

PROPOSED F.S.I. STATEMENT :-

WING / BUILDING	PROP. AREA	PERM. OPEN BALC.	PROP. OPEN BALC.	LIFT/M.RM AREA	TENE. NO.
TOWER 1	13,407.33	2,011.04	1,554.18	19.45	176
TOWER 2	2043.75	306.53	234.33	11.53	26
TOTAL	15451.08	2317.57	1788.51	30.98	202
TOTAL EXCESS REFUGE AREA = 36.41					
TOTAL PROP. AREA = 15451.08 + 36.41 + 30.98 = 15518.47 SQM					

WATER REQ. STATEMENT :-

WINGS	O.H.W.T. DRINKING	O.H.W.T. FIRE FIGHTING	TOTAL O.H.W.T.	TOTAL U.G.W.T.
TOWER 1	1,18,800.00	20,000.00	1,38,800.00	2,28,200.00
TOWER 2	17,550.00	20,000.00	37,550.00	76,325.00
TOTAL	1,36,350.00	40,000.00	1,76,350.00	3,04,525.00
MHADA	28,350.00	20,000.00	48,350.00	42,525.00
TOTAL	30,375.00	20,000.00	50,375.00	42,525.00

EWS / INCLUSIVE HOUSING AREA CALC. :-

PROPOSED INCLUSIVE HSG/ EWS BUILDING (NIWAS): F.S.I. STATEMENT :-

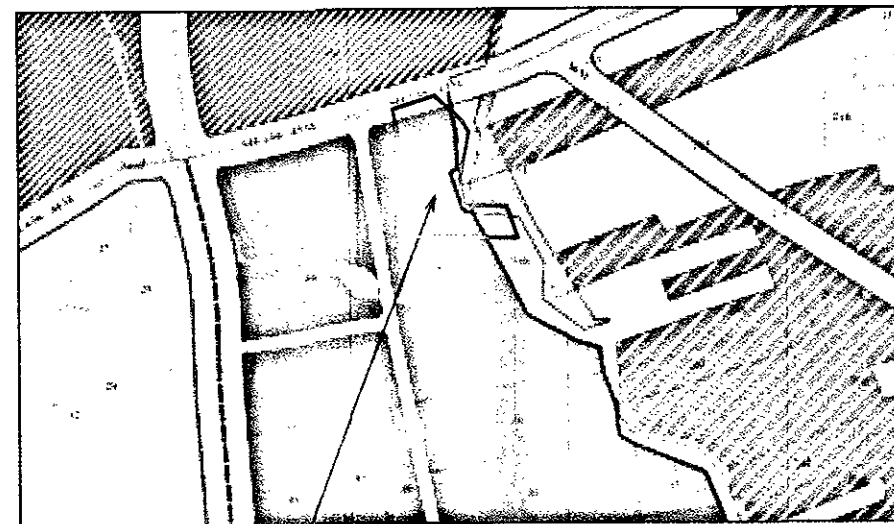
WING / BUILDING	PROP. AREA	PERM. OPEN BALC.	PROP. OPEN BALC.	LIFT/M.RM AREA	TENE. NO.
MHADA	3109.92	466.53	0.00	7.22	42
TOTAL	3109.92	466.53	0.00	7.22	42

EWS / INCLUSIVE HOUSING AREA CALC. :-

TOTAL BUILT-UP AREA FOR BASIC FSI (AS/ROAD WIDTH) = 15534.60 SQ.M.
REQUIRED AREA FOR INCLUSIVE HSG. = 20% OF 15534.60
= 3106.92 SQ.M.

TOTAL PARKING STATEMENT:-

BUILDING'S	CAR	SCOOTER	CYCLE
TOWER 1	89	264	264
TOWER 2	14	39	39
MHADA	00	80	80
TOTAL PARKING REQ.	103	383	383
TOTAL PARKING PROP.	300	536	499



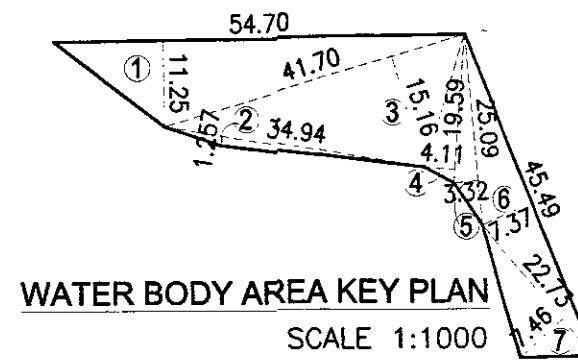
PROPOSED SITE

DP LOCATION PLAN SCALE -NTS.



GOOGLE LOCATION PLAN SCALE -NTS.

PROPOSED SITE



WATER BODY AREA KEY PLAN SCALE 1:1000

AREA UNDER WATER BODY CALC.		
1) 0.50 x 11.25 x 54.70	=	307.69
2) 0.50 x 1.257 x 34.94	=	21.96
3) 0.50 x 15.16 x 41.70	=	316.09
4) 0.50 x 4.11 x 19.59	=	40.26
5) 0.50 x 3.32 x 25.09	=	41.65
6) 0.50 x 7.37 x 45.49	=	167.63
7) 0.50 x 7.46 x 22.73	=	84.78
TOTAL	=	980.06 SQM.

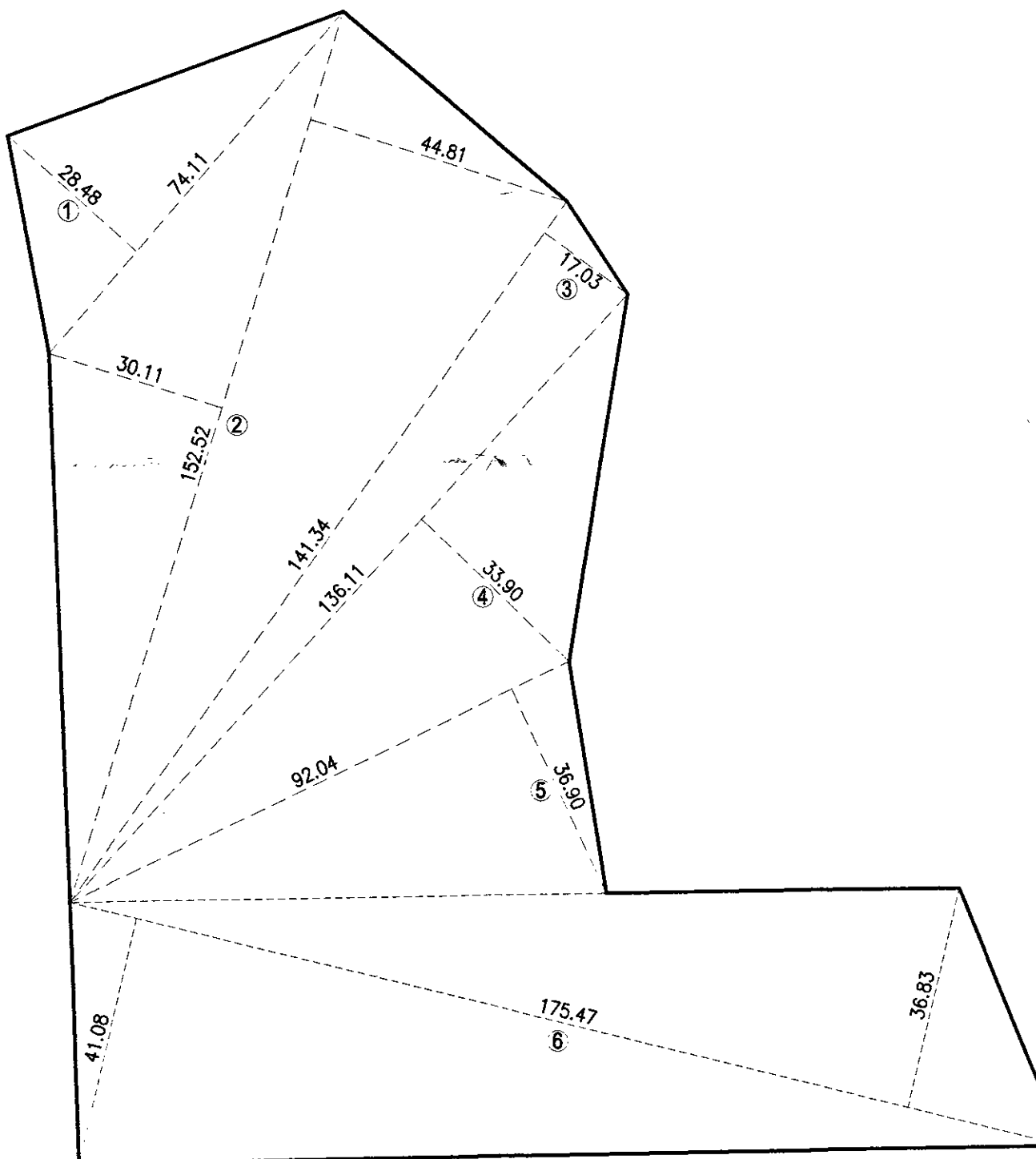
ROAD WIDENING AREA CALC.		
01) 0.50 x (21.92+19.38)x78.617	=	1623.44
TOTAL	=	1623.44 SQM.

AREA UNDER NALA CALCULATION :-		
1) 0.50 x 3.87 x 11.46	=	22.18
2) 0.50 x (6.48+8.03) x 20.69	=	150.11
3) 0.50 x 6.41 x 24.92	=	79.87
4) 0.50 x 3.45 x 13.61	=	23.48
5) 0.50 x 9.84 x 25.79	=	126.89
6) 0.50 x 6.38 x 14.70	=	46.89
7) 0.50 x (9.89+9.61) x 22.768	=	221.99
8) 0.50 x (3.63+3.78) x 19.45	=	72.06
9) 0.50 x (3.88+3.42) x 9.18	=	33.51
10) 0.50 x (3.90+3.85) x 27.92	=	108.19
11) 0.50 x (3.67+3.64) x 24.44	=	89.33
TOTAL	=	974.50 SQM.

NALA AREA KEY PLAN SCALE 1:1000

AMENITY SPACE AREA KEY PLAN SCALE 1:1000

AMENITY SPACE AREA CALC.		
01) 0.50x(15.61+12.71)x75.10	=	1063.42
02) 0.50 x 2.66 x 69.85	=	92.90
03) 0.50 x 12.62 x 58.77	=	370.84
04) 0.50 x 14.89 x 53.02	=	394.73
05) 0.50 x 16.819 x 43.12	=	362.61
TOTAL	=	2284.50 SQM.



PLOT AREA KEY PLAN SCALE 1:1000

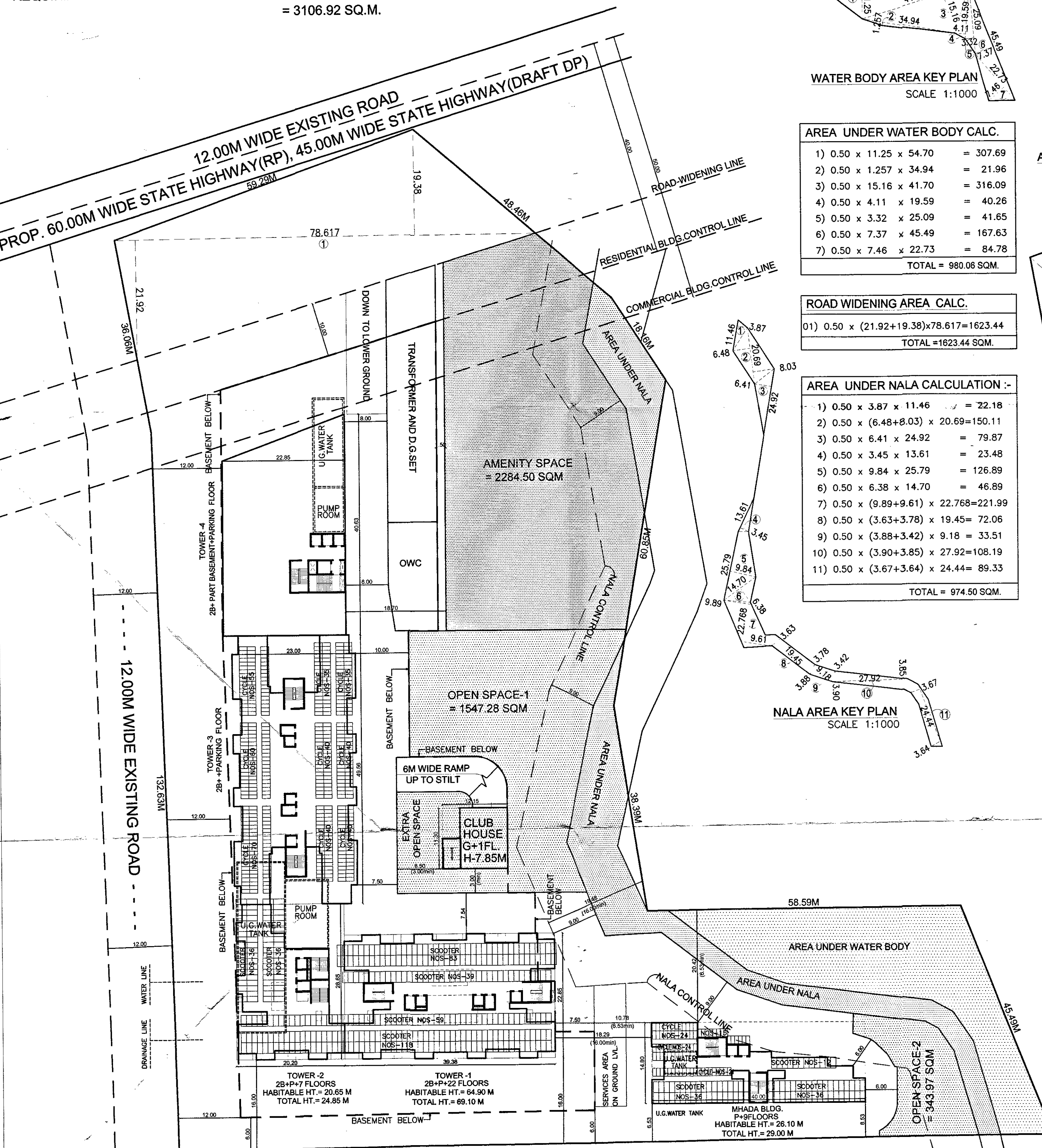
PLOT AREA CALCULATION		
1) 0.50 x 28.48 x 74.11	=	1055.33
2) 0.50 x (30.11+44.81)x152.52	=	5713.40
3) 0.50 x 17.03 x 141.34	=	1203.51
4) 0.50 x 33.90 x 136.11	=	2307.06
5) 0.50 x 36.90 x 92.04	=	1698.14
6) 0.50 x (36.83+41.08)x175.47	=	6835.43
TOTAL	=	18812.87 SQM.

OPEN SPACE-1 AREA KEY PLAN SCALE 1:1000

OPEN SPACE-1 AREA CALC.		
01) 0.50 x 9.59 x 14.41	=	69.09
02) 0.50x(4.97+12.61)x29.13	=	256.05
03) 0.50 x 8.38 x 35.94	=	150.59
04) 0.50 x 8.11 x 45.94	=	186.29
05) 0.50x(1.41+20.23)x47.07	=	509.30
06) 0.50 x 4.27 x 8.56	=	18.28
07) 0.50x(12.55+3.77)x26.00	=	212.16
08) 0.50x(9.90+3.97)x22.45	=	155.73
09) 2/3 x 1.79 x 8.56	=	10.21
TOTAL	=	1547.28 SQM.

OPEN SPACE-2 AREA KEY PLAN SCALE 1:1000

OPEN SPACE-2 AREA CALC.		
01) 0.50 x 3.61 x 13.65	=	24.64
02) 0.50 x 1.42 x 15.95	=	11.33
03) 0.50 x (3.57+2.74)x19.12	=	60.32
04) 0.50 x 2.44 x 12.43	=	15.16
05) 0.50 x (7.18+12.49)x22.50	=	221.28
06) 0.50 x 3.53 x 6.37	=	11.24
TOTAL	=	343.97 SQM.



LAYOUT PLAN SCALE 1:500

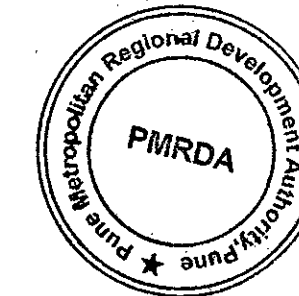
STAMP OF APPROVAL

1/10

LAYOUT PLAN & AREA CALCULATIONS

Approved as amended in.....
subject to conditions mentioned in Annexure 'A'
of letter No. B.M.U.C.R. No. 22/23-25/Mouza.....
S. No./G. No./CTS No.
Dated 24/02/2025

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



AREA STATEMENT AS PER PMRDA	SQ.M
1 AREA OF THE PLOT	
a) AS PER OWNERSHIP DOCUMENT	18808.00
b) AS PER MEASUREMENT SHEET	18812.87
c) AS PER MINIMUM	18808.00
2 DEDUCTIONS FOR	
a) AREA UNDER 60.0M.W.STATE-HIGHWAY ROAD-WIDENING	1623.44
b) AREA UNDER NALA AS PER DEMARCATION	974.50
b) AREA UNDER WATER BODY AS PER DRAFT DP	980.06
TOTAL (a+b)	3578.00
3 GROSS AREA OF THE PLOT (1-2)	15230.00
4 RECREATIONAL OPEN SPACE	
a) REQUIRED (10% OF 3)	1523.00
b) PROPOSED	1891.25
5 AMENITY SPACE	
a) REQUIRED (15% OF 3)	2284.50
b) PROPOSED	2284.50
7 INTERNAL ROAD AREA (computer generated)	
8 NET PLOT AREA (3-5b)	12945.50
9 BUILT-UP AREA w.r.t. BASIC FSI as per ROAD WIDTH (8x1.20)	15534.60
10 ADDITIONS IN AREA FOR F.S.I.	
a) IN-SITU AREA AGAINST ROAD-WIDENING (2x2a)	
b) IN-SITU AREA AGAINST AMENITY(2x5b)	
c) PREMIUM FSI AREA	
1) PERMISSIBLE (20% OF 8) = 2589.10	
2) PROPOSED	
d) TDR AREA AS PER FRONT ROAD WIDTH	
1) PERMISSIBLE (60% OF 8) = 7767.30	
2) REQUIRED TO PURCHASE	
e) ADDITIONAL FSI UNDER CHAPTER VIII	
TOTAL (c+d+e)	
11 TOTAL AREA AVAILABLE (9+10)	15534.60
12 MAXIMUM UTILIZATION OF FSI PERMISSIBLE(8x2.00) as per road width (as per DCPR table no.18)=27557.10	
13 TOTAL BUILT-UP AREA IN PROPOSAL	15518.47
INCLUSIVE HOUSING :-	
14 AREA REQ.FOR INCLUSIVE HSG. (9x0.20)	3106.93
15 PROPOSED AREA FOR INCLUSIVE HSG.	3109.92

CERTIFICATE OF AREA

CERTIFIED THAT THE AREA UNDER REFERENCE WAS SURVEYED BY ME & THE DIM OF SIDES ETC. OF THE PLOT STATED ON PLAN ARE AS MEASURED ON SITE & THE AREA SO WORKED OUT. TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP, T.P. SCHEME RECORDS AND REVENUE DEPARTMENT, CITY SURVEY RECORDS.

CA/2005/36501

AR. MANGESH GOTAL

BRIEF SPECIFICATIONS

FOUNDATION UP TO HARD STRATA, R.C.C. FRAMED STRUCTURE IN M-20 EXTERNAL WALLS IN 0.15THK INTERNAL WALLS 10THK EXTERNAL SAND FACED PLASTER INTERNAL NEERI FINISHED MARBLE MOZAIK FLOORING T.W.DOOORS M.S.WINDOWS.

SCHEDULE OF OPENINGS

DOORS		WINDOWS		VENTILATORS
ED-1.05x2.10	SD-1.80x2.10	S02-1.20x2.10	W-1.80x1.20	W2-1.20x1.20
D-0.90x2.10	S01-1.50x2.10	D1-0.75x2.10	W1-1.50x1.20	W3-0.90x1.20

LEGEND		NORTH
PLOT LINE SHOWN - BLACK	WATER LINE SHOWN - BLACK DOTTED	
PROPOSED WORK SHOWN - RED	BASEMENT LINE SHOWN - MAGENTA DOTTED	
DRAINAGE LINE SHOWN - RED DOTTED		

OWNER'S NAME, SIGNATURE :-

MR. MOHAN M. RISWADKAR

2) MR. MANGALDAS N. MURKUTE

3) MR. DIGAMBAR D. UNDR

PROJECT :-

PROPOSED RESIDENTIAL+COMM.BUILDINGS LAYOUT

S. NO. 35/2/A (pt), 35/2/B (pt)

AT VILLAGE - MAAN, TALUKA - MULSHI, DISTRICT - PUNE.

ARCHITECT :-

AR. MANGESH GOTAL

Office 301,401, Aditri, Plot no.4/22,S.no.88, Nr.Sahkar Udyan,Erandwane,Pune- 411004 CA/2005/36501, adesignstudio1@gmail.com

DATE	DEALT BY	REVISD BY	CHECKED BY	SCALE
05/01/2024	SHREE		MANGESH SIR	1:100