NOTE : MECHANICAL VENTILATION WILL BE PROVIDED WHEREVER NECESSARY

Previously Sanction no
BHA/CR.NO./2176/22-23 DT.25/05/2023
BHA/CR.NO./667/22-24 DT.05/05/2023
BHA/CR.NO./1583/23-24 DT.05/01/2024
BHA/CR.NO./2713/23-24 DT.09/08/2024

STAMP OF APPROVAL

LAYOUT

01 / 40

Approved as amended in
subject to conditions mentioned Annexure 'A'
of letter No. BMPMC/ BP/ 2024/ 1147/ 1147
S. No./S. No/CTS No. 52/10/2
Dated 5/ 10 /20 24

Metropolitan Commissioner and
Chief Executive Officer
Pune Metropolitan Region Development Authority, Pune.

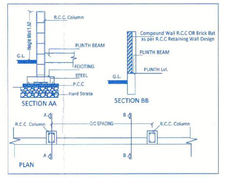
PMRDA

PLOT A : BUILT-UP AREA STATEMENT

Wing Name	FLOORS	HEIGHT	Commercial B/Up Area	Residential B/Up Area	TOTAL B/Up Area COMM. + RESI.	FIRE LIFT AREA	LIFT AREA	REFUGE AREA	TENEMENT	SHOPS/ OFFICE	TOTAL Gross B/Up Area
T1	Ground + 26th Floor	83.00 M.	-	13514.400	13514.400	6.200	9.030	75.600	100	0	13605.23
T2	Ground + 26th Floor	83.00 M.	-	18481.100	18481.100	5.990	9.030	84.840	171	0	18580.96
T3	Ground + 26th Floor	83.00 M.	-	18481.100	18481.100	5.990	9.030	84.840	167	0	18580.96
T4	Ground + 26th Floor	83.00 M.	-	18481.100	18481.100	5.990	9.030	84.840	169	0	18580.96
T5	Ground + 26th Floor	83.00 M.	-	19114.000	19114.000	5.600	9.140	86.560	169	0	19215.30
T6	Ground + 26th Floor	83.00 M.	-	19114.000	19114.000	5.600	9.140	86.560	162	0	19215.30
T7	Ground + 26th Floor	83.00 M.	-	13514.400	13514.400	6.200	9.030	75.600	100	0	13605.23
P1	Ground + 21st Floor	67.95 M.	-	16004.280	16004.280	4.950	29.200	120.570	60	0	16159.00
P2	Ground + 27th Floor	86.25 M.	-	21580.400	21580.400	4.950	11.000	146.440	110	0	21742.79
P3	Ground + 27th Floor	86.25 M.	-	24651.750	24651.750	4.950	11.000	158.040	110	0	24825.74
COMMERCIAL + MLCP	Lower Gr. + Ground + P1 to P10 Floor	35.60 M.	3511.91	0.000	3511.910	0.000	0.000	0.000	0	12	3511.91
TOTAL AREA			3511.910	182936.530	186448.440	56.420	114.630	1003.890	1318	12	187623.38
Mhada T8	Ground + 16th Floor	52.70 M.	0.00	9082.370	9082.370	6.210	9.070	53.040	129	0	9150.69
TOTAL AREA WITH MHADA			3511.910	192018.900	195530.810	62.630	123.700	1056.930	1447	12	196774.070

10% OPEN SPACE AREA CALCULATION PLOT A

Open Space Required										4,850.36	sq.mt.
1	174.85	x	25.85	x	1	x	1	=	4519.87	sq.mt.
Deduction Chamfer Area											
a)	6.00	x	1.74	x	2/3	x	4	=	27.85	sq.mt.
Open Space-1										4492.02	sq.mt.
2	21.35	x	17.549	x	1	x	1	=	374.67	sq.mt.
Deduction Chamfer Area											
b)	7.50	x	1.089	x	1	x	2	=	16.34	sq.mt.
Open Space-2										358.34	sq.mt.
Proposed Open Space Area 1 + 2										4850.36	sq.mt.
Additional Open Space Area for EC											
3	21.35	x	7.026	x	1	x	1	=	150.00	sq.mt.
Total Proposed Open Space Area										5000.36	sq.mt.



REQ. WATER STORAGE CAPACITY CALCULATIONS

A) FOR COMMERCIAL NO. OF OCCUPANTS	995
WATER REQUIRED PER PERSON	45
TOTAL REQUIRED WATER CAPACITY OF O.H	44775
B) FOR RESIDENTIAL TOTAL NO. OF TENEMENTS	1447
WATER REQUIRED PER PERSON PER DAY (5 X 135)	675
TOTAL REQUIRED WATER CAPACITY OF O.H	976725
C) TOTAL COMM + RESI REQUIRED WATER CAPACITY OF O.H	1021500
ADD WATER REQ. FOR FIRE FIGHTING IN LITERS (20000 X 11 BLDG.+10000)	230000
D) TOTAL REQUIRED O.H. WATER TANK CAPACITY IN LITERS	1251500
E) TOTAL REQUIRED U.G. WATER TANK CAPACITY (1.5 TIMES) (C X 1.5)	1532250
ADD WATER REQUIRED FOR FIRE FIGHTING IN LITERS (50,000 X 1 BLDG.)	50000
ADD WATER REQUIRED FOR FIRE FIGHTING IN LITERS 9 BLDG.)	825000
F) TOTAL REQUIRED U.G WATER TANK CAPACITY IN LITERS	2407250
REFER LAYOUT PLAN FOR COMMON UGT CAPACITY	

REQ. WATER STORAGE TANK CAPACITY

WING NAME	O.H. Water tank Cap. LTRS.	O.H. Fire Water tank Cap. LTRS.	U.G. Water tank Cap. LTRS.	U.G. Fire Water tank Cap. LTRS.
T1	67500	20000	101250	75000
T2	115425	20000	173138	75000
T3	112725	20000	169088	75000
T4	114075	20000	171113	75000
T5	114075	20000	171113	75000
T6	109350	20000	164025	75000
T7	67500	20000	101250	75000
P1	40500	20000	60750	75000
P2	74250	20000	111375	75000
P3	74250	20000	111375	75000
MHADA T8	87075	20000	130613	75000
Comm.+MLCP	44775	10000	67163	50000
Total	1021500	230000	1532250	875000
	1251500		2407250	

REQUIRED PARKING STATEMENT : All Building

Non Congested Size of tenement	Required Parking Car	Required Parking Scooter
For every 100 Sq.m. carpet area or fraction thereof (Commercial) 2985	2	6
For every 200 Sq.m. carpet area or fraction thereof. (Office) 0	0	0
	60	179
	3	11
0	0	0
Total Parking Required (Comm + Office)	60	179
For every tenement having carpet area of 150 sq.m. and above. 256	2	1
	512	256
For every tenement having carpet area equal to or above 80 Sq.m. but less than 150 Sq.m. 382	1	1
	382	382
For every two tenements with each tenement having carpet area equal to or above 40 Sq.m. to 80 Sq.m. 809	1	2
	405	809
Total Parking Required	1299	1447
In addition 5% visitor parking	65	72
Total Parking Required	1364	1519
Total Parking Required (Residential)	1364	1519
Total Parking Required (Comm + Office + Residential)	1424	1698
Area Required	12.50	2.00
	17800.00	3396.00
Total Parking Area Sq.m.	21196.00	
Parking Provided	1566	1880
Area Provided	12.50	2.00
	19575.00	3760.00
Total Parking Area Sq.m.	23335.00	

REQUIRED PARKING STATEMENT : MHADA T8

Non Congested Size of tenement	Required Parking Car	Required Parking Scooter
For every tenement having carpet area of 150 sq.m. and above. 0	0	0
For every tenement having carpet area equal to or above 80 Sq.m. but less than 150 Sq.m. 0	1	1
0	0	0
For every two tenements with each tenement having carpet area equal to or above 40 Sq.m. to 80 Sq.m. 129	1	2
	65	129
Total Parking Required	65	129
In addition 5% visitor parking	3	6
Total Parking Required	68	135
Area Required	12.50	2.00
	850.00	270.00
Total Parking Area Sq.m.	1120.00	
Total Parking Provided	68	135
Area Provided	12.50	2.00
	850.00	270.00
Total Parking Area Sq.m.	1120.00	

GOOGLE LOCATION PLAN

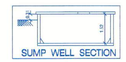
LOCATION PLAN

Proposed Parking Statement

Floor	L-Car	Scooter
open parking	66	0
L.Ground Floor	0	1180
Ground Floor	0	0
Parking 1 Floor	150	70
Parking 2 Floor	150	70
Parking 3 Floor	150	70
Parking 4 Floor	150	70
Parking 5 Floor	150	70
Parking 6 Floor	150	70
Parking 7 Floor	150	70
Parking 8 Floor	150	70
Parking 9 Floor	150	70
Parking 10 Floor	150	70
Total	1566	1880

Proposed Parking Area

Building Floor	MLCP Area in sq.m.	P1
open parking	0	-
L.Ground Floor	4400	-
Ground Floor	0	0
Parking 1 Floor	4400	450
Parking 2 Floor	4400	450
Parking 3 Floor	4400	450
Parking 4 Floor	4400	336
Parking 5 Floor	4400	450
Parking 6 Floor	4400	450
Parking 7 Floor	4400	450
Parking 8 Floor	4400	450
Parking 9 Floor	4400	450
Parking 10 Floor	4400	450
Total	48400	4386
	52786	



SUMP WELL SECTION

TENEMENT AREA STATEMENT

Wing	ABOVE 150.00 sq.mt.	80.00 to 150.00 sq.mt	40.00 to 80.00 sq.mt	Total	Shops	Office	Total
T1	2	98	0	100	0	0	0
T2	5	4	162	171	0	0	0
T3	5	8	154	167	0	0	0
T4	6	5	158	169	0	0	0
T5	5	54	110	169	0	0	0
T6	5	61	96	162	0	0	0
T7	2	98	0	100	0	0	0
P1	60	0	0	60	0	0	0
P2	56	54	0	110	0	0	0
P3	110	0	0	110	0	0	0
MLCP/Comm.	0	0	0	0	12	0	12
Mhada T8	0	0	129	129	0	0	0
TOTAL	256	382	809	1447	12	0	12

NON FSI STATEMENT

S.No.	Particulars	Area
1	FSI Area	186448.44
	Non FSI Area	
2	Mhada Built-up Area	9082.37
3	Mhada Refuge Area	53.04
4	Mhada Lift+lift Lift+LMR Area	15.28
5	Mhada Parking Area	225.40
6	Mhada(Raft Slab)	569.34
7	Meter/pannel/ELV/Society Office	33.00
8	Mhada Top Terrace Area	554.49
9	Mhada OWWT Area	79.20
10	Mhada Society Office Area	22.90
11	Basement Area	4400.00
12	Parking Area	48386.40
13	Staircase Area	0.00
14	Projection	1545.51
15	Open Balcony Area	0.00
16	Lift+Fire Lift+LMR Area	171.05
17	Refuge Area	1033.89
18	Prayer Hall, Club House & Swimm.Pool	150.00
19	Transformer RM. / DG Set	350.00
20	Meter/pannel/ELV/Garbage RM.	698.30
21	OH.W. tank & UG. tank /Pump RM.	2668.60
22	Society Office/Drivers Rm./Ent.Gate	164.75
23	STP / OWC	655.00
24	Raft Slab	11901.26
25	Private Garden	1173.25
26	Top Terrace Area	11649.93
27	Total NON FSI area (2 to 26)	95531.56
	Total FSI + Non FSI Area (1 + 27)	282000.00

T.D.R STATEMENT

T.D.R. PERMISSIBLE	61550	7275.54	x	1.15	=	63415.63 SQ.M.

PREVIOUSLY PURCHASE TDR [BHA/CR.NO./2176/22-23 DT.25/05/2023]

DRC NO.	DRC Type	Land Details	DRC Year	RG rate (A)	RR rate (B)	FACTOR (C) [A/B]	DRC AREA (D)	UTILISED AREA (C × D)	T.D.R. PROPOSED FLOOR
0000 9	Regular			15240.00	11850	1.286	3730.00	4797.06 SQ.M.	Wing T6: 4th Floor (Flat no. 301 Completed)
0000 10	Regular			15240.00	11850	1.286	2021.65	2600.00 SQ.M.	Wing T6: 5th to 14th Floor Completed
TOTAL PREVIOUSLY PURCHASE TDR								5751.65 7397.06 SQ.M.	

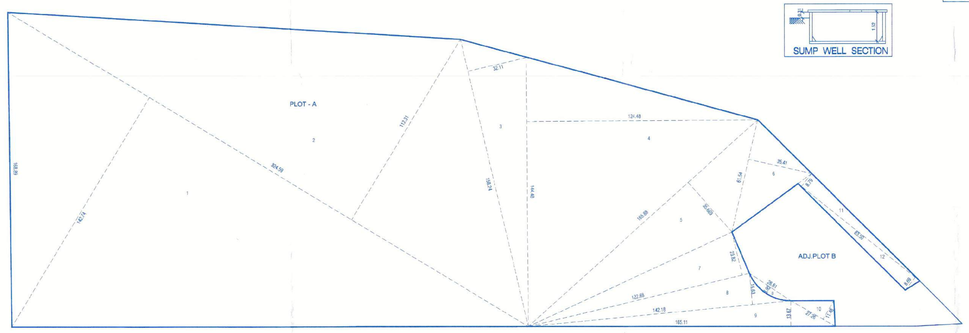
PREVIOUSLY PURCHASE TDR [BHA/CR.NO./667/23-24 DT.05/05/2023]

0000 7	Regular	Marunji	2022	15240.00	11850	1.286	21.00	27.01 SQ.M.	
0000 8	Regular	Marunji	2022	15240.00	11850	1.286	500.00	643.04 SQ.M.	Wing P2: Gr/F to 9th Floor completed
0000 10	Regular	Marunji	2022	15240.00	11850	1.286	1945.00	2501.42 SQ.M.	Wing P2: 10th Floor (Flat No. 1001, 1002, 1003)
0000 11	Regular	Marunji	2022	15240.00	11850	1.286	3961.00	5094.17 SQ.M.	
TOTAL PREVIOUSLY PURCHASE TDR								6427.00 8265.61 SQ.M.	

PREVIOUSLY PURCHASE TDR [BHA/CR.NO./1583/23-24 DT.05/01/2024]

0000 20	Regular	Naygaon	2022	5300.00	11850	0.447	11070.52	4951.37 SQ.M.	Wing P1: Gr/F ,Floor
TDR purchase (as per Agreement)= 11485.66 sq.m.									Wing P2: 10th Floor (Flat No. 1004 completed)
TDR to be deducted from DRC = 11070.52 sq.m.									Wing P2: 11th to 14th Floor completed,
TDR not to be utilised from DRC= 379.14 sq.m.									15th Floor (Flat No. 1501, 1502)
									Wing P3: Gr/F Floor
TOTAL PREVIOUSLY PURCHASE TDR							11070.52	4951.37 SQ.M.	

TOTAL PREVIOUS PURCHASE TDR							23249.17	20614.04 SQ.M.	
PROPOSED PURCHASE TDR									
0000 30	Regular	Maan	2024	10760.00	11850	0.908	5339.79	4848.62 SQ.M.	Wing P2: 15th Floor (Flat No. 1501, 1504 completed)
0000 28	Regular	Peth	2024	5300.00	11850	0.447	17892.34	8002.39 SQ.M.	Wing P2: 16th to 27th Floor completed
0000 33	Regular	Kasgaon Kh.	2024	4960.00	11850	0.419	27815.79	11642.73 SQ.M.	Wing P3: 1st Floor completed
0000 28	Regular	Peth	2024	5300.00	11850	0.447	4827.91	2159.32 SQ.M.	Wing P3: 1st to 21st Floor completed
TOTAL PREVIOUSLY PURCHASE TDR							55875.63	26653.06 SQ.M.	
TOTAL PREVIOUS PURCHASE TDR + PROPOSED TDR							79124.80	47267.10 SQ.M.	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