

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

| BUILDING NO. | HEIGHT OF BUILDING (M) | FLOOR | BASEMENT | LOWER GROUND | UPPER GROUND | GROUND/PARKING | STILT PARKING | 1ST | 2ND | 3RD | 4TH | 5TH (REFUGE) (F) | 6TH | 7TH (REFUGE) (A.B.C) | 8TH | 9TH | 10TH (REFUGE) (F) | 11TH | 12TH (REFUGE) (A.B.C) | 13TH | 14TH | 15TH (REFUGE) (F) | 16TH | 17TH (REFUGE) (A.B.C) | 18TH | 19TH | 20TH (REFUGE) (F) | TOTAL B.U.P. AREA "A" | TENEM ENT (NO) | | |
|--------------------------|-------------------------|---|----------|--------------|--------------|----------------|---------------|---------|---------|---------|---------|------------------|---------|----------------------|---------|---------|-------------------|---------|-----------------------|---------|---------|-------------------|---------|-----------------------|---------|---------|-------------------|-----------------------|----------------|----|--|
| TOWER A | 41.35 - 6.0 +35.35 M | BASEMENT+ LOWER GR.+ UPPER GR.+ GROUND/ PARKING+ STILT/PARKING + 10TH FLOOR | 0.00 | 0.00 | 0.00 | 90.29 | 0.00 | 546.50 | 540.87 | 540.87 | 540.87 | 540.87 | 540.87 | 522.99 | 540.87 | 540.87 | 540.87 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 5469.74 | 38 | | |
| TOWER B | 64.55 - 6.0 +58.55 M | BASEMENT+ LOWER GR.+ UPPER GR.+ GROUND/ PARKING+ STILT/PARKING + 20TH FLOOR | 0.00 | 0.00 | 0.00 | 71.09 | 0.00 | 520.00 | 509.64 | 509.64 | 509.64 | 509.64 | 509.64 | 472.19 | 509.64 | 509.64 | 509.64 | 510.46 | 473.01 | 510.46 | 510.46 | 510.46 | 473.01 | 510.46 | 510.46 | 510.46 | 510.46 | 10170.10 | 78 | | |
| TOWER C | 64.55 - 6.0 +58.55 M | BASEMENT+ LOWER GR.+ UPPER GR.+ GROUND/ PARKING+ STILT/PARKING + 20TH FLOOR | 0.00 | 0.00 | 0.00 | 90.56 | 0.00 | 542.87 | 534.24 | 534.24 | 534.24 | 534.24 | 534.24 | 516.37 | 534.24 | 534.24 | 534.24 | 534.24 | 516.37 | 534.24 | 534.24 | 534.24 | 516.37 | 534.24 | 534.24 | 534.24 | 534.24 | 10730.38 | 80 | | |
| TOWER D | HT. 12.55M | BASEMENT+ LOWER GR.+ UPPER GR.+ GROUND/ PARKING+ STILT/PARKING | 0.00 | 90.29 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 90.29 | 0 | | |
| TOWER E | HT. 12.55M | BASEMENT+ LOWER GR.+ UPPER GR.+ GROUND/ PARKING+ STILT/PARKING | 0.00 | 145.28 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 145.28 | 0 | | |
| TOTAL RESIDENTIAL FSI | | | 0.00 | 235.57 | 0.00 | 251.94 | 0.00 | 1612.37 | 1584.75 | 1584.75 | 1584.75 | 1584.75 | 1584.75 | 1511.55 | 1584.75 | 1584.75 | 1584.75 | 1584.75 | 1511.55 | 1584.75 | 1584.75 | 1584.75 | 1511.55 | 1584.75 | 1584.75 | 1584.75 | 1584.75 | 26255.79 | 196 | | |
| MHADA AREA | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TOWER F | 70.55 - 6.0 +64.55 M | BASEMENT+ LOWER GR.+ UPPER GR.+ GROUND/ PARKING+ STILT/PARKING + 20TH FLOOR | 0.00 | 10.46 | 0.00 | 0.00 | 0.00 | 160.15 | 160.15 | 160.15 | 160.15 | 160.15 | 160.15 | 160.15 | 160.15 | 160.15 | 160.15 | 160.15 | 160.15 | 160.15 | 160.15 | 160.15 | 160.15 | 160.15 | 160.15 | 160.15 | 160.15 | 160.15 | 3009.54 | 38 | |
| TOWER G | HT=25.20 +20.00 | B1+B2+P+7TH FLOOR | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 741.89 | 741.89 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 1463.78 | 24 | |
| TOTAL (MHADA) | | | 0.00 | 10.46 | 0.00 | 0.00 | 0.00 | 160.15 | 160.15 | 160.15 | 160.15 | 160.15 | 160.15 | 160.15 | 160.15 | 160.15 | 160.15 | 160.15 | 160.15 | 160.15 | 160.15 | 160.15 | 160.15 | 160.15 | 160.15 | 160.15 | 160.15 | 160.15 | 4493.32 | 60 | |
| COMMERCIAL AREA | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TOWER G | HT=25.20 +20.00 | B1+B2+P+7TH FLOOR | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 2049.96 | 2049.96 | 1110.26 | 1110.26 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 6320.44 | 18 | |
| TOTAL | | | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 2049.96 | 2049.96 | 1110.26 | 1110.26 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 6320.44 | 18 | |
| TOTAL (27774.89+6320.44) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 32049.23 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

WATER CALCULATION (TOWER 'A' TO 'F')

| TOWER | OH WATER TANK CAPACITY (IN LTRS) | | | UG WATER TANK CAPACITY (IN LTRS) | | |
|---------|----------------------------------|----------|---------|----------------------------------|----------|---------|
| | REQUIRED | PROVIDED | DEFICIT | REQUIRED | PROVIDED | DEFICIT |
| TOWER A | 28500 | 10000 | 18500 | 80088 | 42750 | 37338 |
| TOWER B | 58500 | 10000 | 48500 | 80088 | 87750 | 14480 |
| TOWER C | 60000 | 10000 | 50000 | 80088 | 90000 | 14713 |
| TOWER D | 0 | 0 | 0 | 0 | 0 | 0 |
| TOWER E | 0 | 0 | 0 | 0 | 0 | 0 |
| TOWER F | 27000 | 10000 | 17000 | 44603 | 40500 | 4103 |
| TOTAL | 174000 | 40000 | 134000 | 244867 | 261900 | 82967 |

PARKING STATEMENT (TOWER 'A' TO 'F')

| TOWER | PARKING REQUIRED | | PARKING PROVIDED | |
|---------|------------------|----------|------------------|----------|
| | CARS | SCOOTERS | CARS | SCOOTERS |
| TOWER A | 39 | 40 | 200 | 0 |
| TOWER B | 79 | 82 | 223 | 48 |
| TOWER C | 82 | 84 | 230 | 0 |
| TOWER D | 0 | 0 | 173 | 0 |
| TOWER E | 0 | 0 | 154 | 0 |
| TOWER F | 19 | 38 | 0 | 0 |
| TOTAL | 219 | 244 | 930 | 48 |

COMPOSITE SCOOTER PARKING: 33 198
TOTAL PROPOSED PARKING: 947 246

PARKING STATEMENT TOWER 'G'

| CATEGORY OF TENE. | UNIT | PARKING REQUIRED | | PARKING PROVIDED | |
|--------------------------|------|------------------|----------|------------------|----------|
| | | CARS | SCOOTERS | CARS | SCOOTERS |
| Office and I.T. building | 18 | BASEMENT 2 | 57 | 0 | 0 |
| | | BASEMENT 1 | 184 | 0 | 0 |
| | | PARKING | 102 | 0 | 0 |
| | | 1ST PARKING | 0 | 361 | 0 |
| Office and I.T. building | 24 | 2ND PARKING | 0 | 389 | 0 |
| | | 3RD PARKING | 0 | 393 | 0 |
| | | TOTAL | 67 | 223 | 323 |

WATER CALCULATION TOWER 'G'

| A | B | C | D | E | F | G | H | I | J |
|------------------------|----------------|-----------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
| OH Water Tank Capacity | Water Required | Water Available | Water Tank Capacity |
| 632 | 45 | 28440 | 10000 | 189162 | 69960 | 57143 | 126803 | 491000 | |
| RESIDENTIAL | 129 | 150 | 18000 | | | | | | |
| TOTAL | 46440.00 | 10000.00 | 96440.00 | 189162 | 69960 | 57143 | 126803 | 491000 | |

15% AMENITY SPACE AREA CALCULATIONS BY TRIANGULATION METHOD (IN SQ.M)

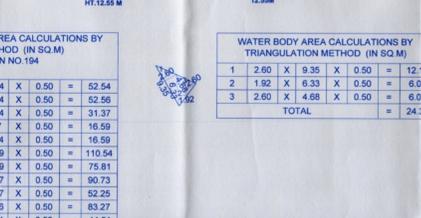
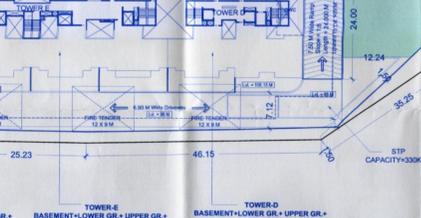
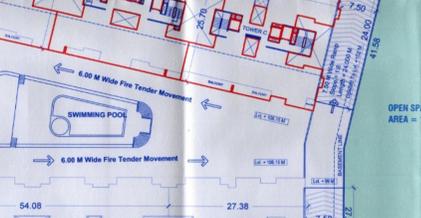
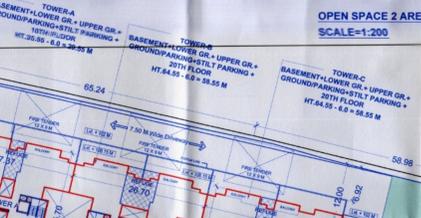
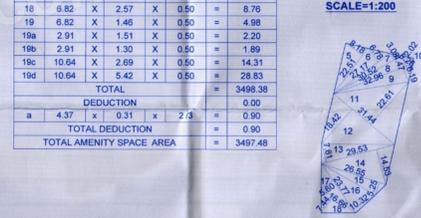
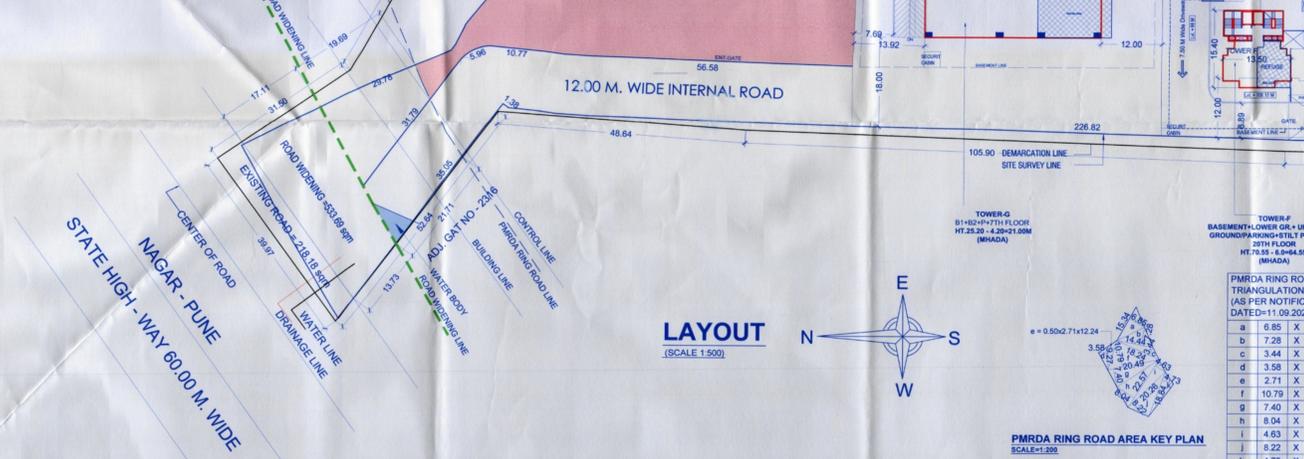
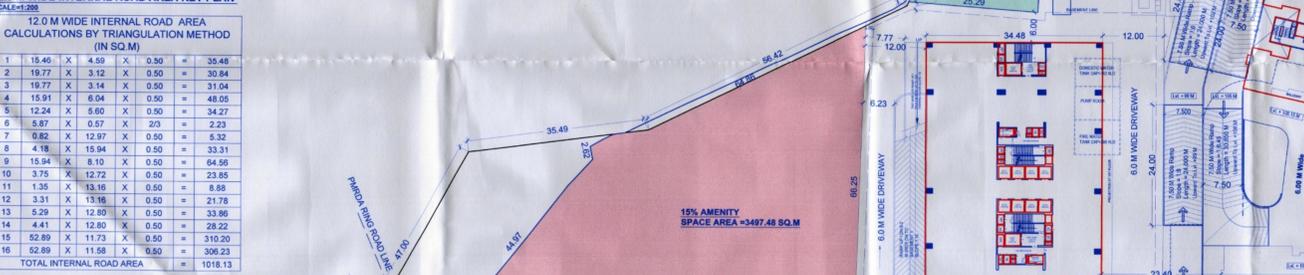
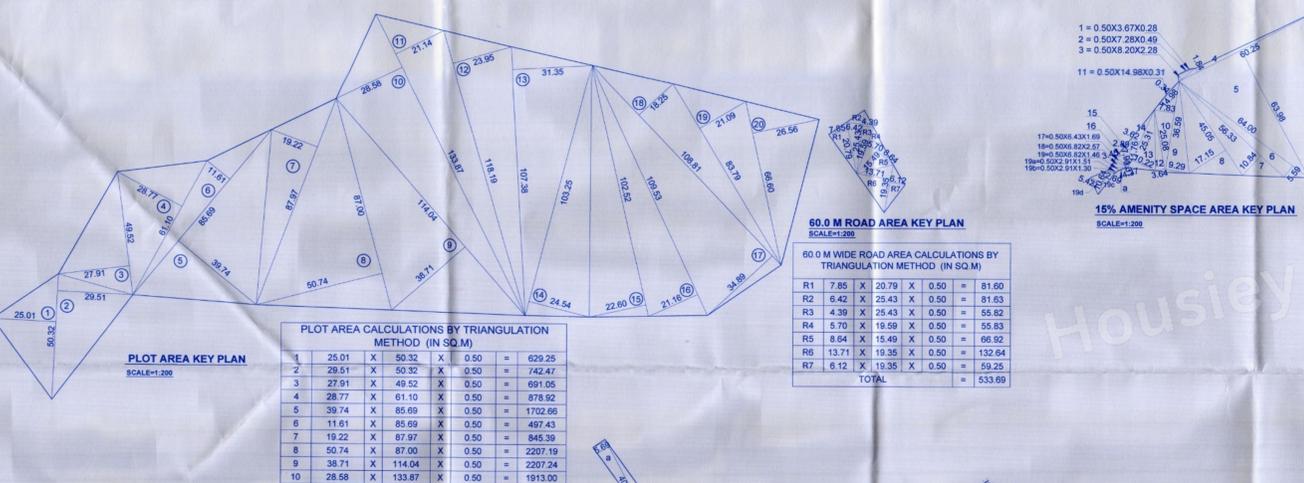
| | | | | | | | |
|--------------------------|-------|---|-------|---|------|---|---------|
| 1 | 3.67 | X | 0.28 | X | 0.50 | = | 0.51 |
| 2 | 7.28 | X | 0.49 | X | 0.50 | = | 1.78 |
| 3 | 8.20 | X | 2.28 | X | 0.50 | = | 9.35 |
| 4 | 60.25 | X | 1.84 | X | 0.50 | = | 55.43 |
| 5 | 60.25 | X | 63.98 | X | 0.50 | = | 1927.46 |
| 6 | 64.00 | X | 5.59 | X | 0.50 | = | 178.88 |
| 7 | 56.33 | X | 10.84 | X | 0.50 | = | 305.31 |
| 8 | 45.05 | X | 17.15 | X | 0.50 | = | 386.30 |
| 9 | 36.59 | X | 9.29 | X | 0.50 | = | 169.96 |
| 10 | 36.59 | X | 7.83 | X | 0.50 | = | 143.25 |
| 11 | 14.98 | X | 0.31 | X | 0.50 | = | 2.32 |
| 12 | 25.08 | X | 3.64 | X | 0.50 | = | 45.85 |
| 13 | 25.31 | X | 10.22 | X | 0.50 | = | 129.33 |
| 14 | 25.31 | X | 3.62 | X | 0.50 | = | 45.81 |
| 15 | 11.76 | X | 2.89 | X | 0.50 | = | 16.99 |
| 16 | 7.50 | X | 3.45 | X | 0.50 | = | 13.63 |
| 17 | 6.43 | X | 1.69 | X | 0.50 | = | 5.43 |
| 18 | 6.82 | X | 2.57 | X | 0.50 | = | 8.76 |
| 19 | 6.82 | X | 1.46 | X | 0.50 | = | 4.58 |
| 19a | 2.91 | X | 1.51 | X | 0.50 | = | 2.20 |
| 19b | 2.91 | X | 1.30 | X | 0.50 | = | 1.89 |
| 19c | 10.64 | X | 2.69 | X | 0.50 | = | 14.31 |
| 19d | 10.64 | X | 5.42 | X | 0.50 | = | 28.83 |
| TOTAL | | | | | | = | 3498.38 |
| DEDUCTION | | | | | | = | 0.00 |
| TOTAL DEDUCTION | | | | | | = | 0.00 |
| TOTAL AMENITY SPACE AREA | | | | | | = | 3497.48 |

OPEN SPACE 1 AREA CALCULATIONS BY TRIANGULATION METHOD (IN SQ.M)

| | | | | | | | |
|-------------------------|-------|---|-------|---|------|---|--------|
| 1 | 39.90 | X | 19.93 | X | 0.50 | = | 397.60 |
| 2 | 39.90 | X | 2.51 | X | 0.50 | = | 50.07 |
| 3 | 38.59 | X | 5.35 | X | 0.50 | = | 103.23 |
| 4 | 36.16 | X | 2.80 | X | 0.50 | = | 56.82 |
| 5 | 35.10 | X | 1.04 | X | 0.50 | = | 18.27 |
| TOTAL OPEN SPACE 1 AREA | | | | | | = | 619.80 |

OPEN SPACE 2 AREA CALCULATIONS BY TRIANGULATION METHOD (IN SQ.M)

| | | | | | | | |
|-------|-------|---|-------|---|------|---|---------|
| 5 | 22.51 | X | 8.18 | X | 0.50 | = | 92.07 |
| 6 | 27.17 | X | 6.78 | X | 0.50 | = | 92.11 |
| 7 | 30.52 | X | 3.08 | X | 0.50 | = | 47.00 |
| 8 | 32.96 | X | 4.47 | X | 0.50 | = | 73.67 |
| 9 | 32.96 | X | 6.19 | X | 0.50 | = | 102.01 |
| 10 | 5.26 | X | 2.02 | X | 0.50 | = | 5.31 |
| 11 | 31.44 | X | 22.61 | X | 0.50 | = | 355.43 |
| 12 | 31.44 | X | 18.42 | X | 0.50 | = | 289.56 |
| 13 | 29.53 | X | 7.61 | X | 0.50 | = | 112.36 |
| 14 | 29.53 | X | 14.53 | X | 0.50 | = | 214.54 |
| 15 | 26.55 | X | 5.25 | X | 0.50 | = | 69.69 |
| 16 | 23.77 | X | 10.32 | X | 0.50 | = | 122.65 |
| 17 | 23.77 | X | 5.60 | X | 0.50 | = | 65.55 |
| 18 | 16.66 | X | 7.44 | X | 0.50 | = | 61.94 |
| TOTAL | | | | | | = | 1704.89 |



STAMP OF APPROVAL

LAYOUT

PREVIOUS SANCTIONED NO. - BHA / C.R. NO.252/8 MOUZA WAGHOLI, G. NO. 1331 / 6 DT. 18.12.2015
PREVIOUS SANCTIONED NO. - LETTER NO.7140 DATE = 19 / 11 / 2024

Approved as amended in
Subject to conditions mentioned in Annexure 'A' of letter No. 9.10 E / 2024 / C.R. No. 252/8 MOUZA WAGHOLI, S. No. / G. No. / CTS No. 7333/E
Dated: 9.10 E / 2024

Deputy Joint Metropolitan Planner
Pune Metropolitan Regional Development Authority, Pune

AREA STATEMENT

| Particulars | Sq. M. |
|--|----------|
| Plot area | 24000.00 |
| a) As per 7/12 | 24000.00 |
| b) As per demarcation | 25071.51 |
| c) As per survey | 24000.00 |
| Minimum area of plot | 24000.00 |
| Deductions | |
| a) Existing Road | 218.18 |
| b) Proposed 60.0 M wide road | 533.69 |
| c) RING ROAD (AS PER NOTIFICATION NO.194 DATED=11.09.2023) | 626.77 |