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

BLDG. NAME	BLDG. FLOORS	BLDG. HT.	NET B/UP AREA: COMMERCIAL AREA	RESIDENTIAL AREA	TOTAL B/UP AREA	LIFT	FIRE LIFT	TENEMENTS	SHOP NOS.
Commercial	L.Gr +U.Gr + Gr + Mezz/ First	6.00	3506.55	0.00	3506.55	7.02	0.00	-	
TOWER- A	Gr + Mezz / First + 24th Floor	76.80	0.00	23618.90	23618.90	12.35	5.29	192	17
TOWER- B	Gr + Mezz / First + 26th Floor	82.70	0.00	23361.29	23361.29	12.35	5.29	208	16
TOWER- C	L.Gr +U.Gr + Gr + Mezz / First + 26th Floor	82.70	0.00	22918.55	22918.55	15.77	5.29	236	31
TOWER- D	L.Gr.+Up.Gr.+ 25 Floor	79.75	0.00	21422.67	21422.67	15.77	5.29	221	22
TOWER- E	L.Gr.+Up.Gr.+ 25 Floor	79.75	0.00	22652.38	22652.38	12.35	5.29	196	0
TOWER- F	L.Gr.+Up.Gr.+ 25 Floor	79.75	0.00	22652.38	22652.38	12.35	5.29	196	0
MLCP	LG. Parking + UP.Gr.parking + Gr.parking + 3 parking Floor	12.00	0.00	588.25	588.25	0.00	0.00	0	0
CLUB HOUSE- @ PODIUM LEVEL.	PO.G. + 1 Floor	7.75	486.42	0.00	486.42	7.99	0.00	0	0
TOTAL AREA			**3992.97**	**137214.42**	**141207.39**	**95.95**	**31.74**	1249	86

WATER CALCULATION

	A	B	C	D	E	F	G	H	I	J	K	L	M
BLDG	Proposed Tenements	No Of Persons \ Tenements	Water Required \ Person \ day	Required Over Head Water Tank (in liters): Domestic (AXBXC)	Required Capacity as per NBC 2016 (33.33%)	Fire Fighting	Total (E+F)	Provided	Required Under Ground Water Tank (in liters): Domestic (DX1.5)	Required Capacity as per NBC 2016 (66.66%)	Fire Fighting	Total (J+K)	Provided
Commercial	3506.55 / 3	1168.85	45	52598.25	17531	0	17531	18500	78897	52593	0	52593	2500000
TOWER- A	192	5	135	129600	43196	25000	68196	100000	194400	129587	200000	329587	
TOWER- B	208	5	135	140400	46795	25000	71795	100000	210600	140386	200000	340386	
TOWER- C	236	5	135	159300	53095	25000	78095	100000	238950	159284	200000	359284	
TOWER- D	221	5	135	149175	49720	25000	74720	100000	223762	149160	200000	349160	
TOWER- E	196	5	135	132300	44096	25000	69096	100000	198450	132287	200000	332287	
TOWER- F	196	5	135	132300	44096	25000	69096	100000	198450	132287	200000	332287	
MLCP	156	5	135	105300	35096	25000	60096	100000	157950	105289	200000	305289	
CLUB HOUSE- @ PODIUM LEVEL.	486.85 / 3	81	45	3645	1215	0	1215	4000	5468	3645	0	3645	
TOTAL		1284.85	1035	1004618.25	334839.26	175000.00	509839.26	722500.00	1506927.38	1004518.57	1400000.00	2404518.57	2500000

OCCUPANCY CALCULATION

COMMERCIAL:-	0	
TOTAL COMMERCIAL B/UP AREA	45	lts/day
COMMERCIAL AREA OF GR. FLR.	2768.60	Sq.m.
COMMERCIAL AREA OF 1st+2nd FLR.	655.40	Sq.m.
FOR GR. FLOOR	3	person/sq.m.
FOR 1st+2nd FLOOR	6	person/sq.m.
PERSONS ON GR. FLR.	923	
PERSON AREA OF 1st+2nd FLR.	109	
TOTAL PERSON	1032	persons
SAY =	1032	persons
TOTAL NO OF GENTS = 1384 / 2	516	
TOTAL NO OF LADIES = 1384 / 2	516	

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.
516	21	42	21	28	21	28

FOR LADIES (1 WC for 15 persons & 1 W.H.B. for 25 persons)

FOR LADIES	WC		W.H.B.	
NO OF PERSONS	REQ.	PRO.	REQ.	PRO.
516	34	46	21	28

DATE & STAMP OF APPROVAL

01/50

Layout (Sector R-12)

Approved as amended in.....
subject to conditions mentioned in Annuxure 'A'
of letter No. BMC/C.R. No. 83/23-24 Mouza: म्हाळुंगे तर्फे हिंजवडी
S. No./G. No./CTS No.....39/1,2 दत्त. हिंजवडी क्षेत्र 12
Dated 21/05/2024

Metropolitan Commissioner and
Chief Executive Officer
Pune Metropolitan Regional Development Authority, Pune.

Pune Metropolitan Regional Development Authority PMRDA

FSI & NON FSI AREA STATEMENT

BLDG. NAME	TOTAL B/UP AREA: COMM.	RESI.	TOTAL	LIFT	FIRE LIFT AREA	LMR AREA	PARKING AREA	TOTAL NON FSI AREA	TOTAL FSI+NON FSI AREA	TENE.	SHOPS NOS.
Commercial	3506.55	0	3506.55	7.02	0.00	0.00	0.00	7.02	3513.57	0	0
TOWER- A	0	23618.90	23618.90	12.35	5.29	48.11	0.00	65.75	23684.65	192	17
TOWER- B	0	23361.29	23361.29	12.35	5.29	75.03	0.00	92.67	23453.96	208	16
TOWER- C	0	22918.55	22918.55	15.77	5.29	51.32	0.00	72.38	22990.93	236	31
TOWER- D	0.00	21422.67	21422.67	15.77	5.29	51.32	0.00	72.38	21495.05	221	22
TOWER- E	0.00	22652.38	22652.38	12.35	5.29	75.03	0.00	92.67	22745.05	196	0
TOWER- F	0.00	22652.38	22652.38	12.35	5.29	75.03	0.00	92.67	22745.05	196	0
MLCP	0.00	588.25	588.25	0.00	0.00	0.00	46798.86	46798.86	47387.11	0	0
CLUB HOUSE- @ PODIUM LEVEL.	486.42	0.00	486.42	7.99	0.00	0.00	0.00	7.99	494.41	0	0
TOTAL	3992.97	137214.42	141207.39	95.95	31.74	375.84	46798.86	47302.39	188509.78	1249	86

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

NO FL.	NET BUILT UP AREA: COMMERCIAL
GROUND FLOOR	239.65
FIRST FLOOR	121.35
TOTAL	**361.00**

PARKING STATEMENT

	NO.OF TENEMENTS / Units	CARS	SCOOTER
COMMERCIAL NON CONGESTED COMMERCIAL SHOP AREA = x = 2737.99 sq.m. CARPET AREA= 2737.99 / 100 = 27.38 = say = 27 Nos. FOR 100.00 SQ.M. (2 : 6)	27	54	162
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)	577	577	577
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)	672	336	672
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	1276	967	1411
5% VISITOR PARKING (A,B,C, & D)		46	62
TOTAL PARKING REQUIRED		1013	1473
TOTAL PARKING PROVIDED		1312	1084
COMPOSITE PARKING (68 Car X 6 Scooter)		-68	408
TOTAL NET PARKING PROVIDED		1244	1492

PARKING AREA REQUIRED BY RULE

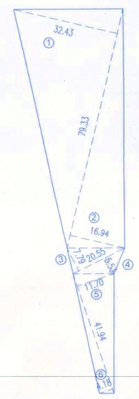
1) CARS	12.50	X	=	15550.00 SQ.M.
2) SCOOTER	2.00	X	=	2984.00 SQ.M.
PARKING AREA REQUIRED BY RULE			=	18534.00 SQ.M.

TOTAL PARKING

FLOOR	SINGLE CAR	SCOOTER
LAYOUT	67	-
LOWER GROUND	419	88
UPPER GROUND	342	14
GROUND	204	0
FIRST	140	0
SECOND	140	0
THIRD	0	1056
TERRACE		0
TOTAL	1312	1158

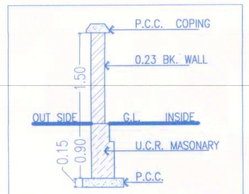
PREMIUM AREA DIFFERENCE STATEMENT

BLDG. NAME	TOTAL B/UP AREA: COMM.	RESI.	BALCONY AREA	TERRACE	LIFT AREA	FIRE LIFT AREA	LMR AREA	FIRE STAIRCASE	PARKING AREA	TENE.	SHOP NOS
Previous Sanctioned	3910.42	137296.97	0.00	0.00	94.83	29.16	0.00	0.00	46798.86	1265	84
Proposed Sanction	3992.97	137214.42	0.00	0.00	95.95	31.74	375.84	0.00	46798.86	1249	86
Difference	82.55	-82.55	0.00	0.00	1.12	2.58	375.84	0.00	0.00	-16.00	2.00

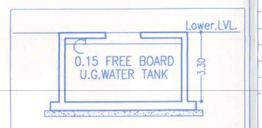


OPEN SPACE AREA KEY PLAN
(SCALE 1:1000)

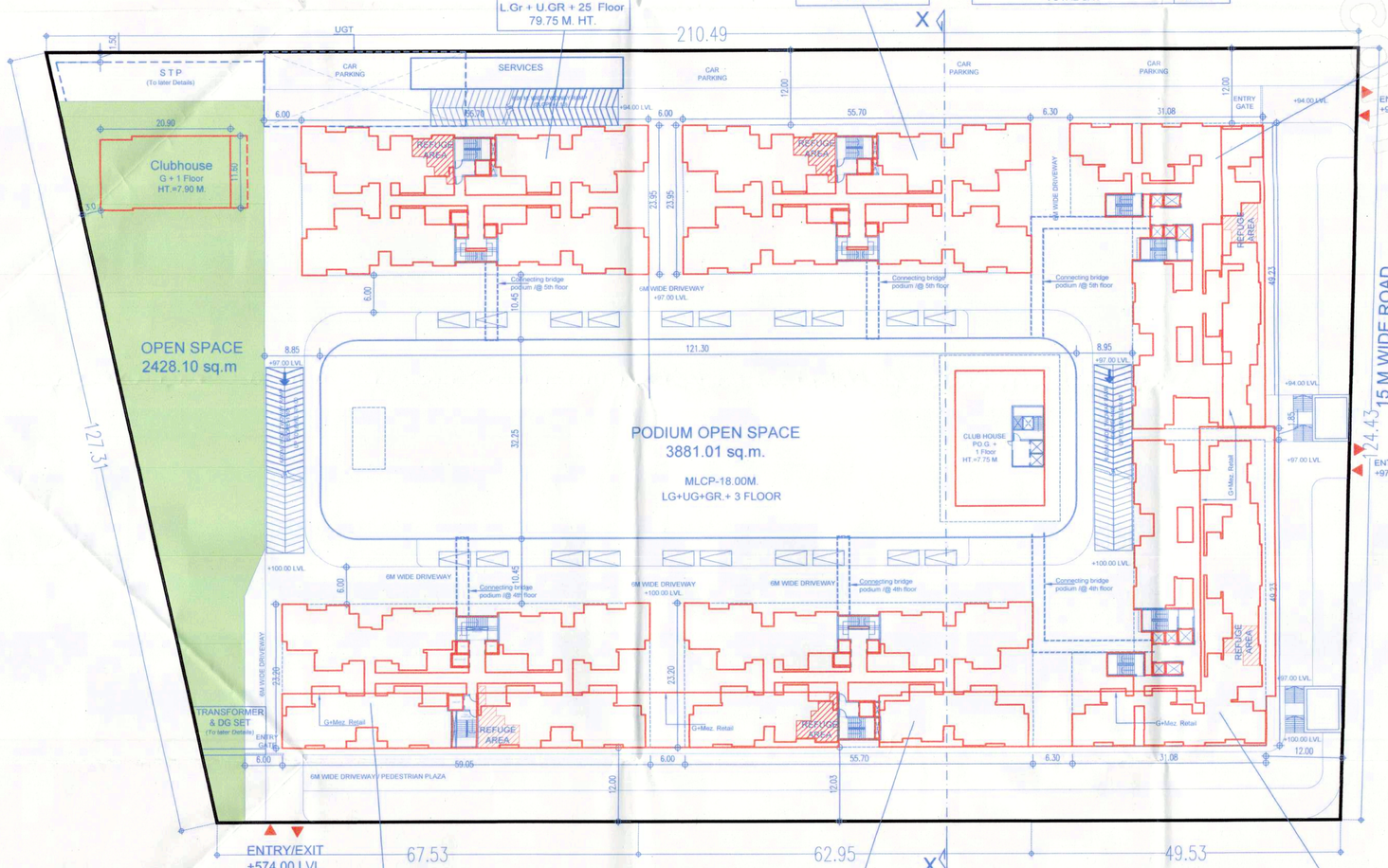
OPEN SPACE - 1 AREA CALCULATION							
1	0.50	X	79.33	X	32.43	=	1286.34
2	0.50	X	79.33	X	16.94	=	671.93
3	0.50	X	20.55	X	7.79	=	80.04
4	0.50	X	20.55	X	5.53	=	56.82
5	0.50	X	41.94	X	11.70	=	245.35
6	0.50	X	41.94	X	4.18	=	87.65
TOTAL							2428.13
TOTAL SAY							2428.10



COMPOUND WALL SECTION

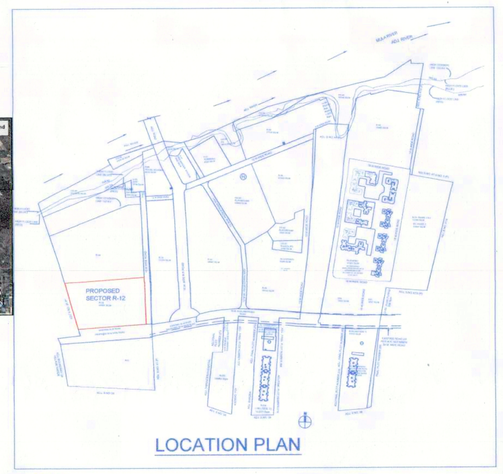


SECTION THROUGH
U.GR.WATER TANK

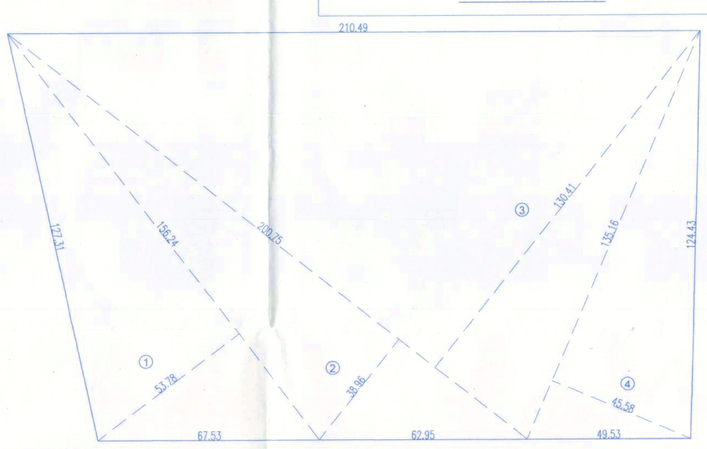


SITE LAYOUT
(SCALE 1:500)

GOOGLE LOCATION PLAN



LOCATION PLAN



PLOT AREA KEY PLAN
(SCALE 1:1000)

PLOT AREA CALCULATIONS							
1	0.50	X	156.24	X	53.78	=	4201.29
2	0.50	X	200.75	X	38.96	=	3910.61
3	0.50	X	200.75	X	130.41	=	13089.90
4	0.50	X	135.16	X	45.58	=	3080.30
TOTAL							24282.10

A AREA STATEMENT SQ.M.

		SECTOR R12 PREVIOUS SANCTION	SECTOR R12 PROPOSED SANCTION
	Area of Plot (As Per PLU)	24281.00	24281.00
	Area of Plot (As Per Triangulation)	24282.10	24282.10
01	Area of Plot (Minimum Considered)	24281.00	24281.00
02	Required Open Space Area (10%)	2428.10	2428.10
03	Proposed Open Space Area	2428.10	2428.10
04	Permissible F.S.I. (As Per PLU)	1010169.00	1010169.00
05	Additional Premium F.S.I. (0.70)	707118.30	707118.30
06	FSI Area (Resi. + Comm) (85759.01 + 2218.32)	87983.07	87977.33
07	I) Residential Ancillary Area FSI upto 60% With Payment of charges. (137214.42 /1.60 = 85759.01) x 0.60= 51455.41 II) Commercial Ancillary Area FSI upto 80% With Payment of charges. (3992.97 / 1.80 =2218.32) x 0.80 =1774.65 Total Ancillary (Resi. + Comm) 51455.41 +1774.65 = 53230.06	53224.32	53230.06
08	Total FSI + Ancillary FSI	1,41,207.39	1,41,207.39

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		Existing to be retained: Hatched	
Proposed Work : Red		Demolitions: Yellow hatched	

E PROJECT TEAM

01	Concept Designers	-
02	Environment Consultant	-
03	Structural Consultant	-
04	Plumbing Consultant	-
05	Electrical Consultant	-
06	Fire Consultant	-
07	HVAC Consultant	-

F JOB TITLE / SITE ADDRESS

PROPOSED RESIDENTIAL BUILDING AT SECTOR R-12 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.187/3/A(P), 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, 193/5, 194, 195/1, 195/2, 196/3, 198/1/1, 199/1, 199/2, 199/3, 199/4, 200/1/1(P), 200/1/2, 200/1/3, 200/3/2, 201/1, 201/2, 201/3, 201/4, 202 (P), 203/1, 203/2, 203/3, 203/4, 204/2(P), 204/3, 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), 208/5, 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
Ashdan Township Venture Pvt. Ltd.
Mhalunge Land Developers Pvt. Ltd.
Mhalunge Township Developers LLP.
Maan-Hinje Township Developers LLP.
Classic Promoters & Builders Pvt. Ltd.
NNP Buildcon Pvt. Ltd. : Home Raing Construction LLP.
Mhalunge Real Estate Developers Pvt. Ltd. & Magnite Developers Pvt. Ltd. Through Authorized Signatory Mr. Nathu Mangade.

Owner(s) sign

H ARCHITECT

Architect(s) Name
Hrishikesh Kulkarni : CA/2002/29235
Dwaipayan Chakravarty : CA/2005/35900

Architect(s) sign

NORTH N

VK:a architecture
5th Floor,Nextgen Avenue,SR.NO.103(p), C.T.S No.2850,S.B.Road,Near ICC Trade Tower,Bahiratwadi, Pune.411016.
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E mail@vkarch.com
W www.vkarch.com

Drawing Title: Layout Plan		Scale: 1:500 910x750
Drawn by: Shantanu	Checked by: Azhar I	Date: 02-04-2024
Job no.: 2360	Drawing no.: 201	Revision: -
Status: FOR P.M.R.D.A. SANCTION		