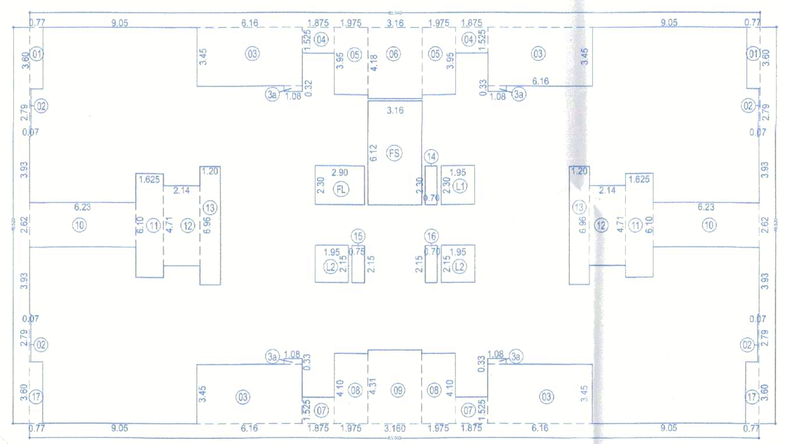
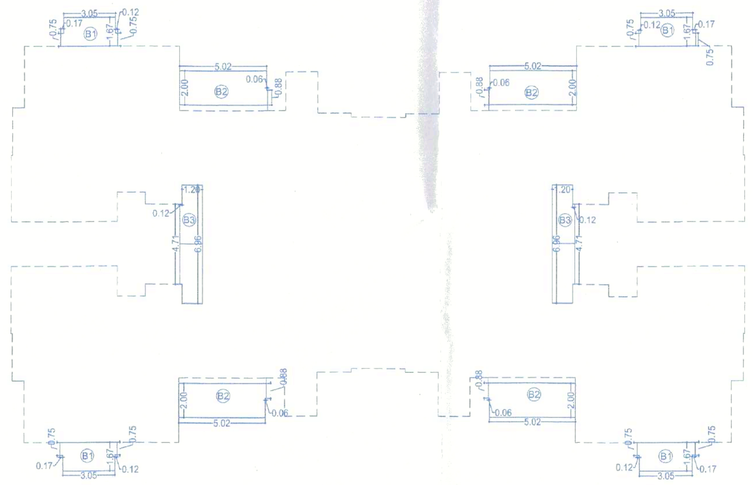
F.S.I. STATEMENT TOWER-1

| NO FL. | NET BUILT UP AREA | | PERMISSIBLE BALCONY (15%) | PROPOSED BALCONY | TERRACE AREA | LIFT | FIRE LIFT | FIRE STAIRCASE AREA | LMR AREA | GROUND COVERAGE | TENT |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | Commercial | Residential | | OPEN | | | | | | | |
| PARKING-3 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | | 0.00 | | | 0 |
| PARKING-4 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | | 0.00 | | | 0 |
| 1ST | 00.00 | 694.69 | 104.20 | 79.45 | 0.00 | | | 19.34 | | | 4 |
| 2ND | 00.00 | 694.69 | 104.20 | 79.45 | 0.00 | | | 19.34 | | | 4 |
| 3RD | 00.00 | 694.69 | 104.20 | 79.45 | 0.00 | | | 19.34 | | | 4 |
| 4TH | 00.00 | 694.69 | 104.20 | 79.45 | 0.00 | | | 19.34 | | | 4 |
| 5TH | 00.00 | 694.69 | 104.20 | 79.45 | 0.00 | | | 19.34 | | | 4 |
| 6TH (R) | 00.00 | 694.69 | 104.20 | 79.45 | 0.00 | | | 19.34 | | | 4 |
| 7TH | 00.00 | 694.69 | 104.20 | 79.45 | 0.00 | | | 19.34 | | | 4 |
| 8TH | 00.00 | 694.69 | 104.20 | 79.45 | 0.00 | | | 19.34 | | | 4 |
| 9TH | 00.00 | 694.69 | 104.20 | 79.45 | 0.00 | | | 19.34 | | | 4 |
| 10TH | 00.00 | 694.69 | 104.20 | 79.45 | 0.00 | | | 19.34 | | | 4 |
| 11TH (R) | 00.00 | 694.69 | 104.20 | 79.45 | 0.00 | | | 19.34 | | | 4 |
| 12TH | 00.00 | 694.69 | 104.20 | 79.45 | 0.00 | | | 19.34 | | | 4 |
| 13TH | 00.00 | 694.69 | 104.20 | 79.45 | 0.00 | | | 19.34 | | | 4 |
| 14TH | 00.00 | 694.69 | 104.20 | 79.45 | 0.00 | | | 19.34 | | | 4 |
| 15TH | 00.00 | 694.69 | 104.20 | 79.45 | 0.00 | | | 19.34 | | | 4 |
| 16TH (R) | 00.00 | 694.69 | 104.20 | 79.45 | 0.00 | 12.87 | 6.67 | 19.34 | 72.50 | 714.23 | 4 |
| 17TH | 00.00 | 694.69 | 104.20 | 79.45 | 0.00 | | | 19.34 | | | 4 |
| 18TH | 00.00 | 694.69 | 104.20 | 79.45 | 0.00 | | | 19.34 | | | 4 |
| 19TH | 00.00 | 694.69 | 104.20 | 79.45 | 0.00 | | | 19.34 | | | 4 |
| 20TH | 00.00 | 694.69 | 104.20 | 79.45 | 0.00 | | | 19.34 | | | 4 |
| 21ST (R) | 00.00 | 694.69 | 104.20 | 79.45 | 0.00 | | | 19.34 | | | 4 |
| 22ND | 00.00 | 694.69 | 104.20 | 79.45 | 0.00 | | | 19.34 | | | 4 |
| 23RD | 00.00 | 694.69 | 104.20 | 79.45 | 0.00 | | | 19.34 | | | 4 |
| 24TH | 00.00 | 694.69 | 104.20 | 79.45 | 0.00 | | | 19.34 | | | 4 |
| 25TH | 00.00 | 694.69 | 104.20 | 79.45 | 0.00 | | | 19.34 | | | 4 |
| 26TH (R) | 00.00 | 694.69 | 104.20 | 79.45 | 0.00 | | | 19.34 | | | 4 |
| 27TH | 00.00 | 694.69 | 104.20 | 79.45 | 0.00 | | | 19.34 | | | 4 |
| 28TH | 00.00 | 694.69 | 104.20 | 79.45 | 0.00 | | | 19.34 | | | 4 |
| 29TH | 00.00 | 694.69 | 104.20 | 79.45 | 0.00 | | | 19.34 | | | 4 |
| 30TH | 00.00 | 694.69 | 104.20 | 79.45 | 0.00 | | | 19.34 | | | 4 |
| 31ST (R) | 00.00 | 694.69 | 104.20 | 79.45 | 0.00 | | | 19.34 | | | 4 |
| 32ND | 00.00 | 694.69 | 104.20 | 79.45 | 0.00 | | | 19.34 | | | 4 |
| 33RD | 00.00 | 694.69 | 104.20 | 79.45 | 0.00 | | | 19.34 | | | 4 |
| TOTAL | 0.00 | 22924.77 | 3438.72 | 2621.85 | 0.00 | 12.87 | 6.67 | 638.22 | 72.50 | 714.23 | 132.00 |



## AREA CALCULATION

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| TYPICAL FLOOR | | | | | | | | |
| A | 42.820 | X | 23.260 | X | 1 | = | 995.99 | |
| DEDUCTIONS | | | | | | | | |
| 1 | 0.77 | x | 3.60 | x | 2 | = | 5.54 | |
| 2 | 0.07 | x | 2.79 | x | 4 | = | 0.78 | |
| 3 | 6.16 | x | 3.45 | x | 4 | = | 85.01 | |
| 3a | 1.08 | x | 0.33 | x | 4 | = | 1.43 | |
| 4 | 1.875 | x | 1.525 | x | 2 | = | 5.72 | |
| 5 | 1.975 | x | 3.95 | x | 2 | = | 15.60 | |
| 6 | 3.160 | x | 4.18 | x | 1 | = | 13.21 | |
| 7 | 1.875 | x | 1.525 | x | 2 | = | 5.72 | |
| 8 | 1.975 | x | 4.10 | x | 2 | = | 16.20 | |
| 9 | 3.160 | x | 4.31 | x | 1 | = | 13.62 | |
| 10 | 6.23 | x | 2.62 | x | 2 | = | 32.65 | |
| 11 | 1.625 | x | 6.10 | x | 2 | = | 19.82 | |
| 12 | 2.14 | x | 4.710 | x | 2 | = | 20.16 | |
| 13 | 1.20 | x | 6.96 | x | 2 | = | 16.70 | |
| 14 | 0.70 | x | 2.30 | x | 1 | = | 1.61 | |
| 15 | 0.75 | x | 2.15 | x | 1 | = | 1.61 | |
| 16 | 0.70 | x | 2.15 | x | 1 | = | 1.50 | |
| 17 | 0.77 | x | 3.60 | x | 2 | = | 5.54 | |
| TOTAL | | | | | | | 262.43 | |
| LIFT | | | | | | | | |
| L1 | 1.95 | x | 2.30 | x | 1 | = | 4.48 | |
| L2 | 1.95 | x | 2.15 | x | 2 | = | 8.38 | |
| TOTAL | | | | | | | 12.87 | |
| FIRE STAIRCASE | | | | | | | | |
| FS | 3.16 | x | 6.12 | x | 1 | = | 19.34 | |
| TOTAL | | | | | | | 19.34 | |
| FIRE LIFT | | | | | | | | |
| FL | 2.90 | x | 2.30 | x | 1 | | 6.67 | |
| TOTAL | | | | | | | 6.67 | |
| TOTAL DEDUCTION | | | | | | | 301.31 | |
| NET BUP AREA | | | | | | | 301.31 | |
| 995.99 | | | | | | - | 301.31 | 694.69 |



BALCONY AREA KEY TYPICAL FLOOR
SCALE-1:200

| OPEN BALCONY AREA CALCULATION | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| B1 | 0.17 | X | 0.75 | X | 4 | = | 0.51 | | |
| | 3.05 | X | 1.67 | X | 4 | = | 20.37 | | |
| | 0.12 | X | 0.75 | X | 4 | = | 0.36 | | |
| B2 | 5.02 | X | 2.00 | X | 4 | = | 40.16 | | |
| | 0.06 | X | 0.88 | X | 4 | = | 0.21 | | |
| B3 | 1.20 | X | 6.96 | X | 2 | = | 16.70 | | |
| | 0.12 | X | 4.71 | X | 2 | = | 1.13 | | |
| TOTAL | | | | | | | 79.45 | | |

## WATER AREA CALCULATION

| | | | |
|---|---|---|---|
| FOR RESIDENTIAL | | | |
| AMOUNT OF WATER REQUIRED PER PERSON | = | 135 | lts/day |
| WATER REQUIRED PER FLAT(5 PERSONS/FLAT) | = | 675 | lts/day |
| NO OF FLATS IN BLDG. | = | 132 | NOS. |
| REQUIRED CAPACITY OF OVERHEAD WATER TANK | = | 89100.00 | lts/day |
| WATER REQUIRED FOR FIRE FIGHTING | = | 20000.00 | lts/day |
| TOTAL WATER REQUIRED FOR OHWT | = | 109100.00 | lts/day |
| PROVIDE CAPACITY TO OVER HEAD WATER TANK | = | 109100.00 | lts/day |
| REQUIRED CAPACITY TO UNDER GROUND WATER TANK | = | 163650.00 | lts/day |

## GROUND COVERAGE AREA

| | | |
|---|---|---|
| FIRST FL. NET B/UP AREA | = | 694.69 |
| LIFT AREA | = | 12.87 |
| FIRE LIFT | = | 6.67 |
| | | 714.23 |

## TOTAL PARKING AREA STATEMENT

| TYPE OF FLAT | NO OF FLAT | REQUIRED PARKING | | |
|---|---|---|---|---|
| | | CAR | SCOOTER | CYCLE |
| 2 Tenements having built up area more than 100sq.m(2-2-2) | 132 | 132 | 132 | 132 |
| TOTAL | 132 | 132 | 132 | 132 |

## TOTAL PARKING AREA STATEMENT

| VEHICLE | SIZE | VEHICE AREA REQUIRED | VEHICLE NO | AREA PROVIDED |
|---|---|---|---|---|
| CARS | 2.5X5.00 | 12.50 | 132 | 1650.00 |
| SCOOTERS | 1.00X2.00 | 2.00 | 132 | 264.00 |
| CYCLE | 0.50X1.40 | 0.70 | 132 | 92.40 |
| TOTAL | | | | 2006.40 |

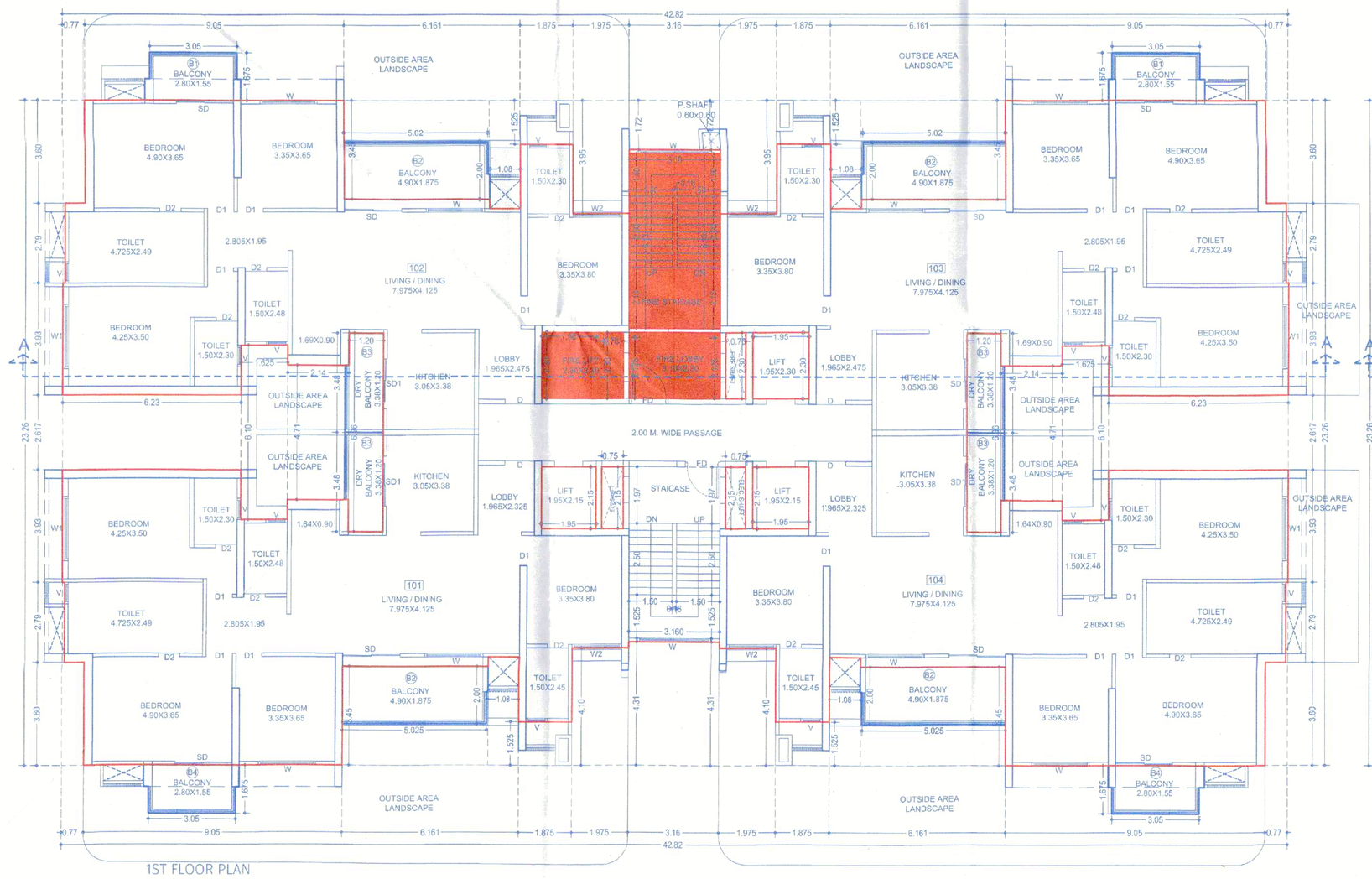
## CARPET AREA STATEMENT

| FLAT NOS. | NO. OF TENAMENT | CARPET AREA | OPEN BALCONY | TOTAL |
|---|---|---|---|---|
| 102,202,302,402,502,602,702,802,902,1002, 1102,1202,1302,1402,1502,1602,1702,1802, 1902,2002,2102,2202,2302,2402,2502,2602, 2702,2802,2902,3002,3102,3202,3302 103,203,303,403,503,603,703,803,903,1003, 1103,1203,1303,1403,1503,1603,1703,1803, 1903,2003,2103,2203,2303,2403,2503,2603, 2703,2803,2903,3003,3103,3203,3303 | 66 | 147.17 | 19.17 | 166.34 |
| 101,201,301,401,501,601,701,801,901,1001, 1101,1201,1301,1401,1501,1601,1701,1801, 1901,2001,2101,2201,2301,2401,2501,2601, 2701,2801,2901,3001,3101,3201,3301 104,204,304,404,504,604,704,804,904,1004, 1104,1204,1304,1404,1504,1604,1704,1804, 1904,2004,2104,2204,2304,2404,2504,2604, 2704,2804,2904,3004,3104,3204,3304 | 66 | 147.36 | 19.17 | 166.53 |
| TOTAL | 132 | | | |

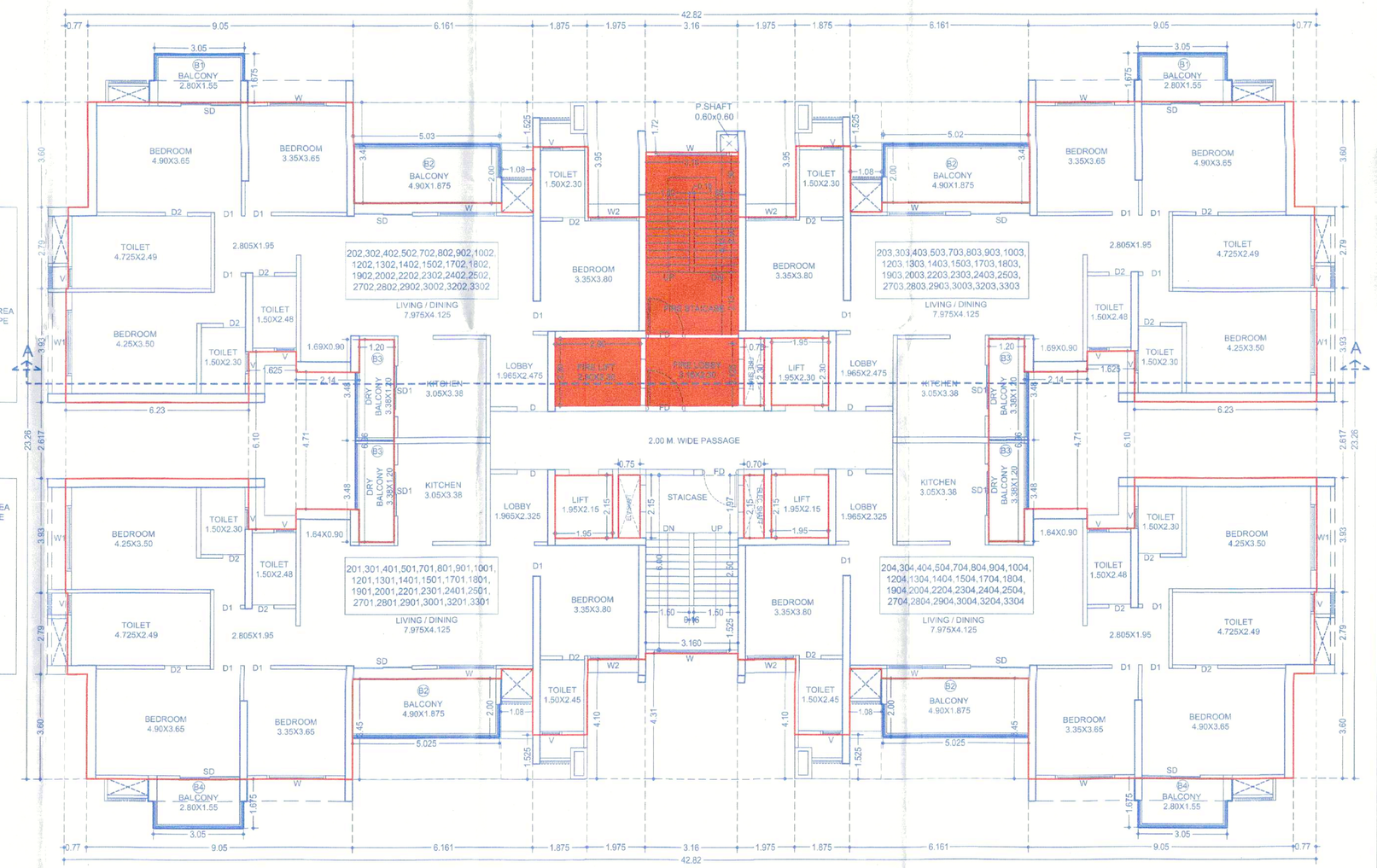
LIFT MACHINE ROOM AREA
CALCULATION KEY PLAN
(Scale 1:100)

| Lift Machine Room Area Calculation | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 01 | 9.85 | X | 7.36 | X | 1 | = | 72.50 | |
| TOTAL | | | | | | | 72.50 | |

| OPENING SCHEDULE :- | | | | | |
|---|---|---|---|---|---|
| TYPE | DOOR | | | TYPE | WINDOW |
| | L | H | | | L | H |
| D | 1.05 | 2.40 | | W | 2.00 | 1.80 |
| D1 | 0.90 | 2.40 | | W1 | 2.25 | 1.80 |
| D2 | 0.75 | 2.40 | | W2 | 1.725 | 1.80 |
| LD | 1.00 | 2.40 | | SW | 2.50 | 1.50 |
| FRD | 1.35 | 2.40 | | SW1 | 1.50 | 1.50 |
| SD | 1.50 | 2.40 | | V | 0.75 | 0.90 |
| SD1 | 1.75 | 2.40 | | | | |



1ST FLOOR PLAN



TYPICAL 2ND TO 5TH,7TH TO 10TH,12TH TO 15TH,17TH TO 20TH,22TH TO 25TH, 27TH TO 30TH,32TH,33THFLOOR PLAN

DATE & STAMP OF APPROVAL 07/21

SECTOR- R16
TOWER 01

Approved as amended in.....
subject to conditions mentioned in Annexure 'A'
of letter No.BHVC R. No.XE/ 43-320/Maps/ 2022-23 / 0787/23
S. No./D. No./CTS No.... 124 (pt) 137 / 142 to 159, 160, 162, 164, 166, 167, 168, 170 & 194
Dated 27 / 07 /2023
for Metropolitan Commissioner and Chief Executive Officer
Pune Metropolitan Regional Development Authority, Pune.

PMRDA

## F| JOB TITLE / SITE ADDRESS

Proposed Building For Sector R16 On 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, 168(P), 170 & 194(P) Village-Manjri khurd, Tal. Haveli, PUNE.
OR 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

Owner(s) Name
Joint Venture by:
1) M/s. Aandar Developers Pvt. Ltd
2) Manjari Housing Projects LLP & Others
through: Meena Karne

Owner(s) sign

## H| ARCHITECT

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

Architect(s) sign

NORTH

VK:a architecture
Sai Floor Nesagen Avenue,Sr No.100(p), C.T.S No.2800,S.B.Road Near CC Trade Tower,Bahirabwadi, Pune-411016.
P +91 20 6626 8888
E mail@vkarch.com
W www.vkarch.com

| | | | |
|---|---|---|---|
| Drawing Title: Floor Plan And Area calculations | | | Scale: 1:100 at A1-755x1140 |
| Drawn by: Arjun | Checked by: Ravikiran | | Date: 30/03/2023 |
| Job No.: 2435 | Drawing No.: 207 | | Revision: - |
| Stage: FOR P.M.R.D.A. SANCTION | | | |