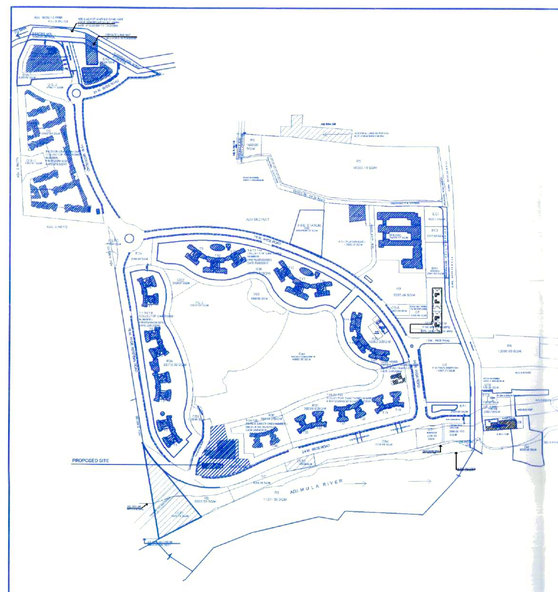
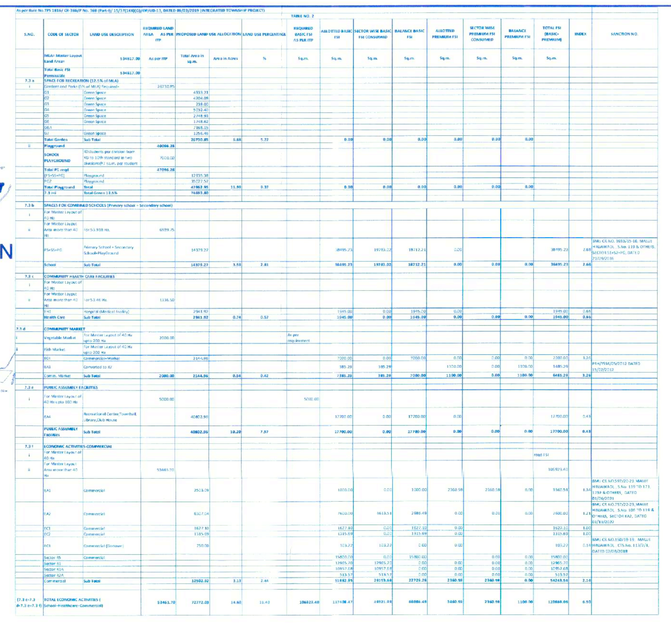
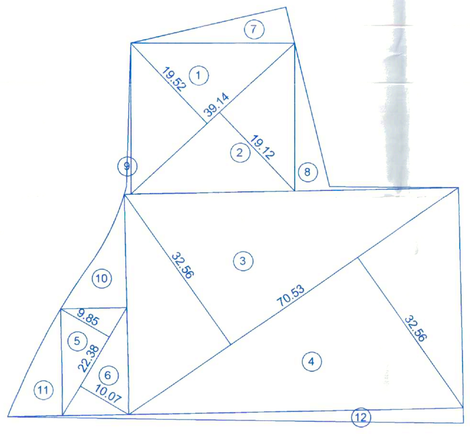


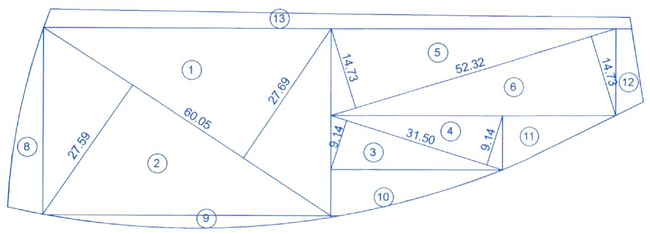
LOCATION PLAN
SCALE 1:2000



SITE PLAN
SCALE 1:5000



U5 PLOT AREA CALCULATION
SCALE 1:500



R7 PLOT AREA CALCULATION
SCALE 1:500

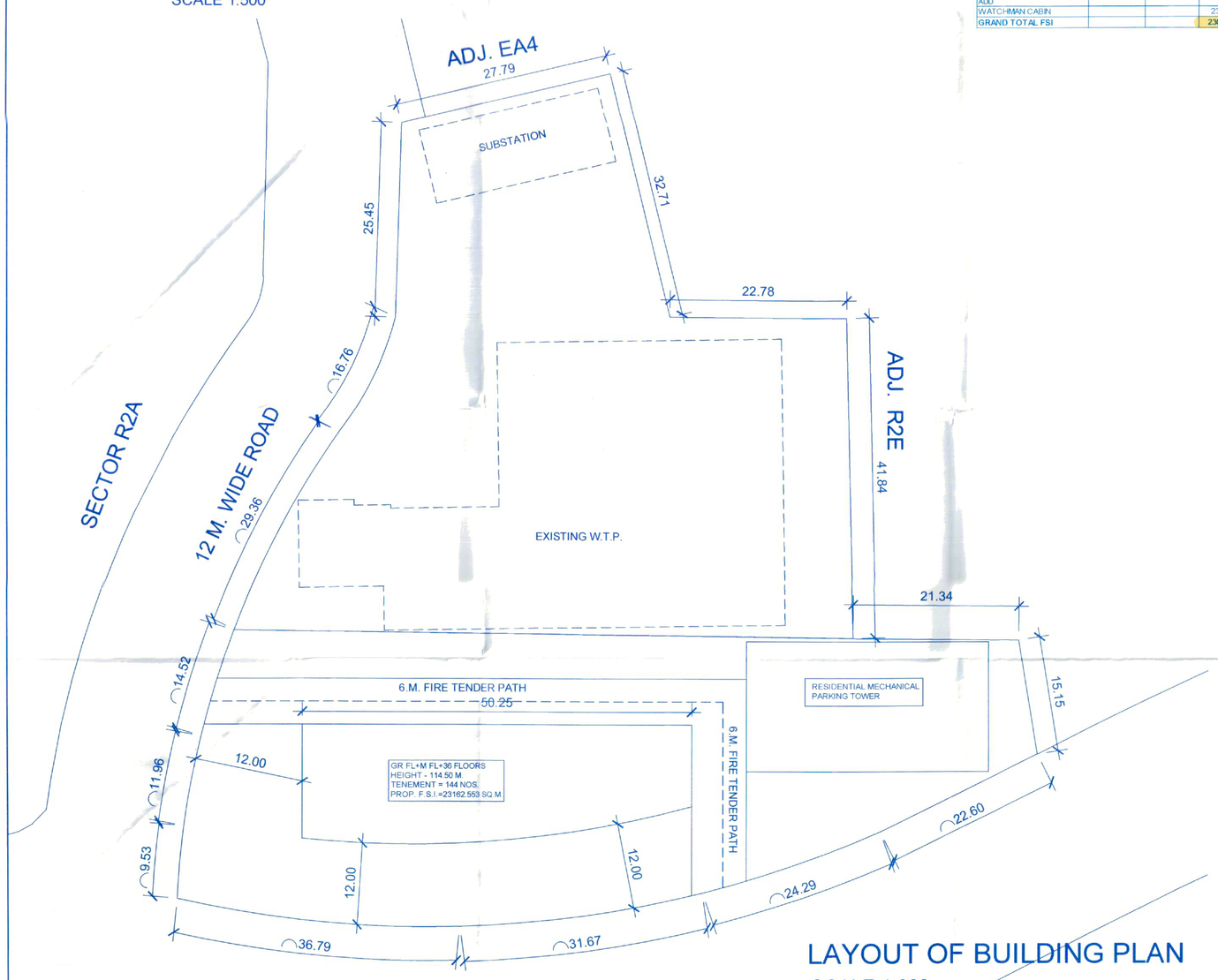
	TOTAL NO. OF PERSONS	WATER REQUIRED (LITRES)	DOMESTIC (LITRES)	FIRE (LITRES)	TOTAL (LITRES)
COMMERCIAL	204	45	9175		
RESIDENTIAL	720	135	97200		
REQD. O/H WATER TANK CAPACITY			106375	25000	131375
REQD. U/G WATER TANK CAPACITY			159562	100000	259562
PROVIDED U/G WATER TANK CAPACITY			159562	100000	259562

PLOT AREA CALCULATIONS						
	PLOT AREA OF SECTOR U5					SQ.MT.
1	0.5	X	39.14	X	19.520	382.006
2	0.5	X	39.14	X	19.120	374.178
3	0.5	X	70.53	X	32.56	1148.228
4	0.5	X	70.53	X	32.56	1148.228
5	0.5	X	22.38	X	9.85	110.222
6	0.5	X	22.38	X	10.07	112.683
7	ARC POLY AREA					91.652
8	ARC POLY AREA					89.649
9	ARC POLY AREA					11.551
10	ARC POLY AREA					103.851
11	ARC POLY AREA					98.030
12	ARC POLY AREA					106.091
	TOTAL PLOT AREA OF SECTOR U5					3776.370
	PLOT AREA OF SECTOR R7					SQ.MT.
1	0.5	X	60.05	X	27.690	831.392
2	0.5	X	60.05	X	27.690	831.392
3	0.5	X	31.5	X	9.14	143.955
4	0.5	X	31.5	X	9.14	143.955
5	0.5	X	52.32	X	14.73	385.337
6	0.5	X	52.32	X	14.73	385.337
7	ARC POLY AREA					125.892
8	ARC POLY AREA					77.057
9	ARC POLY AREA					145.348
10	ARC POLY AREA					98.854
11	ARC POLY AREA					55.370
12	ARC POLY AREA					276.111
	TOTAL PLOT AREA OF SECTOR R7					3500.000
	TOTAL PLOT AREA OF SECTOR U5 + R7					7276.371

PARKING AREA STATEMENT OF BUILDING - SECTOR R7		PARKING REQUIRED				PARKING PROVIDED		
	PARKING AREA STATEMENT	CAR	SCOOTERS	CYCLE	FLOOR	CAR	SCOOTERS	CYCLE
1)	2 Tenements having built- up area more than 100sq.m.	2	2	2				
	TOTAL = 144 FLATS	144	144	144				
2)	Mercantile area 100 sq.m.built up area or fraction thereof	1	4	4				
	Ground floor + Mezzanine floor built up area = 801.217 Sq.m.	8	32	32				
3)	TOTAL PARKING REQUIRED NOS.	152	176	176				
4)	ADD 50% FOR METROPOLITAN PARKING	76	88	88				
5)	TOTAL REQUIRED PARKING NOS.	228	264	264				
6)	TOTAL PROVIDED PARKING NOS.				GROUND FLOOR PARKING	148	264	264
					BASEMENT PARKING-1	72	0	0
					BASEMENT PARKING-2	94	0	0
7)	TOTAL PARKING REQUIRED AREA	12.5	2	0.7	TOTAL PARKING PROVIDED	314	264	264
8)	TOTAL PARKING PROVIDED AREA				TOTAL AREA PROVIDED	3925.00	528.00	184.8

FLOOR AREA STATEMENT OF BUILDING -SECTOR R7														
FLOOR	COMMERCIAL F.S.I. (SQ.M.)	RESIDENTIAL F.S.I. (SQ.M.)	COMM.+ RESI. FSI. (SQ.M.)	PERMISSIBLE BALCONY	TOTAL PROPOSED BALCONY	AREA OF FIRE STAIRCASE FREE FSI	FREE OF FSI FIRE LIFT AREA SQ.M.	FREE OF FSI LIFT AREA SQ.M.	GR.COVERAGE SQ.MTS	TENEMENTS	PARKING AREA	REFUGE AREA	BUILTUP AREA	HEIGHT IN M.
BASEMENT FLOOR-2											2672.063		2672.063	
BASEMENT FLOOR-1											2672.063		2672.063	
GROUND FLOOR PLAN	422.088	191.348	613.436	92.015	0.000	43.900				0	0.000	0.000	465.988	
MEZZANNE FLOOR PLAN	379.129	0.000	379.129	56.869	0.000	43.900				0	0.000	0.000	423.029	
1ST FLOOR PLAN		719.244	719.244	107.887	61.833	43.900	6.500		720.932	4	0.000	0.000	824.977	
2ND FLOOR PLAN		612.903	612.903	91.935	38.949	43.900				4	0.000	0.000	724.852	
3RD FLOOR PLAN		612.809	612.809	91.921	68.129	43.900				4	0.000	0.000	724.838	
4TH FLOOR PLAN		612.173	612.173	91.826	68.925	43.900				4	0.000	0.000	724.998	
5TH FLOOR PLAN		612.173	612.173	91.826	68.925	43.900				4	0.000	0.000	724.998	
6TH FLOOR PLAN		612.149	612.149	91.822	69.040	43.900				4	0.000	0.000	725.089	
7TH FLOOR PLAN (REFUGE)		599.634	599.634	89.945	69.040	43.900				4	0.000	12.025	712.574	
8TH FLOOR PLAN		612.124	612.124	91.819	69.155	43.900				4	0.000	0.000	725.179	
9TH FLOOR PLAN		612.124	612.124	91.819	69.155	43.900				4	0.000	0.000	725.179	
10TH FLOOR PLAN		612.124	612.124	91.819	69.155	43.900				4	0.000	0.000	725.179	
11TH FLOOR PLAN		612.124	612.124	91.819	69.155	43.900				4	0.000	0.000	725.179	
12TH FLOOR PLAN (REFUGE)		599.609	599.609	89.941	69.155	43.900				4	0.000	12.025	712.664	
13TH FLOOR PLAN		612.124	612.124	91.819	69.155	43.900				4	0.000	0.000	725.179	
14TH FLOOR PLAN		612.124	612.124	91.819	69.155	43.900				4	0.000	0.000	725.179	
15TH FLOOR PLAN		612.124	612.124	91.819	69.155	43.900				4	0.000	0.000	725.179	
16TH FLOOR PLAN		612.124	612.124	91.819	69.155	43.900				4	0.000	0.000	725.179	
17TH FLOOR PLAN (REFUGE)		599.609	599.609	89.941	69.155	43.900				4	0.000	12.025	712.664	
18TH FLOOR PLAN		612.124	612.124	91.819	69.155	43.900				4	0.000	0.000	725.179	
19TH FLOOR PLAN		612.124	612.124	91.819	69.155	43.900				4	0.000	0.000	725.179	
20TH FLOOR PLAN		612.124	612.124	91.819	69.155	43.900				4	0.000	0.000	725.179	
21ST FLOOR PLAN		612.124	612.124	91.819	69.155	43.900				4	0.000	0.000	725.179	
22ND FLOOR PLAN (REFUGE)		599.609	599.609	89.941	69.155	43.900				4	0.000	12.025	712.664	
23RD FLOOR PLAN		612.124	612.124	91.819	69.155	43.900				4	0.000	0.000	725.179	
24TH FLOOR PLAN		612.124	612.124	91.819	69.155	43.900				4	0.000	0.000	725.179	
25TH FLOOR PLAN		612.124	612.124	91.819	69.155	43.900				4	0.000	0.000	725.179	
26TH FLOOR PLAN		612.124	612.124	91.819	69.155	43.900				4	0.000	0.000	725.179	
27TH FLOOR PLAN (REFUGE)		599.609	599.609	89.941	69.155	43.900				4	0.000	12.025	712.664	
28TH FLOOR PLAN		612.124	612.124	91.819	69.155	43.900				4	0.000	0.000	725.179	
29TH FLOOR PLAN		612.124	612.124	91.819	69.155	43.900				4	0.000	0.000	725.179	
30TH FLOOR PLAN		612.124	612.124	91.819	69.155	43.900				4	0.000	0.000	725.179	
31ST FLOOR PLAN		612.124	612.124	91.819	69.155	43.900				4	0.000	0.000	725.179	
32ND FLOOR PLAN (REFUGE)		599.609	599.609	89.941	69.155	43.900				4	0.000	12.025	712.664	
33RD FLOOR PLAN		612.124	612.124	91.819	69.155	43.900				4	0.000	0.000	725.179	
34TH FLOOR PLAN		612.124	612.124	91.819	69.155	43.900				4	0.000	0.000	725.179	
35TH FLOOR PLAN		612.124	612.124	91.819	69.155	43.900				4	0.000	0.000	725.179	
36th FLOOR PLAN		612.124	612.124	91.819	53.177	43.900				4	0.000	0.000	709.201	
TERRACE FLOOR		0.000	0.000	0.000		0.000				0	0.000	0.000	97.590	
TOTAL AREA OF TOWER	801.217	22261.45	23062.671	3459.40	2463.46	1668.20	6.50	0.00	720.93	144	5344.13	72.15	32444.70	114.500
ADD														
WATCHMAN CABIN			23.520											
GRAND TOTAL FSI			23086.191											

PROFORMA SECTOR R7				SQ.M.
1	PLOT AREA OF SECTOR U5 AS PER SANCTIONED PLU			3776.370
2	PLOT AREA OF SECTOR R7 AS PER SANCTIONED PLU			3500.000
3	PLOT AREA OF SECTOR U5 + R7			7276.371
4	ALLOCATED BASIC FSI			0.000
5	ALLOCATED PREMIUM FSI			25000.000
6	TOTAL ALLOCATED FSI AS PER PLU			25000.000
7	PROPOSED RESIDENTIAL FSI			22261.454
8	PROPOSED COMMERCIAL FSI			801.217
9	ADD WATCHMAN CABIN			23.520
10	TOTAL PROPOSED FSI			23086.191
11	BALANCE FSI			1913.809
12	PRPOSED COVERAGE			720.932
13	TENEMENTS PROPOSED BLDG.			144
14	HEIGHT OF BULDING			114.500
15	PERMISSIBLE BALCONY 15%			3459.401
16	PROPOSED BALCONY			2463.458
17	PROPOSED REFUGE AREA FOR AT 7th,12th,17th, 22th, 27th & 32th FLOOR			72.150
18	PARKING STATEMENT	CARS	SCOOTERS	CYCLES
i	PARKING REQURIED BY RULES	228	264	264
ii	PARKING PROVIDED	302	264	264



LAYOUT OF BUILDING PLAN
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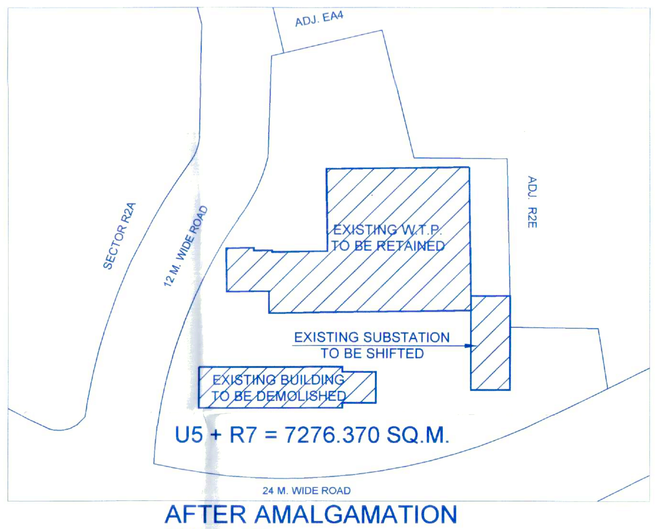

AFTER AMALGAMATION
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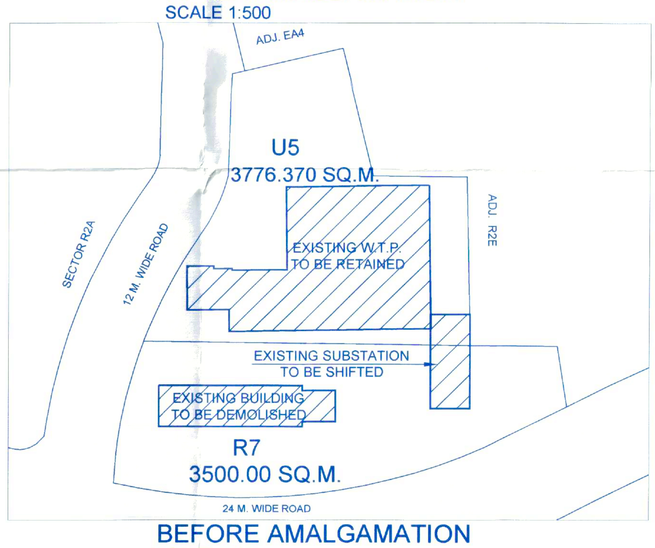

BEFORE AMALGAMATION
SCALE 1:500

NAME OF OWNER	SIGN. OF OWNER
PARANJAPE SCHEMES CONSTRUCTION LTD.	

DESCRIPTION OF PROPOSAL AND PROPERTY

'ALTIUS' - PROPOSED RESIDENTIAL & COMMERCIAL BUILDING AT SECTOR R7 & U5, BLUERIDGE TOWNSHIP, HINJEWADI, TAL- MULSI, DIS-PUNE.

JOB NO.	DRG. NO.	REVISION	SCALE	DRN/CKD.BY	NORTH
408-G	MD- 1/6	R0	1:300	RAVI/ RAV	

ANIRUDDHA VAIDYA & ASSOCIATES
ARCHITECTS, INTERIOR DESIGNERS, TOWN PLANNERS
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SIGN. R.A. VAIDYA CA/85/8968

DATE
04.04.2023
18.12.2023

STAMP OF APPROVAL OF PLANS

1 / 10

LAYOUT PLAN , PLOT AREA CALCULATION, PARKING STATEMENT, FLOOR AREA STATEMENT

Approved as amended in
Subject to conditions mentioned in Annexure "A" of letter
No. BMU / C.R. No. 1323-24 / Mauje हिंजवडी
S. No. / G. No. / CTS No. 204 व इतर
Dated :- 22/ 10 /2024

Deputy / Joint Metropolitan planner
Pune Metropolitan Regional Development Authority, Pune