

PROPOSED F.S.I. STATEMENT

BLDG	FLOOR	BLDG HT. WITH PARKING	BLDG HT. WITHOUT PARKING	NET BUILT UP AREA COMM.	RESI.	PERM. BALCONY	PROPOSED BALCONY OPEN & DRY	ENCLOSED	PROPOSED TERRACE	LIFT AREA	FIRE TOWER AREA	GROUND COVERAGE	TENT.
TOWER-1	B+LG+UG+PO+30 FLR.	101.10	95.10	-	16830.67	2524.60	1610.35	0.00	128.14	12.68	3.80	687.90	175
TOWER-2	B+LG+UG+PO+30 FLR.	101.10	95.10	-	15231.29	2284.69	1523.40	0.00	143.45	12.68	3.80	648.33	115
TOWER-3	B+LG+UG+PO+30 FLR.	101.10	95.10	-	19690.85	2953.63	2175.60	0.00	271.64	12.68	3.80	794.50	205
CLUB HOUSE	G+1 FLR.	7.20	7.20	-	328.74	49.31	-	0.00	-	-	-	-	164.57
TOTAL AREA				0.00	52081.55	7812.23	5309.35	0.00	543.23	38.04	11.40	2491.50	499
TOTAL BUILT UP AREA					52081.55		+			38.04	=	52119.59	

PARKING STATEMENT (FOR TOWER-1,2,3 & CLUB HOUSE)

BUILDING	TYPE OF TENA	NO. OF TENA / AREA	CARS	SCOOTERS	CYCLES
Tower-1	FOR 3-TENA 50 TO 100 SQ.M.	175	58	233	233
Tower-2	FOR 2-TENA ABOVE 100 SQ.M.	115	115	115	115
Tower-3	FOR 3-TENA 50 TO 100 SQ.M.	175	58	233	233
Tower-3	FOR 2-TENA ABOVE 100 SQ.M.	30	30	30	30
CLUB HOUSE	100 S.Q. M. BUILT UP AREA OR FRACTION THEREOF	308	3	9	9
TOTAL		495	264	620	620
50% ADDITIONAL PARKING FOR METROPOLITAN			132	310	310
TOTAL		495	397	931	931

PROVIDED PARKING STATEMENT

FLOORS	CARS	SCOOTERS	CYCLES
PODIUM	102	191	0
UPPER GROUND	94	254	235
GROUND	77	116	715
LOWER GROUND	81	239	0
BASEMENT	77	152	0
TOTAL	426	952	950

PARKING AREA CALCULATION

FLOOR	AREA
PODIUM PARKING	= 5649.15
UPPER GROUND PARKING	= 5649.15
GROUND PARKING	= 4904.18
LOWER GROUND PARKING	= 3897.19
BASEMENT PARKING	= 3897.19
TOTAL	23996.86

OPEN SPACE-1,2,3,4 & 5 AREA KEY PLAN

OPEN SPACE AREA CALCULATION (FOR OPEN SPACE-1,2,3,4 & 5)

01	1.00	X	25.00	X	10.00	X	1	=	250.00
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TOTAL OPEN SPACE AREA CALCULATION

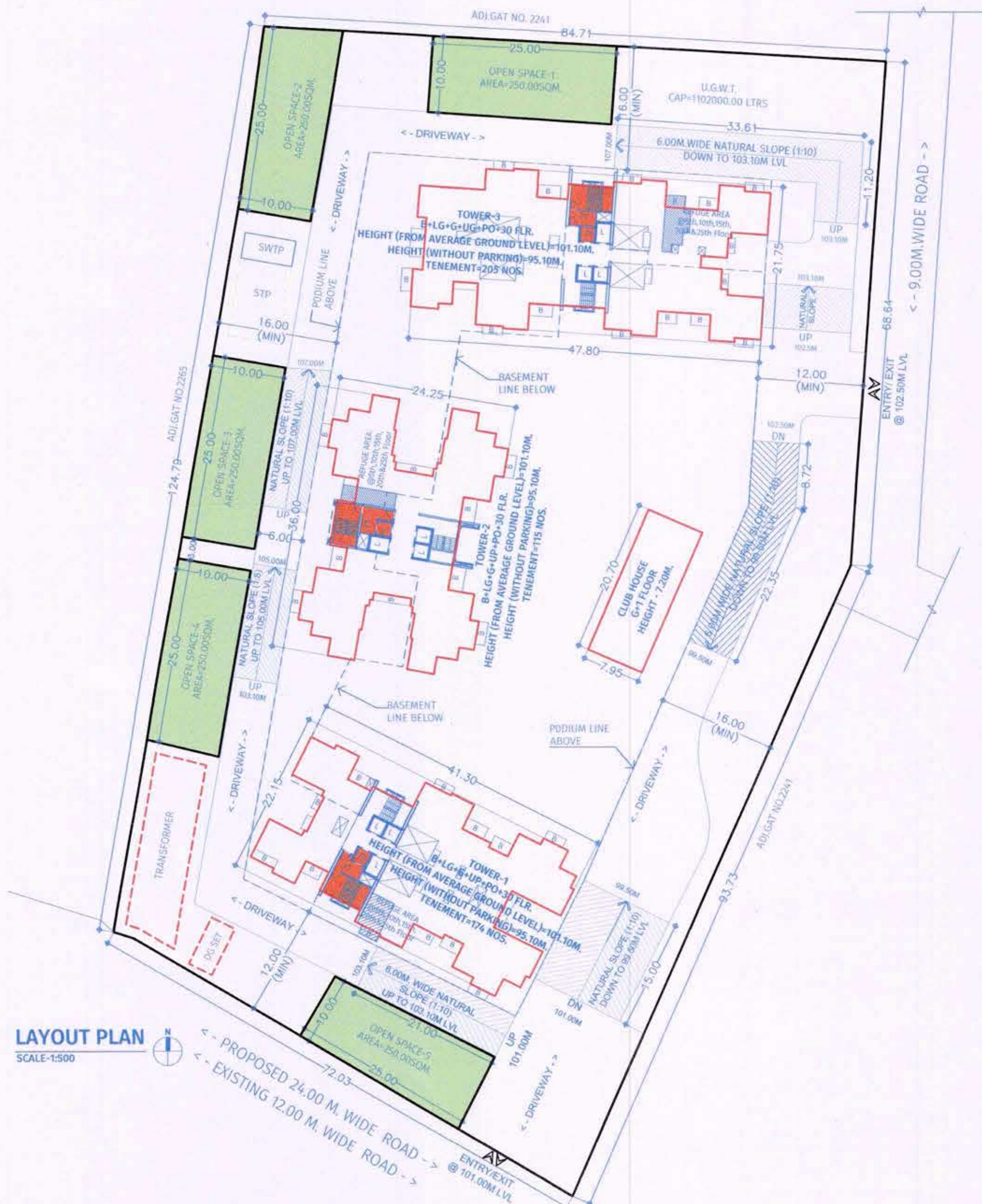
NOS.	AREA (IN SQ.M.)
OPEN SPACE-1	= 250.00
OPEN SPACE-2	= 250.00
OPEN SPACE-3	= 250.00
OPEN SPACE-4	= 250.00
OPEN SPACE-5	= 250.00
TOTAL OPEN SPACE AREA	1250.00

TOTAL WATER AREA CALCULATION

FOR RESIDENTIAL	
AMOUNT OF WATER REQUIRED PER PERSON	= 125 lts/day
WATER REQUIRED PER FLAT (PERSONS/FLAT)	= 675 lts/day
NO OF FLATS IN BLDG.	= 495 NOS.
REQUIRED CAPACITY OF OVERHEAD WATER TANK	= 334125 lts/day
FOR COMMERCIAL	
NO. OF PERSON	= 82 NOS.
WATER REQUIRED PER PERSONS	= 45 lts/day
REQUIRED WATER CAPACITY FOR OHWT	= 3690 lts/day
FOR RESIDENTIAL + COMMERCIAL	
TOTAL REQUIRED WATER CAPACITY FOR OHWT	= 337815 lts/day
WATER REQUIRED FOR FIRE FIGHTING	= 300000 lts/day
TOTAL WATER REQUIRED FOR OHWT	= 637815 lts/day
PROVIDE CAPACITY TO OVER HEAD WATER TANK	= 639000 lts/day
REQUIRED CAPACITY TO UNDER GROUND WATER TANK	= 506723 lts/day
WATER REQUIRED FOR FIRE FIGHTING FOR UOWT	= 600000 lts/day
PROVIDE CAPACITY TO UNDER GROUND WATER TANK	= 1108000 lts/day

WATER STATEMENT (FOR TOWER-1, 2 & 3)

BUILDING	OVER HEAD WATER TANK CAPACITY	UNDER GROUND WATER TANK CAPACITY	UNITS
TOWER-1	218000	377000	LTRS.
TOWER-2	178000	317000	LTRS.
TOWER-3	239000	408000	LTRS.
CLUB HOUSE	4000	6000	LTRS.
TOTAL	639000	1108000	LTRS.



PLOT AREA KEY PLAN

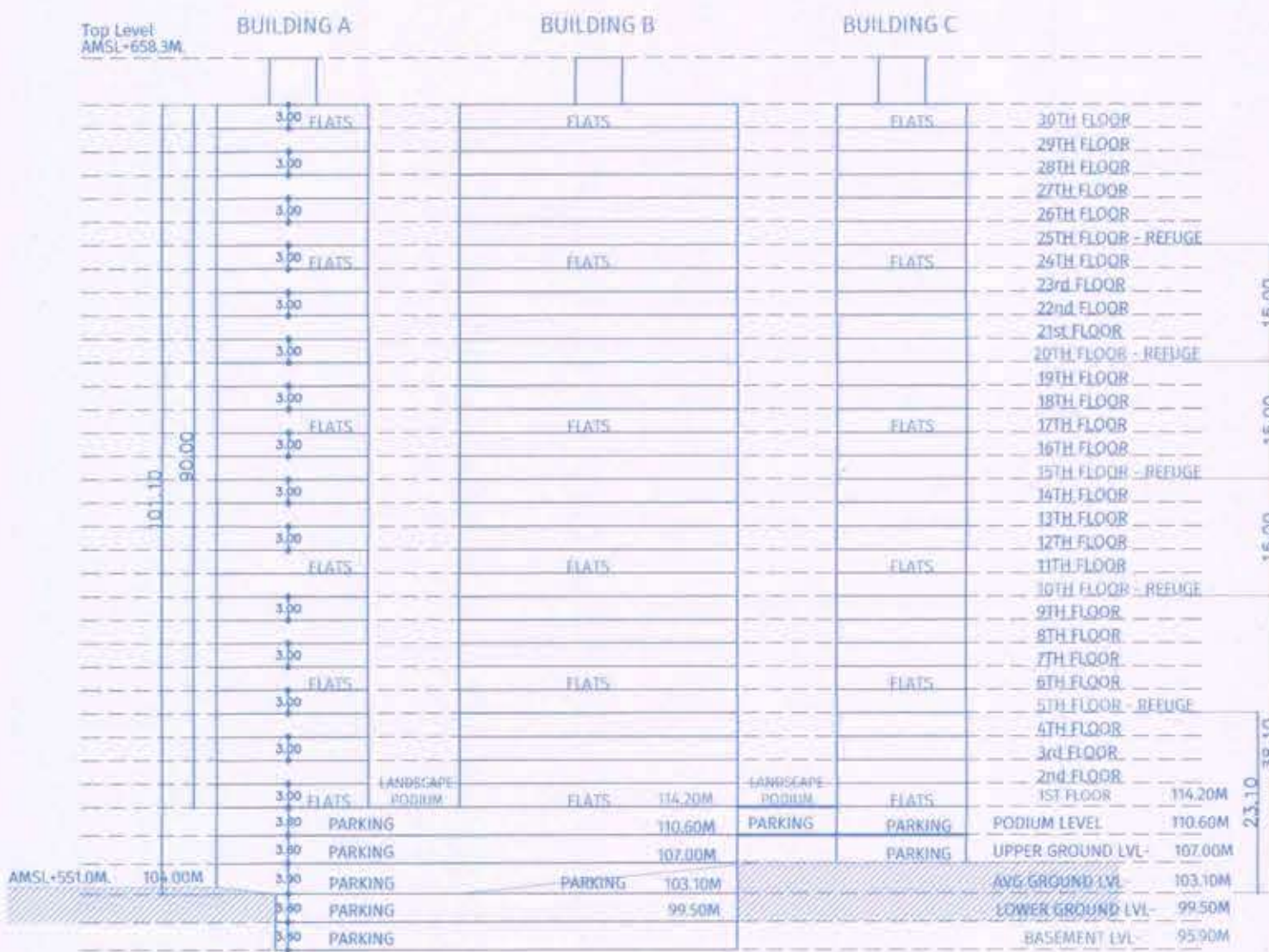
SCALE: 1:1000

PLOT AREA CALCULATION

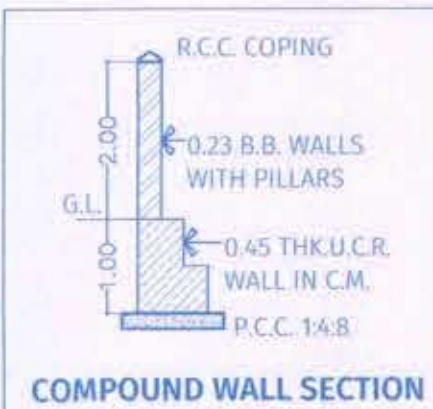
01	0.50	X	89.97	X	22.81	X	1	=	1017.07
02	0.50	X	89.97	X	65.81	X	1	=	2960.90
03	0.50	X	101.06	X	89.34	X	1	=	4514.35
04	0.50	X	101.06	X	2.83	X	1	=	143.00
05	0.50	X	109.91	X	20.32	X	1	=	1116.69
06	0.50	X	99.17	X	42.42	X	1	=	2103.40
TOTAL									11855.00

LEGENDS FOR SERVICES

ELECTRICAL LINE	---
DRAINAGE LINE	---
WATER LINE	---
STP	SEWAGE TREATMENT PLANT
SWTP	SOLID WASTE TREATMENT PLANT
UGWT	UNDER GROUND WATER TANK
T	TERRACE ABOVE
B	BALCONY ABOVE



SECTION THROUGH U.G. WATER TANK



DATE & STAMP OF APPROVAL

01/17

SECTOR-R15

LAYOUT PLAN

Approved as amended in subject to conditions mentioned in Annexure 'A' of letter No. BHA/C.R. No. 352/21-22 Mouza / नोकी ख. व. बायोली S. NO./G.No/CTS No. 128 व. हवल, केवट व. हवल Dated - 12/08/2021

sd/- xxx
Metropolitan Commissioner and
Chief Executive Officer
Pune Metropolitan Regional Development Authority, Pune



TRUE COPY

NO: BHA/C.R. No 352/21-22

DATE: 12/08/2021

SANCTIONED AS SHOWN IN PLAN
SUBJECT TO THE CONDITIONS MENTIONED
IN THIS OFFICE ORDER NO. EVEN DT. 12/08/2021

DATE: 12/08/2021

For VK.a architecture

VISHWAS KULKARNI CA/84/8465

HRISHIKESH KULKARNI CA/2002/29235



A AREA STATEMENT

	SQ.M.
01 Area of Plot (As per PLU)	11855.00
02 Area of Plot (As per Triangulation)	11855.00
03 Required Open Space Area	1185.50
04 Proposed Open Space Area	1250.00
05 Total Residential FSI as per PLU	838761.90
06 Proposed FSI For Sector R15	52119.59
07 Total Sanctioned BUILT-UP Area (R1+R2+R5+R6+R7+R8) (73369.73+115431.66+98626.49+1382.03+53869.49+46996.61)	389676.01
08 Balance FSI For Remaining Sectors [05 - (06 + 07)]	396966.30

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

E PROJECT TEAM

01 Concept Designers	Vka:Architecture
02 Environment Consultant	-
03 Structural Consultant	-
04 Plumbing Consultant	-
05 Electrical Consultant	-
06 Fire Consultant	-
07 HVAC Consultant	-

F JOB TITLE / SITE ADDRESS

Proposed Building for Sector R15 On Gat No.124, 125, 127 to 132,137(P) to 142, 144, 145, 146(P), 147 to 153, 155 to 159(P), 160, 162 to 164, 166, 167, 169(P), 170(P), 194(P) Village-Manjri Khurd, Tal. Haveli, PUNE. & On Gat No.1255 Hissa No. 14,17,18,28,65, 66,67, 69, 70, 71, 72(P), 73, 1265, 1267(P), 1273, 1276 Hissa No. 2,3,5,6,26,27,28,1A/2, 34,37 Village-Wagholi, Tal. Haveli, PUNE.

G OWNER NAME AND SIGNATURE

Owner's Name: 1) M/s. Ashdan Developers Pvt. Ltd. 2) Manjari Housing Projects LLP Through authorized signatory Mrs. Meena Kame

sd/- xxx

H ARCHITECT

Architect's Name: Vishwas Kulkarni CA/1984/8465
Hrshikesh Kulkarni CA/2002/29235

sd/- xxx



Scale: 1:500 at A1-841x594	Checked by: Shyam	Checked by: Raksha	Date: 03/05/2021
Project No: 1931	Drawing No: 201	Revision: -	
FOR BUILDING PERMISSION PMRD(2013)			