STAMP OF APPROVAL
TOWER : P2

37/44

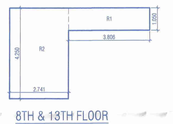
Approved as amended in ..... subject to conditions mentioned in Annexure 'A' vide letter No. PMA/CC No. 556 to 559 Date 21/07/2023 at letter No. PMA/CC No. 922 to 926 Date 21/07/2023 S. No./G. No./CTS No. 922/1/2 Dated 04/08/2023

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

Pune Metropolitan Regional Development Authority PMRDA

BUILT UP AREA STATEMENT FOR TOWER - P2

FLOORS	PROPOSED BUILT UP AREA	PER.BAL C 15%	OPEN BALC/ OTTA	EXCESS BALC	FREE OF FSI FIRE LIFT AREA	LIFT AREA	FREE OF FSI STAIRCASE	FREE OF FSI FIRE STAIRCASE	PERMISSIBLE TERRACE 20%	PROPOSED TERRACE	TENAMENT
1	2	3	4	5	6	7	8	9	10	11	12
PLINTH											
Gr./STILTS P:	0.000	0.000	0.000	0.000			0.000	0.000	0.000	0.000	0
1st FLOOR	659.570	98.936	59.790	0.000	4.840	15.620	15.890	15.750	131.914	0.000	4
2nd FLOOR	659.570	98.936	59.790	0.000			15.890	15.750	131.914	0.000	4
3rd FLOOR	659.570	98.936	59.790	0.000			15.890	15.750	131.914	0.000	4
4th FLOOR	659.570	98.936	59.790	0.000			15.890	15.750	131.914	0.000	4
5th FLOOR	659.570	98.936	59.790	0.000			15.890	15.750	131.914	0.000	4
6th FLOOR	659.570	98.936	59.790	0.000			15.890	15.750	131.914	0.000	4
7th FLOOR	659.570	98.936	59.790	0.000			15.890	15.750	131.914	0.000	4
8th FLOOR (Refuge)	659.570	98.936	59.790	0.000			15.890	15.750	131.914	0.000	4
9th FLOOR	659.570	98.936	59.790	0.000			15.890	15.750	131.914	0.000	4
10th FLOOR	659.570	98.936	59.790	0.000			15.890	15.750	131.914	0.000	4
11th FLOOR	659.570	98.936	59.790	0.000			15.890	15.750	131.914	0.000	4
12th FLOOR	659.570	98.936	59.790	0.000			15.890	15.750	131.914	0.000	4
13th FLOOR (Refuge	659.570	98.936	59.790	0.000			15.890	15.750	131.914	0.000	4
14th FLOOR	659.570	98.936	59.790	0.000			15.890	15.750	131.914	0.000	4
15th FLOOR	659.570	98.936	59.790	0.000			15.890	15.750	131.914	0.000	4
16th FLOOR	659.570	98.936	59.790	0.000			15.890	15.750	131.914	0.000	4
17th FLOOR	659.570	98.936	59.790	0.000			15.890	15.750	131.914	0.000	4
TOTAL	11212.690	1681.904	1016.430	0.000	4.840	15.620	270.130	267.750	2242.538	0.000	68
NO OF BLDG	1	1	1	1	1	1	1	1	1	1	1
GRAND TOTAL	11212.690	1681.904	1016.430	0.000	4.840	15.620	270.130	267.750	2242.538	0.000	68



REFUGE AREA STATEMENT TOWER - P2

TOTAL TENAMENT 2 FLOORS	8	Nos.
NOS OF 5 PER PERSON	5.00	PERSONS
REFUGE AREA REQ. @ 0.3 SQ.M PER PERSON.	0.30	SQ.M.
REQUIRED REFUGE AREA (Minimum 15.00 sq.mt.)	12.00	SQ.M.
REFUGE AREA PROVIDED	**15.65**	**SQ.M.**
EXCESS REFUGE AREA TO BE COUNTED IN FSI	**0.00**	**SQ.M.**

WATER STORAGE CAPACITY CALCULATIONS (TOWER P2)

TOTAL NO. OF TENEMENTS	68
WATER REQUIRED PER PERSON PER DAY	135
5 PERSON IN EACH TENEMENT	675
TOTAL RESI REQUIRED WATER CAPACITY OF O.H	45900
ADD WATER REQUIRED FOR FIRE FIGHTING IN LITERS	25000
TOTAL PROVIDED O.H. WATER TANK CAPACITY IN LITERS	**70900**
TOTAL REQUIRED U.G. WATER TANK CAPACITY (1.5 TIMES)	68850
ADD WATER REQUIRED FOR FIRE FIGHTING IN LITERS	75000
TOTAL PROVIDED U/G WATER TANK CAPACITY IN LITERS	**143850**

REFER LAYOUT PLAN FOR COMMON U/GT CAPACITY.....

8TH & 13TH FLOOR REFUGE AREA CALCULATION

8th & 13th FL.REFUGE AREA CALUL.							SQ.M.
1	3.800	X	1.050	X	1	=	4.00
2	2.741	X	4.250	X	1	=	11.65
	TOTAL AREA					=	15.65

TYPICAL FLOOR DRY/BALCONY AREA CALULATIONS

							SQ.M.
B1	5.825	X	1.935	X	2	=	22.43
B2	5.215	X	1.925	X	2	=	20.08
B3	1.675	X	2.650	X	2	=	8.88
B4	1.625	X	2.650	X	1	=	4.31
B5	1.675	X	2.450	X	1	=	4.10
TOTAL AREA						=	59.79

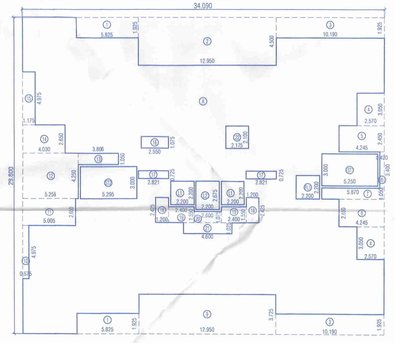
PARKING STATEMENT

Residential: Multi family residential		Non Congested Area		
	Tenement	Car	Scooter	Cycle
2 tenements having built up area more than 100 sq.mtr (Car 1.5c-2.Cycle 2)	68	1	2	2
3 tenements having built up area between 50 to 100 sq.mtr (Car 1.5c-3.Cycle 3)	0	1	3	3
4 tenements having built up area upto 50 sq.mtr	0	0	5	5
		Car	Scooter	Cycle
	0	0	0	0
	68	23	45	45
	0	0	0	0
TOTAL PARKING NOS	68	23	45	45
ADD 50% FOR PARDA		11	23	23
TOTAL PARKING NOS		34	68	68
COV.PROP.PARKING AREA		679.98		
COV.PROP.SCOOTER PARKING		68 NOS.		
PARKING AREA REQUIRED				

	AREA SQ.M.		NOS	AREA SQ.M.
CAR	20	X	34	680
SCOOTER	2	X	68	136
CYCLE	1.40	X	68	95
PARKING AREA REQUIRED				911

TOWER P2 : RERA CARPET AREA IN SQ.M.

Building No.	Floor No.	Appartment No.	Carpet area of Apartment	Area of Balcony	Area of Utility
P2	Ground Floor		0.00	0.00	0.00
	Typical 1st To 7th, 9th to 12th, 14th to 17th Floor	101, 201, 301, 401, 501, 601, 701, 801, 901, 1001, 1101, 1201, 1301, 1401, 1501, 1601, 1701	156.30	10.44	3.73
		102, 202, 302, 402, 502, 602, 702, 802, 902, 1002, 1102, 1202, 1302, 1402, 1502, 1602, 1702	127.69	9.06	3.73
	Refuge Floor 8th, 13th Floor	103, 203, 303, 403, 503, 603, 703, 803, 903, 1003, 1103, 1203, 1303, 1403, 1503, 1603, 1703	132.81	9.06	3.73
		104, 204, 304, 404, 504, 604, 704, 804, 904, 1004, 1104, 1204, 1304, 1404, 1504, 1604, 1704	152.14	10.26	3.73



AREA KEY PLAN FOR TYPICAL 1ST TO 17TH FLOOR

SCALE = 1:200

BUILT UP AREA CALCULATION FOR TYPICAL 1ST TO 17TH FLOOR

A	34.090	X	29.900	X	1 NO	=	1019.80 SQ.MT.
					TOTAL ADDITION	=	1019.80 SQ.MT.

DEDUCTIONS

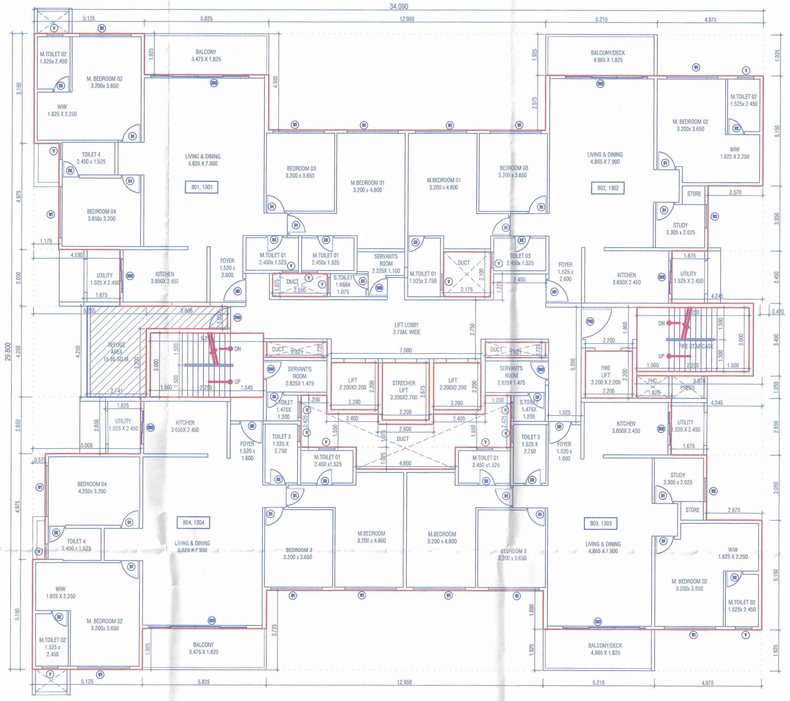
1	1.675	X	1.925	X	2 NOS	=	23.43 SQ.MT.
2	12.860	X	4.500	X	1 NO	=	56.35 SQ.MT.
3	10.190	X	1.925	X	2 NOS	=	39.22 SQ.MT.
4	2.570	X	3.500	X	2 NOS	=	18.00 SQ.MT.
5	4.245	X	2.400	X	1 NO	=	10.40 SQ.MT.
6	1.420	X	3.400	X	1 NO	=	1.42 SQ.MT.
7	3.670	X	1.000	X	1 NO	=	6.10 SQ.MT.
8	4.245	X	2.650	X	1 NO	=	11.25 SQ.MT.
9	17.350	X	3.725	X	1 NO	=	45.31 SQ.MT.
10	5.075	X	4.875	X	1 NO	=	2.80 SQ.MT.
11	5.050	X	2.650	X	1 NO	=	13.39 SQ.MT.
12	5.250	X	4.250	X	1 NO	=	22.31 SQ.MT.
13	3.800	X	1.050	X	1 NO	=	4.00 SQ.MT.
14	4.030	X	2.650	X	1 NO	=	10.68 SQ.MT.
15	1.175	X	4.875	X	1 NO	=	5.60 SQ.MT.
16	2.550	X	1.075	X	1 NO	=	2.74 SQ.MT.
17	2.821	X	6.725	X	2 NOS	=	4.55 SQ.MT.
18	7.250	X	0.425	X	2 NO	=	1.50 SQ.MT.
19	2.450	X	1.550	X	2 NOS	=	7.61 SQ.MT.
20	2.500	X	1.075	X	1 NO	=	2.69 SQ.MT.
21	4.850	X	1.025	X	1 NO	=	4.72 SQ.MT.
22	3.175	X	2.100	X	1 NO	=	4.67 SQ.MT.
					TOTAL DEDUCTION	=	314.20 SQ.MT.
					TOTAL BUILT UP AREA (A - P1)	=	711.60 SQ.MT.

LIFT AREA CALCULATION

TYPICAL 1ST TO 17TH FLOOR							
ELV.	2.200	X	2.200	X	1 NO	=	4.84 SQ.MT.
LL	2.200	X	2.200	X	2 NOS	=	9.68 SQ.MT.
LZ	2.200	X	2.675	X	1 NO	=	5.89 SQ.MT.
TOTAL LIFT AREA FOR P1 (TYPICAL 1ST TO 17TH FLOOR)						=	20.41 SQ.MT.

STAIRCASE AREA CALCULATION

TYPICAL 1ST TO 17TH FLOOR							
FST	5.250	X	3.000	X	1 NO	=	15.75 SQ.MT.
ST2	5.295	X	3.000	X	1 NO	=	15.89 SQ.MT.
TOTAL STAIRCASE AREA FOR P1 (TYPICAL 1ST TO 17TH FLOOR)						=	31.64 SQ.MT.
NET BUILT UP AREA CALCULATION FOR (P1 - P2) TYPE						=	679.97 SQ.MT.

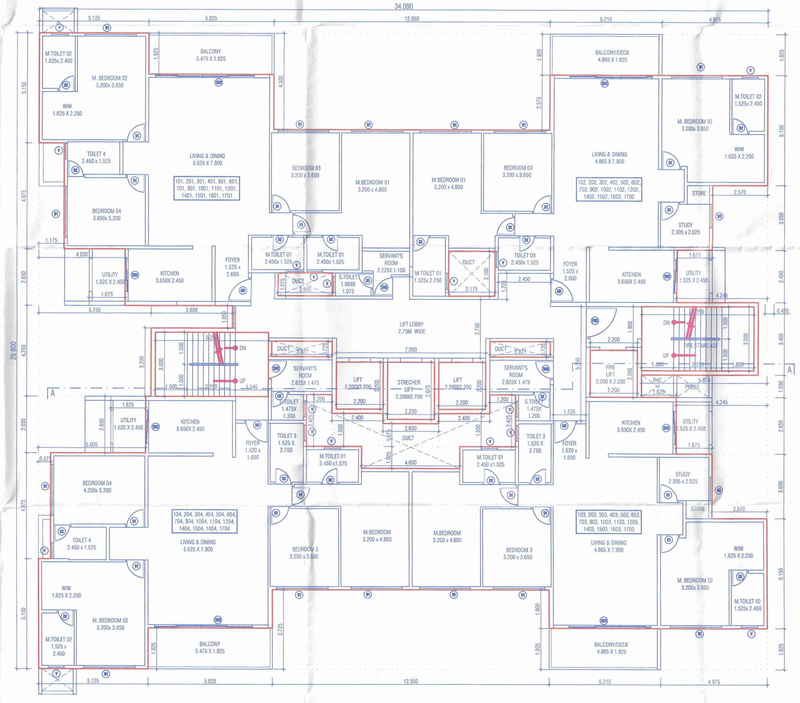


TYPICAL 8TH & 13TH FLOOR PLAN (REFUGE)

TERRACE FLOOR PLAN

PARKING FLOOR PLAN

SCOOTER PARKING NO'S.



TYPICAL 1ST TO 7TH, 9TH TO 12TH, 14TH TO 17TH FLOOR PLAN

DOOR - WINDOW SCHEDULE

DOORS		WINDOWS	
D1	0.900 X 2.250 M	W1a	2.300 X 2.300 M
D1b	0.850 X 2.250 M	W3a	1.200 X 2.300 M
D2	0.800 X 2.250 M	VW	1.050 X 1.980 M
D3	1.100 X 2.250 M	W6	1.500 X 19.50 M
D4	1.600 X 2.400 M	W7a	1.600 X 2.100 M
D5a	2.450 X 2.450 M	W8a	2.450 X 2.300 M
D9	2.500 X 2.450 M		
D10	1.200 X 2.450 M	**VENTILATORS**	
D11	1.200 X 2.250 M	V1	0.700 X 1.050 M
FD1	1.200 X 2.250 M	V2	0.700 X 1.950 M
FD2	0.750 X 1.950 M	V3	0.600 X 1.050 M
FD3	0.900 X 1.950 M	**LOUVRES**	
FD4	0.800 X 1.950 M	L1a	1.300 X 3.450 M
FD5	0.780 X 2.400 M	L3a	1.525 X 3.450 M
FD8	0.900 X 2.400 M	L5a	1.950 X 3.450 M
LD	1.000 X 2.250 M		

ARCHITECT

Ar. PRAKASH KULKARNI
CA/98/22909

OWNER (P.O.A)

MR. ANKUR UMESH GOEL

MR. ANKIT UMESH GOEL

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

PROJECT

REVISED LAYOUT OF BUILDING ON NEW GAT NO. 12872/2(P), PLOT : A, [OLD GAT NO.2273(P)] AT-WAGHOLI, TAL.- HAVELI, DIST.-PUNE.

ARCHITECT

PRAKASH KULKARNI
ankur associates
ARCHITECT
TEJOVALAYA, OFF. NO.- 101, 1ST FL., CTS. NO.-1187/19, GHOLE ROAD, SHIVAJINAGAR, PUNE - 411 005, PHONE - 020 66042800/01/02 .
Email : prakash@ankurassociates.in

DATE	SCALE	DRN BY	REVISION
2 August 2023	1:100	SwaPniL	R3

NOTE NORTH AS PER LAYOUT

T:\Architect\2044-000, GHAGARPOLE\0.0\8.0\Presentation_1287_Revised_G_proposed_plans_2023-08-02_1230-1257_Revised_G_PMRDA Plans\P2_P+17.dwg

20/06/2023