

WING WISE AREA STATEMENT IN SQ.M.									
WING TYPE	FLOORS	HEIGHT OF WING	COMM. 'P' LINE AREA	RES. 'P' LINE AREA	TOTAL B/P AREA	UG. 'P' LINE AREA	REFUGUE AREA	LIFT	TENEMENTS NOS.
'A1' WING	B1+B2+LGR+13 FL.	43.60 M.	---	5389.27	5389.27	---	41.80	10.80	51
'A2' WING	B1+B2+LGR+13 FL.	43.60 M.	---	7729.09	7729.09	---	101.16	10.80	87
'A3' WING	B1+B2+LGR+13 FL.	43.60 M.	---	9400.75	9400.75	---	41.88	10.80	51
'B1' WING	B1+B2+LGR+16 FL.	52.80 M.	---	6899.08	6899.08	---	45.42	10.80	62
'B2' WING	B1+B2+LGR+16 FL.	10.80 M.	---	780.98	780.98	---	---	10.80	6
'B3' WING	B1+B2+LGR+16 FL.	7.80 M.	---	419.48	419.48	---	---	10.80	2
'C1' WING	B1+B2+B3+LGR	---	---	---	---	---	---	---	---
'C2' WING	B1+B2+B3+LGR	---	---	---	---	---	---	---	---
'C3' WING	B1+B2+B3+LGR	---	---	---	---	---	---	---	---
'D' WING (MHADA)	B1+UPGR+7 FL.	23.20	101.17	26398.65	26499.82	3368.79	---	6.66	64
TOTAL		---	101.17	26398.65	26499.82	3368.79	230.26	71.46	323

Sanctioned FS

WATER TANK CAPACITY CALCULATION	
WING TYPE	CAPACITY (LITRS.)
'A1' WING	151638
'A2' WING	188088
'A3' WING	151638
'B1' WING	166825
'B2' WING	16075
'B3' WING	12025
'C1' WING	---
'C2' WING	---
'C3' WING	---
'D' WING (LIG)	94800
TOTAL	781089.00

SIZE = 4.35X3.91X3.50M. (CAP. = 59,229 LTR.) TANK-1
SIZE = 38.12X6.67X5.05 M. (CAP. = 8,89,910 LTR.) TANK-2

PARKING CALCULATION PER WING		
WING TYPE	CAR NOS.	SCOOTER NOS.
'A1' WING	38	51
'A2' WING	44	87
'A3' WING	38	51
'B1' WING	47	62
'B2' WING	3	6
'B3' WING	2	2
'C1' WING	---	---
'C2' WING	---	---
'C3' WING	---	---
'D' WING (LIG)	34	41
TOTAL	206	300
ADD 5% VISITOR PARKING	10	15
TOTAL REQUIRED PARKING	216	315
TOTAL PROPOSED PARKING	363	428

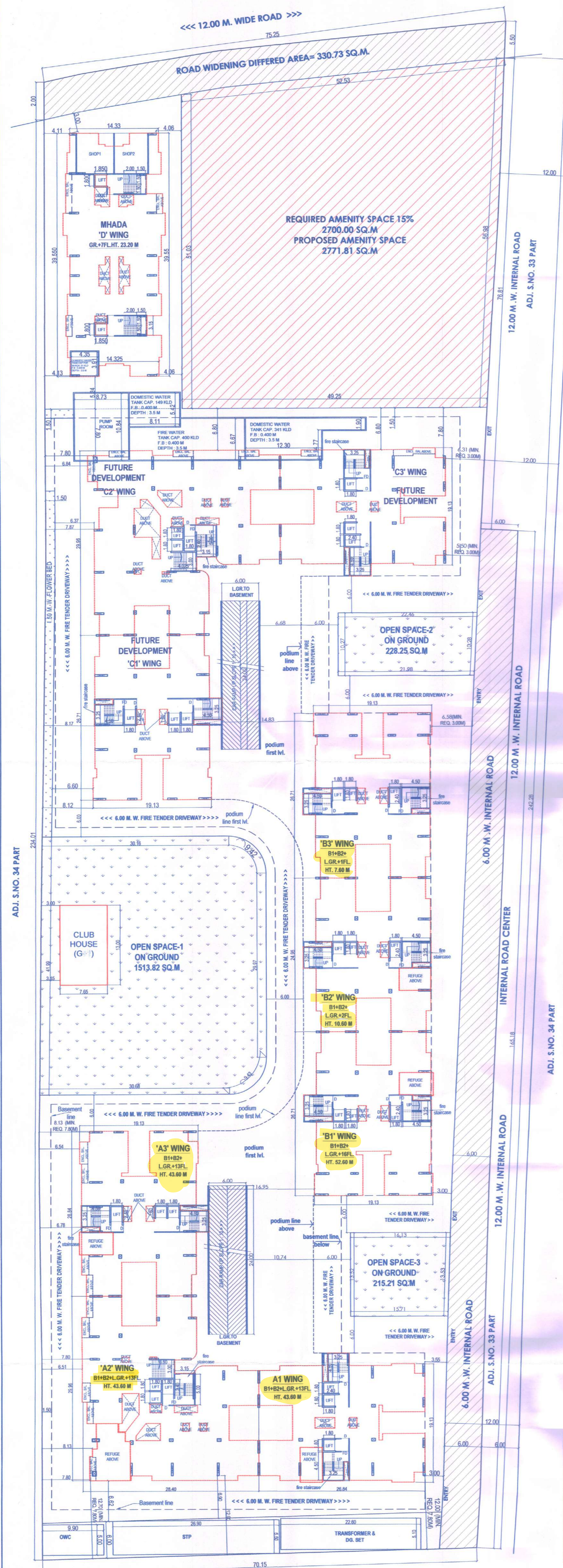


GOOGLE IMAGE

PROPOSED SITE

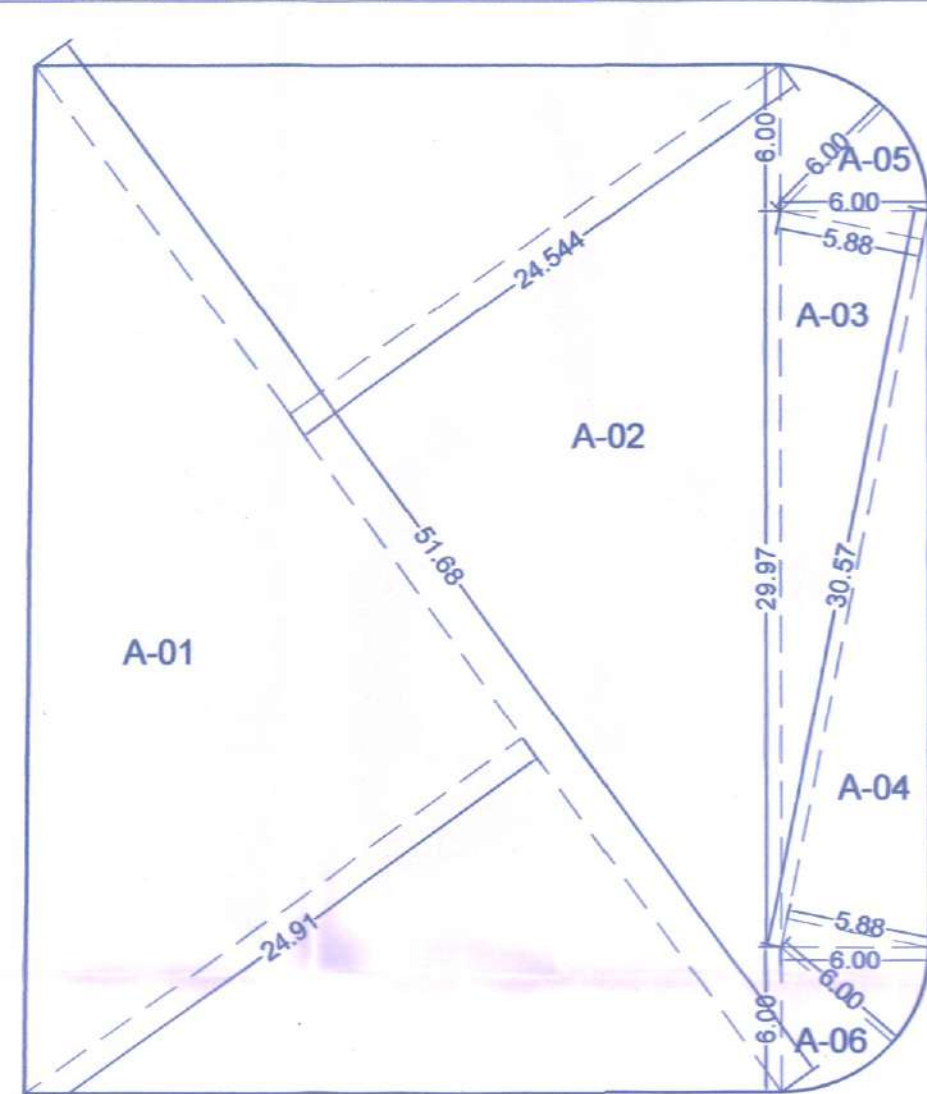
STAMP OF APPROVAL 1 / 1

डुयोज नं. 17/10/2023
This is an accompaniment to this office
Letter No. DPO. C.C. 2894/23
Date: 17/10/2023
Executive Engineer
(B.P.D.P. Zone No. 1) PUNE
PUNE MUNICIPAL CORPORATION
PUNE PLANNING ENGINEER
PUNE

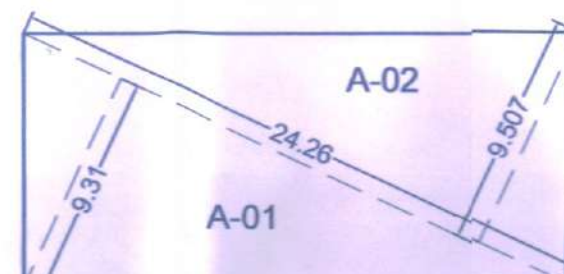


LAYOUT PLAN
SCALE 1 : 300

NON FSI. AREA STATEMENT (IN SQ.M.)		
SR. NO.	TYPE	AREA
1	STAIRCASE	448.35
2	REFUSE AREA	230.26
3	CLUB HOUSE	99.45
4	TERRACE	2955.22
5	LIFT	71.46
6	TOTAL PARKING AREA	15016.94
7	PODIUM	919.02
8	RAMP	1129.97
9	AR. PROJECTION	952.00
10	LIG.	3368.79
11	O.H. WATER TANK	240.06
12	U.G. WATER TANK	325.00
13	STP	300.00
14	TRANSFORMER & DG SET	130.00
15	OWC	75.00
16	SECURITY CABIN	3.24
17	TOTAL NON FSI	26272.86
18	TOTAL FSI	26499.82
19	TOTAL FSI+NON FSI	52772.68



OPEN SPACE-1 AREA KEY PLAN
SCALE 1:300

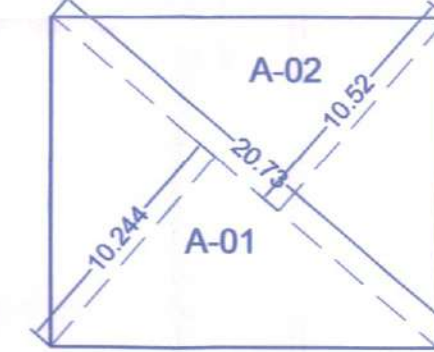


OPEN SPACE-2 AREA KEY PLAN
SCALE 1:300

TRIANGLE	AREA
A-01	112.93
A-02	115.32
TOTAL	228.25

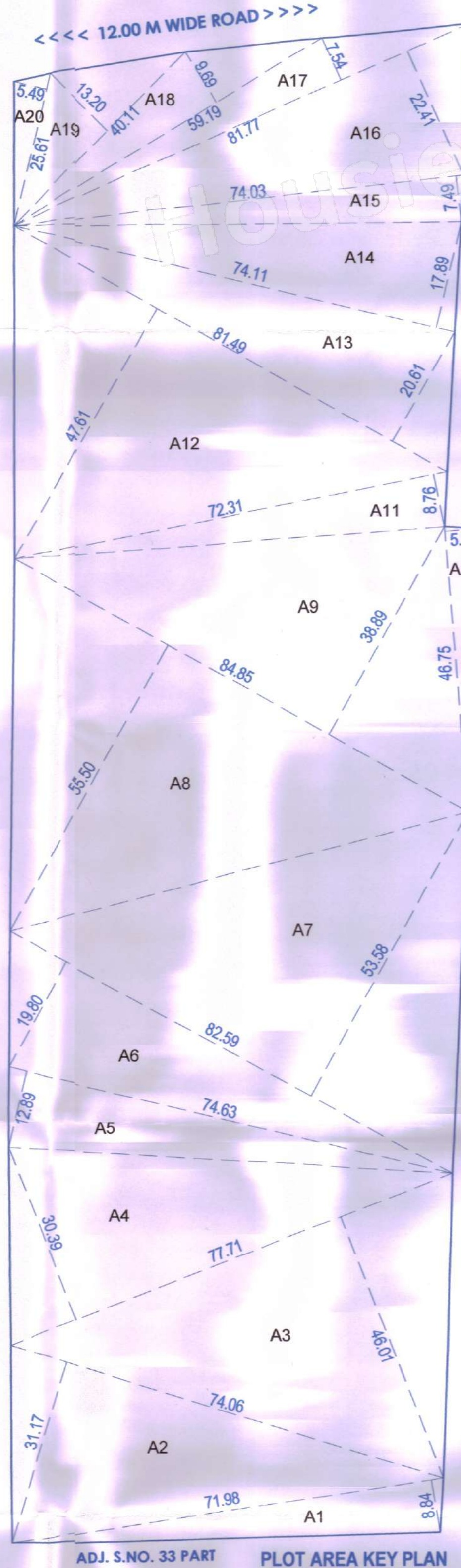
TOTAL OPEN SPACE AREA (1513.82+228.25+215.21)=1957.28 SQ.M.

OPEN SPACE-1	
TRIANGLE	AREA
A-01	643.30
A-02	634.22
A-03	89.88
A-04	89.88
A-05	28.27
A-06	28.27
TOTAL	1513.82
NET TOTAL	1513.82



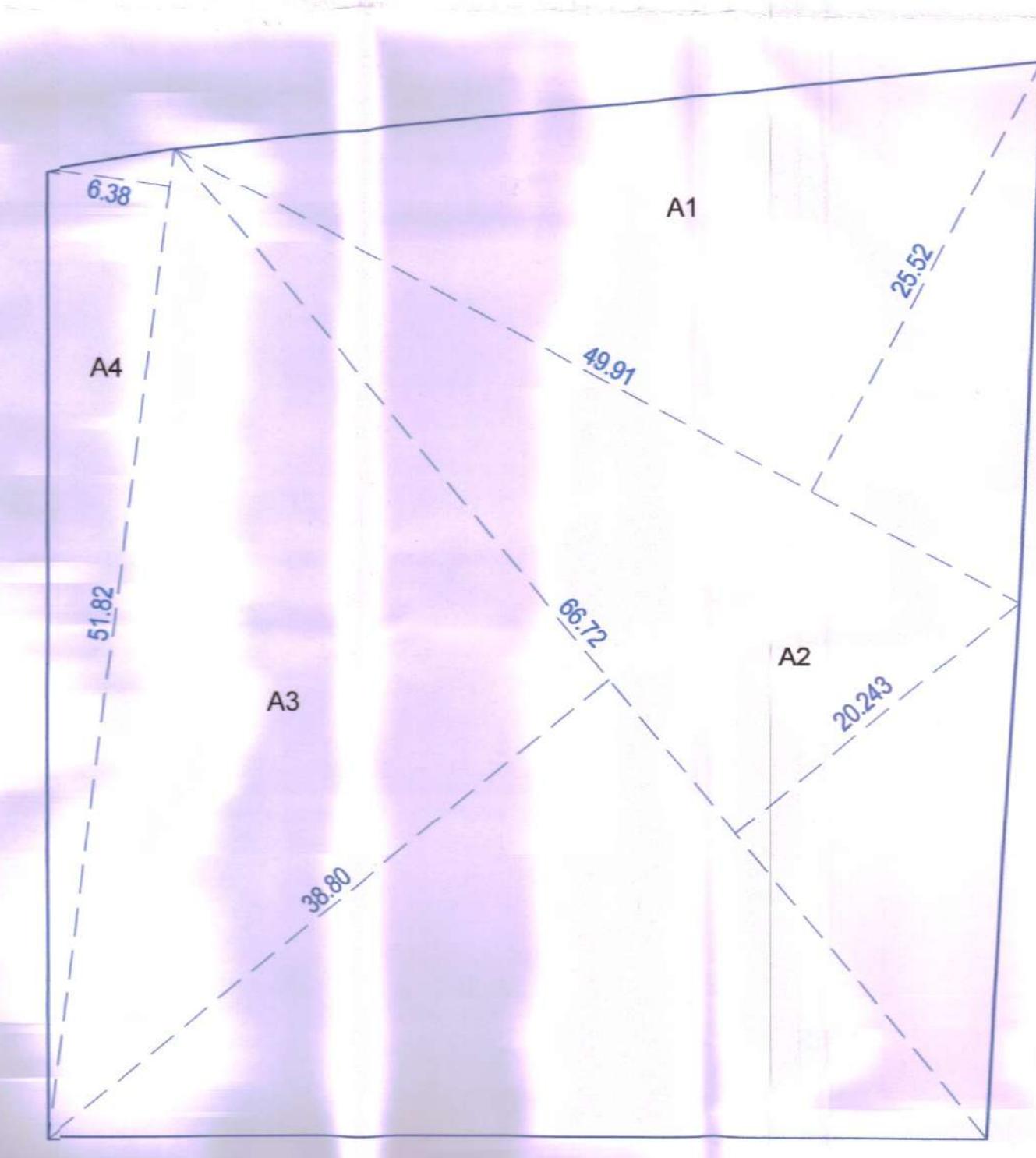
OPEN SPACE-3 AREA KEY PLAN
SCALE 1:300

TRIANGLE	AREA
A-01	106.17
A-02	109.04
TOTAL	215.21



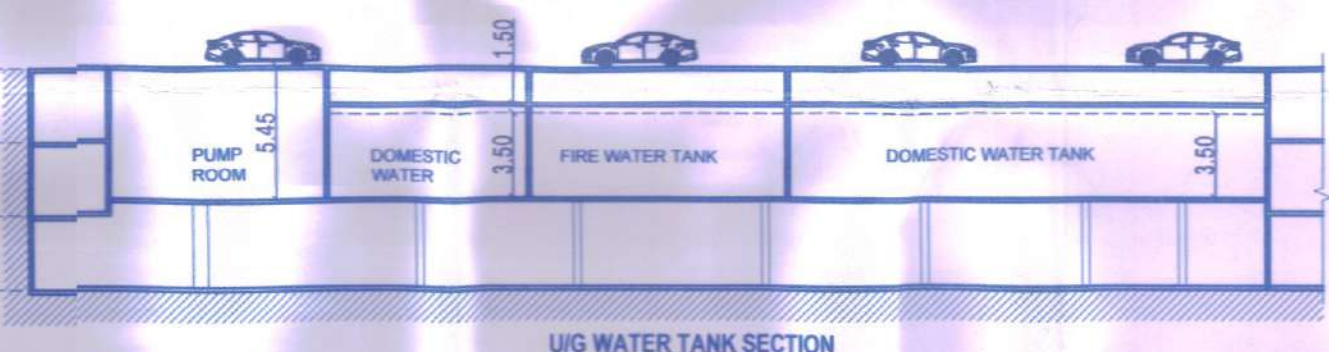
INTERNAL ROAD-2 AREA STATEMENT	
ADDITIONS :	
R1. 1/2 X 11.34 X 5.138 =	29.13 SQ.M.
R2. 1/2 X 11.34 X 4.79 =	27.16 SQ.M.
R3. 1/2 X 30.40 X 5.92 =	149.18 SQ.M.
R4. 1/2 X 50.40 X 5.94 =	149.89 SQ.M.
R5. 1/2 X 106.35 X 5.99 =	318.52 SQ.M.
R6. 1/2 X 106.35 X 5.99 =	318.52 SQ.M.
TOTAL ADDITIONS =	992.20 SQ.M.

INTERNAL ROAD-2
AREA KEY PLAN
SCALE 1:600



AMENITY SPACE AREA KEY PLAN
SCALE 1:300

AMENITY SPACE AREA STATEMENT	
ADDITIONS :	
A1. 1/2 X 49.91 X 25.52 =	636.85 SQ.M.
A2. 1/2 X 66.72 X 20.243 =	675.30 SQ.M.
A3. 1/2 X 66.72 X 38.80 =	1294.36 SQ.M.
A4. 1/2 X 51.82 X 6.38 =	165.30 SQ.M.
TOTAL ADDITIONS =	2771.81 SQ.M.



UG WATER TANK SECTION

PLOT AREA STATEMENT			
ADDITIONS :			
A1. 1/2 X 71.98 X 8.84 =	318.15 SQ.M.	A12. 1/2 X 81.49 X 48.47 =	1974.95 SQ.M.
A2. 1/2 X 74.06 X 31.17 =	1154.23 SQ.M.	A13. 1/2 X 81.48 X 20.61 =	839.65 SQ.M.
A3. 1/2 X 77.71 X 46.01 =	1787.72 SQ.M.	A14. 1/2 X 74.11 X 17.89 =	662.91 SQ.M.
A4. 1/2 X 77.71 X 30.39 =	1180.80 SQ.M.	A15. 1/2 X 74.03 X 7.49 =	277.29 SQ.M.
A5. 1/2 X 74.63 X 12.89 =	480.99 SQ.M.	A16. 1/2 X 81.77 X 22.41 =	916.23 SQ.M.
A6. 1/2 X 82.59 X 19.80 =	819.64 SQ.M.	A17. 1/2 X 81.57 X 7.54 =	307.52 SQ.M.
A7. 1/2 X 82.59 X 53.58 =	2212.59 SQ.M.	A18. 1/2 X 59.19 X 9.69 =	286.78 SQ.M.
A8. 1/2 X 84.85 X 55.20 =	2341.86 SQ.M.	A19. 1/2 X 40.11 X 13.20 =	264.73 SQ.M.
A9. 1/2 X 84.85 X 38.89 =	1649.91 SQ.M.	A20. 1/2 X 25.61 X 5.49 =	70.30 SQ.M.
A10. 1/2 X 46.75 X 5.95 =	139.08 SQ.M.	TOTAL ADDITIONS =	18002.05 SQ.M.
A11. 1/2 X 72.31 X 8.76 =	316.72 SQ.M.		

AREA STATEMENT		
1	AREA OF PLOT (Minimum area of a, b, c to be considered)	18000.00
a	As per ownership document (7/12, CTS extract)	18000.00
b	As per measurement sheet	18002.05
c	As per site	18000.00
2	Deductions For:	
a	Proposed D.P. / D.P. Road widening Area/service road / highway widening	0.00
b	DIFFERED AREA	330.73
c	Total Deductions (2a)	0.00
3	Balance area of plot (1-2c)	18000.00
4	Amenity Space (If applicable) (15%)	2771.81
5	Net plot area (3-4c)	15228.19
6	Recreational Open space (If applicable) 10%	1800.00
7	Internal road area	992.20
8	Plotable area (If applicable)	0.00
9	Built up area with reference to basic F.S.I. as per front road width & as per Pro-rata factor (sr. no. 5 & 10)	16751.01
10	Addition of FSI on payment of premium	
a	Maximum permissible premium FSI - based on road width / TOD zone, 50% On Sr. no. 1	0.00
11	IN-SITU AREA AGAINST D.P. ROAD (2.0 X SR. NO. 2 (A1), F. ANY	0.00
a	IN-SITU AREA AGAINST AMENITY SPACE IF HANDED OVER (2.00 OR 1.85 X SR. NO. 4 (B) AND / OR (C))	0.00
b	TDR area 65% Sr. no. 1-11 (a+b)	0.00
c	Total in-situ / TDR loading proposed (11) (a)+(b)+(c)	0.00
12	Additional FSI area under Chapter No. 7	---
13	Total entitlement of FSI in the proposal	---
a	[P + 10(a) + 11(d)] or 12 whichever is applicable	16751.01
b	ADD IGBC AREA 5% OF Sr. No. 9	0.00
c	Total (a+b)	16751.01
d	Permissible Ancillary FSI Area upto 60% with payment of charges, on (24398.45/1.40 = 14499.15 X 0.40 = 989.49)	989.49
e	Permissible Ancillary FSI Area upto 80% with payment of charges, on (101.17/1.80 = 56.20 X 0.80 = 44.96)	44.96
f	Total Permissible Ancillary FSI Area 13d+13e	994.45
g	Proposed Ancillary Area	9748.81
h	Total entitlement (13c+13g)	26495.47
14	Maximum utilization limit of F.S.I. (building potential) Permissible as per road width (as per Regulation No. 8.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.4 or 1.8	26495.47
15	Total Built-up Area in proposal (excluding area of Sr.No.17 b)	---
a	Existing Built-up Area	0.00
b	Proposed Res. Built-up Area (as per 'P-line')	26398.45
c	Proposed Comm. Built-up Area (as per 'P-line')	101.17
d	Total (a+b+c)	26499.82
e	Balance built up area (14-15d)	195.45
16	F.S.I. Consumed (15/13c) (should not be more than serial No.14 above.)	0.99
17	Area For Inclusive Housing, If any	---
a	Required (20 % of sr.no. 9)	3350.20
b	Proposed	3368.79

AREA STATEMENT OF LIG.		
1	a. AREA OF PLOT AS PER 7/12	18000.00
b	AREA OF PLOT AS PER DC.	18002.16
c	MINIMUM AREA CONSIDERED	18000.00
2	DEDUCTIONS:	
a	ROAD WIDENING AREA	0.00
b	EXISTING ROAD AREA	0.00
c	ANY OTHER DEDUCTION	0.00
d	DIFFERED AREA	330.73
e	TOTAL DEDUCTIONS (2a+2b+2c)	0.00
3	Balance area of Plot (1c-2e)	18000.00
4	DEDUCTIONS:	
a	Amenity Space (If applicable) (15%)	2770.00
b	Adjustment of 2(b), if any -	0.00
c	Balance Proposed	2771.81
5	NET PLOT AREA (3-4a)	15228.19
6	Recreational Open space (If applicable) 10%	1800.00
b	PROPOSED	1957.28
7	BASIC F.S.I. PERMISSIBLE (Sr.No.5 X 1.10)	16751.01
17	Area For Inclusive Housing, If any	0.00
a	Required (20 % of sr.no. 7)	3350.20
b	Proposed	3368.79

SPECIFICATIONS

CERTIFICATE OF AREA
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON AND THE DIMENSION OF SITES, ETC. OR PLOT STATED ON PLAN AREAS AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / P. SCHEME RECORD / LAND RECORD DEPT. / CITY SURVEYED RECORDS.

LEGEND
PLOT BOUNDARY SHOWN BLACK
PROPOSED PLOT SHOWN RED
DRAINAGE LINE SHOWN RED DOTTED
WATERLINE SHOWN BLACK DOTTED
EXISTING TO BE RETAINED HATCHED
DEMOLITION SHOWN HATCHED YELLOW

OWNERS NAME
SUYOG STAR DEVELOPERS LLP
THROUGH PARTNER
MR. PRANAY OSWAL & OTHERS

SITE ADD.=
PROPOSED LAYOUT AT (OLD S. NO. 33/2A)
NEW S. NO. 33/1 TO 3/4 + 33/1 TO 3/5 +
33/1 TO 3/6 + 33/1 TO 3/8 AT MUNDHAWA
TAL. HAWELI DIST. PUNE

ARCHITECT: JAIDEEP S. DESHPANDE
CAZ003/31278

ELEMENTS
ARCHITECTURAL DESIGN STUDIO
OFFICE NO. 8 & 9, 1ST FLOOR, SHIVAJI NAGAR BLDG.
SUNAY GARDEN, 12 MUKUNDNAGAR, PUNE 411007
Tel No: 9182677722 (020) 27030153.
email: elements_jal@yahoo.co.in

JOB NO. REVISION NO. SCALE
183 RO 1:300
INWARD NO. ADRC2649/19 DATE 25/08/2025
KEY NO. %2EAECEJAN SHEET NO. 1/1

Plot Area - 9834.22 sq mt
for current Phase balance
to be utilized in next
phases