

Approved as amended in.....
subject to conditions mentioned in
of letter No. 800/C.R. No. 800.....
S. No. 6. No. 6/CIS No. 6.....
Dated 26/04/2029

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



S.NO	FLOOR	NET B&P AREA				TOTAL FTS STATEMENT				LIFT	GR		NO OF TIE
		RESI	INCL	PERMI	BALCONY	RESI	PERMI	STAIRCASE AREA	STAIRCASE AREA		FIRE	COVER	
1	TOWER - 1	2528.92	0.00	376.91	99.15	124.79	19.83	7.73	708.73	32.00			
2	TOWER - 2	2528.92	0.00	376.91	99.15	124.79	19.83	7.73	708.73	32.00			
3	TOWER - 3	6660.61	0.00	1024.90	728.59	229.28	369.27	2.72	4.75	539.20	134.00		
4	TOWER - 4	6660.61	0.00	1024.90	728.59	229.28	369.27	2.72	4.75	539.20	134.00		
5	TOWER - 5	4037.65	0.00	1068.68	776.66	229.28	369.76	7.22	4.75	539.20	122.00		
6	TOWER - 6	4037.65	0.00	1068.68	776.66	229.28	369.76	7.22	4.75	539.20	122.00		
7	TOTAL	18644.38	4037.65	3408.24	2573.87	613.32	23.75	2097.98	370.00				

S.NO	FLOOR	NETBMP	FSB STATEMENT FOR TOWER-1					LEFT	GR COVERAGE	NO. OF TYPE
			BALCONY	STAIRCASE AREA	PERM. FLOOR	REGULAR FLOOR	PIRE			
1	FIRST FL	341.57	51.23	42.06	18.23	20.34				4
2	SECOND FL	609.86	91.48	81.29	18.23	20.34	10.83	4.75	706.73	4
3	THIRD FL	609.86	91.48	81.29	18.23	20.34				8
4	FOURTH FL	609.86	91.48	81.29	18.23	20.34				8
5	FIFTH FL	609.86	91.48	81.29	18.23	20.34				8
6	SIXTH FL	609.86	91.48	81.29	18.23	20.34				8
TOTAL AREA :		3242.72	158.65	158.65	158.65	259.82	10.83	4.75	706.73	32.00

F51 STAIRWAY FOR TOWER - 2									
FLOOR	NET/TEMP	BALCONY	STAIRCASE AREA	LIFT	GR.	NO OF			
NO	PERIM	PERIM	PERIM	REGULAR	PERIM	COVER	NO OF		
1	393.54	400.78	403.35	21.15			4		
2	393.54	418.80	18.73	21.15			4		
3	393.54	418.80	18.73	21.15			4		
4	648.27	86.33	83.17	18.73	10.83	4.75	747.02	8	
5	648.27	86.33	83.17	18.73	21.15			8	
5	2971.89	400.78	333.11	93.65	10.83	4.75	747.02	32.00	
TOTAL AREA = 16.65 (F51 staircase passage area) + 2688.75 SQ.M									

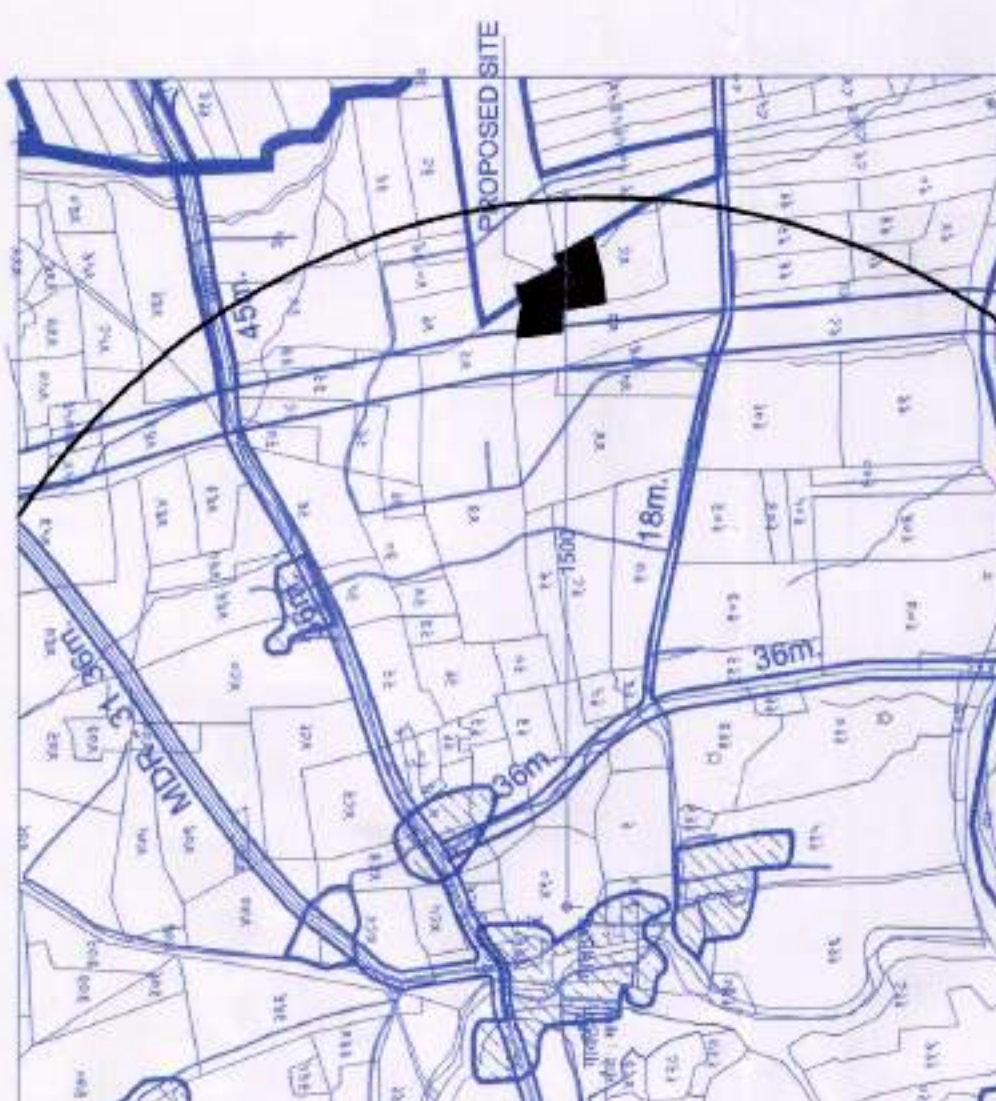
FS: STATEMENT FOR TOWER - 3											
S/NO	FLOOR	NET BHP	BALCONY PERIM	PROG	STAIRCASE AREA	STAIR	REGULAR	LIFT	FIRE	GR COVERAGE	NO OF TUBE
1	PARKING FL	383.20	38.48	25.54	14.33	23.11					4
2	FIRST FL	383.20	38.48	25.54	14.33	23.11					4
3	SECOND FL	383.20	38.48	25.54	14.33	23.11					4
4	THIRD FL	476.15	71.42	51.08	14.33	23.11					8
5	FOURTH FL	476.15	71.42	51.08	14.33	23.11					8
6	FIFTH FL	476.15	71.42	51.08	14.33	23.11					8
7	SIXTH FL	476.15	71.42	51.08	14.33	23.11					8
8	SEVENTH FL	435.70	68.36	45.04	14.33	23.11					7
9	EIGHTH FL	476.15	71.42	51.08	14.33	23.11	7.22	4.75	539.20		8
10	NINTH FL	476.15	71.42	51.08	14.33	23.11					8
11	TENTH FL	476.15	71.42	51.08	14.33	23.11					8
12	ELEVENTH FL	476.15	71.42	51.08	14.33	23.11					8
13	TWELFTH FL	476.15	71.42	51.08	14.33	23.11					7
14	THIRTEENTH FL	476.15	71.42	51.08	14.33	23.11					8
15	FOURTEENTH FL	476.15	71.42	51.08	14.33	23.11					8
16	FIFTEENTH FL	476.15	71.42	51.08	14.33	23.11					8
TOTAL		6886.65	1024.80	728.58	229.28	360.76	7.22	4.75	539.20		114.00
TOTAL AREA=		8886.65 ± 52/16 (Fire escape passage area) = 6550.81 SQ.M									

S.NO	FLOOR	NET BHP AREA	FBI STATEMENT FOR TOWER - 4						LIFT	GR. COVERAGE	NO. OF TENE
			BALCONY	STARSCAPE AREA	FIRE REGULAR	FIRE	REGULAR	FIRE			
1	PARKING FL.	263.20	39.48	25.54	14.33	23.11					4
2	FIRST FL.	476.15	71.42	51.08	14.33	23.11					8
3	SECOND FL.	476.15	71.42	51.08	14.33	23.11					8
4	THIRD FL.	476.15	71.42	51.08	14.33	23.11					8
5	FOURTH FL.	476.15	71.42	51.08	14.33	23.11					8
6	FIFTH FL.	476.15	71.42	51.08	14.33	23.11					8
7	SIXTH FL.	476.15	71.42	51.08	14.33	23.11					8
8	SEVENTH FL.	476.15	71.42	51.08	14.33	23.11					8
9	EIGHTH FL.	476.15	71.42	51.08	14.33	23.11			4.75	539.20	7
10	NINTH FL.	476.15	71.42	51.08	14.33	23.11					8
11	TENTH FL.	476.15	71.42	51.08	14.33	23.11					8
12	ELEVENTH FL.	476.15	71.42	51.08	14.33	23.11					8
13	TWELFTH FL.	435.70	66.36	45.04	14.33	23.11					7
14	THIRTEENTH FL.	476.15	71.42	51.08	14.33	23.11					8
15	FOURTEENTH FL.	476.15	71.42	51.08	14.33	23.11					8
16	FIFTEENTH FL.	476.15	71.42	51.08	14.33	23.11					8
	TOTAL	7324.55	1098.68	779.68	202.28	369.76	7.22		4.75	539.20	122.00
	TOTAL AREA =	7324.55 + 42.16 (Fire silticrete passage) net =	7366.71	50.00							

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PARKING AREA CALCULATION			
VEHICAL	NOSE AREA REQUIRED	AREA PROVIDED	
CARS	12.50 SQ.M/VEHICLE	1162.50	
SCOOTERS	2.00 SQ.M/VEHICLE	768.00	
CYCLES	0.50 SQ.M/VEHICLE	443.80	
TOTAL		2374.30	

FOOT AREA CALC.			
1	1	X 0.2 X	
2	1	X 0.2 X	
3	4	X 0.2 X	
4	4	X 0.2 X	
5	1	X 0.2 X	
6	1	X 0.2 X	
7	1	X 0.2 X	
8	1	X 0.2 X	
9	1	X 0.2 X	
10	1	X 0.2 X	
11	1	X 0.2 X	
12	1	X 0.2 X	
13	1	X 0.2 X	
14	1	X 0.2 X	
15	1	X 0.2 X	
16	1	X 0.2 X	
17	1	X 0.2 X	
18	1	X 0.2 X	
19	1	X 0.2 X	
20	1	X 0.2 X	
21	1	X 0.2 X	
22	1	X 0.2 X	

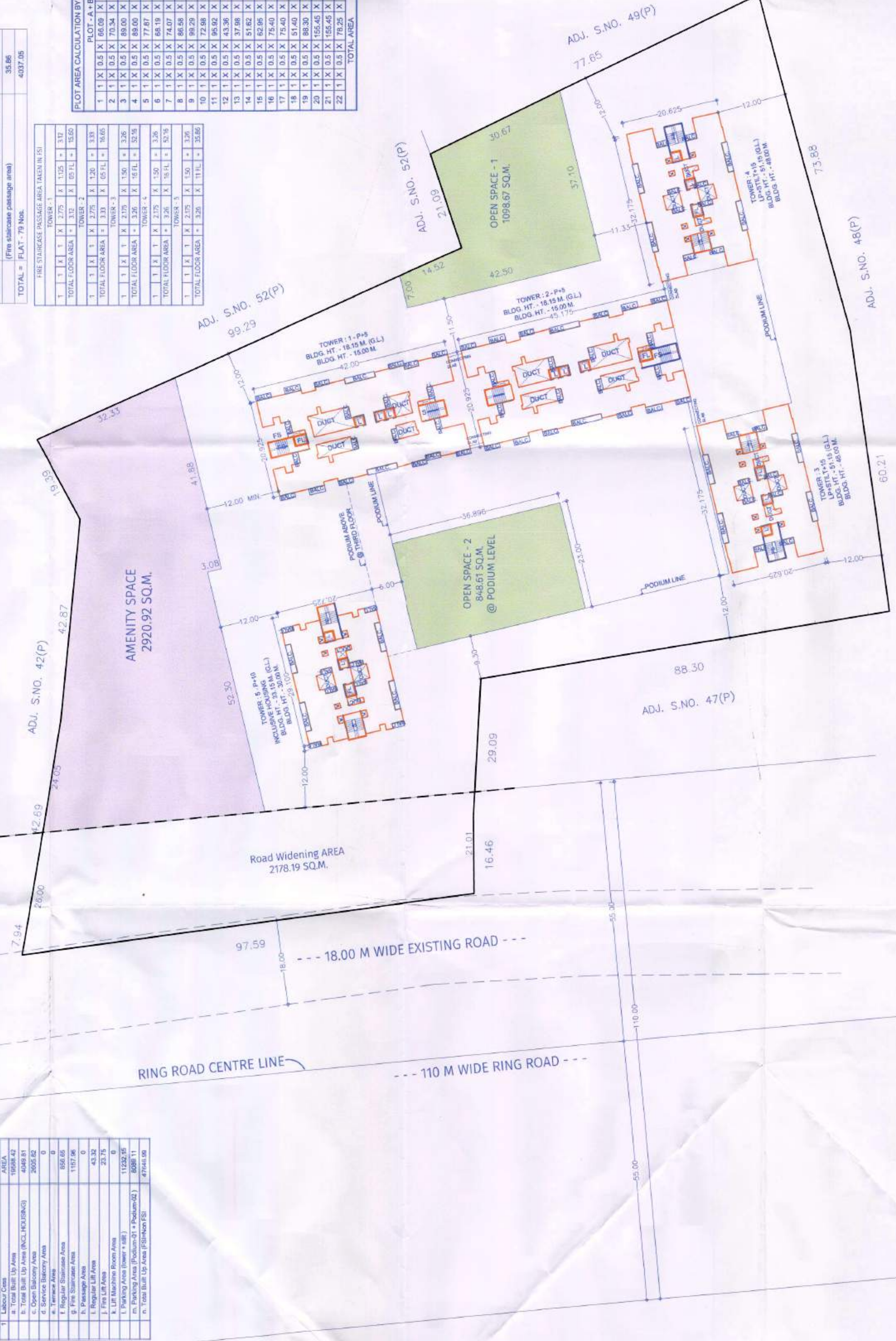
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LOCATION PLAN

SCALE = 1:5000

LOCATION PLAN

SCALE = 1:5000



A. AREA STATEMENTS		SOA
01	Area of Park (Minimum of 1/2, 1/3, 1/4 considered)	1451.00
02	(a) As per ownership document (71/2)	21651.00
03	(b) As per Amalgamation sheet	21652.92
04	(c) As per Amalgamation	21651.00
05	Declarations for	00.00
06	(a) Proposed Ring Road widening Area	2178.19
07	(b) Any ID-Reservation area	20.00
08	(c) Any ID-Reservation area	20.00
09	Grass Area of the plot (1/3 - 1/2)	19472.81
10	Recreational Open space	
11	(a) Required - 10%	1947.28
12	(b) Proposed	1947.28
13	Amenity Space	
14	(a) Required - 15%	2920.92
15	(b) Proposed	2920.92
16	Service road and Highway widening	0.00
17	Internal Road area	0.00
18	Net Area of Plaza (1/3 - 50%)	16551.89
19	Net Area of Plaza with reference to Basic F.S.I. as per local ward rules (as per 0.65, 0.72)	19602.27
20	Action of area for F.S.I.	
21	(a) In-built area against D.F. Road (1/2.50 or as 2.40). If any	0.00
22	(b) In-built area against D.F. Road (1/2.50 or as 2.40). If any	0.00
23	(c) Proposed FSI area (Subject to maximum of 1/2 of area as 8)	0.00
24	(d) TDR area	0.00
25	(e) Additional FSI area under chapter VIII	0.00
26	Total (a + b + c + d + e)	19602.27
27	11 Total area available (9+2)	33,053.78
28	Minimum F.S.I. Normative as per Road width	
29	12 Minimum F.S.I. Normative as per Road width	
30	Total built up area in proposal (including area at 5/400.15 b)	00.00
31	(a) Existing Built up Area	15544.38
32	(b) Proposed Built-up Area	00.00
33	(c) Existing Balcory area counted in F.S.I.	00.00
34	(d) Existing Double Height terrace area counted in F.S.I.	00.00
35	Total (a + b + c + d)	15544.38
36	Area for Pedestrian (1/20)	0.00
37	Area for Pedestrian (1/20)	0.00
38	Area for Pedestrian (1/20)	3972.45
39	(a) Required 25% of area as 9)	4037.05
40	(b) Proposed	

B. CERTIFICATE OF AREA

Certified that the Plot under reference was surveyed by me on _____ and the dimensions of sides _____ etc. of the plot studied 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 Deptt. / City Survey records.

Sign of the Architect

C	JOB TITLE / SITE ADDRESS
	Proposed Group Housing Scheme at S. No. 47/1/A, Maan, Taluka - Mulshi, Dist - Pune.

D OWNER NAME AND SIGNATURE Owner's Name Yellowstone Skyscrapers LLP Through, Mr. Rajesh K. Goyal	Owner's Sign 
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E ARCHITECT Architects & Interiors Vishwas Kulkarni : CA/1984/8485 Hrishikesh Kulkarni : CA/2002/29235	Architect's sign: 	 NORTH
	Date: _____ Drawn by: _____	

 VK:a architecture	717/718 Third Marg Road, 1st Floor College Road, Pune 411 004, India		Tel: +91 20 4062 8886 E: mail@vark.com www.vark.com	
	Master Layout		FOR P.M.F.D.A. SANCTION	
1:500 at A1-Paper Size		Drawn by Prashant	Checked by 211	Date 02/02/2021

OPEN SPACE - 1 AREA CALCULATION				
1	1	1	0.5	16.63 X 6.35 = 52.80
2	1	1	0.5	16.63 X 8.39 = 69.76
3	1	1	0.5	46.13 X 20.27 = 467.53
4	1	1	0.5	46.13 X 22.05 = 508.58
TOTAL AREA				= 1098.67

TOTAL OPEN SPACE AREA CALCULATION	
1	OPEN SPACE - 1 = 1098.67
2	OPEN SPACE - 2 = 848.61
TOTAL OPEN SPACE AREA = 1947.28	