

TOWER	FLOOR	BUILDING HEIGHT	COMMERCIAL FSI AREA (SQ.M.)	RESIDENTIAL FSI AREA (SQ.M.)	TOTAL RESI.+COMM.FSI AREA (SQ.M.)	PROPOSED REFUGE (SQ.M.)	TENEMENT
A	2 BASEMENT+GR./PARK.+UPPER GR.+ 2 PODIUM PARK.+25 FLOORS	98.90 M	0.00	20801.49	20801.49	137.61	70
B	2 BASEMENT+GR./PARK.+UPPER GR.+ 2 PODIUM PARK.+25 FLOORS	98.90 M	0.00	20823.84	20823.84	0	0
COMMERCIAL	GROUND + UPPER GROUND		2858.07		2858.07		
TOTAL			2858.07	41625.33	44483.40	137.61	70

FLOORS	F.S.I. PROPOSED (SQ.M.)	SHOPS
GROUND	1415.62	12
UPPER GROUND	1442.45	12
TOTAL	2858.07	24

FLOOR NAME	B/UP AREA SQ.M.	OCCUPANCY LOAD PER SQ.M.	OCCUPANCY NOS.	MALE	FEMALE
GROUND FLOOR	1417.86	3	473	236	235
STILT FLOOR	1446.17	6	261	121	120
TOTAL	2864.03		734	358	356

जमिन विकास निधि 8145/13 सी.टी. योजना क्र. 21,86,1331-कतन क्र. 6/16/2019/25 रचना क्र. 21,86,1331-कतन क्र. 6/16/2019/25 दि. - 15/11/2025 मे परत आइए.

Note: No sale or lease of a plot in layout will be recognised and no building permission in any plot in the layout will be granted unless final sanction to the layout is obtained from the Municipal Commissioner.

ITEM NO.	BUILDING	AREA IN SQ.M.
1	TOWER-A	20801.49
2	TOWER-B	20823.84
3	COMMERCIAL	2858.07
A	FSI AREA	44483.40

STAMP OF APPROVAL 01/01

लायआत विकास योजना दि. 15/11/2025

विकास योजना कार्यालय माध्यम से आदेश क्र. 22/265/25 दि. 15/11/2025 दिनांक 4 विक्रम प्रमोद कुमार विकास योजना अधिकारी विकास योजना अधिकारी (श्री. क्र. 4) पुणे महानगरपालिका

Note: No sale or lease of a plot in layout will be recognised and no building permission in any plot in the layout will be granted unless final sanction to the layout is obtained from the Municipal Commissioner.

FLOORS	F.S.I. PROPOSED (SQ.M.)	COMMERCIAL	RESIDENTIAL	LIFT AREA	FIRE LIFT AREA	REFUGE AREA REQUIRED	REFUGE AREA PROPOSED	TENEMENT
BASEMENT -2								
BASEMENT -1								
GROUND/PARKING								
UPPER GROUND								
PODIUM PARKING-1								
PODIUM PARKING-2								
1ST FLOOR								
2ND FLOOR								
3RD FLOOR (R)								
4TH FLOOR								
5TH FLOOR								
6TH FLOOR								
7TH FLOOR								
8TH FLOOR (R)								
9TH FLOOR								
10TH FLOOR								
11TH FLOOR								
12TH FLOOR								
13TH FLOOR (R)								
14TH FLOOR								
15TH FLOOR								
16TH FLOOR								
17TH FLOOR								
18TH FLOOR (R)								
19TH FLOOR								
20TH FLOOR								
21ST FLOOR								
22ND FLOOR								
23RD FLOOR (R)								
24TH FLOOR								
25TH FLOOR								
TOTAL	0.00	20801.49	15.00	5.75	204.00	229.35	125.00	

FLOORS	F.S.I. PROPOSED (SQ.M.)	COMMERCIAL	RESIDENTIAL	LIFT AREA	FIRE LIFT AREA	REFUGE AREA REQUIRED	REFUGE AREA PROPOSED	TENEMENT
BASEMENT -2								
BASEMENT -1								
GROUND/PARKING								
UPPER GROUND								
PODIUM PARKING-1								
PODIUM PARKING-2								
1ST FLOOR								
2ND FLOOR								
3RD FLOOR (R)								
4TH FLOOR								
5TH FLOOR								
6TH FLOOR								
7TH FLOOR								
8TH FLOOR (R)								
9TH FLOOR								
10TH FLOOR								
11TH FLOOR								
12TH FLOOR								
13TH FLOOR (R)								
14TH FLOOR								
15TH FLOOR								
16TH FLOOR								
17TH FLOOR								
18TH FLOOR (R)								
19TH FLOOR								
20TH FLOOR								
21ST FLOOR								
22ND FLOOR								
23RD FLOOR (R)								
24TH FLOOR								
25TH FLOOR								
TOTAL	0.00	20823.84	15.00	5.75	204.00	229.35	125.00	

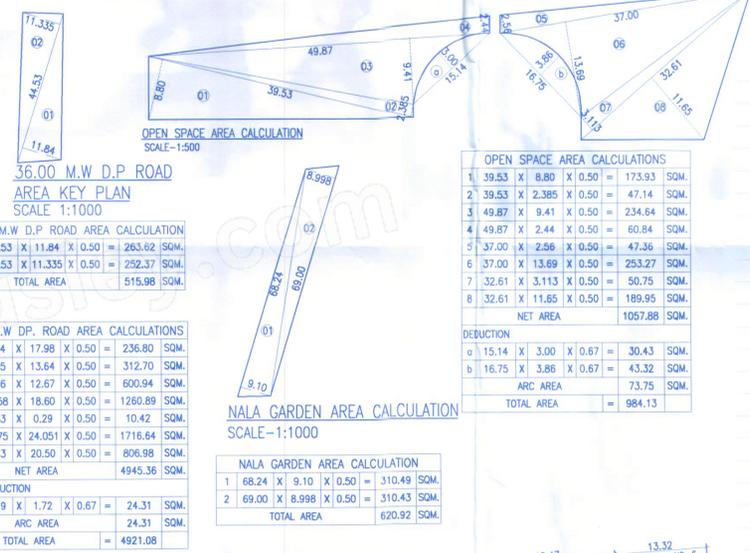
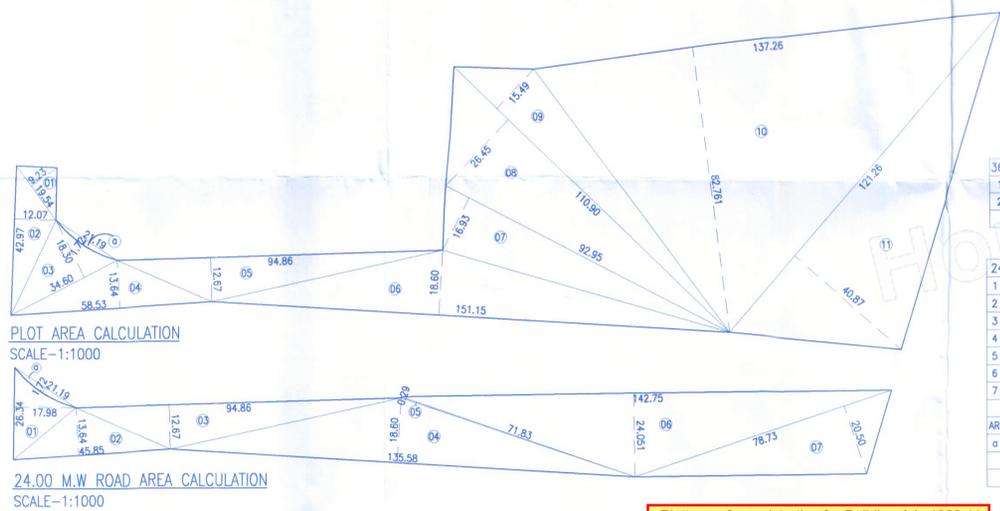
AREA OF TWO CONSECUTIVE FLOORS	12.50	No. of persons
NO. OF PERSONS X 0.30	=	1661.69
TOTAL COMMERCIAL	/	132.94
133 X 0.30	=	39.90
ADDITIONAL AREA TO ACCOMMODATE WHEELCHAIR SPACE	=	40.80 SQ.M.
PROPOSED REFUGE AREA	=	45.87 SQ.M.

O.H.W.T. CALCULATION		NO. OF PERSONS/ TENEMENT	
FOR COMMERCIAL		714	X 45 = 32130.00 LTRS
WATER REQUIRED 45 LTRS PER PERSON PER DAY=		0	0 = 32130.00 LTRS
TOTAL COMMERCIAL			
FOR RESIDENTIAL		5	X 135 = 675.00 LTRS
WATER REQUIRED 135 LTRS PER PERSON PER DAY=		250	X 5 = 1250
TOTAL NO. OF TENEMENT=		1250	X 135 = 168750.00 LTRS
NO. OF PERSONS/ TENEMENT=		32130.00	+ 168750.00 = 200880.00 LTRS
TOTAL O.H.W.T. CAPACITY (Comm.+Res)		200880.00	+ 200000.00 = 400880.00 LTRS
ADD FIRE FIGHTING = (1,00,000 each building)		433010.00	LTRS
O.H.W.T. CAPACITY REQUIRED (Comm.+Res)		433010.00	LTRS
TOTAL O.H.W.T. CAPACITY PROVIDED		433010.00	LTRS
U.G.W.T. CALCULATION		200880.00	X 1.50 = 301320.00 LTRS
U.G.W.T. CAPACITY =		301320.00	+ 300000.00
ADD FIRE FIGHTING (1,50,000 each building)		601320.00	LTRS
TOTAL U.G.W.T. CAPACITY REQUIRED		601320.00	LTRS
TOTAL U.G.W.T. CAPACITY PROVIDED		601320.00	LTRS

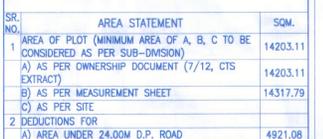
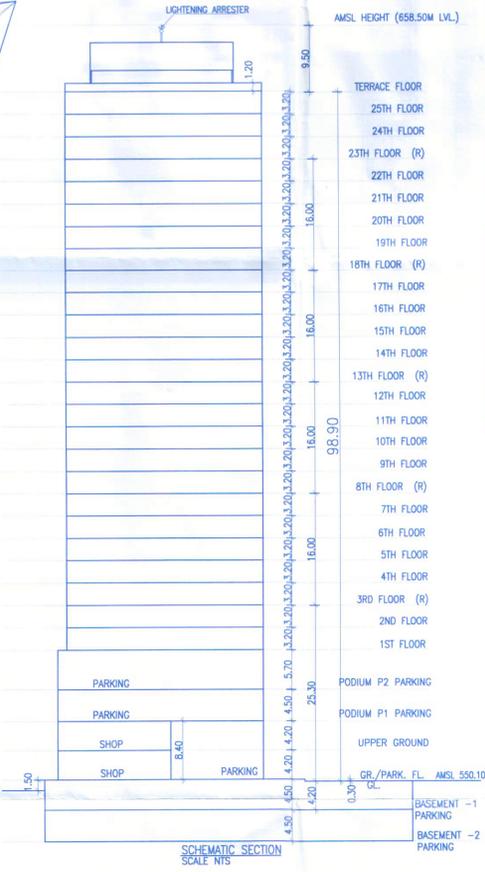
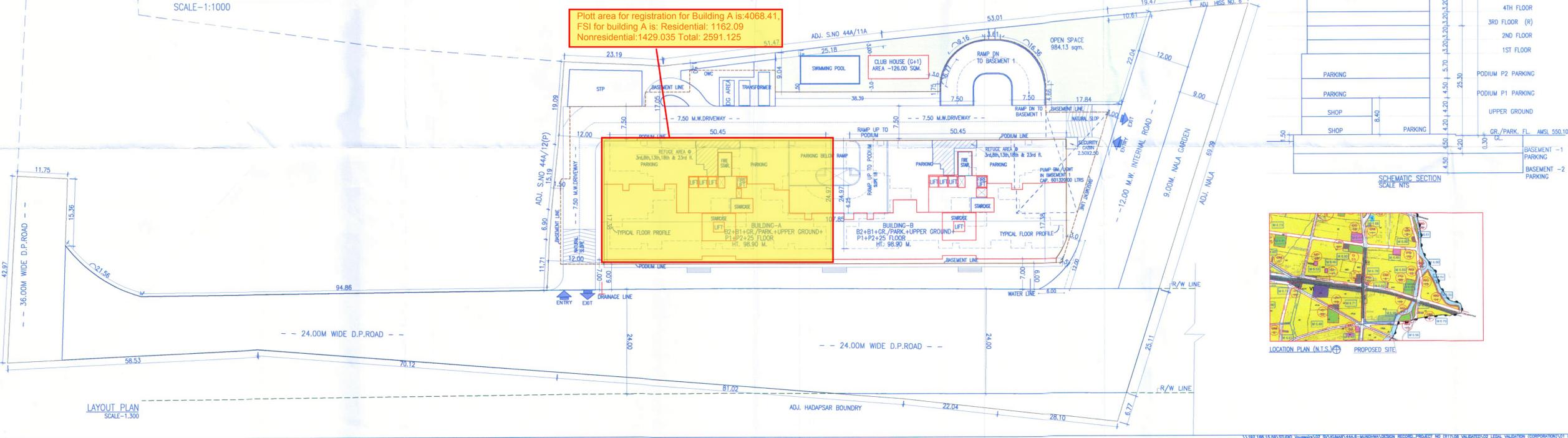
FLOOR	TENEMENT	CAR	SCOOTER	CAR	SCOOTER
FOR EVERY 100 SQ.M. CARPET AREA OR FRACTION THEREOF (2-6) (SHOPS)	2384.46	48	143		
FOR EVERY TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA EQUAL OR ABOVE 80 SQ.M. BUT LESS THAN 150 SQ.M. (1-1)	250	250	250	423	484
TOTAL	250	298	393	423	484
In addition 5% visitor parking on residential only	13	13	13	13	
TOTAL PARKING	311	406	436	497	
	X	X	X	X	
	12.50	2.00	12.50	2.00	
	3887.50	812.00	5450.00	994.00	
TOTAL PARKING AREA =	4699.50	6444.00			

FLOOR	CAR	SCOOTER
BASEMENT-2	156	90
BASEMENT-1	155	87
GROUND	35	14
PODIUM-1	64	61
PODIUM-2	26	245
TOTAL	436	497

1	2	3	4	5	6	7	8	9	10	11	12
19.54 X 9.23 X 0.50 =	90.18 SQ.M.	42.97 X 12.07 X 0.50 =	259.32 SQ.M.	34.60 X 18.30 X 0.50 =	316.59 SQ.M.	58.53 X 13.64 X 0.50 =	399.17 SQ.M.	94.86 X 12.67 X 0.50 =	600.94 SQ.M.	151.15 X 18.60 X 0.50 =	1405.70 SQ.M.
92.95 X 16.93 X 0.50 =	786.82 SQ.M.	110.90 X 26.45 X 0.50 =	1466.63 SQ.M.	110.90 X 15.49 X 0.50 =	858.92 SQ.M.	107.326 X 82.761 X 0.50 =	5679.89 SQ.M.	121.26 X 40.87 X 0.50 =	2477.95 SQ.M.	NET AREA	14342.11 SQ.M.
ARC DEDUCTION		21.19 X 1.72 X 0.67 =	24.31 SQ.M.	ARC AREA	24.31 SQ.M.	TOTAL AREA	14317.79				



Plot area for registration for Building A is: 4068.41, FSI for building A is: Residential: 1162.09 Nonresidential: 1429.035 Total: 2591.125



SR.	AREA STATEMENT	SQM.
1	AREA OF PLOT (MINIMUM AREA OF A, B, C TO BE CONSIDERED AS PER SUB-DIVISION)	14203.11
A	AS PER OWNERSHIP DOCUMENT (7/12, CTS EXTRACT)	14203.11
B	AS PER MEASUREMENT SHEET	14317.79
C	AS PER SITE	
2	DEDUCTIONS FOR	
A	AREA UNDER 24.00M D.P. ROAD	4921.08
B	AREA UNDER 36.00M D.P. ROAD	515.98
C	ANY RESERVATION (NALA GARDEN)	620.92
	TOTAL AREA ((a+b+c)	6057.98
3	BALANCE AREA OF PLOT (1-2)	8145.13
4	AMENITY SPACE	
A	REQUIRED	0.00
B	ADJUSTMENT OF 2(B), IF ANY	
C	BALANCE PROPOSED	0.00
5	NET PLOT AREA (3-4C)	8145.13
6	RECREATIONAL OPEN SPACE	
A	REQUIRED - (SR.NO.3X10%)	814.51
B	PROPOSED -	984.13
7	INTERNAL ROAD AREA	
8	PLATABLE AREA (IF APPLICABLE)	
9	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (SR.NO.5 X BASIC F.S.I. 1.10) (8145.13X1.10=8959.64)	8959.64
10	ADDITION OF FSI ON PAYMENT OF PREMIUM	
A	MAXIMUM PERMISSIBLE PREMIUM FSI-BASED ON ROAD WIDTH (SR.NO.1 X 0.50) (14203.11X0.50=7101.56)	7101.56
B	PROPOSED FSI ON PAYMENT OF PREMIUM	7101.56
11	IN-SITU FSI / TDR LOADING (SR.NO.1 X 1.40)	19884.35
A	IN-SITU AREA AGAINST D.P. ROAD - BASED ON ROAD WIDTH 4921.08+515.98 = 5437.06X2 = 10874.12	10874.12
B	IN-SITU AREA AGAINST AMENITY SPACE IF HANDED OVER (2.00 OR 1.85 X SR. NO. 4 (B) AND /OR (C)).	0.00
C	OWN-SITU AREA AGAINST NALA GARDEN	620.92
D	TDR AREA (TO BE PURCHASE FROM OUTSIDE) 19884.35-(10874.12+620.92) = 8389.31	0.00
E	TO BE PURCHASED Slum TDR (30%)=8389.31 X 30%	2516.79
F	TO BE PURCHASED Regular TDR (70%)=8389.31X70%	5872.52
E	TOTAL IN-SITU/TDR LOADING PROPOSED (11A+B+C+D)	19884.35
F	ADDITIONAL FSI AREA UNDER CHAPTER NO. 7 (SR.NO.9X5%)	447.98
12	(A) TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL A) 9 + 10(B)+11(D)) OR 12 WHICHEVER IS APPLICABLE.	36393.53
B	ANCILLARY AREA FSI UPTO 60% FOR COMMERCIAL WITH PAYMENT OF CHARGES (2858.07X100/180=1587.82X60%=1270.25)	1270.25
C	ANCILLARY AREA FSI UPTO 60% WITH PAYMENT OF CHARGES FOR RES. (38393.53-1587.28 =3806.25X 60% =2283.75)	20883.75
D	TOTAL ENTITLEMENT (13A+13B+13C)	58547.53
E	MAXIMUM UTILIZATION LIMIT OF F.S.I.(BUILDING POTENTIAL)	58547.53
14	TOTAL BUILT-UP AREA IN PROPOSAL (EXCLUDING AREA AT SR.NO.18B)	
A	EXISTING BUILT-UP AREA/AS PER OLD RULE	0.00
B	PROPOSED BUILT-UP AREA COMMERCIAL (AS PER 'P-LINE')	2858.07
C	PROPOSED BUILT-UP AREA RESIDENTIAL (AS PER 'P-LINE')	41625.33
D	TOTAL (A+B+C)	44483.40
E	F.S.I. CONSUMED (15/13) (SHOULD NOT BE MORE THAN SR.NO. 14 ABOVE)	0.760
17	AREA FOR INCLUSIVE HOUSING, IF ANY	
A	REQUIRED (20X X 9)	1791.93
B	PROPOSED (WILL BE SHOWN IN ADJ. S.NO. 44A/6 C.T.S. NO. 1970 MUNDHWA)	

OWNER'S DECLARATION
I/WE UNDERSIGNED HEREBY CONFIRM THAT I/WE WOULD ABIDE BY PLANS APPROVED BY AUTHORITY / COLLECTOR. I/WE WOULD EXECUTE THE STRUCTURE AS PER APPROVED PLANS. ALSO I/WE WOULD EXECUTE THE WORK UNDER SUPERVISION OF TECHNICAL PERSON SO AS TO ENSURE THE QUALITY AND SAFETY AT THE WORK SITE.

M/S KUMAR REALTY LLP
Through Mr. RAJESH KUMAR & OTHER

PROJECT
PROPOSED COMMERCIAL & RESIDENTIAL BUILDING LAYOUT AT C.T.S. NO. 1970(P), S.NO. 44A/12B, 44A/12C(P) MUNDHWA, PUNE.

NAME AND SIGNATURE OF ARCHITECT
SAMEER VALMIBE
CA 92/14618

VOUSSOIRS
ARCHITECT/INTERIOR & LANDSCAPE DESIGNERS
10, JANHAY APPE. BHOJDE COLONY NR. OLD KARNATAK HIGH SCHOOL ERANDAVANA PUNE-4 TEL:-25456389

NORTH
SCALE 1:500
DEALT BY: Sameer
CHK BY: SJ
DATE 09.10.2025

SHEET NO. 01/01