

TOTAL F.S.I. STATEMENT (SQ.M.)									
BLDG. NAME	BLDG. FLOORS	BLDG. HT. WITHOUT PARKING	BLDG. HT. WITH PARKING	COMMERCIAL AREA	RESIDENTIAL AREA	TOTAL B/U.P AREA	LIFT	FIRE LIFT	TENEMENTS
TOWER- 1	P1+P2(Ground Fl.)+ P3+P4+E-Deck Fl.+34 Fl.	123.00	117.00	385.11	32291.90	32677.01	13.65	6.70	171
TOWER- 2	P1+P2(Ground Fl.)+ P3+P4+E-Deck Fl.+34 Fl.	123.00	117.00	970.84	31073.49	32044.33	13.65	6.70	203
TOWER- 3	P1+P2(Ground Fl.)+ P3+P4+E-Deck Fl.+34 Fl.	123.00	117.00	382.18	32243.43	32625.61	13.65	6.70	171
TOWER- 4	P1+P2(Ground Fl.)+ P3+P4+E-Deck Fl.+35 Fl.	122.65	116.65	0.00	18961.49	18961.49	15.24	6.67	143
TOWER- 5	P1+P2(Ground Fl.)+ P3+P4+E-Deck Fl.+35 Fl.	122.65	116.65	117.64	17282.40	17400.04	13.65	6.70	142
TOWER- 6	P1+P2(Ground Fl.)+ P3+P4+E-Deck Fl.+35 Fl.	122.65	116.65	456.37	18847.41	19303.78	15.24	6.67	142
CLUB HOUSE	E-Deck Fl.+1 Floor	14.60	-	2639.09	-	2639.09	14.98	-	-
AMENITY'S (Entrance Lobby, Society Off., Toilet, Drivers Rm.,	@ P2(Ground Floor)	-	-	-	1230.87	1230.87	-	-	-
TOTAL AREA				4951.23	151930.99	156882.22	100.06	40.14	972

FSI & NON FSI AREA STATEMENT									
BLDG. NAME	COMM.	RESI.	TOTAL	REFUGE AREA	LIFT AREA	FIRE LIFT AREA	SERVICES (Fire Break Tank)	PARKING AREA	TOTAL NON FSI AREA
TOWER- 1	385.11	32291.90	32677.01	337.12	13.65	6.70	160.75	-	518.22
TOWER- 2	970.84	31073.49	32044.33	347.55	13.65	6.70	139.68	-	507.58
TOWER- 3	382.18	32243.43	32625.61	349.58	13.65	6.70	160.75	-	530.68
TOWER- 4	0.00	18961.49	18961.49	200.06	15.24	6.67	116.71	-	338.68
TOWER- 5	117.64	17282.40	17400.04	171.08	13.65	6.70	114.66	-	308.09
TOWER- 6	456.37	18847.41	19303.78	200.06	15.24	6.67	116.71	-	338.68
CLUB HOUSE	2639.09	-	2639.09	-	14.98	-	-	-	14.98
AMENITY'S (Entrance Lobby, Society Off., Servant's Toilet, Drivers Rm.,	-	1230.87	1230.87	-	-	-	-	-	0.00
PARKING AREA	-	-	-	-	-	-	-	63975.70	63975.70
TOTAL	4951.23	151930.99	156882.22	1605.45	100.06	40.14	809.26	63975.70	68530.61

PARKING STATEMENT				
BUILDING	TYPE OF FLATS	NO. OF TENA./UNIT	PERM. PARKING	REQ. PARKING
Commercial	Retail carpet area = 325.98 / 100 = 3.25 := say = 03 Unit for every 100 sq.m. carpet area or fraction thereof.	3	2	6
Residential	For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m.	151	1	2
Clubhouse	For every tenement having carpet area equal to or above 80 sq.m. but less than 150 sq.m.	821	1	1
	Carpet area = 2639.09 x 0.90 = 2375.18 / 200 = 11.87 say = 12 Unit	12	1	5
	For every 200 sq.m. carpet area	972		
	TOTAL		990	1201
	In addition 5% visitor parking		50	61
	TOTAL		1040	1262
	Composite Parking 1 Car = 6 Scooter's		211	1266
	Total Provided Parking		829	1266.00

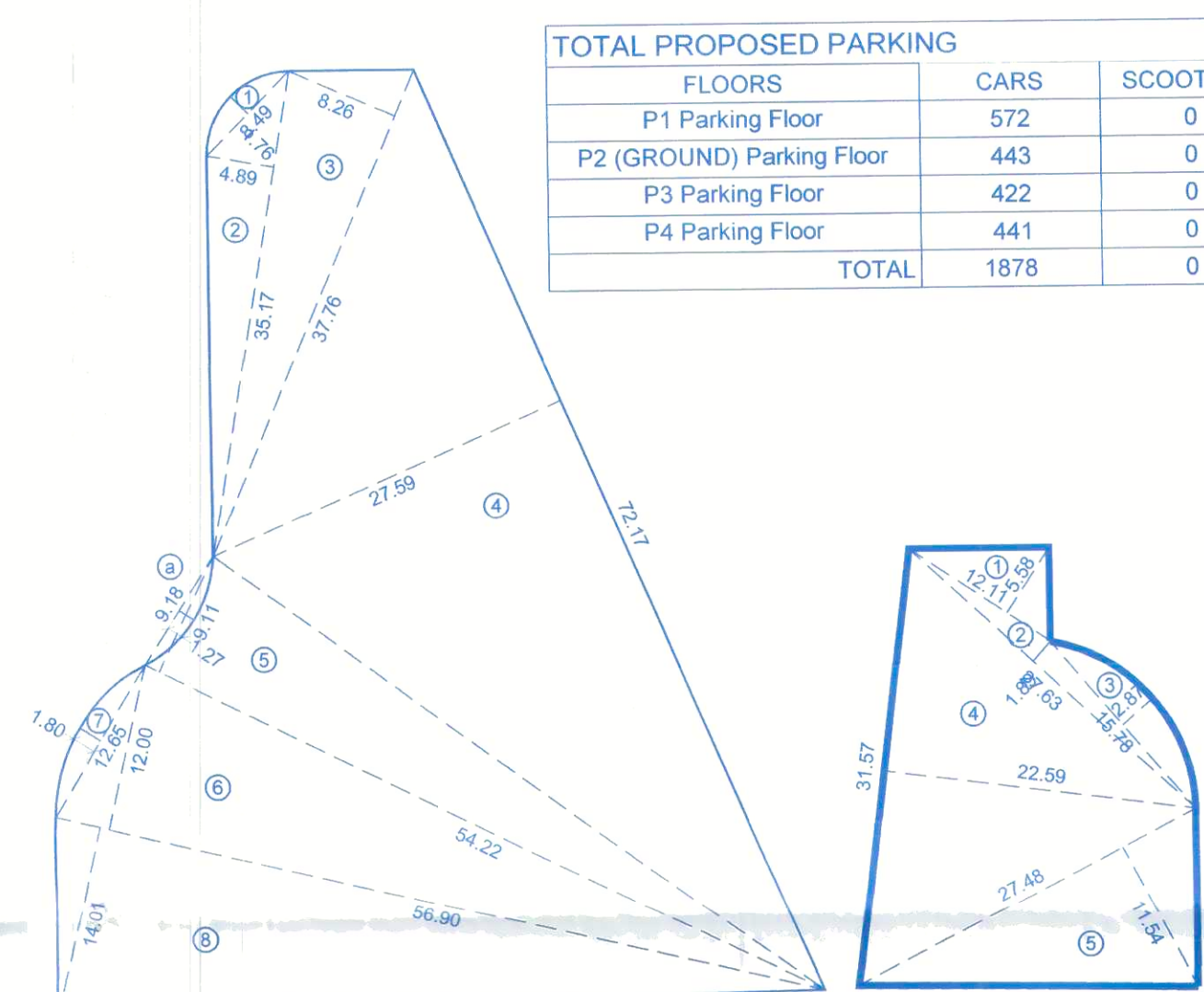
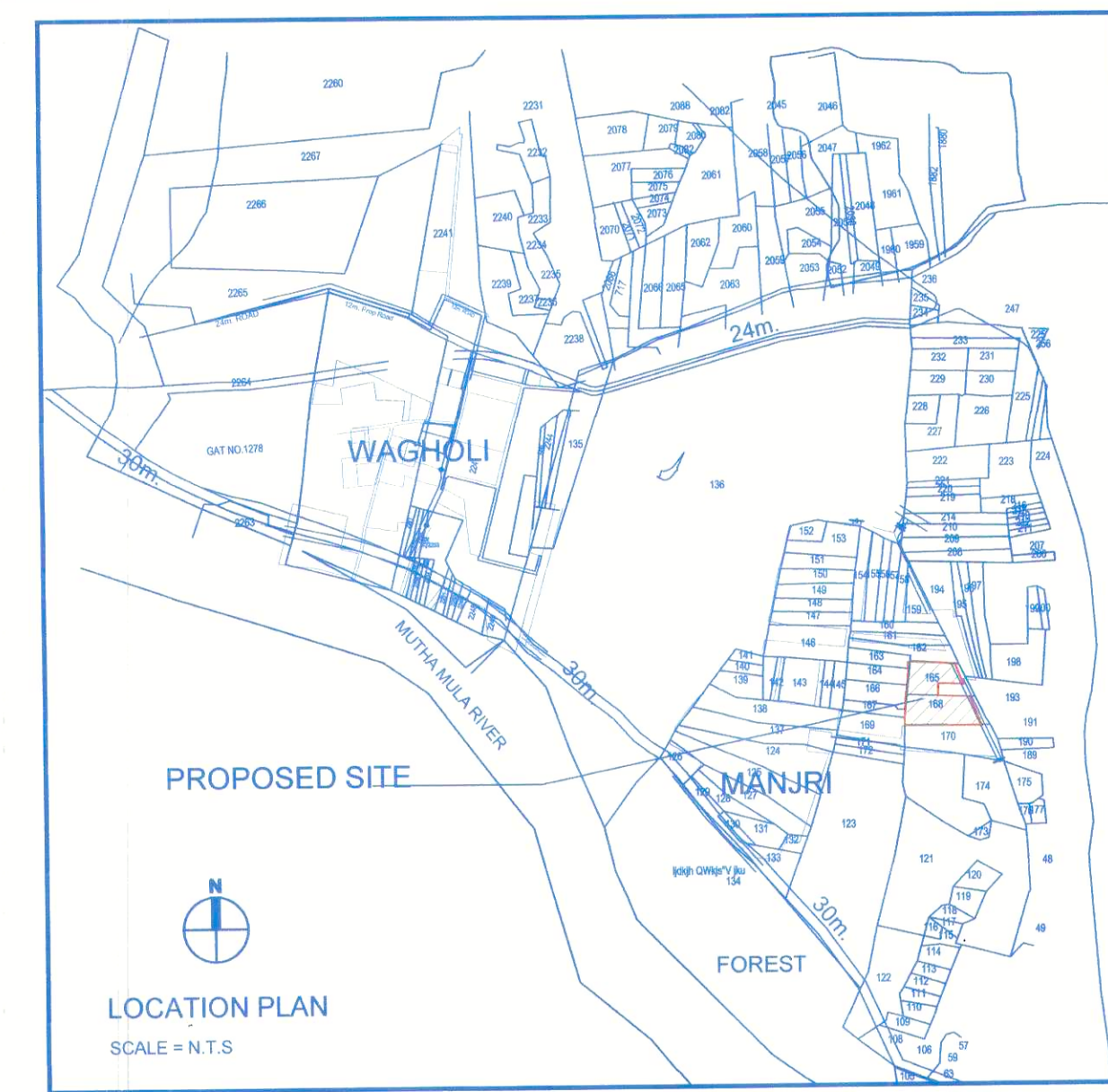
TOTAL WATER AREA CALCULATION				
FOR RESIDENTIAL				
AMOUNT OF WATER REQUIRED PER PERSON	=	135		Its/day
WATER REQUIRED PER FLAT(6 PERSONS/FLAT)	=	675		Its/day
NO OF FLATS IN BLDG.	=	972		NOS.
REQUIRED CAPACITY OF OVERHEAD WATER TANK	=	656100		Its/day
FOR COMMERCIAL				
NO. OF PERSON	=	113		NOS.
WATER REQUIRED PER PERSONS	=	45		Its/day
REQUIRED WATER CAPACITY FOR OHWT	=	5085		Its/day
FOR RESIDENTIAL + COMMERCIAL				
TOTAL REQUIRED WATER CAPACITY FOR OHWT	=	661185		Its/day
WATER REQUIRED FOR FIRE FIGHTING	=	60000		Its/day
TOTAL WATER REQUIRED FOR OHWT	=	721185		Its/day
PROVIDE CAPACITY TO OVER HEAD WATER TANK	=	721860		Its/day
REQUIRED CAPACITY TO UNDER GROUND WATER TANK	=	991778		Its/day
WATER REQUIRED FOR FIRE FIGHTING FOR UGWT	=	1200000		Its/day
TOTAL WATER REQUIRED FOR UGWT	=	2191778		Its/day
PROVIDE CAPACITY TO UNDER GROUND WATER TANK	=	2192790		Its/day

OCCUPANCY CALCULATION

COMMERCIAL:-		
TOTAL COMMERCIAL B/U.P AREA	338.73	Sq.m.
COMMERCIAL AREA OF GR. FLR.	338.73	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.	113	
PERSON AREA OF UPP. FLR.	0	
TOTAL PERSON	113	persons
SAY =	113	persons
TOTAL NO OF GENTS = 113 / 2	57	
TOTAL NO OF LADIES = 113 / 2	57	

SANITARY REQUIREMENT FOR COMMERCIAL

FOR GENTS (1:1:1 For every 25 persons)					
NO OF PERSONS	REQ.	WC	PRO.	URINAL	W.H.B.
57	2	2	2	2	2
FOR LADIES (1 WC for 15 persons & 1 W.H.B. for 15 persons)					
NO OF PERSONS	REQ.	WC	PRO.	W.H.B.	PRO.
57	4	4	4	4	4



OPEN SPACE-1 AREA KEY PLAN

OPEN SPACE-1 AREA CALCULATION					
1	8.49	X	1.76	X	0.50 = 7.47
2	35.17	X	4.89	X	0.50 = 85.99
3	37.76	X	8.26	X	0.50 = 155.95
4	72.17	X	27.59	X	0.50 = 995.59
5	54.22	X	9.11	X	0.50 = 246.97
6	56.90	X	12.00	X	0.50 = 341.40
7	12.65	X	1.80	X	0.67 = 15.18
8	56.90	X	14.01	X	0.50 = 398.58
TOTAL					2247.13

OPEN SPACE-2 AREA KEY PLAN

OPEN SPACE-2 AREA CALCULATION					
1	12.11	X	5.58	X	0.50 = 33.79
2	27.63	X	1.89	X	0.50 = 26.11
3	15.78	X	2.87	X	0.67 = 30.19
4	31.57	X	22.59	X	0.50 = 356.58
5	27.48	X	11.54	X	0.50 = 156.56
TOTAL					605.23

TOTAL OPEN SPACE AREA	
OPEN SPACE-1	2239.48
OPEN SPACE-2	605.23
TOTAL	2844.71

DATE & STAMP OF APPROVAL
SECTOR - R22
LAYOUT PLAN

Approved as amended in
Subject to conditions mentioned in Annexure "A" of letter
No. BHA / C.R. No. 22 / Mouza Manjri
S. No. / G. No. / CTG No. 92 / 1 / 1
Dated: 20.10.2024
Deputy Joint Metropolitan planner
Pune Metropolitan Regional Development Authority, Pune



GOOGLE LOCATION PLAN
SCALE = N.T.S.

PROPOSED SITE

A	AREA STATEMENT	SQM.
1	Area of Plot (As Per PLU)	27993.00
2	Area of Plot (As Per Triangulation)	28699.98
3	Area of Plot (Minimum Considered)	27993.00
4	Required Open Space Area (10% Of Sr. No.1)	2799.30
5	Proposed Open Space Area	2844.71
6	Permissible Basic F.S.I. (1.00 As Per PLU)	751147.00
7	Additional Premium F.S.I. (1.00 As Per PLU)	751147.00
8	Proposed Basic F.S.I. For Sector R22	32882.58
9	Proposed Premium F.S.I. For Sector R22	64824.97
10	Total Proposed F.S.I. For Sector R22	97707.55
11	Residential FSI	94956.87
12	Commercial FSI	2750.68
13	Total Proposed F.S.I. (Resi. + Comm.)	97707.55
14	Residential Ancillary Area FSI upto 60% With Payment of charges. (151930.99 / 1.50 = 94656.87) x 0.60 = 56794.12	56974.12
15	Commercial Ancillary Area FSI upto 80% With Payment of charges. (4951.23 / 1.80 = 2750.68) x 0.80 = 2200.55	2200.54
16	Existing FSI Area	59174.67
17	Total FSI + Ancillary FSI (Sr. No. 11 + 14)	156882.22

B 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.
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 _____

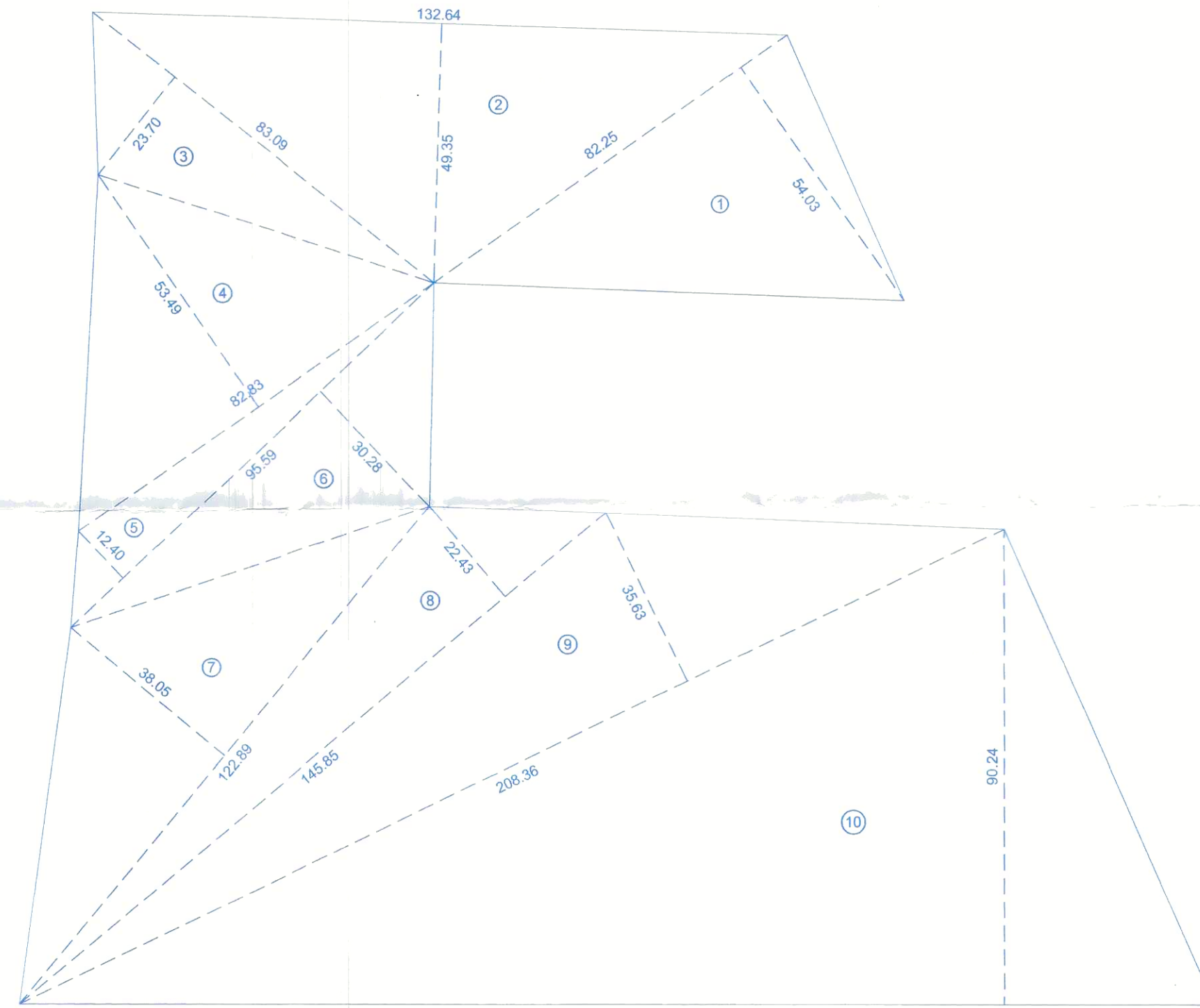
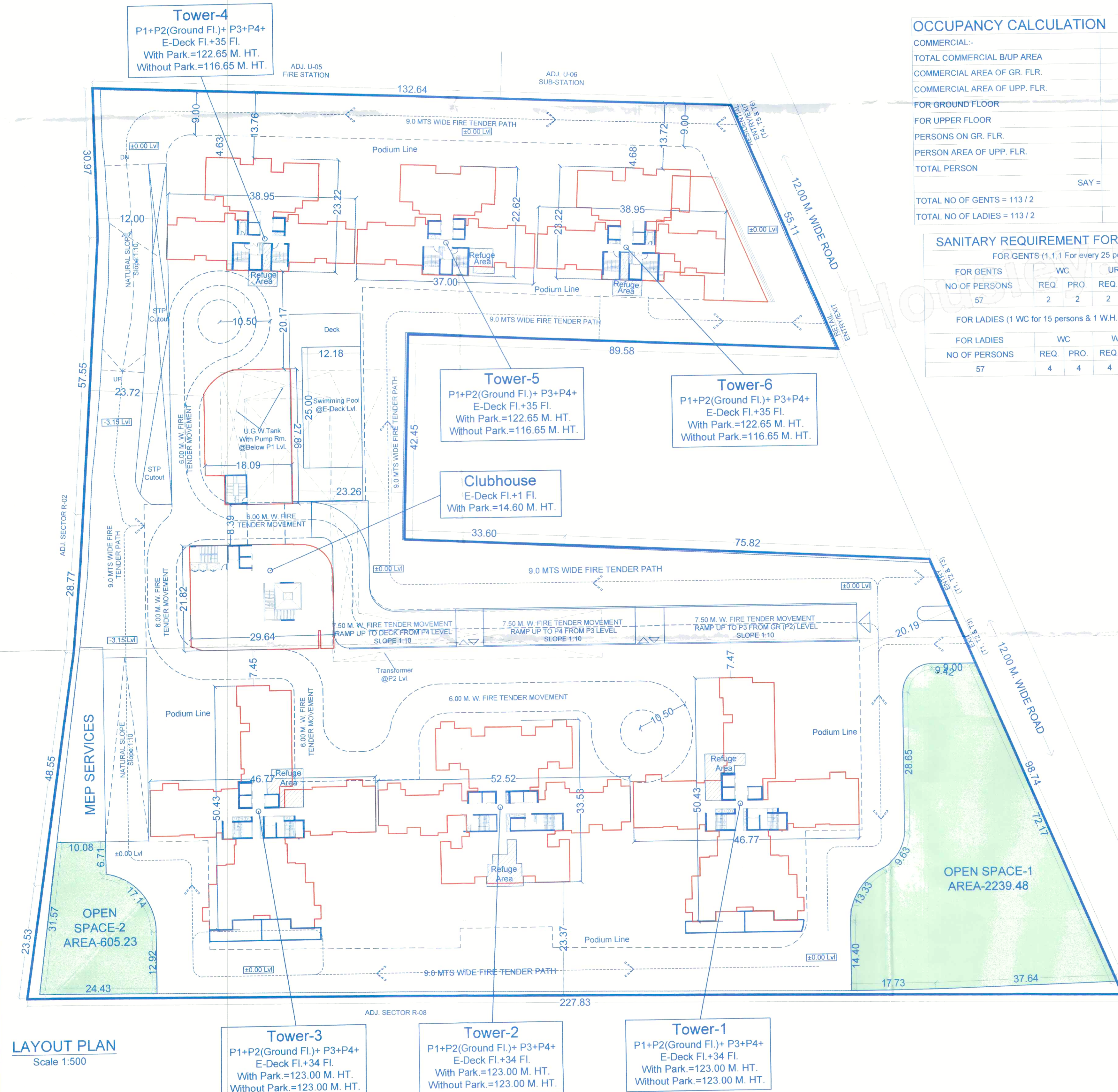
D LEGEND
Plot Boundary : Black
Proposed Work : Red
Drainage Line : Red Dotted
Water line : Black Dotted
Existing to be retained: Hatched
Demolitions: Yellow hatched

E PROJECT TEAM		
01	Concept Designers	ANA Architecture
02	Environment Consultant	-
03	Structural Consultant	-
04	Plumbing Consultant	-
05	Electrical Consultant	-
06	Fire Consultant	-
07	HVAC Consultant	-

F JOB TITLE / SITE ADDRESS
PROPOSED BUILDING FOR SECTOR R-22, FOR INTEGRATED TOWNSHIP
1) M/S. ASHDAN DEVELOPERS PVT. LTD.
2) MANJARI HOUSING PROJECTS LLP
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, 165, 166, 167, 168, 169(P), 170 & 194(P), 206, 208/1, 209, VILLAGE-MANJARI 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, 67, 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

G OWNER NAME AND SIGNATURE
Owner's Name: _____
JOINT VENTURE BY:
1) M/S. ASHDAN DEVELOPERS PVT. LTD.
2) MANJARI HOUSING PROJECTS LLP
3) MERCULIUS CONSTRUCTION LLP PVT. LTD. & OTHERS THROUGH MEENA KARNE

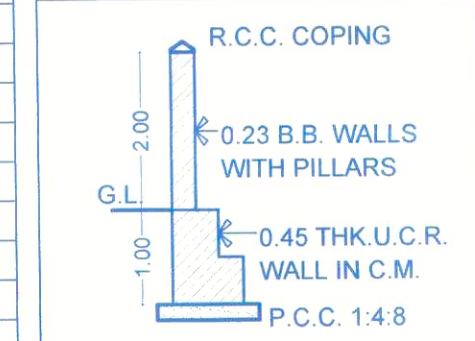
H ARCHITECT		DRAWING TITLE		DATE	
Avinash Nawathe	CA/89/11974	Parking plans	1:100	14.01.2025	
Drawn by: Sudhir	Checked by: Sudhir	Scale: 1:100	1:100	1:100	1:100
Job No: 0000	Drawing No: 200	Revision: -	Revision: -	Revision: -	Revision: -
FOR P.M.R.D.A. SANCTION					



PLOT AREA KEY PLAN

Scale 1:1000

PLOT AREA CALCULATION					
1	82.25	X	54.03	X	0.50 = 2221.98
2	132.64	X	49.35	X	0.50 = 3272.89
3	83.09	X	23.70	X	0.50 = 984.62
4	82.83	X	53.49	X	0.50 = 2215.29
5	95.59	X	12.40	X	0.50 = 592.66
6	95.59	X	30.28	X	0.50 = 1447.23
7	122.89	X	38.05	X	0.50 = 2337.98
8	145.85	X	22.43	X	0.50 = 1635.71
9	208.36	X	35.63	X	0.50 = 3711.93
10	227.83	X	90.24	X	0.50 = 10279.69
TOTAL					28699.98



COMPOUND WALL SECTION

LAYOUT PLAN

Scale 1:500