

NOTE: ALL BUILDING HEIGHTS MENTIONED IN SUMMARY AREAS ARE TAKEN FROM GROUND LEVEL.

FLOORS	PLR HT IN METERS	HT IN METERS ABOVE GROUND LEVEL	10% PERFORM BAC	STAR	LFTS
LOWER GROUND (HEIGHT ABOVE GROUND)	0.15	0	0.00	0.00	19.90
UPPER GROUND FLOOR	4.50	4.35	0.00	0.00	18.91
PODIUM FLOOR	5.00	4.66	6.91	0.00	38.13
1ST FLOOR	7.50	6.95	136.82	94.83	134.31
TOTAL	17.15	16.96	143.73	94.83	153.14

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1ST FLOOR	7.50	6.95	133.30	94.76	133.17
TOTAL	17.15	16.97	140.21	94.76	151.11

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NO.	DESCRIPTION	CAR	SCOOTER	CYCLE
1	PROPOSED REQUIRED (AS PER SECTION 10.1)	4	4	4
2	PROPOSED AVAILABLE (AS PER SECTION 10.1)	155	421	431
3	PROPOSED DEFICIT	151	417	427



SECTOR : R 14
SECTOR LAYOUT
SHEET NO 01/37

STAMP OF APPROVALS
Approved as submitted to Subject to...
Sd/- SHREKAR GOWKAR
Sd/- SHREKAR GOWKAR
Sd/- SHREKAR GOWKAR

NO.	SECTOR	TOWER	HT ABOVE GROUND LEVEL	10% PERFORM BAC	STAR	LFTS
1	TOWER A	17.15	16.96	143.73	94.83	153.14
2	TOWER B	17.15	16.97	140.21	94.76	151.11
3	TOWER C	17.15	16.97	139.21	94.76	151.11
4	TOWER D	17.15	16.96	143.73	94.83	153.14
5	TOWER E	17.15	16.96	143.73	94.83	153.14

TOWER	FSI AREA	STAIRS	BALCONY	REFUGE	PARKING	TOTAL
TOWER A	976.54	134.31	94.83	0.00	0.00	1205.68
TOWER B	970.00	134.31	94.76	0.00	0.00	1199.07
TOWER C	967.10	134.31	94.76	0.00	0.00	1196.17
TOWER D	2094.71	108.82	243.56	167.80	0.00	2454.89
TOWER E	2030.36	104.71	238.44	167.80	0.00	2381.31

FLOORS	FLOOR HT (IN METERS ABOVE GROUND LEVEL)	FLOOR AREA	PROF BALCONY	STAR	LFTS
1ST FLOOR	4.50	1068.81	4.30	0.00	18.91
2ND FLOOR	9.00	822.73	0.00	0.00	18.91
TOTAL	8.25	1891.54	0.00	0.00	37.82

FLOORS	SHORT	FLOOR AREA	FLOOR AREA TAXES IN INR	FLOOR AREA TAXES IN INR	EXCESS BAL	FLOOR AREA TAXES IN INR	EXCESS BAL	TOTAL AREA	TOTAL AREA
LOWER GROUND	0.15	4.30	1446.55	0.00	0.00	0.00	0.00	4.30	1446.55
UPPER GROUND	3.00	4.50	1448.87	161.11	169.58	227.17	178.44	161.11	169.58
TOTAL	3.15	8.80	2895.42	161.11	169.58	227.17	178.44	161.11	169.58

RECTANGLE	AREA	PERCENTAGE	RECTANGLE	AREA	PERCENTAGE
AREA OF RECTANGLE 1	1.00	98.73%	7.00	706.55%	706.55%
AREA OF RECTANGLE 2	1.00	2.84%	2.84	28.40%	28.40%
AREA OF RECTANGLE 3	1.00	0.00%	0.00	0.00%	0.00%

PERMISSIBLE RESIDENTIAL FSI IN TOWNSHIP	22.50	107.11	
1) AREA OF SECTOR R 14	30.74	75	
2) OPEN SPACE REQUIRED (10%)	3.07	58	
3) TOTAL PROPOSED FSI IN SECTOR R 14	27.67	52	
4) SHOPS PROPOSED IN R 14	78	140	
5) TENEMENTS PROPOSED IN R 14	424	805	
6) TOTAL PROPOSED FSI	284.44	535	
7) PERMISSIBLE RESIDENTIAL FSI	22.50	107.11	
8) GROUND FLOOR AREA	0.00	0.00	
9) 1ST FLOOR AREA	0.00	0.00	
TOTAL PARKING STATEMENT	CAR	SCOOTER	CYCLE
TOTAL PARKING REQUIRED	242	645	645
50% ADDITIONAL REQD	121	323	323
NET PARKING REQUIRED	363	968	968
TOTAL PARKING PROVIDED	494	974	1684

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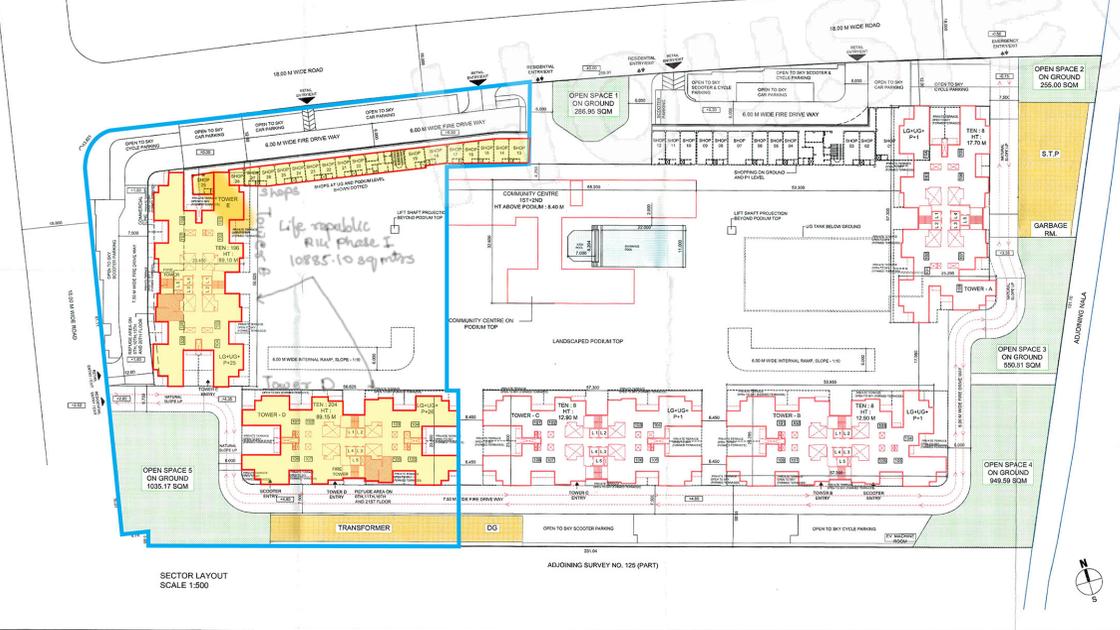
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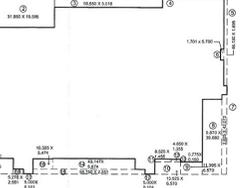
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SECTOR	PERMISSIBLE FSI	22.50	107.11
1) 1.0 FSI as per 8th PLU	1,529,494.53		
2) 0.7 FSI as per 8th PLU	1,070,646.17		
TOTAL (1+2)	2,600,140.70		
FSI Consumed	1,235,535.85		
a) Residential	429,111.61		
b) Commercial	1,548,688.82		
c) Public Utilities	2,383.20		
d) Total (a+b+c)	1,280,730.66		
e) Balance 1.0 FSI (ITEM-1)	1,480,768.88		



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PROJECT: PROPOSED RESIDENTIAL BUILDINGS AT SECTOR - R14, S.NO. 125/1 (PART), 126/2/1 (PART) OF VILLAGE JAMBE AND S.NO. 20/4 (PART), 26/6 (PART) OF VILLAGE NER - TAL MULSHI, DIST. PUNE FOR KOLTE-PATIL INTEGRATED TOWNSHIPS LTD.

NAME OF OWNER/DEVELOPER: FOR KOLTE-PATIL INTEGRATED TOWNSHIPS LTD.

SHREKAR MAHAJAN AUTHORIZED SIGNATORY SIGNATURE

NAME OF ARCHITECT: SHREKAR GOWKAR (CA695980) SIGNATURE

DRAWING NAME	DATE	SCALE	DEALT
KDR R14	23.01.2025	1:500	ABHINAV T