TOTAL F.S.I. STATEMENT (SQ.M.)

BLDG. NAME	BLDG. FLOORS	BLDG. HT.	NET B/UP AREA			LIFT	FIRE LIFT	L.M.R.	TENEMENTS	SHOP
			COMMERCIAL AREA	RESIDENTIAL AREA	TOTAL B/UP AREA					
TOWER- 1	P.1+P.2+P.3+ E-DECK + 24 Floors	87.55	-	20846.58	20846.58	9.25	5.29	87.11	203	-
TOWER- 2	P.1+P.2+P.3+ E-DECK + 24 Floors	83.75	-	17716.51	17716.51	9.16	5.29	68.33	176	-
TOWER- 3	P.2+P.3+ E-DECK + 24 Floors	80.55	-	21523.15	21523.15	9.53	5.29	81.90	200	-
TOWER- 4	P.2+P.3+ E-DECK + 24 Floors	80.55	-	19479.92	19479.92	9.44	5.29	85.09	126	-
TOWER- 5	P.2+P.3+ E-DECK + 24 Floors	80.55	-	21523.15	21523.15	9.53	5.29	81.90	200	-
TOWER- 6	P.1+P.2+P.3+ E-DECK + 24 Floors	83.75	-	17716.51	17716.51	9.16	5.29	68.33	176	-
TOWER- 7	P.1+P.2+P.3+ E-DECK + 24 Floors	87.55	-	20846.58	20846.58	9.25	5.29	87.11	207	-
COMMERCIAL	RETAIL GR.P.1 + RETAIL 1P.2 Floors	8.50	8265.19	0.00	8265.19	45.34	0.00	0.00	-	116
MLCP	B.P.+P.1+P.2+P.3+E-DECK	-	0.00	1244.88	1244.88	0.00	0.00	0.00	-	-
CLUB HOUSE-1 @ PODIUM LEVEL	G. + 1 Floor	9.30	2128.57	0.00	2128.57	11.89	0.00	0.00	-	-
TOTAL AREA			**10393.76**	**140897.28**	**151291.04**	**122.55**	**37.03**	**560.37**	**1288**	116

FSI & NON FSI AREA STATEMENT

BLDG. NAME	TOTAL B/UP AREA			LIFT AREA	FIRE LIFT AREA	L.M.R AREA	PARKING AREA	TOTAL NON FSI AREA	TOTAL FSI+NON FSI AREA	TENE	SHOP
	COMM	RESI.	TOTAL								
TOWER- 1	-	20846.58	20846.58	9.25	5.29	87.11	0.00	101.65	20948.23	203	-
TOWER- 2	-	17716.51	17716.51	9.16	5.29	68.33	0.00	82.78	17799.29	176	-
TOWER- 3	-	21523.15	21523.15	9.53	5.29	81.90	0.00	96.72	21619.87	200	-
TOWER- 4	-	19479.92	19479.92	9.44	5.29	85.69	0.00	100.42	19580.34	126	-
TOWER- 5	-	21523.15	21523.15	9.53	5.29	81.90	0.00	96.72	21619.87	200	-
TOWER- 6	-	17716.51	17716.51	9.16	5.29	68.33	0.00	82.78	17799.29	176	-
TOWER- 7	-	20846.58	20846.58	9.25	5.29	87.11	0.00	101.65	20948.23	207	-
COMMERCIAL	8265.19	0.00	8265.19	45.34	0.00	0.00	0.00	45.34	8310.53	0	116
MLCP	0.00	1244.88	1244.88	0.00	0.00	0.00	38072.95	38072.95	39317.83	-	-
CLUB HOUSE-1 @ PODIUM LEVEL	2128.57	0.00	2128.57	11.89	0.00	0.00	0.00	11.89	2140.46	0	-
TOTAL	10393.76	140897.28	151291.04	122.55	37.03	560.37	38072.95	38792.90	190083.94	1288	116

Form of Statement 2
[Sr. No. 11 (a)] Proposed MLCP Building

FLOOR NO.	TOTAL BUILT-UP AREA
PODIUM-1 FLOOR PARKING	423.26
PODIUM-2 FLOOR PARKING	286.80
PODIUM-3 FLOOR PARKING	534.82
TOTAL	1244.88

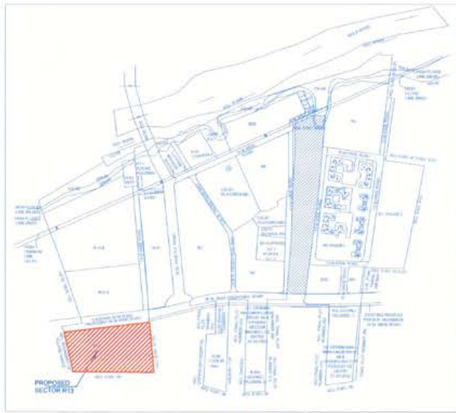
F.S.I. STATEMENT
CLUB HOUSE-2 @ OPEN SPACE

NO.FL	NET BUILT UP AREA
	COMMERCIAL
GROUND FLOOR	296.17
FIRST FLOOR	141.31
TOTAL	**437.48**

WATER CALCULATION

BLDG	A	B	C	D	E	F	G	H	I	J	K	L	M
	Proposed Tenements	No Of Persons \ Tenements	Water Required \ Person \ day	Required Over Head Water Tank (in liters)				Provided	Required Under Ground Water Tank (in liters)				Provided
				Domestic (AXBXC)	Required Capacity as per NBC 2016 (33.33%)	Fire Fighting	Total (E+F)		Domestic (DX1.5)	Required Capacity as per NBC 2016 (66.66%)	Fire Fighting	Total (J+K)	
TOWER- 1	203	5	135	137025.00	45670	10000	55670	55700	205538	137011	200000	337011	
TOWER- 2	176	5	135	118800.00	39596	10000	49596	49600	178200	118788	200000	318788	
TOWER- 3	200	5	135	135000.00	44996	10000	54996	55000	202500	134987	200000	334987	
TOWER- 4	126	5	135	85050.00	28347	10000	38347	38400	127575	85041	200000	285041	
TOWER- 5	200	5	135	135000.00	44996	10000	54996	55000	202500	134987	200000	334987	
TOWER- 6	176	5	135	118800.00	39596	10000	49596	49600	178200	118788	200000	318788	
TOWER- 7	207	5	135	139725.00	46570	10000	56570	56600	206588	139711	200000	339711	
COMMERCIAL	-	2060	45	92700.00	30897	20000	50897	51000	139050	92691	200000	292691	
CLUB HOUSE-1 @ PODIUM LEVEL	-	356	45	16020.00	5339	5000	10339	10500	24030	16016	0	16016	
TOTAL	1288		1035	978120.00	326007.40	95000	421007	421400	1467180	978022	1600000	2578022	2578100

GOOGLE LOCATION PLAN



LOCATION PLAN

PARKING STATEMENT

	NO.OF TENEMENTS / Units	CARS	SCOOTER
COMMERCIAL BUILDING CARPET AREA =6090.92 Sq.m. =6090.92/100 = 60.90 =SAY = 61 NOS. FOR EVERY 100 Sq.m. CARPET AREA (2 : 8)	61	122	366
COMMERCIAL -CLUB HOUSE = 2128.57 B/UP X 90% =2128.57 x 0.90 = 1915.71 CARPET AREA =1915.71 / 200 = 9.58 =SAY = 10 NOS. FOR EVERY 200 Sq.m. CARPET AREA (1 : 5)	10	10	50
RESIDENTIAL A) FOR EVERY TENEMENT HAVING CARPET AREA OF 150 SQ.M. AND ABOVE (2 : 1)	0	0	0
B) FOR EVERY TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 80 SQ.M. BUT LESS THAN 150 SQ.M. (1 : 1)	354	354	354
C) FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.M. BUT LESS THAN 80 SQ.M. (1 : 2)	934	467	934
D)FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 40 SQ.M. BUT MORE THAN 30 SQ.M. (1 : 2)	0	0	0
PARKING REQUIRED BY RULE	1288 TENE	953	1704
5% VISITOR PARKING (A,B,C, & D)		41	64
TOTAL PARKING REQUIRED		994	1768
TOTAL PARKING PROVIDED		1681	0
COMPOSITE PARKING (296 Car X 6 Scooter)		296	1776
TOTAL NET PARKING PROVIDED		1385	1776

PARKING AREA REQUIRED BY RULE

1) CARS	12.50	X	=	12425.00	SQ.M
2) SCOOTER	2.00	X	=	3536.00	SQ.M
PARKING AREA REQUIRED BY RULE			=	15961.00	SQ.M

OCCUPANCY CALCULATION (CLUB HOUSE - 1)

COMMERCIAL:-		
TOTAL COMMERCIAL B/UP AREA	2128.57	Sq.m.
COMMERCIAL AREA OF GR. FLR.	1144.57	Sq.m.
COMMERCIAL AREA OF UPP. FLR.	984.03	Sq.m.
FOR GROUND FLOOR	6	person/sq.m.
FOR UPPER FLOOR	6	person/sq.m.
PERSONS ON GR. FLR.	191	
PERSON AREA OF UPP. FLR.	164	
TOTAL PERSON	356	persons
SAY =	356	persons
TOTAL NO OF GENTS = 356 / 2	178	
TOTAL NO OF LADIES = 356 / 2	178	

OCCUPANCY CALCULATION

COMMERCIAL:-		
TOTAL COMMERCIAL B/UP AREA	8265.19	Sq.m.
COMMERCIAL AREA OF GR. FLR.	4089.38	Sq.m.
COMMERCIAL AREA OF UPP. FLR.	4175.81	Sq.m.
FOR GROUND FLOOR	3	person/sq.m.
FOR UPPER FLOOR	6	person/sq.m.
PERSONS ON GR. FLR.	1363	
PERSON AREA OF UPP. FLR.	696	
TOTAL PERSON	2059	persons
SAY =	2060	persons
TOTAL NO OF GENTS = 2060 / 2	1030	
TOTAL NO OF LADIES = 2060 / 2	1030	

SANITARY STATEMENT FOR CLUB HOUSE-1

CLUB HOUSE-1	(A) GROUND FLOOR	1144.54	6 SQ.M./PERS.	191	356
	(B) FIRST FL. PODIUM-1	984.03	6 SQ.M./PERS.	164	
NO OF PERSON	MALE		178	FEMALE	178

	REQUIED		PRO.	REQUIRED		PRO.
W.C.	4 for 66-100	7	9	6 for 76-100	11	11
URINALS	4 for 71-100	7	7	-	-	-

SANITARY REQUIREMENT FOR COMMERCIAL

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.
1030	41	41	41	41	41	41

FOR LADIES (1 WC for 16.66 persons & 1 W.H.B. for 25 persons)

FOR LADIES	WC		W.H.B.	
NO OF PERSONS	REQ.	PRO	REQ.	PRO.
1030	62	62	41	41

PARKING STATEMENT MLCP

FLOOR NAME	CAR NO	SCOOTER NO
LAYOUT PLAN (OPEN PARKING)	70	00
BASEMENT FLOOR PLAN	285	00
PODIUM-1 FLOOR PLAN	344	00
PODIUM-2 FLOOR PLAN	363	00
PODIUM-3 FLOOR PLAN	619	00
TOTAL	1681	0

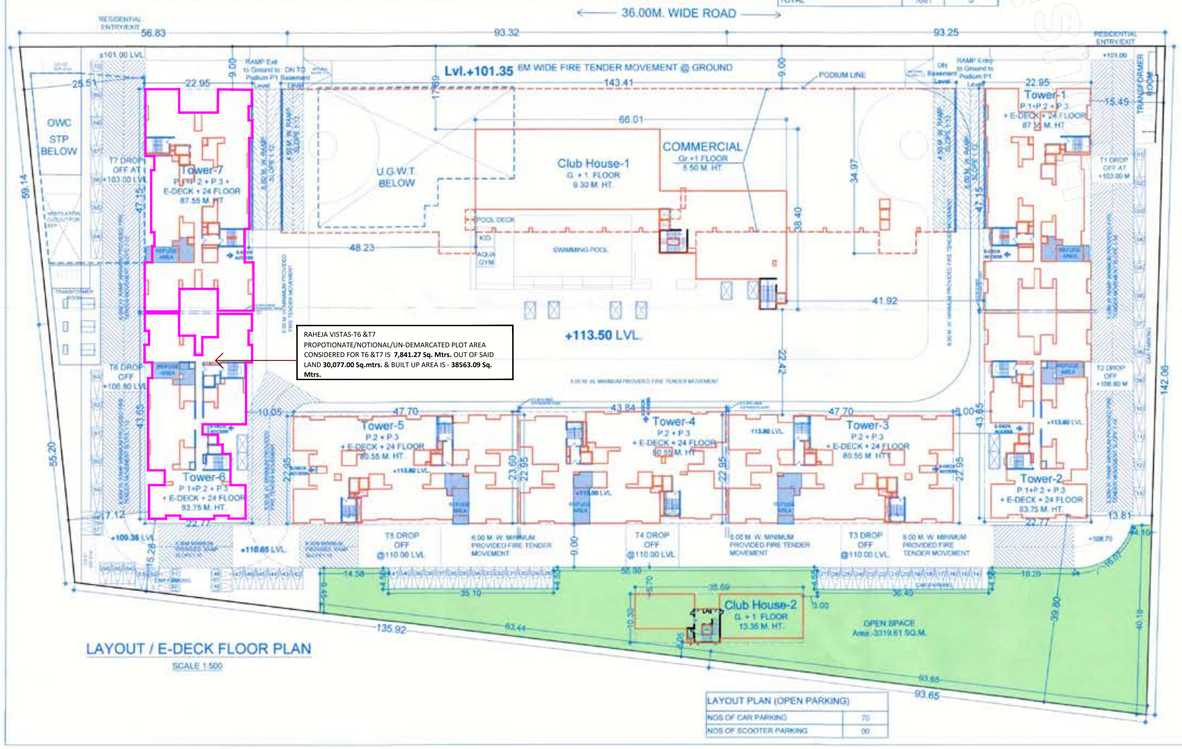
TOTAL PARKING AREA STATEMENT

VEHICLE	SIZE	VEHICLE AREA REQUIRED	VEHICLE NO	AREA PROVIDED
CARS	2.5X5.00	12.50	1681	21012.50
SCOOTERS	1.00X2.00	2.00	0	0.00
TOTAL				21012.50

TOTAL PARKING AREA

BASEMENT FLOOR PLAN	=	4858.87
PODIUM-1 FLOOR PLAN	=	9115.74
PODIUM-2 FLOOR PLAN	=	9711.93
PODIUM-3 FLOOR PLAN	=	14386.41
TOTAL AREA	=	38072.95

36.00M. WIDE ROAD



LAYOUT / E-DECK FLOOR PLAN
SCALE 1:500

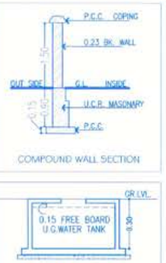
LAYOUT PLAN (OPEN PARKING)	
NOS OF CAR PARKING	70
NOS OF SCOOTER PARKING	00

AREA KEY PLAN OF PLOT
(SCALE 1:2000)

PLOT AREA CALCULATIONS							
1	77.80	X	42.98	X	0.50	=	1671.92
2	155.67	X	35.35	X	0.50	=	2751.47
3	244.53	X	22.49	X	0.50	=	2749.74
4	247.79	X	135.08	X	0.50	=	16736.74
5	247.79	X	20.28	X	0.50	=	2512.59
6	157.67	X	46.39	X	0.50	=	3657.16
					TOTAL		30078.61
					TOTAL SAY		30077.00

OPEN SPACE AREA KEY PLAN
SCALE 1:1000

OPEN SPACE AREA CALCULATION							
OPEN SPACE							
1	2.99	X	50.03	X	0.50	=	74.79
2	27.12	X	50.03	X	0.50	=	678.41
3	3.10	X	47.24	X	0.50	=	73.22
4	15.47	X	32.78	X	0.50	=	253.55
5	20.12	X	40.55	X	0.50	=	407.93
6	16.05	X	40.55	X	0.50	=	325.41
7	21.70	X	58.12	X	0.50	=	630.60
8	15.02	X	58.12	X	0.50	=	436.48
9	10.56	X	36.81	X	0.50	=	194.72
10	6.45	X	36.81	X	0.50	=	118.71
11	8.91	X	18.42	X	0.50	=	82.05
12	7.49	X	18.42	X	0.50	=	68.98
					TOTAL		3344.89
					DEDUCTION AREA		
a	14.93	X	2.54	X	0.67	=	25.28
					NET TOTAL		3319.61
TOTAL OPEN SPACE SAY AREA						=	3319.61



COMPOUND WALL SECTION

SECTION THROUGH U.GR.WATER TANK

DATE & STAMP OF APPROVAL 01/45
SECTOR - R13
LAYOUT PLAN

Approved as amended in
Subject to conditions mentioned in Annexure 'A' of letter
No. BMU / C.R. No. 2208/R-21 / Mouza
S. No. / G. No. / CTS No.
Dated : 22 / 08 / 2024
Deputy / Joint Metropolitan planner
Pune Metropolitan Regional Development Authority, Pune

A	AREA STATEMENT	SQM.
	Area of Plot (As Per PLU)	30077.00
	Area of Plot (As Per Triangulation)	30078.61
1	Area of Plot (Minimum Considered)	30077.00
2	Required Open Space Area (10% Of Sr. No.1)	3007.70
3	Proposed Open Space Area	3319.61
4	Permissible Basic F.S.I. (1.00 As Per PLU)	1044175.00
5	Additional Premium F.S.I. (1.00 As Per PLU)	1044175.00
6	Proposed Basic F.S.I For Sector-R13	0.00
7	Proposed Premium F.S.I. For Sector-R13	93835.11
8	Total Proposed F.S.I. For Sector-R13	93835.11
9	Residential FSI	89060.80
10	Commercial FSI	5774.31
11	Total Proposed F.S.I. (Resi.+ Comm.)	93835.11
12	Residential Ancillary Area FSI upto 60% With Payment of charges. (140897.28 /1.00 =88060.80) x 0.60 = 52836.48	52836.48
13	Commercial Ancillary Area FSI upto 80% With Payment of charges. (10393.76 / 1.80 = 5774.31) x 0.80 = 4619.45	4619.45
14	Total Ancillary (Resi. + Comm) 52836.48 + 4619.45 = 57455.93	57455.93
15	Existing FSI Area	-
16	Total FSI + Ancillary FSI (Sr. No. 11 + 14)	151291.04

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

F JOB TITLE / SITE ADDRESS

PROPOSED RESIDENTIAL BUILDING AT SECTOR NO. R13 FOR INTEGRATED TOWNSHIP On S.No.39/1(P), 39/2(P), S.NO. 40 H.NO.1(P), 2, 3, 4, S.NO. 41/1(P), 41/4, S.NO.42/1, 42/2A, 2B, S.NO.42.1, 3, 4, 5, 6, 7, 8(P), 9, 10, 13, S.NO.43/1 (P), 43 H.NO.2/1, 2/2, S.NO.44 H.NO.1,2, S.NO.45(P), S.NO.46 H.NO. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, S.NO.47, H.NO. 1,2(P), 3(P), at Village Mhalunge,And S.No.187/3A(P), 187/3/E, 187/3/F, 188/1, 189/3, 189/4, 190/2, 191/1, 191/3(P), 192/1/1, 192/1/2, 192/1/3, 192/3, 193/3, 193/4, 193/5, 194, 195/1, 195/2, 196/3, 198/1/1, 198/1/2, 199/1, 199/2, 199/3, 199/4, 200/1/1(P), 200/1/2, 200/1/3, 200/3/1, 200/3/2, 201/1, 201/2, 201/3, 201/4, 202(P), 203/1, 203/2, 203/3, 203/4, 204/2(P), 204/1, 204/3, 204/4, 204/5, 204/6, 205/1, 205/2, 206/1, 206/2/2(P), 206/2/3, 207, 208/1(P), 208/2/2(P), 208/4, 208/5, 208/6/1(P), 208/6/3, 216/1, 216/2, 216/3(P), 217/1(P), 218/1/1, 218/1/2, at Village Hinjewadi, And S.NO.49/1(P), 49/2(P), 49/3(P), 50/1/A, 50/2/A, 52/1/B, 52/2B, 52/2/A, 52/2/C, 52/2/D, 52/2/E, 52/2/F at Village Mann,Tal. Mulshi, Pune.

G OWNER NAME AND SIGNATURE

Owner's name: Shri. Atul Ashok Chordiya, Shri. Ashok Dhaniraj Chordia, Ashdan Township Venture Pvt. Ltd., Mhalunge Land Developers Pvt. Ltd., Mhalunge Township Developers LLP, Maan-Hinjje Township Developers LLP, NNP Builkcon Pvt. Ltd., Home Rising Construction LLP, Mhalunge Real Estate Developers Pvt. Ltd. & Magnite Developers Pvt. Ltd, West Pune Realty LLP, Mexus Real Estate Developers LLP, Through Authorized Signatory, Mr. Nishu Mangode.

Owner's sign:

H ARCHITECT

Architect's name: Avinash Nawathe - CA/95/11074

Signature:

NORTH

ANA CONSORTIUM Pvt. Ltd.
Arch. 7th Floor Mazin Sharing Behind Mandwinand Galleria, Off SB Road,CTS No.267 Shivajinagar, Pune - 16 Tele : 020 25536542 / 3442

Drawing Title: LAYOUT PLAN		Scale: 1:500 800x740
Drawn by: Pravin	Checked by: Bhavsar C B	Date: 09.01.2025
Job no.: 2526	Drawing no.: 201	Revision: B
Stage: FOR P.M.R.D.A. SANCTION		