

Area Calculations for Total Area of Sector R7/1 After Division				
1	As Per Plot	x 1.00	=	1227.76
2	127.49 x 56.63	x 0.50	=	3608.88
3	As Per Plot	x 1.00	=	15.80
4	127.66 x 10.48	x 0.50	=	668.94
5	127.66 x 52.01	x 0.50	=	3319.80
6	108.03 x 57.82	x 0.50	=	3112.94
7	108.03 x 21.42	x 0.50	=	1157.00
8	As Per Plot	x 1.00	=	4358.46

Car Parking Summary (T102 & T103)				
Floor No.	Regular	Tandem	Stack	Car (Nos)
Basement 2	50	38	434	522
Basement 1	249	38	0	287
Ground	143	0	0	143
Podium	134	6	0	140
Total	576	82	434	1094

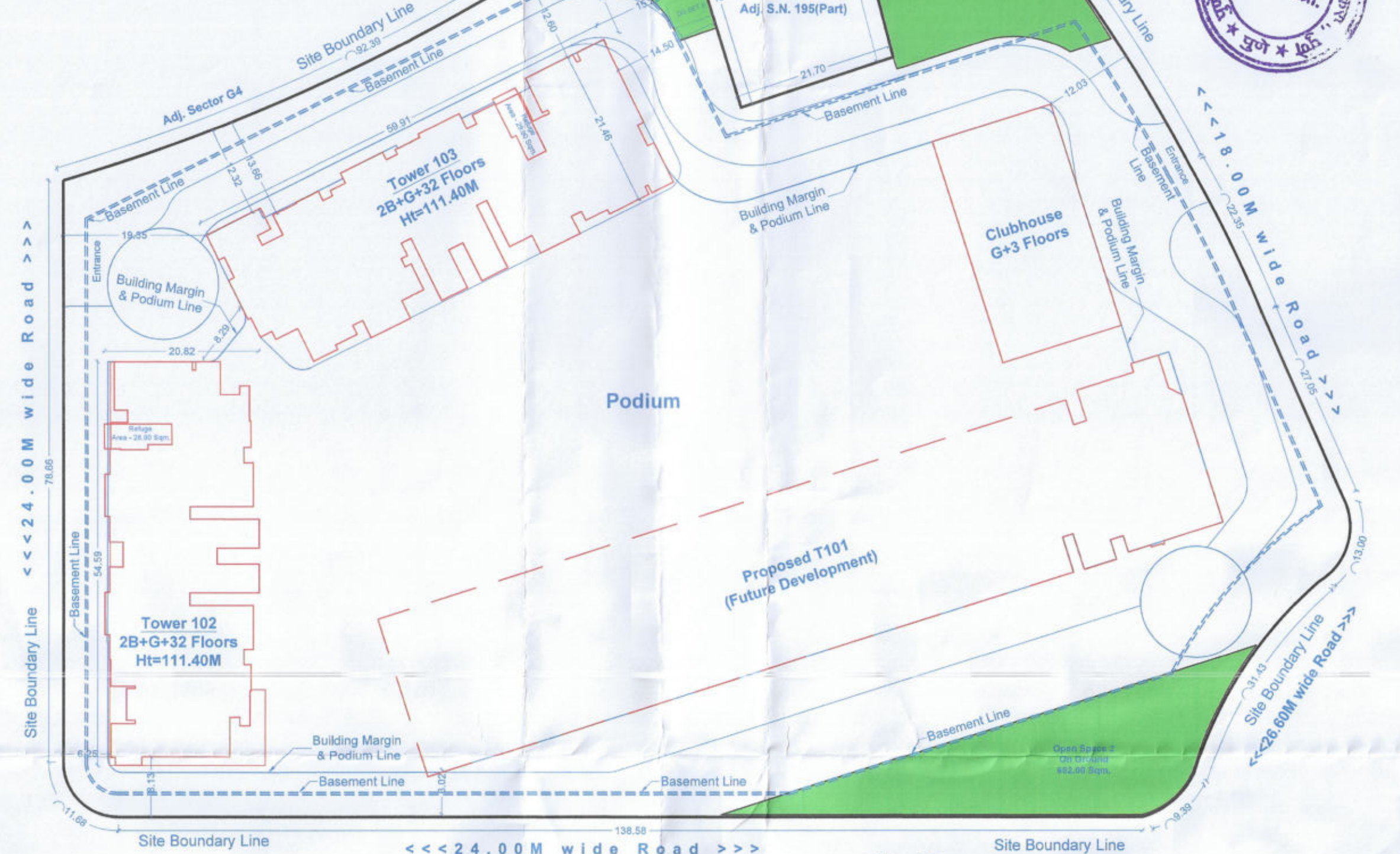
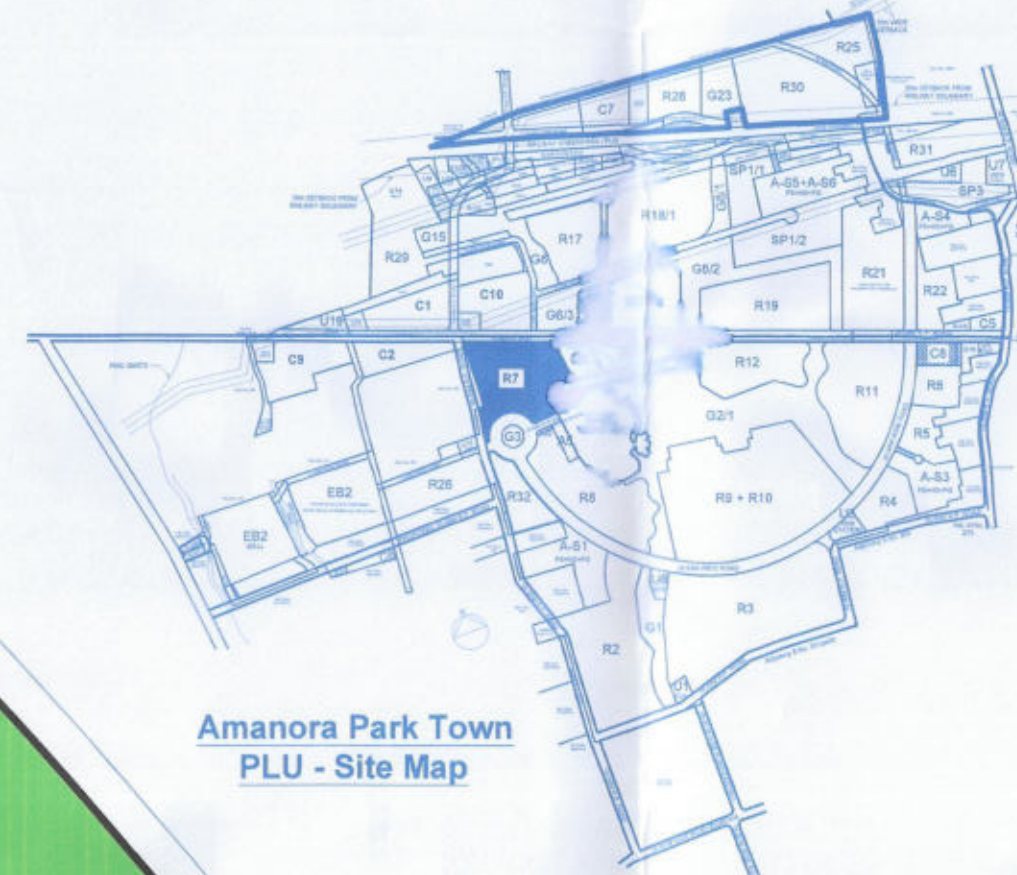
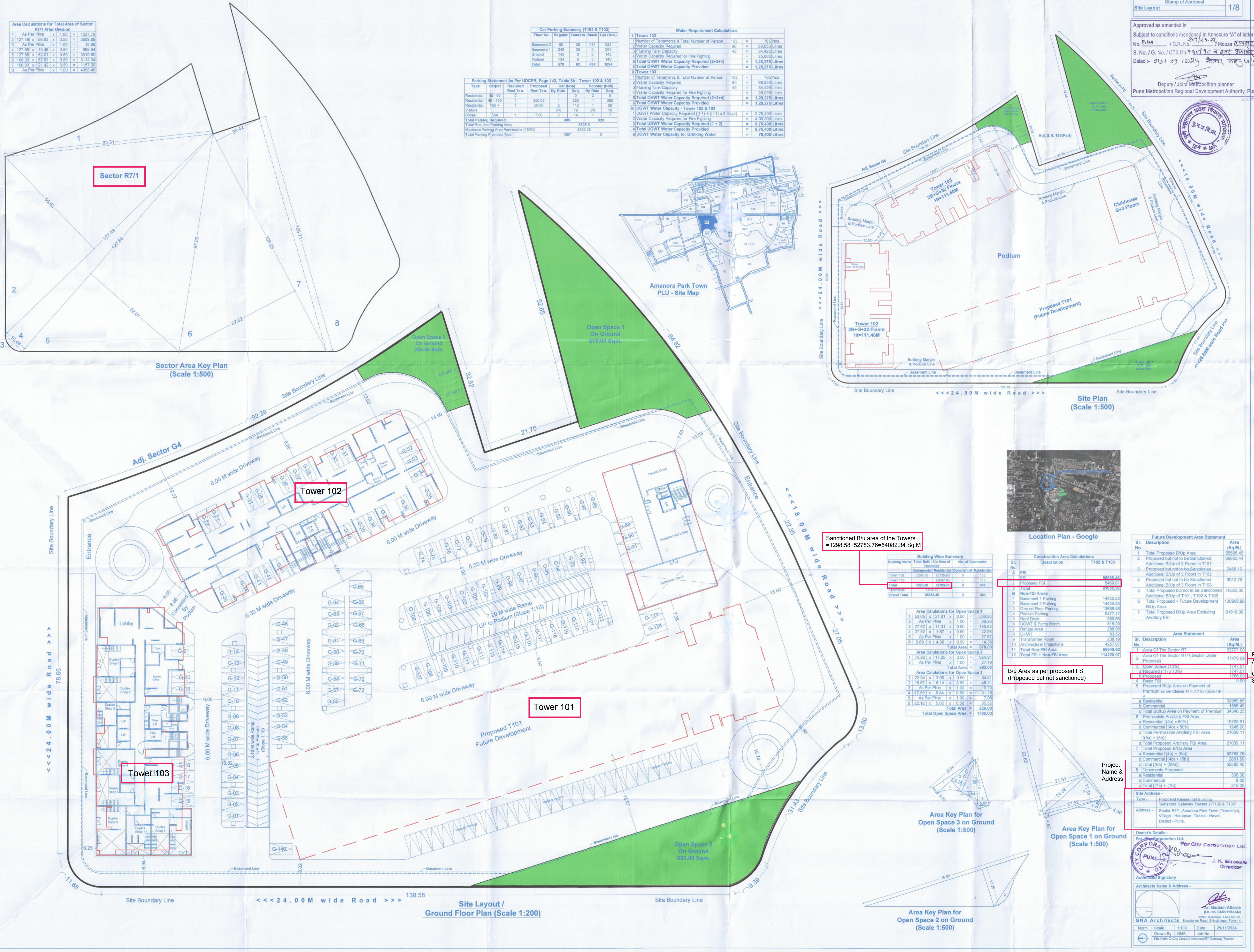
Water Requirement Calculations				
I Tower 102				
1	Number of Tenants & Total Number of Person	153	=	765 Nos.
2	Water Capacity Required	60	=	68,850 Litres
3	Flushing Tank Capacity	46	=	34,425 Litres
4	Water Capacity Required for Fire Fighting		=	25,000 Litres
5	Total OHWT Water Capacity Required (2+3+4)		=	1,28,275 Litres
6	Total OHWT Water Capacity Provided		=	1,28,275 Litres
II Tower 103				
1	Number of Tenants & Total Number of Person	153	=	765 Nos.
2	Water Capacity Required	60	=	68,850 Litres
3	Flushing Tank Capacity	46	=	34,425 Litres
4	Water Capacity Required for Fire Fighting		=	25,000 Litres
5	Total OHWT Water Capacity Required (2+3+4)		=	1,28,275 Litres
6	Total OHWT Water Capacity Provided		=	1,28,275 Litres
III UGWT Water Capacity - Tower 102 & 103				
1	UGWT Water Capacity Required [(1-1) x (1-1) x 2 Days]		=	2,75,400 Litres
2	Water Capacity Required for Fire Fighting		=	4,00,000 Litres
3	Total UGWT Water Capacity Required (1 + 2)		=	6,75,400 Litres
4	Total UGWT Water Capacity Provided		=	6,75,400 Litres
5	UGWT Water Capacity for Drinking Water		=	76,500 Litres

Parking Statement As Per UDOPR, Page 143, Table 8b - Tower 102 & 103				
Type	Carpet	Required Res. Ten.	Proposed Res. Ten.	By Rule Req.
Residential	40 - 80	2	1	0
Residential	80 - 150	1	250.00	1
Residential	150 +	1	56.00	2
Visitors			5%	19
Shops	634	1	7.00	2
Total Parking Required			329	5555.5
Total Required Parking Area			329	8393.25
Maximum Parking Area Permissible (150%)			1097	8393.25
Total Parking Provided (Nos.)			1097	8393.25

Stamp of Approval 1/8

Approved as amended in
Subject to conditions mentioned in Annexure 'A' of letter No. BHA / C.R. No. 207/2022
S. No. / G. No. / CTS No. 93/19C & 2022
Dated: 03/09/2022

Deputy Joint Metropolitan Planner
Pune Metropolitan Regional Development Authority, Pune



Sanctioned B/u area of the Towers
= 1298.58 + 52783.76 = 54082.34 Sq.M

Building Wise Summary				
Building Name	Total Built - Up Area of Buildings	No. of Tenants	Commercial	Residential
Tower 102	1298.58	153	9	144
Tower 103	52783.76	153	9	144
Total	54082.34	306	18	288

Area Calculations for Open Space 1				
1	12.85 x 12.81	x 0.50	=	82.26
2	As Per Plot	x 1.00	=	88.26
3	27.82 x 11.31	x 0.50	=	155.63
4	27.82 x 1.67	x 0.50	=	23.30
5	As Per Plot	x 1.00	=	27.87
6	8.89 x 4.30	x 0.50	=	19.10
Total Area			=	376.62

Area Calculations for Open Space 2				
1	75.92 x 17.25	x 0.50	=	654.81
2	As Per Plot	x 1.00	=	27.19
Total Area			=	682.00

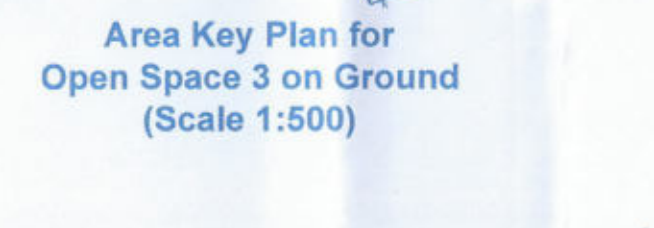
Area Calculations for Open Space 3				
1	22.94 x 3.00	x 0.50	=	34.41
2	15.07 x 8.14	x 0.50	=	61.51
3	As Per Plot	x 1.00	=	19.70
4	17.89 x 6.84	x 0.50	=	61.18
5	As Per Plot	x 1.00	=	7.08
6	22.12 x 5.02	x 0.50	=	55.52
Total Area			=	228.00
Total Open Space Area			=	1786.62

Construction Area Calculations				
Sr. No.	Description	T102 & T103		
1	FSI	6668.45		
2	Proposed FSI	5469.91		
3	Total	6195.36		
4	Non-FSI Areas			
5	Basement 1 Parking	14425.33		
6	Basement 2 Parking	14425.33		
7	Ground Floor Parking	13688.46		
8	Podium Parking	9477.12		
9	Roof Deck	969.56		
10	UGWT & Pump Room	619.35		
11	Refuge Area	288.95		
12	OHWT	63.62		
13	Transformer Room	208.19		
14	Architectural Projections	4257.87		
15	Total Non-FSI Area	58840.82		
16	Total FSI + Non-FSI Area	114226.07		

Future Development Area Statement				
Sr. No.	Description	Area (Sq.M.)		
1	Total Proposed B/U Area	55585.45		
2	Proposed but not to be Sanctioned Additional B/U of 3 Floors in T101	69853.44		
3	Proposed but not to be Sanctioned Additional B/U of 3 Floors in T102	2456.12		
4	Proposed but not to be Sanctioned Additional B/U of 3 Floors in T103	3013.79		
5	Total Proposed but not to be Sanctioned Additional B/U of T101, T102 & T103	75323.35		
6	Total Proposed + Future Development B/U Area	130508.80		
7	Total Proposed B/U Area Excluding Ancillary FSI	81818.00		

Area Statement				
Sr. No.	Description	Area (Sq.M.)		
1	Area of The Sector R7	32727.00		
2	Area of The Sector R7/1 (Sector Under Proposal)	17470.06		
3	Open Space (10%)	1747.01		
4	Proposed (111 x 10%)	1747.01		
5	Basic FSI	1786.62		

B/u Area as per proposed FSI (Proposed but not sanctioned)



Project Name & Address
Site Address -
Type - Proposed Residential Building
Address - Sector R7/1, Amanora Park Town (Township), Village - Hadapsar, Taluka - Haveli, District - Pune.

Owner's Details -
For City Corporation Ltd.
Authorized Signatory
Architects Name & Address -
GNA Architects
North Scale: 1:100 Date: 25/11/2024
Drawn By: CNA Job No.: -