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

BLDG. NAME	BLDG. FLOORS	BLDG. HT.	NET B/UP AREA						TENEMENTS
			COMMERCIAL AREA	RESIDENTIAL AREA	TOTAL B/UP AREA	LIFT	FIRE LIFT	L.M.R.	
TOWER- 1	L.G.P.+G.P.+PO.1+PO.2 + 38 Floors	138.30	0.00	21488.70	21488.70	17.10	5.29	54.04	74
TOWER- 2	L.G.P.+G.P.+PO.1+PO.2 + 38 Floors	138.30	0.00	30729.26	30729.26	18.92	5.29	72.82	148
TOWER- 3	L.G.P.+G.P.+PO.1+PO.2 + 38 Floors	138.30	0.00	30722.61	30722.61	18.92	5.29	72.82	148
MLCP	Lower Gr. Parking + Gr.Parking + Podium-1 Parking + Podium-2 Parking	-	0.00	750.10	750.10	0.00	0.00	0.00	-
CLUB HOUSE-1 @ PODIUM LEVEL	G. + PO-1. Floor	8.20	1565.67	0.00	1565.67	12.50	0.00	0.00	0
CLUB HOUSE-2 @ PODIUM LEVEL	PO-2.G. Floor	5.15	153.00	0.00	153.00	0.00	0.00	0.00	0
TOTAL AREA			**1718.67**	**83690.67**	**85409.34**	**67.44**	**15.87**	**199.68**	**370**

FSI & NON FSI AREA STATEMENT

BLDG. NAME	TOTAL B/UP AREA			LIFT AREA	FIRE LIFT AREA	L.M.R AREA	PARKING AREA	TOTAL NON FSI AREA	TOTAL FSI+NON FSI AREA	TENE.
	COMM.	RESI.	TOTAL							
TOWER- 1	0.00	21488.70	21488.70	17.10	5.29	54.04	0.00	76.43	21565.13	74
TOWER- 2	0.00	30729.26	30729.26	18.92	5.29	72.82	0.00	97.03	30826.29	148
TOWER- 3	0.00	30722.61	30722.61	18.92	5.29	72.82	0.00	97.03	30819.64	148
MLCP	0.00	750.10	750.10	0.00	0.00	0.00	30828.30	30828.30	31578.40	-
CLUB HOUSE-1 @ PODIUM LEVEL	1565.67	0.00	1565.67	12.50	0.00	0.00	0.00	12.50	1578.17	0
CLUB HOUSE-2 @ PODIUM LEVEL	153.00	0.00	153.00	0.00	0.00	0.00	0.00	0.00	153.00	0
TOTAL	1718.67	83690.67	85409.34	67.44	15.87	199.68	30828.30	31111.29	116520.63	370

PARKING STATEMENT

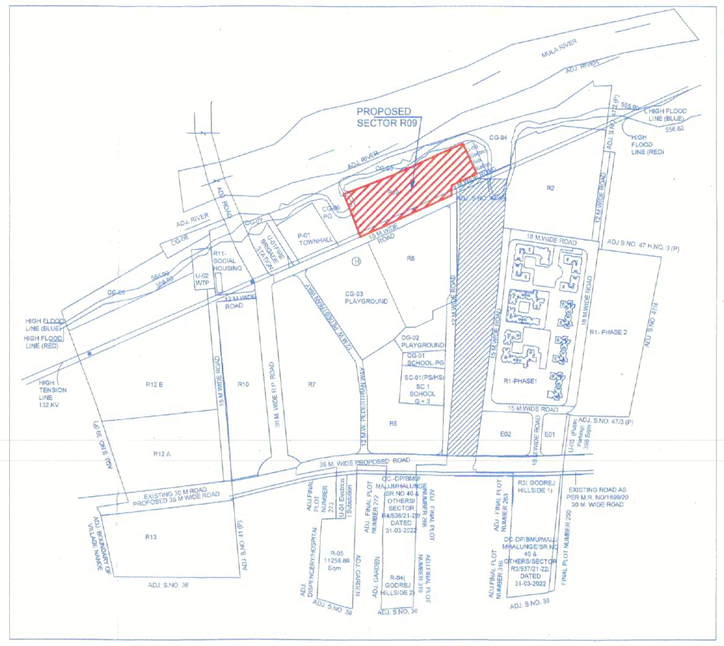
	NO.OF TENEMENTS / Units	CARS	SCOOTER
COMMERCIAL CLUB HOUSE CARPET AREA =1718.67 X 0.85 =1460.86/100 = 14.60 =SAY = 15 NOS. FOR EVERY 100 Sq.m. CARPET AREA (2 : 8)	15	30	90
RESIDENTIAL A) FOR EVERY TENEMENT HAVING CARPET AREA OF 150 SQ.M. AND ABOVE. (2 : 1)	82	164	82
B) FOR EVERY TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 80 SQ.M. BUT LESS THAN 150 SQ.M. (1 : 1)	288	288	288
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)	0	0	0
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	370 TENE.	482	460
5% VISITOR PARKING (A,B,C, & D)		23	19
TOTAL PARKING REQUIRED		505	479
TOTAL PARKING PROVIDED		840	0
COMPOSITE PARKING (80 Car X 6 Scooter)		-80	480
TOTAL NET PARKING PROVIDED		760	480

PARKING AREA REQUIRED BY RULE

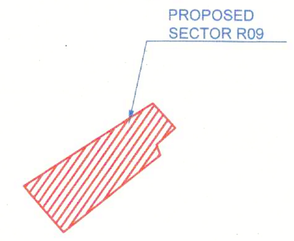
1) CARS	12.50	X	=	6312.50	SQ.M.
2) SCOOTER	2.00	X	=	958.00	SQ.M.
PARKING AREA REQUIRED BY RULE			=	7270.50	SQ.M.

OCCUPANCY CALCULATION

COMMERCIAL:-		
TOTAL COMMERCIAL B/UP AREA	1718.67	Sq.m.
COMMERCIAL AREA OF GR. FLR.	1112.86	Sq.m.
COMMERCIAL AREA OF UPP. FLR.	605.81	Sq.m.
FOR GR. FLOOR	3	person/sq.m.
FOR UPP. FLOOR	6	person/sq.m.
PERSONS ON GR. FLR.	371	
PERSON AREA OF UPP. FLR.	101	
TOTAL PERSON	472	persons
SAY =	472	persons
TOTAL NO OF GENTS = 472 / 2	236	
TOTAL NO OF LADIES = 472 / 2	236	



LOCATION PLAN



GOOGLE LOCATION PLAN

WATER CALCULATION

BLDG	A	B	C	D	E	F	G	H	I	J	K	L	M
	Proposed Tenements	No Of Persons \ Tenements	Water Required \ Person \ day	Required Over Head Water Tank (in liters)				Provided	Required Under Ground Water Tank (in liters)				Provided
				Domestic (AXBXC)	Required Capacity as per NBC 2016 (33.33%)	Fire Fighting	Total (E+F)		Domestic (DX1.5)	Required Capacity as per NBC 2016 (66.66%)	Fire Fighting	Total (J+K)	
TOWER- 1	74	5	135	49950	16648	10000	26648	30000	74925	49945	200000	249945	
TOWER- 2	148	5	135	99900	33297	10000	43297	50000	149850	99890	200000	299890	
TOWER- 3	148	5	135	99900	33297	10000	43297	50000	149850	99890	200000	299890	
CLUB HOUSE-1 @ PODIUM LEVEL	00	446	45	20070	6689	5000	11689	15000	30105	20068	0	20068	
CLUB HOUSE-1 @ PODIUM LEVEL	00	26	45	1170	390	5000	5390	6000	1755	1170	0	1170	
TOTAL		487	495	270990	90321	40000	130321	151000	406485	270963	600000	870963	870995

PARKING STATEMENT MLCP

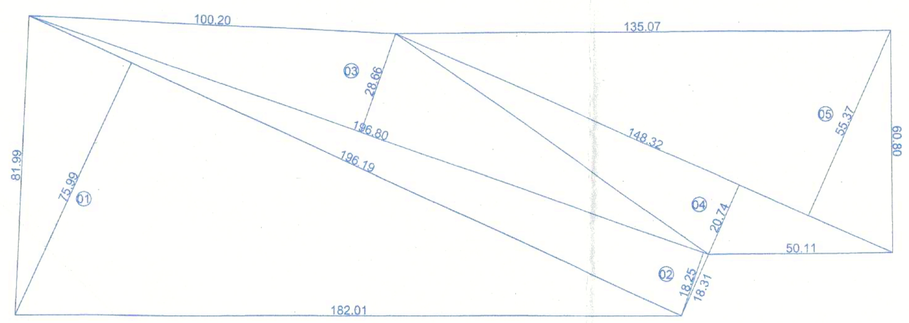
FLOOR NAME	CAR NO	SCOOTER NO
LOWER GROUND	317	00
GROUND	285	00
PODIUM-01	238	00
PODIUM-02	00	00
TOTAL	840	0

SANITARY STATEMENT FOR CLUB HOUSE-1

CLUB HOUSE 1 & 2	(A) GROUND FLOOR		1112.86	3 SQ.M./PERS	371	472
	(B) FIRST FLOOR PODIUM-1		605.81	6 SQ.M./PERS	101	
NO.OF PERSON	MALE		236	FEMALE		236
	REQUIED		PROVIDED	REQUIRED		PROVIDED
W.C.	4 for 66-100	10	11	6 for 78-100	14	14
URINALS	4 for 71-100	10	10	-	-	-

TOTAL PARKING AREA

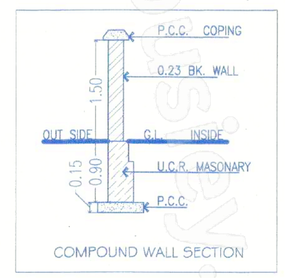
LOWER GROUND FLOOR PLAN	=	9685.14
GROUND FLOOR PLAN	=	7119.98
PODIUM-01 FLOOR PLAN	=	7999.99
PODIUM-02 FLOOR PLAN	=	6023.22
TOTAL AREA	=	30828.30



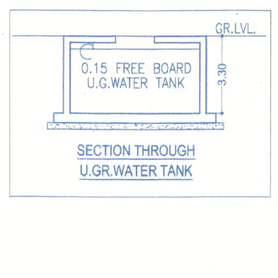
PLOT AREA KEY PLAN

(SCALE 1:1000)

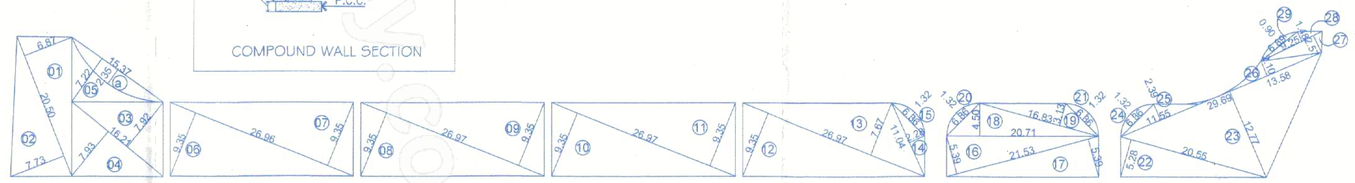
PLOT AREA CALCULATIONS							
1	75.99	X	196.19	X	0.50	=	7454.24
2	18.25	X	196.80	X	0.50	=	1795.80
3	28.66	X	196.80	X	0.50	=	2820.14
4	20.74	X	148.32	X	0.50	=	1538.08
5	55.37	X	148.32	X	0.50	=	4106.24
					TOTAL		17714.50



COMPOUND WALL SECTION

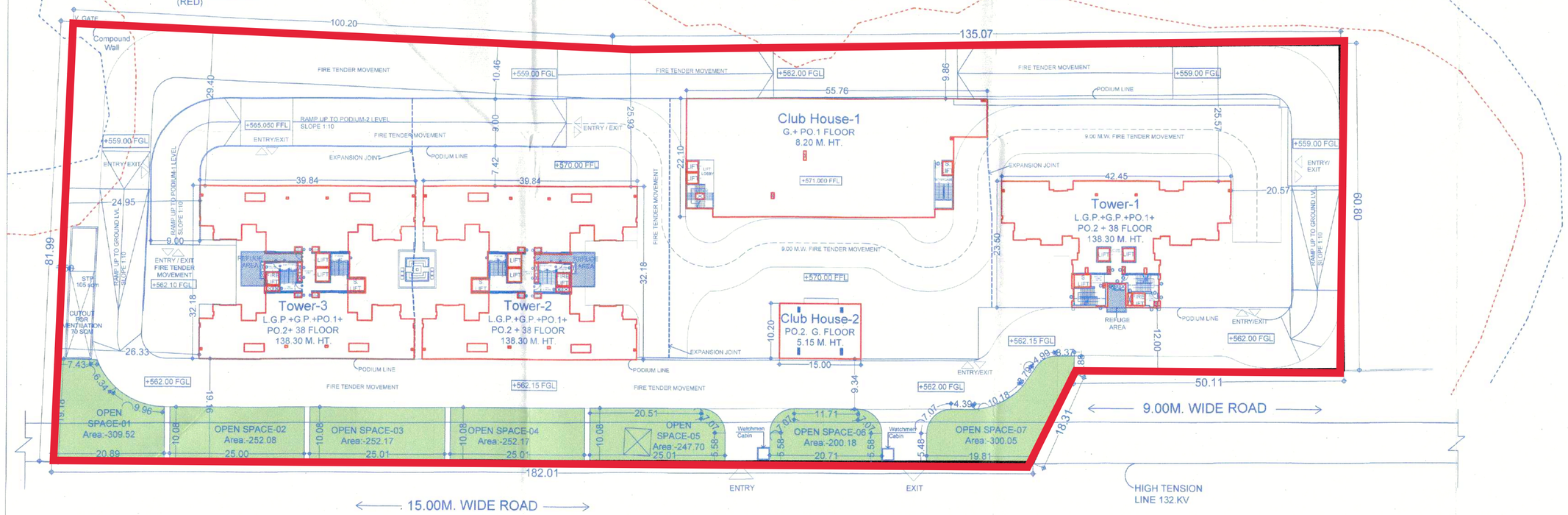


SECTION THROUGH U.GR.WATER TANK



OPEN SPACE AREA CALCULATION

OPEN SPACE-01							
1	6.87	X	20.50	X	0.50	=	70.42
2	7.73	X	20.50	X	0.50	=	79.23
3	7.92	X	16.21	X	0.50	=	64.19
4	7.93	X	16.21	X	0.50	=	64.27
5	7.22	X	15.37	X	0.50	=	55.49
					TOTAL		333.60
					DEDUCTION AREA		
a	2.35	X	15.37	X	0.67	=	24.08
					NET. TOTAL		309.52
OPEN SPACE-02							
6	9.35	X	26.96	X	0.50	=	126.04
7	9.35	X	26.96	X	0.50	=	126.04
					TOTAL		252.08
OPEN SPACE-03							
8	9.35	X	26.97	X	0.50	=	126.08
9	9.35	X	26.97	X	0.50	=	126.08
					TOTAL		252.17
OPEN SPACE-04							
10	9.35	X	26.97	X	0.50	=	126.08
11	9.35	X	26.97	X	0.50	=	126.08
					TOTAL		252.17
OPEN SPACE-05							
12	9.35	X	26.97	X	0.50	=	126.08
13	7.67	X	26.97	X	0.50	=	103.43
14	2.28	X	11.04	X	0.50	=	12.59
15	1.32	X	6.36	X	0.67	=	5.60
					TOTAL		247.70
OPEN SPACE-06							
16	5.39	X	21.53	X	0.50	=	58.02
17	5.39	X	21.53	X	0.50	=	58.02
18	4.50	X	20.71	X	0.50	=	46.60
19	3.13	X	16.83	X	0.50	=	26.34
20	1.32	X	6.36	X	0.67	=	5.60
21	1.32	X	6.36	X	0.67	=	5.60
					TOTAL		200.18
OPEN SPACE-07							
22	5.28	X	20.55	X	0.50	=	54.25
23	12.77	X	29.69	X	0.50	=	189.57
24	6.36	X	1.32	X	0.67	=	5.60
25	11.55	X	2.39	X	0.50	=	13.80
26	2.10	X	13.58	X	0.50	=	14.26
27	2.57	X	9.25	X	0.50	=	11.89
28	1.48	X	9.25	X	0.50	=	6.84
29	6.39	X	0.90	X	0.67	=	3.83
					TOTAL		300.05
					TOTAL OPEN SPACE AREA	=	1813.87



LAYOUT PLAN

SCALE 1:500

DATE & STAMP OF APPROVAL

01/24

SECTOR - R09

LAYOUT PLAN

Approved as amended in.....
subject to conditions mentioned in Annuxure 'A'
of letter No.[illegible] Mouza [illegible]
S. No./G. No./CTS No. [illegible]
Dated [illegible]/2023
Metropolitan Commissioner and
Chief Executive Officer
Pune Metropolitan Regional Development Authority. Pune.

Pune Metropolitan Regional Development Authority PMRDA

A AREA STATEMENT

		SQM.
		SECTOR R-09
	Area of Plot (As Per PLU)	17705.00
	Area of Plot (As Per Triangulation)	**17714.50**
1	Area of Plot (Minimum Considered)	17705.00
2	Required Open Space Area (10%)	1770.50
3	Proposed Open Space Area	1813.87
4	Permissible FSI (As Per PLU)	1010169.00
5	Permissible Additional Residential FSI on payment (70%)	707118.30
6	FSI Area (Resi. + Comm) (52306.67 + 954.82)	53261.49
7	I) Residential Ancillary Area FSI upto 60% With Payment of charges. (83690.67 /1.80 = 52306.67) x 0.60= 31384.00 II) Commercial Ancillary Area FSI upto 60% With Payment of charges. (1718.67 / 1.80 = 954.82) x 0.80 =763.85 Total Ancillary (Resi. + Comm) 31384.00 + 763.85 = 32147.85	32147.85
8	EXISTING FSI Area	0.00
9	Total FSI + Ancillary FSI	85409.34

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 LAYOUT OF RESIDENTIAL BUILDING AT SECTOR NO R-09 FOR INTEGRATED TOWNSHIP 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 Rising Construction LLP,
Mhalunge Real Estate Developers Pvt. Ltd. & Magnile Developers Pvt. Ltd. Through Authorized Signatory
Mr. Nathu Mangade.

Owner(s) sign:

H ARCHITECT

Architect(s) Name
Vishwas Kulkarni : CA/1984/8465
Hrishikesh Kulkarni : CA/2002/29235

Architect(s) Sign:

NORTH

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.
P +91 20 6626 8888
E mail@vkarch.com
W www.vkarch.com

Drawing Title: LAYOUT PLAN		Scale: 1:500 900x720
Drawn by: Pravin	Checked by: Bhavsar C B	Date: 24-07-2023
Job no.: 0000	Drawing no.: 201	Revision: A
Status: FOR P.M.R.D.A. SANCTION		