

TOTAL FSI AREA CALCULATION															
TOWER	COMMERCIAL B/UP AREA	RESIDENTIAL B/UP AREA	TOTAL B/UP AREA	PERMISSIBLE BAL-15%	PROPOSED BAL	PERMISSIBLE TERRACE-20%	PROPOSED TERRACE	LIFT AREA	FIRE LIFT	STAIRCASE	REFUGE AREA	TOTAL	TENEMENT	HT. OF BUILDING	HT. OF BUILDING FOR SETBACK CALCULATION
A TOWER	0.00	8758.35	8758.35	1313.75	674.80	1751.67	442.92	8.93	4.35	472.50	94.72	8767.28	103	44.90	42.00
B TOWER	0.00	8309.64	8309.64	1246.45	517.58	1661.93	526.43	8.93	4.32	472.50	94.72	8318.57	103	44.90	42.00
C TOWER	0.00	10563.92	10563.92	1584.59	1091.36	2112.78	0.00	3.60	4.35	495.00	130.66	10567.52	110	44.90	42.00
D TOWER	0.00	10563.92	10563.92	1584.59	1091.36	2112.78	0.00	3.60	4.35	495.00	130.66	10567.52	110	44.90	42.00
E TOWER	0.00	8309.64	8309.64	1246.45	517.58	1661.93	526.43	8.93	4.32	472.50	94.72	8318.57	103	44.90	42.00
F TOWER	685.36	7054.24	7739.60	1160.94	451.07	1410.85	419.04	8.93	4.35	472.50	94.72	7748.53	85	44.90	43.35
G TOWER	0.00	7821.30	7821.30	1173.20	828.00	1564.26	0.00	8.70	4.35	409.50	132.00	7830.00	260	42.00	36.00
Z & 3 BHK ROW HOUSE	0.00	8514.56	8514.56	1277.18	0.00	1702.91	0.00	0.00	0.00	0.00	0.00	8514.56	108	6.45	6.45
BUNGLOWS	0.00	2501.25	2501.25	375.19	0.00	500.25	0.00	0.00	0.00	0.00	0.00	2501.25	25	9.45	9.45
RECREATIONAL CLUB HOUSE	0.00	4005.83	4005.83	600.87	0.00	801.17	0.00	10.80	10.80	0.00	0.00	4016.63	0	24.40	24.40
<b>TOTAL</b>	<b>685.36</b>	<b>76402.65</b>	<b>77088.01</b>	<b>11563.20</b>	<b>5171.75</b>	<b>15280.53</b>	<b>1914.82</b>	<b>62.42</b>	<b>41.19</b>	<b>3289.50</b>	<b>772.20</b>	<b>77150.43</b>	<b>1007</b>		
INCLUSIVE HOUSING	0.00	15775.56	15775.56	2366.33	0.00	3155.11	0.00	8.70	4.35	532.05	156.00	15784.26	360.00	44.90	42.00

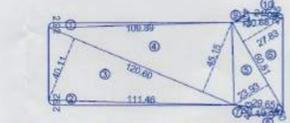
BASEMENT AREA CALCULATION		
1	BASEMENT - 1	= 12179.32
2	BASEMENT - 2	= 9614.98
TOTAL AREA		= 21794.30

PLOT AREA CALCULATION BY TRIANGULATION				
PART	NOS	LENGTH	HEIGHT	AREA (sq.m)
1	1	411.63	38.05	7831.26
2	1	406.86	135.36	27536.03
3	1	407.23	54.48	11092.95
4	1	379.79	101.14	19205.98
5	1	379.79	124.49	23640.03
TOTAL PLOT AREA		= 89380.23		

TOTAL OPEN SPACE AREA		
ADDITIONAL		
1	OPEN SPACE - 1	= 419.27
2	OPEN SPACE - 2	= 401.04
3	OPEN SPACE - 3	= 7235.19
TOTAL AREA		= 8055.50



LOCATION PLAN SCALE: 1:2000

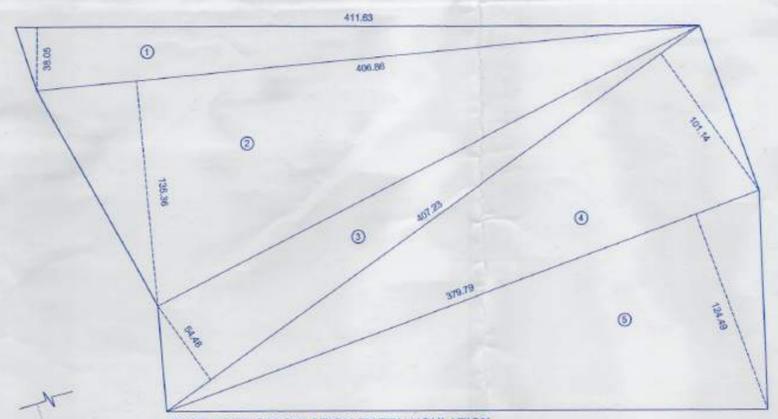


AREA CALCULATION BY TRIANGULATION FOR OPEN SPACE - 3 (SCALE: 1:2000)

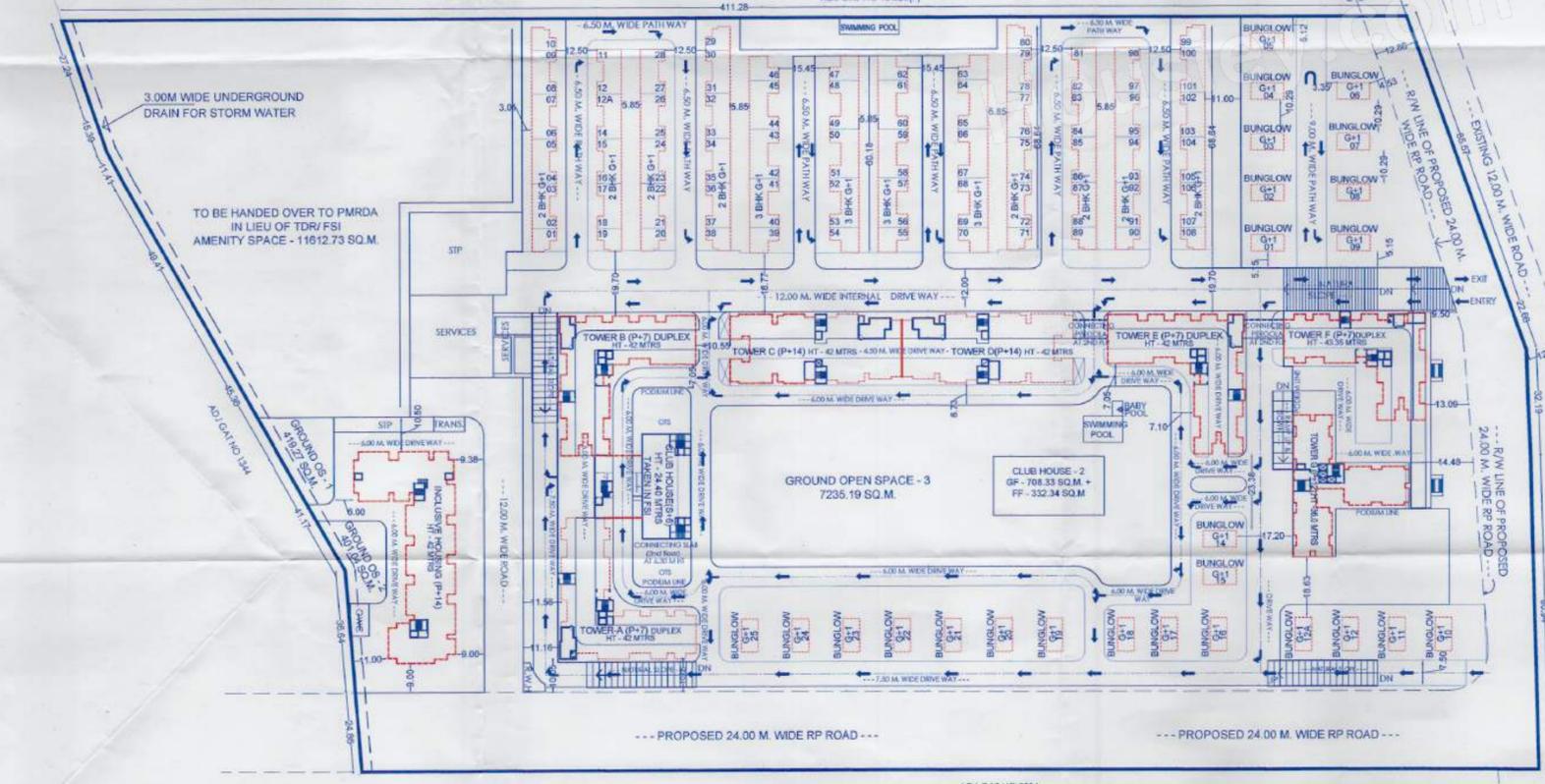
AREA CALCULATION BY TRIANGULATION FOR OPEN SPACE - 3				
PART	NOS	LENGTH	HEIGHT	AREA (sq.m)
1	1	109.89	2.92	160.44
2	1	111.46	2.92	162.72
3	1	120.60	40.11	2418.65
4	1	120.60	45.15	2722.57
5	1	60.81	23.93	727.60
6	1	60.81	27.83	846.17
7	1	29.85	4.88	78.09
8	1	19.34	2.50	24.18
9	1	30.88	4.72	72.88
10	1	21.09	2.55	26.89
TOTAL PLOT AREA		= 7235.19		

AREA CALCULATION BY TRIANGULATION FOR OPEN SPACE - 1 (SCALE: 1:2000)

AREA CALCULATION BY TRIANGULATION FOR OPEN SPACE - 1				
PART	NOS	LENGTH	HEIGHT	AREA (sq.m)
1	1	35.41	17.56	310.99
2	1	35.41	6.24	211.11
Deduction for rounding		= 2.11		
TOTAL AREA		= 419.27		
AREA CALCULATION BY TRIANGULATION FOR OPEN SPACE - 2				
3	1	27.82	6.74	93.75
4	1	27.82	20.59	286.41
5	1	11.93	4.19	24.99
Deduction for rounding		= 4.11		
TOTAL AREA		= 401.04		



PLOT AREA CALCULATION BY TRIANGULATION SCALE: 1:2000



STILT LAYOUT PLAN SCALE: 1:1000

<p><b>WATER TANK CALCULATION - MULTI-FAMILY RESIDENTIAL BUILDING - TOWER A, B &amp; E</b></p> <p>OVER HEAD WATER TANK CALCULATIONS NO. OF UNITS = 183 NOS. NO. OF PERSONS = 183 X 5 NOS = 915 WATER REQUIREMENT = 915 X 135 = 124500 LTS.</p> <p>ADD FIRE TANK = 10,000 WATER TANK PROVIDED = 85000 LTS</p>	<p><b>UNDERGROUND WATER TANK CALCULATION FOR ALL BUILDINGS, ROW HOUSES AND BUNGLOWS</b></p> <p>TOTAL - 1367 TENEMENTS X 5 = 6835 NOS WATER REQUIREMENT = 6835 X 45 = 307575 L.T. = 307575 X 1.5 = 461362.5 L.TS. GAY 461400 L.TS</p> <p>ADD FIRE TANK = 10,000 WATER TANK PROVIDED = 811400 L.TS</p>
<p><b>WATER TANK CALCULATION - MULTI-FAMILY RESIDENTIAL BUILDING - TOWER C &amp; D</b></p> <p>OVER HEAD WATER TANK CALCULATIONS NO. OF UNITS = 110 NOS. NO. OF PERSONS = 110 X 5 NOS = 550 WATER REQUIREMENT = 515 X 135 = 745250 L.TS.</p> <p>ADD FIRE TANK = 10,000 WATER TANK PROVIDED = 60000 L.TS</p>	<p><b>WATER TANK CALCULATION - MULTI-FAMILY RESIDENTIAL BUILDING - TOWER G</b></p> <p>OVER HEAD WATER TANK CALCULATIONS NO. OF UNITS = 260 NOS. NO. OF PERSONS = 260 X 5 NOS = 1300 WATER REQUIREMENT = 1300 X 135 = 175500 L.TS.</p> <p>ADD FIRE TANK = 10,000 WATER TANK PROVIDED = 200000 L.TS</p>
<p><b>WATER TANK CALCULATION - MULTI-FAMILY RESIDENTIAL BUILDING - TOWER F</b></p> <p>OVER HEAD WATER TANK CALCULATIONS NO. OF UNITS = 85 NOS. NO. OF PERSONS = 85 X 5 NOS = 425 WATER REQUIREMENT = 425 X 135 = 57375 L.TS.</p> <p>ADD FIRE TANK = 10,000 WATER TANK PROVIDED = 70000 L.TS</p>	<p><b>WATER TANK CALCULATION - MULTI-FAMILY RESIDENTIAL BUILDING - INCLUSIVE HOUSING - MHADA</b></p> <p>OVER HEAD WATER TANK CALCULATIONS NO. OF UNITS = 360 NOS. NO. OF PERSONS = 360 X 5 NOS = 1800 WATER REQUIREMENT = 1800 X 135 = 243000 L.TS.</p> <p>ADD FIRE TANK = 25,000 WATER TANK PROVIDED = 270000 L.TS</p>

LAYOUT 01/56  
STAMP OF APPROVAL

Approved as amended in...  
subject to conditions mentioned in Annexure 'A'  
of Order No. B.M.P.C. No. 2193/2018, dated 26/01/2019.  
S. No. G. No. GTS No. 22 X 2 / 18 F.  
Dated 26/01/2019

*(Signature)*  
Metropolitan Commissioner and  
Chief Executive Officer  
Pune Metropolitan Regional Development Authority, Pune

AREA STATEMENT	IN SQ.MT	IN SQ.MT	
	Permissible B/up area calculation as per full potential	Permissible B/up area calculation as per proposal under	
A	AREA AS PER 7/12 EXTRACT (GAT NO 1343B/P) (OLD GAT NO 2329B/P)	145400.00	145400.00
B	AREA UNDER PROPOSAL	89306.98	89306.98
C	AREA AS PER DEMARCATION	89380.23	89380.23
D	MIN CONSIDERED	89306.98	89306.98
E)	AREA AFFECTED BY 24.00 M WIDE R.P. ROAD - A (North - South)	3461.96	3461.96
Eii)	AREA AFFECTED BY 24.00 M WIDE R.P. ROAD - B (East - West)	8503.20	8503.20
E)	TOTAL (E + Eii)	11965.16	11965.16
F	TOTAL EFFECTIVE PLOT AREA (D - E)	77341.82	77341.82
G	REQUIRED AMENITY SPACE (15% of F)	11601.27	11601.27
H	PROPOSED AMENITY SPACE	11612.73	11612.73
I	REQUIRED OPEN SPACE (10% of F)	7734.18	7734.18
J	PROPOSED OPEN SPACE	8055.50	8055.50
K	NET PLOT AREA (F - H)	65729.09	65729.09
L	PERMISSIBLE BASIC FSI (For plot fronting 24m wide road)	1.20	1.20
M	PERMISSIBLE BASIC BUILT/UP (K X L)	78874.91	78874.91
N	PERMISSIBLE PAID FSI (K X 0.2)	13145.82	
O	FSI FOR ROAD (2 X E) (AFTER HANDING OVER AREA UNDER ROAD TO PMRDA)	23930.32	
P	TOTAL PERMISSIBLE BUILT UP AREA (M+N+O)	115951.05	
Q	MAXIMUM PERMISSIBLE BUILDING POTENTIAL ON THE PLOT AS PER REGULATION NO 20.3 (TABLE NO 18) (K X L X 9)	124885.27	
R	TOTAL PROPOSED B/UP AREA	77150.43	
S	PERMISSIBLE B/UP AREA FOR INCLUSIVE HOUSING (0.20 X BASIC FSI)	NA	15774.98
T	PROPOSED B/UP AREA OF	NA	15775.56

NAME OF PROJECT  
"WORLD OF JOY" - RESIDENTIAL PROJECT. PROPOSED GROUP HOUSING ON GUT NO 1343(B/P) (OLD GUT NO 2329 B), VILLAGE - WAGHOLI, TALUKA - HAVELI FOR JAIPRAKASH SITARAM GOEL & OTHERS.

NAME AND SIGNATURE OF OWNER  
*(Signature)*  
MR. RAJENDRA SITARAM GOEL  
P.O.A HOLDER AND AUTHORIZED SIGNATORY

NAME OF ARCHITECT  
KP ASSOCIATES  
AT NIRZAR APARTMENT,  
OFF. LAW COLLEGE ROAD,  
ERANDWANE, PUNE - 04

MR. BHIKAJI PATIL  
PMRDA/ENG/06/2018

AR. MOHANA KANITKAR  
CA/2011/52002

JOB NO GGG LD01  
DRG. No. 1:1000  
SCALE 20/05/19  
DATE

