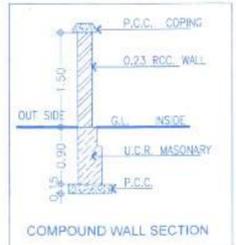


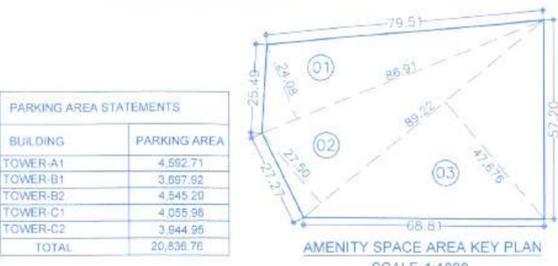
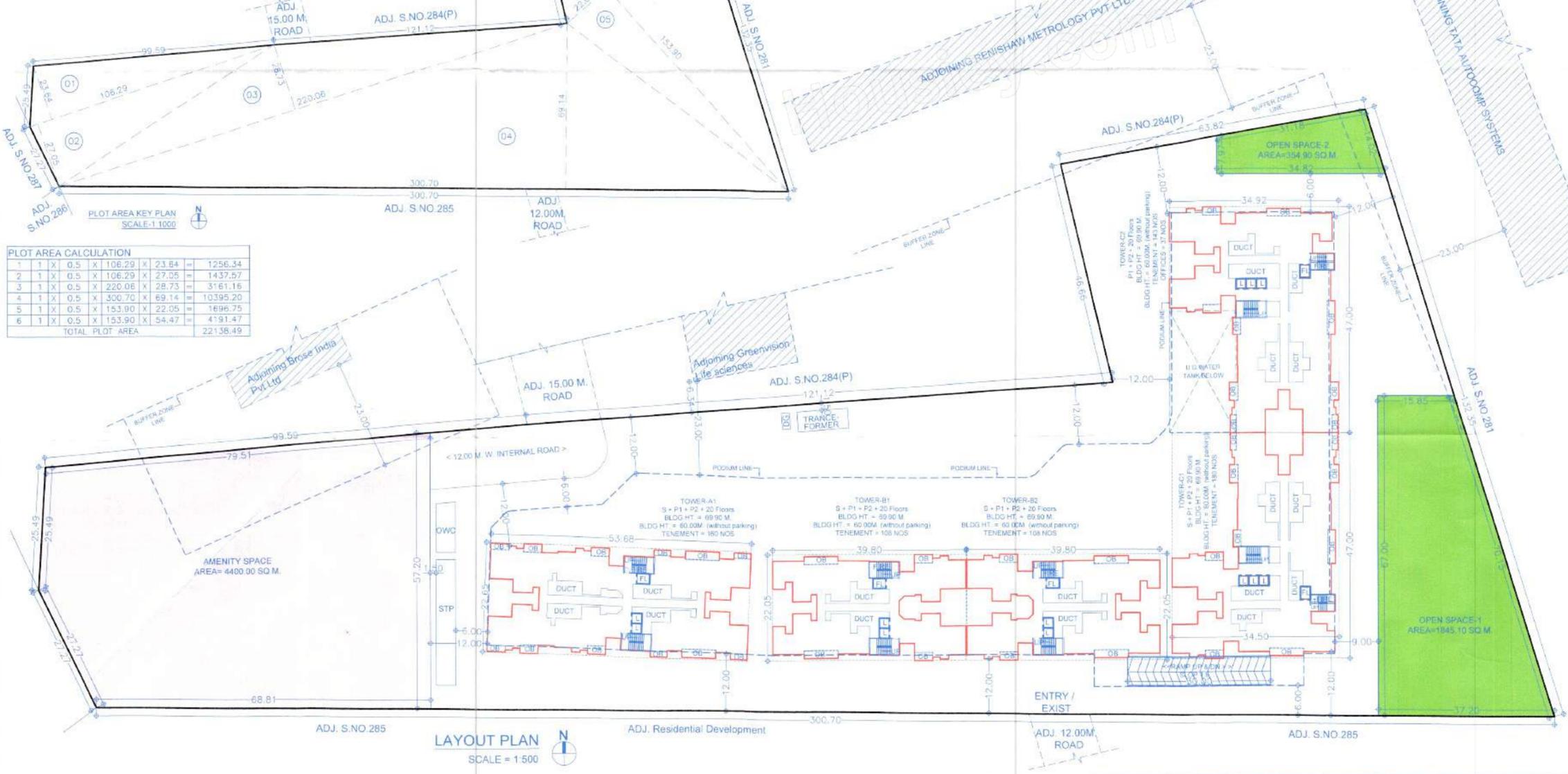
F.S.I. STATEMENT						
BUILDING / TOWER	COMM	RESL	TOTAL	LIFT AREA	TENEMENT	OFFICES
A1	0.00	17,623.87	17,623.87	7.22	4.75	500
B1	0.00	11,164.31	11,164.31	7.22	4.75	508
B2	0.00	11,164.31	11,164.31	7.22	4.75	508
C1	0.00	18,485.04	18,485.04	10.83	4.75	580
C2	3,853.62	14,673.24	18,526.86	10.83	4.75	543
TOTAL	3,853.62	73,110.77	77,004.39	43.32	23.75	689

PARKING STATEMENT		
RESIDENTIAL PURPOSE	CAR	SCOOTER
01 TENEMENTS HAVING CARPET AREA BETWEEN 80 TO 150 SQ.M	01	01
FOR 176 TENEMENTS	176	176
2 TENEMENTS HAVING CARPET AREA BETWEEN 40 TO 80 SQ.M	01	02
FOR 087 TENEMENTS	344	687
PARKING REQUIRED	344	687
ADD 5% VISITOR PARKING	26	44
TOTAL REQUIRED PARKING	546	907
TOTAL PARKING PROVIDED	546	907

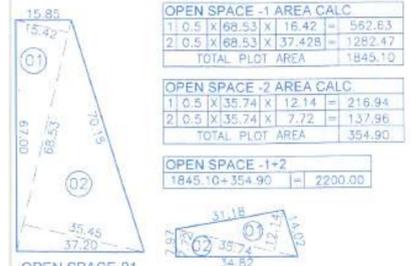
WATER STORAGE CAPACITY	
FOR RESIDENTIAL	
AMOUNT OF WATER REQUIRED PER PERSON	= 133 lts/day
WATER REQUIRED PER FLAT (5 person per flat)	= 675 lts/day
NO. OF FLATS	= 689
WATER REQUIRED FOR FLAT	= 4,71,000 lts/day
SAY	= 4,72,000 lts/day
FOR COMMERCIAL	
AMOUNT OF WATER REQUIRED PER PERSON	= 48 lts/day
NO. OF PERSON	= 312
WATER REQUIRED (312x48)	= 14,976 lts/day
TOTAL RESI. + COMM. (4,72,000.00 + 14,976.00)	= 4,86,976.00
SAY	= 4,86,000.00
FIRE FIGHTING (25,000 x 05 bldg)	
TOTAL REQUIRED CAPACITY OF D.H. WATER TANK	= 6,11,000.00 lts/day
TOTAL PROVIDED CAPACITY OF DHWT	= 6,11,000.00 lts/day
U.G. WATER TANK REQUIRED = 4,86,040 X 1.50 = 7,29,060.00 lts/day	
SAY	= 7,29,000.00 lts/day
FIRE FIGHTING (2,00,000 for 05 BUILDING)	
PROVIDED CAPACITY OF U.G. WATER TANK	= 9,29,000.00 lts/day



20% COMMERCIAL AREA STATEMENT	
Required Commercial Floor Area	= 19,360.00 (BASIC FSI) X 20% = 3,872.00 SQ.M
Provide Commercial Floor Area	= 3,893.62 SQ.M



AMENITY SPACE AREA CALCULATION			
1	1	X	0.5 X 86.91 X 24.08 = 1046.40
2	1	X	0.5 X 89.22 X 27.50 = 1226.78
3	1	X	0.5 X 89.22 X 47.676 = 2126.83
TOTAL			4400.00



OPEN SPACE -1 AREA CALC			
1	0.5	X	69.53 X 16.42 = 562.63
2	0.5	X	69.53 X 37.428 = 1282.47
TOTAL PLOT AREA			1845.10

OPEN SPACE -2 AREA CALC			
1	0.5	X	35.74 X 12.14 = 216.94
2	0.5	X	35.74 X 7.72 = 137.96
TOTAL PLOT AREA			354.90

OPEN SPACE -1+2			
1845.10 + 354.90	=	2200.00	

FSI + NON-FSI AREA STATEMENTS			
BUILDING	FSI AREA	NON-FSI AREA	CONSTRUCTION AREA
TOWER-A1	17,623.87	5651.52	23,275.39
TOWER-B1	11,164.31	4724.79	15,889.10
TOWER-B2	11,164.31	5993.96	17,158.27
TOWER-C1	18,485.04	4821.91	23,306.95
TOWER-C2	18,569.85	4693.17	23,263.02
TRANSFORMER & DG	0.00	125.00	125.00
DHWT	0.00	500.00	500.00
CHWT	0.00	450.00	450.00
STP	0.00	475.00	475.00
OVC	0.00	75.00	75.00
ARCH PROJECTION	0.00	1800.00	1800.00
TOTAL	77004.39	29264.75	108269.14

AREA STATEMENT FOR PREMIUM			
TYPE	PREVIOUS SANCTION	PROPOSED SANCTION	DIFFERENCE
SHOP AREA	43,899.37	77,004.39	33,105.02
LIFT AREA	67.67	67.67	0.00

LABOUR CESS STATEMENT (IN SQ.M.)			
PREVIOUS SANCTION	PROPOSED SANCTION	DIFFERENCE	
BUILT UP AREA	43,899.37	77,004.39	33,105.02
LIFT AREA	67.67	67.67	0.00
PARKING AREA	16,175.60	20,836.76	4,661.16
TOTAL	60,142.64	97,907.77	37,765.18

DATE & STAMP OF APPROVAL  
Master Layout

Approved as amended in subject to conditions mentioned in Annexure 'A' of letter No. PM/CR. 1109/30/23/Mouza. 21191 S. No. G. No. CTS No. 242/23 Dated 06/10/2023

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

A AREA STATEMENTS (SQ.M)		
01	Area of Plot (Minimum area of a. s. c. to be considered)	22,000.00
(a)	As per ownership document (7/12, CTS extract)	22,000.00
(b)	As per measurement sheet	22,138.49
(c)	As per site	22,138.49
02	Deductions for:	
(a)	Proposed D.P./D.P. Road widening Area	0.00
(b)	Any D.P. Reservation area	0.00
Total (a + b)		0.00
03	GROSS Area of the plot (01 - 02)	22,000.00
04	Recreational Open space	
(a)	Required 10%	2,200.00
(b)	Proposed	2,200.00
05	Amenity Space	
(a)	Required 20%	4,400.00
(b)	Proposed	4,400.00
06	Service road and Highway widening	0.00
07	Internal Road area	0.00
08	Net Area of Plot = [3] - 5(b)	17,600.00
09	Built up area with reference to Basic F.S.I. as per front road width (as per plan or no 8X1.00) (as per lot or no 8X1.10)	17,600.00
10	Addition of area for F.S.I.	
(a)	Total Permissible TDR area (22,000.00 x 2.40) = 52,800.00	52,800.00
(b)	Proposed TDR area against Amenity Space (2,000.00 x 5.00) = 10,000.00	10,000.00
(c)	Total Proposed Premium FSI (75%) 26400 + TDR (25%) 8800 = 35,200.00	35,200.00
(d)	In-situ area against D.P. Road (2,000.00 x 2.40) = 4,800.00	4,800.00
(e)	TDR Premium FSI area subject to maximum of 2.00 of sr. no. 08) x 75% (22,000.00 x 2.40) = 52,800.00 x 75% = 39,600.00	39,600.00
(f)	Total Proposed Premium FSI (75%) 26400 + TDR (25%) 8800 = 35,200.00	35,200.00
(g)	Additional FSI area under chapter VIII	0.00
Total (a + b + c + d + e)		35,200.00
11	Total entitlement of FSI in the proposal	
(a)	[5+15] whichever is applicable	52,800.00
(b)	Ancillary Area FSI upto 60% with payment of charges (54,560.00 X 60%) = 32,736.00	32,736.00
(c)	Ancillary Area FSI upto 80% with payment of charges (19,360.00 X 20%) = 3,872.00	3,872.00
(d)	Total entitlement (a+b)	52,800.00
12	Maximum utilization of F.S.I. Permissible as per road width (as per TDR Regulation) (19,360.00 Base FSI + 52,800.00 Premium FSI + TDR = 72,160 + 43,296 Ancillary 60% = 115,456)	115,456.00
13	Total Built-up Area in proposal (excluding area at Sr.No.15.b)	
(a)	Proposed Residential Built up Area	40,183.41
(b)	Proposed Commercial Built up Area	3,716.96
(c)	Excess Balcony area counted in F.S.I.	3,893.62
(d)	Excess Double Height terraces area counted in F.S.I.	-
Total (a + b + c + d)		43,899.37
14	F.S.I. Consumed (13/11) (should not be more than serial no.12 above)	0.83
15	Area for Inclusive Housing, if any	
(a)	Requires (20% of sr.no 9)	0.00
(b)	Proposed	0.00

B CERTIFICATE OF AREA

Confirmed 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  
Proposed Work: Red  
Drainage Line: Red Dotted

Water line: Black Dotted  
Existing to be retained: Hatched  
Demolitions: Yellow hatched

E PROJECT TEAM

01	Concept Designers	VK:a architecture
02	Environment Consultant	VK:e
03	Structural Consultant	---
04	Plumbing Consultant	---
05	Electrical Consultant	---
06	Fire Consultant	---
07	HVAC Consultant	---

F JOB TITLE / SITE ADDRESS

Proposed Residential Building Layout at S.No. 284/3, Village - Maan, Taluka - Mulshi, Dist - Pune.

G OWNER NAME AND SIGNATURE

Medha Vinayak Khole Through PDA Holder Yellowstone Skyscrapers LLP Through Its Partner Mr. Rajesh K. Goyal

H ARCHITECT

Vishwas Kulkarni : CA/1984/8455  
Hrishikesh Kulkarni : CA/2002/29235

VK:a architecture

Master Layout  
Scale: 1:500  
Sheet: A1-Paper Size

Pradip J. Armit S.  
2295 201  
FOR P.M.R.D.A. SANCTION