

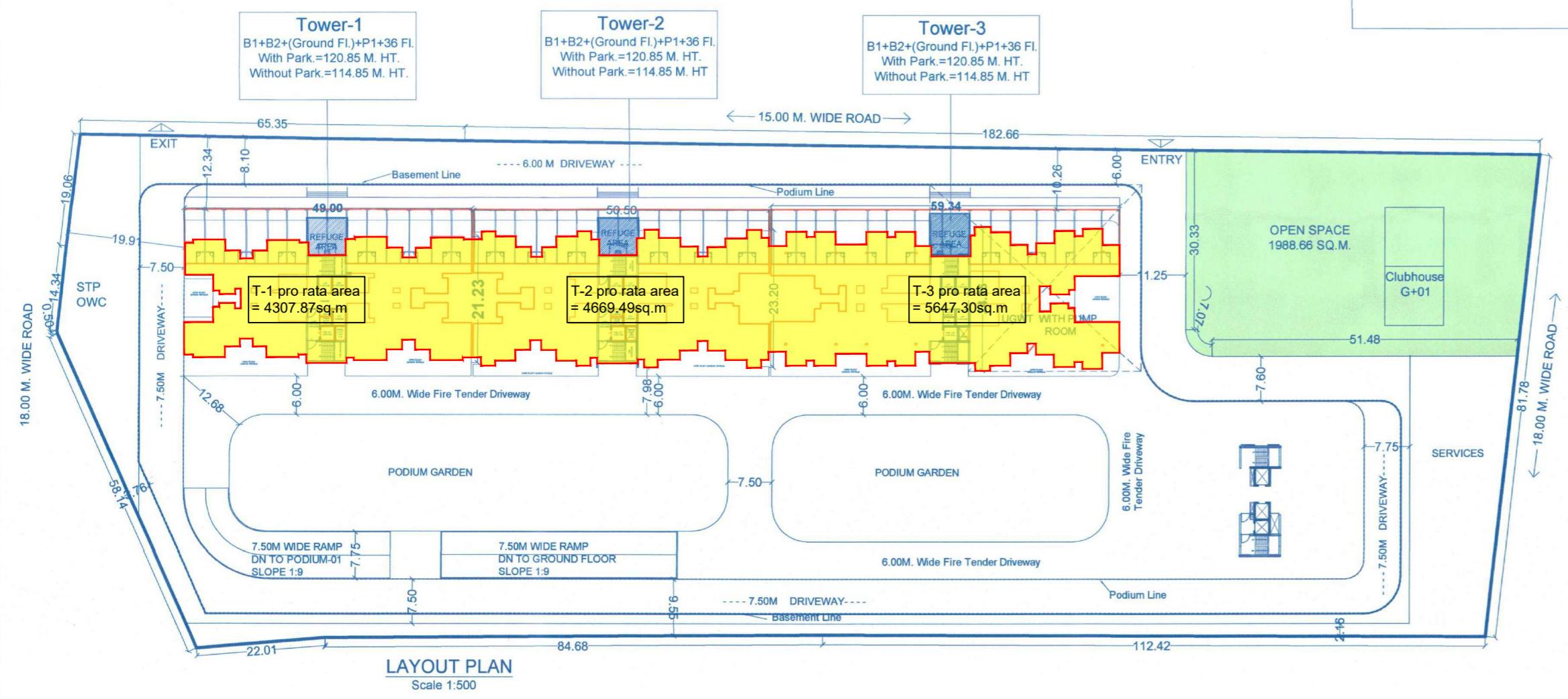
TOTAL F.S.I. STATEMENT (SQ.M.)										
BLDG. NAME	BLDG. FLOORS	BLDG. HT. WITH PARKING	BLDG. HT. WITHOUT PARKING	NET B/UP AREA					TENEMENTS	NO OF SHOP OFFICE
				COMMERCIAL AREA	RESIDENTIAL AREA	TOTAL B/UP AREA	LIFT	FIRE LIFT		
TOWER- 1	B2+B1+Ground Fl.+ P1+36 Fl.	120.85	114.85	447.02	26144.19	26591.21	16.64	5.29	286	14
TOWER- 2	B2+B1+Ground Fl.+ P1+36 Fl.	120.85	114.85	460.97	28375.39	28836.36	16.64	5.29	286	14
TOWER- 3	B2+B1+Ground Fl.+ P1+36 Fl.	120.85	114.85	543.18	34364.10	34907.28	16.64	5.29	286	15
AMENITY'S (Entrance Lobby, Society Off., Toilet, Drivers Rm.,	@ P1(Ground Floor)	-	-	-	465.11	465.11	-	-	-	-
TOTAL AREA				1451.17	89348.79	90799.96	49.92	15.87	858	43

FSI & NON FSI AREA STATEMENT												
BLDG. NAME	TOTAL B/UP AREA			REFUGE AREA	LIFT AREA	FIRE LIFT AREA	SERVICES (Fire Break Tank)	PARKING AREA	TOTAL NON FSI AREA	TOTAL FSI+NON FSI AREA	TENE.	NO OF SHOPS/ OFFICES
	COMM.	RESI.	TOTAL									
TOWER- 1	447.02	26144.19	26591.21	293.44	16.64	5.29	130.76	-	446.13	27037.34	286	14
TOWER- 2	460.97	28375.39	28836.36	292.11	16.64	5.29	148.76	-	462.80	29299.16	286	14
TOWER- 3	543.18	34364.10	34907.28	328.58	16.64	5.29	196.52	-	547.03	35454.31	286	15
AMENITY'S (Entrance Lobby,Society Off., Servant's Toilet, Drivers Rm.,	-	465.11	465.11	-	-	-		-	0.00	465.11	-	-
PARKING AREA	-	-	-	-	-	-		44849.70	44849.70	44849.70	-	-
TOTAL	1451.17	89348.79	90799.96	914.13	49.92	15.87	476.04	44849.70	46305.66	137105.62	858	43

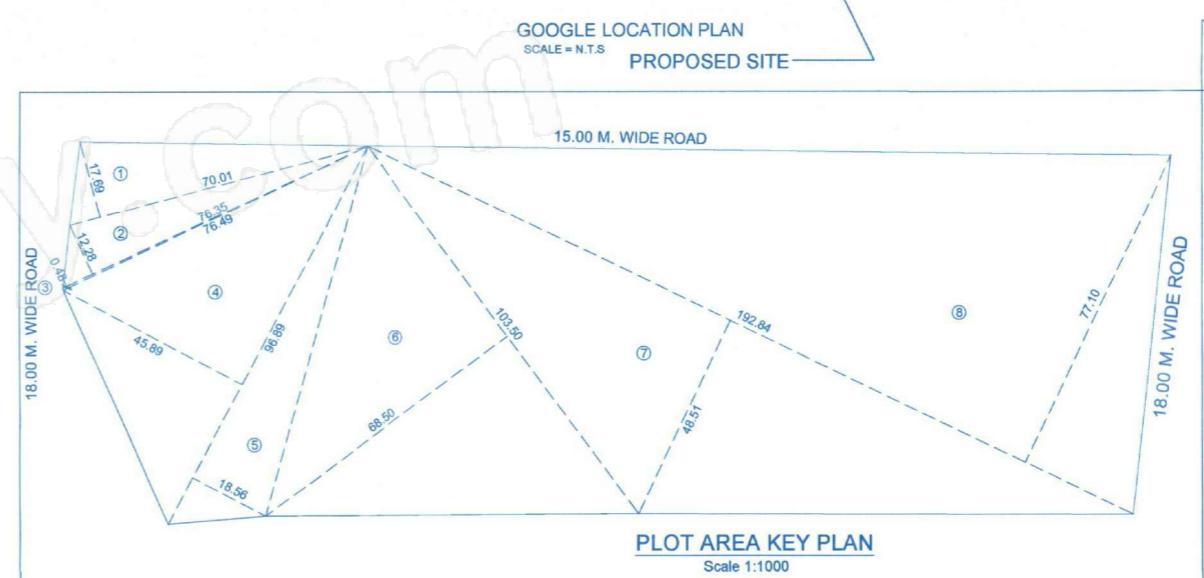
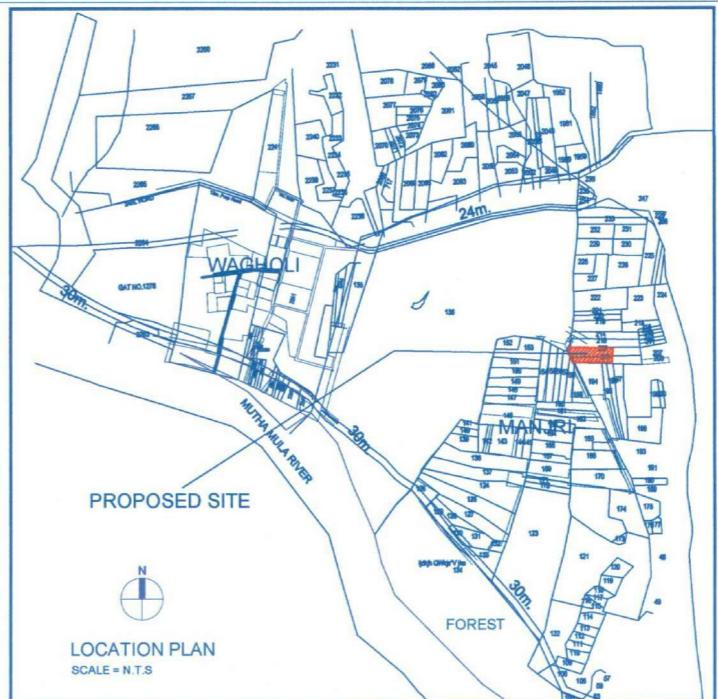
OCCUPANCY CALCULATION		
COMMERCIAL:-		
TOTAL COMMERCIAL B/UP AREA	1451.17	Sq.m.
COMMERCIAL AREA OF GR. FLR.	1451.17	Sq.m.
COMMERCIAL AREA OF UPP. FLR.	0	Sq.m.
FOR GROUND FLOOR	3	person/sq.m
FOR UPPER FLOOR	6	person/sq.m
PERSONS ON GR. FLR.	484	
PERSON AREA OF UPP. FLR.	0	
TOTAL PERSON	484	persons
	SAY =	484 persons
TOTAL NO OF GENTS = 484 / 2	242	
TOTAL NO OF LADIES = 484 / 2	242	

SANITARY REQUIREMENT FOR COMMERCIAL BUILDINGS						
FOR GENTS (1,1,1 For every 25 persons)						
FOR GENTS	WC		URINAL		W.H.B.	
NO OF PERSONS	REQ.	PRO.	REQ.	PRO.	REQ.	PRO.
242	10	10	10	10	10	1
FOR LADIES (1 WC for 15 persons & 1 W.H.B. for 15 persons)						
FOR LADIES	WC		W.H.B.			
NO OF PERSONS	REQ.	PRO.	REQ.	PRO.		
242	16	16	16	16		

TOTAL PROPOSED PARKING		
FLOORS	CARS	SCOOTERS
Basement-2 Parking Floor	245	0
Basement-1 Parking Floor	304	0
Ground Parking Floor	238	0
P1 Parking Floor	275	0
TOTAL	1062	0



PARKING STATEMENT						
BUILDING	TYPE OF FLATS	NO. OF TENA./UNIT	PERM. PARKING		REQ. PARKING	
			CAR	SCOOTER	CAR	SCOOTER
Commercial	Retail carpet area = 1233.50 / 100 = 12.33 =say = 12 Unit for every 100 sq.m. carpet area or fraction thereof.	12	2	6	24	72
Residential	For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m.	786	1	2	393	786
	For every tenement having carpet area equal to or above 80 sq.m. but less than 150 sq.m.	72	1	1	72	72
Clubhouse		0	1	5	0	0
TOTAL		858			489	930
In addition 5% visitor parking					24	47
TOTAL					513	977
Composite Parking 1 Car = 6 Scooter's					183	978
Total Provided Parking					350	978.00
PARKING AREA CALCULATION						
VEHICAL			NOS.	AREA REQUIRED		AREA REQUIRED
CARS			513	12.50		6412.50
SCOOTERS			978	2.00		1956.00
TOTAL				8368.50		



DATE & STAMP OF APPROVAL		01 18
SECTOR - R23		
LAYOUT PLAN		
<p>Approved as amended in _____</p> <p>Subject to conditions mentioned in Annexure "A" of letter</p> <p>No. <u>BHA</u> / C.R. No. <u>262615-20</u> Mota <u>मात्रात्मक</u> S. No. / G. No. / CTS No. <u>२२२ व श्र</u></p> <p>Dated <u>१८ / ०४ / २०२४</u> सिद्ध आव</p> <p></p> <p></p> <p>Deputy / Joint Metropolitan planner Pune Metropolitan Regional Development Authority, Pune</p>		

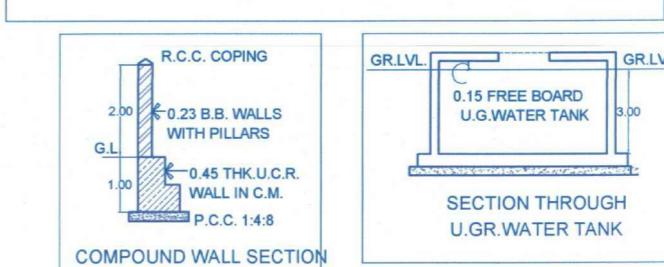
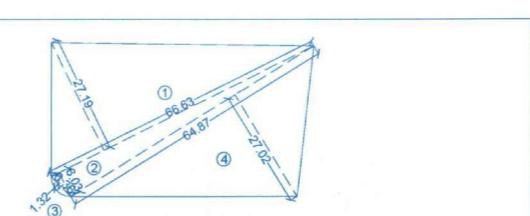
AREA STATEMENT		SQM.
Area of Plot (As Per PLU)		19868
Area of Plot (As Per Triangulation)		19884.86
1 Area of Plot (Minimum Considered)		19868
2 Required Open Space Area (10% Of Sr. No.1)		1986.80
3 Proposed Open Space Area		1988.66
4 Permissible Basic F.S.I. (1.00 As Per PLU)		751147.00
5 Additional Premium F.S.I. (1.00 As Per PLU)		751147.00
6 Proposed Basic F.S.I For Sector-R23		0.00
7 Proposed Premium F.S.I. For Sector-R23		56650.00
8 Total Proposed F.S.I. For Sector-R23		56650.00
9 Residential FSI		55842.99
10 Commercial FSI		806.21
11 Total Proposed F.S.I. (Resi.+Comm.) 9+10		56649.20
12 Residential Ancillary Area FSI upto 60% With Payment of charges. (89348.79 / 1.60 = 55842.99) x 0.60 = 33505.80		33505.80
13 Commercial Ancillary Area FSI upto 80% With Payment of charges. (1451.17 / 1.80 = 806.21) x 0.80 = 644.96		644.96
14 Total Ancillary (Resi.+Comm) (12+13)		34150.76
15 Existing FSI Area		-
16 Total FSI + Ancillary FSI (Sr. No. 11 + 14)		90799.96

CERTIFICATE OF AREA

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.

Design of the Architect



OWNER(S)' NAME AND SIGNATURE		
Owner(s)' Name JOINT VENTURE BY: 1) M/S. ASHDAN DEVELOPERS PVT. LTD. 2) MANJARI HOUSING PROJECTS LLP 3) ASUJU REALTY LLP & OTHERS THROUGH MEENA KARNE	Owner(s)' sign: 	
Architect(s)' sign: 		
Drawing Title Layout plan, Area Calculations, Area Statement.		North 
Drawn by Sudhir	Checked by Sudhir	Scale 1:500
Job No. MW/S23	Revision No. BP/R1	Date 12-03-2025