TENAMENT STATEMENT : (AS PER PREVIOUS SANCTIONED)															TOTAL TENTS
S.NO	AREA OF TENAMENT	BLDG - 1	BLDG - 2	BLDG - 3	BLDG - 4	BLDG - 5	BLDG - 6	BLDG - 7	BLDG - 8	BLDG - 9	BLDG - 10	BLDG - 11	BLDG - 12	BLDG - 13	BLDG 1 TO 13
1	UP TO 50 SQ.M	156	--	--	--	--	--	--	36	36	32	--	--	--	228
2	BET 50 - 80 SQ.M	--	27	27	54	54	54	54	123	138	24	24	24	12	718
3	ABOVE 100 SQ.M	--	09	09	--	--	--	--	--	--	--	--	--	12	30
	TOTAL	156	36	36	54	54	54	54	159	172	56	24	24	24	973

TENEMENT STATEMENT : BUILDING NO.01,02,03,10,11,12,13 (AS PER PMC)								TOTAL TENTS BLDG-1,2,3,10,11,12 & 13
CARPET AREA OF TENTS	BLDG - 1	BLDG - 2	BLDG - 3	BLDG - 10	BLDG - 11	BLDG - 12	BLDG - 13	
UP TO 40 SQ.M	181	--	--	44	--	--	--	225
BET 40 - 80 SQ.M	--	36	36	167	48	48	44	359
ABOVE 80 - 150 SQ.M	--	22	22	--	40	40	44	168
ABOVE 150 SQ.M	--	--	--	--	--	--	--	--
TOTAL TENEMENTS	181	48	48	211	88	88	88	752

TOTAL TENEMENTS = 973 + 752 = **1725 NOS.**

PARKING STATEMENT AS PER PMRDA : (AS PER PREVIOUS SANCTIONED)				
		REQUIRED PARKING		
S.NO	NO OF TENAMENT	CAR	SCOOTER	CYCLE
1	UPTO 30 SQM (For 2 tents- 0.5,0)	228	--	228
2	BET 30 - 100 SQ.M (For 3 tents- 1.3,.5)	715	238	715
3	ABOVE 100 SQ.M (For 3 tents- 1.2,.2)	30	15	30
4	FOR SHOP AREA (FOR 100 SQM- 1.5)	1816.305QM	18	54
	TOTAL	973	272	1054
AREA REQUIRED FOR PARKING SPACE INCREASED BY 50% FOR METROPOLITAN AREAS				
TOTAL REQUIRED / PROPOSED PARKING			408	1626

PARKING STATEMENT AS PER PMC : (AS PER PROPOSED FLOOR)				
		REQUIRED PARKING		
S.NO	NO OF TENAMENT	CAR	SCOOTER	CYCLE
1	UPTO 40 SQM (FOR 0 TENTS- 1.4,4)	225	113	450
2	BET 40 - 80 SQM (FOR 3 TENTS- 2,2)	359	359	718
3	ABOVE 80 - 150 SQM (FOR 1 TENTS- 2,2)	168	336	336
	SUB TOTAL	752	808	1504
AREA REQUIRED FOR PARKING SPACE INCREASED BY 5% FOR VISITORS PARKING PMC AREAS				
TOTAL		848	1579	1202

TOTAL REQUIRED PARKING : (PMRDA + PMC)			
BANCTION + PROPOSED (BUILDING 1 TO 13 & CLUSTER - 1 TO 5)			
	CAR	SCOOTER	CYCLE
1 AS PER SANCTION (PMRDA)	408	1626	1626
2 PROPOSED FLOOR & BLDG. AS PER (PMC)	848	1579	1202
TOTAL (PMRDA + PMC)	1256	3205	2828

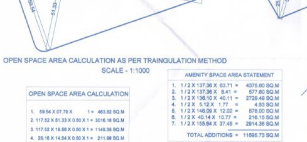
UGWT FOR TOWER 1 to 13				
1	FIRE FEHTING TANK	AS PER CFO PROVISION NOC	800,000	Litters
2	RAIN WATER TANK(FOR 1 TO 6)	50 % of Domestic water demand	183,000	Litters
3	RAIN WATER TANK(FOR 8 TO 13)	50 % of Domestic water demand	219,000	Litters
4	DOMESTIC TANK(FOR 1 TO 6)	100 % of Domestic water demand	367,000	Litters
5	DOMESTIC TANK(FOR 1 TO 13)	100 % of Domestic water demand	438,000	Litters
		Total	17,05,000	Litters

F.S.I STATEMENT (BUILDING NO. 01 TO 13 & CLUB HOUSE)																															
			BUILT UP AREA			PERMI. BALCONY AREA 10%	PROPOSED			TOTAL BALCONY AREA	PASSAGE OPEN AREA	STAIRCASE AREA	TERRACE AREA			LIFT AREA		LMR AREA		PROPOSED			REFUGE AREA	GROUND COVERAGE	TOTAL BUILT AREA	PARKING SLAB AREA
BLDG.	TOTAL NO. OF FLOOR	HEIGHT OF BLDG.	COMM.	RESI.	RESI.+COMM.		COMM.	RESI.	RESI.+COMM.	BALCONY	OPEN+ENCL.		PROPOSED	EXCESS	REQ.	FIRE	TENEMENT	FIRE	TENEMENT	OFFICE					(FSI+NON FSI)	
BLDG. 1	P1+P2+P3+21	75.06	1613.14	1137.03	1174.07	184.04	48.00	80.18	128.18	0.00	107.95	273.86	240.01	14.04	3.81	18.65	1.00	18.65	1.00	00	00	164.49	1138.00	10798.18	11496.21	###	#####
BLDG. 2	P1+P2+P3+21	75.06	3.00	7125.41	7125.41	599.66	000.65	419.78	1303.99	0.00	165.66	339.94	1419.75	826.23	0.00	6.75	3.00	18.000	10.000	04	00	00.24	600.00	9098.40	10.00	#####	#####
BLDG. 3	P1+P2+P3+21	75.06	0.00	6879.15	6879.15	671.67	1306.46	0.00	1306.46	0.00	160.66	339.94	1275.83	1304.13	0.00	6.75	3.00	18.000	10.000	04	00	00.24	600.00	9600.40	2430.00	#####
BLDG. 10	P1+P2+P3+21	75.06	0.00	6949.41	6949.41	592.41	993.62	0.00	993.62	0.00	000.58	339.94	1399.98	1100.08	0.00	6.75	3.00	18.000	10.000	04	00	00.32	641.00	9991.46			
BLDG. 11	P1+P2+P3+21	75.06	0.00	6949.41	6949.41	592.41	993.84	0.00	993.84	0.00	000.58	339.94	1399.98	1099.92	0.00	6.75	3.00	18.000	10.000	04	00	00.32	641.00	9993.84			
BLDG. 12	P1+P2+P3+21	75.06	0.00	6943.77	6943.77	591.57	993.24	0.00	993.24	0.00	000.58	339.94	1398.76	1098.24	0.00	6.75	3.00	18.000	10.000	04	00	00.32	637.18	9992.93	PARKING	#####
BLDG. 13	P1+P2+P3+21	75.06	0.00	6943.77	6943.77	591.57	993.24	0.00	993.24	0.00	000.58	339.94	1398.76	1098.24	0.00	6.75	3.00	18.000	10.000	04	00	00.32	637.18	9992.93	SLAB	#####
BLDG. 2	P2+P3+21	66.66	0.00	9899.95	9899.95	1492.89	1317.99	0.00	1317.99	0.00	000.32	339.80	1977.19	1946.38	0.00	6.75	3.00	20.71	23.72	187	00	72.63	791.48	13399.39	22530.90	#####
BLDG. 3	P2+P3+21	72.66	0.00	10898.14	10898.14	1828.72	1898.62	0.00	1898.62	0.00	000.32	339.80	2177.65	1950.49	0.00	6.75	3.00	20.66	23.66	187	00	87.07	746.01	14368.61			
BLDG. 13	P2+P3+21	60.66	0.00	14628.33	14628.33	2134.23	0.00	1908.73	1908.73	0.00	576.04	619.02	2665.87	1983.19	0.00	6.75	3.00	28.25	41.52	210	00	130.01	836.00	18653.11			
BLDG. 11	P2+P3+21	60.66	0.00	8039.84	8039.84	1389.38	0.00	1145.10	1145.10	0.00	306.12	471.34	1946.77	941.97	0.00	6.75	7.00	22.15	22.15	112	00	76.40	818.98	13127.45	PARKING	#####
BLDG. 12	P2+P3+21	60.66	0.00	8039.84	8039.84	1389.38	0.00	1145.10	1145.10	0.00	306.12	471.34	1946.77	941.97	0.00	6.75	7.00	22.15	22.15	112	00	76.40	818.98	13127.45	SLAB	#####
BLDG. 13	P1+P2+P3+21	60.66	0.00	10969.07	10969.07	1840.36	0.00	1305.24	1305.24	0.00	306.12	471.34	2100.01	817.90	0.00	6.75	7.00	21.85	21.85	112	00	76.16	806.32	14203.82	2816.50	#####
TOTAL COMMERCIAL		---	1613.14	117925.65	119538.77	15344.51	6363.82	6807.08	13169.02	0.00	3873.71	6122.82	20772.57	14647.08	0.00	75.24	54.00	275.71	277.01	1758	00	1068.61	8163.72	167388.13	78036.38	#####
TOTAL COMMERCIAL + RESIDENTIAL AREA =					119754.77															143.83											
TOTAL BUILT AREA (RESI. + COMM.) + EXCESS TERRACE + PROPOSED FLOOR TO FLOOR 100 + REGULAR (BLDG. 01 TO 06) = FIGSAT = 34.20 + 119.01						119807.75	SQ.M.																								
CLUB HOUSE		09+1	853.02	0.00	00	00.00	00.24	0.00	00.24	100.10	00.00	0.00	0.00	0.00	3.63	0.00	28.68	0.00	00	00	0.00	00	0.00	881.20	1398.94			
TOTAL			2666.16	117921.65	120587.79	15968.36	6411.97	6807.08	13419.06	100.10	3734.31	6122.82	20772.57	14647.08	0.00	92.87	54.69	305.90	277.01	1758	00	1068.61	8783.84	168391.37	78936.38	#####
																				FIRE CHECK FLOOR BUILDING TO TO 13					1768.13						
																				SERVICE AREA(E					4990.16						
TOTAL BUILT UP AREA (FSI+NON FSI) = 1,87,285.13 + 78,936.38 = 4995.79+1768.13 =																									243,800.60 SQ.M.						

12.00M WIDE INTERNAL ROAD AREA CALCULATION	
1. 11.80 X 242.43 SQ.M X 1 = 1 NOS	11.80 SQ.M
2. 11.80 X 242.43 X 0.50 X 1 = 1 NOS	1442.45 SQ.M
3. 11.94 X 41.42 X 0.50 X 1 = 1 NOS	123.83 SQ.M
4. 11.20 X 41.42 X 0.50 X 1 = 1 NOS	231.58 SQ.M
5. 7.50 X 14.53 X 0.50 X 1 = 1 NOS	54.49 SQ.M
6. 8.20 X 14.53 X 0.50 X 1 = 1 NOS	59.57 SQ.M
7. 8.30 X 16.09 X 0.50 X 1 = 1 NOS	66.70 SQ.M
8. 8.30 X 16.09 X 0.50 X 1 = 1 NOS	66.70 SQ.M
9. 9.89 X 16.83 X 0.50 X 1 = 1 NOS	83.15 SQ.M
10. 7.79 X 16.83 X 0.50 X 1 = 1 NOS	65.06 SQ.M
TOTAL ADDITIONS =	3196.48 SQ.M

AMENITY SPACE AREA STATEMENT	
1. 1/2 X 137.36 X 63.71 =	4370.60 SQ.M
2. 1/2 X 137.36 X 6.41 =	577.80 SQ.M
3. 1/2 X 136.10 X 35.11 =	2732.46 SQ.M
4. 1/2 X 5.12 X 1.77 =	4.53 SQ.M
5. 1/2 X 140.52 X 12.22 =	878.00 SQ.M
6. 1/2 X 43.14 X 10.77 =	216.15 SQ.M
7. 1/2 X 108.84 X 37.48 =	2014.38 SQ.M
TOTAL ADDITIONS =	11695.73 SQ.M

OPEN SPACE AREA CALCULATION	
1. 59.54 X 27.78 X 1 =	465.92 SQ.M
2. 117.52 X 51.33 X 0.60 X 1 =	3016.16 SQ.M
3. 117.52 X 18.95 X 0.60 X 1 =	1149.56 SQ.M
4. 35.16 X 14.54 X 0.60 X 1 =	211.98 SQ.M
5. 35.16 X 67.80 X 0.60 X 1 =	113.70 SQ.M
6. 35.06 X 69.99 X 0.60 X 1 =	147.06 SQ.M
7. 35.06 X 13.24 X 0.60 X 1 =	161.36 SQ.M
8. 35.06 X 11.89 X 0.60 X 1 =	152.37 SQ.M
9. 33.66 X 47.67 X 0.60 X 1 =	709.31 SQ.M
10. 18.72 X 47.67 X 0.60 X 1 =	446.20 SQ.M
11. 14.31 X 27.94 X 0.60 X 1 =	197.77 SQ.M
12. 22.27 X 16.37 X 0.60 X 1 =	182.39 SQ.M
13. 22.27 X 33.43 X 0.60 X 1 =	372.20 SQ.M
14. 33.99 X 45.17 X 0.60 X 1 =	459.76 SQ.M
TOTAL ADDITIONS =	7930.50 SQ.M



जिल्हा अधीक्षक भूमिअभिलेख
This is an accompaniment to this office letter No. DPO. CC ...14220/D. दि. 24-09-2019
Executive Engineer (B.P.D.P. Equal) E.M.C.
PUNE MUNICIPAL CORPORATION
DP PLANNING COMMER
PUNE

DP LAYOUT PLAN

SHEET NO. 1 / 3

STAMP OF APPROVALS

A	AREA STATEMENTS	SQ.M.
1	AREA OF PLOT	
	a) AS PER OWNERSHIP DOCUMENT (7/12)	79000.00
	b) AS PER DEMARCATION	79115.95
	C) AS PER SITE (MINIMUM AREA OF TO BE CONSIDERED)	79000.00
2	DEDUCTIONS FOR:	
	a) PROPOSED D.P ROAD WIDENING AREA	---
	b) ANY DP RESERVATION AREA	---
	c) AREA UNDER GREEN BELT	1031.48
	TOTAL (a+b+c)	1031.48
3	GROSS AREA OF PLOT (1-2)	77968.52
4	RECREATIONAL OPEN SPACE	
	a) REQUIRED (10% OF 3)	7796.85
	b) PROPOSED	7800.00
5	AMENITY SPACE	
	a) REQUIRED (15% OF 3)	11695.28
	b) PROPOSED	11695.73
6	SERVICE ROAD AND HIGHWAY WIDENING	---
7	INTERNAL ROAD AREA	3766.46
8	NET AREA OF PLOT [3 - 5(b)]	66272.79
9	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (9.00 & 9.00)	72900.07
10	ADDITION OF AREA FOR F.S.I.	
	a) IN-SITU AREA AGAINST D.P.ROAD [2.00 X 2(a)]	----
	b) IN-SITU AREA AGAINST AMENITY SPACE [2.00X5(a)]	23350.56
	c) PREMIUM F.S.I. AREA [0.50 OF B] 33136.39	21252.22
	PREMIUM F.S.I. AREA (PAID AT PMRDA)	11884.17
	d) TDR AREA 0.90 X B [59645.51-24422.04] 33223.47	
	i) TDR AREA 80%	26178.78
	ii) SLUM TDR AREA 20%	7044.69
	e) ADDITIONAL FSI AREA UNDER CHAPTER VIII	----
11	AREA UNDER GREEN BELT(IF NO IS NOT PROPOSED)	1031.48
	TOTAL [a+b+c+d+e+f]	92,781.50
12	TOTAL AREA AVAILABLE (9+10)	165681.57
13	MAXIMUM UTILIZATION OF F.S.I. PERMISSIBLE AS PER ROAD WIDTH (2.50 X B)	165681.57
14	TOTAL BUILT UP AREA IN PROPOSAL	119807.76
	a) EXISTING BUILT-UP AREA	----
	b) PROPOSED BUILT-UP AREA	119807.76
	c) EXCESS BALCONY AREA COUNTED IN F.S.I.	----
	d) EXCESS DOUBLE HEIGHT TERRACE AREA COUNTED IN F.S.I.	----
15	F.S.I. CONSUMED (13/9)	1.81
B	BALCONY STATEMENT :	
	(a) PERMISSIBLE BALCONY AREA	17040.91
	(b) PROPOSED BALCONY AREA (OPEN+ENCL.)	14211.66
C	TENEMENT STATEMENT :	
	(a) TENEMENTS PROPOSED	1725
D	PARKING STATEMENT (Bldg.- 1 TO 13) :	

	CAR	SCOOTER	CYCLE
(a) PARKING REQUIRED BY RULE	1256	3205	2828
(b) PARKING PROVIDED	1499	3205	2828

PROJECT :

REVISED RESI+COMM GROUP HOUSING PROJECT AT S.NO. 9 TO 14, HISSA NO. 1/37 + 1/38 + 1/39 +1 /40 + 1/41 + 1/42 + 1/43 + 1/44 + 1/45 + 1/46 AT - MUNDHWA, TAL - PUNE CITY, DIST - PUNE

NAME & SIGN OF OWNER / PAH

ALL THE RESPONSIBILITY PERTAINING TO WORKING DRAWING, ARCHITECTURAL DESIGN AND SUPERVISION SHALL BE OF THE PRINCIPAL ARCHITECT. THIS MUNICIPAL DRAWING HAS BEEN PREPARED ON THE BASIS OF THE INFORMATION, DRAWINGS AND DOCUMENTS SUPPLIED BY MR/S AND WE ARE NOT LIABLE FOR ANY LEGAL ISSUES ARISING OUT OF ANY UNDERSIGNED OWNER / PAH SHALL BE SOLELY RESPONSIBLE FOR ANY CONSEQUENCES, DISPUTES OR DIFFERENCES ARISING THEREFROM.

MR. ABRUZAN J. BICILBIGAR (DESIGNATED PARTNER)

MR. ROSHAN MENDA (AUTHORISED SIGNATORY)

FINN 3 CO-OPERATIVE HOUSING SOCIETY LTD. & DHANAS CO-OPERATIVE HOUSING SOCIETY LTD. THROUGH: M/S. PUNE PROJECTS LLP 501,KENSINGTON COURT,LANE NO.8, KORESGAON PARK, PUNE - 411001

PRINCIPAL ARCHITECT :

AR. RANA RAM
CoA REG NO. - CA/ SF/ 12572

STUDIO 30 ARCHITECTS & PLANNERS
Registered Office : 9/28 Kalpataru Towers, 3B Museum Road Bangalore 560 001

BUILDING DESIGN CONSULTANT :

RSP Design Consultants (India) Pvt. Ltd.
638-639, Maithrevi Building, Next Hotel Triumph, Bandra Kurla Complex, Bandra (E), Mumbai - 400 051
Tel. +91-22-66405500
Email : mumbai@rspindia.net

RSP

LIASONING ARCHITECT :

SCALE	DATE	DRAWN BY	CHECKED BY
1:1000	10/10/2019	BBR	BUCHITA

LIST OF AMENITIES		
SR.NO.	TITLE	NON-FSI AREA (10 % OF 3)
1	WAVE POOL	298.13
2	FISH FEEDING DECK	35.37
3	SNORKELLING POND &DIVE LAGOON	470.00
4	PADDLE POOL	46.99
5	SWIMMING POOL	169.00
6	WET BAR	9.36
7	YOGA DECK	40.83
8	BBQ DECK	65.90
9	MIRROR POOL	62.18
10	SUBSTATION -1	148.00
11	SUBSTATION -2	149.00
12	DG SET AREA	16.00
13	UGWT	120.00
14	STP	730.00
15	CNNC	146.00
16	SECURITY CABIN	7.48
17	ELEVATION FEATURES	1001.29
TOTAL		4995.79

AR. ABHIJIT KONDE
CRYSTAL ARCH
401-112, Zenith Complex, Opp. Agriculture College, 17/1/16, Shivajinagar, Pune - 411005.
Tel. +91-020-25535214 / 9270703398
Email: office@arcrystarch.in
Architecture | Urban Planning | Interior Designing
AA/B/03233