

STAMP OF APPROVALS

Approved as amended in
Subject to conditions mentioned in Annexure 'A' of letter
No. BMV / CR.No. 9609/23-24
S.No. / G.No. / CTS No. 2233/33
Dated: 9/10/2023
Deputy / Joint Metropolitan planner
Pune Metropolitan Regional Development Authority, Pune



PREVIOUSLY SANCTIONED-
SANCTION NO. BMV/C.R. NO. 81/2021-2022
DATE: 14/07/2021

AREA STATEMENT OF PLOT	PREVIOUSLY SANCTIONED	NEWLY PROPOSED
1) AREA UNDER PLOT OCR-12 (AS PER SANCTIONED PLY BMA/C.R. NO. 1132/21-22, DATED: 27/09/2022)	1,28,179.26	1,28,179.26

2) PERMISSIBLE F.S.I. AREA FOR OCR-12	2,00,162.00	3,91,800.00
3) TOTAL PROPOSED F.S.I. AREA FOR OCR-12	82,015.48	1,60,152.17

PROJECT :

REVISED RESIDENTIAL & COMMERCIAL DEVELOPMENT
IN OCR-12, GAT NO. 1183, 1184/1, 1185 TO 1188, 1189(P),
1191 TO 1197&1198/2 (P), AT OXFORD CITY TOWNSHIP,
VILLAGE - LAVALLE, TALUKA - MULSHI, DISTRICT - PUNE.

NAME & SIGN OF OWNER / PAH :

ALL THE RESPONSIBILITY PERTAINING TO WORKING DRAWINGS,
ARCHITECTURAL DESIGN AND SUPERVISION SHALL BE OF ME / US.
THIS MUNICIPAL DRAWING HAS BEEN PREPARED ON THE BASIS OF
INFORMATION, REPORTS AND DOCUMENTS SUPPLIED BY ME/US AND
I / WE ASSURE THAT THE SAME IS LEGAL, VALID, CORRECT AND
ALL THE NECESSARY CONSENTS / APPROVAL / NOC REQUIRED AS
PER RERA ACT INCLUDING THOSE REQUIRED FOR REVISIONS, IF
ANY, ARE / WILL BE OBTAINED BY ME / US AND I / WE UNDERSIGNED
OWNER / PAH SHALL BE SOLELY RESPONSIBLE FOR THE
INFORMATION, REPORTS AND DOCUMENTS PROVIDED BY US AND
ANY ERRORS OR OMISSIONS AND CONSEQUENCES AND DISPUTES
ARISING FROM OR DUE TO AFORESAID. WE ACKNOWLEDGE THAT
M/S CRYSTAL ARCH OR ANYONE WORKING FOR IT SHALL NOT BE
RESPONSIBLE FOR THE SAME IN ANY MANNER.

MR. HARESH SHAH
AUTHORIZED SIGNATORY FOR M/S. KNOWLEDGE CITY
EDUCATION PVT. LTD. (PROJECT PROPONENT)

MR. YOGESH NAIK
AUTHORIZED SIGNATORY
FOR M/S. IMAGE REALTY LLP. (DEVELOPER)

MR. ASHOK KOTHARI
AUTHORIZED SIGNATORY FOR M/S. OXFORD GOLF &
RESORTS PVT. LTD. (PROJECT PROPONENT)

PRINCIPAL ARCHITECT :

KAPADIA ASSOCIATES

Design LLP
Office No: 27, 2nd Floor
Sangam Complex, next to Sangam Bridge
Dr. Ambedkar Road, Pune 411001.
Tel: +91 20 26059966 / 77

LAISONING ARCHITECT :

SCALE DATE DRAWN BY CHECKED BY
1 : 1000 30/05/2025 RAHUL SUCHITA

AR ABHIJIT KONDE
CRYSTAL ARCH
107-112, Zenith Complex, Opp. Agriculture College,
17/17/18, Shivajinagar, Pune - 411005.
Tel: +91-20-25530014 / 607503099
Email: office@crystalarch.in
CA/98/23233 Architecture | Urban Planning | Interior Designing

TOTAL F.S.I. STATEMENT : TOWER - 1, 2 & 3

TOWER NAME	PROPOSED FSI AREA	PERM. BALCONY AREA 15%	PROPOSED BALCONY AREA	LOBBY AREA	STAIRCASE AREA	LIFT AREA	L.M.R. AREA	REFUGE AREA	FORMED TERRACE AREA	PROPOSED TENEMENT	PROPOSED SHOP	GROUND COVERAGE AREA	TOTAL BUP AREA (FSI+NON FSI)	NO. OF FLOOR	BUILDING HEIGHT
TOWER - 1	26755.23	398.39	4102.74	3844.04	242.70	594.30	524.70	28.28	12.48	94.67	47.29	217.44	296.43	307	00
TOWER - 2	26703.23	398.39	4102.74	3844.04	242.70	594.30	524.70	28.28	12.48	94.67	47.29	181.20	296.43	307	00
TOWER - 3	26982.27	1334.44	4087.51	3778.09	250.79	642.19	542.19	28.29	12.49	94.67	47.29	181.50	218.55	352	15
TOTAL	79488.73	2531.22	12392.99	11464.17	735.19	1739.79	1591.59	84.84	37.38	283.71	141.87	580.14	806.41	966	15

TOTAL FSI AREA =	82019.95	SQ.M.
PARKING SLAB AREA =	37174.81	SQ.M.
SERVICES AREA =	1051.20	SQ.M.
TOTAL FSI + NON FSI AREA =	137706.95	SQ.M.

PROPOSED F.S.I. STATEMENT : TOWER - V1,V2,V3 & V4 & MLCP BUILDING

TOWER NAME	PROPOSED FSI AREA	PERM. BALCONY AREA 15%	PROPOSED BALCONY AREA	STAIRCASE AREA	LIFT AREA	L.M.R. AREA	REFUGE AREA	PROPOSED TENEMENT	PROPOSED SHOP	GROUND COVERAGE AREA	TOTAL BUP AREA (FSI+NON FSI)	NO. OF FLOOR	BUILDING HEIGHT
TOWER - V1	19979.64	395.89	2046.80	1963.49	525.23	525.23	17.94	5.99	94.30	31.43	158.10	119	00
TOWER - V2	19979.64	395.89	2046.80	1963.49	525.23	525.23	17.94	5.99	94.30	31.43	158.10	119	00
TOWER - V3	19979.64	395.89	2046.80	1963.49	525.23	525.23	17.94	5.99	94.30	31.43	158.10	119	00
TOWER - V4	19979.64	395.89	2046.80	1963.49	525.23	525.23	17.94	5.99	94.30	31.43	158.10	119	00
MLCP BUILDING	0.00	3225.49	0.00	0.00	301.86	133.83	11.52	4.72	34.08	17.04	0.00	00	13
SECURITY CABIN 1 & 2	23.52	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	00
TOTAL	73455.50	4588.72	11628.30	6799.88	2394.24	2252.55	83.28	26.64	374.77	136.60	658.75	601	13

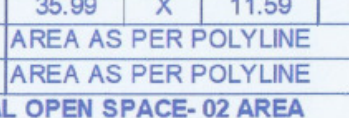
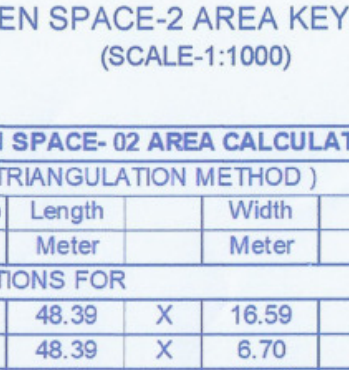
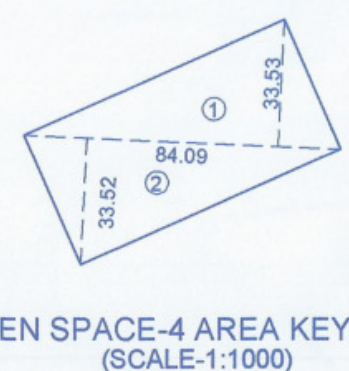
TOTAL FSI AREA =	78152.22	SQ.M.
PARKING SLAB AREA =	25074.73	SQ.M.
SERVICES AREA =	2967.87	SQ.M.
TOTAL FSI + NON FSI AREA =	145741.74	SQ.M.

PREVIOUS & PROPOSED PARKING STATEMENT - TOWER 1, 2 & 3

USE	REQUIREMENT	TENEMENT / SEATS	REQUIRED PARKING
		CAR	SCOOTER / CYCLE
A) PREVIOUS (SANCTIONED DATED ON 14/07/2021) PARKING FOR TOWER 1, 2 & 3			
RESIDENTIAL	UP TO 50 SQ.M. FOR 4 TENEMENT	228	00
	1 CAR, 5 SCOOTERS, 4 CYCLES		
	BET 50-100 SQ.M. 1 CAR, 4 SCOOTERS, 4 CYCLES	708	238
	ABOVE 100 SQ.M. 4 TENEMENT 2 CAR, 7 SCOOTERS, 7 CYCLES	30	30
TOTAL REQUIRED PARKING			
COMM.	FOR COMM. 100 SQ.M. BUILT UP AREA 1 CAR, 4 SCOOTER, 4 CYCLE (1595.03 SQ.M.)	16	64
FOR RESTAURANT FOR EVERY 25.00 SQ.M. BUILT UP AREA 1 CAR, 2 SCOOTER, 2 CYCLE (117.79 SQ.M.)	05	09	09
TOTAL REQUIRED PARKING (RESI.+COMM.)			
	287	1332	1332
B) PROPOSED PARKING			
COMM.	FOR COMM. 100 SQ.M. BUILT UP AREA 1 CAR, 4 SCOOTER, 4 CYCLE (2413.45-1995.03) 814.04 SQ.M.)	08	32
TOTAL REQUIRED PARKING (RESI.+COMM.)			
	08	32	32
TOTAL REQUIRED PARKING (A+B+C)			
	295	1364	1364
TOTAL PARKING AREA IN SQ.M.			
	3687.50	2728.00	955
TOTAL REQUIRED PARKING AREA IN SQ.M.			
	7370.30		
AREA REQUIRED FOR PARKING SPACE INCREASED BY 50% FOR			
	11055.45		

PREVIOUS+PROPOSED PARKING STATEMENT : TOWER 1, 2 & 3

BUILDING	CAR	SCOOTER	CYCLE
P1 LEVEL	217	60	306
P2 LEVEL	244	55	195
P3 LEVEL	115	406	312
P4 LEVEL	12	581	366
P5 LEVEL	6	304	209
TOTAL	594	1406	1388



OPEN SPACE-04 AREA CALCULATIONS							
(BY TRIANGULATION METHOD)							
Sr.No	Length		Width		No.		Total
	Meter		Meter				Sq.M.
ADDITIONS FOR							
1]	84.09	X	33.53	X	0.5	=	1409.77
2]	84.09	X	33.52	X	0.5	=	1409.50
TOTAL OPEN SPACE-04 AREA							= 2819.27

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OPEN SPACE-02 AREA CALCULATIONS
(BY TRIANGULATION METHOD)

Sr.No	Length	Width	No.	Total
	Meter	Meter		Sq.M.
1)	48.39	X	16.59	X
2)	48.39	X	6.70	X
3)	30.67	X	18.54	X
4)	35.99	X	11.59	X
5)	AREA AS PER POLYLINE			
6)	AREA AS PER POLYLINE			
TOTAL OPEN SPACE-02 AREA				

= 1078.97

LAN

ADDIT

1]

2]

3]

4]

5]

IS

No.	Total
	Sq.M.

0.5	=	401.40
0.5	=	162.11
0.5	=	284.31
0.5	=	208.56
	=	14.93
	=	7.67
	=	1078.97

1)	77.55	X	24.00	X	0.5	=	930.60	
2)	118.13	X	39.84	X	0.5	=	2353.15	
3)	118.13	X	21.60	X	0.5	=	1275.80	
4)	97.61	X	70.36	X	0.5	=	3434.03	
5)	86.48	X	8.07	X	0.5	=	348.95	
TOTAL OPEN SPACE-03 AREA							=	8362.92

TENEMENT STATEMENT : TOWER 1, 2 & 3

Sr.No	AREA OF TENEMENT	TOWER-1	TOWER-2	TOWER-3	TOTAL
1)	UP TO 50 SQ.M.	56	56	116	228
2)	BET. 50-100 SQ.M.	236	236	236	708
3)	ABOVE 100 SQ.M.	15	15	00	30
TOTAL		307	307	352	966

TANK CAPACITIES: TOWER- V1,V2,V3,V4, CLUB HOUSE & MLCP				
Sr. No	Description	Total no. of Compartments	Capacity of each compartment in cum	Total Capacity in cum
UGT For Towers, Clubhouse, Retail & MLCP				
1	Fire Water tank	1	130	130
2	Fire Water tank	1	140	140
3	Fire Water tank	1	140	140