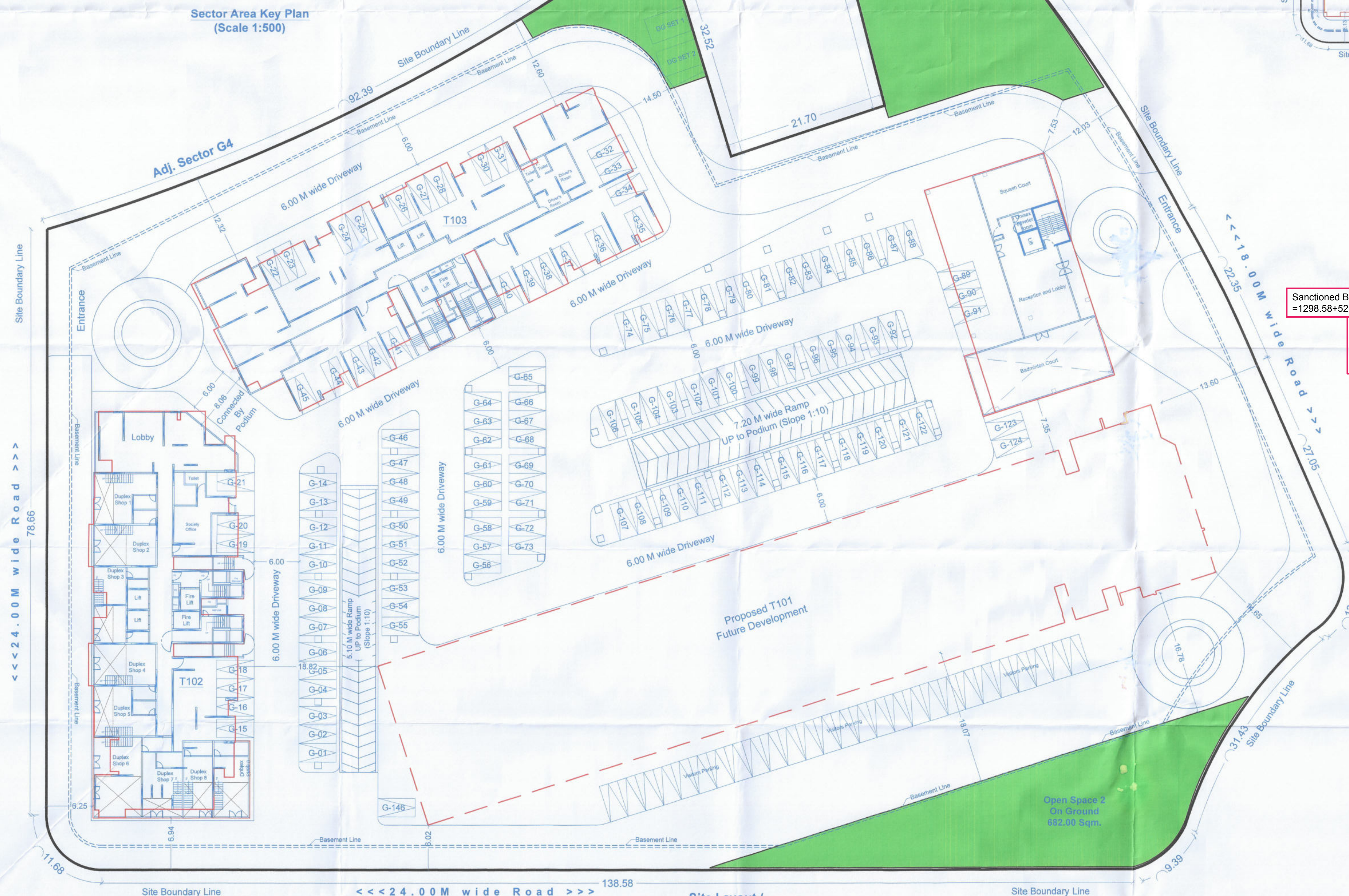
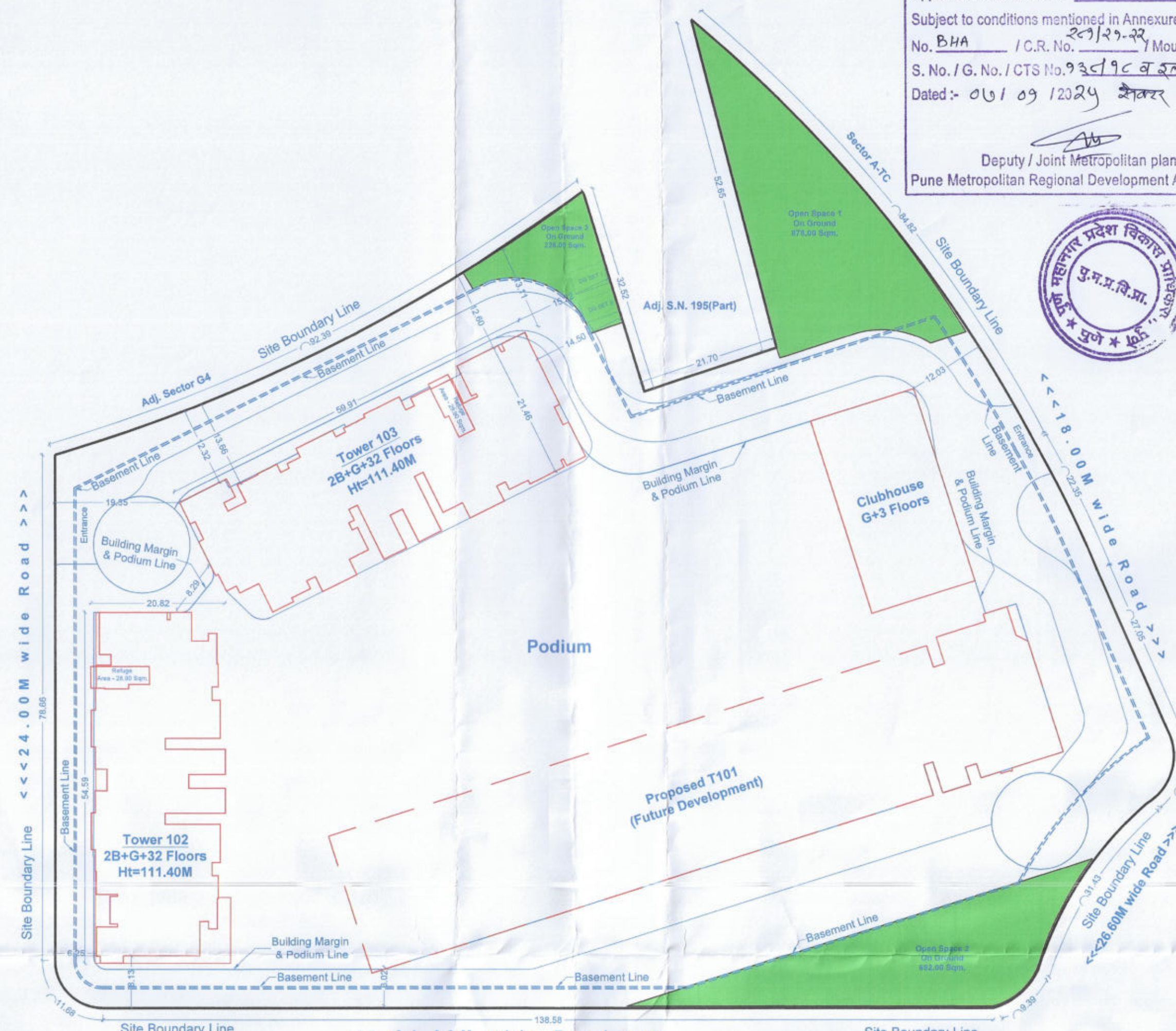
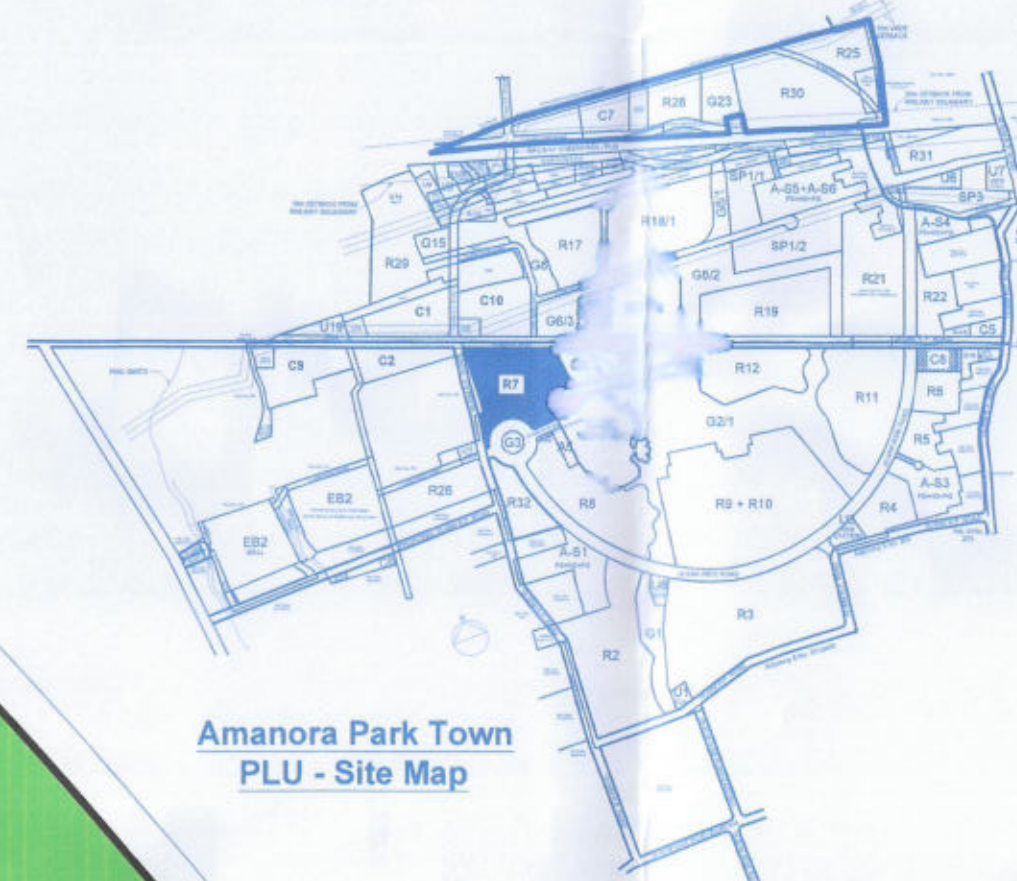


Floor No.	Regular	Tandem	Stack	Car (Nos)
Basement 2	50	38	434	522
Basement 1	249	38	0	287
Ground	145	0	0	145
Podium	134	6	0	140
Total	578	82	434	1094

Water Requirement Calculations			
1	Tower 102		
2	Number of Towers/Total Number of Person	153	= 765/No.
3	Water Capacity Required	90	= 68,850 Liters
4	Flushing Tank Capacity	45	= 34,425 Liters
5	Water Capacity Required for Fire Fighting		= 25,000 Liters
6	Total OHWT Water Capacity Required (2+3+4)		= 1,28,275 Liters
7	Total OHWT Water Capacity Provided		= 1,28,275 Liters
8	Tower 103		
9	Number of Towers/Total Number of Person	153	= 765/No.
10	Water Capacity Required	90	= 68,850 Liters
11	Flushing Tank Capacity	45	= 34,425 Liters
12	Water Capacity Required for Fire Fighting		= 25,000 Liters
13	Total OHWT Water Capacity Required (2+3+4)		= 1,28,275 Liters
14	Total OHWT Water Capacity Provided		= 1,28,275 Liters
15	UGWT Water Capacity - Total Demand		
16	UGWT Water Capacity Required (1+1) = (1+1) x 2 Days		= 2,76,400 Liters
17	Water Capacity Required for Fire Fighting		= 4,00,000 Liters
18	Total UGWT Water Capacity Required (1+2)		= 6,76,400 Liters
19	Total UGWT Water Capacity Provided		= 6,76,400 Liters
20	UGWT Water Capacity for Drinking Water		= 76,500 Liters

Parking Statement As Per UDPCR, Page 143, Table 8b - Tower 102 & 103							
Type	Carpet	Required Resl.Ten.	Proposed Resl. Ten.	By Rule	Req.	By Rule	Req.
Residential	40 - 80	2	1	0	2	0	2
Residential	80 - 150	1	56.00	2	152	1	250
Residential	150 +	1	25.00	2	21	1	56
Visitors				5%	19	5%	19
Shops	634	1	7.00	2	14	1	7
Total Parking Required				395		329	
Total Required Parking Area					5595.5		
Maximum Parking Area Allowable (150%)					8393.25		
Total Required Parking (Nos.)				1097		0	



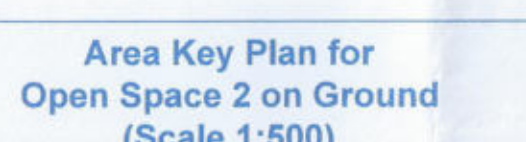
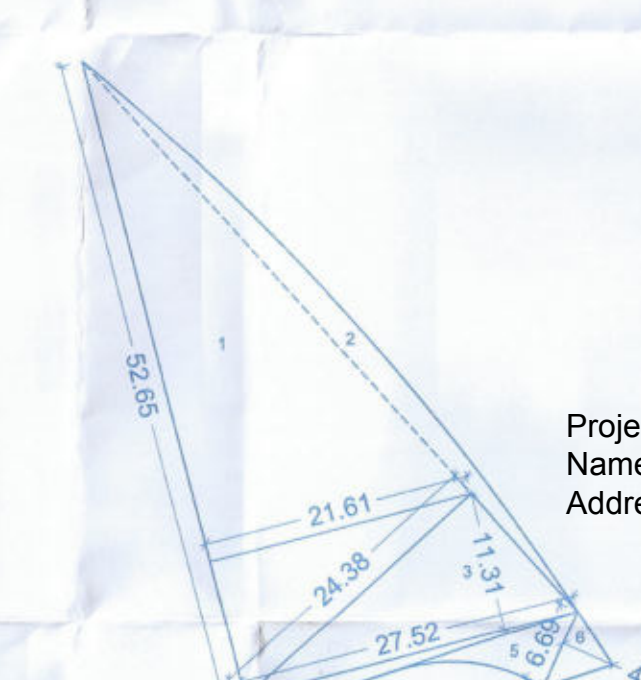
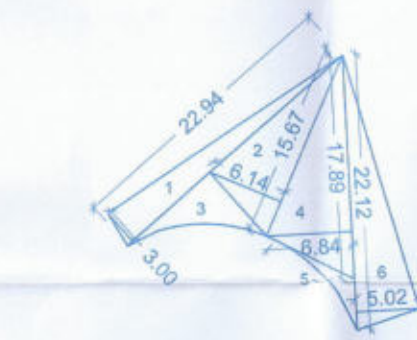
Building Name	Total Built - Up Area of Buildings		No. of Tenements	
	Commercial	Residential	Commercial	Residential
Tower 102	1298.58	23735.80	9	153
Tower 103	-	29047.86	-	153
Total	1298.58	52783.76	9	306
Clubhouse	1503.11	-	-	-
Grand Total	55595.45	-	9	306

Area Calculations for Open Space 1				
1	52.65	$\times$ 21.61	$\times$ 0.50	= 568.8
2	As Per Pine	$\times$ 1.00	=	88.2
3	27.52	$\times$ 11.31	$\times$ 0.50	= 155.6
4	27.52	$\times$ 1.67	$\times$ 0.50	= 22.9
5	As Per Pine	$\times$ 1.00	=	27.5
6	6.69	$\times$ 4.30	$\times$ 0.50	= 14.3
Total Area				= 876.0
Area Calculations for Open Space 2				
1	75.92	$\times$ 17.25	$\times$ 0.50	= 654.8
2	As Per Pine	$\times$ 1.00	=	27.7
Total Area				= 682.0
Area Calculations for Open Space 3				
1	22.94	$\times$ 3.00	$\times$ 0.50	= 34.4
2	15.67	$\times$ 6.14	$\times$ 0.50	= 48.1
3	As Per Pine	$\times$ 1.00	=	19.7
4	17.89	$\times$ 6.84	$\times$ 0.50	= 61.1
5	As Per Pine	$\times$ 1.00	=	7.0
6	22.12	$\times$ 5.02	$\times$ 0.50	= 55.5
Total Area				= 225.8
Total Open Space Area				= 1738.0

Construction Area Calculations		
Sr. No.	Description	T102 & T103
A	FSI	
1	FSI	6686
2	Proposed FSI	5469
3	Total	6185
B	Non-FSI Areas	
1	Basement 1 Parking	14425
2	Basement 2 Parking	14425
3	Ground Floor Parking	13686
4	Podium Parking	9477
5	Roof Deck	969
6	STV & Pump Room	818
7	Refuge Area	288
8	CHWT	83
9	Transformer Room	208
10	Architectural Projections	4257
11	Total Non-FSI Area	58640
12	Total FSI + Non-FSI Area	114226

Future Development Area Statement		
Sr. No.	Description	Area (Sq.M.)
1	Total Proposed B/Up Area	55585.45
2	Proposed but not to be Sanctioned Additional B/Up of 3 Floors in T101	69853.44
3	Proposed but not to be Sanctioned Additional B/Up of 3 Floors in T102	2456.12
4	Proposed but not to be Sanctioned Additional B/Up of 3 Floors in T103	3013.79
5	Total Proposed but not to be Sanctioned Additional B/Up of T101, T102 & T103	75323.35
6	Total Proposed + Future Development B/Up Area	130908.80
7	Total Proposed B/Up Area Excluding	81818.00

Area Statement		
Sr.	Description	Area (Sq. M.)
1	Area of the Section R/7	327.00
2	Area of the Section R/7 (Sector Under Proposal)	174.70
3	Open space (10%)	17.47
4	Recreation (11% + 10%)	17.47
5	Proposed	1789.00
6	Proposed B/Bp Area on Payment of Premium as per Clause 14.1 (7-b) Table 14-A	6.00
a	Residential	32695.85
b	Commercial	1556.46
c	Total B/Bp Area on Payment of Premium	34546.35
6	Permissible Available FSI Area	
a	Residential (140 x 80%)	19793.91
b	Commercial (40 x 80%)	1245.20
c	Total Permissible Available FSI Area	21039.11
d	Total Proposed Available FSI Area	21039.11
7	Total Proposed B/Bp Area	
a	Residential (140 x 80%)	52783.76
b	Commercial (40 x 80%)	2801.89
c	Total (9a + 8b)	55585.65
8	Tenements Proposed	
a	Residential	306.00
b	Commercial	9.00
c	Total (8a + 8b)	315.00



Approved as amended in _____
Subject to conditions mentioned in Annexure "A" of letter
No. BHA / C.R. No. 201/2022 / Mouza हउपसाह
S. No. / G. No. / CTS No. 93519 व 202 कानावा
Dated:- 03/09/2024 सिवरर मारु

Deputy / Joint Metropolitan planner
Metropolitan Regional Development Authority, Pune



C Total (a) + (70)	315.00
Site Address -	
Type -	Proposed Residential Building "Amanora Gateway Towers 2-T102 & T103"
Address -	Sector R7/1, Amanora Park Town (Township), Village - Hadapsar, Taluka - Haveli, District - Pune.

Owner's Details -
For: City Corporation Ltd.
 J. K. Bhosale
J. K. Bhosale
Director

Authorized signatory	
Architects Name & Address -	
 	
Ar. Gautam Attarde (Lic. No. CA/2011/815343) 620/8, Kul-Demp, Lane No.13, Bhamburda Road, Shivajinagar, Pune - 4	
GNA Architects	
North	Scale : 1:100
Date : 25/11/2024	Drawn By : GNA
Job No. : -	File Path : Z:\City Corp\00 Amarnath\RT-Gateway Towers