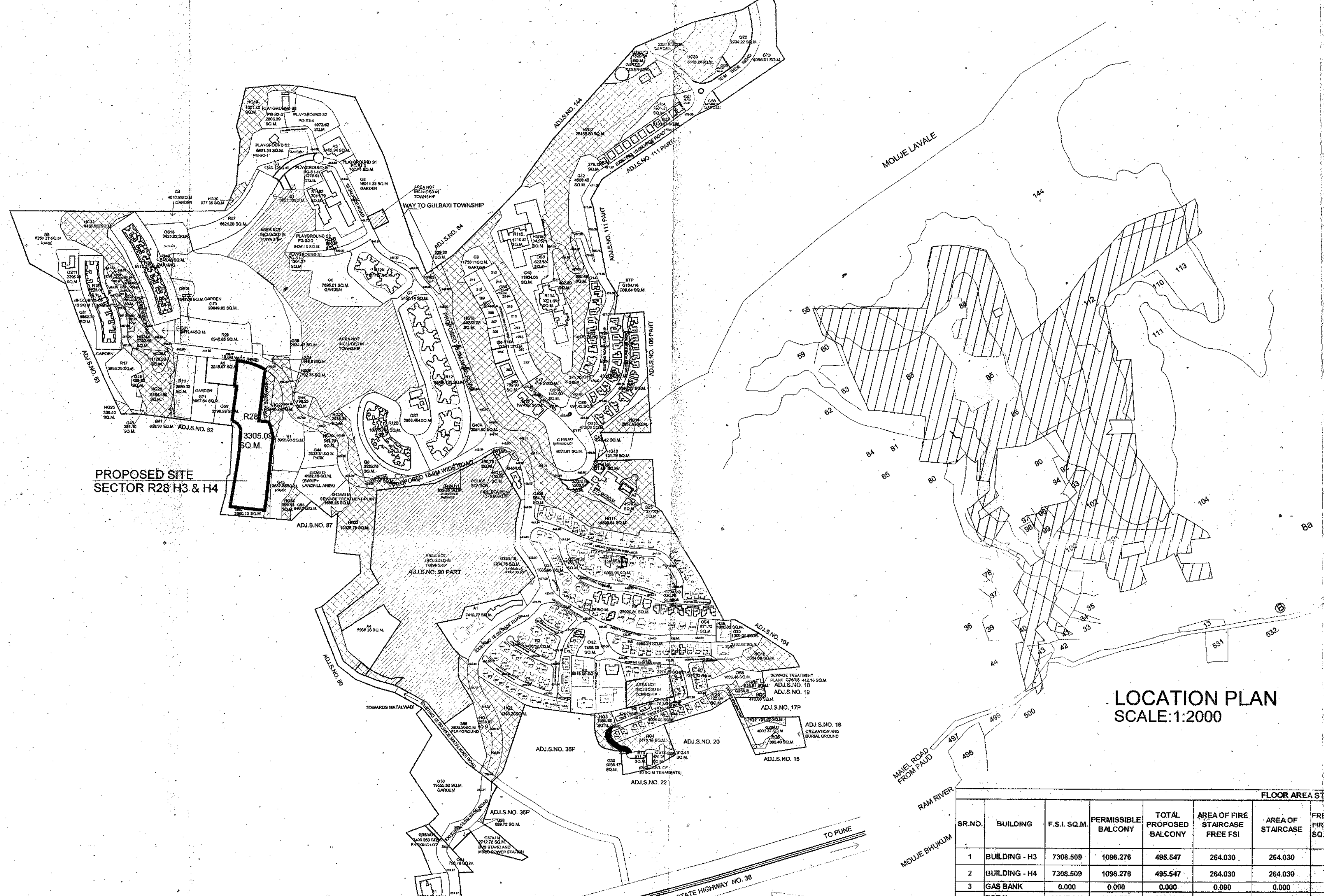


SECTOR R-28

PROPOSED BUILDING PLAN & PLOT AREA CALC.
F.S.I. & PARKING STATEMENT, WATER TANK CALC.
LOCATION PLAN & SITE PLAN

Approved as amended in.....
subject to conditions mentioned in Annexure 'A'
of letter No. BMV-13325-90 dt. 25.11.90
S. No. JG. No. JG. No. 36-9-98 dt. 25.11.90
Dated 25.11.90
(Signature)
Metropolitan Commissioner and
Chair Executive Officer
Pune Regional Development Authority, Pune

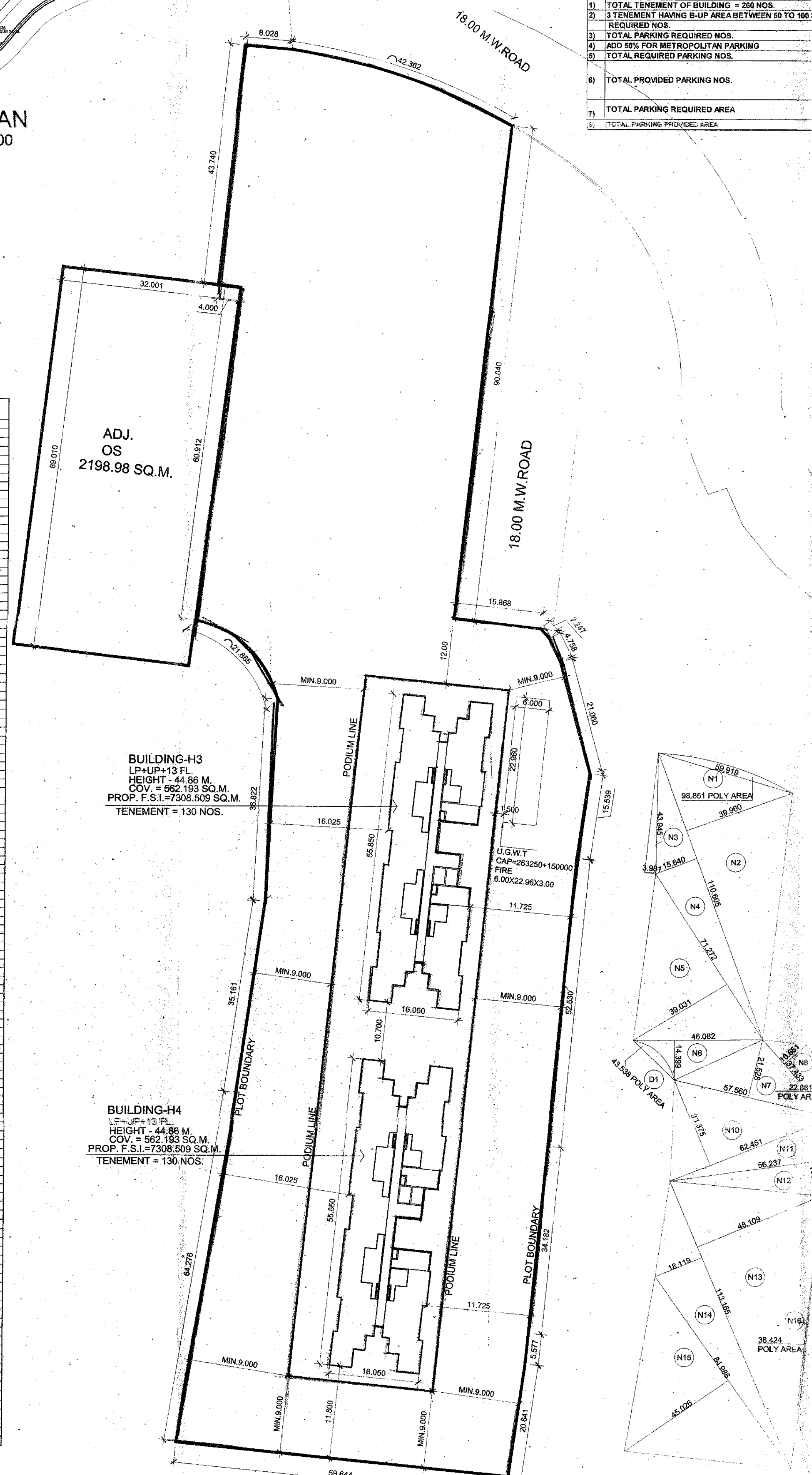


LOCATION PLAN
SCALE:1:2000

PROFORMA SECTOR R28		SQM.
1 AREA OF SECTOR R28 SANCTIONED MASTER PLAN		13,305.99
2 PROPOSED RESIDENTIAL FLOOR SPACE (BUILDING+H3+H4)		14,847.67
3 PROPOSED BUILDING COVERAGE (BUILDING+H3+H4)		1124.38
4 TOTAL PROPOSED COVERAGE		1124.38
5 TENEMENTS PROPOSED BLDG. (BUILDING+H3+H4)		26
6 HEIGHT OF BUILDING H3 & H4		219.62
7 PERMISSIBLE BALCONY 100%		492.50
8 PROPOSED BALCONY BUILDING+H3+H4		391.01
9 PROPOSED REFUGE AREA FOR A7 T7H & 12TH FLOOR (BUILDING+H3+H4)		147.63
10 PARKING STATEMENT	CARS SCOOTERS	CYCLES
PARKING REQUIRED BY RULES FOR (H3+H4)	130	521
PARKING PROVIDED FOR (H3+H4)	260	347

FLOOR AREA STATEMENT OF BUILDING H-3 & H-4															
BRAND	BUILDING	F.S.I. S.Q.M.	PERMISSIBLE	TOTAL PROPOSED	AREA OF FREE STAIRCASE	AREA OF STAIRCASE	FREE OF FSI AREA LIFT AREA S.Q.M.	LIFT AREA S.Q.M.	LIFT MACHIN ROOM	GR.COVERAGE S.Q.M.	TENTHENTH	BUILT UP AREA (INCLUDING FREE AREA & INTRUSIVE AREA, PARKING AREA)	HEIGHT IN M.	NO. OF FLOORS	
1	BUILDING H-3	7398.69	1096.276	495.547	264.030	264.030	0.000	0.000	28.980	562.103	130	17400.332	44.880	1PH+1PH	
2	BUILDING H-4	7398.69	1096.276	495.547	264.030	264.030	0.000	0.000	28.980	562.103	130	17400.332	44.880	1PH+1PH	
3	GAB BALK	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	
4	TOTAL	14617.073	2192.553	991.094	528.060	528.060	0.000	0.000	57.960	1124.206	260	34800.664	89.760	2PH+2PH	

PARKING AREA STATEMENT OF BUILDING - H3 & H4		PARKING REQUIRED				PARKING PROVIDED	
PARKING AREA STATEMENT		CAR	SCOOTERS	CYCLE	FLOOR	CAR	SCOOTERS/CYCLE
1)	TOTAL TENEMENT OF BUILDING = 260 NOS.						
2)	3 TENEMENT HAVING B+UP AREA BETWEEN 90 TO 100 S.O.M = 260 FLAT		1	4			
	REQUIRED NOS.	87	87	87			
3)	TOTAL PARKING REQUIRED NOS.	87	247	247			
4)	ADD. 60% FOR METROPOLITAN PARKING	174	174	174			
5)	TOTAL REQUIRED PARKING NOS.	130	521	521			
					LOWER PARKING	112	251
					UPPER PARKING	148	56
6)	TOTAL PROVIDED PARKING NOS.				POSSIBLE LEVEL		0
7)	TOTAL PARKING REQUIRED AREA	12.5	2	0.7	TOTAL PARKING PROVIDED	290	247
	TOTAL PARKING PROVIDED AREA				TOTAL AREA AVAILABLE	126.00	334.00



LAYOUT OF BUILDING PLAN
SCALE 1:500

PLOT AREA CALCULATION

PLOT AREA CALCULATIONS					
1	AREA CALCULATIONS				SQ.MT.
8	ARC POLY AREA				96.85
2	0.5	X	110.605	X	39.960 2209.88
3	0.5	X	43.945	X	3.381 47.47
4	0.5	X	110.605	X	15.640 884.93
5	0.5	X	71.272	X	39.031 1390.90
6	0.5	X	46.082	X	14.399 331.76
7	0.5	X	87.56	X	21.628 617.91
8	0.5	X	37.433	X	10.651 196.34
9	ARC POLY AREA				22.88
10	0.5	X	62.451	X	33.375 1042.15
11	0.5	X	62.451	X	13.417 418.95
12	0.5	X	56.337	X	12.904 362.24
13	0.5	X	113.166	X	48.172 1272.12
14	0.5	X	113.166	X	18.119 505.21
15	0.5	X	84.986	X	45.026 1931.26
16	ARC POLY AREA				36.424
TOTAL AREA					13348.626
DEDUCTION AREA				D1	43.58
					13395.007

WATER CAPACITY CALCULATION BUILDING- H3 & H4

OH TANK PROVIDED PER	
BUILDING H3 & H4	
NO.OF TENEMENTS 5 X 5 135 LTR.	= DOMESTIC REQUIREMENT
130 NOS.5 X 5 135 X 2 BLDG.	= 87,750 LTRS X 2 BLDGS.
REQUIRED FIRE OH WATER TANK	= 10000 LTRS X 2 BLDG.
TOTAL CAPACITY OF OH WATER TANK	= 87,750 + 10,000 LTRS. X 2
	BLDG.
REQUIRED U.G WATER TANK X 1.50 OF	= 263250 LTRS
REQUIRED FIRE U.G WATER TANK	= 75000 X 2 BLDG.
TOTAL CAPACITY OF U.G WATER TANK	= 4 13 250 LTRS.

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON _____ AND THE DIMENSIONS OF SIDES ETC. OF 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 DEPTT./CITY SURVEY RECORDS.

NAME OF OWNER	SIGN. OF OWNER
	

M/S MATRIX DEVELOPERS LTD.

DESCRIPTION OF PROPOSAL AND PROPERTY
PROPOSED BUILDING AT FOREST TRAILS TOWNSHIP

PROPOSED BUILDING AT FOREST TRAILS TOWNSHIP,
SECTOR R-28, HIGHRISE, BUILDING H-3 & H-4 (EVERGLADES)
VILLAGE: BHUGAON, TALUKA : MULSHI

JOB NO.	DRG. NO.	REVISION	SCALE	DRN/CKD.BY	NO.
---------	----------	----------	-------	------------	-----

442	1	8	R0	1:500		
-----	---	---	----	-------	--	--

ANIRUDDHA VAIDYA & ASSOCIATES
ARCHITECTS. INTERIOR DESIGNERS.

DAG	TOWN PLANNERS 4, DATTAPRASAD, 1206, B/7, 355 141 ROAD, CHUNGA, KARNATAKA	20/01
		25/01

OFF J.M. ROAD, SHIVAJINAGAR
PUNE : 411 004.
TEL / FAX : 25530420, 25530430

SIGN. CA/85/8968 E.MAIL:-archvaldya@gmail.com Visit us:- www.avaarchitects.in

SPECIAL TOWNSHIP NOTES :-

Special Township under regulation sanctioned by Govt. by Notification TPS 1804/PUNE R. P. DCR/UD13 of MRTP Act 1966 regarding development of Township of Union Area No. R/PUNE R.P. on - 18/11/2005

ENVIRONMENTAL CLEARANCE-1
EC1: Government of India Ministry of Environment and Forests (I.A.DIVISION) vide Letter No. 21-520/2001-1A/III Dated 31/03/2008
Land Area = 5,76,000 sq. m.

ENVIRONMENTAL CLEARANCE-2
EC2: Government of India Ministry of Environment and Forests (I.A.DIVISION) vide Letter No. 21-26/2017-1A/III Dated 23/10/2017
Land Area = 7,89,195 sq. m.

MAHARASHTRA POLLUTION CONTROL BOARD NOC
Consent No BO/RC(P)STC/ECC-256 Dated 30/04/2008

MAHARASHTRA STATE ELECTRICITY DISTRIBUTION CO.LTD. (MAHAVITARAN)
No. SE/PRC/T-Est/NO-03304 Dated-05.04.2008
No. SE/PRC/T-Est/NO-8681 Dated-19.11.2010

LOCATIONAL CLEARANCE-1
L.C-1: Government in Urban Development Department Notification bearing No.TPS-1807/1588/CR-853/07/UD-13 Dated 23/04/2010 Area=583955 sq. m.

LOCATIONAL CLEARANCE-2
L.C-2: Government in Urban Development Department Notification bearing No.TPS-1814/220/2010-27514/UD-13 Dated 21/08/2015 Area=170240 sq.m
Total Plot Area =754195 sq.m

LETTER OF INTENT-1
Letter of intent given by Collector, Pune vide Letter No. LOI-1: PMVA/CR/12/2010 Dated 21/10/2010 Land Area = 58 Hectares 39-55 ARES

LETTER OF INTENT-2
Letter of intent given by Collector, Pune vide Letter No. LOI-2: FM/RDA/1974 DATE 09/03/2016
Land Area = 75 Hectares 41-95 ARES

IRRIGATION DEPT. WATER SUPPLY NOC
Out No. (10991/2006) DT. 29/11/2006 = 0.1313 MLD
Out No. (6252) DT. 06/09/2007 = 0.1313 MLD
Out No. (5015) DT. 19/07/2007 = 0.0657 MLD
Out No. (5618/2010) DT. 24/07/2010 = 0.857 MLD

MINISTRY OF FOREST
A/LAND/38/66/11-12 Dated -30/04/2011
A/LAND/38/69/13-14 Dated -30/03/2013

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION NOC
Out No. 352/11 DATE 01/04/2011
Out No. 163/2014 DATE 20/04/2014

NOC FROM ARCHAEOLOGY DEPT.
Out No. 231/2011 DATE 20/04/2011 Land Area = 56.3955 Hectares
Out No. 297/2014 DATED 06/02/2014 Land Area = 28.8000 Hectares

TALATHI DEPARTMENT
Out No. (68/2010) Dated-05-02-2010
Out No. (85/2014) Dated-27-03-2014
Out No. (768/2014) Dated-13-08-2014

AVIATION NOC
Government of India Ministry of Defence No. Air HQ/S 17726/4ATS (PC-MDLXII) Dy.no.732/F/D(Air)-I Dated 11/12/2014

SEARCH REPORT
Search Report Dated 24/03/2015

BANK GUARANTEE
GUARANTEE No. 0896617B5G000020 DT. 10/03/2017 Land Area = 682450 SQ.M.

PROPOSED LAND USE PLAN (PLU)

SANCTIONED PLU PR/HTS/SR/22/2012 Dated 2/4/2012

REVISED SANCTIONED PLU(R-1) PR/HTS/SR/14/2014 Dated 18/7/2014

REVISED SANCTIONED PLU(R-2) BMU/C.R.NO./329/18-19 Dated 22/09/2018

REVISED SANCTIONED PLU(R-3) BMU/C.R.NO./438/18-19 Dated 01/11/2018

REVISED SANCTIONED PLU(R-4) BMU/C.R.NO./1430/18-19 Dated 15/03/2019

FIRE CLEARANCE

B	Township Open Space		
CS1	Open Space	760.78	Gardens
CS2	Open Space	1868.38	
CS3	Open Space	2232.03	
CS4	Open Space	871.12	
CS5	Open Space	697.42	Garden
CS6	Open Space	1895.46	
CS7	Open Space	3355.48	
CS8	Open Space	623.58	
CS9	Open Space	2198.99	
CS10	Open Space	325.08	
CS11	Open Space	2296.98	
CS12	Open Space	470.28	
CS13	Open Space	1423.22	
CS14	Open Space	1542.00	
CS15	Open Space	1457.20	
	Sub Total	36661.99	0.00

FOREST TRAILS - PROJECT AREA STATEMENT FOR FLU REVISION									
S.NO.	CODE OF SECTOR	LAND USE DESCRIPTION	PLDT AREA	F.S.I.	PERMISSED LF/FI	SECTOR WISE FFI	BALANCE FFI		
1	2	3	4	5	6	7	8	9	10
1 Residential as per Rule No. 40a) (Minimum 60% floor area (F.S.I) for Residential purpose									
PERIBLES	R1	Residential	7522.58	1.81			13582.51		
RUMALOWD	R2	Residential	16498.52	0.51			11236.12		
RUMALOWD	R3	Residential	2067.28	0.23			260.77		
BUDLOWAL	R4	Residential	3274.49	0.55			1786.76		
BE	RE	Residential	3068.25	0.58			625.16		
BUDLOWAL	R6	Residential	3068.25	0.58			3306.86		
RUMALOWD	R7	Residential	1258.32	0.63			777.12		
RUMALOWD	R8	Residential	1258.32	0.63			237.85		
BUDLOWAL	R9	Residential	2703.61	0.55			14744.24		
RUMALOWD	R10	Residential	8892.86	0.50			4472.16		
CRIST	R11	Residential	1084.52	0.55			1084.52		
P. VILLA	R12A	Residential	1241.23	0.37			466.33		
P. VILLA	R17A	Residential	1176.18	0.78			517.54		
P. VILLA	R11B	Residential	3296.18	1.10			3545.19		
HOMANER	R12	Residential	1994.12	1.39			3606.08		
PEELANDS	R12A	Residential	7127.17	1.77			12578.52		
HIGHLANDS	R12B	Residential	10776.76				25496.00		
DOES NOT EXIST/ DELETED FROM PRESENT									
Sub Total (1)						236673.12			0.00
TANJANDE	R16	Residential	0.00						
R16	R16	Residential	310.94	0.90			305.58		
R17	R17	Residential	3589.06	0.52			1869.20		
R17	R17	Residential	200.00	0.48			1689.50		
R18	R18	Residential	713.01	2.00			1437.90		
SETHANING C	R19	Residential	91.28	0.69			63.00		
RUMALOWD	R20	Residential	6580.15	0.45			7424.44		
RUMALOWD	R21	Residential	4303.54	0.55			2363.76		
R22	R22	Residential	4110.78	0.60			2405.48		
SRN	R23	Residential	2000.61	0.60			2306.95		
HALE	R24	Residential	278.19	0.55			153.140		
Phar	R25	Residential	100.00	1.32			418.95		
R26	R26	Residential	5813.27	2.13			21167.28		
R27	R27	Residential	6921.26	1.82			10702.85		
HIGH REEF	R28	Residential	13302.98	1.40			18451.50		
KHANAY VALLEY D5	R29	Residential	9942.85	2.02			12300.00		
Sub Total (2)						216000.50			0.00
Area of 40 sq.m (minimum as per rule no. 40a) which is included in above residential sectors listed in separate auditions shown here for the purpose of minimum 10% FFI Utilization - Shown in Residential clusters R1, R18 and R19.									
NOTE THE INCREASE IN FFI SEEN DUE TO THE FFI GENERATED FROM STARCHASE AREA ON PAYMENT OF PREMIUM									
2 Commercial as per rule No.40b) NS									
Sub Total (2)					0.00	0.00	0.00	0.00	0.00
3 Educational as per rule no.40 b) B/OP Area P.Q. required for no of student P.S.= 2625 & H.S.= 14133 sq.m as Planning STD of 1979									
S1- S92	Primary School + Secondary	Space	7011.79	1.63		11403.20	11403.20		
Sub Total (3)			7011.79	1.63		11403.20	11403.20		
4 Amenity Spaces as per rule no 40b sq.m for use within Township									
A1	Essential Shopping+Vegetable	Space	1478.77	0.28			2058.83		
A2	Medicine Store+ Pharmacy	Space							
A3	Town Hall + Library + Clubhouse	Space	4070.43	0.17	13308.00		3247.27		
A4	Cultural Centre	Space	1877.36				807.26		
A5	Amenity	Space	299.88	0.17			200.00		
A6	Health Facility	Space	228.07	2.18			616.58		
Sub Total (4)			2208.31	0.40		13306.00	13306.00		
5 Health Facilities as per rule no 40c As per planning std no 40b R29,200sq/10000 Min. sq.m for a clinic square & 1.0 F.S.I.									
H1	Hospital (medical facility)	Space	3950.96	0.50		3715.00	3715.00		
Sub Total (4e)			3950.96	0.50		3172.00	3172.00		0.00
6 Hill Space Area									
H501	Green Space	Space	2638.00						
H502	Green Space	Space	2638.00						
H503	Green Space	Space	1855.96						
H504	Green Space	Space	2474.18						
H505	Green Space	Space	792.34						
H506	Green Space	Space	365.40						
H507	Green Space	Space	781.65						
H508	Green Space	Space	470.60						
H509	Green Space	Space	616.81						
H510	Green Space	Space	6384.68						
H511	Green Space	Space	14390.84						
H512	Green Space	Space	121.78						
H513	Green Space	Space	2607.85						
H514	Green Space	Space	30267.00						
H515	Green Space	Space	34.85						
H516	Green Space	Space	26135.96						
H517	Green Space	Space	5369.00						
H518	Green Space	Space	4691.72						
H519	Green Space	Space	36.00						
H520	Green Space	Space	346.03						
H521	Green Space	Space	14348.18						
H522	Green Space	Space	661.29						
H523	Green Space	Space	298.63						
H524	Green Space	Space	10.00						
H525	Green Space	Space	6194.40						
H526	Green Space	Space	1176.33						
H527	Green Space	Space	2446.24						
H528	Green Space	Space	222.85						
H529	Green Space	Space	2510.34						
H530	Green Space	Space	543.70						
H531	Green Space	Space	202.67						
H532	Green Space	Space	13529.39						
H533	Green Space	Space	8119.24						
H534	Green Space	Space	806.46						
H535	Green Space	Space	145392.85	0.50		0.00			
Sub Total (4e)									

[illegible][illegible]