

RESIDENTIAL SECTOR 5- BUILDING A,B,C,D & CLUB HOUSE F.S.I. STATEMENT												
	A	B	C	D	E	F	G	H	I	J= C	K= D+E+F+G	L=J+K
SR. NO.	BUILDING NAME	NUMBER OF BUILDING	F.S.I	LIFT + L.M.R.	REFUGE AREA	PODIUM NON F.S.I.AREA	GROUND NON F.S.I.AREA	TENE.	SHOPS	TOTAL F.S.I. AREA	TOTAL NON F.S.I.	CONSTRUCTION AREA (FSI + NON FSI)
1	A (G+P+28)	1	22001.35	74.09	196.65	554.82	584.92	220	0.00	22001.35	1410.48	23411.83
	A-SHOPS (G+P)		1214.20	0.00	0.0	0.00	0.00	0.0	24	1214.20	0.00	1214.20
2	B (S+P+28)	1	22631.00	74.09	196.65	618.22	1146.73	228	0.00	22631.00	2035.69	24666.69
3	C (S+P+28)	1	22631.00	74.09	196.65	618.22	1146.73	228	0.00	22631.00	2035.69	24666.69
4	D(S+P+28)	1	23589.29	74.09	209.00	550.52	1491.40	228	0.00	23589.29	2325.01	25914.30
5	CLUB HOUSE (S+P+2)	1	2764.81	14.54	0.00	0.00	0.00	0	0.00	2764.81	14.54	2779.35
6	PARKING	0	0.00	0.00	0.00	11038.70	11038.70	0	0.00	0.00	22077.40	22077.40
0	RESIDENTIAL AREA		90852.64	0.00	0.00	13380.48	15408.48	904	0.00	90852.64	0.00	0.00
0	COMMERCIAL AREA		3979.01	0.00	0.00	0.00	0.00	0.00	24	1214.20	0.00	0.00
8	TOTAL (A)	5	94831.65	310.90	798.95	13380.48	15408.48	904	24.00	94831.65	29898.81	124730.46



GOOGLE IMAGE

RESIDENTIAL SECTOR 5 - LAYOUT PLAN

LOCATION CLEARANCE VIDE NO. TPS-1817/CR-55/17/UD-13, DATED - 01/06/2017

LETTER OF INTENT VIDE NO. PMH/TS/SR/02/2018, DATED - 08/08/2018

POTENTIAL LAYOUT FOR E.C. ONLY SANCTIONED VIDE NO. 403, DATED - 13/08/2020

MAIN SANCTIONED P.L.U. VIDE NO - BHA/CR.688/19-20, DATED - 19/07/21

1ST REVISED SANCTIONED P.L.U. VIDE NO - BHA/CR.233/22-23, DATED - 29/08/2022

2ND REVISED SANCTIONED P.L.U. VIDE NO - BHA/CR.754/23-24, DATED - 21/11/2023

SANCTIONED RESIDENTIAL SECTOR 1 LAYOUT VIDE NO - BHA/CR.1675/23-24, DATED - 24/11/2023

3RD REVISED SANCTIONED P.L.U. VIDE NO - BHA/CR.2716/23-24, DATED - 08/04/2024

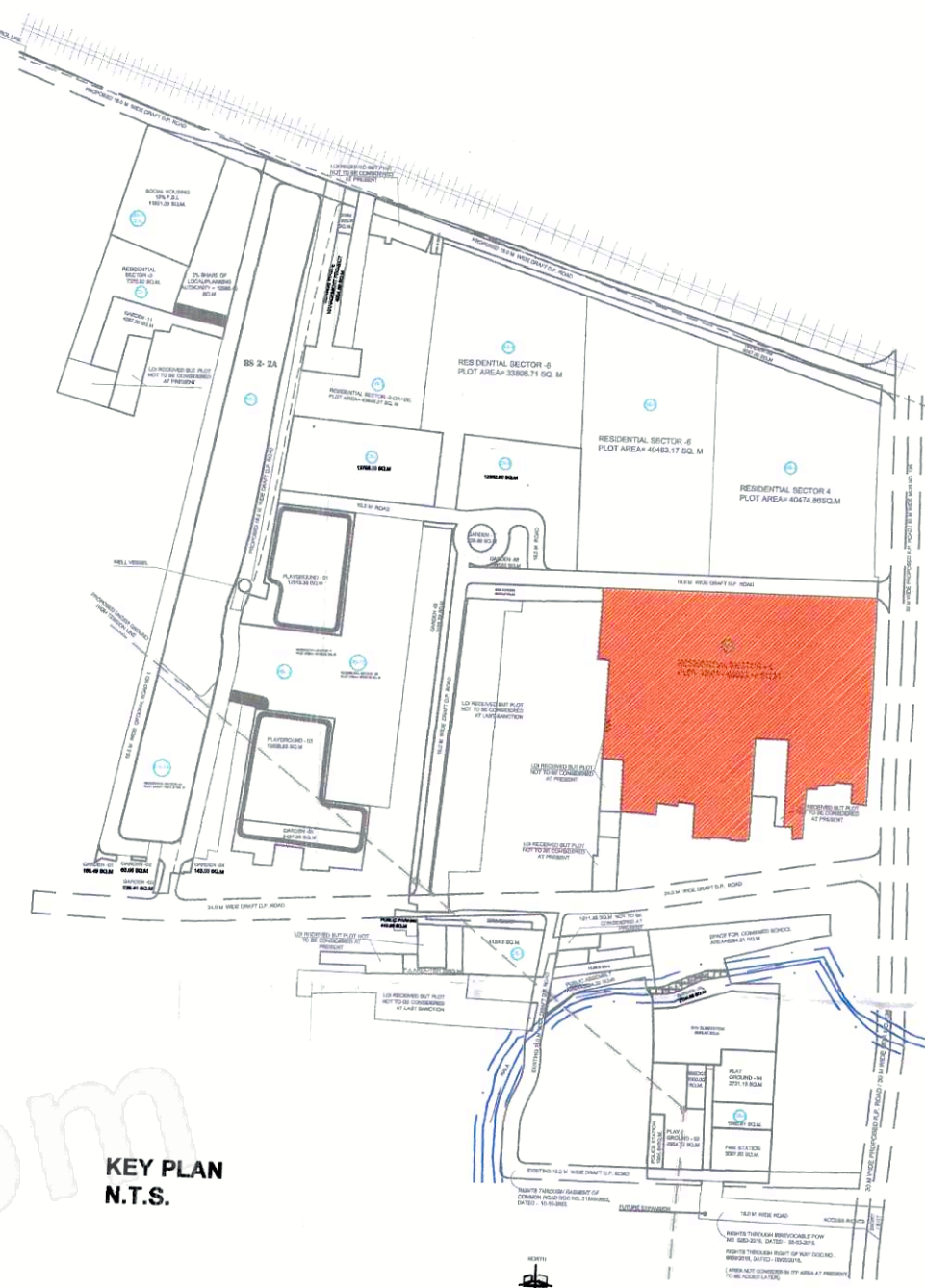
R.S. 5 FIRST SANCTION

Approved as amended in
Subject to conditions mentioned in Annexure "A" of letter No. BMA / C.R. No. 3946/23-24 / Mouza. संवर्धित S.No. / G. No. / CTS No. सं. 50 वडार, और पत्र-य Dated: 24/06/2024

Deputy / Joint Metropolitan planner
Pune Metropolitan Regional Development Authority, Pune

LEGENDS

- RESIDENTIAL SECTOR-5 PLOT BOUNDARY AS PER PLU
- PROPOSED BUILDINGS
- FIRE ENGINE MOVEMENT
- OPEN SPACE
- PODIUM LINE



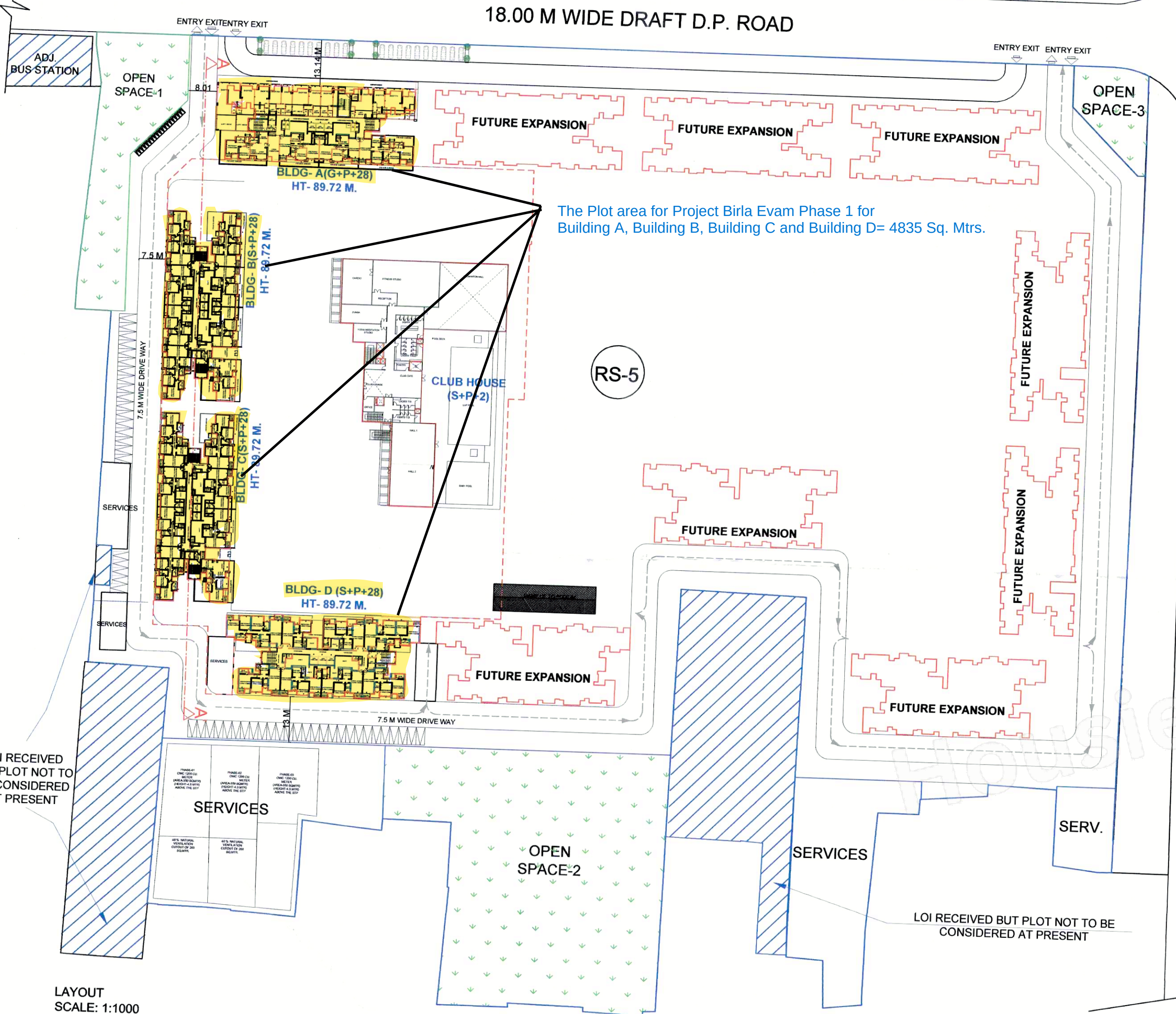
KEY PLAN N.T.S.

PARKING STATEMENT			
PARTICULAR	TENAMENT/ AREA	CARS	SCOOTERS
FOR RESIDENTIAL-TENE. BETWEEN 40 SQ.M - 80 SQ.M	2	1	2
	904	452	904
5% FOR METROPOLITAN CITY		23	45
FOR COMM - EVERY 100 SQ.M CARPET AREA	100	2	6
	3136.09	63	188
TOTAL PARKING REQUIRED		537	1137
TOTAL PARKING PROVIDED		542	1137
AREA REQUIRED PER PARKING		12.50	2.00
TOTAL PARKING AREA REQUIRED		6775.00	2274.73
TOTAL PARKING AREA PROVIDED		9049.73	

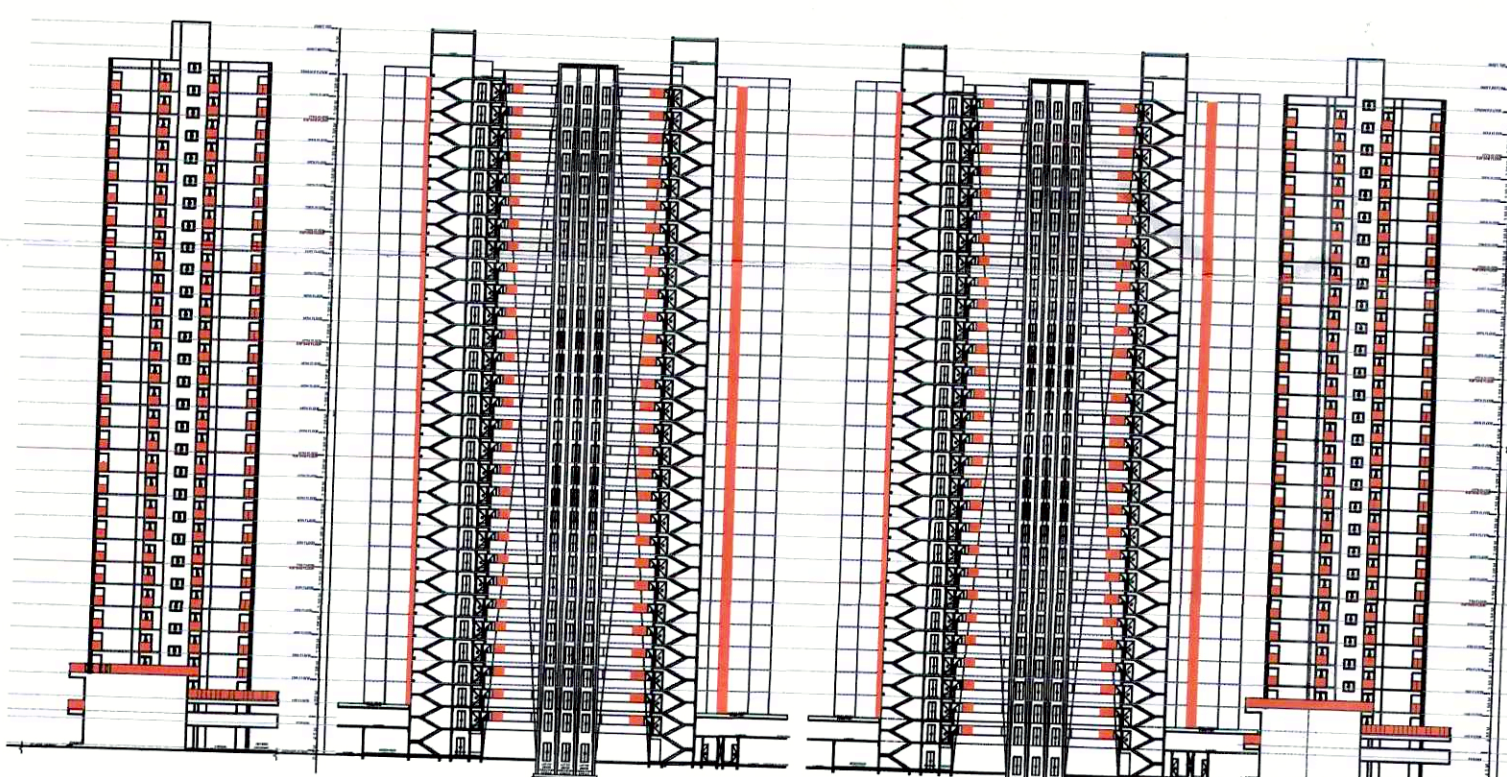
OPEN SPACE OF SECTOR 5	
PARTICULAR	AREA (SQ.M)
OPEN SPACE 1	1316.98
OPEN SPACE 2	4903.68
OPEN SPACE 3	470.00
TOTAL	6690.66

OPEN SPACE 2 AREA CALCULATION AS PER LAYOUT					
S.NO.	1	2	3	4	5
1	28.43	X	14.19	X	0.50
2	28.43	X	14.39	X	0.50
3	65.42	X	19.94	X	0.50
4	65.42	X	17.98	X	0.50
5	61.33	X	4.64	X	0.50
6	63.36	X	18.01	X	0.50
7	63.36	X	24.20	X	0.50
8	18.62	X	0.43	X	0.50
9	63.73	X	22.07	X	0.50
10	63.73	X	13.28	X	0.50
11	48.68	X	10.63	X	0.50
12	31.71	X	13.13	X	0.50
13	24.54	X	3.48	X	0.50
14	17.15	X	1.26	X	0.50
15	17.15	X	1.23	X	0.50
16	22.08	X	0.90	X	0.50
17	22.08	X	9.49	X	0.50
18	20.75	X	0.07	X	0.50
TOTAL					4903.68

OPEN SPACE 3 AREA CALCULATION AS PER LAYOUT					
S.NO.	1	2	3	4	5
1	16.73	X	8.38	X	0.50
2	21.40	X	4.15	X	0.50
3	23.46	X	2.23	X	0.50
4	23.50	X	8.68	X	0.50
5	28.61	X	14.28	X	0.50
6	28.61	X	1.56	X	0.50
7	0.26	X	6.68	X	0.87
TOTAL					470.00



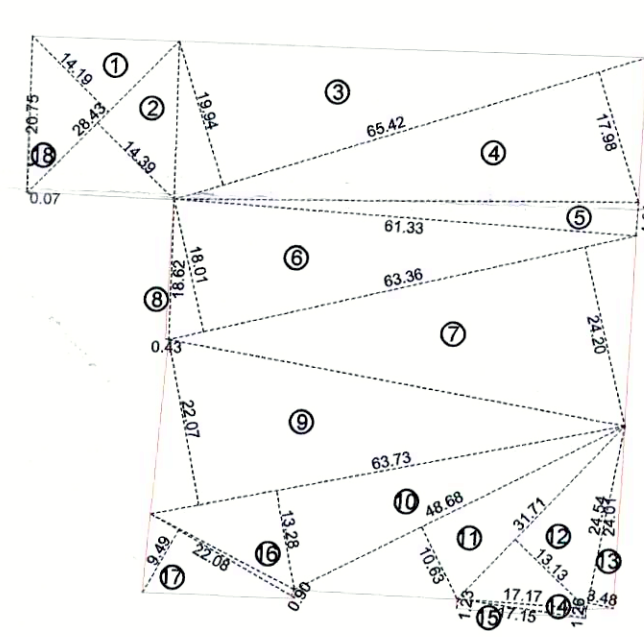
LAYOUT SCALE: 1:1000



ELEVATION A BUILDING SCALE: 1:1000

SECTION AA' SCALE: 1:1000

ELEVATION D BUILDING SCALE: 1:1000



OPEN SPACE 2 AS PER LAYOUT SCALE: 1:1000

OPEN SPACE 1 AREA CALCULATION AS PER LAYOUT					
S.NO.	1	2	3	4	5
1	26.69	X	3.74	X	0.50
2	27.77	X	11.71	X	0.50
3	27.77	X	9.49	X	0.50
4	25.03	X	6.19	X	0.50
5	25.03	X	18.17	X	0.50
6	21.92	X	10.26	X	0.50
7	34.42	X	9.68	X	0.50
8	44.39	X	13.53	X	0.50
9	18.59	X	3.29	X	0.50
10	16.33	X	3.95	X	0.50
11	14.63	X	1.08	X	0.50
12	10.92	X	3.60	X	0.50
TOTAL					1316.98

OPEN SPACE 1 AS PER LAYOUT SCALE: 1:1000

OPEN SPACE 3 AS PER LAYOUT SCALE: 1:1000

RESIDENTIAL SECTOR 5 AREA STATEMENT		
S.NO	PARTICULAR	AREA (SQ.M)
1	LAND AREA OF SECTOR 5	66803.18
2	OPEN SPACE REQUIRED (1 X 10%)	6680.32
3	OPEN SPACE PROPOSED	6690.66
4	GROSS AREA (1-3)	60112.52
5	PROPOSED BASIC 1.00 F.S.I AREA (AS PER LAST PLU)	279171.31
6	PROPOSED 70% PAID F.S.I AREA	0.00
7	PROPOSED 60% ANCILLARY F.S.I AREA	0.00
8	TOTAL PERMISSIBLE F.S.I. (5+6+7)	279171.31
9	TOTAL PROPOSED F.S.I	94831.65
10	ALLOTTED F.S.I AS PER 4TH SANCTIONED P.L.U.	279253.00

OWNER'S NAME, SIGNATURE

MR. MANISH VIMALKUMAR JAIN
FOR MALNAD PROJECT (I) PVT. LTD.

PROJECT

PROPOSED BUILDINGS FOR R.S.-5 AT INTEGRATED TOWNSHIP PROJECT AT GAT NO 40(P) & OTHERS, VILLAGE- MANJARI BK, TAL- HAVELI, DIST- PUNE.

ARCHITECT :-

VISHAL J. DESHPANDE
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PH. NO. 25532182, 25531141, FAX. NO. -020-25532325

DATE	DEALT BY	REVISED BY	CHECKED BY	SCALE
21/08/2025	SOURABH	VAISHNAVI	DP	1:1000