WATER STATEMENT :

WATER REQD. PER TENEMENT : 72 TENE. X 5 PERSONS X 135 LTRS. : 48600 LTR.
WATER FOR FIRE FIGHTING : 20000 LTR.
TOTAL WATER PROVD.FOR O.H.WATER TANK : 68600 LTRS.

WATER PROVD. FOR U.G.WATER TANK : 1.5 X 48600 : 72900 LTRS.
WATER FOR FIRE FIGHTING : 50000 LTR.
TOTAL WATER PROVD.FOR U.G.WATER TANK :122900 LTRS

PARKING STATEMENT

REQD. PARKING	CARS	SCOOTERS	CYCLES
PARKING REQD. 3 TENAMENT HAVING BUILT-UP AREA 50 TO 100 SQ.M (1:3.3) (72 FLATS)	24	72	72
PARKING REQD.	24	72	72

PARKING AREA CALCULATION :

CAR AREA	24 X 12.50	: 300.00 SQM
SCOOTER AREA	72 X 2.0	144.00 !!
CYCLE AREA	72 X 1.00	72.00 !!
PARKING REQD. AREA		: 516.00 SQM
PARKING PROVD. AREA		: 516.00 SQM

7th floor

BALCONY AREA CALCULATION

B1	1.50	X	3.35	X	2	=	10.05
B2	3.48	X	2.00	X	2	=	13.92
B3	2.81	X	2.00	X	1	=	5.62
B4	2.68	X	2.00	X	3	=	16.08
B5	3.30	X	2.00	X	2	=	13.20
B6	2.94	X	2.00	X	1	=	5.88
B7	2.82	X	2.00	X	1	=	5.64
TOTAL							70.39

2nd,4th,6th,8th,10th floor

BALCONY AREA CALCULATION

B1	3.46	X	1.70	X	3	=	17.65
B2	2.81	X	1.50	X	2	=	8.43
B3	2.68	X	1.50	X	4	=	16.08
B4	3.58	X	1.80	X	2	=	12.89
B5	3.40	X	1.70	X	1	=	5.78
B6	1.50	X	3.35	X	2	=	10.05
TOTAL							70.87

1st,3rd,5th,9th,11th floor

BALCONY AREA CALCULATION

B1	1.50	X	3.35	X	2	=	10.05
B2	3.48	X	2.00	X	2	=	13.92
B3	2.81	X	2.00	X	2	=	11.24
B4	2.68	X	2.00	X	4	=	21.44
B5	3.30	X	2.00	X	2	=	13.20
TOTAL							69.85

UPPER GROUND FLOOR

BALCONY AREA CALCULATION

B1	1.86	X	1.68	X	1	=	3.12
TOTAL							3.12

1st,3rd,5th,7th,9th,11th floor

TERRACE AREA CALCULATIONS :

T1	3.48	X	1.53	X	2	=	10.66
T2	2.95	X	2.88	X	2	=	16.99
T3	2.78	X	2.87	X	2	=	15.96
T4	3.61	X	1.06	X	2	=	7.65
T5	2.81	X	2.39	X	2	=	13.43
T6	3.40	X	1.38	X	2	=	9.55
TOTAL							74.26

2nd,4th,6th,8th,10th floor

TERRACE AREA CALCULATIONS :

T1	3.48	X	1.63	X	2	=	11.34
T2	2.95	X	2.88	X	2	=	16.99
T3	4.41	X	2.87	X	2	=	25.31
T4	2.74	X	2.39	X	2	=	13.10
T5	3.30	X	2.08	X	2	=	13.73
TOTAL							80.48

UPPER GROUND FLOOR

TERRACE AREA CALCULATIONS :

T1	3.48	X	1.63	X	1	=	5.67
T2	2.82	X	2.88	X	1	=	8.12
T3	4.35	X	2.87	X	1	=	12.48
T4	2.68	X	2.39	X	1	=	6.41
T5	3.30	X	2.08	X	1	=	6.86
T6	2.68	X	2.39	X	1	=	6.41
T7	4.35	X	2.87	X	1	=	12.48
T8	2.82	X	2.88	X	1	=	8.12
T9	3.48	X	1.63	X	1	=	5.67
TOTAL							79.10

UPPER GROUND FLOOR

OPEN TO SKY TERRACE AREA CALCULATIONS :

T1	3.48	X	2.46	X	1	=	8.56
T2	6.41	X	2.46	X	1	=	15.77
T3	2.82	X	2.46	X	1	=	6.94
T4	1.63	X	2.46	X	1	=	4.01
T5	4.35	X	2.46	X	1	=	10.70
T6	6.40	X	2.46	X	1	=	15.74
T7	2.68	X	3.25	X	1	=	8.71
T8	6.27	X	3.25	X	1	=	20.38
T9	3.30	X	3.25	X	1	=	10.73
T10	2.86	X	0.79	X	1	=	2.12
TOTAL							103.65

STAMP OF APPROVAL
WING-A
FLOOR PLANS & AREA CALCULATION

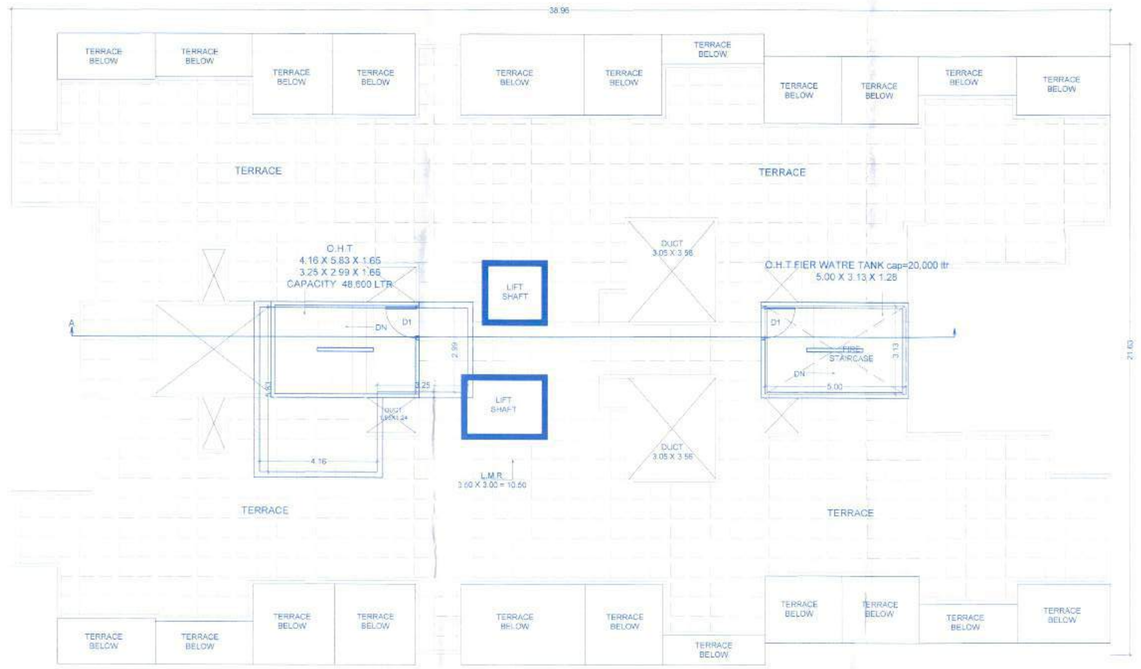
04
22

N

Approved as amended in
subject to compliance conditions mentioned in Annexure 'A'
of letter No. 0010/2022 dated 11/1/2022
& No.06 No.3720/2022 dated 19/9/2022
Dated 09/09/2022

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

PMRDA



TERRACE FLOOR PLAN

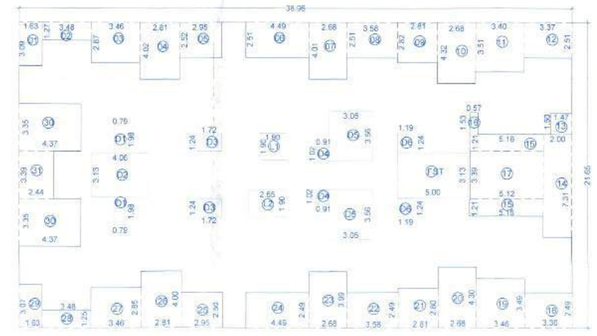
7TH FLOOR

AREA OF BLOCK A

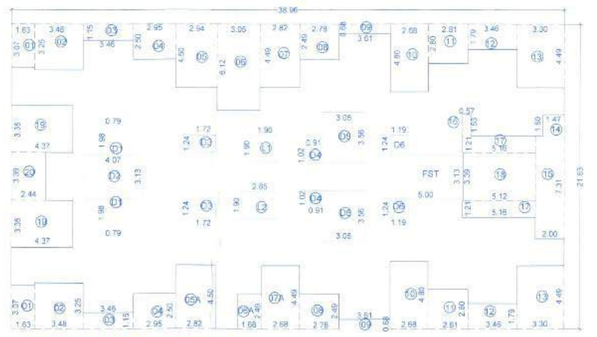
A	38.96	X	21.63			=	842.70

DEDUCTIONS

1.	1.63	X	3.07	X	2	=	10.01		
2.	3.48	X	3.25	X	2	=	22.62		
3.	3.46	X	1.15	X	2	=	7.96		
4.	2.95	X	2.50	X	2	=	14.75		
5.	2.94	X	4.50	X	1	=	13.23		
5A.	2.81	X	4.50	X	1	=	12.65		
6.	3.05	X	6.12	X	1	=	18.67		
6A.	1.68	X	2.49	X	1	=	4.18		
7.	2.82	X	4.49	X	1	=	12.66		
7A.	2.68	X	4.49	X	1	=	12.03		
8.	2.78	X	2.49	X	2	=	13.84		
9.	3.61	X	0.68	X	2	=	4.91	316.09	
10.	2.68	X	4.80	X	2	=	25.73		
11.	2.81	X	2.80	X	2	=	15.74		
12.	3.46	X	1.79	X	2	=	12.39		
13.	3.30	X	4.49	X	2	=	29.63		
14.	1.47	X	1.50	X	1	=	2.20		
15.	2.00	X	7.31	X	1	=	14.62		
16.	0.57	X	1.53	X	1	=	0.87		
17.	5.16	X	1.21	X	2	=	12.49		
18.	5.12	X	3.39	X	1	=	17.36		
19.	4.37	X	3.35	X	2	=	29.28		
20.	2.44	X	3.39	X	1	=	8.27		
FST	5.00	X	3.13	X	1	=	15.65	15.65	
L1	1.90	X	1.90	X	1	=	3.61	8.64	
L2	2.65	X	1.90	X	1	=	5.03		
D1	0.79	X	1.98	X	2	=	3.13		
D2	4.07	X	3.13	X	1	=	12.74		
D3	1.72	X	1.24	X	2	=	4.27	46.66	
D4	0.91	X	1.02	X	2	=	1.86		
D5	3.05	X	3.56	X	2	=	21.72		
D6	1.19	X	1.24	X	2	=	2.95		
TOTAL DEDUCTIONS							387.04	387.04	
842.70		-	387.04			=	455.67		
NET AREA OF BLOCK 'A'							455.67		



2ND,4TH,6TH,8TH,10TH FLOOR AREA KEY PLAN



7TH FLOOR AREA KEY PLAN

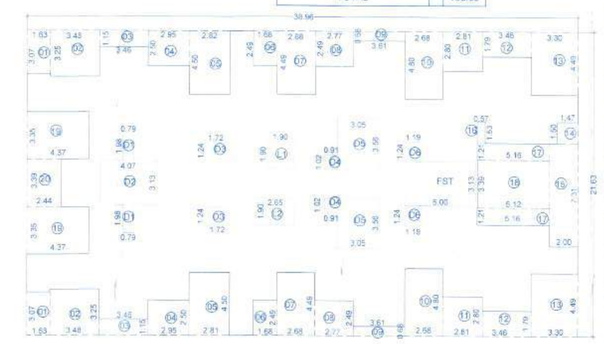
2nd,4th,6th,8th,10th floor

AREA OF BLOCK A

A	38.96	X	21.65			=	843.48

DEDUCTIONS

1.	1.63	X	3.09	X	1	=	5.04		
2.	3.48	X	1.27	X	1	=	4.42		
3.	3.48	X	2.67	X	1	=	9.93		
4.	2.81	X	4.02	X	1	=	11.30		
5.	2.95	X	2.52	X	1	=	7.43		
6.	4.49	X	2.51	X	1	=	11.27		
7.	2.68	X	4.01	X	1	=	10.75		
8.	3.58	X	2.51	X	1	=	8.99		
9.	2.81	X	2.82	X	1	=	7.92		
10.	2.68	X	4.32	X	1	=	11.58		
11.	3.40	X	3.51	X	1	=	11.93		
12.	3.37	X	2.51	X	1	=	8.46		
13.	1.47	X	1.50	X	1	=	2.20		
14.	2.00	X	7.31	X	1	=	14.62		
15.	5.16	X	1.21	X	2	=	12.49		
16.	0.57	X	1.53	X	1	=	0.87	302.41	
17.	5.12	X	3.39	X	1	=	17.36		
18.	3.30	X	2.49	X	1	=	8.22		
19.	3.46	X	3.49	X	1	=	12.08		
20.	2.68	X	4.30	X	1	=	11.52		
21.	2.81	X	2.80	X	1	=	7.87		
22.	3.58	X	2.49	X	1	=	8.91		
23.	2.68	X	3.99	X	1	=	10.69		
24.	4.49	X	2.49	X	1	=	11.18		
25.	2.95	X	2.50	X	1	=	7.38		
26.	2.81	X	4.00	X	1	=	11.24		
27.	3.46	X	2.85	X	1	=	9.86		
28.	3.48	X	1.25	X	1	=	4.35		
29.	1.63	X	3.07	X	1	=	5.00		
32.	4.37	X	3.35	X	2	=	29.28		
31.	2.44	X	3.39	X	1	=	8.27		
FST	5.00	X	3.13	X	1	=	15.65	15.65	
L1	1.90	X	1.90	X	1	=	3.61	8.64	
L2	2.65	X	1.90	X	1	=	5.03		
D1	0.79	X	1.98	X	1	=	1.56		
D2	4.06	X	3.13	X	1	=	12.71		
D3	1.72	X	1.24	X	2	=	4.27	46.63	
D4	0.91	X	1.02	X	2	=	1.86		
D5	3.05	X	3.56	X	2	=	21.72		
D6	1.19	X	1.24	X	2	=	2.95		
TOTAL DEDUCTIONS							373.33	373.33	
843.48		-	373.33			=	470.16		
NET AREA OF BLOCK 'A'							470.16		



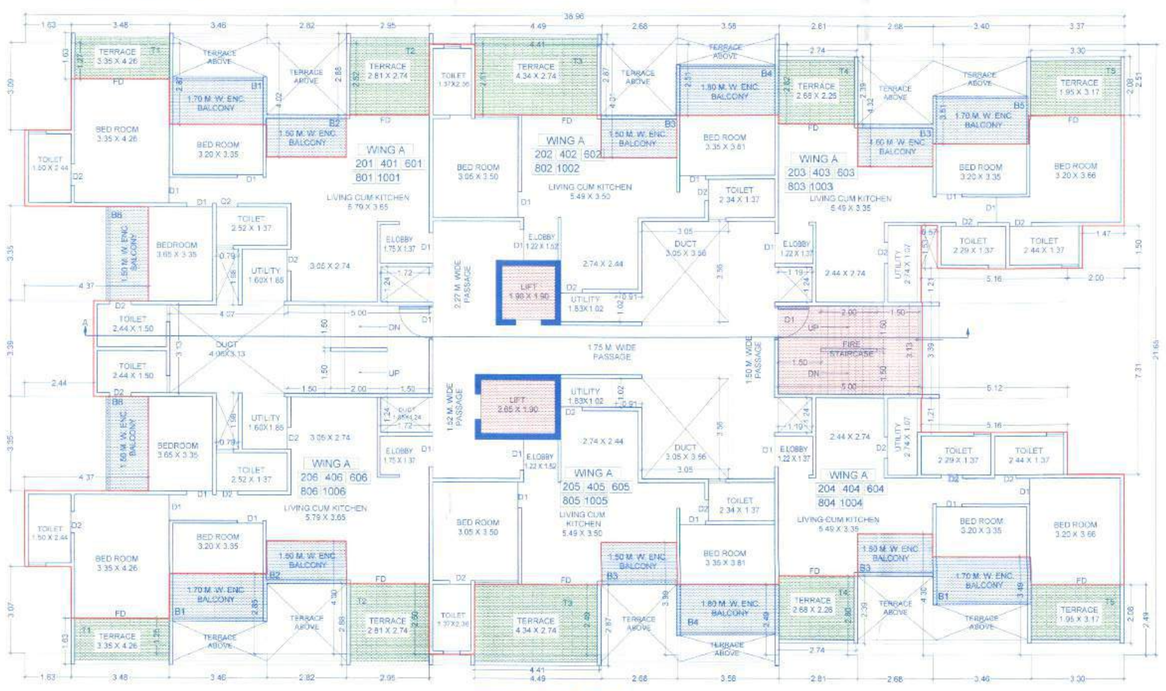
1ST,3RD,5TH,9TH,11TH FLOOR AREA KEY PLAN

1st,3rd,5th,9th,11th floor AREA OF BLOCK A

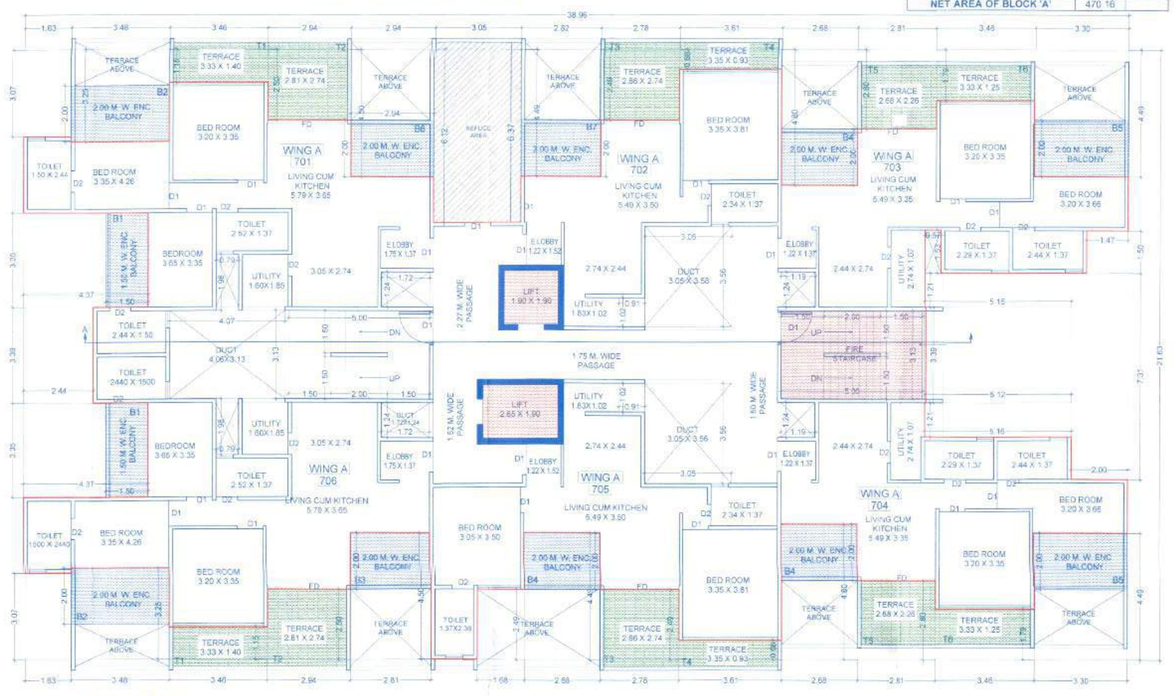
A	38.96	X	21.63			=	842.70

DEDUCTIONS

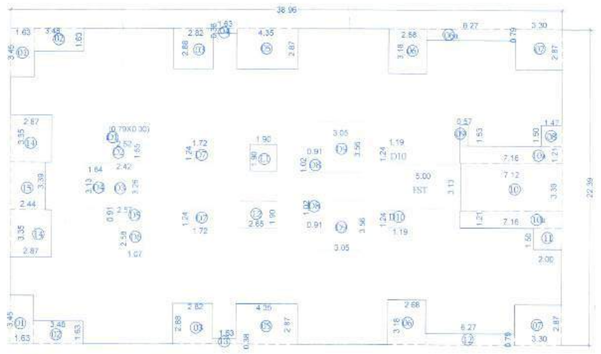
1.	1.63	X	3.07	X	2	=	10.01		
2.	3.48	X	3.25	X	2	=	22.62		
3.	3.46	X	1.15	X	2	=	7.96		
4.	2.95	X	2.50	X	2	=	14.75		
5.	2.82	X	4.50	X	2	=	25.38		
6.	1.68	X	2.49	X	2	=	8.37		
7.	2.68	X	4.49	X	2	=	24.07		
8.	2.78	X	2.49	X	2	=	13.84		
9.	3.61	X	0.68	X	2	=	4.91		
10.	2.68	X	4.80	X	2	=	25.73	300.48	
11.	2.81	X	2.80	X	2	=	15.74		
12.	3.46	X	1.79	X	2	=	12.39		
13.	3.30	X	4.49	X	2	=	29.63		
14.	1.47	X	1.50	X	1	=	2.20		
15.	2.00	X	7.31	X	1	=	14.62		
16.	0.57	X	1.53	X	1	=	0.87		
17.	5.16	X	1.21	X	2	=	12.49		
18.	5.12	X	3.39	X	1	=	17.36		
19.	4.37	X	3.35	X	2	=	29.28		
20.	2.44	X	3.39	X	1	=	8.27		
FST	5.00	X	3.13	X	1	=	15.65	15.65	
L1	1.90	X	1.90	X	1	=	3.61		
L2	2.65	X	1.90	X	1	=	5.03	8.64	
D1	0.79	X	1.98	X	2	=	3.13		
D2	4.07	X	3.13	X	1	=	12.74		
D3	1.72	X	1.24	X	2	=	4.27	46.66	
D4	0.91	X	1.02	X	2	=	1.86		
D5	3.05	X	3.56	X	2	=	21.72		
D6	1.19	X	1.24	X	2	=	2.95		
TOTAL DEDUCTIONS							371.43	371.43	
842.70		-	371.43			=	471.27		
NET AREA OF BLOCK 'A'							471.27		



TYPICAL FLOOR PLAN
(2nd,4th,6th,8th,10th floor)



7TH FLOOR PLAN



UPPER GROUND FLOOR AREA KEY PLAN

UPPER GROUND FLOOR AREA OF BLOCK A

A	38.96	X	22.39			=	872.31

DEDUCTIONS

1.	1.63	X	3.45	X	2	=	11.25		
2.	3.48	X	1.63	X	2	=	11.34		
3.	2.82	X	2.88	X	2	=	16.24		
4.	1.63	X	0.36	X	1	=	0.59		
5.	4.35	X	2.87	X	2	=	24.97		
6.	2.68	X	3.18	X	2	=	17.04		
6a.	6.27	X	0.79	X	1	=	4.95		
7.	3.30	X	2.87	X	3	=	18.94		
8.	1.47	X	1.50	X	1	=	2.20	185.95	
9.	0.57	X	1.53	X	1	=	0.87		
10.	7.12	X	3.39	X	1	=	24.14		
10a.	7.16	X	1.21	X	2	=	17.33		
11.	2.00	X	1.50	X	1	=	3.00		
12.	6.27	X	0.79	X	1	=	4.95		
13.	1.63	X	0.38	X	1	=	0.62		
14.	2.87	X	3.35	X	2	=	19.23		
15.	2.44	X	3.39	X	1	=	8.27		
FST	5.00	X	3.13	X	1	=	15.65	15.65	
L1	1.90	X	1.90	X	1	=	3.61	8.64	
L2	2.65	X	1.90	X	1	=	5.03		
D1	0.79	X	0.30	X	1	=	0.24		
D2	2.52	X	1.55	X	1	=	3.91		
D3	2.42	X	3.26	X	1	=	7.89		
D4	1.65	X	3.13	X	1	=	5.16		
D5	2.57	X	0.91	X	1	=	2.34	53.09	
D6	1.07	X	2.58	X	1	=	2.76		
D7	1.72	X	1.24	X	2	=	4.27		
D8	0.91	X	1.02	X	2	=	1.86		
D9	3.05	X	3.56	X	2	=	21.72		
D10	1.19	X	1.24	X	2	=	2.95		
TOTAL DEDUCTIONS							263.33	263.33	
872.31		-	263.33			=	608.59		
NET AREA OF BLOCK 'A'							608.59		

F.S.I STATEMENT (WING A)

FLOOR	RESI. F.S.I	FERMISSIBEL BALCONY	PROPOSED BALCONY	EXCESS BALCONY	PERMISSIBLE TERRACE	PROPOSED AREA TERRACE	OPEN TO SKY TERRACE	FIRE STAIRCASE AREA	REQUIRED REFUGE AREA	PROVIDED REFUGE AREA	LIFT DEDUCTION	TENEMENT	COVERAGE
UPPER GROUND	608.99	91.35	3.12		121.80	79.19	103.65	15.65	18.00	19.43	1.90 X 1.90 = 3.61 SQM. 2.65 X 1.90 = 5.03 SQM. 3.61+5.03 = 8.64 SQM.	6	791.74
1ST	471.27	70.69	69.85		94.25	74.26		15.65				6	
2ND	470.16	70.52	70.98	0.46	94.03	80.48		15.65				6	
3RD	471.27	70.69	69.85		94.25	74.20		15.65				6	
4TH	470.16	70.52	70.98	0.46	94.03	80.48		15.65				6	
5TH	471.27	70.69	69.85		94.25	74.26		15.65				6	
6TH	470.16	70.52	70.98	0.46	94.03	80.48		15.65				6	
7TH	455.67	68.35	70.39	2.04	91.13	74.26		15.65				6	
8TH	470.16	70.52	70.98	0.46	94.03	80.48		15.65				6	
9TH	471.27	70.69	69.85		94.25	74.26		15.65				6	
10TH	470.16	70.52	70.98	0.46	94.03	80.48		15.65				6	
11TH	471.27	70.69	69.85		94.25	74.26		15.65				6	
TOTAL AREA	5771.81	865.77	777.66	4.32	1154.36	927.06	103.65	187.80	18.00	19.43	8.64	72	791.74

EXCESS TERRACE & BALCONY TAKEN IN F.S.I 5771.81 + 4.32 = 5776.13 SQM.

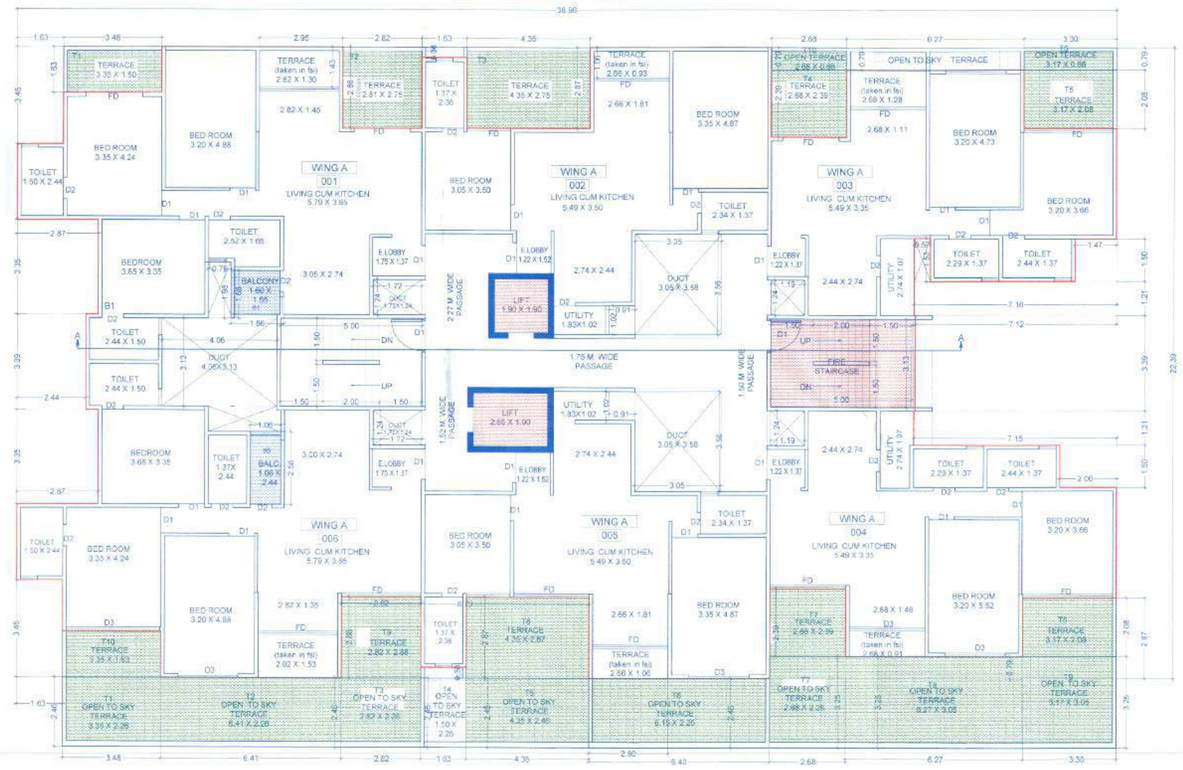
COVERAGE AREA CALCULATION :

COVERAGE AREA = UPPER GROUND FLOOR AREA +TERRACE AREA
COVERAGE AREA = 608.59 + 182.75 SQM. = 791.74 SQ.M.

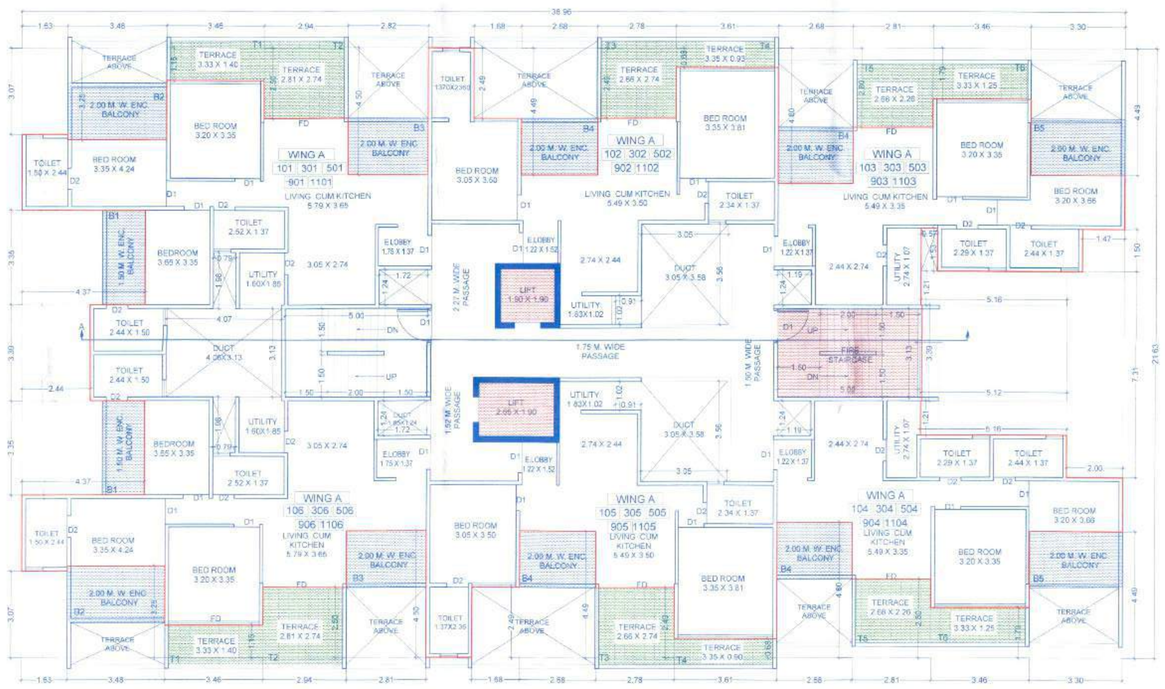
REFUGE AREA CALCULATIONS :

R	3.05	X	6.37	=	19.43		
TOTAL					19.43		

REFUGE AREA REQUIRED NO. OF TENAMENTS PER FLOOR : 6 X 2 FLOORS X 5 PERSONS PER TENAMENT X 0.30 SQM.
REFUGE REQD. = 18.00 SQM.
REFUGE AREA PROPOSED. = 19.43 SQM.



UPPER GROUND FLOOR PLAN



TYPICAL FLOOR PLAN
(1st,3rd,5th,9th,11th floor)

LEGEND

PLOT BOUNDARY ——— BLACK
PROPOSED WORK ——— RED
DRAINAGE LINE ——— RED DOTTED
WATER LINE ——— BLACK DOTTED
ROAD WIDENING LINE ——— GREEN DOTTED

SCHEDULE OF OPENING

SD = 2.10 X 2.10 W = 1.50 X 1.20
RS = 2.59 X 2.10 WT = 1.05 X 0.90
D = 1.05 X 2.10 V = 0.60 X 0.90
D1 = 0.90 X 2.10
D2 = 0.75 X 2.10

OWNER

RAHUL GARG.
[POA]
TOPAZ HOMES LLP.

PROJECT

PROPOSED BUILDING PALN OF RESIDENTIAL BUILDING AT GAT NO.569/1+2+3+4+5 WAGHOLI,TAL-HAVELI,DIST-PUNE.

MALWADKAR ARCHITECTS
B. N. MALWADKAR.
RAHUL R. MALWADKAR
SAMARTH BUILDING
PLOT NO.13 LOKESH SOCIETY(B),S.NO.67/2/3
OPP.CANARA BANK,BIBWEWADI,
PUNE.411.037
PH NO. - 7888945291 / 92

SCALE	DATE	DRN BY	REF - COMMONDATA/ NEW PROJECTS
1:100	21/01/21	RAVI	X:\Gaurav\Nagar\Co-wings\REVISED 2020 PARGARE - FULL POTENTIAL LAYOUT DATE - 17-02-2021.dwg