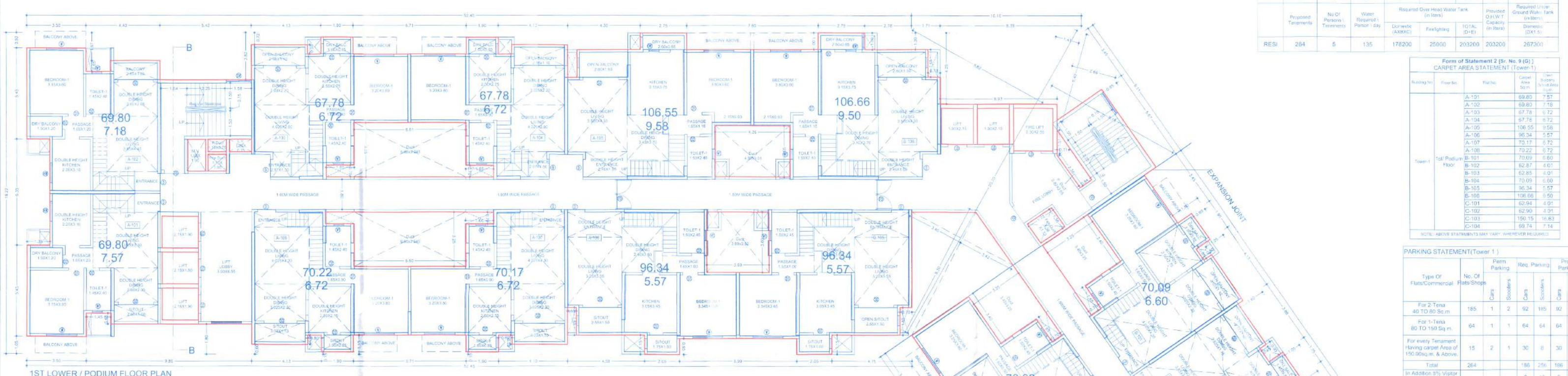
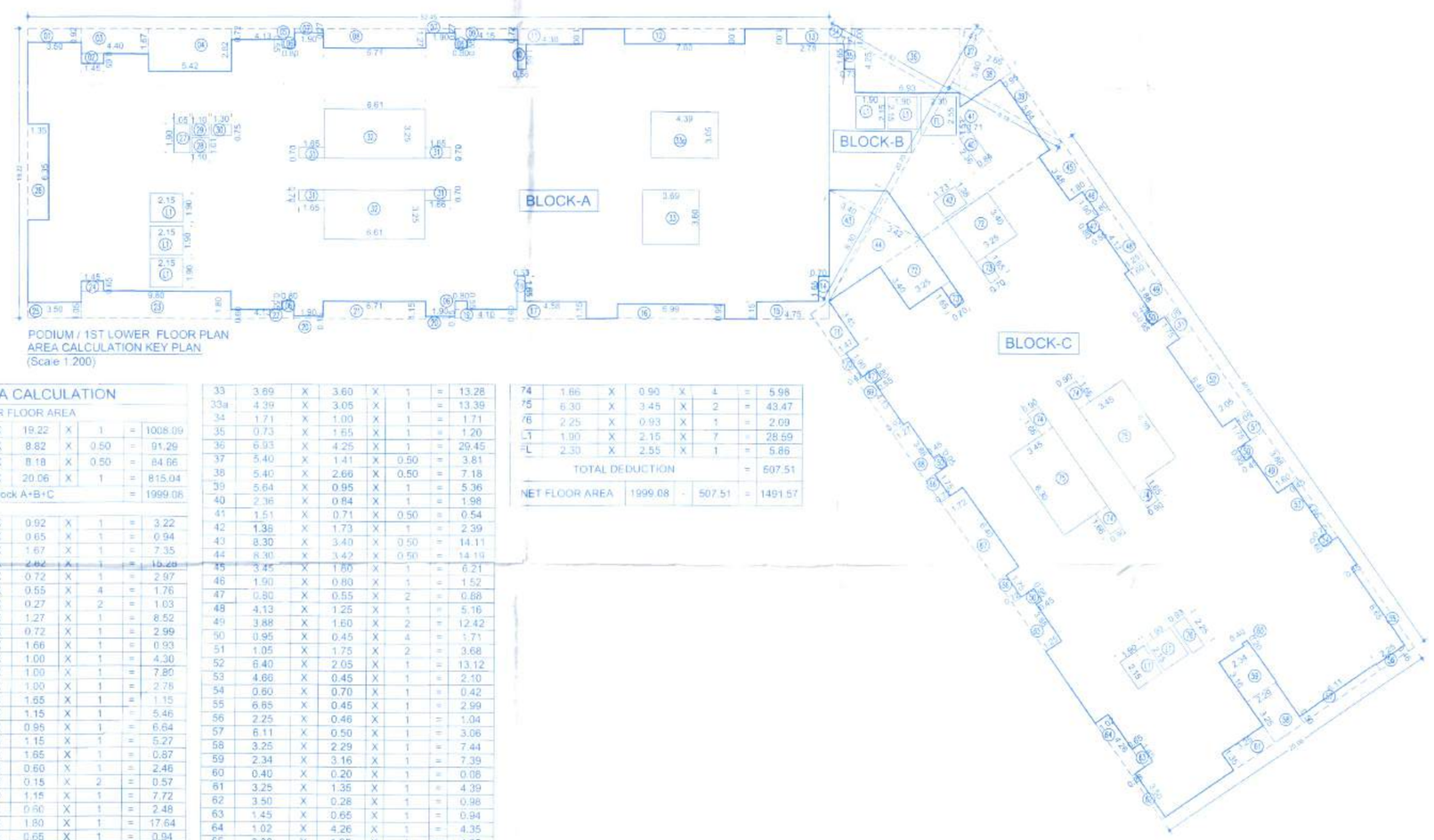


1ST LOWER / PODIUM FLOOR PLAN



PODIUM / 1ST LOWER FLOOR PLAN
AREA CALCULATION KEY PLAN
(Scale 1:200)

AREA CALCULATION

PODIUM/1ST LOWER FLOOR AREA

A	52.45	X	19.22	X	1	=	1008.09
B1	20.70	X	8.82	X	0.50	=	91.29
B2	20.70	X	8.18	X	0.50	=	84.66
C	40.63	X	20.06	X	1	=	815.04
Total Block A+B+C						=	1999.08

DEDUCTION

1	3.50	X	0.92	X	1	=	3.22
2	1.45	X	0.65	X	1	=	0.94
3	4.40	X	1.67	X	1	=	7.35
4	3.42	X	2.82	X	1	=	10.49
5	4.13	X	0.72	X	1	=	2.97
6	0.80	X	0.55	X	4	=	1.76
7	1.90	X	0.27	X	2	=	1.03
8	6.71	X	1.27	X	1	=	8.52
9	4.15	X	0.72	X	1	=	2.99
10	0.56	X	1.66	X	1	=	0.93
11	4.30	X	1.00	X	1	=	4.30
12	7.80	X	1.00	X	1	=	7.80
13	2.78	X	1.00	X	1	=	2.78
14	0.70	X	1.65	X	1	=	1.15
15	4.75	X	1.15	X	1	=	5.46
16	6.99	X	0.95	X	1	=	6.64
17	4.58	X	1.15	X	1	=	5.27
18	0.53	X	1.65	X	1	=	0.87
19	4.10	X	0.60	X	1	=	2.46
20	1.90	X	0.15	X	2	=	0.57
21	6.71	X	1.15	X	1	=	7.72
22	4.13	X	0.60	X	1	=	2.48
23	9.80	X	1.80	X	1	=	17.64
24	1.45	X	0.65	X	1	=	0.94
25	3.50	X	1.05	X	1	=	3.68
26	1.35	X	6.35	X	1	=	8.57
27	1.05	X	1.90	X	1	=	1.99
28	1.10	X	1.01	X	1	=	1.11
29	1.10	X	0.75	X	1	=	0.83
30	1.30	X	0.75	X	1	=	0.98
31	1.65	X	0.70	X	4	=	4.62
32	6.60	X	3.25	X	2	=	42.90
33	3.69	X	3.60	X	1	=	13.28
33a	4.39	X	3.05	X	1	=	13.39
34	1.71	X	1.00	X	1	=	1.71
35	0.73	X	1.65	X	1	=	1.20
36	6.93	X	4.25	X	1	=	29.45
37	5.40	X	1.41	X	0.50	=	3.81
38	5.40	X	2.66	X	0.50	=	7.18
39	5.64	X	0.95	X	1	=	5.36
40	2.36	X	0.84	X	1	=	1.98
41	1.51	X	0.71	X	0.50	=	0.54
42	1.38	X	1.73	X	1	=	2.39
43	8.30	X	3.40	X	0.50	=	14.11
44	8.30	X	3.42	X	0.50	=	14.19
45	3.45	X	1.80	X	1	=	6.21
46	1.90	X	0.80	X	1	=	1.52
47	0.80	X	0.55	X	2	=	0.88
48	4.13	X	1.25	X	1	=	5.16
49	3.88	X	1.60	X	2	=	12.42
50	0.95	X	0.45	X	4	=	1.71
51	1.05	X	1.75	X	2	=	3.68
52	6.40	X	2.05	X	1	=	13.12
53	4.66	X	0.45	X	1	=	2.10
54	0.60	X	0.70	X	1	=	0.42
55	6.85	X	0.45	X	1	=	2.99
56	2.25	X	0.46	X	1	=	1.04
57	6.11	X	0.50	X	1	=	3.06
58	3.25	X	2.29	X	1	=	7.44
59	2.34	X	3.16	X	1	=	7.39
60	0.40	X	0.20	X	1	=	0.08
61	3.25	X	1.35	X	1	=	4.39
62	3.50	X	0.28	X	1	=	0.98
63	1.45	X	0.65	X	1	=	0.94
64	1.02	X	4.26	X	1	=	4.35
65	3.88	X	1.25	X	1	=	4.85
66	1.75	X	0.72	X	2	=	2.52
67	1.72	X	6.40	X	1	=	11.01
68	1.27	X	3.88	X	1	=	4.93
69	0.92	X	4.13	X	1	=	3.80
70	1.90	X	0.47	X	1	=	0.89
71	3.45	X	1.47	X	1	=	5.07
72	3.25	X	3.40	X	2	=	22.10
73	1.65	X	0.70	X	2	=	2.31
74	1.66	X	0.90	X	4	=	5.98
75	6.30	X	3.45	X	2	=	43.47
76	2.25	X	0.93	X	1	=	2.09
L1	1.00	X	2.15	X	7	=	26.69
FL	2.30	X	2.55	X	1	=	5.86
TOTAL DEDUCTION						=	507.51
NET FLOOR AREA	1999.08	-	507.51	=	1491.57		

WATER CALCULATION

	A	B	C	D	E	F	G	H
	Proposed Tenements	No Of Persons / Tenements	Water Required / Person / day	Required Over Head Water Tank (in liters)			Provided O.H.W.T Capacity (in liters)	Required Under Ground Water Tank (in liters)
				Domestic (AXBXC)	Firefighting	TOTAL (D+E)		Domestic (DX1.5)
RESI	264	5	135	178200	25000	203200	203200	267300

Form of Statement 2 [Sr. No. 9 (G)]
CARPET AREA STATEMENT (Tower-1)

Building No.	Floor No.	Flat No.	Carpet Area Sq.m.	Carpet Area Sq.ft.
Tower-1	Tot/ Podium Floor	A-101	69.80	7.57
		A-102	69.80	7.18
		A-103	67.78	6.72
		A-104	67.78	6.72
		A-105	106.55	9.58
		A-106	96.34	5.57
		A-107	70.17	6.72
		A-108	70.22	6.72
		B-101	70.09	6.60
		B-102	62.87	4.01
		B-103	62.85	4.01
		B-104	70.09	6.60
		B-105	96.34	5.57
		B-106	106.66	9.50
		C-101	62.94	4.01
		C-102	62.90	4.01
		C-103	150.15	16.63
		C-104	69.74	7.14

NOTE: ABOVE STATEMENTS MAY VARY WHEREVER REQUIRED

PARKING STATEMENT(Tower 1)

Type Of Flats/Commercial	No. Of Flats/Shops	Perm Parking		Req. Parking		Prov. Parking	
		Cars	Scooters	Cars	Scooters	Cars	Scooters
For 2 Tena 40 TO 80 Sq.m	185	1	2	92	185	92	185
For 1-Tena 80 TO 150 Sq.m.	64	1	1	64	64	64	64
For every Tenament Having carpet Area of 150.00sq.m. & Above.	15	2	1	30	8	30	8
Total	264			186	256	186	256
In Addition 5% Visitor Parking				9	13	9	13
TOTAL	264			196	269	196	269

PARKING AREA CALCULATION			
VEHICAL	NOS.	AREA REQUIRED	AREA REQUIRED
CARS	196	12.50	SQ.M./CAR 2450.00
SCOOTERS	269	2.00	SQ.M./CAR 538.00
TOTAL			2988.00

DATE & STAMP OF APPROVAL

08/69

Sector-R12
Tower-1
Floor Plan & Area Calculation

Approved as amended in .....
subject to conditions mentioned in Annexure 'A' सामान्य शर्त व वसेली
of letter No. BP/ C.O. 1/ 9612-23 Pune, dated
S. No 15 No/478 Kothrud 928 व. शर्त सन्नर क्षेत्र-92
Date 28/09/2023
Metropolitan Commissioner and
Chief Executive Officer
Pune Metropolitan Regional Development Authority, Pune
PMRDA

Form of Statement 2 [Sr. No. 9 (a)] Proposed TOWER-1

FLOOR NO.	Total Built-up Area of floor, as per outer construction line.	LIFT	FIRE LIFT	NO OF TENEMENTS
1ST LOWER	1491.57			18
1ST UPPER	681.84			0
2ND LOWER	1491.57			18
2ND UPPER	681.84			0
3RD LOWER	1491.57			18
3RD UPPER	681.84			0
4TH LOWER	1491.57			18
4TH UPPER	681.84			0
5TH LOWER	1361.88			16
5TH UPPER	637.18			0
6TH LOWER	1491.57			18
6TH UPPER	681.84			0
7TH LOWER	1491.57			18
7TH UPPER	637.18			0
8TH LOWER	1491.57	28.59	5.86	18
8TH UPPER	681.84			0
9TH LOWER	1491.57			18
9TH UPPER	681.84			0
10TH LOWER	1361.88			16
10TH UPPER	637.18			0
11TH LOWER	1491.57			18
11TH UPPER	854.78			0
12TH LOWER	1491.57			18
12TH UPPER	637.18			0
14TH LOWER	1491.57			18
14TH UPPER	681.84			0
15TH LOWER	1491.57			18
15TH UPPER	681.84			0
16TH LOWER	1381.88			16
16TH UPPER	637.18			0
TOTAL	32221.72	28.59	5.86	264

SCHEDULE OF OPENINGS

DOOR	SIZE	LINTEL	TYPE
D	1.05 X 2.15	2.15	TEAK WOOD FRAMED PANELED DOOR
D1	0.90 X 2.15	2.15	TEAK WOOD FRAMED PANELED DOOR
D2	0.75 X 2.15	2.15	TEAK WOOD FRAMED FLUSH DOOR
SD	1.10 X 2.15	2.15	ALUMINIUM FRAMED SLIDING DOOR
FD	1.20 X 2.15	2.15	FIRE RESISTANCE DOOR

SCHEDULE OF OPENINGS

WINDOW	SIZE	CILL	TYPE
W	1.80 X 1.35	0.75	ALUMINIUM FRAMED SLIDING WINDOW
W1	0.75 X 0.90	1.35	ALUMINIUM FRAMED LOUVER
W2	1.00 X 0.90	0.3000	ALUMINIUM FRAMED SLIDING WINDOW

UDCPR 2020

F JOB TITLE / SITE ADDRESS

PROPOSED BUILDING FOR SECTOR R-12, FOR INTEGRATED TOWNSHIP Gat No.124 to 132,137(P) to142,144,145,146(P),147 to 153, 155 to 159(P), 160, 162 to 164, 166, 167,169(P), 170 & 194(P) Village-Manjri Khurd, Tal. Haveli, PUNE.
On Gat No.1255 Hissa
No.14,17,18,28,29,31,33,38,46,47,48,65,66,67,69,70,71,72,73, 1265,1267(P),1269,1273,1276 Hissa No.2,3,5,6,13,15,16,26,27, 28,30,1A/2,34,37 Village-Wagholi, Tal. Haveli, PUNE.

G OWNER NAME AND SIGNATURE

Name of Owner
Joint Venture by:
1) M/s. Ashiten Developers Pvt. Ltd.
2) Manjri Housing Projects LLP
Through authorized signatory Mrs. MEENA KARNE.

Signature of owner

H ARCHITECT

Name of Architect
Vishwas Kulkarni CA/1984/8465
Hrishikesh Kulkarni CA/2002/29235

Signature of Architect

VK:a architecture
5th Floor, Nextgen Avenue Sr.No. 103/1/3, C.T.S No.2890, S.B.Road Near ICC Trade Tower, Ballalwadi, Pune-411016
P. +91 20 6625 8888
E. mail@vkarch.com
W. www.vkarch.com

Drawing Title: Floor Plan & Area Calculation
Scale: 1:100 @ 830X1130
Drawn by: Mayur
Checked by: Mr.Bhavsar
Date: 21/04/23
Drawing No.: 2243
Revision No.: 208
Version: B
Status: FOR P.M.R.D.A. SANCTION

LEGEND
Proposed Work in :
Refuge Area