



GOOGLE LOCATION  
Scale - NTS



LOCATION PLAN  
Scale - NTS

DATE & STAMP OF APPROVAL 01 / 13  
R-11 Master Layout

Approved as amended in  
Subject to conditions mentioned in Annexure "A" of latter  
No. BMU / C.R. No. EC-129-2e / Mouza हिववडी  
S. No. / G. No. / CTS No. ८९१ व इन्स  
Dated: ११/०६/२०२४ सेक्टर R-११  
  
Deputy / Joint Metropolitan planner  
Pune Metropolitan Regional Development Authority, Pune



TOTAL PARKING AREA STATEMENT			
TYPE OF FLAT	NO OF FLAT	REQUIRED PARKING	
		CAR	SCOOTER
VISITOR			
For every tenement having carpet area of 150 sq.m. and above. (2-1)	0	0	0
For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m. (1-5)	169	84	422
For every tenement having carpet area 80 - 150 sq.m. & above (1-1)	58	58	58
<b>TOTAL</b>	<b>227</b>	<b>142</b>	<b>480</b>
5% VISITOR PARKING		7	24
<b>TOTAL PARKING</b>		<b>150</b>	<b>505</b>
Parking area factor		12.50	2.00
<b>Total Parking area Required</b>		<b>1870.31</b>	<b>1009.05</b>

FORM OF STATEMENT - 2 [Sr. No. 9 (a)]		
TOWER-1		
FLOOR NAME	BUILT UP AREA	TENE.
STILT FLOOR	0.00	0
1ST FLOOR	1342.00	8
2ND FLOOR	887.25	8
3RD FLOOR	887.25	8
4TH FLOOR	887.25	8
5TH FLOOR	887.25	8
6TH FLOOR	887.25	8
7TH FLOOR	887.25	8
8TH FLOOR	813.92	7
9TH FLOOR	887.25	8
10TH FLOOR	887.25	8
11TH FLOOR	887.25	8
12TH FLOOR	887.25	8
13TH FLOOR	813.92	7
14TH FLOOR	887.25	8
15TH FLOOR	887.25	8
16TH FLOOR	887.25	8
17TH FLOOR	887.25	8
18TH FLOOR	813.92	7
19TH FLOOR	887.25	8
20TH FLOOR	887.25	8
21ST FLOOR	887.25	8
22ND FLOOR	887.25	8
23RD FLOOR	813.92	7
24TH FLOOR	887.25	8
25TH FLOOR	887.25	8
26TH FLOOR	887.25	8
27TH FLOOR	887.25	8
28TH FLOOR	813.92	7
29TH FLOOR	887.25	8
<b>TOTAL</b>	<b>25818.35</b>	<b>227</b>

F.S.I. STATEMENT			
BUILDING NAME	BUILT UP AREA - JUDCFR		TENE.
	Comm.	Resi.	
TOWER 1	25818.35		227
MLCP	0.00		0
<b>TOTAL</b>	<b>0.0000</b>	<b>25818.35</b>	<b>227.00</b>

  

FSI + NON FSI STATEMENT			
DETAILS	FSI AREA	NON FSI AREA	FSI + NON FSI AREA
BUILDING	25818.35	1014.21	26832.56
MLCP		15352.73	15352.73
CLUB HOUSE		500.00	500.00
TRANSFORMER & D.G.		150.00	150.00
UGWT		300.00	300.00
STP		150.00	150.00
OWC		100.00	100.00
REFUGE AREA		356.35	356.35
ARCH. PROJ.		1000.00	1000.00
<b>TOTAL</b>	<b>25818.35</b>	<b>18923.29</b>	<b>44741.64</b>

MLCP PARKING AREA STATEMENT	
FLOOR NAME	SLAB AREA
BASEMENT FLOOR	3150.78
STILT FLOOR	0.00
PODIUM-1 FLOOR	2440.39
PODIUM-2 FLOOR	2440.39
PODIUM-3 FLOOR	2440.39
PODIUM-4 FLOOR	2440.39
PODIUM-5 FLOOR	2440.39
<b>TOTAL</b>	<b>15352.73</b>

WATER AREA CALCULATION			
FOR RESIDENTIAL:			
AMOUNT OF WATER REQUIRED PER PERSON	=	90.00	lts/day
WATER REQUIRED PER FLAT(5 PERSONS/FLAT)	=	450.00	lts/day
NO OF FLATS IN BLDG.	=	227.00	NOS.
REQUIRED CAPACITY OF OVERHEAD WATER TANK	=	102150.00	lts/day
WATER REQUIRED FOR FIRE FIGHTING	=	20000	lts/day
<b>TOTAL OVERHEAD WATER TANK REQUIRED</b>	=	<b>122150.00</b>	<b>lts/day</b>
REQUIRED CAPACITY TO UNDER GROUND WATER TANK WATER REQ.X1.50	=	153225.00	lts/day
WATER REQUIRED FOR FIRE FIGHTING	=	200000	lts/day
<b>TOTAL UNDER GROUND WATER REQUIRED</b>	=	<b>353225.00</b>	<b>lts/day</b>

PARKING STATEMENT		
FLOOR NAME	CAR NO	SCOOTER NO
BASEMENT FLOOR	0	368
STILT FLOOR	113	140
PODIUM-1 FLOOR	78	0
PODIUM-2 FLOOR	78	0
PODIUM-3 FLOOR	78	0
PODIUM-4 FLOOR	78	0
PODIUM-5 FLOOR	78	0
LAYOUT	0	0
<b>TOTAL</b>	<b>503</b>	<b>508</b>

A AREA STATEMENTS		SQ.M
A Area Statement		
1 Area of Plot Sector R11 as per PLU		7562.50
2 Net Area of Plot		<b>6875.00</b>
3 Required Open Space Net Plot X 10%		687.50
4 Proposed Open Space		688.12
5 Allotted Basic FSI For Sector R11 as per PLU		0.00
6 Allotted Permissible FSI For Sector R11 as per PLU		33311.40
7 Allotted Ancillary FSI For Sector R11 as per PLU		19986.84
8 Total entitlement FSI For Sector R11 as per PLU		53298.24
9 Permissible as per sale Deed		37812.50
10 Total Proposed FSI		25818.35

**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 ON SECTOR - R11, S.NO.86/1, 103/1/1, 103/1/2, 103/2, 102/2, 116/2, 128/2/1. (LC5), OF VILLAGE -HINJAWADI, TALUKA- MULASHI, DIST- PUNE.

**G OWNER NAME AND SIGNATURE**  
Owner's Name: Paranjape Schemes Construction Ltd. (Flagship Infrastructure Pvt. Ltd. Company merged on 30-01-2020) through Yash Shashank Paranjape  
Owner's sign: \_\_\_\_\_

**H ARCHITECT**  
Architect's Name: Hrishikesh Kulkarni : CA/2002/29235  
Architect's sign: \_\_\_\_\_

**VK:a architecture**  
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Drawing Title: Master Layout	Scale: 1:500 at A2 610X535
Drawn by: Arjun D	Checked by: Anurag M.
Date: 04/06/2025	Revision: _____
Job no: 2918	Drawing no: 201
FOR P.M.R.D.A. SANCTION	

