TOTAL FSI STATEMENT

TYPE OF WING	TOTAL HEIGHT OF WINGS		Total Built-up Area of floor, as per outer construction line.			TENEMENT	UNIT
	With Parking	Without Parking	COMM.	RESI.	TOTAL		
TOWER - A (COMM+ RESI.)	B1+B2+B3+LG+GR+P1+P2 HT.WITH PARKING - 17.90 M.	HT. 14.90 M	184.44	42.44	226.88	0	0
TOWER - B (RESIDENTIAL)	B1+B2+B3+LG+GR+P1+P2+23 FL. HT.WITH PARKING - 90.35 M.	HT. 87.35 M	0.00	11201.22	11201.22	92	0
TOWER - C (COMM+ RESI.)	B1+B2+B3+LG+GR+P1+P2+15 FL. HT.WITH PARKING - 65.15 M.	HT. 62.15 M	754.45	8638.83	9393.28	57	0
		TOTAL	938.89	19882.49	20821.38	149	0
MHADA/LIG	P+7 FL. HT.WITH PARKING - 23.80 M.	HT. 19.60 M	0.00	2598.89	2598.89	35	0

Form of Statement 2 (to be printed on plan)[Sr. No. 9 (a)] (TOWER - A) (COMM+ RESI.)

FLOOR NO.	Total Built-up Area of floor, as per outer construction line. COMM.	RESI.	TENEMENTS
LOWER GROUND	0.00	0.00	0
GROUND PARKING	0.00	0.00	0
PODIUM - 1	0.00	42.44	0
PODIUM - 2	184.44	0.00	0
TOTAL	**184.44**	**42.44**	0
TOTAL	**226.88**		

Form of Statement 2 (to be printed on plan)[Sr. No. 9 (a)] (TOWER - B)

FLOOR NO.	Total Built-up Area of floor, as per outer construction line. RESIDENTIAL	TENEMENTS
LOWER GROUND	0.00	0
GROUND PARKING	0.00	0
PODIUM - 1	0.00	0
PODIUM - 2	0.00	0
FIRST	496.18	4
SECOND	488.96	4
THIRD (REFUGE)	475.94	4
FOURTH	488.96	4
FIFTH	488.96	4
SIXTH	488.96	4
SEVENTH	488.96	4
EIGHTH (REFUGE)	475.94	4
NINTH	488.96	4
TENTH	488.96	4
ELEVENTH	488.96	4
TWELFTH	488.96	4
THIRTEENTH (REFUGE)	475.94	4
FOURTEENTH	488.96	4
FIFTEENTH	488.96	4
SIXTEENTH	488.96	4
SEVENTEENTH	488.96	4
EIGHTEENTH (REFUGE)	475.94	4
NINETEENTH	488.96	4
TWENTIETH	488.96	4
TWENTY FIRST	488.96	4
TWENTY SECOND	488.96	4
TWENTY THIRD	488.96	4
TOTAL	**11201.22**	92

Form of Statement 2 (to be printed on plan)[Sr. No. 9 (a)] (TOWER - C) (COMM+ RESI.)

FLOOR NO.	Total Built-up Area of floor, as per outer construction line. COMM.	RESI.	TENEMENTS
LOWER GROUND	0.00	0.00	0
GROUND PARKING	271.61	0.00	0
PODIUM - 1	180.90	0.00	0
PODIUM - 2	291.94	0.00	0
FIRST	0.00	604.31	4
SECOND	0.00	606.39	4
THIRD (REFUGE)	0.00	588.87	4
FOURTH	0.00	606.39	4
FIFTH	0.00	606.39	4
SIXTH	0.00	606.39	4
SEVENTH	0.00	606.39	4
EIGHTH (REFUGE)	0.00	588.87	4
NINTH	0.00	606.39	4
TENTH	0.00	606.39	4
ELEVENTH	0.00	606.39	4
TWELFTH	0.00	606.39	4
THIRTEENTH (REFUGE)	0.00	588.87	4
FOURTEENTH	0.00	606.39	4
FIFTEENTH	0.00	204.01	1
TOTAL	**754.45**	**8638.83**	57
TOTAL	**9393.28**		

LIG/MHADA AREA STATEMENT

MIN. REQ. AREA	2598.56
PROPOSED AREA	2598.89
PROPOSED TENEMENT	35

OVER HEAD WATER REQUIREMENT PROPOSED RESIDENTIAL-TOWER-A, B & C + MHADA/LIG

COMMERCIAL AREA

TOTAL COMMERCIAL NO. OF PERSONS = 148

PERSONS		LTRS		TOTAL	
148	x	45	=	6660.00	LTRS.
148		TOTAL	=	6660.00	LTRS.
		BAY- (A)	=	7000.00	LTRS.
		ADDITION FIRE PURPOSE	=	0.00	LTRS.
		A) TOTAL COMMERCIAL OVER HEAD WATER REQUIREMENT	=	7000.00	LTRS.

RESIDENTIAL AREA

TENEMENT		PERSONS		LTRS		TOTAL	
184	x	5	x	135	=	124200.00	LTRS.
				BAY- (B)	=	124300.00	LTRS.
		1) ADDITION FIRE PURPOSE (200000.00 PER WING FOR RESIDENTIAL)			=	600000.00	LTRS.
		B) TOTAL RESIDENTIAL OVER HEAD WATER REQUIREMENT			=	1884300.00	LTRS.
				1) TOTAL = A + B	=	1891300.00	LTRS.

UNDER GROUND WATER TANK CAPACITY

OVER HEAD WATER TANK X 1.50 = (7000.00+1243000.00)*1.50=1913100.00

1) TOTAL	=	1969950.00	LTRS.
2) ADDITION FIRE PURPOSE (200000 PER WING FOR RESIDENTIAL)	=	400000.00	LTRS.
TOTAL UNDER GROUND WATER REQUIREMIENT(1+2)	=	599950.00	LTRS.
UNDER GROUND WATER REQUIREMIENT (BAY)	=	599950.00	LTRS.
PROVIDED CAPACITY OF U.G. WATER TANK	=	1127550.00	LTRS.

Note-
Remaining capacity 1,68,450 ltrs will be provided near STP for flushing.

PARKING STATEMENT PROPOSED RESIDENTIAL-TOWER-A, B & C+MHADA/LIG

	NO OF UNITS	NO OF TENEMENTS	CARS	SCOOTERS
TOWER- A & C - COMMERCIAL 1) FOR EVERY 100 SQ.M. CARPET AREA = 884.31 SQ.M. 884.31 / 100 = 8.84_SAY 9 (2 : 6)	9	0	18	54
TOWER- A, B & C - RESIDENTIAL 2) FOR EVERY TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 80 SQ.M. BUT LESS THAN 150 SQ.M. (1 : 1)	0	149	149	149
(MHADA/LIG) 3) FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.M. BUT LESS THAN 80 SQ.M. (1 : 2)	0	35	18	35
PARKING REQUIRED BY RULE (1+2+3)	9	184	185	238
5% VISITOR PARKING ON X (5+6) (RESIDENTIAL TENEMENT)			9	10
TOTAL PARKING REQUIRED			194	248

PARKING AREA REQUIRED BY RULE

1) CARS	12.50	X	194	0	=	2425.00 SQ.M
2) SCOOTER	2.00	X	248	0	=	496.00 SQ.M
PARKING AREA REQUIRED BY RULE					=	**2921.00** SQ.M

TOTAL PARKING PROPOSED-TOWER - COMM.

TYPE OF WING	CAR	SCOOTER
BASEMENT 03	124	205
BASEMENT 02	170	116
BASEMENT 01	0	288
TOTAL	294	609

TOTAL PARKING PROPOSED-TOWER - A, B & C

TYPE OF WING	CAR	SCOOTER
BASEMENT-03	0	591
BASEMENT-02	85	33
BASEMENT 01	85	32
LOWER GROUND	57	36
GROUND PARKING	92	55
PODIUM - 1	84	119
PODIUM - 2	89	65
TOTAL	491	901

SANITATION REQUIREMENT

	CARPET AREA					PERSONS
TOWER- A & C (COMM.)	884.31		884.31	SQ.M.		
	884.31	/ 6	=	147.39	PERSONS	SAY = 148

TOTAL PERSONS 148

FOR GENTS				FOR LADIES			
2 / 3 OF	148	=	99	1 / 3 OF	148	=	49
2/3 PERSONS 1W.C. 1W.H.B. 1URINAL REQUIRED				1/3 PERSONS 1W.C. 1W.H.B. REQUIRED			
	W.C.	W.H.B.	URINALS		W.C.	W.H.B.	
REQUIRED	4	4	4	REQUIRED	3	3	
PROVIDED	4 comm.toilet provided			PROVIDED	3 comm.toilet provided		

RAIN WATER CHANNEL AREA CALCULATIONS

1)	22.25	x	1.00	x	0.50	=	11.09 SQ.M
2)	22.25	x	1.00	x	0.50	=	11.09 SQ.M
3)	25.28	x	1.00	x	0.50	=	12.63 SQ.M
4)	25.26	x	1.00	x	0.50	=	12.63 SQ.M
5)	4.85	x	0.97	x	0.50	=	2.35 SQ.M
6)	4.85	x	0.97	x	0.50	=	2.35 SQ.M
TOTAL AREA							52.15 SQ.M

AREA UNDER NALA KEY PLAN CALCULATIONS

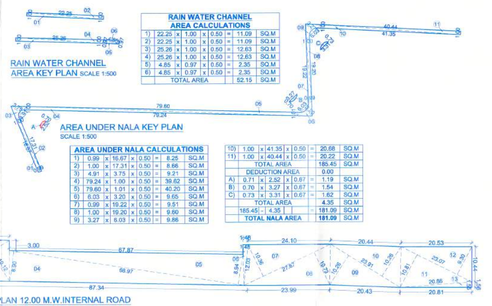
1)	0.99	x	16.67	x	0.50	=	8.25 SQ.M
2)	1.00	x	17.31	x	0.50	=	8.66 SQ.M
3)	4.91	x	3.75	x	0.50	=	9.21 SQ.M
4)	79.24	x	1.00	x	0.50	=	39.62 SQ.M
5)	79.60	x	1.01	x	0.50	=	40.20 SQ.M
6)	6.03	x	3.20	x	0.50	=	9.65 SQ.M
7)	0.99	x	19.22	x	0.50	=	9.51 SQ.M
8)	1.00	x	19.20	x	0.50	=	9.60 SQ.M
9)	3.27	x	6.03	x	0.50	=	9.86 SQ.M
10)	1.00	x	41.35	x	0.50	=	20.68 SQ.M
11)	1.00	x	40.44	x	0.50	=	20.22 SQ.M
TOTAL AREA							185.45 SQ.M
DEDUCTION AREA							0.00
A)	0.71	x	2.52	x	0.67	=	1.19 SQ.M
B)	0.76	x	3.27	x	0.67	=	1.54 SQ.M
C)	0.73	x	3.31	x	0.67	=	1.62 SQ.M
TOTAL AREA							4.35 SQ.M
185.45 - 4.35						=	181.09 SQ.M
TOTAL NALA AREA						=	**181.09** SQ.M

12.00 M. W. INTERNAL ROAD AREA CALCULATIONS

1)	4.62	x	13.50	x	0.50	=	31.07 SQ.M
2)	21.59	x	9.98	x	0.50	=	107.73 SQ.M
3)	21.59	x	10.12	x	0.50	=	109.25 SQ.M
4)	68.97	x	8.90	x	0.50	=	306.92 SQ.M
5)	68.97	x	8.94	x	0.50	=	308.30 SQ.M
6)	1.48	x	12.03	x	0.50	=	8.90 SQ.M
7)	27.87	x	10.36	x	0.50	=	144.37 SQ.M
8)	27.87	x	10.73	x	0.50	=	149.52 SQ.M
9)	23.91	x	10.26	x	0.50	=	122.66 SQ.M
10)	23.91	x	10.26	x	0.50	=	122.66 SQ.M
11)	23.07	x	10.91	x	0.50	=	124.68 SQ.M
12)	23.07	x	9.30	x	0.50	=	107.28 SQ.M
13)	20.86	x	1.55	x	0.50	=	16.17 SQ.M
TOTAL AREA							**1660.09** SQ.M

PLOT AREA CALCULATIONS

1)	36.502	x	2.984	x	0.50	=	54.46 SQ.M
2)	56.351	x	32.115	x	0.50	=	904.86 SQ.M
3)	149.282	x	48.283	x	0.50	=	3603.89 SQ.M
4)	142.82	x	21.551	x	0.50	=	1538.96 SQ.M
5)	52.578	x	11.691	x	0.50	=	560.42 SQ.M
6)	92.575	x	27.778	x	0.50	=	1285.62 SQ.M
7)	71.662	x	20.696	x	0.50	=	741.58 SQ.M
8)	90.571	x	34.737	x	0.50	=	1573.08 SQ.M
9)	90.571	x	9.364	x	0.50	=	424.05 SQ.M
10)	84.575	x	14.921	x	0.50	=	630.97 SQ.M
11)	84.575	x	17.246	x	0.50	=	729.04 SQ.M
12)	68.338	x	5.966	x	0.50	=	203.85 SQ.M
13)	64.666	x	10.265	x	0.50	=	332.00 SQ.M
14)	60.504	x	20.253	x	0.50	=	607.63 SQ.M
15)	25.230	x	7.623	x	0.50	=	96.19 SQ.M
TOTAL AREA						=	13276.76 SQ.M

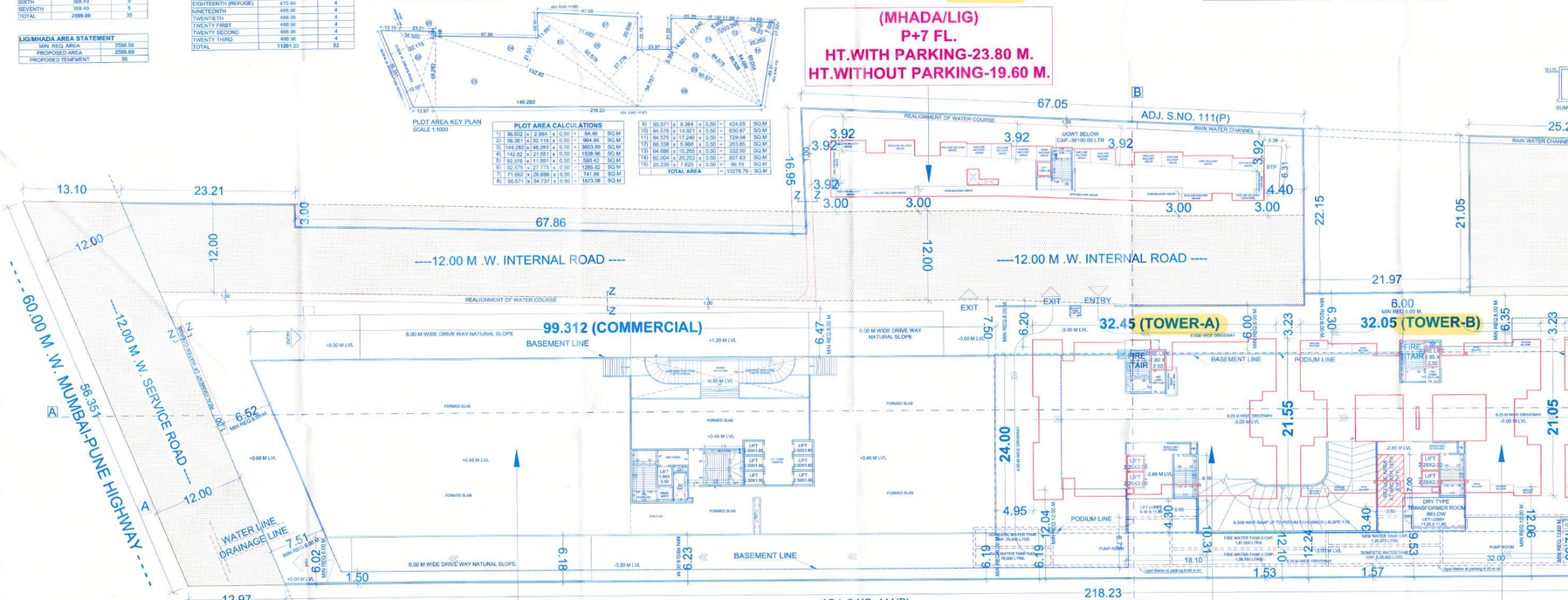


ROAD WIDENING AREA CALCULATIONS

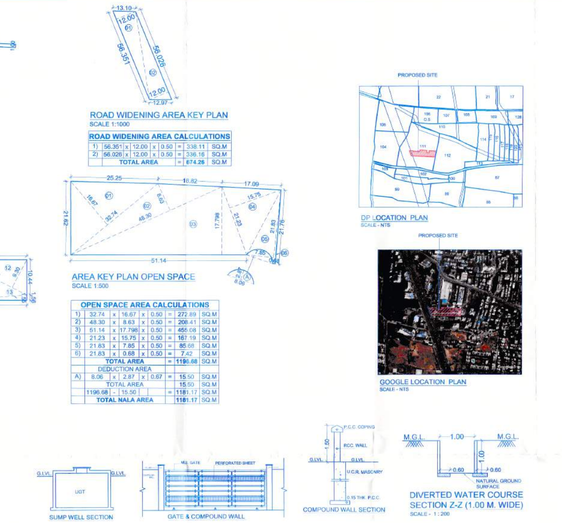
1)	185.35	x	12.00	x	0.95	=	2118.11 SQ.M
2)	56.026	x	12.00	x	0.50	=	336.16 SQ.M
TOTAL AREA						=	2174.26 SQ.M

OPEN SPACE AREA CALCULATIONS

1)	32.74	x	16.67	x	0.50	=	272.69 SQ.M
2)	48.30	x	8.63	x	0.50	=	208.41 SQ.M
3)	51.14	x	17.786	x	0.50	=	455.08 SQ.M
4)	21.23	x	15.75	x	0.50	=	167.19 SQ.M
5)	21.83	x	7.85	x	0.50	=	85.68 SQ.M
6)	21.83	x	0.68	x	0.50	=	7.42 SQ.M
TOTAL AREA						=	1196.48 SQ.M
DEDUCTION AREA							
A)	8.06	x	2.87	x	0.67	=	15.50 SQ.M
TOTAL AREA							15.50 SQ.M
1196.48 - 15.50						=	1181.17 SQ.M
TOTAL NALA AREA						=	**1181.17** SQ.M



LAYOUT PLAN
SCALE 1:200



TOWER -A (COMM+ RESI.)
B1+B2+B3+LG+GR.+
P1+P2 FLOOR
HT.WITH PARKING - 17.90 M.
HT.WITHOUT PARKING - 14.90 M.

TOWER -B (RESIDENTIAL)
B1+B2+B3+LG+GR.+
P1+P2+23 FLOOR
HT.WITH PARKING - 90.35 M.
HT.WITHOUT PARKING - 87.35 M.

TOWER -C (COMM+ RESI.)
B1+B2+B3+LG+GR.+
P1+P2+15 FLOOR
HT.WITH PARKING - 65.15 M.
HT.WITHOUT PARKING - 62.15 M.

STAMP OF APPROVAL

01/26

AREA STATEMENT	SQ.M.
1 Area of plot (minimum area of a,b,c to be considered)	12667.00
(a) As per ownership document (7/12, CTS extract)	12667.00
(b) as per measurement sheet	13276.76
(c) as per site	0
(d) as per after subdivision	0.0000
2 Deductions for	0.00
(a) Proposed 12.00 M.D.P.Road widening Area	874.26
(b) Any D.P. Reservation area under nala	181.09
(c) Total (a+b)	855.37
3 Balance area of plot (1-2d)	11811.65
4 Amenity space (if applicable)	
(a) Required -	0.00
(b) Proposed -	0.00
5 Net Plot Area	11811.65
6 Open Space (if applicable)	
(a) Required -	1181.17
(b) Proposed -	1181.17
7 Internal Road area	1660.09
8 Plotable area (if applicable)	0.00
9 Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5 x 1.10)	12992.82
10 Addition of FSI on payment of premium =	
(a) Maximum permissible premium FSI = [(1-2b) x 0.50]	0.00
(b) Proposed FSI on payment of premium.	0.00
11 In-situ FSI / TDR loading	0.00
(a) In situ area against Amenity Space if forfeited over 2.00 or 1.85 etc(As mandatory)	0.00
(b) TDR area = [(1-2b) x 1.40]	
(c) Sum T.D.R Area = (11(a) 0.30)	0.00
(d) T.D.R Area = (11c -11b)	0.00
(e) Total (n-situ / TDR loading) proposed (11c+11d)	0.00
12 Additional FSI	0.00
13 Total entitlement of FSI in the proposal	
(a) [9+10b+11e + 12] whichever is applicable.	12992.82
(b) Previous sanctioned bulp area (Existing)	0.00
(c) Balance FSI	12992.82
(d) IGBC - Platinum - 7% = (9 x 0.07)	0.00
(e) Ancillary Area FSI for IGBC - 85% (13d X 0.85) =	0.00
(f) Ancillary Area FSI for commercial upto 60% (13b-f 50 X 0.60 + (938.89 / 1.80) = 521.60 X 0.80	417.28
(g) Ancillary Area FSI for Residential upto 60% (13c - 13f) x 0.60 = (12992.82 - 521.60) = 12471.22 x 0.60	7482.73
14 Total entitlement (13b+13c+13d+13e+13f+13g)	20892.83
15 Maximum utilization limit of F.S.I. (building potential) Perm. as per Road width as per Regulation No. 6, for 6.2 or 6.3 or 6.4 as applicable)	20892.83
16 Total Built-up Area in proposal (excluding area at Sr.No.17 b)	
(a) Previous Existing Sanctioned Built-up area	0.00
(b) Proposed Commercial Built-up Area (as per 'F-line')	938.89
(c) Proposed Residential Built-up Area (as per 'F-line')	19882.49
(d) Total (a+b)	20821.38
17 F.S.I. Consumed (15/13) (should not be more than serial No.14 above)	1.00
18 Area for Inclusive Housing, if any	
(a) Required (20% of Sr.No.9)	2598.56
(b) Proposed	2598.89

Certificate of Area :-
Certified that the plot under reference was surveyed by me or, 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 Records Department/City Survey records.

Signature
(Name of Architect/ Licensed Engineer/ Supervisor.)

Owner's declaration :-
I/We undersigned hereby confirm that I/We would abide by plans approved by Authority / Collector. I/We would execute the structure as per approved plans. Also I/We would execute the work under supervision of proper technical person so as to ensure the quality and safety of the work site.
Owner (s) name and signature

Project :-

PROPOSED COMMERCIAL & RESIDENTIAL BUILDING AT S.NO. 111/11/1 (P) BANER, PUNE.

Sign, Address Of The Owner / P.O.A. Holder :-

THE MUNICIPAL DRAWBUILDING IS PREPARED FROM THE INSTITUTIONAL INFORMATION, SPECIFICATION, PAPERS AND LEGAL DOCUMENTS ETC. GIVEN BY US AND THE AUTHENTICITY OF THE SAME IS BY RESPONSIBILITY OF THE OWNER. THE DRAWING IS PREPARED & STUDIED THEN ONLY WE THE ENGINEERS ALONG WITH DOCUMENTS FOR SUBMISSION AND THEY ARE AS PER W/ INSTRUCTIONS & INFORMATIONS GIVEN TO THE ARCHITECT.

M/S Eternity Spaces through its POA holder Morlin Bhandarwala Developers LLP through its Authorized Signatory.

FOR ANA CONSORTIUM PVT. LTD.

Reg.No.1923
7th Floor,Mawdi Sinking,
Commercial Premises,Kalyani,
Off DB Road,CTS no.0001
Shivajinagar, Pune-16
Tele : 020 25536537 / 3442

DWG. NO.	NORTH
BP LAYOUT PLAN	N
JOB NO.	SCALE
2931	1 : 100
DEALT	DESIGN AR
Deepak (Akshay	Ar. Amarja

DATE	REVISION	dwg.no.0/R0 NAME	DEALT
	R-2	03.10.2023	Deepak (Akshay

\\SERVER\Current Data\Current Data\M\Merlin Group\2931_S.No.111_Baner\Jobno\R2- BP Layout Plan