

STAMP OF APPROVALS

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



AREA CALCULATION FOR GROUND FLOOR					
8	5.42 X	3.75 X	1 =	20.33	SQ. M.
9	0.98 X	3.75 X	0.5 =	1.84	SQ. M.
10	2.64 X	3.56 X	1 =	9.40	SQ. M.
11	0.94 X	3.56 X	0.5 =	1.67	SQ. M.
12	2.20 X	8.39 X	0.5 =	9.23	SQ. M.
13	4.93 X	8.39 X	1 =	41.36	SQ. M.
				83.83	SQ. M.

PART PLAN SHOWING SHOPS
SCALE 1:200

AREA CALCULATION				
FOR SHOPS UNDER BUILDINGS A,B,C & D				
BLOCK A	48.33 X	7.635 X	1 =	369.00 SQ.M
DEDUCTIONS				
1	36.53 X	0.96 X	1 =	35.07 SQ.M
2	3.35 X	1.20 X	2 =	8.04 SQ.M
TOTAL			=	43.11 SQ.M
GROUND FLOOR				
369.00 -		43.11 =	325.89 SQ.M	
325.89 X		4 BUILD. SHOPS =	1303.56 SQ.M	

AREA KEY PLAN OF GROUND FLOOR
SHOP 52 TO SHOP 61

PART PLAN SHOWING SHOPS

SCALE 1:200
NOTE: Toilets not fronting on ventilation shaft walls will be artificially lit & ventilated.

NOTES :

- 1) THIS DRAWING IS BASED ON INFORMATION & DOCUMENTS PROVIDED BY OWNER/P.A. ARCHITECT WILL NOT BE RESPONSIBLE FOR ANY DISPUTE DIFFERENCES OR ANY LEGALITY OF THE OWNERSHIPS.
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PROPOSED RESIDENTIAL & COMMERCIAL BUILDINGS AT NERE,
SECTOR - R13 AT S. NOS. 26/5 (PART) 26/6 (PART), S.No. 69/1(PART),
69/2/1(PART), 69/2/2(PART), 69/2/3(PART), 69/2/4(PART), 69/2/5(PART),
69/2/6(PART), 69/2/7(PART), 69/2/8(PART) TAL- MULSHI, DIST- PUNE.
FOR : KOLTE-PATIL INTEGRATED TOWNSHIPS LTD.

NAME OF OWNER/DEVELOPER :

FOR KOLTE-PATIL INTEGRATED TOWNSHIPS LTD.

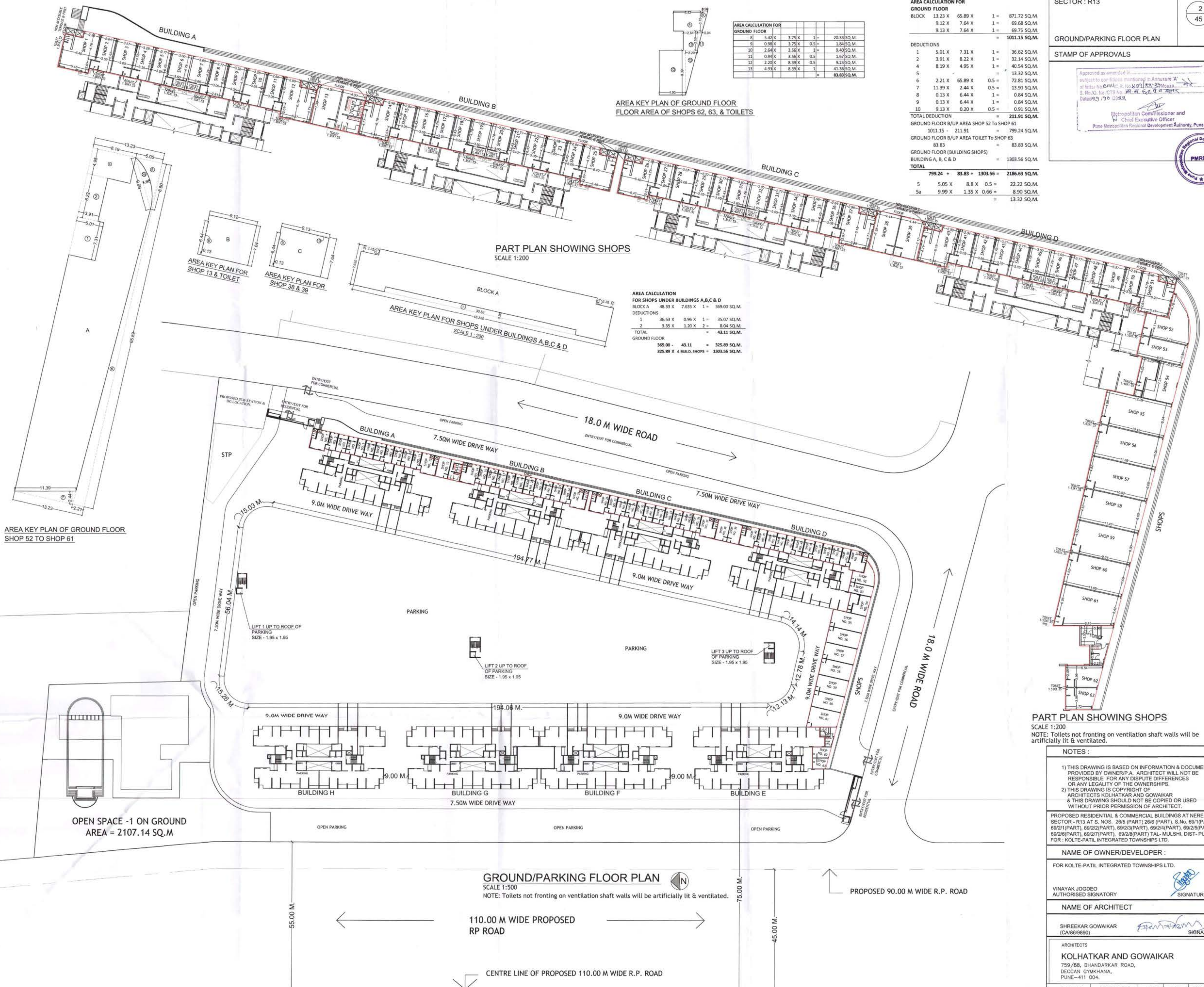
VINAYAK JOGDEO
AUTHORISED SIGNATORY

NAME OF ARCHITECT

SHREEKAR GOWAIKAR
(CA 96/0000)

ARCHITECTS
KOLHATKAR AND GOWAIKAR
759/88, BHANDARKAR ROAD,
DECCAN GYMKHANA,
PUNE-411 004.

PROJECT	DRIVING NAME	DATE	SCALE	DEALT
07 KG/20	SUBMISSION PLAN	05/09/2022	1:500	SCG



STAMP OF APPROVALS

Approved as amended in
subject to conditions mentioned in Annexure 'A'
S.No. 68/1(PART), 69/2(PART), 69/22(PART), 69/24(PART), 69/25(PART), 69/26(PART), 69/27(PART), 69/28(PART) TAL - MULSHI, DIST - PUNE.
Date 23/05/2022

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

AREA CALCULATION FOR

1ST TO 7TH, 9TH TO 12TH, 14TH TO 17TH, 19TH TO 22ND FL.

BLOCK A 49.33 X 23.30 = 1149.39 SQ.M.

DEDUCTIONS

1	1.85 X	1.725 X	2 =	6.38 SQ.M.
2	1.70 X	1.2 X	4 =	8.16 SQ.M.
3	6.40 X	8.065 X	1 =	51.62 SQ.M.
4	1.795 X	3.05 X	1 =	5.47 SQ.M.
5	0.22 X	3.55 X	1 =	0.78 SQ.M.
6	1.495 X	2.425 X	1 =	3.63 SQ.M.
7	0.50 X	5.61 X	2 =	5.61 SQ.M.
8	2.15 X	2.025 X	2 =	8.71 SQ.M.
8a	7.895 X	1.665 X	1 =	13.15 SQ.M.
9	1.495 X	0.96 X	1 =	1.44 SQ.M.
10	8.195 X	6.40 X	1 =	52.45 SQ.M.
11	0.55 X	3.15 X	1 =	1.73 SQ.M.
12	1.975 X	1.40 X	1 =	2.77 SQ.M.
13	3.45 X	0.90 X	2 =	6.21 SQ.M.
14	9.34 X	3.45 X	1 =	32.22 SQ.M.
15	0.75 X	2.425 X	1 =	1.82 SQ.M.
16	8.59 X	4.75 X	1 =	40.80 SQ.M.
17	1.25 X	2.20 X	1 =	2.75 SQ.M.
				= 245.69 SQ.M.

STAIRCASE

ST 5.5 X 3.15 X 2 = 34.65 SQ.M.

BALCONY

B1	1.85 X	1.95 X	2 =	7.22 SQ.M.
B2	7.15 X	1.625 X	4 =	46.48 SQ.M.
B3	7.50 X	1.175 X	2 =	17.63 SQ.M.
B4	1.65 X	1.65 X	2 =	5.45 SQ.M.
B5	1.175 X	3.05 X	2 =	7.17 SQ.M.
	0.55 X	0.20 X	1 =	0.11 SQ.M.
B6	1.175 X	2.425 X	2 =	5.70 SQ.M.
	0.85 X	0.20 X	1 =	0.17 SQ.M.
B7	1.075 X	2.425 X	4 =	10.43 SQ.M.
				= 100.33 SQ.M.

TOTAL DEDUCTION

380.67 SQ.M.

FIRST FLOOR B/U/P AREA

1149.39 - 380.67 = 768.72 SQ.M.

LIFT DEDUCT FOR ABOVE FLOOR

L1	2.00 X	2.55 X	1 =	5.10 SQ.M.
L2	2.00 X	2.00 X	3 =	12.00 SQ.M.
				= 17.10 SQ.M.

TYP. 2ND TO 7TH, 9TH TO 12TH, 14TH TO 17TH, 19TH TO 22ND FL B/U/P AREA

768.72 - 17.10 = 751.62 SQ.M.

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PROPOSED RESIDENTIAL & COMMERCIAL BUILDINGS AT NERE, SECTOR - R13 AT S. NOS. 26/5 (PART) 26/6 (PART), S.No. 68/1(PART), 69/2(PART), 69/22(PART), 69/24(PART), 69/25(PART), 69/26(PART), 69/27(PART), 69/28(PART) TAL - MULSHI, DIST - PUNE.
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VINAYAK JOCDEO
AUTHORIZED SIGNATORY

SIGNATURE

NAME OF ARCHITECT

SHREEKAR GOWAIKAR
(CA/16/9880)

SIGNATURE

ARCHITECTS

KOLHATKAR AND GOWAIKAR

759/88, BHANDARKAR ROAD,
DECCAN GYMKHANA,
PUNE - 411 004.

NORTH

PROJECT

DRAWING NAME

DATE

SCALE

DEALT

SUBMISSION PLAN

05/09/2022

1:100

SQS

FLOORS	FLR HT IN METER	TEN	COMMERCIAL AREA	RESIDENTIAL AREA	TOTAL AREA	EXCESS REFUGE AREA IN FSI	NET FLOOR (FSI) AREA	15% PER BALC.	PROP. BALC.	20% PER TERRACE	PROP. TERRACE	STAIR	LIFT M. ROOM	REFUGE AREA
PARKING	6.50	0	0.00	66.43	66.43									
FIRST	3.05	8	0.00	768.72	768.72									
SECOND	3.05	8	0.00	751.72	751.72									
THIRD	3.05	7	0.00	751.72	751.72									
FOURTH	3.05	8	0.00	751.72	751.72									
FIFTH	3.05	8	0.00	751.72	751.72									
SIXTH	3.05	8	0.00	751.72	751.72									
SEVENTH	3.05	8	0.00	751.72	751.72									
EIGHTH	3.05	7	0.00	707.48	707.48									
NINTH	3.05	8	0.00	751.72	751.72									
TENTH	3.05	8	0.00	751.72	751.72									
ELEVENTH	3.05	8	0.00	751.72	751.72									
TWELFTH	3.05	8	0.00	751.72	751.72									
THIRTEENTH	3.05	7	0.00	707.48	707.48									
FOURTEENTH	3.05	8	0.00	751.72	751.72									
FIFTEENTH	3.05	8	0.00	751.72	751.72									
SIXTEENTH	3.05	8	0.00	751.72	751.72									
SEVENTEENTH	3.05	8	0.00	751.72	751.72									
EIGHTEENTH	3.05	7	0.00	707.48	707.48									
NINETEENTH	3.05	8	0.00	751.72	751.72									
TWENTIETH	3.05	8	0.00	751.72	751.72									
TWENTY FIRST	3.05	8	0.00	751.72	751.72									
TWENTY SECOND	3.05	8	0.00	751.72	751.72									
TOTAL	73.60	172	0.00	16488.55	16488.55	25.44	16513.99	2463.32	2183.68	3284.42	67.23	762.30		149.64

COMMERCIAL AREA STATEMENT

FLOORS

SHOPS

COMMERCIAL AREA

GROUND FLOOR

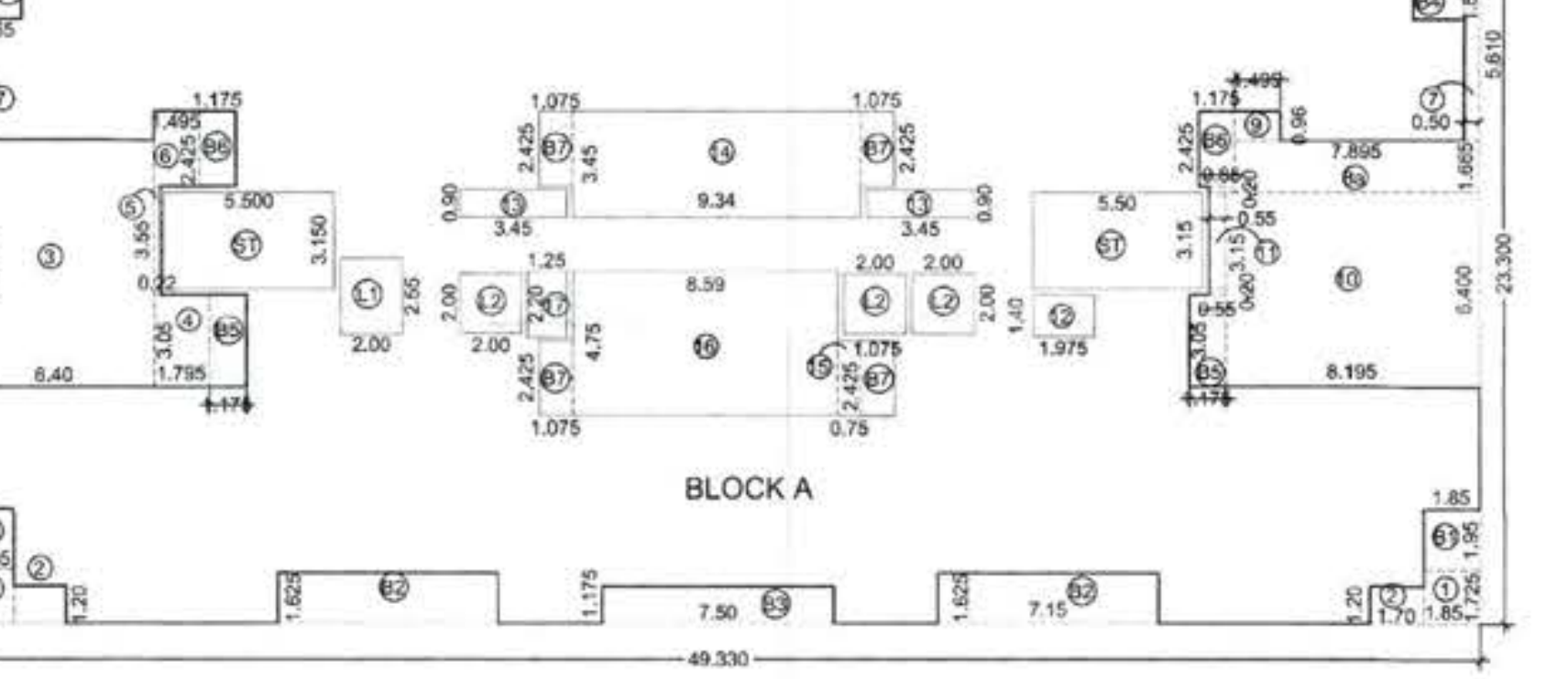
12

325.89

TOTAL

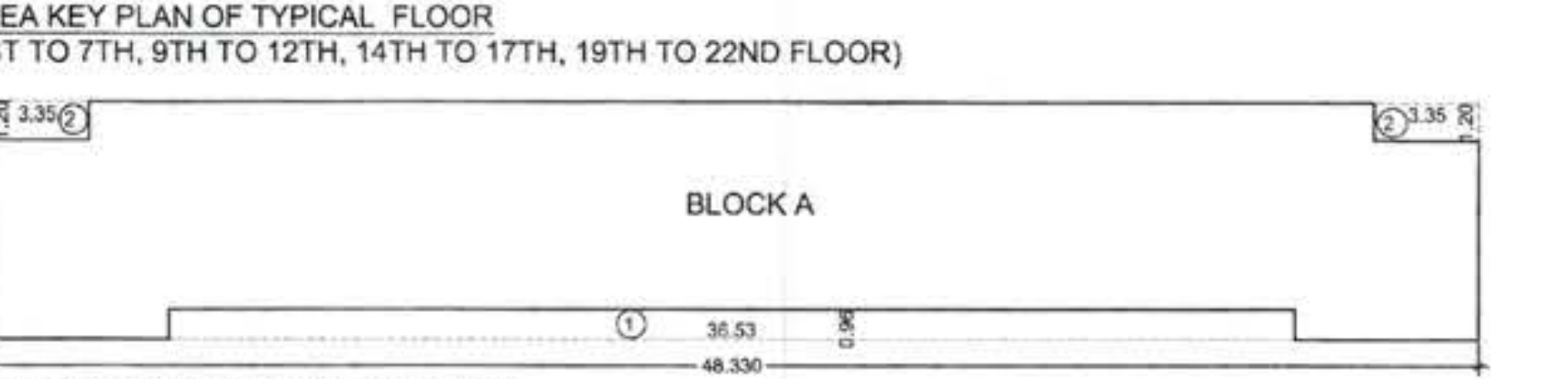
12

325.89



SCALE 1:200

AREA KEY PLAN OF TYPICAL FLOOR (1ST TO 7TH, 9TH TO 12TH, 14TH TO 17TH, 19TH TO 22ND FLOOR)



AREA KEY PLAN OF GROUND FLOOR

SCALE 1:200

AREA CALCULATION FOR GROUND / PARKING FLOOR

BLOCK A 48.33 X 7.635 X 1 = 369.00 SQ.M.

DEDUCTIONS

1	36.53 X	0.96 X	1 =	35.07 SQ.M.
2	3.35 X	1.20 X	2 =	8.04 SQ.M.
				= 43.11 SQ.M.

TOTAL

GROUND FLOOR

369.00 - 43.11 = 325.89 SQ.M.

AREA CALCULATION FOR PARKING FLOOR

BLOCK A 7.385 X 10.65 X 1 = 78.65 SQ.M.

DEDUCTIONS

1	1.505 X	4.1 X	1 =	6.17 SQ.M.
2	3.90 X	1.55 X	1 =	6.05 SQ.M.
				= 12.22 SQ.M.

PARKING FLOOR B/U/P AREA

78.65 - 12.22 = 66.43 SQ.M.

WATER REQUIREMENT STATEMENT FOR BUILDING 'A, B'

RESIDENTIAL

TOTAL NUMBER OF TENEMENTS IN BUILDING = 172 TENEMENTS

TOTAL NUMBER OF PERSONS @5 PERSONS PER TENEMENT = 172 X 5 = 865 PERSON WATER REQUIREMENT AT 90L PER DAY PER PERSON = 865 X 90 = 77,400 LITERS

WATER REQUIREMENTS PROVIDED

1. DOMESTIC WATER - 39,000.00 LITERS

2. FLUSHING WATER - 28,400.00 LITERS

3. FIRE WATER - 10,600.00 LITERS

TOTAL WATER = 78,000.00 LITERS

SCHEDULE OF OPENING

W1 2.25 X 1.85

W2 1.85 X 1.85

W3 1.05 X 1.10

W4 0.80 X 1.85

V1 0.75 X 0.90

V2 0.60 X 0.90

D1 1.05 X 2.30

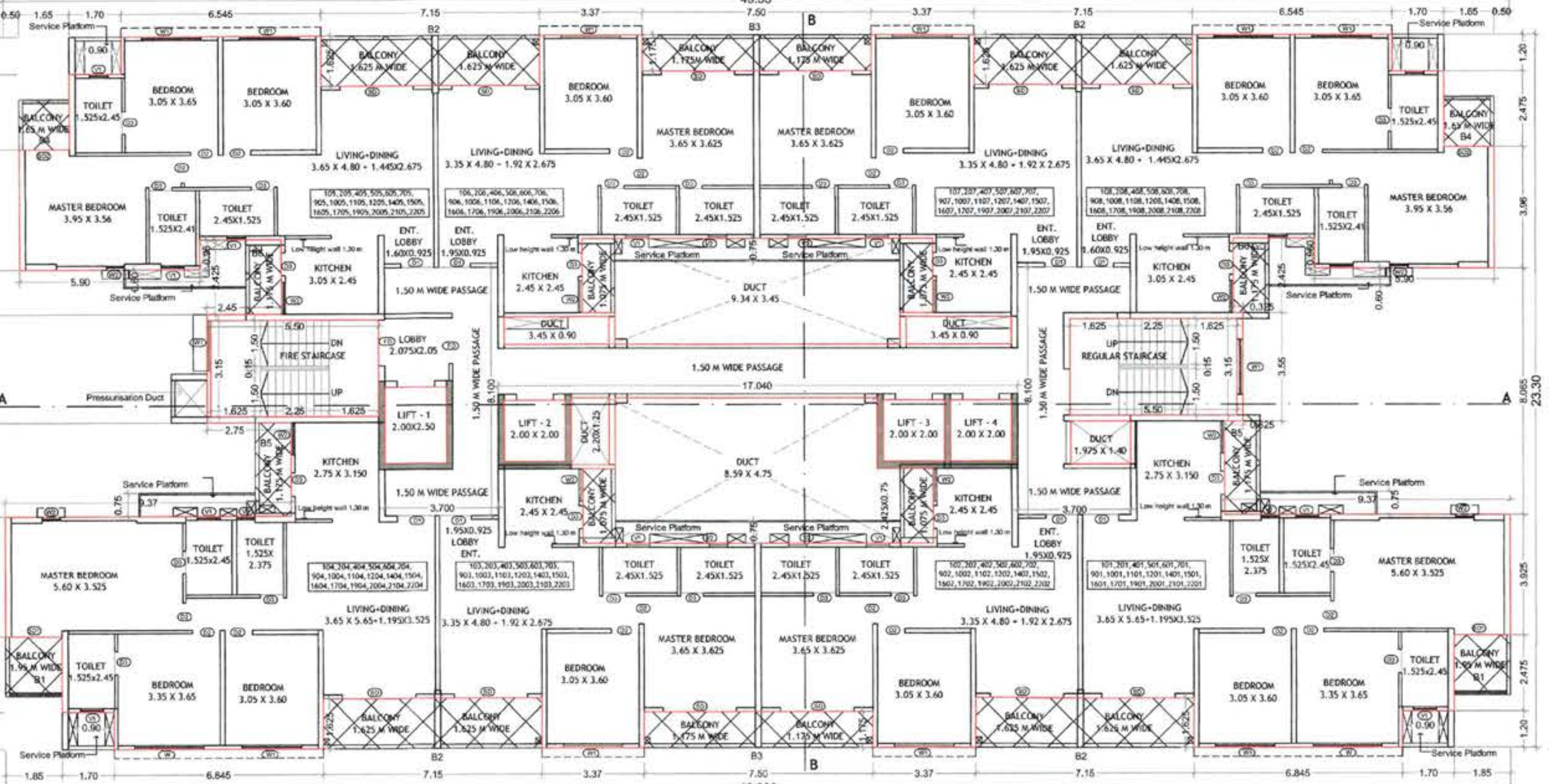
D2 0.90 X 2.30

D3 0.75 X 2.30

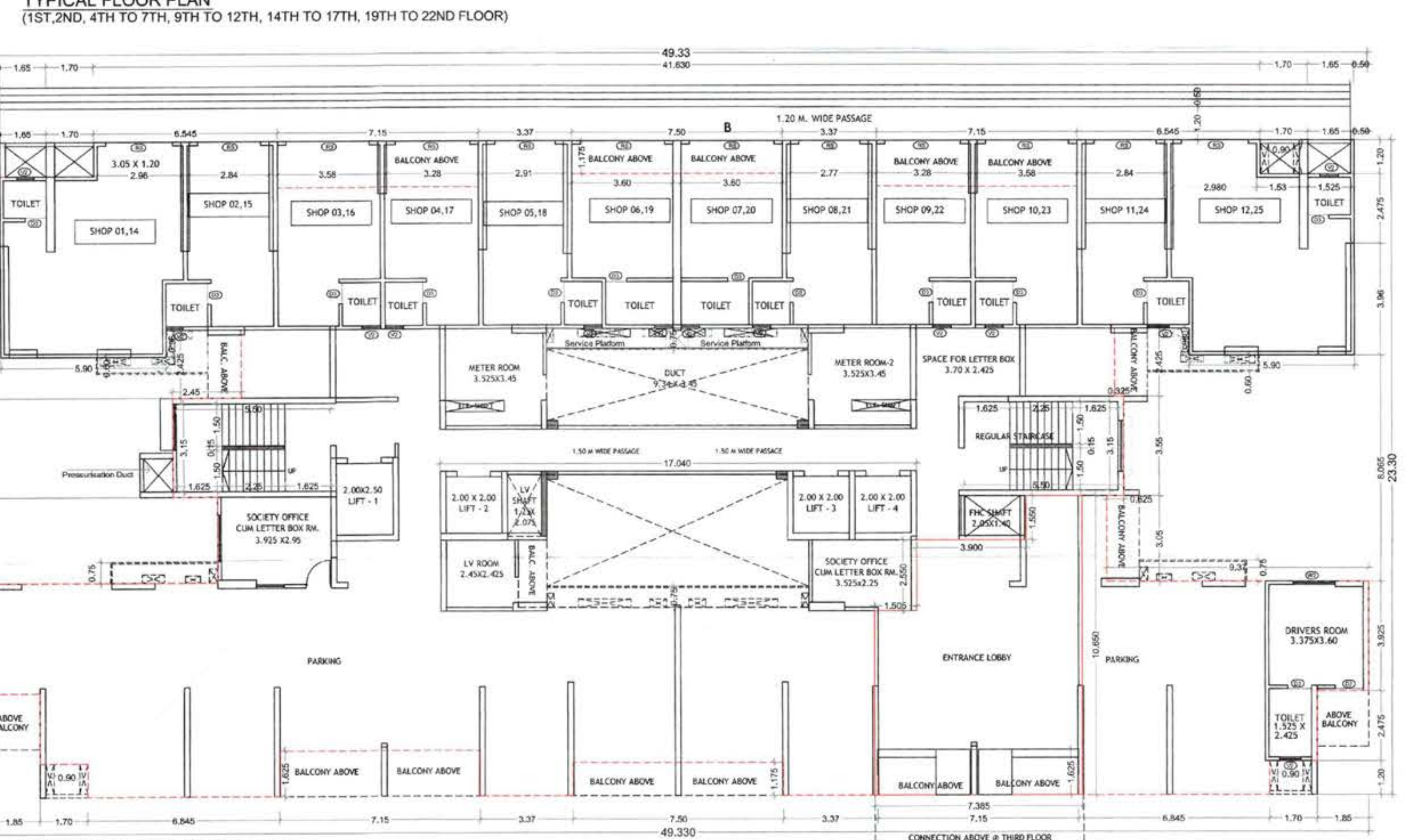
D4 0.80 X 2.30

SD1 1.65 X 2.30

SD2 1.45 X 2.30



TYPICAL FLOOR PLAN (1ST, 2ND, 4TH TO 7TH, 9TH TO 12TH, 14TH TO 17TH, 19TH TO 22ND FLOOR)



GROUND / PARKING FLOOR PLAN

NOTE: Toilets not fronting on ventilation shaft walls will be artificially lit & ventilated.