TOTAL FSI STATEMENT (PLOT - 1)

BUILDING	PROPOSED BUILTUP	PERMISIBLE BALCONY	PROPOSED OPEN BALC.	PROPOSED ENCL. BALC.	TOTAL BALC.	STAIRCASE FIRE	PERM. TERRACE	PROP. TERRACE	LIFT REGU.	LIFT FIRE	PROPOSED TENEMENT	REFUGE AREA	TOTAL B/UP	BUILDING HEIGHT
A	10841.62	1626.25	397.89	1225.39	1623.28	312.29	2168.37	925.24	14.70	6.00	168	93.04	13816.17	B+ST+17 FL. HT.= 55.06
B	10655.79	1598.37	444.31	1152.77	1597.08	312.29	2131.16	910.49	14.70	6.00	168	92.68	13589.03	B+ST+17 FL. HT.= 55.06
C	10655.79	1598.37	444.31	1152.77	1597.08	312.29	2131.16	920.38	14.70	6.00	168	92.68	13598.92	B+ST+17 FL. HT.= 55.06
D	11247.99	1687.20	468.59	1217.24	1685.83	330.66	2249.60	964.94	14.70	6.00	177	139.00	14389.12	B+ST+18 FL. HT.= 58.01
E	10655.79	1598.37	444.31	1152.77	1597.08	312.29	2131.16	930.27	14.70	6.00	168	92.68	13608.81	B+ST+17 FL. HT.= 55.06
F	10841.62	1626.25	397.89	1225.39	1623.28	312.29	2168.37	925.24	14.70	6.00	168	93.04	13816.17	B+ST+17 FL. HT.= 55.06
CLUB HOUSE-1	384.14	20.87	0.00	20.82	20.82	0.00	0.00	0.00	0.00	0.00	00	0.00	404.96	GR+ 1ST FL. HT.= 7.08
COMM. BUILDING	482.99	34.80	0.00	16.47	16.47	0.00	0.00	0.00	0.00	0.00	00	0.00	499.46	GR+ 1ST FL. HT.= 7.35
TOTAL	65765.73	9790.48	2597.30	7163.62	9760.92	1892.11	12979.82	5576.56	88.20	36.00	1017	603.12	83722.64	

TOTAL BUILT UP AREA (BUILT UP AREA + REGU. LIFT) = 65765.73 + 88.20 = 65853.93 SQ.M.

CLUB HOUSE-2	189.41	9.46	0.00	8.51	8.51	0.00	0.00	0.00	0.00	00	0.00	0.00	197.92	GR+ 1ST FL. HT.= 6.75
TOTAL	65955.14	9799.94	2597.30	7172.13	9769.43	1892.11	12979.82	5576.56	88.20	36.00	1017	603.12	83920.56	

PARKING SLAB AREA = 16334.00 SQ.M.
BASEMENT SLAB AREA = 14919.00 SQ.M.
TOTAL BUILT UP AREA (F.S.I. + NON F.S.I.) = 83920.56 + 16334.00 + 14919.00 = 115173.56 SQ.M.

TOTAL TENEMENT STATEMENT (PLOT-1)

RESIDENTIAL

BUILDING	TENEMENT UP TO 50	TENEMENT 50 TO 100	TENEMENT TOTAL
A	34 NOS	134 NOS	168 NOS
B	34 NOS	134 NOS	168 NOS
C	34 NOS	134 NOS	168 NOS
D	36 NOS	141 NOS	177 NOS
E	34 NOS	134 NOS	168 NOS
F	34 NOS	134 NOS	168 NOS
TOTAL	206 NOS	811 NOS	1017 NOS

COMMERCIAL BUILDING (PLOT-1)	
GROUND FLOOR = 251.01 / 3 = 83.67 NOS.	84 NOS
FIRST FLOOR = 231.66 / 6 = 38.66 NOS.	39 NOS
TOTAL COMMERCIAL POPULATION	123 NOS
CLUB HOUSE	
CLUB HOUSE - 1 = 384.14 / 6 = 64.02 NOS.	64 NOS
CLUB HOUSE - 2 = 189.41 / 6 = 31.56 NOS.	32 NOS
TOTAL CLUB HOUSE POPULATION	96 NOS

PROPOSED PARKING STATEMENT (PLOT-1)

S.NO		NO OF TENAMENT	REQUIRED PARKING CAR	REQUIRED PARKING SCOOTER	REQUIRED PARKING CYCLE	PROPOSED PARKING CAR	PROPOSED PARKING SCOOTER	PROPOSED PARKING CYCLE
1	UPTO 50 SQM	206	- -	258	258	- -	258	258
2	BET 50 - 100 SQM	811	271	811	811	271	811	811
3	COMM. B/up area	482.99 Sq.m.	05	14	14	05	14	14
	TOTAL	1017	276	1083	1083	276	1083	1083
	AREA REQUIRED FOR PARKING SPACE INCREASED BY 50% FOR METROPOLITAN AREAS	- - - -	414	1625	1625	414	1625	1625

	CAR	SCOOTER	CYCLE
TOTAL PARKING REQ. / PROVIDED	414	1625	1625
PARKING AREA REQ. / PROVIDED	414 X 12.50 = 5175.00 SQ.M.	1625 X 2.0 = 3250.00 SQ.M.	1625 X 0.70 = 1137.50 SQ.M.
TOTAL PARKING AREA REQ. / PROVIDED	= 9562.50 SQ.M.		

F.S.I. STATEMENT : PLOT - 2 (BUILDING - A, B, C, D, E, F, G, H, I & CLUB HOUSE 1 & 2)

FLOOR	PROPOSED BUILT UP AREA	PERMISSIBLE BALC. 15%	PROPOSED ENCLOSED BALCONY	OPEN BALCONY AREA	OPEN + ENCLOSED BALCONY	PERMISSIBLE TERRACE 20%	PROPOSED TERRACE	REGULER STAIRCASE AREA	FIRE STAIRCASE AREA	LOBBY AREA	REGULER LIFT AREA	REG. LIFT M/C ROOM AREA	FIRE LIFT AREA	FIRE LIFT M/C ROOM AREA	GROUND COVERAGE AREA	REFUGE AREA	EXCESS REFUGE AREA	PROPOSED TENEMENT	TOTAL BUILT UP AREA (FSI+NON FSI)	BUILDING FLOORS	BUILDING HEIGHT
BUILDING - A	9880.62	1497.09	1245.72	208.56	1454.28	1996.18	934.44	329.78	329.78	91.52	8.97	0.00	4.90	0.00	687.36	60.15	0.00	132	13194.44	LG+ST+22	68.10 M
BUILDING - B	9531.70	1429.76	1188.45	199.08	1387.53	1906.40	892.25	314.79	314.79	87.36	8.97	0.00	4.90	0.00	687.08	60.15	0.00	126	12802.44	LG+ST+21	65.15 M
BUILDING - C	9531.70	1429.76	1188.45	199.08	1387.53	1906.40	892.25	314.79	314.79	87.36	8.97	0.00	4.90	0.00	687.08	60.15	0.00	126	12802.44	LG+ST+21	65.15 M
BUILDING - D	8763.01	1314.45	1101.32	199.76	1301.08	1751.38	844.56	273.02	369.82	99.22	8.00	0.00	4.78	0.00	621.52	63.09	0.00	132	11726.58	LG+ST+22	68.10 M
BUILDING - E	8368.35	1255.25	1051.26	190.68	1241.94	1672.52	807.22	260.61	353.01	94.71	8.00	0.00	4.78	0.00	621.52	63.09	0.00	126	11201.71	LG+ST+21	65.15 M
BUILDING - F	8368.35	1255.25	1051.26	190.68	1241.94	1672.52	807.22	260.61	353.01	94.71	8.00	0.00	4.78	0.00	621.52	63.09	0.00	126	11201.71	LG+ST+21	65.15 M
BUILDING - G	9880.62	1497.09	1245.72	208.56	1454.28	1996.18	934.44	329.78	329.78	91.52	8.97	0.00	4.90	0.00	687.36	60.15	0.00	132	13194.44	LG+ST+22	68.10 M
BUILDING - H	9880.62	1497.09	1245.72	208.56	1454.28	1996.18	934.44	329.78	329.78	91.52	8.97	0.00	4.90	0.00	687.36	60.15	0.00	132	13194.44	LG+ST+22	68.10 M
BUILDING - I	10093.75	1506.32	585.67	277.48	863.15	2018.42	892.25	314.79	314.79	87.36	8.97	0.00	4.90	0.00	688.50	60.15	0.00	126	12600.11	LG+ST+21	65.15 M
CLUB HOUSE-1	225.81																		225.81	GR FL	3.75 M
TOTAL	84784.53	12652.06	9903.57	1682.44	11786.01	16905.18	7939.07	2727.95	3009.55	825.28	77.82	0.00	43.74	0.00	5987.70	550.17	0.00	1158	11174.12		
TOTAL BUILT UP AREA =						84784.53	SQ.M.														
CLUB HOUSE-2	768.40							16.74				3.24							768.38	GR+1 FL	6.90 M
GROUND PARKING AREA =			26872.99			50326.92	SQ.M.												TOTAL BUILT UPAREA (FSI+NON FSI) =		112832.50
STILT PARKING AREA =			21911.38																		
SERVICES AREA(S) =			1542.95																		
TOTAL F.S.I. + NON F.S.I. AREA =			1,12,832.50 + 50,326.92 =			162859.42	SQ.M.														

TOTAL TENEMENT STATEMENT (PLOT-2)

RESIDENTIAL

BUILDING	TENEMENT UP TO 50	TENEMENT 50 TO 100	TENEMENT TOTAL
A	- -	132 NOS	132 NOS
B	- -	126 NOS	126 NOS
C	- -	126 NOS	126 NOS
D	- -	132 NOS	132 NOS
E	- -	126 NOS	126 NOS
F	- -	126 NOS	126 NOS
G	- -	132 NOS	132 NOS
H	- -	132 NOS	132 NOS
I	- -	126 NOS	126 NOS
TOTAL	- -	1158 NOS	1158 NOS

PREMIUM AREA STATEMENT (FOR BUILDING - A TO I & CLUB HOUSE-1)

	BUILT UP AREA COMM	BUILT UP AREA RESI.	ENCLOSED BALCONY	TERRACE AREA	REGU LIFT AREA
PROPOSED AREA	225.81	84558.72	9903.57	7939.07	81.06
PREVIOUS SANCTION	——	87531.56	9904.44	6716.09	
DIFFERENCE AREA	225.81	0.00	0.00	1222.98	81.06

AREA OF SERVICES (PLOT-02)

1.	DG SET =	45.00 SQM.
2.	TRANSFORMER =	122.59 SQM.
3.	STP =	470.00 SQM.
4.	SWITCHING STATION =	602.48 SQM.
5.	SWIMMING POOL =	302.88 SQM.
	TOTAL =	1542.95 SQM.

PROPOSED PARKING STATEMENT (BUILDING A TO I) (PLOT-2)

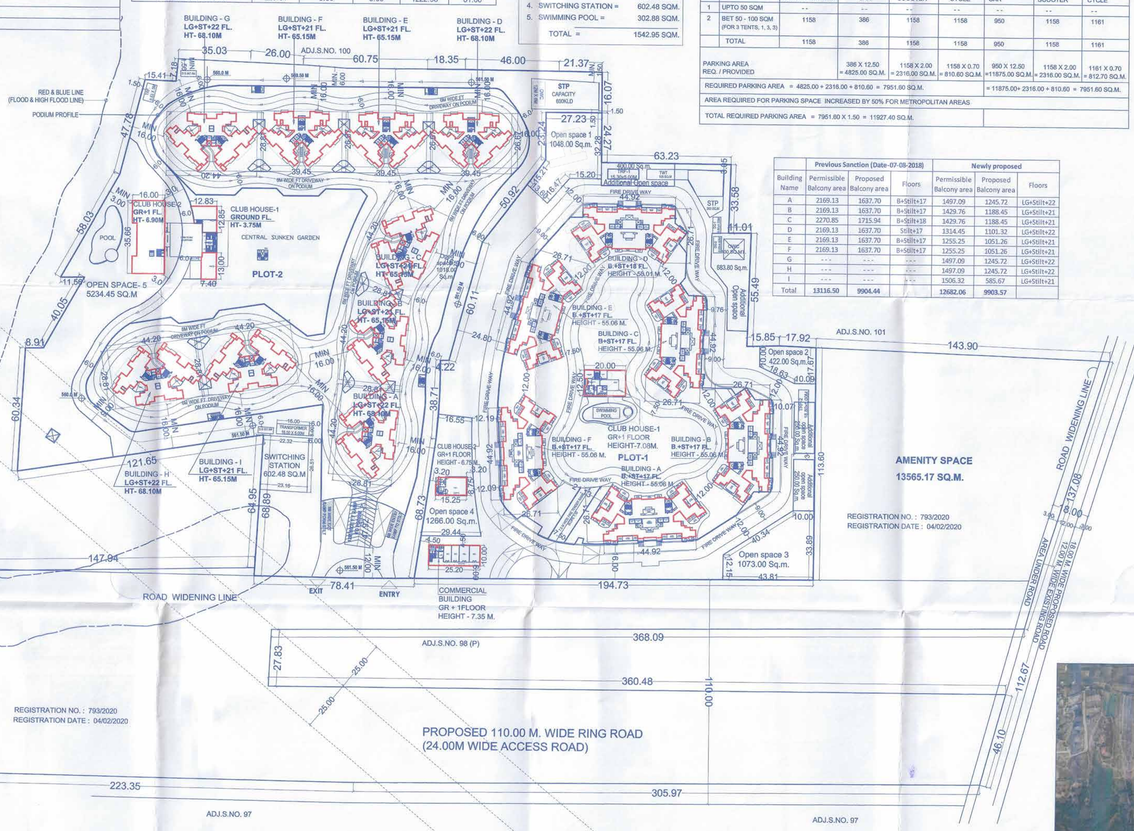
S.NO		NO OF TENAMENT	REQUIRED PARKING CAR	REQUIRED PARKING SCOOTER	REQUIRED PARKING CYCLE	PROPOSED PARKING CAR	PROPOSED PARKING SCOOTER	PROPOSED PARKING CYCLE
1	UPTO 50 SQM	- -	- -	- -	- -	- -	- -	- -
2	BET 50 - 100 SQM (FOR 3 TENTS, 1, 3, 3)	1158	386	1158	1158	950	1158	1161
	TOTAL	1158	386	1158	1158	950	1158	1161
	PARKING AREA REQ. / PROVIDED		386 X 12.50 = 4825.00 SQ.M.	1158 X 2.00 = 2316.00 SQ.M.	1158 X 0.70 = 810.60 SQ.M.	950 X 12.50 =11875.00 SQ.M.	1158 X 2.00 = 2316.00 SQ.M.	1161 X 0.70 = 812.70 SQ.M.
	REQUIRED PARKING AREA = 4825.00 + 2316.00 + 810.60 = 7951.60 SQ.M.					= 11875.00+ 2316.00 + 810.60 = 7951.60 SQ.M.		
	AREA REQUIRED FOR PARKING SPACE INCREASED BY 50% FOR METROPOLITAN AREAS							
	TOTAL REQUIRED PARKING AREA = 7951.60 X 1.50 = 11927.40 SQ.M.							

Building Name	Previous Sanction (Date- 07-08-2018) Permissible Balcony area	Proposed Balcony area	Floors	Newly proposed Permissible Balcony area	Proposed Balcony area	Floors
A	2169.13	1637.70	B+StilH+17	1497.09	1245.72	LG+StilH+22
B	2169.13	1637.70	B+StilH+17	1429.76	1188.45	LG+StilH+21
C	2270.85	1715.94	B+StilH+18	1429.76	1188.45	LG+StilH+21
D	2169.13	1637.70	StilH+17	1314.45	1101.32	LG+StilH+22
E	2169.13	1637.70	B+StilH+17	1255.25	1051.26	LG+StilH+21
F	2169.13	1637.70	B+StilH+17	1255.25	1051.26	LG+StilH+21
G	- - -	- - -	- - -	1497.09	1245.72	LG+StilH+22
H	- - -	- - -	- - -	1497.09	1245.72	LG+StilH+22
I	- - -	- - -	- - -	1506.32	585.67	LG+StilH+21
Total	13116.50	9904.44		12682.06	9903.57	

A) TOTAL AREA UNDER ROAD WIDENING = 42580.00
B) TOTAL REQUIRED / PROPOSED AMENITY SPACE AREA = 13565.17

C) AREA STATEMENT A + B

PLOT NO.	AMENITY AREA	IN SUIT FSI AGAINST 18.00M & 110.00M ROAD WIDENING	TOTAL AREA (A+B = C)
	A	B	C
1	10147.11	10382.78	20529.89
2	3418.06	23059.41	26477.47
TOTAL	13565.17	33442.19	47007.36
BALANCE FSI	- -	9137.81	
TOTAL	13565.17	42580.00	



N LAYOUT/PODIUM PLAN (SCALE = 1:1000)

LOCATION PLAN (SCALE=NTS)

SEAL AND STAMP OF APPROVAL

03/41

LAYOUT

Approved as amended in.....
subject to conditions mentioned in Annuxure 'A'
of letter No.bmu/C.R. No.E.S.V. T.P. S.no./Mouza 78115T .....
S. No./C. No./CTS No. 33, 34, 49/5, 32, 33, 3
Dated 06 / 02 /2020
Metropolitan Commissioner and Chief Executive Officer
Pune Metropolitan Regional Development Authority.

1] PREVIOUS SANCTION VIDE LETTER NO. BMU / CR NO. 164/18-19 / MOUZA-MAAN S.NO. /G.NO./CTS NO. 98(P) & OTHER DATED :- 07-08-2018

A	AREA STATEMENT			SQ.M.
1	a) TOTAL PLOT AREA AS PER 7/12			133493.00
	b) PLOT AREA AS PER DEMARCATION			132154.00
	c) MINIMUM AREA CONSIDERED			132154.00
2	DEDUCTIONS FOR:			
	a) AREA UNDER NALA			- - -
	b) AREA UNDER ROAD WIDENING			42580.00
3	BALANCE PLOT AREA (1c - 2b)			89574.00
4	a) REQUIRED AMENITY (15% OF 3)			13565.17
	b) PROPOSED AMENITY			13565.17
5	a) REQUIRED OPEN SPACE (10% OF 3)			9043.45
	b) PROPOSED OPEN SPACE			9043.45
6	AREA UNDER PLOT [3 - (4b+5b)]			66965.38
7	NET PLOT AREA (3 - 4b)			76008.83
8	PRORATA RATIO (7/6)			1.1350466
9	a) AREA OF PLOT NO. 1 AFTER SUB-DIV.			29132.91
	b) AREA OF PLOT NO. 2 AFTER SUB-DIV.			37832.47
10	PERMISSIBLE IN SUIT FSI / TDR AGAINST AMENITY HANDOVER			27130.34
11	PERMISSIBLE IN SUIT FSI / TDR AGAINST 18.00M & 110.00M ROAD WIDENING HANDOVER			85160.00
		PLOT NO.1	PLOT NO.2 PREVIOUS	PLOT NO.2 PROPOSED
12	NET PLOT AREA AS PER PRORATA (9X1.1350466)	33067.21	39466.80	42941.62
13	PERMISSIBLE BASIC FSI (12 X 1.20)	39680.65	47360.16	51529.94
14	ADDITION OF AREA FOR FSI			
	i) PREMIUM FSI (ALREADY PAID)	5923.88	7875.83	7875.83
	ii) AMENITY IN-SITU AREA	10147.11	7738.59	3418.06
	iii) IN SUIT AREA AGAINST 18.00M & 110.00M ROAD WIDENING	10382.78	24556.98	23059.41
	iv) TDR AGAINST AMENITY AREA+18.00M & 110.00M ROAD WIDENING	- - -	- - -	- - -
15	TOTAL AVAILABLE FSI (13+14)	66134.42	87549.09	85883.24
16	MAXIMUM UTILIZATION OF FSI PERMISSIBLE AS PER ROAD WIDTH (REG. 20.3) (2.00X8)	66134.42	- - -	85883.24
17	TOTAL PROPOSED AREA	65898.72	87531.56	84784.53
18	BALANCE IN SUIT AREA AGAINST 18.00M & 110.00M ROAD WIDENING AREA	9137.81		

PROJECT:

REVISED GROUP HOUSING SCHEME AT S.NO. 98/1(P), 98/2, 99/1, 99/2(P), 99/3(P), 99/4(P), 101/2(P) & 101/3, PLOT- 1+2 AT VILLAGE - MAAN, TALUKA- MULSHI, PUNE.

NOTE :

ALL THE RESPONSIBILITY PERTAINING TO WORKING DRAWINGS, ARCHITECTURAL DESIGN AND SUPERVISION SHALL BE OF ME / US. THIS MUNICIPAL DRAWING HAS BEEN PREPARED ON THE BASIS OF INFORMATION, DRAWINGS AND DOCUMENTS SUPPLIED BY ME/US AND I / WE ASSURE THAT THE SAME IS LEGAL, VALID, CORRECT AND ALL THE NECESSARY CONSENTS / APPROVAL / NOC REQUIRED AS PER RERA ACT INCLUDING THOSE REQUIRED FOR REVISION/S, IF ANY, ARE / WILL BE OBTAINED BY ME / US AND I /WE UNDERSIGNED OWNER/ PAH SHALL BE SOLELY RESPONSIBLE FOR THE INFORMATION, REPORTS AND DOCUMENTS PROVIDED BY US AND ANY ERRORS OR OMISSIONS AND CONSEQUENCES AND DISPUTES ARISING FROM OR DUE TO AFORESAID, WE ACKNOWLEDGE THAT M/S CRYSTAL ARCH OR ANYONE WORKING FOR IT SHALL NOT BE RESPONSIBLE FOR THE SAME IN ANY MANNER.

MR. JITESH S. BONDE
M/S JOYVILLE SHAPOORJI HOUSING PRIVATE LIMITED.
SP CENTER, 41/44 MINOO DESAI MARG, COLABA, MUMBAI - 400005.

DESIGN CONSULTANT:

M/S. ABHIKALPAN ARCHITECTS AND PLANNERS

LIASONING ARCHITECT :

SCALE	DATE	DRAWN BY	CHECKED BY
1:1000	05/03/2020	SBR	SUCHITA

AR ABHIJIT KONDE
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CA/98/23233