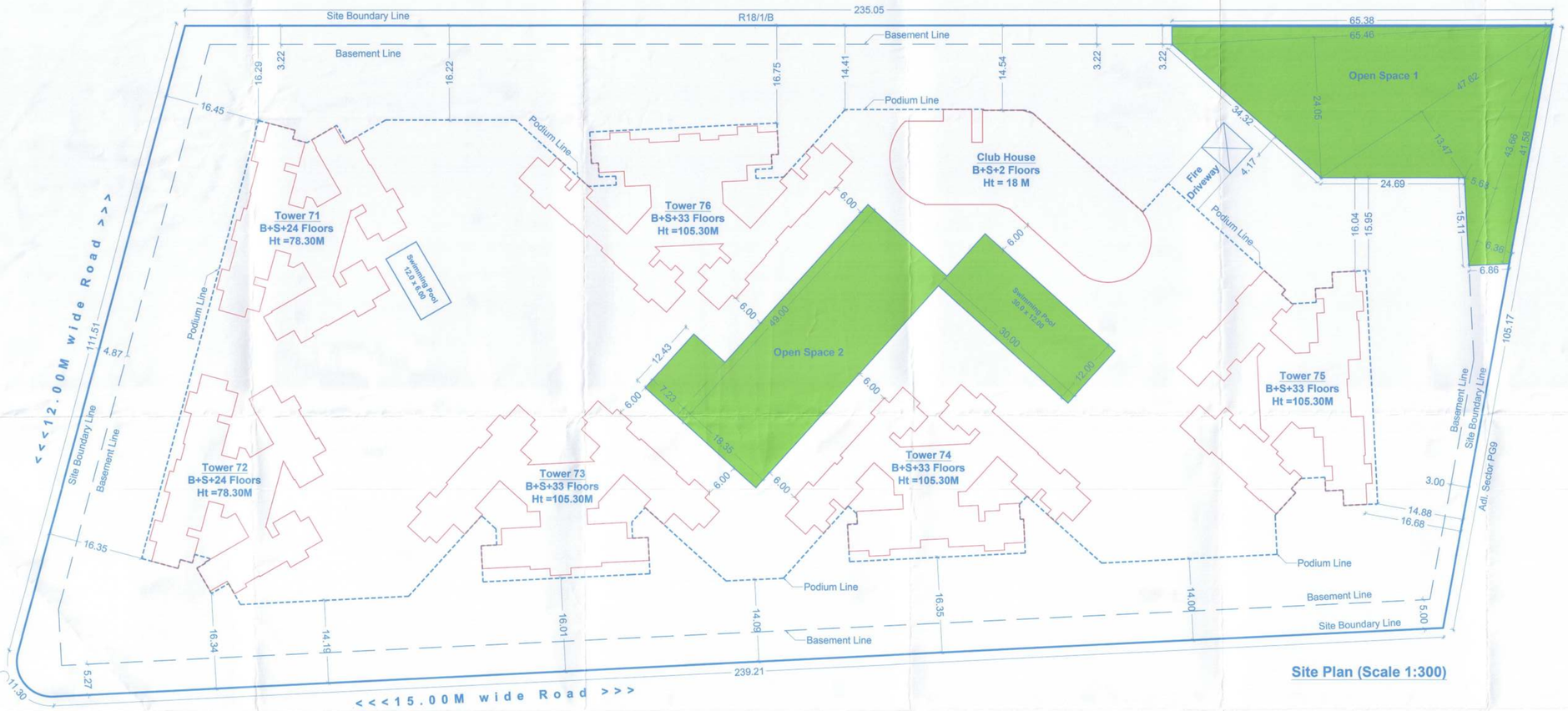
Stamp of Aprooval
Site Layout & Calculations 2/17

Approved as amended in ...
subject to conditions mentioned in Annuxure 'A'
vide letter No. BH/P.C./R. No. 2504/19-20 Major 230/KT
B. No./O. No. 0315 No. 931/2022 KT. 4/2021 Major
Dated 07/08/2023
Metropolitan Commissioner and
Chief Executive Officer
Pune Metropolitan Regional Development Authority, Pune.

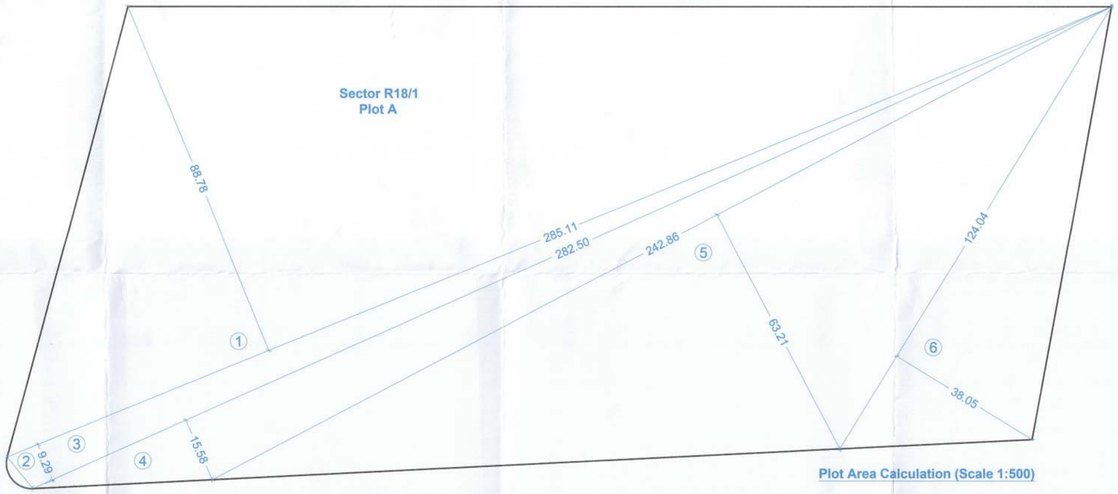
PMRDA



Site Plan (Scale 1:300)

CONSTRUCTION AREA STATEMENT		
SR. NO.	DESCRIPTION	CONSTRUCTION AREA
1	TOTAL B/UP AREA	111795.87
2	BALCONY AREA	15146.74
3	EXCESS BALCONY	0.00
4	STAIRCASE AREA	6650.90
5	REFUGE AREA	887.90
6	2ND FLOOR AREA	799.17
7	1ST FLOOR AREA	7637.93
8	STILT FLOOR AREA	10730.94
9	BASEMENT 1	22192.65
10	TOTAL	175842.10

PLOT AREA CALCULATIONS FOR PLOT A AFTER SUBDIVISION				
SR. NO.	FACTOR	LENGTH	WIDTH	TOTAL AREA
1	0.50	281.05	86.44	12146.98
2	0.50	285.86	9.75	1393.57
3	Area as per Pl. 1			22.21
4	0.50	285.86	88.65	12670.72
	TOTAL AREA OF PLOT			26233.48



Plot Area Calculation (Scale 1:500)

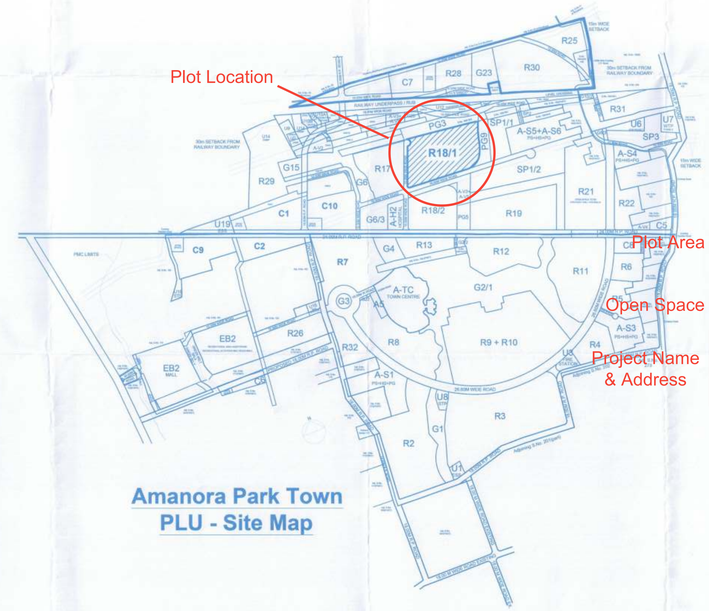
AREA CALCULATIONS FOR OPEN SPACE 1				
SR. NO.	FACTOR	LENGTH	WIDTH	TOTAL AREA
1	0.50	65.34	3.00	98.01
2	0.50	65.41	24.05	786.56
3	0.50	47.47	13.47	319.71
4	0.50	43.44	5.68	123.37
5	0.50	43.44	6.36	138.14
		TOTAL AREA		1465.78

AREA CALCULATIONS FOR OPEN SPACE 2				
SR. NO.	FACTOR	LENGTH	WIDTH	TOTAL AREA
1	1.00	12.43	7.23	89.87
2	1.00	49.00	18.35	899.15
3	1.00	30.00	12.00	360.00
		TOTAL AREA		1349.02

BUILDING SUMMERY									
FLOOR	B/UP AREA	PERMISSIBLE BALCONY	PROPOSED BALCONY	EXCESS BALCONY	AREA UNDER GEN. STAIRCASE	AREA UNDER FIRE STAIRCASE	AREA UNDER LIFTS & LMR	AREA UNDER FIRE LIFTS & LMR	TENEMENTS
TOWER 71	12221.06	1833.16	1744.54	-	463.44	397.20	18.16	6.01	154.00
TOWER 72	11689.86	1752.13	1603.08	-	463.44	397.20	18.16	6.01	154.00
TOWER 73	19715.41	2960.40	2783.27	-	637.23	546.15	18.16	6.01	291.00
TOWER 74	20498.47	3077.36	2993.36	0.00	637.23	546.15	18.16	6.01	194.00
TOWER 75	20480.15	3073.36	2830.90	0.00	637.23	546.15	18.16	6.01	131.00
TOWER 76	22544.22	3386.26	3191.59	-	637.23	546.15	18.16	6.01	227.00
CLUB HOUSE	1740.64	-	-	-	78.12	-	5.38	-	-
AMENITIES	2915.06	-	-	-	117.98	-	-	-	-
TOTAL	111795.87	16822.39	15146.74	0.00	3671.90	2978.00	114.34	36.06	1151.00
TOTAL	111946.27	FSI + 2% of Lift & LMR							

Considered For FSI

Plot Location



Project Name & Address

Open Space

Amanora Park Town
PLU - Site Map

AREA STATEMENT (R18/1 PLOT A)			
SR. NO.	DESCRIPTION		AREA (SQ.M.)
1	AREA UNDER SECTOR		26233.30
		Plot A	Plot B
2	AREA OF PLOT	26233.30	7896.70
3	REQUIRED OPEN SPACE (10%)	2623.33	789.67
4	PROP. OPEN SPACE ON GROUND (MIN 50%)	1465.78	789.67
5	PROP OPEN SPACE ON PODIUM FLOOR	1349.02	0.00
6	TOTAL OPEN SPACE POVIDED	2814.80	789.67
7	PROPOSED B/UP AREA	111946.27	0.00
8	TENAMENTS PROPOSED	1151.00	0.00

Plot Area

Site Address -

Type - Proposed "Amanora Arbano Towers" Residential Building Tower 71 to Tower 76

Address - Sector - R18/1, Plot A, Amanora Park Town (Township), Village - Hadapsar, Taluka - Haveli, District - Pune.

Owner's Details -

For, City Corporation Ltd.

CITY CORPORATION LIMITED PUNE

CITY CORPORATION LIMITED
J. K. BHOSALE
DIRECTOR

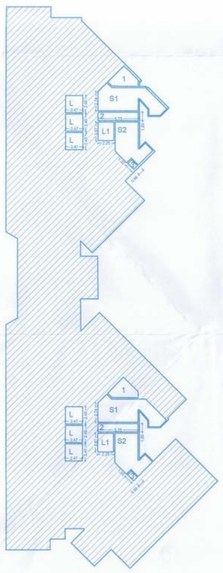
Authorised Signatory

Architects Name & Address -

Ar. Gautam Attarde
(Lic. No. CA/2011/51343)
B209, Kul-Deep, Lane No.13, Bhandarkar Road, Shivajinagar, Pune - 4

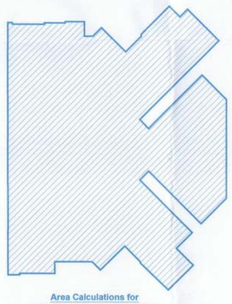
GNA Architects

North	Scale :	1:100	Date :	08/02/2023
	Drawn By :	GNA	Job No. :	2022-31
	File Path:			



Area Calculations for Stilt Floor (Amenities) (T71 - T72)

Area Calculations for 1st Floor (Amenities)



Area Calculations for E-Deck / 2nd Floor (Amenities)

Area Calculations for Stilt Floor (Amenities)				
Sr. No.	No.	Length	Width	Total Area
Block A		As Per Pline		1467.75
Deductions				
1	2.00	As Per Pline		15.72
2	2.00	5.75	1.20	13.80
3	2.00	1.20	0.88	2.11
S1	2.00	As Per Pline		55.52
S2	3.00	As Per Pline		62.46
L	6.00	2.47	2.45	36.31
L1	2.00	2.25	2.67	12.02
		Total Deductions		197.94
		Net B/UP Area		1269.81

Area Calculations for 1st Floor (Amenities)				
Sr. No.	No.	Length	Width	Total Area
Block A		As Per Pline		663.26
		Net B/UP Area		663.26

Area Calculations for E-Deck / 2nd Floor (Amenities)				
Sr. No.	No.	Length	Width	Total Area
Block A		As Per Pline		981.99
		Net B/UP Area		981.99

FSI STATEMENT (AMENITIES)			
FLOOR	B/UP AREA	AREA UNDER GEN. STAIRCASE	AREA UNDER LIFTS & LMR
Stilt	1269.81	117.98	
1st	663.26	0.00	
2nd (E-deck)	981.99	0.00	
TOTAL	2915.06	117.98	0.00

Water Requirement Calculations (Tower 71 to 76)					
1	No of Flats				1,151 Nos.
2	Occupant Load	1,151	x 5	=	5,755 Nos.
3	Water capacity required	5,755	x 135	=	7,76,925 Litres
4	**Water capacity of OHWT**				
a	Water capacity required for Fire Fighting (Each Wing)			=	10,000 Litres
b	**Total Water capacity required [3 + (4a) x 6]**			=	**8,36,925 Litres**
c	**Total Provided Water capacity**			=	**8,36,925 Litres**
5	**Water capacity of UGWT**				
a	Water capacity required [(3) x 1.50]			=	11,65,388 Litres
b	Water capacity required for Fire Fighting			=	4,00,000 Litres
c	**Total Water capacity required (5a + 5b)**			=	**15,65,388 Litres**
d	**Total Provided Water capacity**			=	**15,65,388 Litres**

PARKING REQUIREMENT FOR TOWER 71 TO TOWER 76				
RESIDENTIAL				
4 TEN. HAVING B/UP AREA UP TO 50 SQ.M.				0 - 5 - 5
3 TEN. HAVING B/UP AREA BETWEEN 50 TO 100 SQ.M.				1 - 4 - 4
2 TEN. HAVING B/UP AREA MORE THAN 100 SQ.M.				2 - 2 - 2
REQUIRED PARKING				
AREA	NO. OF FLATS	CAR	SCOOTER	CYCLE
50 TO 100 SQ.M.	1021	340	1361	1361
ABOVE 100 SQ.M.	130	130	130	130
SUB-TOTAL	1151	470	1491	1491
ADD 50% FOR METRO AREA		235	746	746
TOTAL PARKING REQUIRED		706	2237	2237
TOTAL PARKING PROVIDED		1408	2237	2237