

TOTAL F.S.I. STATEMENT (SQ.M.)								
BLDG. NAME	BLDG. FLOORS	BLDG. HT.	NET B/UP AREA			LIFT	FIRE LIFT	TENEMENTS
			COMMERCIAL AREA	RESIDENTIAL AREA	TOTAL B/UP AREA			
TOWER-2	B2+B1+G+P1+ 35 Floors	118.75	254.30	31263.49	31517.79	14.99	7.15	204
TOWER-3	B2+B1+G+P1+ 35 Floors	118.75	106.75	18286.08	18392.83	15.07	5.75	137
TOWER-4	B2+B1+G+P1+ 35 Floors	118.75	0.00	18382.71	18382.71	15.07	5.75	138
TOTAL AREA			361.05	67932.28	68293.33	45.13	18.65	479

FSI & NON FSI AREA STATEMENT								
BLDG. NAME	TOTAL B/UP AREA			LIFT AREA	FIRE LIFT AREA	L.M.R. AREA	TOTAL NON FSI AREA	TENE.
	COMM.	RESI.	TOTAL					
TOWER-2	254.30	31263.49	31517.79	14.99	7.15	118.94	31658.87	204
TOWER-3	106.75	18286.08	18392.83	15.07	5.75	109.85	18523.50	137
TOWER-4	0.00	18382.71	18382.71	15.07	5.75	109.85	18513.38	138
PARKING			0.00				28950.29	0
TOTAL	361.05	67932.28	68293.33	45.13	18.65	338.64	97648.04	479

WATER CALCULATION												
BLDG	A Proposed Tenements	B No Of Persons / Tenements	C Water Required / Person / day	Required Over Head Water Tank (in liters)			H Provided	Required Under Ground Water Tank (in liters)			L Provided	M Provided
				D Domestic (AXB/C)	E Required Capacity as per NBC 2016 (33.33%)	F Fire Fighting		I Domestic (DX1.5)	J Required Capacity as per NBC 2016 (66.66%)	K Fire Fighting		
TOWER-2	204	5	135	137700.00	45885	10000	56800	206550	137686	200000	337686	
TOWER-3	137	5	135	92475.00	30822	10000	41100	138713	92466	200000	292466	
TOWER-4	138	5	135	93150.00	31047	10000	41300	139725	93141	200000	293141	
TOTAL	479		405	323325.00	107764.22	30000	139200	484988	323293	600000	923293	923365

PARKING STATEMENT			
B) FOR EVERY TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 80 SQ.M. BUT LESS THAN 150 SQ.M. (1:1)	NO.OF TENEMENTS / Units	CARS	SCOOTER
C) FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.M. BUT LESS THAN 80 SQ.M. (1:2)			
PARKING REQUIRED BY RULE	479 TENE.	475	479
5% VISITOR PARKING (A.B.C. & D)		24	24
TOTAL PARKING REQUIRED		499	503
TOTAL PARKING PROVIDED		1077	305
COMPOSITE PARKING (80 Car X 8 Scooter)		-70	420
TOTAL NET PARKING PROVIDED		1013	725

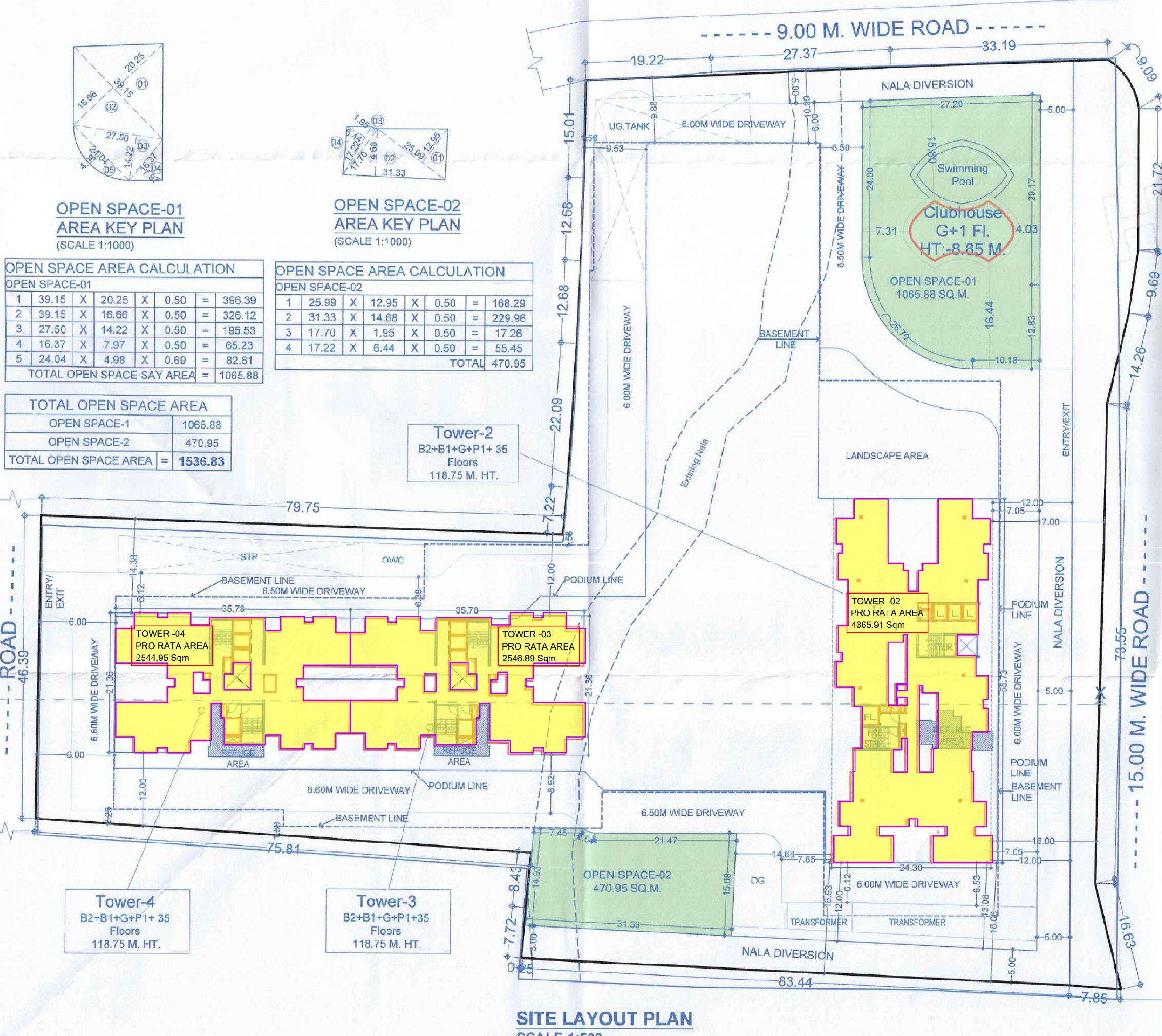
PARKING AREA REQUIRED BY RULE			
1) CARS	12.50	X	= 12662.50 SQ.M.
2) SCOOTER	2.00	X	= 1450.00 SQ.M.
PARKING AREA REQUIRED BY RULE			
			= 14112.50 SQ.M.

TOTAL PARKING AREA STATEMENT			
VEHICLE	SIZE	VEHICLE AREA REQUIRED	VEHICLE NO
CARS	2.5X5.00	12.50	1013
SCOOTERS	1.00X2.00	2.00	725
TOTAL			
			14112.50

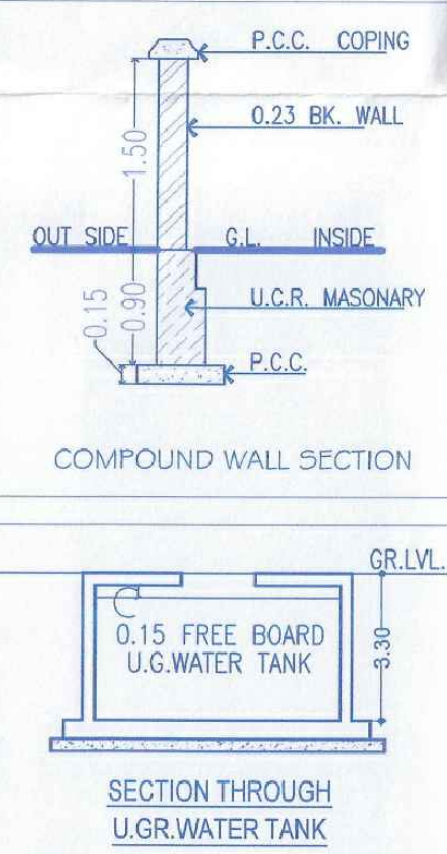
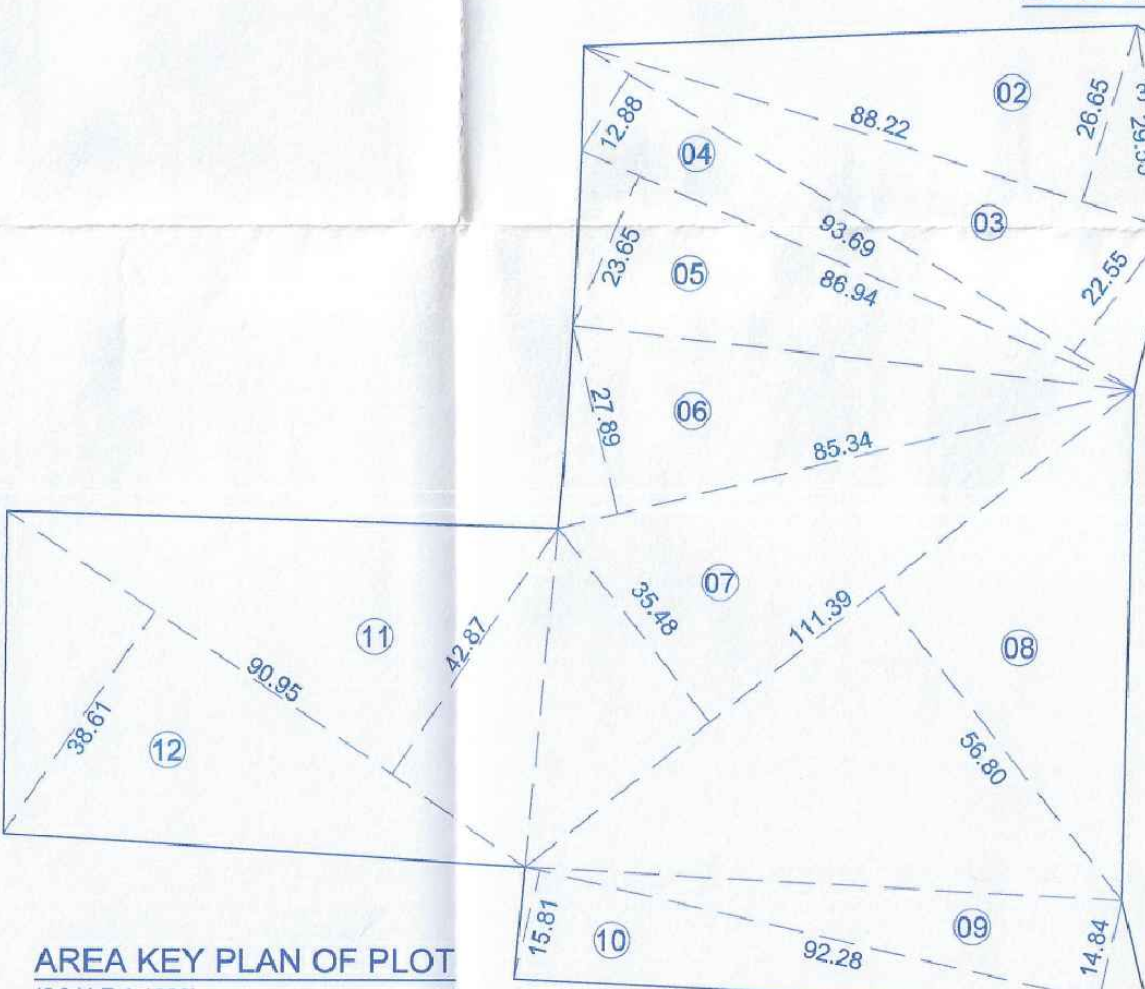
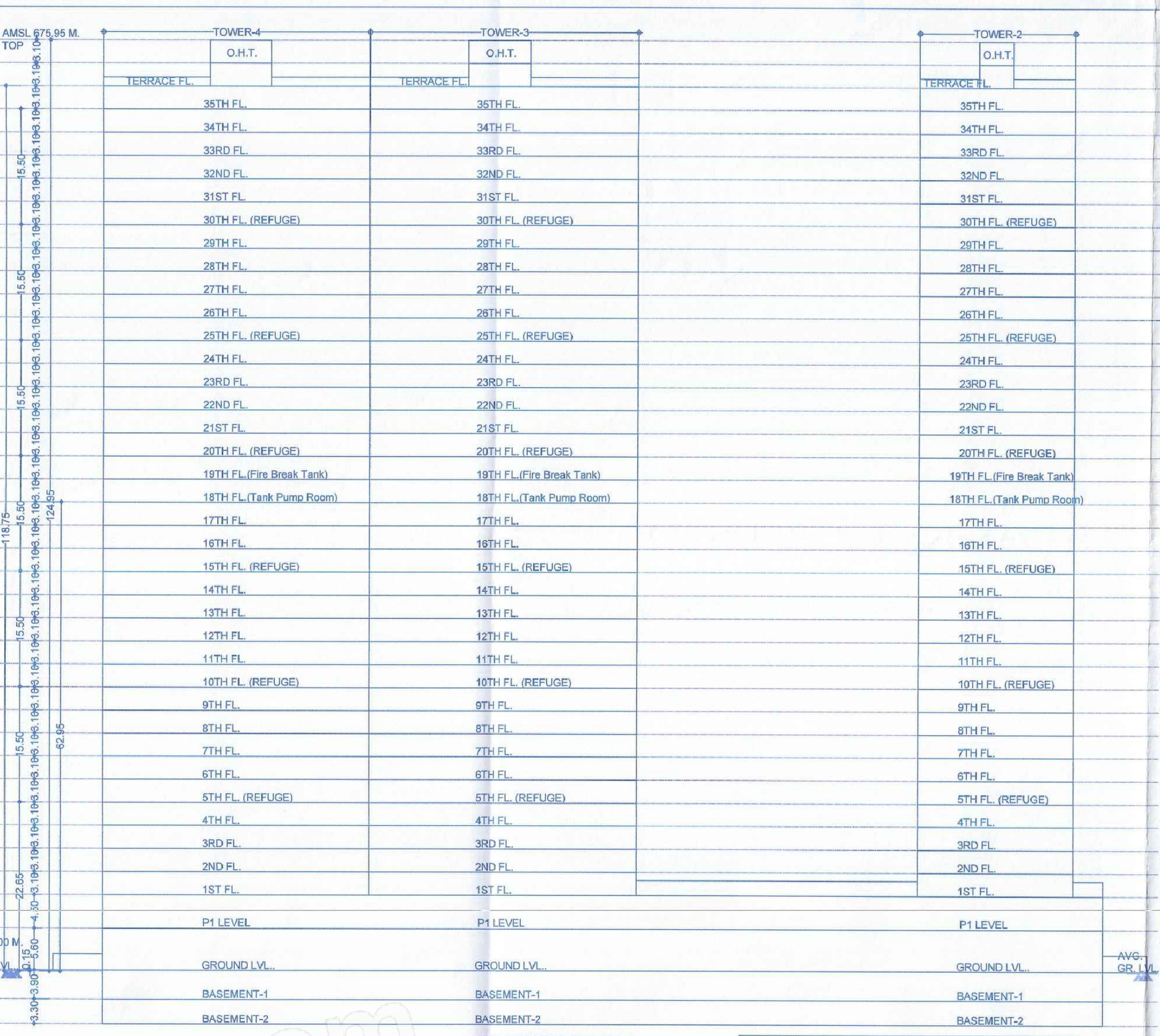
OPEN SPACE-01 AREA KEY PLAN (SCALE 1:1000)			
1	39.15	X	20.25
2	39.15	X	16.86
3	27.50	X	14.22
4	16.37	X	7.97
5	24.04	X	4.98
TOTAL OPEN SPACE AREA = 1065.88			

OPEN SPACE-02 AREA KEY PLAN (SCALE 1:1000)			
1	25.99	X	12.95
2	31.33	X	14.68
3	17.70	X	1.98
4	17.22	X	6.44
TOTAL 470.95			

TOTAL OPEN SPACE AREA	
OPEN SPACE-1	1065.88
OPEN SPACE-2	470.95
TOTAL OPEN SPACE AREA	= 1536.83



PLOT AREA CALCULATIONS (Sector R17)				
1	0.50	X	29.55	= 58.74
2	0.50	X	88.22	= 1175.53
3	0.50	X	93.69	= 1066.35
4	0.50	X	93.69	= 603.36
5	0.50	X	86.94	= 1028.07
6	0.50	X	85.34	= 1190.07
7	0.50	X	111.39	= 1976.08
8	0.50	X	111.39	= 3163.48
9	0.50	X	92.28	= 684.72
10	0.50	X	92.28	= 729.47
11	0.50	X	90.95	= 1949.51
12	0.50	X	90.95	= 1755.79
TOTAL 15369.15				



DATE & STAMP OF APPROVAL

SECTOR - R17
LAYOUT PLAN

Approved as amended in
Subject to conditions mentioned in Annexure "A" of letter
No. BHA / C.R. No. 2444/28-29
Dated: 19/03/2024

Deputy Joint Metropolitan Planner
Pune Metropolitan Regional Development Authority, Pune

A AREA STATEMENT SQM.

Area of Plot (As Per PLU)	15368.00
Area of Plot (Minimum Considered)	15368.15
1. Proposed Open Space Area (10% Of Sr. No.1)	1536.80
2. Permissible Basic F.S.I. (1.00 As Per PLU)	1536.83
3. Additional Premium F.S.I. (1.00 As Per PLU)	690795.00
4. Proposed Basic F.S.I. For Sector-R17	0.00
5. Proposed Premium F.S.I. For Sector-R17	42658.26
6. Total Proposed F.S.I. For Sector-R17	42658.26
7. Residential FSI	42467.68
8. Commercial FSI	200.58
9. Total Proposed F.S.I. (Resi.+ Comm.)	42658.26
10. Residential Ancillary Area FSI upto 60% With Payment of charges. (67932.28/1.00 = 42467.68) x 0.60 = 25474.60	25474.60
11. Commercial Ancillary Area FSI upto 80% With Payment of charges. (361.05/1.80 = 200.58) x 0.80 = 160.47	160.47
12. Total Ancillary (Resi. + Comm) 25474.60 + 160.47	25635.07
13. Existing FSI Area	
14. Total FSI + Ancillary FSI (Sr. No. 11 + 14)	68293.33

B CERTIFICATE OF AREA

Certified that the Plot under reference was surveyed by me 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
Existing to be retained: Hatched
Demolitions: Yellow hatched

PROJECT

PROPOSED BUILDING FOR SECTOR R-17, FOR INTEGRATED TOWNSHIP, MERCULUS CONSTRUWELL PVT. LTD. & OTHERS
ON GAT NO.124 TO 132,137(P) TO 142,144,145,146(P),147 TO 153, 155 TO 159(P), 160, 161(P) 162 TO 164, 166, 167, 169(P), 170 & 194(P) 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, 87,69,70,71,72,73, 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.
Owner(s) sign:

ANA CONSORTIUM PVT. LTD.

Reg. No. CA/09/11974
ANA's Floor Area: 1000 Sq. Meters
Galleria, Off 55 Road, CTS No. 997 Shrinagar, Pune - 411 005 | Tel: 020 26665452 / 3442

Architect's sign:

Architect's sign:
Drawing Title: Layout, FSI Statement, Water Cal., Parking Req.
Drawn by: Sudhir
Checked by: Sudhir
Scale: 1:500
Job No: MW/S17
Revision No: BP/R2
Date: 04-11-2024