

TOTAL F.S.I. STATEMENT (SQ.M.)																	
BLDG. NAME	BLDG. FLOORS	WITH PARKING BLDG. HT.	WITHOUT PARKING BLDG. HT.	NET BUIP AREA	PERMISSIBLE BALCONY	PROPOSED BALCONY			LIFT AREA		LMR AREA	FIRE STAIRCASE AREA	STAIRCASE AREA	GROUND COVERAGE AREA	TENE.		
						OPEN BALCONY	PERMISSIBLE TERRACE	PROPOSED TERRACE	LIFT	FIRE LIFT							
Podium	P1+P2+P3+P4+PT	14.19	14.19	515.76	0.00	4.73	0.00	2.84	0.00	0.00	0.00	0.00	0	0.00	0.00		
Tower-1	P3+P4+33	109.50	103.00	2252.77	16.43	2821.85	0.00	21.90	12.87	6.67	70.50	638.22	0	714.23	132		
Tower-2	P1+P2+P3+P4+33	119.79	113.79	0.00	20229.63	17.97	2131.47	0	23.96	0.00	13.36	5.29	45.00	1043.13	0	840.76	198
Tower-3	P1+P2+P3+P4+33	119.79	113.79	0.00	18021.21	17.97	2167.44	0	23.96	0.00	13.36	5.29	41.50	1045.77	0	592.02	198
Tower-4	P1+P2+P3+P4+33	119.79	113.79	0.00	19942.89	17.97	2226.18	0	23.96	0.00	14.43	5.29	39.36	1042.15	0	694.33	132
Tower-5	P2+P3+P4+PT	14.19	0	0.00	0	2.13	0	2.84	0.00	0	0	0	0	0	0	0	0
Tower-6	P2+P3+P4+PT	14.19	0	0.00	0	2.13	0	2.84	0.00	0	0	0	0	0	0	0	0
TOTAL AREA				515.76	82319.50	76.72	9151.67	0.00	102.29	0.00	54.02	22.54	198.36	3669.27	0.00	2551.34	660.00
TOTAL BUIP AREA	BUIP AREA	52834.26		62834.26		198.36											
	LIFT AREA	54.02															
	LMR AREA																
	TOTAL BUIP AREA																

PLOT AREA CALCULATIONS							
1	215.89	X	108.40	X	0.50	=	11701.24
2	215.89	X	107.94	X	0.50	=	11651.58
TOTAL							23352.82

FSI + NON FSI STATEMENT										
BLDG. NAME	TOTAL BUIP AREA	BALCONY AREA		TERRACE	LIFT AREA	FIRE LIFT AREA	LMR AREA	FIRE STAIRCASE AREA	PARKING AREA	TOTAL AREA
		OPEN	ENCLOSED							
Proposed Sanction	515.76	82319.50	9151.67	0	0	54.02	22.54	198.36	33351.08	123091.20

TOTAL OPEN SPACE AREA				
OPEN SPACE 01	=	1001.38		
OPEN SPACE 02	=	250.00		
OPEN SPACE 03	=	250.00		
OPEN SPACE 04	=	250.00		
OPEN SPACE 05	=	250.00		
OPEN SPACE 06	=	250.00		
OPEN SPACE 07	=	250.00		
TOTAL AREA	=	2501.38		

OPEN SPACE 2,3,4,5,6 & 7 KEY PLAN SCALE - 1:500							
1	25.00	X	10.00	X	1	=	250.00
TOTAL							250.00

OPEN SPACE 2,3,4,5,6 & 7 AREA CALCULATIONS							
1	25.00	X	10.00	X	1	=	250.00
TOTAL							250.00

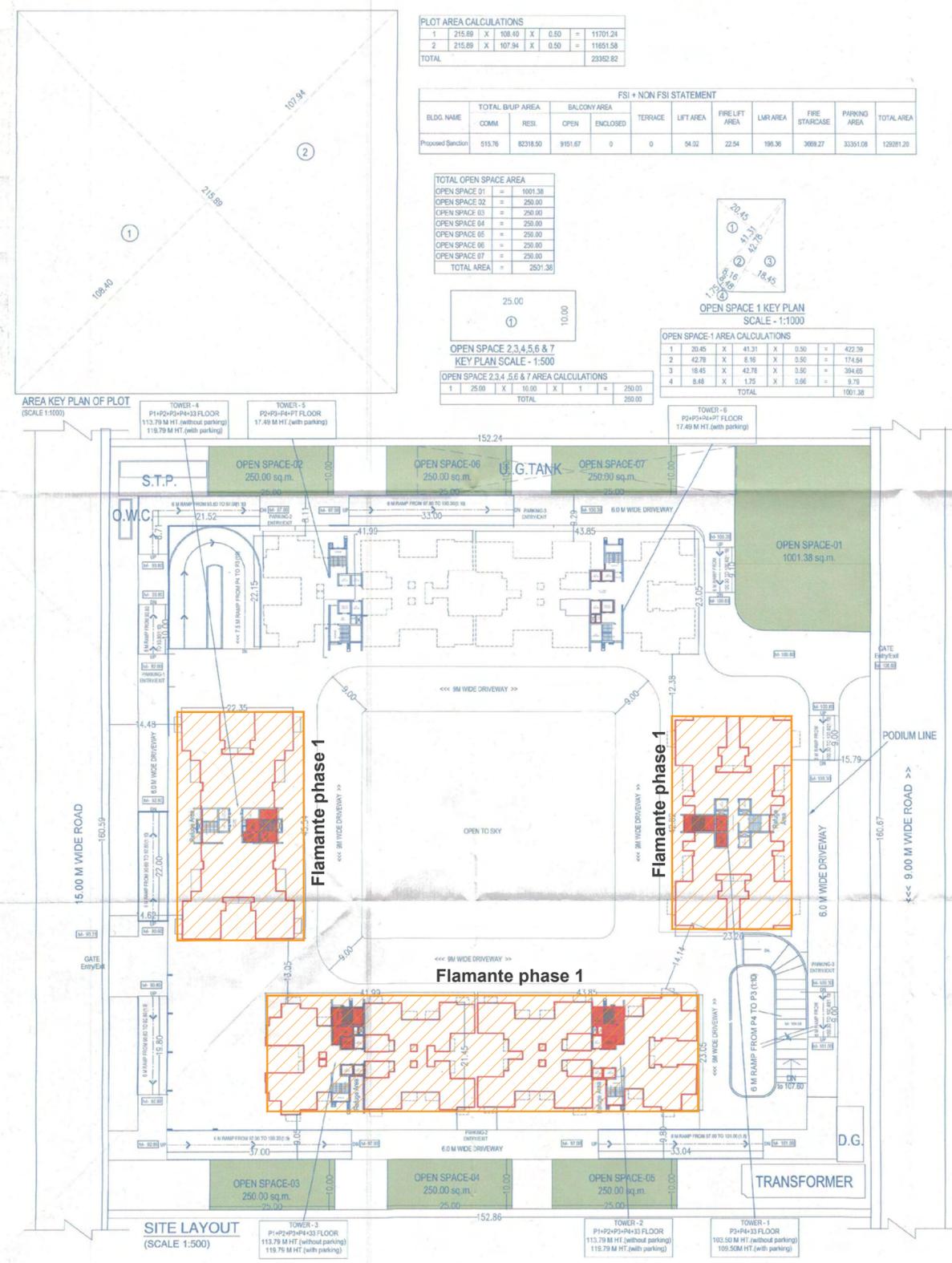
OPEN SPACE-1 AREA CALCULATIONS							
1	20.85	X	41.31	X	0.50	=	427.59
2	42.78	X	8.18	X	0.50	=	174.64
3	16.45	X	42.78	X	0.50	=	354.05
4	8.48	X	1.75	X	0.96	=	9.79
TOTAL							1001.38

01) PLU Sanction No BHA/Manjri Kh. Wagholi/ S.no.124 & Other 1255 Part & Other/C.R. No.1965/1988/22-23/1176 Dated 18-04-23
 2) As Per Aviation Sanction No-SWAC/2564/6/2285/ATS Dated 26-11-2020
 3) As Per EC Noc Sanction No SIAMH/MIS/72190/2021 Dated -09/01/2023
 4) As Per Provisional Noc Sanction No - FPM/57/2023 Date 10/05/2023

DATE & STAMP OF APPROVAL 01/21
 Layout (Sector R16)

Approved as amended in... subject to conditions mentioned in Annexure 'A' of letter No. P.M.R.D.A. No. 28/139-24/Muzaji/213/23/2021 S. No.G. No.273 No.92X of 2023, dated 09/01/2023 Dated 09/01/2023
 for Metropolitan Commissioner and Chief Executive Officer Pune Metropolitan Regional Development Authority, Pune
 P.M.R.D.A.

Shown as building under FLAMANTE BY VTP LUXE PHASE 1
 Shown as proposed Land area for Flamante phase 1



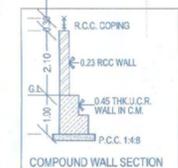
TOTAL PARKING AREA STATEMENT				
TYPE OF FLAT	NO OF FLAT	REQUIRED PARKING		
		CAR	SCOOTER	CYCLE
4 TENEMENTS HAVING BUILT-UP AREA UP-50.00 SQ.M.(0-5-5)	0	0	0	0
3 TENEMENTS HAVING BUILT-UP AREA 50.0-100.0 SQ.M.(1-4-4)	330	110	440	440
2 TENEMENTS HAVING BUILT-UP AREA MORE THAN 100SQ.M(2-2-2)	330	330	330	330
METROPOLITAN AREA FOR 50%	396	220	385	385
TOTAL REQUIRED PARKING	660	660	1155	1155

TOTAL PROPOSED PARKING AREA STATEMENT				
VEHICLE	SIZE	VEHICLE AREA REQUIRED	VEHICLE NO	AREA PROVIDED
CARS	2.5X5.00	12.50	660	8250
SCOOTERS	1.00X2.00	2.00	1155	2310
CYCLE	0.50X1.40	0.70	1155	808
TOTAL				11368

PARKING AREA STATEMENT				
	CAR	SCOOTER	CYCLE	
P1 PARKING FLOOR	408	00	910	
P2 PARKING FLOOR	249	23	1119	
P3 PARKING FLOOR	55	144	00	
P4 PARKING FLOOR	00	1776	00	
TOTAL	1192	1946	2029	

WATER AREA CALCULATION				
FOR COMMERCIAL				
AREA OF GROUND FLOOR PERSONS	=	0	NOS.	
AREA OF UPPER FLOOR PERSONS	=	0	NOS.	
AMOUNT OF WATER REQUIRED PER PERSON	=	45	lit/day	
TOTAL WATER REQUIRED	=	0.00	lit/day	
FOR RESIDENTIAL				
AMOUNT OF WATER REQUIRED PER PERSON	=	135	lit/day	
WATER REQUIRED PER FLATS PERSONS(FLAT)	=	675	lit/day	
NO OF FLATS IN BLDG.	=	660	NOS.	
REQUIRED CAPACITY OF OVERHEAD WATER TANK	=	445500.00	lit/day	
WATER REQUIRED FOR FIRE FIGHTING	=	80000.00	lit/day	
TOTAL WATER REQUIRED FOR OHWT	=	525500.00	lit/day	
PROVIDE CAPACITY TO OVER HEAD WATER TANK	=	525500.00	lit/day	
REQUIRED CAPACITY TO UNDER GROUND WATER TANK	=	788250.00	lit/day	

AS PER PLU TABLE No. 2									
TOTAL PERMISSIBLE TOTAL FSI									
BASIC PERMISSIBLE FSI (TOTAL PERMISSIBLE F1.70)									
PERMISSIBLE FSI ON PAYMENT (70%)									
TOWNSHIP RESIDENTIAL FSI CHART									
Sr. No.	LANDUSE ALLOCATION	SECTOR	LAND AREA		Permissible Basic FSI	Permissible FSI on payment (70%)	Used Basic FSI		Used Additional FSI on payment (70%)
			SQ.M.	HA.			SQ.M.	SQ.M.	
RESIDENTIAL as per rule-7.4									
1	Residential	R-01	27957	2.796			7359.73	0.00	
2	Residential	R-02	37217	3.722			11543.00	0.00	
3	Residential	R-03 +04	60899	6.090			88281.04	77823.94	
4	Residential	R-05	33636	3.364			8978.12	0.00	
5	Residential	R-06	21423	2.142			0	62026.50	
6	Residential	R-07	22205	2.221			53869.49	0.00	
7	Residential	R-08	19835	1.984			47630.38	0.00	
8	Residential	R-10	38474	3.847			72557.86	0.00	
9	Residential	R-11	5334	0.533	666575.00	466602.5000	0.00	0.00	
10	Residential	R-12	80510	8.051			0	209150.00	
11	Residential	R-14	22883	2.288			0.00	0.00	
12	Residential	R-15	11855	1.185			52119.59	0.00	
13	Residential	R-16	22627	2.263			64387.13	18896.51	
14	Residential	R-17	3915	0.392			0.00	0.00	
15	Residential	R-18	1380	0.138			0.00	0.00	
16	Residential	R-19	2452	0.245			0.00	0.00	
17	Residential	R-20	11349	1.135			0.00	0.00	
TOTAL			378150.00	37.82	666575.00	466602.50	666573.00	368599.95	
USED F.S.I									
666573.0000 368599.9500									
BALANCE FSI									
2.0000 188302.5500									



A AREA STATEMENT		SQ.M.
Area of Plot (As Per PLU)		22627.00
Area of Plot (As Per Triangulation)		23352.82
01 Area of Plot (Minimum Considered)		22627.00
02 Required Open Space Area (10%)		2262.70
03 Proposed Open Space Area		2501.38
04 Permissible FSI (As Per PLU)		1017705.50
05 Total Proposed Above-Ground Area Sector		652089.31
06 Total Proposed Above-Ground Area Sector (R10+R15)		83086.64
07 Balance FSI		0.00

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
 Drainage Line : Red Dotted
 Water line : Black Dotted
 Existing to be retained : Hatched
 Demolitions : Yellow hatched

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

F JOB TITLE / SITE ADDRESS
 Proposed Building For Sector R16 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
 Joint Venture by:
 1) M/s. Anshul Developers Pvt. Ltd.
 2) Manjari Housing Projects LLP & Others
 Through Meena Karne

H ARCHITECT
 Architect Name: Vishwas Kulkarni - CA/1984/8465
 Architect Reg. No.: Hrishkosh Kulkarni - CA/2002/29235

VK:a architecture
 9B, Floor No.205, S.B. Road, Near ICC Trade Tower, Sahakar Nagar, Pune-411016.
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 E: vk@vkarch.com
 W: www.vkarch.com
 Drawing Title: LAYOUT PLAN
 Scale: 1:500 at A1 870x620
 Drawing No.: 2435
 Date: 03-03-2023
 FOR P.M.R.D.A. SANCTION