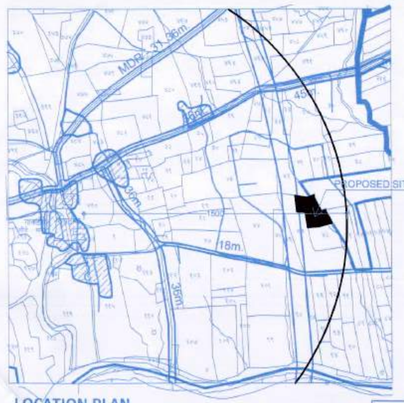


LOCATION PLAN
SCALE - 1:15000

LOCATION PLAN
SCALE - 1:5000

Premium Area Calculation			
	Total – B-up Area	Lift Area	Labour Cess
Previous 1st Sanction Date-27/05/2021	19544.38+4037.05 = 23581.43	43.32	47846.99
Proposed FSI	23860.85+4037.05 = 26897.70	40.66	51382.58
Difference =	3315.27	0.00	3735.57

BUILDING	FSI AREA	NON FSI AREA	CONSTRUCTION AREA
TOWER - 1	8651.25	1649.10	10300.35
TOWER - 2	6632.68	1183.84	7816.52
TOWER - 4	7576.72	1405.36	8982.08
INCL. HOUSING	4037.05	925.30	4962.35
PARKING AREA		11232.15	11232.15
PODIUM AREA		8089.11	8089.11
CLUB HOUSE		282.82	282.82
UGWT		300	300.00
STP		200	200.00
OWC		200	200.00
ARCHITECTURAL PROJECTION		1500	1500.00
TOTAL	26897.70	26487.68	53385.38

		AREA
11	Labour Cess	
	a. Total Built Up Area	22860.85
	b. Total Built Up Area (INCL.HOUSING)	4037.05
	c. Open Balcony Area	3170.97
	d. Service Balcony Area	0
	e. Terrace Area	0
	f. Regular Staircase Area	953.45
	g. Fire Staircase Area	984.08
	h. Passage Area	0
	i. Regular Lift Area	40.66
	j. Fire Lift Area	14.44
	k. Lift Machine Room Area	0
	l. Parking Area (lower + stilt)	11232.15
	m. Parking Area (Podium-01 + Podium-02)	8089.11
	n. Total Built Up Area (FSI+Non FSI	51382.58

FSI STATEMENT FOR TOWER – 4										
S.NO.	FLOOR	NET B/UP AREA	BALCONY		STAIRCASE AREA		LIFT		GR. COVERAGE	NO. OF TENE.
			PERMI.	PROP.	REGULAR	FIRE	REGULAR	FIRE		
1	STILT FL.	274.80	41.24	25.83	18.90	18.90	8.36	3.61	555.71	4
2	FIRST FL.	492.08	73.81	51.66	18.90	18.90				8
3	SECOND FL.	492.08	73.81	51.66	18.90	18.90				8
4	THIRD FL.	492.08	73.81	51.66	18.90	18.90				8
5	FOURTH FL.	492.08	73.81	51.66	18.90	18.90				8
6	FIFTH FL.	492.08	73.81	51.66	18.90	18.90				8
7	SIXTH FL.	452.39	67.86	45.59	18.90	18.90				7
8	SEVENTH FL.	492.08	73.81	51.66	18.90	18.90				8
9	EIGHTH FL.	492.08	73.81	51.66	18.90	18.90				8
10	NINTH FL.	492.08	73.81	51.66	18.90	18.90				8
11	TENTH FL.	492.08	73.81	51.66	18.90	18.90				8
12	ELEVENTH FL.	452.39	67.86	45.59	18.90	18.90				7
13	TWELFTH FL.	492.08	73.81	51.66	18.90	18.90				8
14	THIRTEENTH FL.	492.08	73.81	51.66	18.90	18.90				8
15	FOURTEENTH FL.	492.08	73.81	51.66	18.90	18.90				8
16	FIFTEENTH FL.	492.08	73.81	51.66	18.90	18.90				8
	TOTAL	7576.72	1136.51	788.59	302.40	302.40	8.36	3.61	555.71	122

FSI STATEMENT FOR (INCLUSIVE HOUSING)										
S.NO.	FLOOR	NET B/UP AREA		OPEN BALCONY		STAIRCASE AREA		LIFT		GR. COVERAGE	NO. OF TENE.
		RESI.	INCL. H.	PERMI.	PROP.	REGULAR	FIRE	REGULAR	FIRE		
1	FIRST FL.	0.00	408.00	61.20	49.45	19.39	23.11	8.36	3.61	465.83	8
2	SECOND FL.	0.00	408.00	61.20	49.45	19.39	23.11				8
3	THIRD FL.	0.00	408.00	61.20	49.45	19.39	23.11				8
4	FOURTH FL.	0.00	408.00	61.20	49.45	19.39	23.11				8
5	FIFTH FL.	0.00	408.00	61.20	49.45	19.39	23.11				8
6	SIXTH FL.	0.00	408.00	61.20	49.45	19.39	23.11				8
7	SEVENTH FL.	0.00	408.00	61.20	49.45	19.39	23.11				8
8	EIGHTH FL.	0.00	363.05	54.76	43.28	19.39	23.11				7
9	NINTH FL.	0.00	408.00	61.20	49.45	19.39	23.11				8
10	TENTH FL.	0.00	408.00	61.20	49.45	19.39	23.11				8
	TOTAL	0.00	4037.05	605.56	488.33	193.90	231.10	8.36	3.61	465.83	79

PARKING STATEMENT - RESIDENTIAL + INCLUSIVE HOUSING							
TYPE OF FLAT	NO. OF FLAT	PERMISSIBLE PARKING			PROPOSED PARKING		
		CARS	SCOOTERS	CYCLES	CARS	SCOOTERS	CYCLES
4 Tenements having B/up Area up to 50 sq m FOR 4 TEN. 0-5-5	139	00	174	174	00	174	174
3 Tenements having B/up Area between 50 to 100 sq m FOR 3 TEN. 1-3-3	247	82	247	247	82	247	247
Parking Spaces Shall Be Increased By 50% For Municipal Councils Located In Metropolitan Areas.		41	210	210	41	210	210
TOTAL	386	123	631	631	123	631	631

PARKING AREA CALCULATION			
VEHICAL	NOS.	AREA REQUIRED	AREA PROVIDED
CARS	123	12.50 SQ.M./CAR	1537.50
SCOOTERS	631	2.00 SQ.M./SCO	1262.00
CYCLES	631	0.70 SQ.M./CYC	441.70
TOTAL			3241.20

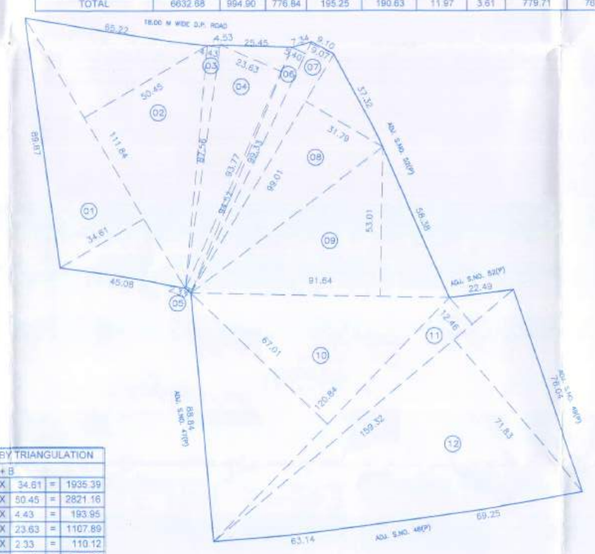
WATER STORAGE CAPACITY	
RESIDENTIAL :-	
AMOUNT OF WATER REQUIRED PER PERSON	= 135 lts/day
WATER REQUIRED PER FLAT (5 person per flat)	= 675 lts/day
NO. OF FLATS IN THE BLDG.	= 386 NOS.
REQUIRED CAPACITY OF OVERHEAD TANK	= 260550 lts/day
WATER REQUIRED FIRE FIGHTING 20000X4	= 80000 lts/day
REQUIRED CAPACITY OF OVERHEAD TANK	= 340550 lts/day
SAY	= 341000 lts/day
REQUIRED CAPACITY OF UNDER GROUND TANK (260550 X 1.50)	= 390825 lts/day
SAY	= 391000 lts/day
WATER REQUIRED FIRE FIGHTING 50000X4	= 200000 lts/day
REQUIRED CAPACITY OF UNDER GROUND TANK	= 591000.00 lts/day

INCLUSIVE HOUSING STATEMENT		
INCLUSIVE HOUSING REQUIREMENT = (BasicFSI) 19724.21 x 20%		
INCLUSIVE HOUSING REQUIREMENT = 3944.84 SQ.M.		
INCLUSIVE HOUSING PROPOSED = 4037.05 SQ.M.		
FLOORS	FLAT NO.	BUILT UP AREA
FIRST	101, 102, 103, 104,105,106,107,108	408.00
SECOND	201, 202, 203, 204, 205, 206, 207, 208	408.00
THIRD	301, 302, 303, 304, 305, 306, 307, 308	408.00
FOURTH	401, 402, 403, 404, 405, 406, 407, 408	408.00
FIFTH	501, 502, 503, 504, 505, 506, 507, 508	408.00
SIXTH	601, 602, 603, 604, 605, 606, 607, 608	408.00
SEVENTH	701, 702, 703, 704, 705, 706, 707, 708	408.00
EIGHTH	801, 802, 803, 805, 806, 807, 808	365.05
NINTH	901, 902, 903, 904, 905, 906, 907, 908	408.00
TENTH	1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008	408.00
TOTAL =	FLAT - 79 Nos.	4037.05

TOTAL FSI STATEMENT											
S.NO.	FLOOR	NET B/UP AREA		BALCONY		STAIRCASE AREA		LIFT		GR. COVERAGE	NO. OF TENE.
		RESI.	INCL. H.	PERMI.	PROP.	REGULAR	FIRE	REGULAR	FIRE		
1	TOWER – 1	8651.25	0.00	1297.69	1111.67	261.90	259.95	11.97	3.61	722.80	109
2	TOWER – 2	6632.68	0.00	994.90	776.84	195.25	190.63	11.97	3.61	779.71	76
3	TOWER – 4	7576.72	0.00	1136.51	788.59	302.40	302.40	8.36	3.61	555.71	122
4	INCL.HOUSING	0.00	4037.05	605.56	488.33	193.90	231.10	8.36	3.61	465.83	79
	TOTAL	22860.65	4037.05	4034.66	3165.43	953.45	984.08	40.66	14.44	2524.05	386

FSI STATEMENT FOR TOWER – 1											
S.NO.	FLOOR	NET B/UP AREA	BALCONY		STAIRCASE AREA		LIFT		GR. COVERAGE	NO. OF TENE.
			PERMI.	PROP.	REGULAR	FIRE	REGULAR	FIRE		
1	FIRST FL.	346.09	51.91	41.13	17.46	17.33	11.97	3.61	722.80	4
2	SECOND FL.	346.09	51.91	41.13	17.46	17.33				4
3	THIRD FL.	625.41	93.81	76.39	17.46	17.33				7
4	FOURTH FL.	621.26	93.19	81.81	17.46	17.33				8
5	FIFTH FL.	621.26	93.19	81.81	17.46	17.33				8
6	SIXTH FL.	621.26	93.19	81.81	17.46	17.33				8
7	SEVENTH FL.	560.53	84.08	67.96	17.46	17.33				7
8	EIGHTH FL.	621.26	93.19	81.81	17.46	17.33				8
9	NINTH FL.	621.26	93.19	81.81	17.46	17.33				8
10	TENTH FL.	621.26	93.19	81.81	17.46	17.33				8
11	ELEVENTH FL.	621.26	93.19	81.81	17.46	17.33				8
12	TWELFTH FL.	560.53	84.08	67.96	17.46	17.33				7
13	THIRTEENTH FL.	621.26	93.19	81.81	17.46	17.33				8
14	FOURTEENTH FL.	621.26	93.19	81.81	17.46	17.33				8
15	FIFTEENTH FL.	621.26	93.19	81.81	17.46	17.33				8
	TOTAL	8651.25	1297.69	1111.67	261.90	259.95	11.97	3.61	357.27	109

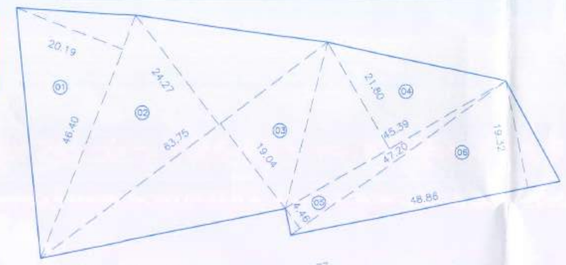
FSI STATEMENT FOR TOWER – 2											
S.NO.	FLOOR	NET B/UP AREA	BALCONY		STAIRCASE AREA		LIFT		GR. COVERAGE	NO. OF TENE.
			PERMI.	PROP.	REGULAR	FIRE	REGULAR	FIRE		
1	FIRST FL.	367.75	55.16	38.38	17.75	17.33	11.97	3.61	779.71	4
2	SECOND FL.	367.75	55.16	38.38	17.75	17.33				4
3	THIRD FL.	679.84	101.98	49.34	17.75	17.33				5
4	FOURTH FL.	659.89	98.98	77.49	17.75	17.33				8
5	FIFTH FL.	659.89	98.98	77.49	17.75	17.33				8
6	SIXTH FL.	659.89	98.98	84.29	17.75	17.33				8
7	SEVENTH FL.	598.11	89.72	74.35	17.75	17.33				7
8	EIGHTH FL.	659.89	98.98	84.29	17.75	17.33				8
9	NINTH FL.	659.89	98.98	84.29	17.75	17.33				8
10	TENTH FL.	659.89	98.98	84.29	17.75	17.33				8
11	ELEVENTH FL.	659.89	98.98	84.29	17.75	17.33				8
	TOTAL	6632.68	994.90	776.84	195.25	190.63	11.97	3.61	779.71	76



PLOT AREA CALCULATION BY TRIANGULATION
SCALE - 1:1000

PLOT AREA CALCULATION BY TRIANGULATION											
PLOT - A + B											
1	1	X	0.5	X	111.84	X	34.61	=	1935.39		
2	1	X	0.5	X	111.84	X	50.45	=	2821.16		
3	1	X	0.5	X	87.56	X	4.43	=	193.95		
4	1	X	0.5	X	93.77	X	23.63	=	1107.89		
5	1	X	0.5	X	94.52	X	2.33	=	110.12		
6	1	X	0.5	X	99.33	X	5.40	=	268.19		
7	1	X	0.5	X	99.33	X	9.07	=	450.46		
8	1	X	0.5	X	99.01	X	31.79	=	1573.76		
9	1	X	0.5	X	91.64	X	53.01	=	2428.92		
10	1	X	0.5	X	120.84	X	67.01	=	4048.74		
11	1	X	0.5	X	159.32	X	12.46	=	992.56		
12	1	X	0.5	X	159.32	X	71.83	=	5721.77		
TOTAL AREA								=	21652.92		

PLOT AREA STATEMENT - AFTER AMALGAMATION					
No.	S.No.	PLOT No.	AREA AS PER TRIANGULATION	AREA AS PER DEMARCATION	AREA AS PER 7/12	AREA AS PER MINIMUM CONSIDERED
1	47/1/A	A + B	21652.92	21652.92	21651.00	21651.00
TOTAL AREA			21652.92	21652.92	21651.00	21651.00



AMENITY SPACE AREA KEY PLAN
SCALE - 1:500

AMENITY SPACE AREA CALCULATION											
1	1	X	0.5	X	46.40	X	33.59	=	778.57		
2	1	X	0.5	X	63.75	X	24.27	=	773.61		
3	1	X	0.5	X	63.75	X	19.04	=	605.90		
4	1	X	0.5	X	45.59	X	21.80	=	496.78		
5	1	X	0.5	X	47.20	X	4.48	=	105.66		
6	1	X	0.5	X	48.86	X	19.32	=	471.99		
TOTAL AREA								=	2520.50		

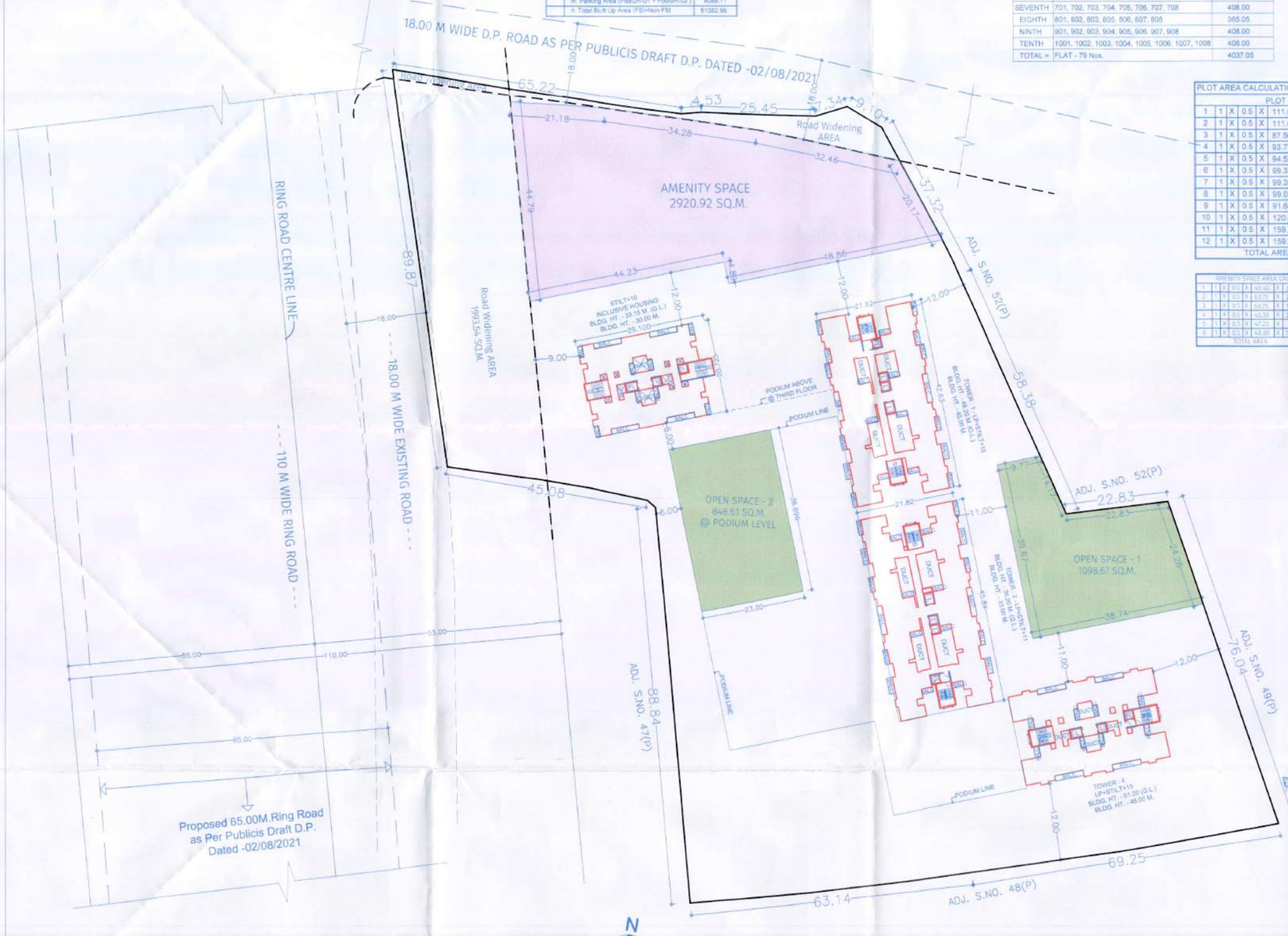
OPEN SPACE - 2 KEY PLAN
SCALE - 1:500

OPEN SPACE - 2 AREA CALCULATION											
1	1	X	0.5	X	23.00	X	36.896	=	848.61		

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

OPEN SPACE - 1 AREA KEY PLAN
SCALE - 1:500

OPEN SPACE – 1 AREA CALCULATION											
1	1	X	0.5	X	18.87	X	7.16	=	67.55		
2	1	X	0.5	X	18.87	X	8.73	=	82.37		
3	1	X	0.5	X	47.13	X	22.06	=	519.84		
4	1	X	0.5	X	47.13	X	18.20	=	428.91		
TOTAL AREA								=	1098.67		



LAYOUT PLAN
SCALE - 1:500

ROAD WIDENING KEY PLAN
SCALE - 1:500

ROAD WIDENING AREA CALCULATION											
1	1	X	0.5	X	92.68	X	23.48	=	1086.06		
2	1	X	0.5	X	92.68	X	19.54	=	905.48		
TOTAL								=	1993.54		

ROAD WIDENING KEY PLAN
SCALE - 1:500

ROAD WIDENING AREA CALCULATION											
1	1	X	0.5	X	65.24	X	2.01	=	65.57		
2	1	X	0.5	X	65.24	X	1.11	=	36.21		
3	1	X	0.5	X	4.89	X	1.00	=	2.45		
4	1	X	0.5	X	17.45	X	2.09	=	18.24		
5	1	X	0.5	X	25.45	X	3.45	=	43.90		
6	1	X	0.5	X	26.05	X	5.69	=	74.11		
7	1	X	0.5	X	16.11	X	5.15	=	41.49		
8	1	X	0.5	X	14.91	X	2.38	=	17.74		
TOTAL								=	299.70		

DATE & STAMP OF APPROVAL

01/21

MASTER LAYOUT PLAN

Approved as amended in.....
subject to conditions mentioned in Annuxure 'A'
of letter No.BP/U/C.R. No. 228-C/20-23/Mouza. Pashan
S. No./G. No./CTS No. 47/1/A
Dated 28/02/2022

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

Pune Metropolitan Regional Development Authority PMRDA

A	AREA STATEMENTS	PREVIOUS SANCTION SQ.M.	PROPOSED SANCTION SQ.M.
01	Area of Plot (Minimum area of a, b, c to be considered)	21651.00	21651.00
	(a) As per ownership document (7/12)	21651.00	21651.00
	(b) As per measurement sheet	21652.92	21652.92
	(c) As per Amalgamation	21651.00	21651.00
02	Deductions for:	00.00	00.00
	(a) Proposed Ring + D.P.Road Widening Area 1993.54+299.70	2178.19	2293.24
	(b) Any D.P.Reservation area	00.00	00.00
	Total (a + b)	2178.19	2293.24
03	GROSS Area of the plot (01 - 02)	19472.81	19357.76
04	Recreational Open space		
	(a) Required - 10%	1947.28	1935.78
	(b) Proposed	1947.28	1947.28
05	Amenity Space		
	(a) Required - 15%	2920.92	2903.66
	(b) Proposed	2920.92	2920.92
06	Service road and Highway widening	0.00	0.00
07	Internal Road area	0.00	0.00
08	Net Area of Plot = [3 – 5(b)]	16551.89	16438.84
09	Built up area with reference to Basic F.S.I. as per front road width (sr.no.8X0.2)	19862.27	19724.21
10	Addition of area for F.S.I.		
	(a) In-situ area against D.P. Road (2.00x sr. no. 2 (a)), if any	0.00	0.00
	(b) In-situ area against Amenity Space (2.00x sr. no. 5 (b))	0.00	0.00
	(c) Premium FSI area (subject to maximum of 0.2 of sr. no.8)	0.00	3287.37
	(d) TDR area	0.00	0.00
	(e) Additional FSI area under chapter VIII	0.00	0.00
	Total (a + b + c + d + e)	0.00	0.00
11	Total area available (9+10)	19862.27	23011.58
12	Maximum utilization of F.S.I. Permissible as per Road width (as per Regulation no. 15.4) Net Plot Area x 2	33103.78	32703.38
13	Total Built-up Area in proposal. (excluding area at Sr.No.15.b)		
	(a) Existing Built-up Area	00.00	00.00
	(b) Proposed Built-up Area	19544.38	22860.65
	(c) Excess Balcony area counted in F.S.I.	00.00	00.00
	(d) Excess Double Height terraces area counted in F.S.I.	00.00	00.00
	Total (a + b + c + d)	19544.38	22860.65
14	F.S.I. Consumed (13/12)	0.99	0.99
15	Area for Inclusive Housing, if any		
	(a) Required (20% of sr.no. 9)	3972.45	3944.84
	(b) Proposed	4037.05	4037.05

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 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/ Name: Yellowstone Skyscrapers LLP Through, Mr. Rajesh K. Goyal

Owner/ sign:

E ARCHITECT

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

Architect/ sign:

NORTH N

VK:a architecture
5th Floor,Neotgen Avenue Sr.No.103(p1), C.T.S.No.2850,S.B.Road,Near ICC Trade Tower,Bahratwadi, Pune411016.
P. +91 20 6626 8888
E. mail@vkarch.com
W. www.vkarch.com

Drawing Title: Master Layout		Scale: 1:500 at A0-Paper Size
Drawn by: Prashant	Checked by: Amit S.	Date: 20/12/2021
Job no. 1839	Drawing no. 211	Revision: --
Status: FOR P.M.R.D.A. SANCTION		