

AREA STATEMENT (SALE BLDG. + REHAB.)									
BLDG.	F.S.I.	PROPOSED BALCONY	STAIRCASE	PASSAGE	LIFT	MACHINE ROOM	TERRACE	TENEMENT	
			FIRE	RES.					
A	24907.12	0	0	0	0	0	0	112	
B	9410.19	1403.77	0	694	2237.40	182.70	99.36	0	348
C	6808.13	983.02	0	463.05	1368.20	120.60	38.66	0	244
TOTAL	41126.44	2386.79	1157.05	3676.60	303.30	88.07			704

AREA STATEMENT (C & D REHAB) OCCUPANCY RECEIVED ON 17/09/2019									
BLDG.	F.S.I.	BALCONY	STAIRCASE	PASSAGE	LIFT	MACHINE ROOM	TERRACE	TENEMENT	
REHAB.	SALE	REHAB.	SALE	REHAB.	SALE	REHAB.	SALE	REHAB.	SALE
C	8597.60	812.59	121.28	632.90	61.75	2038.52	198.88	166.46	16.24
	9410.19	1403.77	694.65	2237.40	182.70	99.36	0	318	30
D	6627.89	181.24	983.02	0	438.25	23.80	1369.20	0	114.40
	6808.13	983.02	463.05	1369.20	120.60	38.66	0	0	244

PLOT AREA BY METHOD
31.84 x 73.56 (X 3.53) 94.96 = 305.34 x 3.17 (25.34.99) x 1.05 (X 2.55) = 540.30
TOTAL = 1048.73

OPEN SPACE AREA BY METHOD
(20.60 x 18.24) (X 0.50) x 48.563 = 943.10

ROAD AREA BY METHOD
A = (6.10 x 5.40) (X 3.53) + 16.56 = 35.22 B = 15.72 x 8.87 (X 3.53) + 64.21 = 86.36 C = 8.81 x 11.34 (X 3.53) + 17.74 = 41.67
TOTAL = 386.75

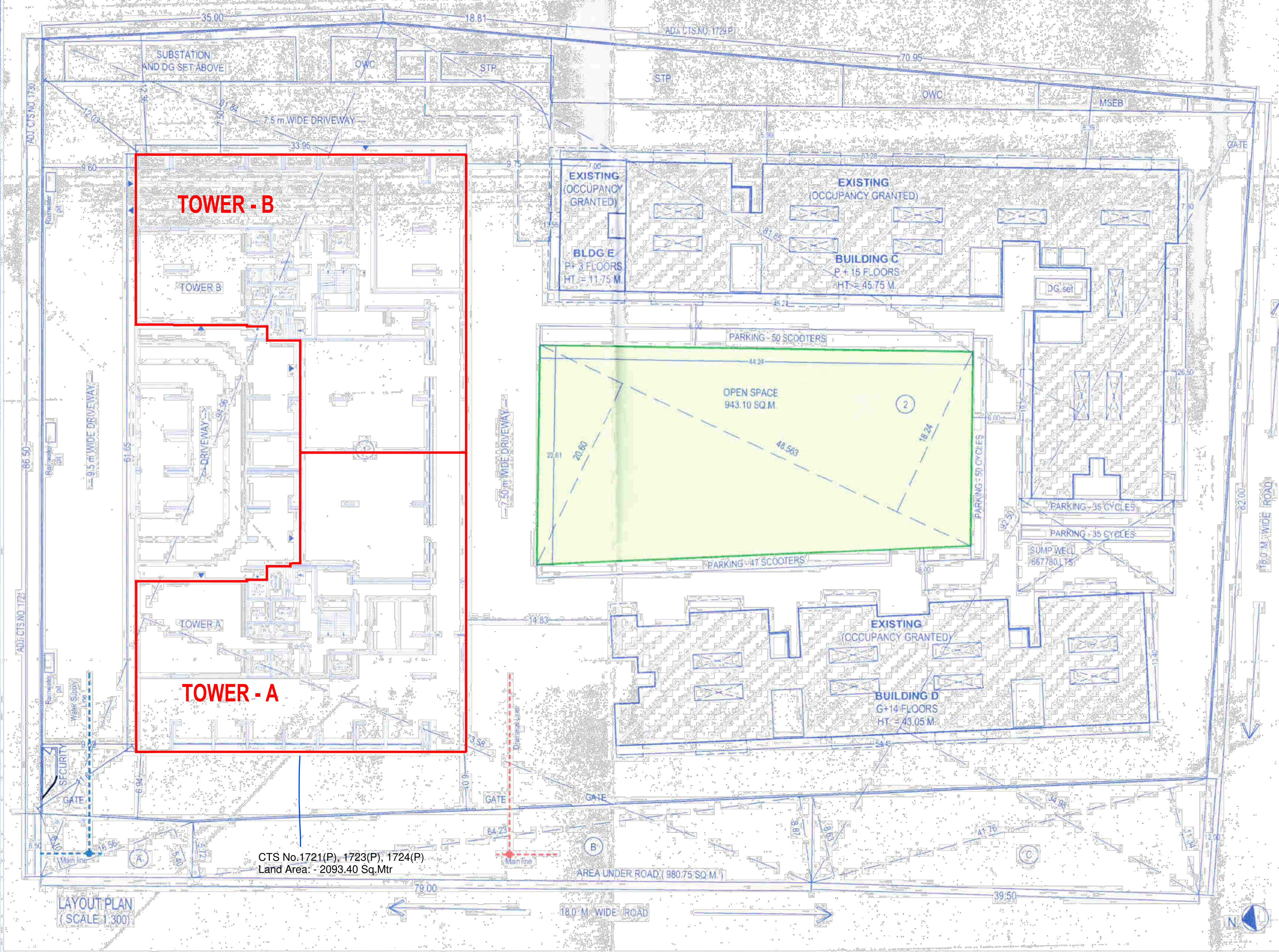
AREA STATEMENT	Area (sq m)
Construction area of Rehab Building C	12,763.10
Construction area of Rehab Building D	9,572.44
Construction area of Office + Toilet + 2 no.	32.00
Construction area of social welfare & balwadi 'E' Building	300.00
Total Construction Area	22,667.54
T.D.R. Zone (C)	1.3
Slum Rehabilitation Scheme Area (22,667.54 x 3.00 = 22,667.54)	90,670.16
Maximum permissible F.S.I. in situ (8484.88 x 4)	33,939.52
T.D.R. generated (90,670.16 / 33,939.52)	56,730.64

PARKING STATEMENT	AS PER RULE	CARS	SCOOTER	CYCLE
SRA BUILDING - C & D				
For every 1 slum unit	0	1	2	
Parking required for 500 units = 17 non - res. (1048.73/500)	0	609	1218	
SALE BUILDING - A & B				
For every 1 unit above 150 sq. m.	2		0	
Parking required for 112 tenements:	224	112	0	
Add 5% visitor parking	11	6	0	
Total Parking Required	235	727	1218	

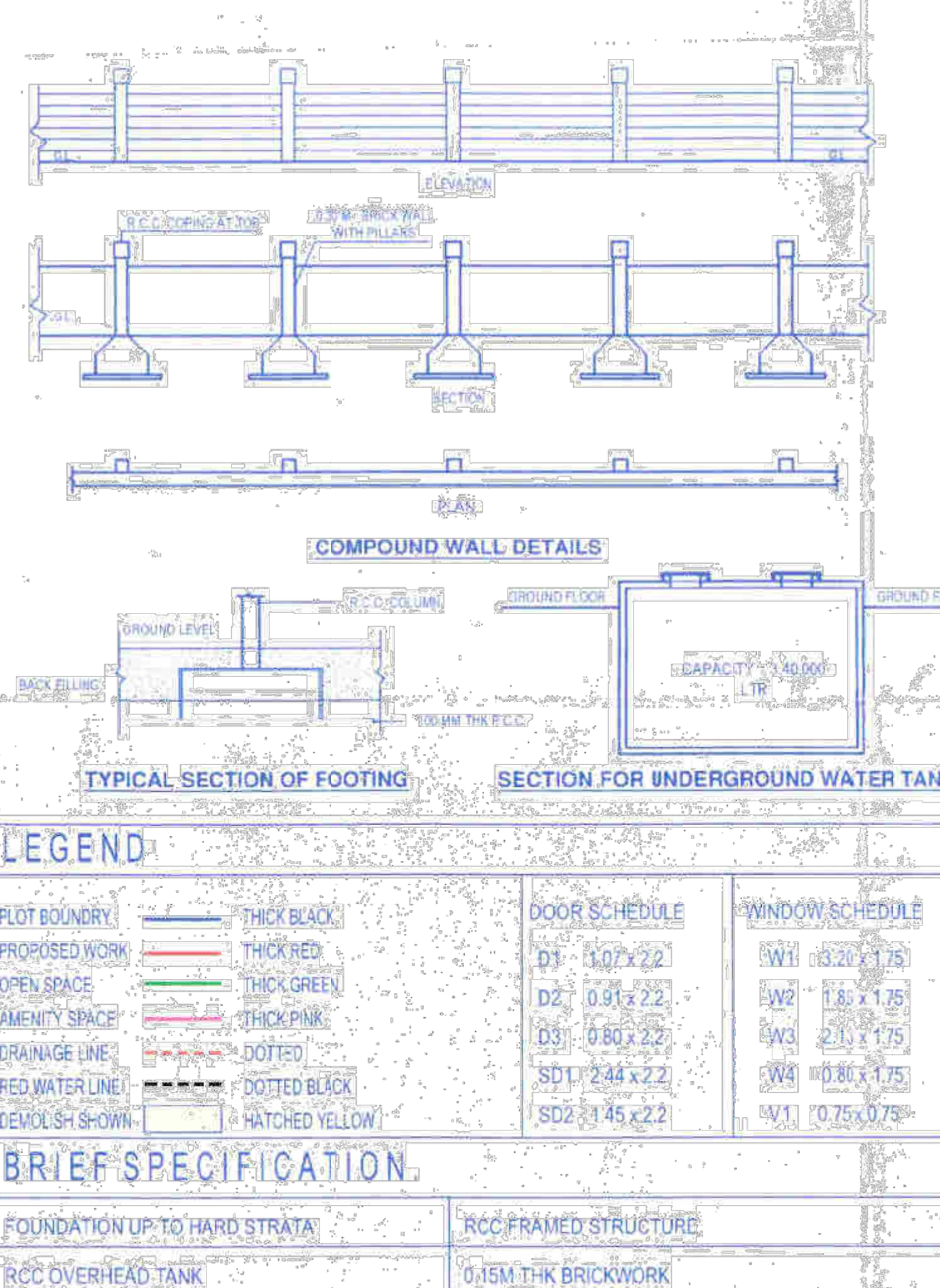
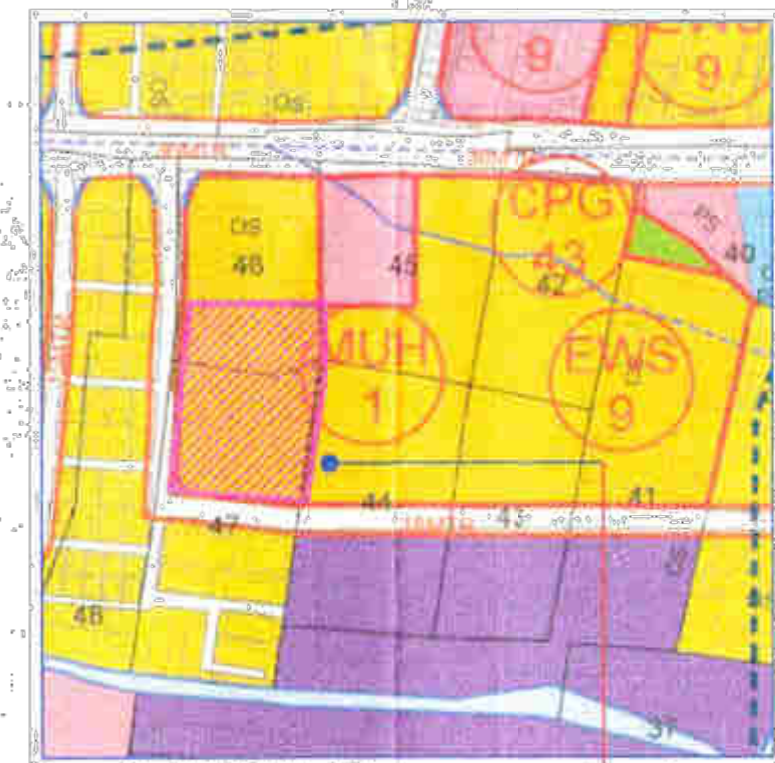
FSI AREA STATEMENT TOWER A & B		
FLOOR	FSI	TENEMENT
Ground floor	118.25	0
P-1	0.00	0
P-2	0.00	0
P-3	0.00	0
P-4	0.00	0
P-5	0.00	0
1st Floor (PODIUM)	1115.06	4
2nd Floor (REFUGE FLOOR)	611.69	0
3rd Floor	1179.99	6
4th Floor	1179.99	6
5th Floor	1179.99	6
6th Floor	1179.99	6
7th Floor (REFUGE FLOOR)	1139.24	6
8th Floor	1179.99	6
9th Floor	1179.99	6
10th Floor	1179.99	6
11th Floor	1179.99	6
12th Floor (REFUGE FLOOR)	1139.24	6
13th Floor	1179.99	6
14th Floor	1179.99	6
15th Floor	1179.99	6
16th Floor	1179.99	6
17th Floor (REFUGE FLOOR)	1139.24	6
18th Floor	1179.99	6
19th Floor	1179.99	6
20th Floor	1186.72	6
Net to be constructed on site III revised E.C. is reserved.		
21st Floor	936.82	0
TOTAL AREA	24907.12	112

PROPOSED PARKING FOR SALE BLDG A & B		
FLOOR	CAR	SCOOTER
P-1	49	98
P-2	51	102
P-3	59	118
P-4	51	102
P-5	54	108
TOTAL PROPOSED	265	528

FSI & NON-FSI STATEMENT			
BLDG HT. M	FSI AREA SQ. M.	TOTAL NON FSI SQ. M.	TOTAL CONSTRUCTION AREA (FSI + NON-FSI) SQ. M.
A & B	86.47		
C	45.75	20726.59	61855.03
D	43.65		



WATER TANK CALCULATION	
Total no. occupants = 112 (tenements x 5 persons)	560
Required OHWT capacity (280 x 250 ltrs/day) (liters)	14,000
Additional fire fighting capacity (40,000 ltrs) (liters) per tower	10,000
Total required OHWT capacity (liters)	24,000
Proposed OHWT (liters) per tower	15,500
Required UGWT capacity (OHWT x 150%) (liters)	16,500
Add fire capacity in UGWT (for all above 30m) (liters)	120,000
Total capacity of UGWT required	386,500
Proposed UGWT (liters) per tower	392,000
For 348 units 348 x 6 x 135 = 2,84,900 liters (Add 28,000 liters for fire) O.H.W.T. = 2,59,900 liters (Sump Wells 3.89,850 liters)	



STAMP OF APPROVAL

OFFICE OF THE
SLUM REHABILITATION AUTHORITY,
PUNE & PIMPRI-CHINCHWAD AREA, PUNE-16
Revised Approval subject to condition mentioned in
Revised Commencement Certificate vide Building
Permit No. SRH/3544/2024 Date 11/09/2024
REVISED COMMENCEMENT SANCTIONED
[Signature]
ASSISTANT DIRECTOR OF TOWN PLANNING,
SLUM REHABILITATION AUTHORITY, PUNE-16

Area Statement		FSI (sq.m.)
a) Area of Plot are per 7.12		11900.00
b) Area of Plot as per Demarcation		10408.73
c) Area of Plot Considered		10408.73
Deductions in Area (a - b)		
a) Area under road		980.75
b) Green belt		0.00
Net area of the Plot (1a - 2)		9427.98
Deductions for		
a) Required Open space (9427.98 x 10%)		943.10
b) Proposed Open space		943.10
Balance area of the Plot (3 - 4a)		8484.88
Additions for FSI		
Total permissible FSI		4.00
Total permissible floor space Sr. no. 5 x 4 = 8484.88 x 4.00		33,939.52
Existing Residential Floor Space (Rehab Buildings C & D)		16,219.32
Balance FSI (6 - 9)		17,720.20
Proposed Area for Bldg A & B only (24907.12 x 3.6)		15,566.95
Proposed Ancillary FSI (11 x 60%) For Building A & B Only		9340.17
Total Proposed Area (11 + 32) = For Building A & B Only		24,907.12
Total FSI existing + proposed (including Ancillary FSI) 0 + 11.33		11.33
Balance Area generated by unused FSI (33,939.52 - 16,219.32 = 15,566.95)		15,566.95

TENEMENT STATEMENT	
TENEMENTS PROPOSED	1704 (17 NON RES)
TENEMENTS PERMISSIBLE	1360 (11% 4)

REVISED - 1
APPROVED UNDER C.C. NO. 359/2023 DATED - 21/02/2023
NEW
APPROVED UNDER C.C. NO. 389/17 DATED - 30/03/2017

DEVELOPER
MACROTECH DEVELOPERS LIMITED
Through its authorized signatory *[Signature]*

PROPOSED SLUM REHABILITATION SCHEME ON S.NO. 46 (P) + 47 (P)
CTS NO. 1721 (P) + 1723 + 1724 + 1725 + 1726 + 1727 (P) AT KOTHRUD
PUNE

OMKAR
ASSOCIATES
ARCHITECTS
21, SURYA'S OFF HOTEL, RAULET AVADHAKAR ROAD, PUNE-411 001
CA/31/16223
CA/61/13600

Red Highlighted area denotes the land area for this particular RERA Project