TERRACE AREA - 1ST,3RD,5TH FL.		
T1	2.71 X 2.11 X 3 =	17.15 SQ.M
T2	2.71 X 2.20 X 2 =	11.92 SQ.M
T3	2.95 X 2.71 X 1 =	8.00 SQ.M
T4	1.65 X 1.20 X 1 =	1.98 SQ.M
T5	2.71 X 2.20 X 2 =	11.92 SQ.M
T6	2.71 X 1.65 X 1 =	4.47 SQ.M
T7	1.67 X 2.17 X 1 =	3.62 SQ.M
TOTAL	=	57.43 SQ.M

TERRACE AREA - 7TH (REFUGE) FL.		
T1	2.71 X 2.11 X 3 =	17.15 SQ.M
T2	2.71 X 2.20 X 2 =	11.92 SQ.M
T3	2.95 X 2.71 X 1 =	8.00 SQ.M
T4	1.65 X 1.20 X 1 =	1.98 SQ.M
T5	2.71 X 2.20 X 2 =	11.92 SQ.M
T6	2.71 X 1.65 X 1 =	4.47 SQ.M
T7	1.67 X 2.17 X 1 =	3.62 SQ.M
TOTAL	=	58.45 SQ.M

TERRACE AREA - 2ND,4TH,6TH & 8TH FL.		
T1	2.71 X 4.28 X 2 =	23.20 SQ.M
T2	2.28 X 2.71 X 1 =	6.24 SQ.M
T3	1.52 X 1.20 X 1 =	1.82 SQ.M
TOTAL	=	31.06 SQ.M

TERRACE AREA - 8TH FL.		
T1	2.71 X 2.11 X 2 =	11.44 SQ.M
T2	2.28 X 2.71 X 1 =	6.37 SQ.M
T4	1.65 X 1.20 X 1 =	1.98 SQ.M
T7	1.67 X 2.17 X 1 =	3.62 SQ.M
TOTAL	=	25.41 SQ.M

PARKING STATEMENT FOR WING- A

BUILDINGS TYPE	REQUIRED			PROVIDED		
	CAR	SCOOTER	CYCLE	CAR	SCOOTER	CYCLE
4 TENAMENT HAVING B.UP UP TO 50 SQ.M FOR 44 TENAMENTS	00	05	05	00 X 1.5 = 00	55 X 1.5 = 83	55 X 1.5 = 83
3 TENAMENT HAVING B.UP AREA 50 TO 100 SQ.M. FOR 00 TENAMENTS	01	04	04	00 X 1.5 = 00	04 X 1.5 = 00	00 X 1.5 = 00
TOTAL PARKING				00 NOS.	83 NOS.	83 NOS.
				00X12.50 = 00.00	83X2.00 = 166.00	83X1.40 = 116.20
TOTAL REQUIRED PARKING AREA - 116.20 SQ.M						
PROPOSED PARKING AREA = 234.60 SQ.M						

WATER CALCULATION (WING. A)

01) OVERHEAD WATER TANK :-

NO.OF TENEMENTS= 44 X 5 X 135 LTRS = 29,700.00 LTRS

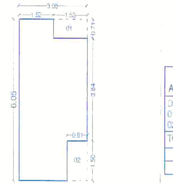
ADD FOR FIRE FIGHTING = 10,000.00 LTRS

TOTAL OVERHEAD CAP = 39,700.00 LTRS.

FOR UNDER GR WATER TANK = 39,700.00 X 1.50 = 59,550.00 LTRS

ADD FOR FIRE FIGHTING = 20,000.00 LTRS.

TOTAL UNDER GR. PROV = 79,550.00 LTRS.



SEVENTH (REFUGE) FL. AREA KEY PLAN
Scale :- 1:100

SEVENTH FLOOR REFUGE AREA CAL.

AREA OF BLOCK [ABCD] = 3.05 X 6.05 = 18.45 SQ.M

DEDUCTION :-

01) 1.53 X 0.71 = 1.08 SQ.M.

02) 0.91 X 1.50 = 1.36 SQ.M.

TOTAL DEDUCTION = 2.44 SQ.M

NET FLOOR AREA

18.45 - 2.44 = 16.01 SQ.M

REFUGE AREA STATEMENT

PER PERSON REQ. REFUGE AREA = 0.3 SQ.M

PER FLAT CONSIDER 5 PERSON = 0.3 X 5 = 1.5 SQ.M

1.5 SQ.M X PER FLOOR FLAT (05 FLAT) = 07.50 SQ.M.

REQUIRED REFUGE AREA (07.50 X 2 FLOOR) = 15.00 SQ.M

REQUIRED REFUGE AREA = 15.00 SQ.M

PROPOSED REFUGE AREA = 16.01 SQ.M

Approved as amended in.....
subject to conditions mentioned in Annuxure 'A'
of letter No. PMC/R. No. 29/23-22/Mouza Kesnand
S. No./G. No./CTS No. 659
Dated 9/05/2023

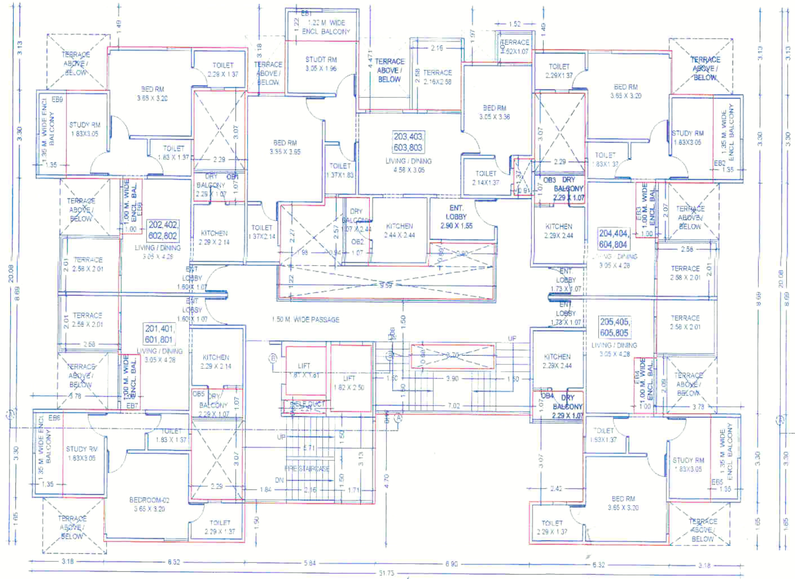
Metropolitan Commissioner and
Chief Executive Officer
Pune Metropolitan Regional Development Authority, Pune

PMRDA Pune Metropolitan Regional Development Authority

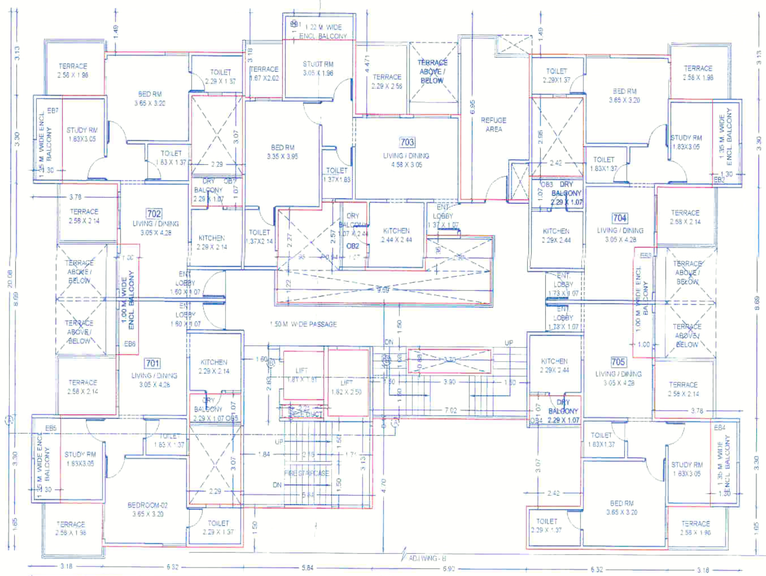
STAMP OF APPROVAL

WING - 'A'

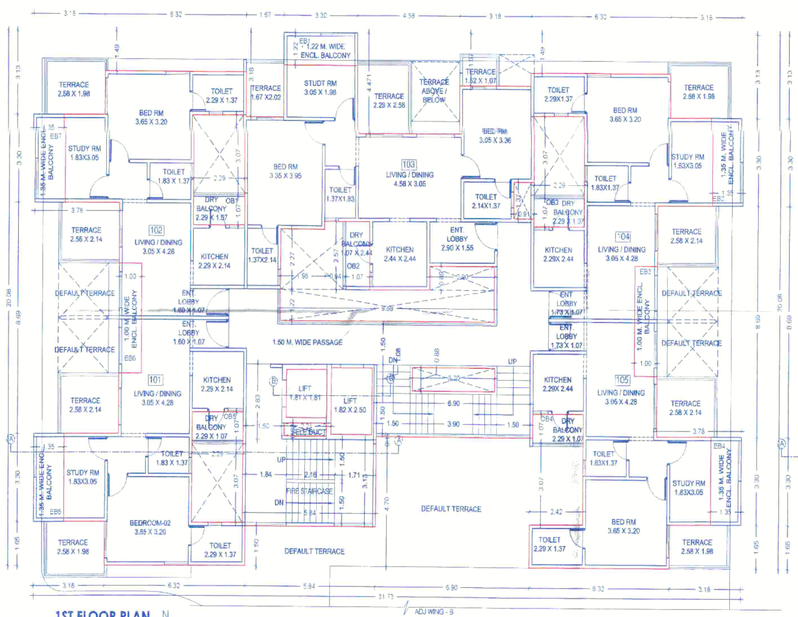
06



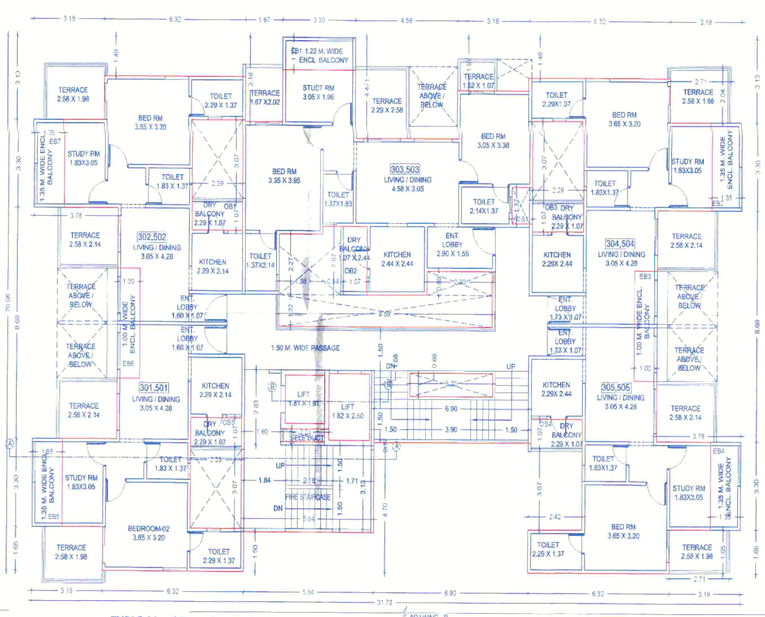
TYPICAL - 2ND,4TH,6TH & 8TH FLOOR PLAN
SCALE-1:100



7TH (REFUGE) FLOOR PLAN
SCALE-1:100



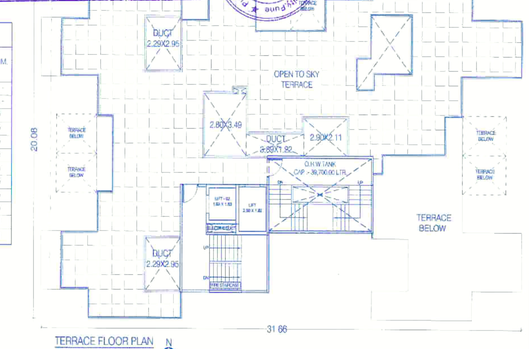
1ST FLOOR PLAN
SCALE-1:100



TYPICAL - 3RD & 5TH FLOOR PLAN
SCALE-1:100

F.S.I STATEMENT (SQ.M.) - WING A

FLOOR	COMM. F.S.I	RESI. F.S.I	TOTAL F.S.I	PEMM. BALCONY AREA	PROP. BALCONY AREA ENC. BALC	PROP. BALCONY AREA OPEN BALC	TOTAL BALCONY AREA	FIRE STAIRCASE AREA	TERRACE AREA	LIFT AREA	TENM.
PARKING FL.	----	----	----	----	----	----	----	----	----		----
1ST PARKING FL.	----	----	----	----	----	----	----	----	----		----
1ST FLOOR	----	287.35	287.35	43.10	30.17	12.55	42.72	23.51	57.43		05
2ND FLOOR	----	287.35	287.35	43.10	30.17	12.55	42.72	23.51	31.06		05
3RD FLOOR	----	287.35	287.35	43.10	30.17	12.55	42.72	23.51	57.43		05
4TH FLOOR	----	287.35	287.35	43.10	30.17	12.55	42.72	23.51	31.06		05
5TH FLOOR	----	287.35	287.35	43.10	30.17	12.55	42.72	23.51	57.43		05
6TH FLOOR	----	287.35	287.35	43.10	30.17	12.55	42.72	23.51	31.06	10.60	05
7TH (REF) FL.	----	274.77	274.77	41.21	28.63	12.55	41.18	23.51	55.45		05
8TH FLOOR	----	287.35	287.35	43.10	30.17	12.55	42.72	23.51	31.06		05
9TH FLOOR	----	236.81	236.81	35.52	25.71	10.10	35.81	23.51	23.41		04
TOTAL	----	2523.03	2523.03	378.43	265.55	110.90	376.03	211.59	375.59	10.60	44

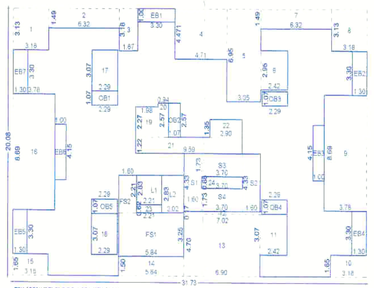


TERRACE FLOOR PLAN
Scale :- 1:150

BUILT-UP AREA STATEMENT : 7th (refuge) Floor

AREA OF BLOCK [ABCD] = 31.73 X 20.08 = 637.14 SQ.M

STANDARD DEDUCTIONS :-		ENCLOSED BALCONY DEDUCTIONS :-		
1. 3.18 X 3.13 =	9.95 SQ.M	EB1	3.30 X 1.00 =	3.30 SQ.M
2. 6.32 X 1.49 =	9.42 SQ.M	EB2	1.35 X 3.30 =	4.46 SQ.M
3. 1.67 X 3.18 =	5.31 SQ.M	EB3	1.00 X 4.15 =	4.15 SQ.M
4. 4.71 X 4.471 =	20.82 SQ.M	EB4	1.30 X 3.30 =	4.29 SQ.M
5. 3.05 X 6.95 =	21.20 SQ.M	EB5	1.30 X 3.30 =	4.29 SQ.M
6. 2.42 X 2.86 =	7.14 SQ.M	EB6	1.00 X 4.15 =	4.15 SQ.M
7. 6.32 X 1.49 =	9.42 SQ.M	EB7	1.28 X 3.30 =	4.16 SQ.M
8. 3.18 X 3.13 =	9.95 SQ.M			
9. 3.78 X 8.69 =	32.85 SQ.M	TOTAL =		28.83 SQ.M
10. 3.18 X 1.65 =	5.25 SQ.M			
11. 2.42 X 3.07 =	7.43 SQ.M	LIFT DEDUCTIONS :-		
12. 7.02 X 0.17 =	1.19 SQ.M			
13. 6.90 X 4.70 =	32.43 SQ.M	L1	2.21 X 2.21 =	4.88 SQ.M
14. 5.84 X 1.50 =	8.76 SQ.M	L2	2.02 X 2.83 =	5.72 SQ.M
15. 3.18 X 1.65 =	5.25 SQ.M			
16. 3.78 X 8.69 =	32.85 SQ.M	TOTAL LIFT DEDUCTIONS =		10.60 SQ.M
17. 2.29 X 3.07 =	7.03 SQ.M			
18. 2.29 X 3.07 =	7.03 SQ.M	FIRE-STAIRCASE DEDUCTIONS :-		
19. 1.98 X 2.27 =	4.49 SQ.M	FS1	5.84 X 3.25 =	18.98 SQ.M
20. 3.94 X 2.57 =	2.42 SQ.M	FS2	1.60 X 2.83 =	4.53 SQ.M
21. 9.59 X 1.22 =	11.70 SQ.M			
22. 2.90 X 1.35 =	3.92 SQ.M	TOTAL =		23.51 SQ.M
23. 2.21 X 0.62 =	1.37 SQ.M			
24. 3.70 X 0.88 =	3.26 SQ.M	OPEN DEDUCTIONS :-		
		OB1	2.29 X 1.07 =	2.45 SQ.M
TOTAL =	260.42 SQ.M	OB2	1.07 X 2.57 =	2.75 SQ.M
		OB3	2.29 X 1.07 =	2.45 SQ.M
GROSS AREA : 637.14 - 260.42 =	376.72 SQ.M	OB4	2.29 X 1.07 =	2.45 SQ.M
		OB5	2.29 X 1.07 =	2.45 SQ.M
STAIRCASE DEDUCTIONS :-				
S1. 1.60 X 4.33 =	6.93 SQ.M	TOTAL =		12.55 SQ.M
S2. 1.60 X 4.33 =	6.93 SQ.M			
S3. 3.70 X 1.73 =	6.40 SQ.M	TOTAL DEDUCTIONS =		101.95 SQ.M
S4. 3.70 X 1.73 =	6.40 SQ.M			
TOTAL =	26.66 SQ.M	NET AREA : 376.72 - 101.95 =		274.77 SQ.M
		TOTAL NET AREA =		274.77 SQ.M

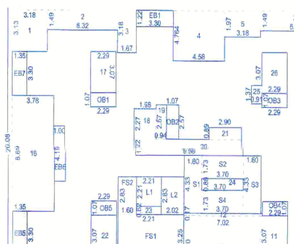


7TH (REFUGE) FLOOR AREA KEY PLAN
SCALE-1:200

BUILT-UP AREA STATEMENT : 2nd,4th,6th & 8th Floor

AREA OF BLOCK [ABCD] = 31.73 X 20.08 = 637.14 SQ.M

STANDARD DEDUCTIONS :-		ENCLOSED BALCONY DEDUCTIONS :-		
1. 3.18 X 3.13 =	9.95 SQ.M	EB1	3.30 X 1.22 =	4.03 SQ.M
2. 6.32 X 1.49 =	9.42 SQ.M	EB2	1.35 X 3.30 =	4.46 SQ.M
3. 1.67 X 3.18 =	5.31 SQ.M	EB3	1.00 X 2.07 =	2.07 SQ.M
4. 4.58 X 4.764 =	21.82 SQ.M	EB4	1.00 X 2.09 =	2.09 SQ.M
5. 3.18 X 1.97 =	6.26 SQ.M	EB5	1.35 X 3.30 =	4.46 SQ.M
6. 6.32 X 1.49 =	9.42 SQ.M	EB6	1.35 X 3.30 =	4.46 SQ.M
7. 3.18 X 3.13 =	9.95 SQ.M	EB7	1.00 X 2.07 =	2.07 SQ.M
8. 3.78 X 8.69 =	32.85 SQ.M	EB8	1.00 X 2.07 =	2.07 SQ.M
9. 3.18 X 1.65 =	5.25 SQ.M	EB9	1.35 X 3.30 =	4.46 SQ.M
10. 2.42 X 3.07 =	7.43 SQ.M			
11. 7.02 X 0.17 =	1.19 SQ.M	TOTAL =		30.17 SQ.M
12. 6.90 X 4.70 =	32.43 SQ.M			
13. 5.84 X 1.50 =	8.76 SQ.M	LIFT DEDUCTIONS :-		
14. 3.18 X 1.65 =	5.25 SQ.M			
15. 3.78 X 8.69 =	32.85 SQ.M	L1	2.21 X 2.21 =	4.88 SQ.M
16. 2.29 X 3.07 =	7.03 SQ.M	L2	2.02 X 2.83 =	5.72 SQ.M
17. 2.29 X 3.07 =	7.03 SQ.M			
18. 2.21 X 0.62 =	1.37 SQ.M	TOTAL LIFT DEDUCTIONS =		10.60 SQ.M
19. 3.70 X 0.88 =	3.26 SQ.M			
20. 1.98 X 2.27 =	4.49 SQ.M	FIRE-STAIRCASE DEDUCTIONS :-		
21. 0.94 X 2.57 =	2.42 SQ.M	FS1	5.84 X 3.25 =	18.98 SQ.M
22. 5.84 X 1.22 =	11.70 SQ.M	FS2	1.60 X 2.83 =	4.53 SQ.M
23. 2.90 X 0.88 =	2.59 SQ.M			
24. 0.91 X 1.37 =	1.25 SQ.M	TOTAL =		23.51 SQ.M
25. 2.29 X 3.07 =	7.03 SQ.M			
		OPEN BALCONY DEDUCTIONS :-		
TOTAL =	246.30 SQ.M	OB1	2.29 X 1.07 =	2.45 SQ.M
		OB2	1.07 X 2.57 =	2.75 SQ.M
GROSS AREA : 637.14 - 246.30 =	390.84 SQ.M	OB3	2.29 X 1.07 =	2.45 SQ.M
		OB4	2.29 X 1.07 =	2.45 SQ.M
STAIRCASE DEDUCTIONS :-		OB5	2.29 X 1.07 =	2.45 SQ.M
S1. 1.60 X 4.33 =	6.93 SQ.M			
S2. 1.60 X 4.33 =	6.93 SQ.M	TOTAL =		12.55 SQ.M
S3. 3.70 X 1.73 =	6.40 SQ.M			
S4. 3.70 X 1.73 =	6.40 SQ.M	TOTAL DEDUCTIONS =		103.49 SQ.M
TOTAL =	26.66 SQ.M	NET AREA : 390.84 - 103.49 =		287.35 SQ.M
		TOTAL NET AREA =		287.35 SQ.M

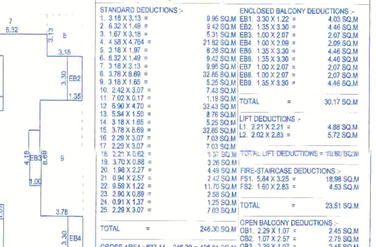


TYPICAL - 1ST,3RD & 5TH FLOOR AREA KEY PLAN
SCALE-1:200

BUILT-UP AREA STATEMENT : 1ST,3RD,5TH, Floor

AREA OF BLOCK [ABCD] = 31.73 X 20.08 = 637.14 SQ.M

STANDARD DEDUCTIONS :-		ENCLOSED BALCONY DEDUCTIONS :-		
1. 3.18 X 3.13 =	9.95 SQ.M	EB1	3.30 X 1.22 =	4.03 SQ.M
2. 6.32 X 1.49 =	9.42 SQ.M	EB2	1.35 X 3.30 =	4.46 SQ.M
3. 1.67 X 3.18 =	5.31 SQ.M	EB3	1.00 X 4.15 =	4.15 SQ.M
4. 4.58 X 4.764 =	21.82 SQ.M	EB4	1.35 X 3.30 =	4.46 SQ.M
5. 3.18 X 1.97 =	6.26 SQ.M	EB5	1.35 X 3.30 =	4.46 SQ.M
6. 3.00 X 3.00 =	9.00 SQ.M	EB6	1.00 X 4.15 =	4.15 SQ.M
7. 6.32 X 1.49 =	9.42 SQ.M	EB7	1.35 X 3.30 =	4.46 SQ.M
8. 3.18 X 3.13 =	9.95 SQ.M			
9. 3.78 X 8.69 =	32.85 SQ.M	TOTAL =		30.17 SQ.M
10. 3.18 X 1.65 =	5.25 SQ.M			
11. 2.42 X 3.07 =	7.43 SQ.M	STAIRCASE DEDUCTIONS :-		
12. 7.02 X 0.17 =	1.19 SQ.M			
13. 6.90 X 4.70 =	32.43 SQ.M	S1.	1.60 X 4.33 =	6.93 SQ.M
14. 5.84 X 1.50 =	8.76 SQ.M	S2.	1.60 X 4.33 =	6.93 SQ.M
15. 3.18 X 1.65 =	5.25 SQ.M	S3.	1.60 X 4.33 =	6.93 SQ.M
16. 3.78 X 8.69 =	32.85 SQ.M	S4.	3.70 X 1.73 =	6.40 SQ.M
17. 2.29 X 3.07 =	7.03 SQ.M			
18. 1.98 X 2.27 =	4.49 SQ.M	TOTAL =		28.66 SQ.M
19. 3.94 X 2.57 =	2.42 SQ.M			
20. 9.59 X 1.22 =	11.70 SQ.M	FIRE-STAIRCASE DEDUCTIONS :-		
21. 2.90 X 0.88 =	2.56 SQ.M	FS1	5.84 X 3.25 =	18.98 SQ.M
22. 2.29 X 3.07 =	7.03 SQ.M	FS2	1.60 X 2.83 =	4.53 SQ.M
23. 2.21 X 0.62 =	1.37 SQ.M			
24. 3.70 X 0.68 =	3.26 SQ.M	TOTAL =		23.51 SQ.M
25. 0.91 X 1.37 =	1.25 SQ.M			
26. 2.29 X 3.07 =	7.03 SQ.M	OPEN BALCONY DEDUCTIONS :-		
		OB1	2.29 X 1.07 =	2.45 SQ.M
TOTAL =	246.30 SQ.M	OB2	1.07 X 2.57 =	2.75 SQ.M
		OB3	2.29 X 1.07 =	2.45 SQ.M
GROSS AREA : 637.14 - 246.30 =	390.84 SQ.M	OB4	2.29 X 1.07 =	2.45 SQ.M
		OB5	2.29 X 1.07 =	2.45 SQ.M
LIFT DEDUCTIONS :-				
L1. 2.21 X 2.21 =	4.88 SQ.M	TOTAL =		12.55 SQ.M
L2. 2.02 X 2.83 =	5.72 SQ.M			
		TOTAL DEDUCTIONS =		103.49 SQ.M
TOTAL LIFT DEDUCTIONS =	10.60 SQ.M	NET AREA : 390.84 - 103.49 =		287.35 SQ.M
		TOTAL NET AREA =		287.35 SQ.M



TYPICAL - 2ND,4TH,6TH & 8TH FLOOR AREA KEY PLAN
SCALE-1:200

LEGENDS :

a) P.O.T BOUNDARY — BLACK THICK
b) PROPOSED WORK — RED
c) DRAINAGE LINE — RED DOTTED
d) WATER LINE — BLACK DOTTED

NAME,SIGN & ADDRESS OF OWNER :-

The Municipal Drawing Is Prepared From The Instruction, Information, Specification, Papers AND Legal Documents Doc Given Me And The Authenticity Of The Same Is My Responsibility I The Owner / P.O.A. Holder Have Read & Studied This And All The Drawings Along With Documents For Submission And They Area As Per My Instructions & Informations Given To The Architect.

FOR URBAN HOMES through Mr. Vikas Gupta

PROJECT :

REVISED RESIDENTIAL BUILDING ON GAT NO 659 (P1 - P2) AT- KESNAND, DIST -PUNE

ARCHITECT

JAY AERAM
ARCHITECTURAL CONSULTANT
403, AKSHAY CENTRE, C.T.S. NO. 1050 + 51
TILAK ROAD ,SHUBHRAR PETH 02
PUNE.411002. (PH.- 41223246)
E-MAIL : architect@jayaeram.com
arch.jayaeram@gmail.com

JAY AERAM ARCHITECT
CA/93/15811

JOB NO.	DATE	SCALE	DRN. BY	CHKD. BY
518	14 - 05 - 21	1:100	Surredha	JAY SIR

Z:\DATA\JOB NO.518- MAGNUM -KESNAND\01 PRINCIPLE DRAWING\2ND SANCTION\R13_MUN_08.21 20291\CC CORRECTION\BLKYOUT & WING-A12.05.21.dwg