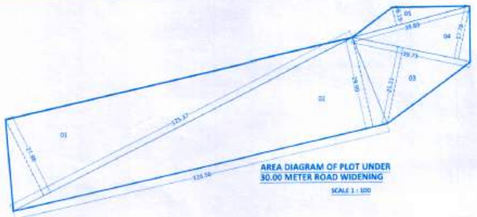


AREA DIAGRAM OF PLOT UNDER 30.00 METER ROAD WIDENING

SCALE 1 : 100

AREA UNDER 30.00 METER WIDE ROAD CALCULATION								
1	125.370	X	27.980	X	0.5	=	1753.926
2	126.560	X	29.990	X	0.5	=	1897.767
3	39.730	X	25.210	X	0.5	=	500.797
4	39.730	X	17.780	X	0.5	=	353.200
5	39.890	X	6.190	X	0.5	=	123.460
					TOTAL	=	4629.149

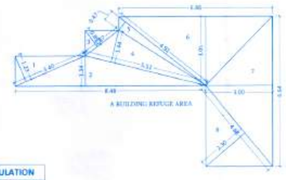
AREA UNDER 60.00 METER WIDE ROAD CALCULATION								
1	77.084	X	18.096	X	0.5	=	697.456
2	77.084	X	13.394	X	0.5	=	516.232
3	27.188	X	12.700	X	0.5	=	172.644
4	15.152	X	4.000	X	0.5	=	30.304
					TOTAL	=	1416.635

AREA DIAGRAM OF AMENITY SPACE

SCALE 1 : 100

AMENITY SPACE AREA CALCULATION								
1	37.750	X	24.290	X	0.5	=	458.474
2	91.860	X	24.720	X	0.5	=	1135.390
3	67.900	X	14.900	X	0.5	=	505.855
4	67.100	X	4.230	X	0.5	=	141.917
					TOTAL	=	2241.635

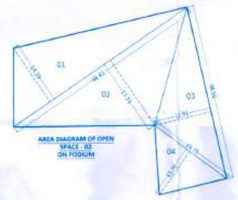
AREA DIAGRAM OF OPEN SPACE - 01 ON GROUND



A BUILDING REFUGE AREA

OPEN SPACE - 1 ON GROUND AREA CALCULATION							
1	43.700	X	14.050	X	0.5	=	306.993
2	43.700	X	10.210	X	0.5	=	223.089
					TOTAL	=	530.081

A WING REFUGE AREA CALCULATION							
1	3.400	X	1.230	X	0.5	=	2.091
2	8.480	X	1.340	X	0.5	=	5.682
3	1.870	X	0.890	X	0.5	=	0.832
4	5.510	X	1.440	X	0.5	=	3.967
5	4.920	X	0.470	X	0.5	=	1.156
6	6.860	X	3.050	X	0.5	=	10.462
7	6.640	X	3.000	X	0.5	=	9.960
8	4.680	X	2.300	X	0.5	=	5.382
					TOTAL	=	39.532



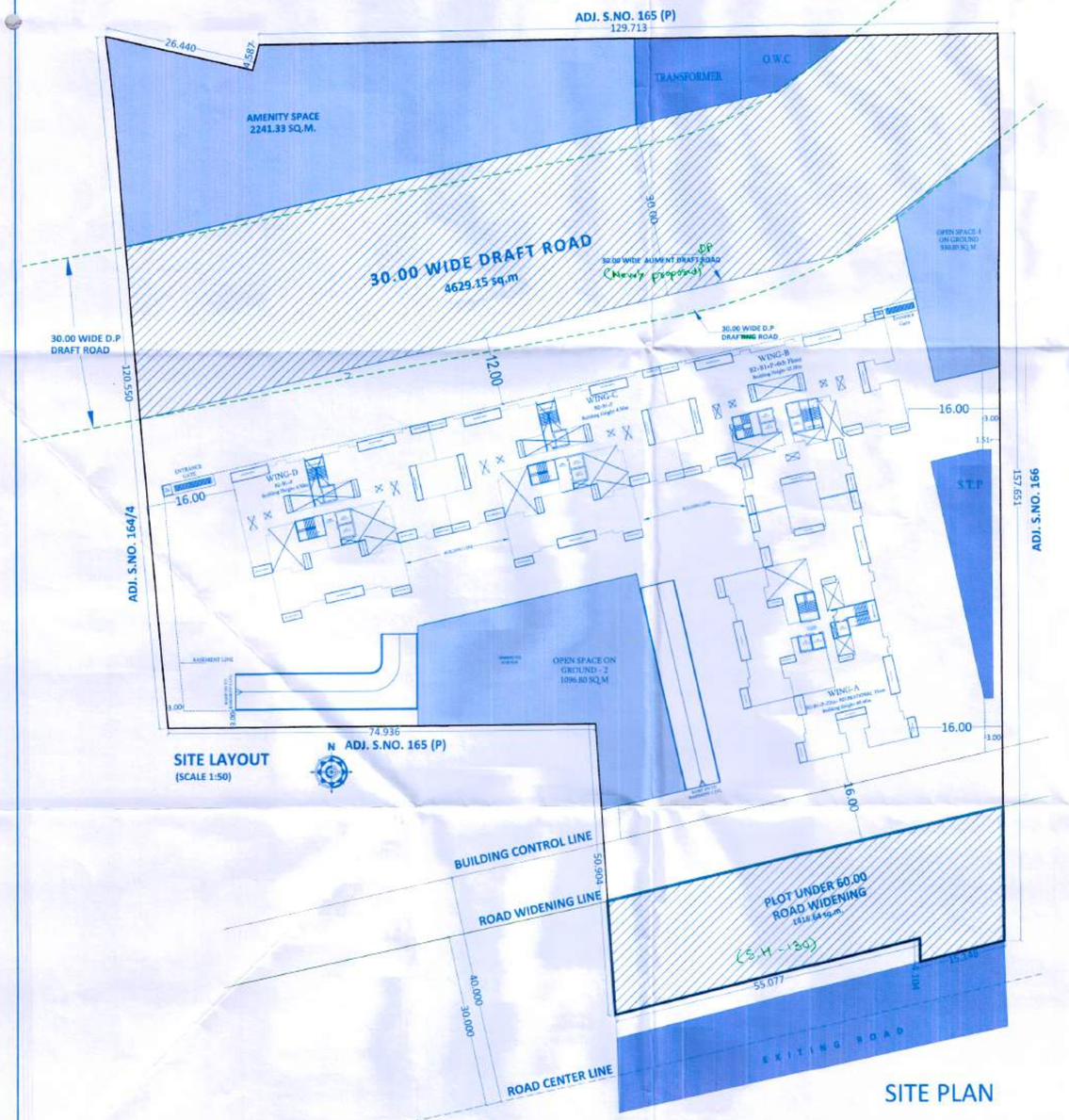
AREA DIAGRAM OF PLOT UNDER 60.00 METER ROAD WIDENING

SCALE 1 : 100

AREA DIAGRAM OF OPEN SPACE - 02 ON PODIUM

OPEN SPACE - 2 ON PODIUM AREA CALCULATION							
1	46.410	X	14.290	X	0.5	=	331.599
2	46.410	X	17.330	X	0.5	=	402.143
3	38.560	X	12.910	X	0.5	=	248.905
4	19.750	X	11.560	X	0.5	=	114.155
					TOTAL	=	1096.802

S.NO 165/P MIDC PLOT



SITE LAYOUT
(SCALE 1:50)

SITE PLAN

BUILDINGWISE FSI STATEMENT													
S.NO	WING	FLOOR	BLDG HEIGHT	RESI. B/UP AREA	RESI. B/UP AREA M+ADA	PERMI. BALCONY	PROP. OPEN BALCONY	REGULAR STAIRCASE AREA	FIRE STAIRCASE AREA	LIFT AREA	FIRE LIFT AREA	REFUGE AREA	TEN. NO
1	WING- A	2B+B1+P+22 FL	69.400	14486.620	0.000	2172.993	2104.740	340.8000	399.6300	10.5000	5.2500	118.59	176
2	WING- B	2B+B1+P+06 FL	22.200	641.339	3397.800	96.201	106.320	0.0000	0.0000	10.5000	5.2500	0.00	40
TOTAL				15127.96	3397.80	2269.19	2211.06	340.80	399.63	21.00	10.50	118.59	216.00

TOTAL F.S.I STATEMENT FOR A WING - B1+B2+G+22(IN SQ.MS.)										
BUILDING	NET BUILT UP AREA	OPEN BALCONY		STAIRCASE AREA		LIFT		GR. COVERAGE	REFUGE AREA	NO OF TENE
FLOOR		PERMI	PROP	REGULAR	FIRE	REGULAR	FIRE			
PARKING	11.900									
1ST	660.620	99.093	95.670	15.491	18.165				0.0000	8
2ND	660.620	99.093	95.670	15.491	18.165					8
3RD	660.620	99.093	95.670	15.491	18.165					8
4TH	660.620	99.093	95.670	15.491	18.165					8
5TH	660.620	99.093	95.670	15.491	18.165					8
6TH	660.620	99.093	95.670	15.491	18.165					8
7TH	660.620	99.093	95.670	15.491	18.165					8
8TH (REFUGE)	640.9800	96.147	95.670	15.491	18.165				39.53	8
9TH	660.6200	99.093	95.670	15.491	18.165					8
10TH	660.620	99.093	95.670	15.491	18.165					8
11TH	660.620	99.093	95.670	15.491	18.165					8
12TH	660.620	99.093	95.670	15.491	18.165	10.500	5.2500	805.6950		8
13TH (REFUGE)	640.9800	96.147	95.670	15.491	18.165				39.53	8
14TH	660.6200	99.093	95.670	15.491	18.165					8
15TH	660.620	99.093	95.670	15.491	18.165					8
16TH	660.620	99.093	95.670	15.491	18.165					8
17TH	660.620	99.093	95.670	15.491	18.165					8
18TH (REFUGE)	640.9800	96.147	95.670	15.491	18.165				39.53	8
19TH	660.6200	99.093	95.670	15.491	18.165					8
20TH	660.620	99.093	95.670	15.491	18.165					8
21TH	660.620	99.093	95.670	15.491	18.165					8
22TH	660.620	99.093	95.670	15.491	18.165					8
TOTAL	14486.620	2171.208	2104.740	340.800	399.630	10.500	5.250	805.695	118.590	176.000

TOTAL F.S.I STATEMENT FOR B WING - B1+B2+G+6(IN SQ.MS.)										
BUILDING	NET BUILT UP AREA (MHADA)	NET BUILT UP AREA	OPEN BALCONY		STAIRCASE AREA		LIFT		GR. COVERAGE	NO OF TENE
FLOOR			PERMI	PROP	REGULAR	FIRE	REGULAR	FIRE		
PARKING		11.920								
1ST	566.300	163.310	24.497	26.580	0.000	0.000				8
2ND	566.300	163.310	24.497	26.580	0.000	0.000				8
3RD	566.3000	163.310	24.497	26.580	0.000	0.000	10.500	5.2500	771.9400	8
4TH	566.3000	139.489	20.923	26.580	0.000	0.000				8
5TH	399.8000	0.000	0.000	0.000	0.000	0.000				4
6TH	399.8000	0.000	0.000	0.000	0.000	0.000				4
TOTAL	3064.800	641.339	94.413	106.320	0.000	0.000	10.500	5.250	771.940	40.000

PARKING AREA STATEMENT - WING - 'A' & B											
AREA OF TENEMENT	PROPOSED NO. OF TENEMENTS	REQUIRED PARKING			TOTAL REQUIRED PARKING			PROPOSED PARKING			
1	2	3			5			6			
		CAR	SCOOTER	CYCLE	CAR	SCOOTER	CYCLE	CAR	SCOOTER	CYCLE	
UPTO 50 SQ.MT.	3	0	5 (FOR 4 TENEMENT)	5	0	4	4	0	4	4	
		0	4	4							
		CAR	SCOOTER	CYCLE	CAR	SCOOTER	CYCLE	CAR	SCOOTER	CYCLE	
50 TO 100 SQ.MT.	213	01	3 (FOR 3 TENEMENT)	3	71	213	213	71	213	213	
		71	213	213							
TOTAL	216	71	217	217	71	217	217	71	217	217	
50% ADD EXTRA PARKING		107	325	325	107	325	325	107	325	325	
5% TIMES EXTRA		112	341	341	112	341	341	112	341	341	
CARS		SCOOTERS			CYCLES			TOTAL PARKING AREA REQUIRED			
112	12.50	341		2.00	341		0.7000				
1398		683			239			2320			

OVER HEAD WATER TANK CALCULATIONS			
NO. OF TENEMENT	PERSONS	WATER/ PERSON	REQUIRED CAPACITY
216	5	135	145800
ADDITIONS FOR FIRE			20000
TOTAL CAP. OF O.HW.T			165800
U.G.W.T. CALCULATIONS			
1.50 X CAPACITY OF OVER HEAD WATER TANK			
145800	X	1.50	218700
SAY			200000
ADDITIONS FOR FIRE (50000)			50000
TOTAL CAP OF U.G.W.T			250000

COMPOUND WALL SECTION

U.G.WATER TANK

WING A - REFUGE AREA CALCULATION

NO.OF OCCUPANTS CONSIDERED
FOR REFUGE AREA i.e.
ACCORDING TO RESIDENTIAL BUILDING,
A) OCCUPANT LOAD=5 PERSON/TENEMENT
B)REFUGE AREA = 0.3 SQ.M./ TENEMENT
C)NO. OF TENEMENTS FOR
2 CONSECUTIVE FLRS.+1 REFUGE FLR.
=16+8= 24 TENEMENTS REFUGE AREA REQUIRED
(AXBXC)
=24 X5X0.3
= 36.00 SQ.M.(REQ.)

FSI + NON FSI AREA STATEMENT FOR EC		
SR.NO	DESCRIPTION	AREA (SQ.M.)
01	F.S.I. AREA	15127.96
02	NON F.S.I.	-
	2.1 OPEN BALCONY	2211.06
	2.2 PASSAGE AREA	0
	2.3 REGULAR STAIR CASE	340.80
	2.4 FIRE STAIR CASE	399.63
	2.5 TOP TERRACE	0
	2.6 DRY BALCONY	0
	2.7 STAIRCASE CAP AREA	78.50
	2.8 MHADA	3064.80
	2.9 REFUGE AREA	118.59
	2.10 1ST PARKING SLAB	3108.56
	2.11 BASEMENT 1 SLAB AREA	15408
	2.12 BASEMENT 2 SLAB AREA	15408
	3.1 CLUB HOUSE	277.80
	3.2 LIFT AREA	29.50
	3.3 TERRACE	1577.63
	3.4 SERVICES (S.T.P , TRANSFORMER, U.G.T ect)	895.00
	TOTAL NON F.S.I	2682.37
	TOTAL F.S.I AREA + TOTAL NON F.S.I	17810.33

D.P LOCATION

GOOGLE LOCATION

STAMP OF APPROVAL

MASTER PLAN, PLOT AREA DIAGRAM, OPEN SPACE AREA DIAGRAM, AMENITY SPACE AREA DIAGRAM AND CALCULATIONS, AREA STATMENTS, PROFORMA.

02 / 06

Approved as amended in Green
subject to conditions mentioned in Annexure 'A'
of letter No.PMRDA/B.P. No.32626/2022/Pune, 21/01/
S. No./G. No./CTS No. 165/1, 8 and 2
Dated 06/02/2023

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

Pune Metropolitan Regional Development Authority PMRDA

A		AREA STATEMENT	SQ.MT.
1		AREA OF TOTAL (Minimum area of a,b,c to be considered)	20988.000
	a	PLOT AREA OF OWNER AS PER 7/12	20988.000
	b	PLOT AREA AS PER DEMARCATION	20992.730
	c	AS PER SITE	20988.000
2		DEDUCTIONS FOR	
	a	AREA UNDER ROAD WIDENING 60 METER	1416.64
	b	AREA UNDER ROAD WIDENING 30 METER	4629.15
	c	ANY RESERVATION	0.00
		TOTAL (a+b+c)	6045.79
3		BALANCE AREA OF PLOT (1-2)	14942.21
4	a	REQUIRED OPEN SPACE 10% OF (3)	1494.22
	b	PROPOSED OPEN SPACE	1626.80
5		AREA UNDER AMENITY SPACE 15% OF (3)	2241.33
6		NET AREA OF PLOT (3 - 5)	12700.88
7		TOTAL AREA TO BE CONSIDERED FOR FSI	12700.88
8		F.A.R. PERMISSIBLE	1.200
9		PERMISSIBLE FLOOR AREA (7x8)	15241.05
10		ADDITION	
	a	PREMIUM FSI AREA (6 X 0.20)	-----
	b	ROAD WIDENING AREA F.S.I.(AFTER HANDEDOVER)	----
	c	AMENITY SPACE AREA F.S.I. (AFTER HANDEDOVER)	----
11		TOTAL PERMISSIBLE FLOOR AREA (9+10)	15241.05
12		EXISTING FLOOR AREA	----
13		PROPOSED AREA	15127.96
14		EXCESS BALCONY AREA TAKEN IN F.A.R. AS PER B (C) BELOW	----
15		TOTAL BUILT UP AREA (12+13+14)	
16		F.A.R. CONSUMED (15/11)	0.99
17		PROPOSED GROUND COVERAGE	
18		AREA FOR INCLUSIVE HOUSING IF ANY	
	a	REQUIRED (20% AS PER DETAIL TABLE)	3048.21
	b	PROPOSED	3064.80
B		**BALCONY AREA STATEMENT**	
	a	PERMISSIBLE BALCONY AREA	2269.18
	b	PROPOSED BALCONY AREA	2211.06
	c	EXCESS BALCONY AREA	----
C		**TENEMENT STATEMENT**	
	a	TENEMENTS PROPOSED	216
D		**PARKING STATEMENT**	

			CARS	SCOOTERS	CYCLES
	1	PARKING REQ. BY RULES	112	341	341
	a	FOR COMMERCIAL AREA	----	----	----
	b	FOR RESIDENTIAL AREA	112	341	341
	2	PARKING PORPOSED	112	341	341

E BRIEF SPECIFICATION

* R.C.C FRAMED STRUCTURE WITH 4",5" & 6" THK ACC BLOCK MASONARY
* ALUMINIUM SLIDING WINDOW, DOORS & LAMINATED DOOR
* EXTERNAL SAND FACED & INTERNAL NEERU FINISH/GYPSUM PLASTER
* CERAMIC TILE FLOORING

PLOT BOUNDARY
PROPOSED WORK
DRAINAGE LINE
WATER LINE

F SCHEDULE OF OPENINGS

D1 = 1.00 X 2.20
D2 = 0.90 X 2.20
D3 = 0.75 X 2.20
FD1 = 1.20 X 2.20
O1 = 1.20 X 2.20
O2 = 0.97 X 2.20
W1 = 1.85 X 1.50
W2 = 1.50 X 1.50
W3 = 0.90 X 1.50
V2 = 0.60 X 0.90

PROJECT
PROPOSED RESIDENTIAL BUILDING AT S.NO. 165, MAAN, PUNE .

OWNER/P0A HOLDER/DEVLOPER
M/s. CERATEC LIFESPACE LLP.THROUGH,
MR. ANAND AGARWAL

SIGN OF ARCHITECT

LAISOINING ARCHITECT
Ar. Pramod Chavan
CA/2013/58827

SIGN OF OWNER/P.A.H

NEBULA ARCHITECTURE
Office No 09,3rd floor, Harekrishn Building,Baner, Pune | PH:9970842785 | E-mail: nebula050@gmail.com

DESIGN ARCHITECT:
CUBIX ARCHITECTS ASSOCIATES
OFFICE NO. 1 AND 2, ARISTOCRAT 'C', OPP. BEVERLY HILLS HOTEL, NEAR RANGRUS CLUB, LUCIA NAGARS, BIBWEWADI, PUNE. E-MAIL:- cubixarchitects@gmail.com CONTACT NO:- 7757043086 , 7757043087

DRG.	SCALE	DATE	DEALT	JOB NO.
SHRINIVAS PANDIT	1 : 100	12.03.2023	SHRINIVAS PANDIT	