



OPEN SPACE-1 CLAC.

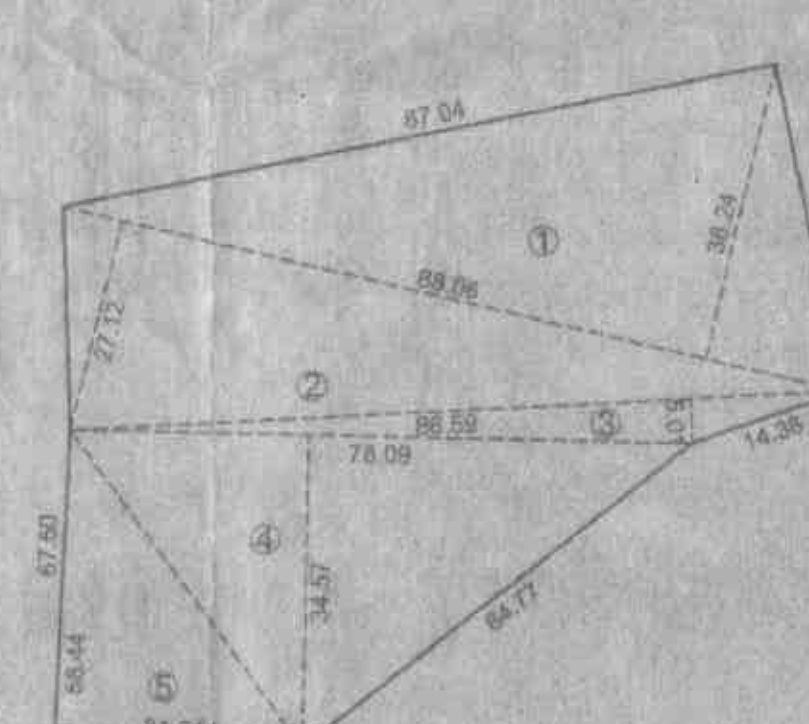
OPEN SPACE-1 CLAC
1. 5.5 X 18.75 X 15.81 = 257.88 SQ.M.
2. 3.5 X 18.75 X 15.81 = 103.94 SQ.M.
3. 12.75 X 34.50 = 441.38 SQ.M.
4. 12.75 X 20.50 = 261.38 SQ.M.
5. 21.10 X 10.47 = 220.51 SQ.M.
TOTAL = 1085.56 SQ.M.



OPEN SPACE-2 CLAC.

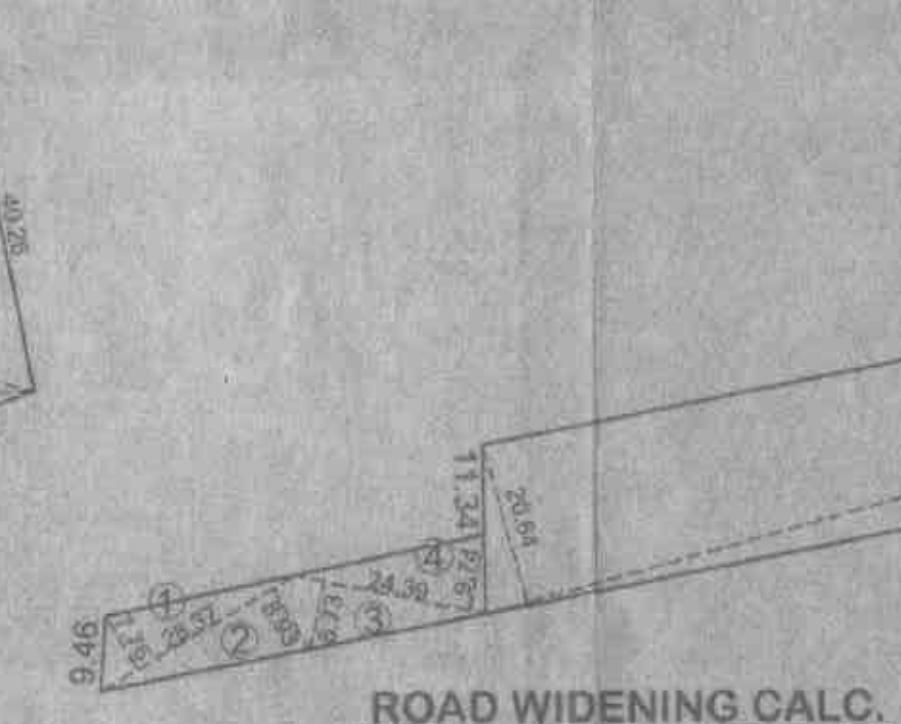
OPEN SPACE-2 CLAC
1. 15.00 X 22.82 = 342.30 SQ.M.
2. 15.00 X 22.82 = 342.30 SQ.M.
3. 20.50 X 22.82 = 467.85 SQ.M.
4. 15.00 X 22.82 = 342.30 SQ.M.
TOTAL = 1494.75 SQ.M.

TOTAL OPEN SPACE PROVIDED = OPEN SPACE 1 + 2
2869.56 + 1494.75
4364.31 SQ.M.



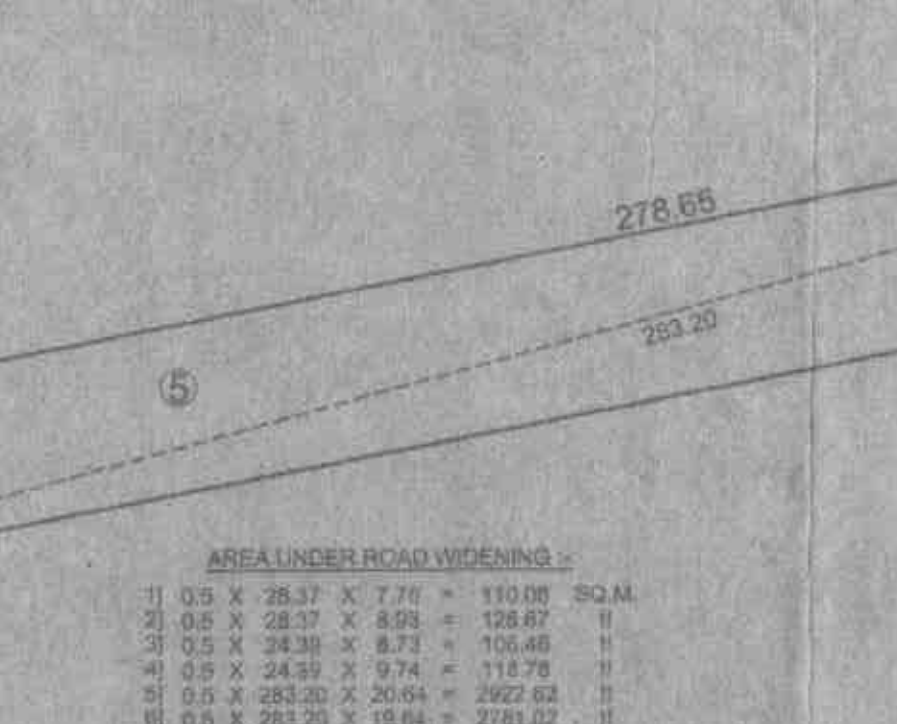
AMENITY SPACE CLAC.

AMENITY SPACE CLAC
1. 10.00 X 10.00 = 100.00 SQ.M.
2. 10.00 X 10.00 = 100.00 SQ.M.
3. 10.00 X 10.00 = 100.00 SQ.M.
4. 10.00 X 10.00 = 100.00 SQ.M.
5. 10.00 X 10.00 = 100.00 SQ.M.
6. 10.00 X 10.00 = 100.00 SQ.M.
7. 10.00 X 10.00 = 100.00 SQ.M.
8. 10.00 X 10.00 = 100.00 SQ.M.
9. 10.00 X 10.00 = 100.00 SQ.M.
10. 10.00 X 10.00 = 100.00 SQ.M.
TOTAL = 1000.00 SQ.M.



CONNECTED PARKING SLAB

CONNECTED PARKING SLAB
T1 + T2 + T3 + T4 + T5 + T6 + T7 + T8 + T9 + T10
14.00 + 4.95 + 21.15 + 14.00 + 4.00 + 8.03 + 22.47 + 33.55 + 20.43 + 13.87 + 11.40
TOTAL = 219.18 SQ.M.



ROAD WIDENING CALC.

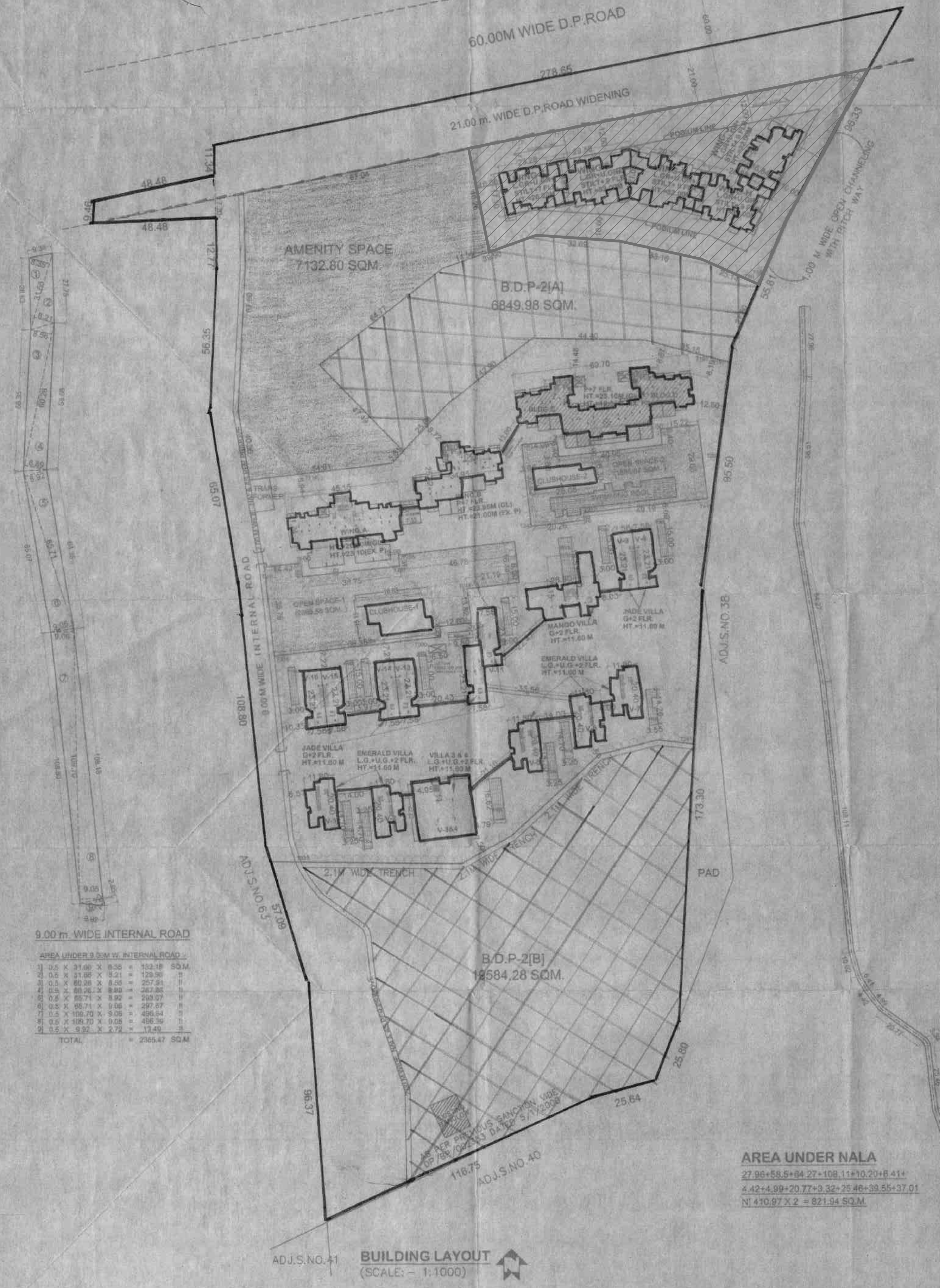
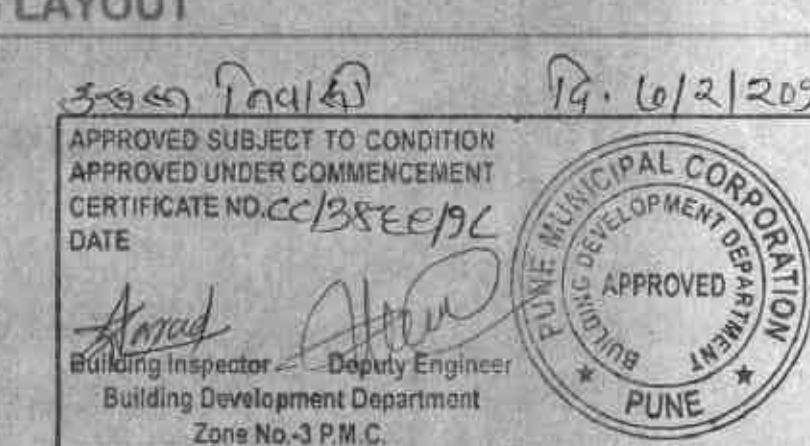
ROAD WIDENING CALC.
T1 0.5 X 25.37 X 7.76 = 100.00 SQ.M.
T2 0.5 X 25.37 X 4.95 = 62.50 SQ.M.
T3 0.5 X 25.37 X 8.71 = 109.69 SQ.M.
T4 0.5 X 25.37 X 7.76 = 100.00 SQ.M.
T5 0.5 X 25.37 X 20.46 = 257.88 SQ.M.
T6 0.5 X 25.37 X 19.64 = 250.00 SQ.M.
TOTAL = 880.07 SQ.M.



LOCATION PLAN

LOCATION PLAN
(SCALE - 1:10,000)

STAMP OF APPROVAL
BUILDING LAYOUT



F.S.I STATEMENT (IN SQ.M.)

WING	RES. F.S.I	BALCONY PERM.	PROPOSED BALCONY	PROPOSED TERRACE	PASSAGE/ LOBBY	STAIRCASE AREA	FIRE STAIRCASE	LIFT	LIFT MACHINE ROOM	TENEMENT	COMMON W.C.	A.H.U.	COVERAGE
WING A P+T FLOORS HT-26.40M	3345.80		490.98	861.75	286.21	159.95	125.37	6.84	18.41	14	13.85	39.83	770.23
WING B P+T FLOORS HT-23.85M	2228.84		421.99	424.27	223.51	145.17	111.86	3.42	10.89	14	11.09	39.82	463.22
WING C P+T FLOORS HT-23.10M	4566.79		679.56	835.20	485.00	290.04	223.65	8.84	21.78	28	23.38	79.31	946.11
WING D L.G.+U.G.+ STILT+1 FL. HT-25.20M	2061.92		NILL	NILL	NILL	NILL	105.09	NILL	NILL	14	NILL	NILL	370.36
WING E L.G.+U.G.+ STILT+1 FL. HT-25.20M	3836.76		NILL	NILL	NILL	NILL	128.25	NILL	NILL	16	NILL	NILL	430.59
WING F L.G.+U.G.+ STILT+1 FL. HT-25.20M	3865.57		NILL	NILL	NILL	NILL	128.25	10.00	NILL	16	NILL	NILL	429.85
WING G L.G.+U.G.+ STILT+1 FL. HT-25.20M	3576.08		NILL	NILL	NILL	NILL	128.25	10.00	NILL	27	NILL	NILL	387.63
WING H L.G.+U.G.+ STILT+1 FL. HT-25.20M	3075.23		NILL	NILL	NILL	NILL	128.25	10.00	NILL	18	NILL	NILL	342.08
JADE VILLA G+2 FLOORS HT-11.80 M (VILLA 8 & 12)	316.44	35682.15 X 0.15 = 5349.32	44.86	23.28	12.28	45.51	NILL	2.09	11.56	1	NILL	NILL	160.79
TOTAL VILLAS NO	632.98		89.72	46.56	24.56	91.02	NILL	4.18	23.12	2	NILL	NILL	321.58
JADE VILLA G+2 FLOORS HT-11.80 M (VILLA 11)	361.30		NILL	23.29	12.28	45.51	NILL	2.09	11.56	1	NILL	NILL	184.84
JADE VILLA G+2 FLOORS HT-11.80 M (VILLA 13 & 14 & 15 & 16)	467.84		NILL	NILL	NILL	NILL	NILL	NILL	NILL	1	NILL	NILL	187.82
TOTAL VILLAS NO	2359.20		NILL	NILL	NILL	NILL	NILL	NILL	NILL	3	NILL	NILL	939.10
EMERALD VILLA L.G.+U.G.+2 FLOOR HT-11.80 (VILLA 7)	452.65		69.36	20.25	13.28	63.50	NILL	2.09	11.56	1	3.66	6.04	206.28
EMERALD VILLA L.G.+U.G.+2 FLOOR HT-11.80 (VILLA 1)	599.72		NILL	NILL	13.29	13.20	NILL	2.09	11.56	1	3.66	6.04	220.85
EMERALD VILLA L.G.+U.G.+2 FLOOR HT-11.80 (VILLA 2 & 3 & 4)	647.81		NILL	NILL	NILL	NILL	NILL	NILL	NILL	1	NILL	NILL	222.94
TOTAL VILLAS-3 NO	1704.38		NILL	NILL	NILL	NILL	NILL	NILL	NILL	3	NILL	NILL	868.82
MANGO VILLA G+2 FLOORS HT-11.80 M	978.19		NILL	NILL	NILL	NILL	NILL	NILL	NILL	1	NILL	NILL	394.31
VILLA 3 & 4 L.G.+U.G.+2 FLOOR HT-11.80	1079.06		78.43	NILL	90.89	71.09	NILL	3.18	2.80	1	3.97	9.82	427.17
TOTAL AREA	35652.15	3348.32	1826.04	2211.31	1066.08	880.04	1077.53	81.31	130.04	156	60.22	184.66	1442.70

PARKING STATEMENT

TYPE	WING	TOTAL TENEMENTS	CAR	SCOOTER	CYCLE
WING A 1 TENEMENT HAVING CARPARK AREA 150sqm ABOVE [2.2]	14 Nos	42	28	28	28
WING B 1 TENEMENT HAVING CARPARK AREA 130sqm ABOVE [2.2]	14 Nos	42	28	28	28
WING C 1 TENEMENT HAVING CARPARK AREA 150sqm ABOVE [2.2]	28 Nos	84	56	56	56
WING D 1 TENEMENT HAVING CARPARK AREA 80 TO 150 SQM. [2.2]	14 Nos	28	28	28	28
WING E 1 TENEMENT HAVING CARPARK AREA 150sqm ABOVE [2.2]	9 Nos	27	18	18	18
WING F 1 TENEMENT HAVING CARPARK AREA 80 TO 150 SQM. [2.2]	9 Nos	18	18	18	18
WING G 1 TENEMENT HAVING CARPARK AREA 80 TO 150 SQM. [2.2]	18 Nos	54	36	36	36
WING H 1 TENEMENT HAVING CARPARK AREA 80 TO 150 SQM. [2.2]	18 Nos	54	36	36	36
WING I 1 TENEMENT HAVING CARPARK AREA 80 TO 150 SQM. [2.2]	18 Nos	54	36	36	36
JADE VILLA 1 TENEMENT HAVING CARPARK AREA 150sqm ABOVE [2.2]	8 Nos	24	16	16	16
EMERALD VILLA 1 TENEMENT HAVING CARPARK AREA 150sqm ABOVE [2.2]	9 Nos	10	10	10	10
MANGO VILLA 1 TENEMENT HAVING CARPARK AREA 150sqm ABOVE [2.2]	1 Nos	3	2	2	2
VILLA 3 & 4 1 TENEMENT HAVING CARPARK AREA 150sqm ABOVE [2.2]	1 Nos	3	2	2	2
TOTAL	186 Nos	512 Nos	330 Nos	330 Nos	330 Nos
VISITORS 9%		21	17	17	17
TOTAL PARKING REQUIRED		533	349	349	349
TOTAL PARKING PROVIDED		433 Nos	390 Nos	390 Nos	390 Nos

U.G. WATER TANK STATEMENT

WING	U.G. WATER TANK (LITERS)
WING A	28778 LTR
WING B	28778 LTR
WING C	28778 LTR
WING D	28778 LTR
WING E	28778 LTR
WING F	28778 LTR
WING G	28778 LTR
WING H	28778 LTR
WING I	28778 LTR
JADE VILLA	14389 LTR
EMERALD VILLA	14389 LTR
MANGO VILLA	14389 LTR
V-3 & 4	14389 LTR
TOTAL	488350 LTR

O.H. WATER TANK STATEMENT

WING	O.H. WATER TANK (LITERS)
WING A	14389 LTR
WING B	14389 LTR
WING C	14389 LTR
WING D	14389 LTR
WING E	14389 LTR
WING F	14389 LTR
WING G	14389 LTR
WING H	14389 LTR
WING I	14389 LTR
JADE VILLA	7194 LTR
EMERALD VILLA	7194 LTR
MANGO VILLA	7194 LTR
V-3 & 4	7194 LTR
TOTAL	284175 LTR

TREES STATEMENT
TOTAL NET PLOT AREA 33177.35 SQ.M.
REQUIRED TREES: 1 TREE / 60 SQ.M.
AS PER RULE - 33177.35/60 SQ.M.
REQUIRED: 416 NOS. OF TREES
PROVIDED TREES: 416 NOS.

LEGEND

PLOT BOUNDARY SHOWN IN	BLACK
PROPOSED WORK	THICK RED
ROAD WIDENING SHOWN IN	GREEN DOTTED
WATER LINE SHOWN IN	BLACK DOTTED
DRAINAGE LINE SHOWN IN	RED DOTTED
B.O.P. - 2 RESERVATION SHOWN IN	GREEN HATCH

AREA STATEMENT

AREA STATEMENT	SQ.M.
1. AREA OF PLOT (AS PER 7/12)	96000.00
2. AREA OF PLOT (AS PER DEMARCATION)	79922.73
3. MINIMUM AREA CONSIDERED	70856.29
4. DEDUCTIONS FOR	
A. AREA UNDER B.O.P.-2 (A+B)	28169.78
B. AREA UNDER ROAD WIDENING	6185.84
TOTAL A+B	32355.62
5. NET GROSS AREA OF PLOT (79922.73-32355.62)	47567.11
6. OPEN SPACE REQUIRED (10%)	4756.71
7. AMENITY SPACE REQUIRED (15%)	7135.07
8. DEDUCTION FOR	
A. OPEN SPACE PROVIDED	1756.26
B. AMENITY SPACE PROVIDED	7132.80
C. 9.00 M. WIDE INTERNAL ROAD AREA	2585.47
D. TRANSFORMER AREA	100.00
TOTAL A+B+C+D	14375.53
9. NET AREA OF PLOT (47567.11-14375.53)	33177.35
10. ADDITION FOR F.A.R.	
A. 9.00 M. WIDE INTERNAL ROAD AREA	2585.47
B. TRANSFORMER AREA	100.00
TOTAL A+B+C+D	2685.47
11. TOTAL F.A.R. PERMISSIBLE (33177.35 + 2685.47)	35862.82
12. F.A.R. PERMISSIBLE	1.00
13. PERMISSIBLE FLOOR AREA OF (11X1.00)	35662.82
14. PROPOSED F.S.I	35662.15
15. PERMISSIBLE GROUND COVERAGE (20%) OF (B)	6635.47
16. PROPOSED GROUND COVERAGE	7711.89

BALCONY STATEMENT

1. PERMISSIBLE BALCONY AREA	9340.14
2. PROPOSED BALCONY AREA	1826.04

TENEMENT STATEMENT

1. NET AREA OF PLOT (B)	33177.35
2. LESS NON RESIDENTIAL AREA	NILL
3. TENEMENT PERMISSIBLE 250/HIER. (1)	829
4. TENEMENT PROPOSED	186

PARKING STATEMENT

PARKING STATEMENT	CARS	SCOOTER	CYCLE
1. PARKING REQUIRED BY RULE	433	349	349
2. PARKING PROVIDED	433	390	390

PROJECT

PROPOSED BUILDING LAYOUT
AT S.No.46/1/A+46/1/B+46/2+46/3+ 63(PART),
BAVGHAN, TAL-MULSHI, PUNE.

OWNER (P.A.H.) :-

MARVEL OMEGA BUILDERS PVT.LTD.
Mr Vishwajit Jhavar (Directors)

MALWADKAR ARCHITECTS

B.N. MALWADKAR.

RAHUL R. MALWADKAR.

"SANTOSH BUILDING"

PLOT NO.10, LOKESH SOCIETY (B), S.No.672/673

OPP. CANARA BANK, BHEWADI,

PUNE - 411-037

PH.NO:-7888048291, 7888048292

SCALE: 1/1000 DATE: 19.10.2022