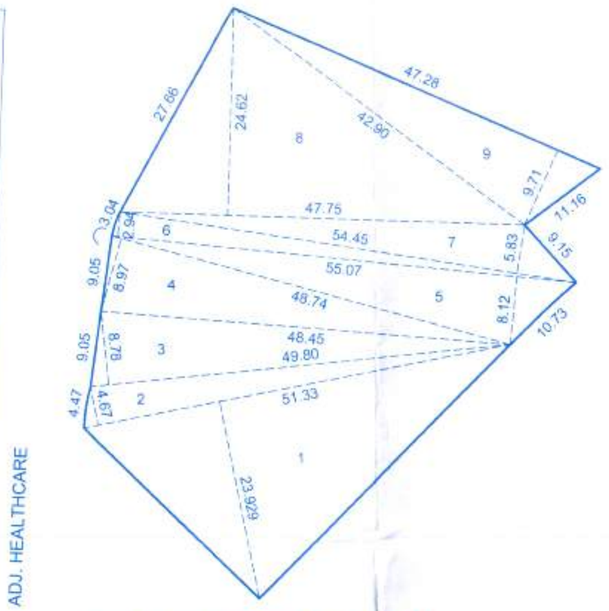

OPEN SPACE AREA KEY PLAN
(SCALE-1:500)

	AREA STATEMENT IN SQM		
		PREVIOUS SANCTION	REVISED PROPOSED
1	AREA OF PLOT OCR-09		24518.05
2	DEDUCTION FOR ROAD		nil
3	NET GROSS PLOT AREA		24518.05
4	PERMISSIBLE OPEN SPACE		2451.805
5	PROPOSED OPEN SPACE		
6	PERMISSIBLE TOTAL FSI AREA IN RESIDENTIAL SECTORS OCR-01 TO OCR-18	1063193.44	2899564.00
7	PROPOSED FSI UP AREA		
	OCR-1		
	OCR-2		
	OCR-3		
	OCR-4		
	OCR-5		
	OCR-6	48678.51	35684.68
	OCR-7	76974.63	76974.63
	OCR-8	5172.71	5172.71
	OCR-9		**70591.12**
	OCR-10		
	OCR-11		1941.85
	OCR-12		
	OCR-13		
	OCR-14		
	OCR-15		
	OCR-16		
	OCR-17		
	OCR-18		
	TOTAL	130825.85	190364.99
	BALANCE RESIDENTIAL FSI IN TOWNSHIP		2709199.01

OPEN SPACE 10% AREA CALCULATIONS (BY TRIANGULATION METHOD)								
Sr.No	Length Meter		Width Meter		No.		Total Sq.M	
ADDITIONS FOR								
1	51.33	X	23.929	X	0.5	=	614.12	
2	51.33	X	4.67	X	0.5	=	119.86	
3	49.80	X	8.78	X	0.5	=	218.62	
4	48.74	X	8.97	X	0.5	=	218.60	
5	55.07	X	8.12	X	0.5	=	223.58	
6	55.07	X	2.94	X	0.5	=	80.95	
7	54.45	X	5.83	X	0.5	=	158.72	
8	47.75	X	24.62	X	0.5	=	587.80	
9	47.28	X	9.71	X	0.5	=	229.54	
TOTAL OPEN SPACE AREA						=	2451.81	

PROPOSED SITE

LOCATION PLAN

F.S.I. AREA STATEMENT :																
BUILDING NAME	NO. OF FLOOR	BUILDING HEIGHT	PROPOSED FSI AREA	PERMI. BALCONY AREA 15%	PROPOSED OPEN BALCONY	PROPOSED STAIRCASE AREA		PROPOSED LIFT AREA		PROPOSED L.M.R. AREA		PROPOSED REFUGE AREA	ENTRANCE LOBBY AREA	PROPOSED TENEMENTS	GROUND COVERAGE AREA	TOTAL B/UP AREA(FSI+NON FSI)
						REGULAR	FIRE	REGULAR	FIRE	REGU.	FIRE					
TOWER - 1	GR. + 18	56.35 M.	15150.44	2159.29	2097.08	393.49	393.49	23.40	12.46	75.68	37.84	98.79	70.12	184	1049.55	18352.79
TOWER - 2	GR. + 32	99.45 M.	26824.48	3910.40	3816.80	704.14	704.14	23.40	12.46	75.68	37.84	164.65	70.12	328	1049.55	33366.88
TOWER - 3	GR. + 32	99.45 M.	26824.48	3910.40	3816.80	704.14	704.14	23.40	12.46	75.68	37.84	164.65	70.12	328	1049.55	33366.88
PARKING TOWER (RETAIL + CLUB HOUSE)	LG.+ UG. + 9	32.60 M.	1791.72	—	—	27.56	73.37	—	14.78	—	50.75	—	—	—	937.41	1911.53
CLUB HOUSE	GROUND	3.85 M.	235.96	—	—	—	—	—	—	—	—	—	—	—	235.96	235.96
		TOTAL =	70827.08	9980.09	9730.68	1829.33	1875.14	70.20	52.16	227.04	164.27	428.09	210.36	840.00	4086.06	87234.04
		TOTAL F.S.I. AREA =	70591.12	SQ.M.												
		PARKING SLAB AREA =	23855.61	SQ.M.												
		TOTAL FSI + NON FSI AREA =	111089.65	SQ.M.												

TENAMENT STATEMENT : (TOWER 1 TO 3)					
S.NO.	AREA OF TENEMENT	TOWER-1	TOWER-2	TOWER-3	TOTAL TENEMENT
1	UP TO 50 SQ.M	36	64	64	164
2	BET. 50 - 100 SQ.M	148	264	264	676
3	ABOVE 100 SQ.M	- -	- -	- -	- -
	TOTAL	184	328	328	840

WATER DEMAND & STP					
Bldg	Population	Domestic Demand in lts	Flushing Demand in lts	STP in KLD	
MLCP	156	3,906	3,125	7	KLD STP for MLCP
Retail (Fixed)	33	833	667	1	
Retail (Floating)	300	1,500	3,000	4	
				6	KLD STP for Retail
Club house	500	15,000	12,000	26	KLD STP for Club house
Swimming Pool		30,000.00			

PARKING STATEMENT : (TOWER 1 TO 3 + RETAIL)					
RESIDENTIAL			REQUIRED PARKING		
S.NO.		NO OF TENEMENT	CAR	SCOOTER	CYCLE
1	UPTO 50 SQM	164	00	205	205
2	BET. 50 - 100 SQM	676	225	901	901
3	ABOVE 100 SQM	- -	- -	- -	- -
	TOTAL	840	225	1106	1106
FOR RETAIL :100 SQ.M BUILT UP 1CAR, 4 SCOOTER, 4 CYCLE (785.49 SQ.M)			08	31	31
TOTAL REQUIRED PARKING (RESI.+COMM.)			233	1137	1137
REQUIRED AREA FOR PARKING			12.50 X 233	2.00 X 1137	0.70 X 1137
			= 2912.50	= 2274.00	= 795.90
			= 2912.50 + 2274.00 + 795.90 = 5982.40 SQ.M		
AREA REQUIRED FOR PARKING SPACE INCREASED BY 50% FOR METROPOLITAN AREAS					
TOTAL REQUIRED AREA FOR PARKING			= 5982.40 X 1.50 = 8973.60 SQ.M.		

PROPOSED PARKING STATEMENT			
FLOORS	PARKING		
	CAR	SCOOTER	CYCLE
LOWER GR LVL	10	194	57
UPPER GR LVL	31	116	44
P1 FLOOR LVL	31	115	44
P2 FLOOR LVL	55	103	66
P3 FLOOR LVL	59	108	70
P4 FLOOR LVL	36	139	203
P5 FLOOR LVL	36	139	203
P6 FLOOR LVL	36	139	203
P7 FLOOR LVL	36	139	203
P8 FLOOR LVL	36	139	203
P9 FLOOR LVL	79	0	31
TOTAL	**445**	**1331**	**1327**
SURFACE OPEN PARKING			10

SERVICES AREA :	
SUBSTATION & DG AREA	= 336.85 SQ.M.
STP AREA -01	= 426.24 SQ.M.
OWC AREA	= 119.81 SQ.M.
UGWT (PARKING TOWER)	= 811.14 SQ.M.
SWIMMING POOL AREA	= 321.75 SQ.M.
GAS BANK AREA	= 34.50 SQ.M.
POOL SERVICE AREA	= 80.19 SQ.M.
GUARD CABIN AREA	= 11.56 SQ.M.
TOTAL SERVICES AREA	= 2142.04 SQ.M.

SECTOR OCR - 9
LAYOUT PLAN

SHEET NO. 01 / 18

STAMP OF APPROVALS

Approved as amended in .....
subject to conditions mentioned in Annuxure 'A'
of letter No. BPMC/C.R. No. 5664/25 Mouza
S. No./G. No./CTS No. OCR-9
Dated 28/05/2020

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

AREA STATEMENT OF PLOT OCR-9		AREA IN SQ.M
1)	AREA UNDER PLOT OCR-9 (AS PER SANCTIONED PLU BMA/C.R. NO. 621/18-19, DATED: 01/02/2019)	24,518.05
2)	PERMISSIBLE F.S.I. (AS PER PLU FOR SECTOR OCR-1 TO OCR-18)	28,99,564.00
3)	TOTAL PROPOSED FSI AREA OF OCR - 9	70,591.12

PROJECT :

PROPOSED RESIDENTIAL AND COMMERCIAL DEVELOPMENT
IN OCR 9, GAT NO. 1171 (PT), 1197 (PT) AND 1265 (PT),
AT OXFORD CITY TOWNSHIP, VILLAGE - LAVALE,
TALUKA - MULSHI, DISTRICT - PUNE.

NAME & SIGN OF OWNER / PAH :

ALL THE RESPONSIBILITY PERTAINING TO WORKING DRAWINGS, ARCHITECTURAL DESIGN AND SUPERVISION SHALL BE OF ME / US. THIS MUNICIPAL DRAWING HAS BEEN PREPARED ON THE BASIS OF INFORMATION, DRAWINGS AND DOCUMENTS SUPPLIED BY ME/US AND I / WE ASSURE THAT THE SAME IS LEGAL, VALID, CORRECT AND ALL THE NECESSARY CONSENTS / APPROVAL / NOC REQUIRED AS PER RERA ACT INCLUDING THOSE REQUIRED FOR REVISION/S, IF ANY, ARE / WILL BE OBTAINED BY ME / US AND I /WE UNDERSIGNED OWNER/ PAH SHALL BE SOLELY RESPONSIBLE FOR THE INFORMATION, REPORTS AND DOCUMENTS PROVIDED BY US AND ANY ERRORS OR OMISSIONS AND CONSEQUENCES AND DISPUTES ARISING FROM OR DUE TO AFORESAID. WE ACKNOWLEDGE THAT M/S CRYSTAL ARCH OR ANYONE WORKING FOR IT SHALL NOT BE RESPONSIBLE FOR THE SAME IN ANY MANNER.

MR. HARESH SHAH
AUTHORIZED SIGNATORY
FOR M/S. KNOWLEDGE CITY EDUCATION PVT. LTD. (PROJECT PROPONENT)

MR. YOGESH NAIK
AUTHORIZED SIGNATORY
FOR M/S. IMAGE REALTY LLP. (DEVELOPER)

MR. ASHOK KOTHARI
AUTHORIZED SIGNATORY
FOR M/S. OXFORD GOLF & RESORTS PVT. LTD. (PROJECT PROPONENT)

PRINCIPAL ARCHITECT :

KAPADIA ASSOCIATES
Design LLP
Office No: 27, 2nd Floor
Sangam Complex, next to Sangam Bridge
Dr. Ambedkar Road, Pune 411001.
Tel: +91 20 26059966 /77

LAISONING ARCHITECT :

SCALE	DATE	DRAWN BY	CHECKED BY
1 : 500	28/08/2020	SURAJ	SUCHITA

AR ABHIJIT KONDE
CRYSTAL ARCH
107-112, Zenith Complex, Opp. Agriculture College,
1717/18, Shivajinagar, Pune - 411005.
Tel: +91-020-25530014 / 9075030399
Email: office@crystalarch.in
Architecture I Urban Planning I Interior Designing
CA/98/23233