NOTE : MECHANICAL VENTILATION HAS BEEN PROVIDED TO ALL FLOORS

STAMP OF APPROVAL

BUILDING LAYOUT

01/44

Previously Sanction no.BHA/DR.NO./2170/22-23 DT.26/05/2023

Approved as amended in ..... subject to conditions mentioned in Annexure 'A' of letter No. PMC/B.P. No. 2610/2023 dated 17/07/23 S. No./Q. No. CTS No. 92/1/2/1/1/1-A Dated 09/10/23

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

PMRDA

GOOGLE LOCATION PLAN

PROPOSED SITE

LOCATION PLAN

PROPOSED SITE

PLOT AREA CALC. BY TRIANGULATION METHOD								
PLOT - A								
1	326.59	x	143.61	x	0.5	=	23450.79	sq.mt.
2	326.59	x	113.11	x	0.5	=	18470.30	sq.mt.
3	158.24	x	32.22	x	0.5	=	2549.25	sq.mt.
4	144.48	x	124.48	x	0.5	=	8992.44	sq.mt.
5	165.88	x	35.66	x	0.5	=	2957.64	sq.mt.
6	61.54	x	35.41	x	0.5	=	1082.10	sq.mt.
7	122.68	x	23.82	x	0.5	=	1461.12	sq.mt.
8	142.18	x	16.63	x	0.5	=	1182.23	sq.mt.
9	165.11	x	13.67	x	0.5	=	1128.53	sq.mt.
10	27.26	x	11.48	x	0.5	=	156.47	sq.mt.
11	83.5	x	8.79	x	0.5	=	357.03	sq.mt.
12	83.5	x	8.69	x	0.5	=	362.81	sq.mt.
Total						=	62150.69	sq.mt.
Less								
a	26.61	x	3.95	x	0.6916	=	72.69	sq.mt.
TOTAL Plot - A							62078.00	sq.mt.
MINIMUM PLOT AREA TAKEN						=	61550.00	sq.mt.

AREA UNDER 24.00 M.W. D.P. ROAD AREA CALC.								
PLOT - A - ROAD AREA								
1	49.41	x	17.73	x	0.5	=	438.02	sq.mt.
2	49.41	x	19.96	x	0.5	=	493.11	sq.mt.
3	207.69	x	24.06	x	0.5	=	2496.23	sq.mt.
4	206.64	x	19.18	x	0.5	=	1981.68	sq.mt.
5	46.47	x	15.7	x	0.5	=	364.79	sq.mt.
6	42.89	x	6.35	x	0.5	=	136.18	sq.mt.
7	51.89	x	15.07	x	0.5	=	390.99	sq.mt.
8	51.89	x	14.87	x	0.5	=	385.80	sq.mt.
9	47.87	x	14.13	x	0.5	=	331.00	sq.mt.
10	59.09	x	19.49	x	0.5	=	584.47	sq.mt.
11	59.09	x	7.8	x	0.67	=	308.80	sq.mt.
12	83.65	x	24	x	0.5	=	1003.80	sq.mt.
13	80.61	x	13.15	x	0.5	=	530.01	sq.mt.
14	40.64	x	23.93	x	0.5	=	486.26	sq.mt.
15	102.27	x	24	x	0.5	=	1232.95	sq.mt.
16	99.16	x	24	x	0.5	=	1189.92	sq.mt.
17	38.76	x	21.56	x	0.5	=	417.83	sq.mt.
18	59.88	x	13.63	x	0.5	=	408.08	sq.mt.
19	27.24	x	11.49	x	0.5	=	156.49	sq.mt.
Total Road						=	13336.42	sq.mt.
Less								
a	17.68	x	0.78	x	0.67	=	9.24	sq.mt.
b	36.25	x	2.96	x	0.67	=	71.89	sq.mt.
c	31.78	x	3.97	x	0.67	=	84.53	sq.mt.
d	29.57	x	2.67	x	0.67	=	52.90	sq.mt.
e	26.61	x	4.01	x	0.67	=	71.49	sq.mt.
							290.05	sq.mt.
Total Plot A- Road area							13046.37	sq.mt.

PLOT A-BUILT UP AREA STATEMENT -RESIDENTIAL												
WING	FLOORS	HTS.	B/Up Area In Sq.M	PER.BALC 15%	OPEN BALC/ OTTA	EXCESS BALC	FIRE LIFT AREA	LIFT AREA	FREE OF FSI STAIRCASE	FREE OF FSI FIRE STAIRCASE	PERMISSIBLE TERRACE 20%	PROPOSED TERRACE	TENAMENT
T1	Gr./St.+14FL	46.60	6628.725	935.756	533.800	0.000	6.199	9.244	248.640	266.400	1249.008	0.000	56
T2	Gr./St.+14FL	46.60	9228.494	1384.274	870.780	0.000	5.985	9.030	231.840	251.040	1845.699	0.000	100
T3	Gr./St.+14FL	46.60	9225.446	1383.817	877.400	0.000	5.985	9.030	231.840	251.040	1845.089	0.000	100
T4	Gr./St.+14FL	46.60	9225.446	1383.817	877.400	0.000	5.985	9.138	231.840	251.040	1845.089	0.000	100
T5	Gr./St.+14FL	46.60	9603.529	1440.379	901.630	0.000	5.810	9.244	214.186	252.270	1920.506	0.000	100
T6	Gr./St.+14FL	46.60	9594.679	1439.202	914.870	0.000	5.810	9.244	214.186	252.270	1918.936	0.000	100
T7	Gr./St.+14FL	46.60	6628.725	935.756	533.800	0.000	6.199	9.244	248.640	266.400	1249.008	0.000	56
P2	Gr./St.P.+17FL	51.60	11212.690	1681.904	1016.490	0.000	4.840	15.570	270.130	267.750	2242.538	0.000	68
Total			71346.734	10586.904	6526.110	0.000	46.813	79.744	1891.302	2058.210	14115.872	0.000	680

PLOT A-BUILT UP AREA STATEMENT - MHADA												
WING	FLOORS	HTS.	B/Up Area In Sq.M	PER.BALC 15%	OPEN BALC/ OTTA	EXCESS BALC	FIRE LIFT AREA	LIFT AREA	FREE OF FSI STAIRCASE	FREE OF FSI FIRE STAIRCASE	PERMISSIBLE TERRACE 20%	PROPOSED TERRACE	TENAMENT
T1	Gr./St.+14FL	46.60	7284.02	1035.59	570.36	0.00	5.80	9.03	222.43	238.545	1458.58	0.00	102
T2	Gr./St.+5FL	19.15	2621.54	336.22	192.11	0.00	5.80	9.03	79.44	95.42	569.79	0.00	35
Total			9905.56	1371.80	762.47	0.00	11.60	18.06	301.87	333.96	2028.37	0.00	137
TOTAL FSI PLOT A (Resi.+Mhada)			81252.290	11958.708	7288.580	0.000	58.413	97.804	2193.174	2392.173	16144.238	0.000	817

F.S.I. & NON F.S.I. STATEMENT PLOT A	
F.S.I. AREA	71346.734
NON F.S.I.	
MHADA B/UP AREA	9905.56
MHADA OPEN BALC. AREA	762.47
MHADA STAIRCASE AREA	635.83
MHADA LIFT + FIRE LIFT AREA	29.66
MHADA PARKING	308.44
PARKING AREA	679.88
STAIRCASE AREA	3948.512
PROJECTION	1500.00
OPEN BALCONY AREA	6926.11
LIFT + FIRE LIFT AREA	126.557
REFUGE AREA	360.54
CLUB HOUSE/SWIMMING POOL	115
ENTRANCE GATE/SECURITY CABIN	25
TRANSFORMER ROOM/DG SET	137
U.G.TANK /O.H.W.TANK	750
SOCIETY OFFICE	20
SERVICES AREA	750
TOTAL NON FSI	26581.66
TOTAL FSI + NON FSI	97828.39

PLOT A AMENITY 1+2+3 AREA CALCULATION 15%								
1	61.929	x	37.429	x	0.5	=	1158.97	sq.mt.
2	70.868	x	26.071	x	0.5	=	923.80	sq.mt.
3	70.868	x	34.750	x	0.5	=	1231.33	sq.mt.
4	29.570	x	2.670	x	2/3	=	52.63	sq.mt.
5	19.575	x	14.351	x	0.5	=	140.46	sq.mt.
6	15.306	x	11.151	x	0.5	=	85.34	sq.mt.
7	12.341	x	1.124	x	0.5	=	6.94	sq.mt.
8	12.754	x	1.121	x	0.5	=	7.15	sq.mt.
Total Amenity							3606.62	
Less a	19.575	x	2.918		2/3	=	38.08	sq.mt.
Total Amenity 1						=	3568.54	sq.mt.
9	55.042	x	10.430	x	0.5	=	287.04	sq.mt.
10	55.042	x	25.906	x	0.5	=	712.96	sq.mt.
Total Amenity 2							1000.00	sq.mt.
12	67.81	x	41.360	x	0.5	=	1402.31	sq.mt.
13	67.81	x	22.279	x	0.5	=	755.37	sq.mt.
14	47.56	x	23.100	x	0.5	=	549.32	sq.mt.
Total Amenity 3							2707.00	sq.mt.
Total Amenity 1+2+3						=	7275.54	sq.mt.

PLOT A PARKING REQUIRED - RESI.TOWER + MHADA			
	TENEMENT	CAR	SCOOTER	CYCLE
4 Tenement having built up area upto 50 sq.mt. (Car 1;Sc-5;Cycle 5)	137	0	171	171
3 Tenement having built up area between 50 to 100 sq.mt. (Car 1;Sc-3;Cycle 3)	598	199	598	598
2 Tenement having built up area Above 100 sq.mt. (Car 1;Sc-2;Cycle 2)	82	41	82	82
Total	817	240	851	851
ADD 50% FOR P.M.R.T.A.		120	426	426
Total Required parking		361	1277	1277
Cov.Proposed parking		0.00		
Gr. Fl.	0.00			
OPEN	361.00	361	1277	1277

PLOT A PARKING REQUIRED - MHADA TOWER 1 + 2				
Residential Multi family residential		Non Congested Area		
	Tenement	Car	Scooter	Cycle
2 tenements having built up area more than 100 sq.mtr (Car 1;Sc-2;Cycle 2)	0	1	2	2
3 tenements having built up area between 50 to 100 sq.mtr (Car 1;Sc-3;Cycle 3)	0	1	3	3
4 tenements having built up area upto 50 sq.mtr (Car 0;Sc-5;Cycle 5)	137	0	5	5
		Car	Scooter	Cycle
	0	0	0	0
	0	0	0	0
	137	0	171	171
TOTAL PARKING NOS	137	0	171	171
ADD 50% FOR PMRDA		0	86	86
TOTAL PARKING NOS		0	257	257
COV.PROP.PARKING AREA		308.44		
PARKING AREA REQUIRED				
	AREA SQ.M.	NOS	AREA SQ.M.	
CAR	20	X	0	=
SCOOTER	2	X	257	514
CYCLE	1.40	X	257	360
PARKING AREA REQUIRED				873

PLOT A PROP.PARKING AREA STATEMENT RESI.TOWER + MHADA		
	Area Required	Area Proposed
CAR	361Nos. x 20.00 sq.mt.	7220.00
SCOOTER	1277 Nos. x 02.00 sq.mt.	2554
CYCLE	1277 Nos. x 01.40 sq.mt.	1788
Total		11561

10% OPEN SPACE AREA CALCULATION PLOT A								
Open Space Required							4,850.36	sq.mt.
Proposed OPEN SPACE Area							4850.36	sq.mt.
OPEN SPACE 1								
1	51.853	x	28.93	x	0.5	=	778.98	sq.mt.
2	66.75	x	24.08	x	0.5	=	803.67	sq.mt.
3	Arc Pline Area					=	84.13	sq.mt.
4	Arc Pline Area					=	63.52	sq.mt.
Total Open Space							1730.30	sq.mt.
OPEN SPACE NO. 2								
1	98.05	x	31.831	x	1	=	3120.06	sq.mt.
Total Open Space							3120.06	sq.mt.
Total Open Space 1 + 2							4850.36	

PARKING AREA STATEMENT					
PLOT	Wing	Below 50.00 sq.mt.	50.00 to 100.00	ABOVE 100.00	Total
A	T1	0	54	2	56
	T2	0	98	2	100
	T3	0	98	2	100
	T4	0	98	2	100
	T5	0	98	2	100
	T6	0	98	2	100
	T7	0	54	2	56
	P2	0	0	68	68
TOTAL		0	598	82	680
MHADA	T1 &T2	137			137
TOTAL		137	598	82	817

WATER STORAGE TANK CAPACITY			
PLOT	WING	O/H Water Tank Cap.+Fire	U/G Water Tank Cap.+Fire
A	T1	62800	131700
	T2	92500	176250
	T3	92500	176250
	T4	92500	176250
	T5	92500	176250
	T6	92500	176250
	T7	62800	131700
	P2	70900	143850
TOTAL		659000	1288500
MHADA	T1	88850	153275
	T2	43625	85438
TOTAL		791475	1527213

T.D.R STATEMENT		
T.D.R. PERM.Plot A (41228.08 x 0.50)	=	20614.04 SQ.M.
PREVIOUSLY PURCHASE		
DRC NO.	DRC AREA	UTILISED AREA
00009	3730.00	4797.06 SQ.M.
00010	2021.65	2600.00 SQ.M.
TOTAL	5751.65	7397.06 SQ.M.
PROPOSED TDR		
DRC NO.	DRC AREA	UTILISED AREA
00007	21.00	27.01 SQ.M.
00008	500.00	643.04 SQ.M.
00010	1945.00	2501.42 SQ.M.
00011	3961.00	5094.15 SQ.M.
TOTAL	6427.00	8265.61 SQ.M.
TOTAL PREVIOUS + PROPOSED TDR	12178.65	15662.67 SQ.M.

T.D.R STATEMENT (PREVIOUSLY PURCHASE)		
D.R.C. NO.	=	00009
T.D.R. ORIGINATED FROM	=	Amenity
T.D.R. Purchas(As per Agreement)	=	3730.00 SQ.M.
T.D.R. PERM.Plot A (41228.08X0.50)	=	20614.04 SQ.M.
T.D.R. PROPOSED	=	4797.06 SQ.M.

T.D.R STATEMENT (PROPOSED TDR)		
D.R.C. NO.	=	00008
T.D.R. ORIGINATED FROM	=	Amenity
T.D.R. Purchas(As per Agreement)	=	500.00 SQ.M.
T.D.R. PERM.Plot A (41228.08X0.50)	=	20614.04 SQ.M.
T.D.R. PROPOSED	=	643.04 SQ.M.

T.D.R STATEMENT (PREVIOUSLY PURCHASE)		
D.R.C. NO.	=	00010
T.D.R. ORIGINATED FROM	=	Amenity
T.D.R. Purchas(As per Agreement)	=	2021.65 SQ.M.
TDR Conversion (SQM) (TDRXRG/RR) TDR deisted from DRC in sq.m. (2021.65 X 15240 / 11850	=	2600.00 SQ.M.
T.D.R. TO BE UTILISED	=	2600.00 SQ.M.
T.D.R. PERM.Plot A (41228.08X0.50)	=	20614.04 SQ.M.
T.D.R. PROPOSED	=	2600.00 SQ.M.

T.D.R STATEMENT (PROPOSED TDR)		
D.R.C. NO.	=	00007
T.D.R. ORIGINATED FROM	=	Amenity
T.D.R. Purchas(As per Agreement)	=	21.00 SQ.M.
TDR Conversion (SQM) (TDRXRG/RR) TDR deisted from DRC in sq.m. (21.00 X 15240 / 11850	=	27.01 SQ.M.
T.D.R. TO BE UTILISED	=	27.01 SQ.M.
T.D.R. PERM.Plot A (41228.08X0.50)	=	20614.04 SQ.M.
T.D.R. PROPOSED	=	27.01 SQ.M.

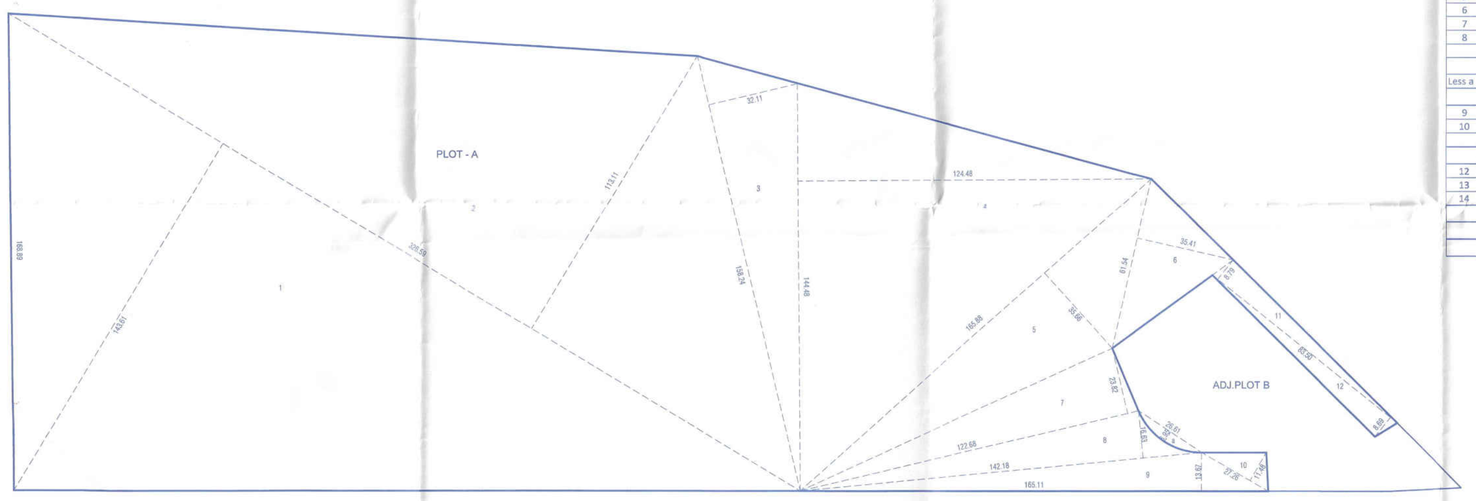
T.D.R STATEMENT (PROPOSED TDR)		
D.R.C. NO.	=	00008
T.D.R. ORIGINATED FROM	=	Amenity
T.D.R. Purchas(As per Agreement)	=	500.00 SQ.M.
TDR Conversion (SQM) (TDRXRG/RR) TDR deisted from DRC in sq.m. (500.00 X 15240 / 11850	=	643.04 SQ.M.
T.D.R. TO BE UTILISED	=	643.04 SQ.M.
T.D.R. PERM.Plot A (41228.08X0.50)	=	20614.04 SQ.M.
T.D.R. PROPOSED	=	643.04 SQ.M.

T.D.R STATEMENT (PROPOSED TDR)		
D.R.C. NO.	=	00010
T.D.R. ORIGINATED FROM	=	Amenity
T.D.R. Purchas(As per Agreement)	=	3945.00 SQ.M.
TDR Conversion (SQM) (TDRXRG/RR) TDR deisted from DRC in sq.m. (3945.00 X 15240 / 11850	=	2501.42 SQ.M.
T.D.R. TO BE UTILISED	=	2501.42 SQ.M.
T.D.R. PERM.Plot A (41228.08X0.50)	=	20614.04 SQ.M.
T.D.R. PROPOSED	=	2501.42 SQ.M.

T.D.R STATEMENT (PROPOSED TDR)		
D.R.C. NO.	=	00011
T.D.R. ORIGINATED FROM	=	Amenity
T.D.R. Purchas(As per Agreement)	=	3961.00 SQ.M.
TDR Conversion (SQM) (TDRXRG/RR) TDR deisted from DRC in sq.m. (3961.00 X 15240 / 11850	=	5094.15 SQ.M.
T.D.R. TO BE UTILISED	=	5094.15 SQ.M.
T.D.R. PERM.Plot A (41228.08X0.50)	=	20614.04 SQ.M.
T.D.R. PROPOSED	=	5094.15 SQ.M.

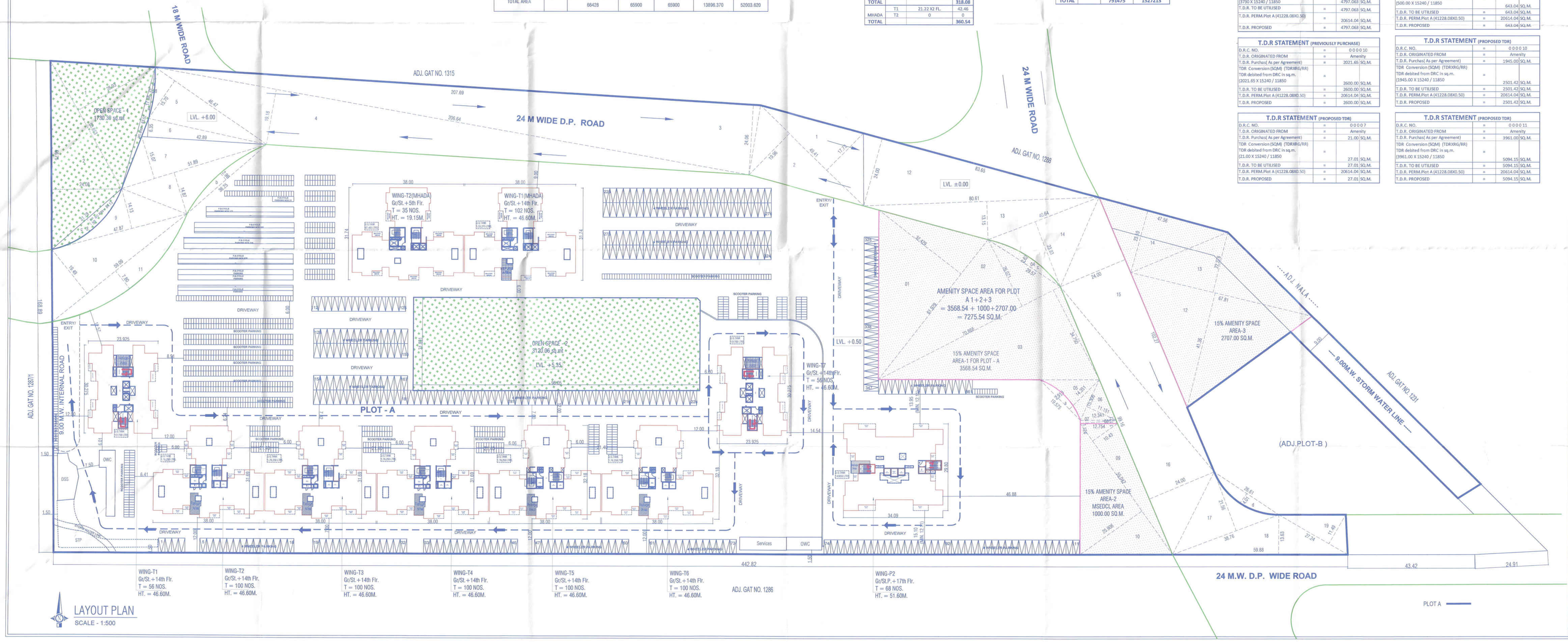
PROPOSED SUB -DIVISION AREA CALCULATION						
GAT NOS.	PLOT	AREA AS PER TRIANGULATION	AREA AS PER 7 / 12	MIN. AREA	ROAD AREA 24.0M.WIDE	NET AREA
1287/2 (NEW),2273 P (OLD)	A	62078.00	61550.00	61550.00	13046.37	48503.630
	B	4350.00	4350.00	4350.00	850.000	3500.000
TOTAL AREA		66428	65900	65900	13896.370	52003.620

REFUGE AREA CALCULATION				
PLOT	WING	FLOOR (T1 to T7 : 7th & 12th) (P2 : 8th, 13th)		Refuge area In Sq.M.
A	T1	18.92 X 2 FL.		37.84
	T2	21.13 X2 FL.		42.26
	T3	21.13 X2 FL.		42.26
	T4	21.13 X2 FL.		42.26
	T5	21.08 X2 FL.		42.16
	T6	21.08 X2 FL.		42.16
	T7	18.92 X 2 FL.		37.84
	P2	35.63 X 2FL.		31.30
TOTAL				318.08
MHADA	T1	21.22 X2 FL.		42.46
	T2	0		0
TOTAL				360.54



PLOT AREA CALC. BY TRIANGULATION METHOD

SCALE - 1:1000



LAYOUT PLAN

SCALE - 1:500

PROPOSED AREA STATEMENT			
Sr. No.	Description	Previously Sanction Area Area (Sq.Mt.)	Proposed Area Area (Sq.Mt.)
1	Area Of Plot (Minimum area of a, b, c to be considered)	61550	61550
(a)	As per ownership document (7/12, C.T.S. Extract)	61,550.00	61,550.00
(b)	As per measurement sheet	62,078.00	62,078.00
(c)	As per site	-	-
2	Deductions For -	0	0
(a)	Proposed R.P./D.P. Road widening area (24M Road)	13046.37	13046.37
(b)	Any D.P. Reservation area	0.00	0.00
	Total (a+b)	13046.37	13046.37
3	Balance Area of plot (Sr. No. 1 - Sr. No. 2)	48,503.63	48,503.63
4	Amenity Space (If applicable) -		
(a)	Required (15% of Sr. No. 3)-	7,275.54	7,275.54
(b)	Proposed -	7,275.54	7,275.54
5	Net plot area (Sr. No. 3 - Sr. No. 4b)	41,228.09	41,228.09
6	Recreational open space (If applicable) -		
(a)	Required (10% of Sr. No. 3)-	4,850.36	4,850.36
(b)	Proposed -	4,850.36	sq.mt.
7	Internal Road area	-	-
8	Plotable area (If applicable)	41,228.09	41,228.09
9	Built up area with reference to Basic FSI as per front road width (Sr. No. 5 x 1.20)	49,473.70	49,473.70
10	Additional FSI on payment of premium -		
(a)	Maximum permissible premium FSI based on road width/TOD zone	-	-
(b)	Permissible FSI on payment of premium (Sr. No. 5 x 0.20)	8,245.62	8,245.62
(c)	Porposed FSI on payment of premium	2,958.83	6,265.07
11	In-situ FSI/ TDR loading -		
(a)	In-situ area against D.P./R.P. Road (Sr. No. 2(a) x 2.00)		
(b)	Area To be Utilized In-situ area against Amenity space, if handed over (Sr. No. 2(a) x 2.00)		
(c)	Permissible TDR on Plot (Sr. No. 5 x 0.50)	20,614.04	20,614.04
(d)	TDR Utilize	7,397.063	15,662.673
12	Total area available fsi (9+10c+11d)	59,829.59	71,401.44
13	Maximum utilisation limit of FSI on the plot (41228.08x 1.90)	78,333.36	78,333.36
14	Total Built up area proposed on plot-		
(a)	Existing BUA	-	-
(b)	Proposed Commercial BUA (as per p-line)	-	-
(c)	Proposed Residential BUA (as per p-line)	59,829.239	71,346.734
	Total (a+b+c)	59,829.239	71,346.734
15	FSI Consumed	1.451	1.731
16	a) Permissible F.S.I. for Mhada 20% (49473.70 x 20%)	9,894.74	9,894.74
	b) Proposed Resi. Built up area for Mhada	9,905.56	9,905.56

SPECIFICATIONS

R.C.C. FRAMED STRUCTURE.
0.15M. THK BLOCK WALL & 0.10M. THK.
SAND FACED PLASTER EXTERNALLY.
NEERU FINISHED PLASTER INTERNALLY.
M.M. TILE FLOORING
T. W. DOORS & M. S. WINDOWS.

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 Records Department/City Survey records.

Ar. PRAKASH KULKARNI
CA/98/22909
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 at the work site

Owner(s) name and signature

ARCHITECT

Ar. PRAKASH KULKARNI
CA/98/22909

OWNER (P.O.A)

MR. ANKUL UMESH GOEL

MR. ANKIT UMESH GOEL

MR. SUBHASH SITARAM GOEL Through MR RAJENDRA SITARAM GOEL & OTHERS
OWNER (P.O.A)

PROJECT

REVISED SUB-DIVISION LAYOUT AND PROPOSED RESIDENTIAL BUILDING LAYOUT NEW GAT NO. 1287/2(P), PLOT : A, [OLD GAT NO.2273(P)] AT-WAGHOLI, TAL.- HAVELI, DIST.-PUNE.

ARCHITECT
PRAKASH KULKARNI
ankur associates
ARCHITECTS
TEJONMAYA, OFF. NO.- 101, 1ST FL., CTS. NO.-1187/18, GHOLE ROAD, SHIVAJINAGAR, PUNE - 411 005, PHONE - 020 66042800/01/02 .
Email : prakash@ankurassociates.in

DATE	SCALE	DRN BY	REVISION
2 August 2023	1 : 500	SwaPnaL	R3

F:\Archwork\BHA+GDE\GAT\NA\PP\2218\Chandewadi_1287_Wagholi_(2_parts-pune_2023-08-1)_1287(1287_Wagholi_R2_PMRDA Plan)\Layout Plan1.dwg

20/09/2023