

Approved as amended in  
Subject to conditions mentioned in Annexure 'A' of letter  
No. BMU / C.R. No. 268/2022 / Mouza 8/11/91  
S.No./G.No./OTS No. 92/19/9 & 20/19/8  
Dated:- 9/8/2022 27022-37K-2  
Deputy / Joint Metropolitan planner  
Pune Metropolitan Regional Development Authority, Pune.



D.P. LOCATION PLAN



GOOGLE LOCATION PLAN

SECTOR : R-48	AREA STATEMENT	SQ.M.
A	Area of Plot for Sector R-48 as per PLU	= 4197.50
1	Net Area of Plot (4197.50/1.1)	= 3815.91
2	Required Open Space on Net Plot x 10%	= 381.59
3	Proposed Open Space	= 381.59
4	Allotted Basic FSI for Sector R-48 as per PLU	= 25000.00
5a	Previous Sanctioned Basic FSI for Sector R-48	= 15952.60
5b	New Proposed Basic FSI for Sector R-48	= 8068.89
5d	Total Proposed Basic FSI for Sector R-48	= 24021.49
5e	Balance Basic FSI for Sector R-48 as per PLU	= 978.51
6a	Allotted Premium FSI for Sector R-48 as per PLU	= 5000.00
6b	Proposed Premium FSI for Sector R-48	= 0.00
6c	Balance Premium FSI for Sector R-48	= 5000.00
7a	Allotted Ancillary FSI for Sector R-48 as per PLU	= 0.00
7b	Proposed Ancillary FSI for Sector R-48	= 0.00
7c	Balance Ancillary FSI for Sector R-48	= 0.00
7d	Total Proposed FSI for Sector R-48	= 24021.49

LEGEND

- 1. PLOT BOUNDARY SHOWN: THICK BLACK
- 2. PROPOSED WORK SHOWN: THICK RED
- 3. OPEN SPACE SHOWN: THICK GREEN
- 4. AMENITY SPACE SHOWN: THICK PINK
- 5. DRAINAGE LINE SHOWN: RED DOTTED
- 6. HATCHING SHOWN: BLACK DOTTED
- 7. DEMOLISH SHOWN: HATCHED YELLOW

PROJECT :-  
REVISED BUILDING 'R48-THE CANOPY' ON S.NO. 84/1, 84/2, SECTOR R48, FOREST TRAILS TOWNSHIP, AT VIII. - BHUGAON, TAL. - MULSHI, DIST. - PUNE.

FOREST TRAILS TOWNSHIP ON S.NO. 16/1/1+36/2+36/3+40/1+80/1(P)+83+84/1(P)+84/2(P)+89/1+89/2(P)+90/1(P)+90/2+102/1/3(P)+113/1/1 To 113/1/7 SECTOR R48, FOREST TRAILS TOWNSHIP, AT VIII. - BHUGAON, TAL. - MULSHI, DIST. - PUNE.

CERTIFICATE OF AREA  
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON ... & DIMENSION OF ALL SIDES ETC. OF THE PLOT STATED ON PLAN ARE MEASURED ON SITE AND AREA SO WORK OUT FALLS WITH AREA STATED IN DOCUMENT OF OWNERSHIP / P.A.C.T.

OWNER SIGN.

PARANJAPE SCHEMES CONSTRUCTION LTD. THRO. Mr. Y.S. PARANJAPE  
ARCHITECTS  
SANDEEP HARDIKAR & ASSOCIATES ARCHITECTS SIGN.  
ARCHITECTS - INTERIOR DESIGNER

502, SADHANA APPT. SHIVAJINAGAR, PUNE-05. TEL - 9371236397/ 9371236398  
Email- syhardikar@gmail.com. AR. SANDEEP HARDIKAR [ CA 80/12777 ]  
DATE 01.04.2025 SCALE 1:200 DRN BY PRASHANT REV. DATE REV. NO. 0

TOTAL PARKING AREA STATEMENT ( WING A+B )

PARKING REQUIRED BY RULE	NO. OF TENEMENT	CAR	SCOOTER
2 TENEMENTS HAVING CARPET AREA 40 TO 80 SQ.M.	2	1	2
REQUIRED PARKING FOR 0 TENEMENTS	0	0	0
1 TENEMENTS HAVING CARPET AREA 80-150 SQ.M.	1	1	1
REQUIRED PARKING FOR 160 TENEMENTS	160	160	160
TOTAL	160	160	160
5% ADDITION PARKING	8	8	8
TOTAL	168	168	168
TOTAL REQ. PARKING	168 X 12.50	168 X 2.00	
TOTAL AREA	2100.00	336.00	
TOTAL PARKING AREA		2436.00	

FSI + NON FSI AREA STATEMENT FOR EC

SR.NO	DESCRIPTION	AREA (SQ.M)
01	F.S.I. AREA	24021.49
02	NON F.S.I.	-
2.1	INCLUSIVE HOUSING	0.00
2.2	PROJECTION	966.00
2.3	REFUGE AREA	167.82
2.4	PARKING AREA OF BLDG.	980.00
2.5	BASEMENT AREA	6300.00
	ANY OTHER	-
3	3.1 SWIMMING POOL & DECK AREA	166.00
	3.2 LIFT AREA	30.85
	3.3 SERVICES (S.T.P., TRANSFORMER, U.G. T etc)	1057.24
	TOTAL NON F.S.I	9667.91
	TOTAL F.S.I. AREA + TOTAL NON F.S.I	33689.40

F.S.I. STATEMENT IN SQ.M. ( WING A+B )

FLOOR	NET B/UP AREA Resi.	LIFT AREA	BUILDING HEIGHT from Gr. Lvl.	TENE. NO. 80 to 150
Basement 2 FL.	Parking			
Basement 1 FL.	Parking			
Stilt/Gr. Fl.	342.58			
1ST FL.	1141.68		8	
2ND FL.	1141.68		8	
3RD FL.	1141.68		8	
4TH FL.	1141.68		8	
5TH FL.	1141.68		8	
6TH FL.	1141.68		8	
7TH FL.	1141.68		8	
(Refuge Area)	1085.14		6	
8TH FL.	1141.68		8	
9TH FL.	1141.68		8	
10TH FL.	1141.68		8	
11TH FL.	1141.68		8	
12TH FL.	1085.14		6	
(Refuge Area)	1085.14		6	
13TH FL.	1141.68		8	
14TH FL.	1141.68		8	
15TH FL.	1141.68		8	
16TH FL.	1141.68		8	
17TH FL.	1141.68		8	
(Refuge Area)	1085.14		6	
18TH FL.	1141.68		8	
19TH FL.	1141.68		8	
20TH FL.	1141.68		8	
21TH FL.	1014.93		6	
TOTAL	24021.49	30.85	160.00	
TOTAL B/UP AREA	24021.49			

PLOT AREA CALCULATION ( Sq.m. )

1) 41.10 X 2.27 X 0.50 = 46.65
2) 49.41 X 4.55 X 0.50 = 112.41
3) 55.80 X 27.18 X 0.50 = 758.32
4) 55.80 X 9.81 X 0.50 = 273.70
5) 49.23 X 24.18 X 0.50 = 595.19
6) 42.45 X 42.32 X 0.50 = 898.24
7) 42.45 X 19.19 X 0.50 = 407.31
8) 46.15 X 21.753 X 0.50 = 501.95
9) 25.83 X 7.96 X 0.50 = 102.80
10) 39.20 X 12.35 X 0.50 = 242.06
11) 27.46 X 12.55 X 0.50 = 172.31
12) 21.54 X 5.72 X 0.50 = 61.60
13) 17.57 X 2.84 X 0.50 = 24.95
TOTAL PLOT AREA = 4197.50

TOTAL WATER CALCULATION ( WING A+B )

WATER REQUIRED AS PER RULE NO. OF PERSON X 135

160 X 5 X 90 = 72000

ADD FIRE FITTING = 10000.00 Ltrs.

TOTAL = 72,00.00 + 10,00.00 = 82,00.00 LTRS.

SAY 82,000.00 LTRS. ( O.H.W.T. )

SUMP WELL CAPACITY.

72000 X 1.5 = 108000.00

ADD FIRE FITTING = 2,00,000.00 Ltrs.

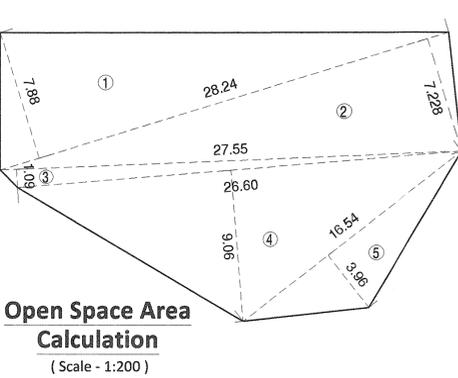
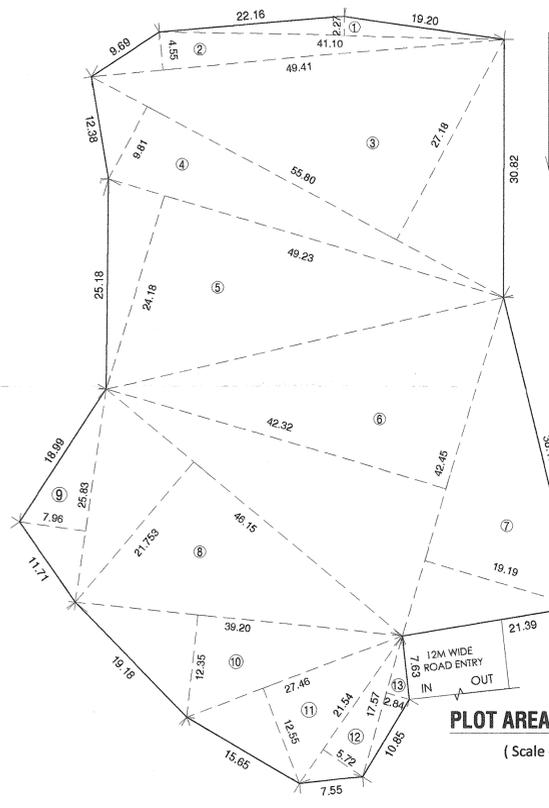
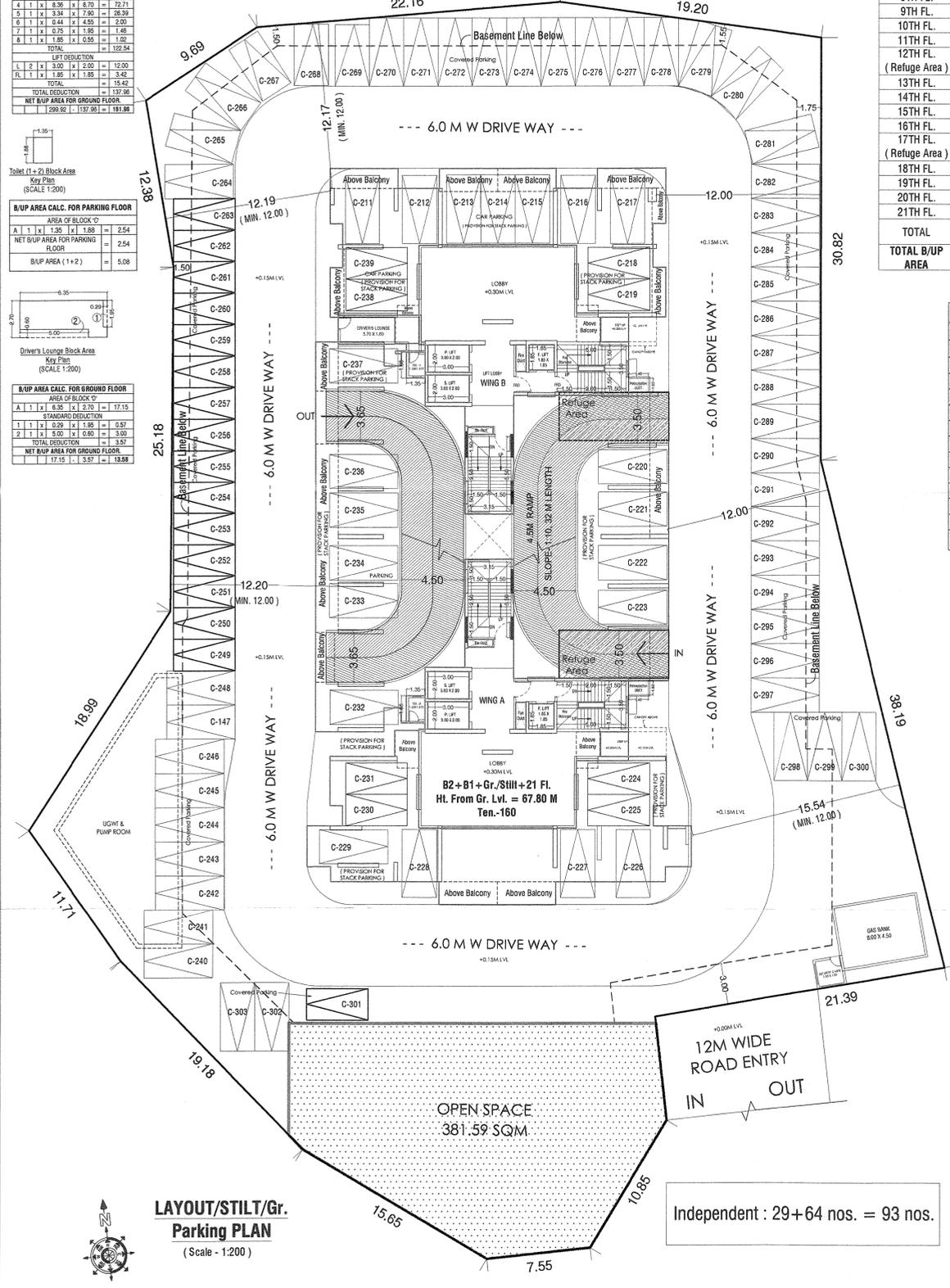
SAY TOTAL = 1,08,000.00 + 2,00,000.00 LTRS. = 3,08,000.00 ( U.G.W.T )

B/UP AREA CALC. FOR GROUND FLOOR

AREA OF BLOCK 'A'	STANDARD DEDUCTION	TOTAL
1 1 x 1.38 x 0.05 = 0.07		
2 1 x 1.38 x 0.05 = 0.07		
3 1 x 3.78 x 4.98 = 18.92		
4 1 x 8.36 x 8.70 = 72.71		
5 1 x 3.94 x 7.90 = 31.12		
6 1 x 0.44 x 4.55 = 2.00		
7 1 x 0.75 x 1.95 = 1.46		
8 1 x 1.85 x 0.55 = 1.02		
TOTAL = 122.54		
LIFT DEDUCTION		
L 2 x 3.00 x 2.00 = 12.00		
R 1 x 1.85 x 1.85 = 3.42		
TOTAL = 15.42		
NET B/UP AREA FOR GROUND FLOOR = 107.12		
NET B/UP AREA FOR GROUND FLOOR = 107.12		

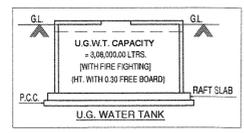
TOTAL B/UP AREA FOR GROUND FLOOR

AREA OF BLOCK 'A'	AREA OF BLOCK 'B'	TOTAL B/UP AREA
1 x 161.96	+ 161.96	= 323.92
TOTAL B/UP AREA = 323.92		



OPEN SPACE AREA CALCULATION ( sq.m. )

1) 0.50 X 28.24 X 7.88 X 1 = 111.27
2) 0.50 X 28.24 X 7.228 X 1 = 102.06
3) 0.50 X 27.55 X 1.09 X 1 = 15.01
4) 0.50 X 26.60 X 9.060 X 1 = 120.50
5) 0.50 X 16.54 X 3.960 X 1 = 32.75
TOTAL = 381.59



LAYOUT/STILT/Gr. Parking PLAN (Scale - 1:200)

Independent : 29+64 nos. = 93 nos.