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

BLDG. NAME	BLDG. FLOORS	BLDG. HT	NET B/UP AREA			PERMISSIBLE BALCONY	PROPOSED BALCONY	STAIRCASE AREA	FIRE STAIRCASE AREA	LIFT	FIRE LIFT	LMR AREA	TENEMENTS
			COMMERCIAL AREA	RESIDENTIAL AREA	TOTAL B/UP AREA								
TOWER-1	Gr. Parking + 29th Floor	94.40	0.00	9963.29	9963.29	1345.78	984.51	627.80	604.66	9.36	2.93	39.13	100
TOWER-2	Gr. Parking + 29th Floor	94.40	0.00	16320.38	16320.38	2443.83	1188.70	494.74	674.25	13.26	2.93	41.65	232
TOWER-3	Gr. Parking + 3 Podium + 28 Floors	94.40	0.00	16383.29	16383.29	2450.13	1843.69	443.56	611.52	13.26	2.93	34.63	205
TOWER-4	Gr. Parking + 3 Podium + 28 Floors	94.40	0.00	14834.09	14834.09	2218.41	1609.37	570.28	562.22	12.58	3.80	51.22	155
TOWER-5	Gr. Parking + 3 Podium + 28 Floors	94.40	206.37	13214.23	14120.60	2082.09	1585.33	494.28	562.12	12.58	3.80	39.82	155
TOWER-6	Gr. Parking + 3 Podium + 28 Floors	94.40	609.86	13887.46	14497.12	2076.60	1563.70	494.36	612.83	13.74	2.93	55.13	104
TOWER-7	Gr. Parking + 3 Podium + 28 Floors	94.40	201.45	13459.11	13617.56	2007.77	1392.81	494.28	562.12	12.58	3.80	39.82	150
TOWER-8	Gr. Parking + 3 Podium + 28 Floors	94.40	0.00	14835.02	14835.02	2218.41	1609.37	570.28	562.22	12.58	3.80	51.22	155
TOWER-9	Gr. Parking + 3 Podium + 28 Floors	94.40	0.00	16802.62	16802.62	2512.97	1695.86	443.56	611.00	13.62	2.93	40.10	206
TOTAL AREA			1017.48	129376.89	130394.37	19356.39	13856.36	4533.80	5382.92	113.36	29.86	399.92	1540

WATER STORAGE CAPACITY

RESIDENTIAL :-	
AMOUNT OF WATER REQUIRED PER PERSON	135 lit/day
WATER REQUIRED IN PER FLAT (5 person per flat)	675 lit/day
NO. OF FLATS IN THE BLDG.	1540 NOS.
REQUIRED CAPACITY OF OVERHEAD TANK	1040475 lit/day
WATER REQT. IN O/H TANK FOR FIRE FIGHTING	225000 lit/day
TOTAL REQD CAPACITY OF OVERHEAD TANK	1287975 lit/day
REQD. CAPA. OF U/GW TANK (1040475*1.5)	1560712 lit/day
PROV. CAPA. OF U/GW TANK WITH FIRE FIGHTING	1560000 lit/day
PROV. CAPA. OF U/GW TANK	1560712 lit/day

WATER CALCULATION

COMMERCIAL :-	
REQUIRED WATER / PERSON	45 lit/day
TOTAL PERSON	534 nos/day
TOTAL WATER REQUIRED	25830 lit/day
WATER REQUIRED FIRE FIGHTING	0 lit/day
PROVIDED CAPACITY OF OVERHEAD TANK	25830 lit/day
REQD. CAPA. OF U/GW TANK (25830*1.5)	38745 lit/day
WATER REQUIRED FOR FIRE FIGHTING	0 lit/day
WATER REQUIRED FOR U/GW TANK	38745 lit/day
WATER PROVIDED FOR U/GW TANK	38745 lit/day

PROPOSED PARKING STATEMENT

FLOOR	PROPOSED PARKING		
	CARS	SCOOTERS	CYCLES
GROUND PARKING	668	236	3027
1ST PODIUM PARKING	372	380	0
2ND PODIUM PARKING	0	1988	0
3RD PODIUM PARKING	239	614	0
TOTAL PARKING PROVIDED	1257	3058	3027

PARKING AREA STATEMENT

TYPE OF FLATS / PROPOSED SANCTION	NO. OF FLATS	REQUIRED PARKING			PROPOSED PARKING		
		CAR	SC	CY	CAR	SC	CY
UP TO 60 TO 100 SQ.M. FOR 3 TEN. 1-4-4	1188	385	1957	1957			
UP TO 60 TO 80 SQ.M. FOR 4 TEN. 0-5-5	169	0	211	211			
MORE THAN 100.50M FOR 27 2-2-2 COMM. (107.48*108 = 10.17 10.50MT 1-4-4	208	208	208	208	1257	3058	3027
	10.17	10	61	61			
ADDITIONAL 30%		304	1339	1339	0	0	0
TOTAL		911	3025	3025	1257	3058	3027

PARKING AREA CALCULATION

VEHICAL	NOS	SIZE	AREA REQUIRED	AREA PROPOSED
CARS	911	2.5X5.00	12.50	4557.50
SCOOTERS	3058	1.00X2.50	2.50	3139.00
CYCLES	3026	0.55X1.40	0.70	1997.60
TOTAL				8771.10

OCCUPANCY CALCULATION

COMMERCIAL	0
TOTAL COMMERCIAL B/UP AREA	40.1lit/day
COMMERCIAL AREA OF GR. FLR.	9212.49 Sq.m.
COMMERCIAL AREA OF 1ST PODIUM FLR.	3004.19
FOR GR. FLOOR	0 persons/sq.m
FOR 1st PODIUM FLOOR	0 persons/sq.m
PERSONS ON GR. FLR.	369
PODIUM AREA OF 1st 2nd FLR.	0
TOTAL PERSON	369 persons
	DAY = 340
TOTAL NO OF GENTS 340	= 0 = 170
TOTAL NO OF LADIES 340	= 0 = 170

SANITARY REQUIREMENT FOR COMMERCIAL

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

FOR GENTS	WC		URINAL		W.H.B.	
NO OF PERSONS	REQ.	PRO	REQ.	PRO	REQ.	PRO
170	7	12	7	7	7	12

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
170	11	12	7	12

COVERAGE AREA STATEMENT

BLDG NAME	COVERAGE
TOWER-1	314.89
TOWER-2	561.80
TOWER-3	675.92
TOWER-4	617.20
TOWER-5	683.96
TOWER-6	977.54
TOWER-7	632.30
TOWER-8	617.20
TOWER-9	685.51
TOTAL	5766.42

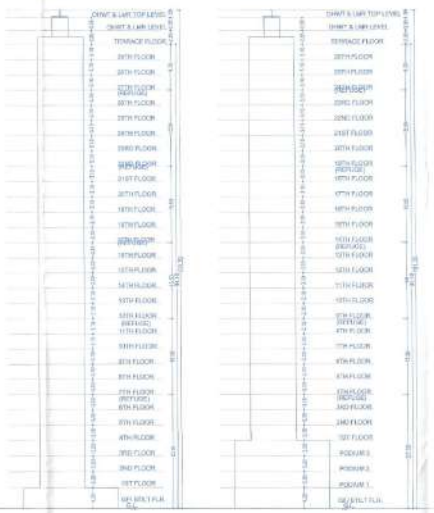
FSI & NON FSI AREA STATEMENT

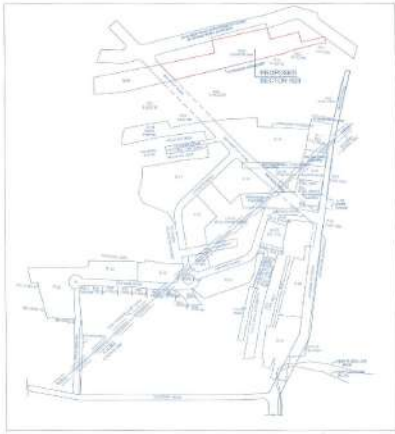
BLDG. NAME	TOTAL B/UP AREA			BALCONY AREA	TERRACE	LIFT AREA	FIRE LIFT AREA	LMR AREA	FIRE STAIRCASE	STAIRCASE AREA	REFUGE AREA	PARKING AREA	TOTAL NON FSI AREA	TOTAL FSI+NON FSI AREA	TENE.
	COMM.	RES.	TOTAL												
PODIUM-1	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14652.71	14652.71	0.00	
PODIUM-2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14709.52	14709.52	0.00	
PODIUM-3	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14709.52	14709.52	0.00	
PODIUM TOP	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8660.93	8660.93	0.00	
TOWER-1	0.00	9963.29	9963.29	984.51	0.00	9.36	2.93	39.13	604.66	627.80	119.40	0	1578.66	11644.67	100
TOWER-2	0.00	16320.38	16320.38	1188.70	0.00	13.26	2.93	41.65	674.25	494.74	127.85	0	2523.28	18843.66	232
TOWER-3	0.00	16383.29	16383.29	1843.69	0.00	13.26	2.93	34.63	611.52	443.56	120.35	0	3074.76	19458.05	205
TOWER-4	0.00	14834.09	14834.09	1609.37	0.00	12.58	3.80	51.22	562.22	570.28	84.80	0	2884.07	17718.16	155
TOWER-5	206.37	13214.23	14120.60	1585.33	0.00	12.58	3.80	39.82	562.12	494.28	113.40	0	2816.31	16936.91	155
TOWER-6	609.86	13887.46	14497.12	1563.70	0.00	13.74	2.93	55.13	612.83	494.36	75.10	0	2797.06	17294.18	104
TOWER-7	201.45	13415.11	13617.56	1392.81	0.00	12.58	3.80	39.82	562.12	494.28	113.40	0	2816.79	16234.35	150
TOWER-8	0.00	14835.02	14835.02	1609.37	0.00	12.58	3.80	51.22	562.22	570.28	84.80	0	2904.07	17739.09	155
TOWER-9	0.00	16802.62	16802.62	1695.86	0.00	13.62	2.93	40.10	611.00	443.56	125.10	0	2933.24	19734.86	206
Proposed Sanction	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Difference	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	1017.48	129376.49	130393.97	13855.36	0.00	113.36	29.86	399.92	5382.92	4533.80	982.45	82937.38	173385.24	154841.83	1545

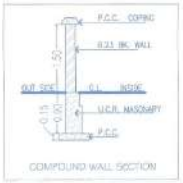
PREVIOUS SANCTION SECTOR AREA's

SECTOR R1	167229.93
SECTOR R2	93332.71
SECTOR R3	41144.73
SECTOR R4	37144.72
SECTOR R5	1449.36
SECTOR R6	52100.62
SECTOR R7	121262.35
SECTOR R8	92552.98
SECTOR R10	95000.42
TOTAL	710276.22

TYPICAL SCHEMATIC SECTION
(SCALE 1:50)







OPEN SPACE - 3 AREA KEY PLAN
(SCALE 1:1000)

OPEN SPACE - 3 AREA CALCULATION							
1	0.50	X	28.94	X	9.28	=	125.00
2	0.50	X	28.94	X	9.28	=	125.00
TOTAL							250.00

OPEN SPACE - 2 AREA KEY PLAN
(SCALE 1:1000)

OPEN SPACE - 2 AREA CALCULATION							
1	0.50	X	41.71	X	20.70	=	431.70
2	0.50	X	41.71	X	20.70	=	431.70
TOTAL							863.40

OPEN SPACE - 4 AREA KEY PLAN
(SCALE 1:1000)

OPEN SPACE - 4 AREA CALCULATION							
1	0.50	X	28.97	X	9.27	=	125.01
2	0.50	X	28.97	X	5.58	=	75.28
3	0.50	X	28.97	X	5.58	=	75.28
4	0.50	X	28.97	X	9.23	=	124.47
TOTAL							400.04

OPEN SPACE - 5 AREA KEY PLAN
(SCALE 1:1000)

OPEN SPACE - 5 AREA CALCULATION							
1	0.50	X	28.97	X	9.28	=	125.00
2	0.50	X	26.97	X	5.62	=	74.92
3	0.50	X	26.97	X	5.62	=	74.92
4	0.50	X	26.97	X	9.28	=	125.00
TOTAL							400.00

OPEN SPACE - 1 AREA KEY PLAN
(SCALE 1:1000)

OPEN SPACE - 1 AREA CALCULATION							
1	0.50	X	45.69	X	22.59	=	515.95
2	0.50	X	45.69	X	9.14	=	208.85
3	0.50	X	81.16	X	27.58	=	840.79
TOTAL							1567.60

TOTAL OPEN SPACE			
1	OPEN SPACE -01	=	1567.60
2	OPEN SPACE -02	=	863.40
3	OPEN SPACE -03	=	250.00
4	OPEN SPACE -4	=	400.00
5	OPEN SPACE -5	=	400.00
6	OPEN SPACE -6	=	250.00
7	OPEN SPACE -7	=	250.00
TOTAL			3981.00

SITE LAYOUT
(SCALE 1:1000)

PLOT AREA KEY PLAN
(SCALE 1:2000)

PLOT AREA CALCULATIONS								
1	0.50	X	188.07	X	47.42	=	4710.47
2	0.50	X	188.07	X	54.68	=	5431.04
3	0.50	X	140.47	X	53.96	=	3807.62
4	0.50	X	194.92	X	56.93	=	5493.11
5	0.50	X	190.71	X	42.29	=	4156.43
6	0.50	X	186.71	X	38.94	=	3741.42
7	0.50	X	101.96	X	55.92	=	2839.62
8	0.50	X	104.56	X	2.56	=	131.82
9	0.50	X	105.73	X	39.12	=	2019.21
10	0.50	X	105.73	X	33.10	=	1748.65
11	0.50	X	69.61	X	15.83	=	481.65
12	0.50	X	76.13	X	17.13	=	652.68
13	0.50	X	76.13	X	12.13	=	461.79
14	0.50	X	36.06	X	6.85	=	123.09
15	0.50	X	36.06	X	15.49	=	279.21
16	0.50	X	11.30	X	2.79	=	15.80
17	0.50	X	36.06	X	0.71	=	13.72
TOTAL							36206.11

OPEN SPACE - 6 AREA KEY PLAN
(SCALE 1:1000)

OPEN SPACE - 6 AREA CALCULATION							
1	0.50	X	27.17	X	9.20	=	125.00
2	0.50	X	27.17	X	9.20	=	125.00
TOTAL							250.00

OPEN SPACE - 7 AREA KEY PLAN
(SCALE 1:1000)

OPEN SPACE -7 AREA CALCULATION							
1	0.50	X	26.94	X	9.28	=	125.00
2	0.50	X	26.94	X	9.28	=	125.00
TOTAL							250.00

DATE & STAMP OF APPROVAL

01/44

Layout (Sector R23)

Approved as amended in
subject to conditions mentioned in Annexure 'A'
of letter No.B.P.(K.R. No.[illegible] Dt. [illegible]
S. No./G. No./CTS No.[illegible]
Dated: 10-3-2022.

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

PMRDA

A AREA STATEMENT

		SQM.
	Area of Plot (As Per PLU)	36206.00
	Area of Plot (As Per Triangulation)	36269.11
1	Area of Plot (Minimum Considered)	36206.00
2	Required Open Space Area (10%)	3620.60
3	Proposed Open Space Area	3981.00
4	Permissible Residential FSI (As Per PLU)	1213458.00
5	Permissible Residential FSI	713756.82
6	Permissible Additional Residential FSI on payment (70%)	499930.18
7	Total Proposed Residential Built Up Area Sector : (R1+R2+R3+R4+R5+R6+R7+R8+R10)	710276.22
8	Balance Residential FSI (9-7)	3322.60
9	Total FSI Area Sector R23	130394.37
10	Proposed Residential FSI on payment	126971.77

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 shall 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		Demolition : 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 NO R-23 FOR INTEGRATED TOWNSHIP On S.No.40 (P), S.No.41(P), S.No. 42 (P), S.No. 43 (P), S.No. 44 (P), S.No.45(P), S.No. 46 (P), S.No. 47 (P), at Village Mhalunge, S.No.187(P),188/1, 189/3/4,190/2,191(P),191/3(P),192/1/1,192/1/2,192/1/3,192/3, 193/3,193/5,194,195/1,195/2,195/3,198/1/1,198/1,198/2,199/3,199/4,200/1/1(P), 200/1/2,200/1/3,200/2,201/1,201/2,201/3,201/4,202(P),203/1,203/2(P),204/3(P), 204/2(P),204/3,204/4,204/5,204/6,205/1,205/2,205/3,205/4,206/2/2(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),50/1A, 50/2A, 52/2A, 52/2C, 52/2D, 52/2E, 52/2F at Village Mann, Tal. Mulshi, Pune.

G OWNER NAME AND SIGNATURE

Vtp Realty Limited
Vishwas Land Developers LLP, Mhalunge Township Developers, Ashdan Township Ventures Pvt. Ltd. & Mann-Hinje Township Developers LLP Through authorised signatory
Mr.Atul Ashok Chanda

H ARCHITECT

Architect/Town Planner
Vishwas Kulkarni : CA/1994/9463
Hrishikesh Kulkarni : CA/2002/29235

VK:a architecture

Drawing Title	Layout Plan
Scale	1:1000
Drawn by	Sachin
Checked by	Dhaivasar
Date	09-02-2022
Project No.	2218
Revision	201
Note	FOR P.M.R.D.A. SANCTION