.94	0.00	12115.13	11264.91	0.00	0.00	47.01	4408.67	8001.48	1140	0
Approved	1368.94	0.00	23374.75	0.00	0.00	0.00	47.25	0.00	117025.87	1680	0
Difference	1368.94	0.00	8259.62	11264.91	0.00	0.00	0.24	4408.67	37034.39	540	0



LAYOUT PLAN (SCALE 1:1000)

Earth one BY VTP LUXE PHASE 1



PLOT AREA KEY PLAN (SCALE 1:2000)

PLOT AREA CALCULATIONS

1	0.50	X	208.35	X	32.24	=	6567.35
2	0.50	X	208.35	X	7.67	=	819.86
3	0.50	X	245.36	X	24.53	=	3009.34
4	0.50	X	261.82	X	27.28	=	3671.22
5	0.50	X	261.82	X	59.53	=	20894.07
6	0.50	X	224.74	X	3.18	=	583.23
TOTAL							37435.04

TOTAL OPEN SPACE AREA

OPEN SPACE - 1 TO 15	15	X	250.00	=	3750.00
TOTAL					3750.00



OPEN SPACE AREA CALCULATION FOR OPEN SPACE - 1,2,3 (SCALE 1:2000)



OPEN SPACE AREA CALCULATION FOR OPEN SPACE - 4,5,6,7,8 & 9 (SCALE 1:2000)



OPEN SPACE AREA CALCULATION FOR OPEN SPACE - 10 (SCALE 1:2000)



OPEN SPACE AREA CALCULATION FOR OPEN SPACE - 11,12,13,14&15 (SCALE 1:2000)

DATE & STAMP OF APPROVAL

01/30

SECTOR-R29

Previous Sanctioned No.: MRCG R NO. 120925/23, Dated: 09/09/2023

Provisional Fire No. FRP/153/23-24 Dated: 28/04/2023

Layout Plan

Approved as amended in subject to conditions mentioned in Annexure 'A' of letter No. 15/1912/23, Dated: 25/04/2023

S. No. G. No. 175 No. 3/19/23/24 Dated: 25/04/2023

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

As per UDCPR 2022

A AREA STATEMENT

	Previous as per Fire No. (Sqft)	Proposed as per Fire No. (Sqft)
1) Area of Plot (As Per FSI)	37435.00	37435.00
2) Net GROSS Area of the plot	37435.00	37435.00
3) Deductions for:		
(a) Permissible Open Space (10%)	3743.50	3743.50
(b) Proposed Open Space	3750.00	3750.00
3d) Net Area of the Plot (As Per FSI)	37435.00	37435.00
4) Total FSI As Per FSI	1543149.00	1717287.50
5) Total Residential FSI As Per FSI	907734.71	1543149.00
6) FSI Area (Res. + Comm) (127192.22+777.19 = 1,27,970.41)	0.00	1,27,970.41
7) Residential Ancillary Area FSI upto 50% with Payment of charges (20000/1751.60 = 127192.22 x 50% = 63596.11)	0.00	63596.11
8) Commercial Ancillary Area FSI upto 30% with Payment of charges (1308.94 / 100 = 13.09 x 30 = 392.68)	0.00	392.68
Total Ancillary (Res. + Comm) 78193.83+421.75 = 78615.58		
9) TOTAL PROPOSED FSI AS PER UDCPR (NET FSI + Ancillary FSI)	0.00	2,04,917.09
10) EXISTING FSI AREA	0.00	0.00
11) Total FSI (PROPOSED FSI + EXISTING FSI) (0.00 + 0.00)	12115.13	2,04,917.09

B CERTIFICATE OF AREA

Confirm that the area 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 undertake hereby confirm that I/we would obtain all 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 of the work site.

Sign of the Owner

D LEGEND

Plot boundary - Black
Proposed Work - Red
Drainage Line - Red Dotted
Water line - Black Dotted
Existing to be retained - Hatched
Demolition - Yellow hatched

E PROJECT TEAM

G1 Concept Designer	VTP Realty
G2 Environment Consultant	-
G3 Structural Consultant	-
G4 Plumbing Consultant	-
G5 Electrical Consultant	-
G6 Fire Consultant	-
G7 HVAC Consultant	-

F JOB TITLE / SITE ADDRESS

PROPOSED RESIDENTIAL BUILDING AT SECTOR R29 FOR INTEGRATED DEVELOPMENT OF THE SITE AT ...

G OWNER NAME AND SIGNATURE

Owner Name: Anjan Township Venture Pvt. Ltd., Mhalunge Land Developers Pvt. Ltd., Mhalunge Township Developers LLP, Mhalunge Township Developers LLP, Classic Promoters & Builders Pvt. Ltd., MHP Builders Pvt. Ltd., Home Rising Construction LLP, Mhalunge Real Estate Developers Pvt. Ltd. & Mhalunge Developers Pvt. Ltd. Through Authorized signatory: Mr. Anjan Mangade

H ARCHITECT

Project Name: Vishwas Kulkarni CA/1964/6465
Hishikesh Kulkarni CA/2302/26230

VK:a architecture

501 First Floor, Newpark Avenue, 36, Near 100th, T. B. No. 2800, 28, Road Near ICICI Trade Tower, Sakinaka, Pune-411016.
P: +91 20 2626 0886
W: www.vkarch.com

Scale: 1:1000
Sheet: A1-041x594
Date: 21/08/2023
Drawing No: 2363
Drawing on: 271
Drawing by: B

FOR P.M.R.D.A. SANCTION