

PARKING LAYOUT & MLCP

Approved as amended in
Subject to conditions mentioned in Annexure 'A' of letter
No. BMV / G.R. No. 23/24-26 / Mouza 13992
S.No./G.No./CTS No. 923 & 502
Dated: 99/10/2024

Deputy Joint Metropolitan planner
Pune Metropolitan Regional Development Authority, Pune



FSI & NON FSI AREA STATEMENT TOWER-A										
FLOOR NAME	FSI AREA (COMM.)	FSI AREA (RESI.)	PERM. BALC. (15%)	PROP. BALC.	AREA OF FIRE STAIRCASE	LIFT	FIRE LIFT	LIFT M/C ROOM	TENTS	GROSS AREA
Lower Ground Fl.	479.81	185.50	0.00	0.00	19.00					1,484.38
Ground Fl.	0.00	0.00	0.00	0.00	0.00					1,410.00
Upper Ground Fl.	0.00	0.00	0.00	0.00	0.00					1,410.00
1 st Floor	0.00	1,097.67	164.65	23.73	19.00				8	1,140.40
2 nd Floor	0.00	724.31	108.65	83.43	19.00				8	826.74
3 rd Floor	0.00	724.31	108.65	83.43	19.00				8	826.74
4 th Floor	0.00	724.31	108.65	83.43	19.00				8	826.74
5 th Floor (Refuge)	0.00	662.34	99.35	80.29	19.00				7	832.08
6 th Floor	0.00	724.31	108.65	83.43	19.00				8	826.74
7 th Floor	0.00	724.31	108.65	83.43	19.00				8	826.74
8 th Floor	0.00	724.31	108.65	83.43	19.00				8	826.74
9 th Floor	0.00	724.31	108.65	83.43	19.00				8	826.74
10 th Floor (Refuge)	0.00	662.34	99.35	80.29	19.00				7	832.08
11 th Floor	0.00	724.31	108.65	83.43	19.00				8	826.74
12 th Floor	0.00	724.31	108.65	83.43	19.00				8	826.74
13 th Floor	0.00	724.31	108.65	83.43	19.00				8	826.74
14 th Floor	0.00	724.31	108.65	83.43	19.00				8	826.74
15 th Floor (Refuge)	0.00	662.34	99.35	80.29	19.00				7	832.08
16 th Floor	0.00	724.31	108.65	83.43	19.00				8	826.74
17 th Floor	0.00	724.31	108.65	83.43	19.00				8	826.74
18 th Floor	0.00	724.31	108.65	83.43	19.00				8	826.74
19 th Floor	0.00	724.31	108.65	83.43	19.00				8	826.74
20 th Floor (Refuge)	0.00	662.34	99.35	80.29	19.00				7	832.08
21 st Floor	0.00	724.31	108.65	83.43	19.00				8	826.74
22 nd Floor	0.00	724.31	108.65	83.43	19.00				8	826.74
23 rd Floor	0.00	724.31	108.65	83.43	19.00				8	826.74
24 th Floor	0.00	724.31	108.65	83.43	19.00				8	826.74
25 th Floor (Refuge)	0.00	662.34	99.35	80.29	19.00				7	832.08
26 th Floor	0.00	724.31	108.65	83.43	19.00				8	826.74
OHT Area										55.10
Total	479.81	19,061.07	2,834.34	2,093.78	551.00	19.00	4.60	79.36	203	3,479.09

AREA CALCULATION FOR TOWER-B										
UPPER GROUND FLOOR										
AREA OF BLOCK A FOR RESIDENTIAL										
B	39.99	X	14.75	X	1	=	589.85			
TOTAL AREA (B)						=	589.85			
DEDUCTION										
1	1.13	X	5.25	X	1	=	5.93			
2	8.66	X	3.44	X	1	=	29.66			
3	6.68	X	3.40	X	1	=	22.91			
4	7.82	X	1.12	X	1	=	8.76			
5	0.95	X	3.72	X	1	=	3.53			
6	9.43	X	8.05	X	1	=	81.57			
7	9.15	X	1.45	X	1	=	13.27			
8	0.57	X	1.38	X	1	=	0.79			
9	5.28	X	9.15	X	1	=	48.31			
10	4.69	X	8.25	X	1	=	38.86			
11	3.04	X	9.15	X	1	=	27.92			
12	5.12	X	9.42	X	1	=	48.23			
13	3.85	X	3.10	X	1	=	11.94			
14	4.43	X	0.77	X	2	=	6.82			
15	4.46	X	0.45	X	1	=	2.01			
TOTAL AREA (A)						=	350.90			
LIFT DEDUCTION										
L	1.90	X	2.50	X	4	=	19.00			
TOTAL AREA (B)						=	19.00			
FIRE LIFT DEDUCTION										
FL	2.30	X	2.00	X	1	=	4.60			
TOTAL AREA (C)						=	4.60			
FIRE STAIRCASE DEDUCTION										
FST	5.00	X	3.80	X	1	=	19.00			
TOTAL AREA (D)						=	19.00			
TOTAL DEDUCTION (A+B+C+D)						=	401.50			
TOTAL BLP AREA OF FLOOR						=	188.35			

UPPER GR. FLOOR (TOWER-B)
AREA KEY PLAN

SCALE: 1:500

FSI & NON FSI AREA STATEMENT FOR CLUBHOUSE			
FLOOR NAME	FSI AREA (COMM.)	LIFT	GROSS AREA
Upper Ground Fl.	579.52		587.12
1 st Floor	507.40	7.60	507.40
2 nd Floor	743.14		743.14
OHT Area			30.00
Total	1,830.06	7.60	1,867.66

FSI STATEMENT MLCP			
FLOOR NAME	FSI AREA (RESI.)	PARKING AREA	GROSS AREA
Lower Ground Fl.	16.83	2703.97	2720.80
Ground Fl.	35.20	3644.80	3680.00
Upper Ground Fl.	40.22	2029.80	2070.02
1 st Floor	0.00	2177.60	2177.60
2 nd Floor	39.47	1981.33	2020.80
Total	131.72	12,637.50	12,669.22

AREA CALCULATION FOR MLCP			
UPPER GR. FLOOR			
AREA OF BLOCK A FOR RESIDENTIAL			
A	9.35	X	4.30
X	1	=	40.21

AREA CALCULATION FOR MLCP			
UPPER GR. FLOOR			
AREA OF BLOCK A FOR RESIDENTIAL			
A	9.35	X	4.30
X	1	=	40.21

AREA CALCULATION WATCHMAN CABIN-2			
UPPER GR. FLOOR			
AREA OF BLOCK-A			
A	2.45	X	1
X	1	=	2.45

F JOB TITLE / SITE ADDRESS
PROPOSED COMMERCIAL & RESIDENTIAL BUILDING ON
SECTOR R3, GAT.NO. 193, 194(P), 195(P), 196, 197, 198/1, 198/2,
199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212,
213, 218, 219, 220, 221, 224, 225, 226, 227, 228, 229, 230, 231, 232,
241, 242, 245, 250, 253, 254, 255, 262, 263, 264, 265, 269, 532, 534
AT-DARUMBRE, TAL-MAVAL, DIST-PUNE.

G OWNER NAME AND SIGNATURE
Owner's Name: M/S EVITA CONSTRUCTION PVT LTD THROUGH
EVITA KRISALA TOWNSHIP LLP
THROUGH MR. SAGAR OMPRAKASH AGARWAL
Owner's sign:

H ARCHITECT
Architect's Name: Hrishikesh Kulkarni : CA/2002/29235
Dwaipayan Chakravarty : CA/2005/35900
Architect's sign:

VK:a architecture
Drawing Title: MLCP & Clubhouse
Scale: 1:500 at A1-Paper Size
Drawn by: Rajiv
Checked by: Anand M.
Date: 12/05/2025
Job no.: 2890
Revision: E
P: +91 20 6626 8888
E: mail@vkarch.com
W: www.vkarch.com
Status: FOR BUILDING PERMISSION

PROPOSED PARKING
CAR = 197 NOS
SCOOTER = 240 NOS
CYCLE = 942 NOS

AREA CALCULATION FOR TOWER-C										
UPPER GR. FLOOR										
AREA OF BLOCK-A										
A	14.95	X	40.38	X	1	=	603.66			
DEDUCTION										
1	1.18	X	5.25	X	1	=	6.20			
2	3.45	X	8.88	X	1	=	30.64			
3	3.45	X	8.88	X	1	=	30.64			
4	1.17	X	7.80	X	1	=	9.15			
5	3.77	X	0.95	X	1	=	3.58			
6	9.95	X	8.65	X	1	=	82.61			
7	9.38	X	1.50	X	1	=	13.95			
8	1.30	X	0.97	X	1	=	0.74			
9	3.90	X	3.29	X	1	=	12.83			
10	9.27	X	5.47	X	1	=	50.69			
11	9.37	X	4.68	X	1	=	38.75			
12	9.27	X	3.11	X	1	=	28.83			
13	9.95	X	5.12	X	1	=	48.90			
14	1.20	X	0.75	X	1	=	0.90			
15	0.78	X	4.38	X	2	=	6.83			
16	0.50	X	8.60	X	1	=	4.30			
TOTAL AREA (A)						=	369.90			
LIFT DEDUCTION										
L	1.90	X	2.50	X	4	=	19.00			
TOTAL AREA (B)						=	19.00			
FIRE LIFT DEDUCTION										
FL	2.30	X	2.00	X	1	=	4.60			
TOTAL AREA (C)						=	4.60			
FIRE STAIRCASE DEDUCTION										
FST	5.00	X	3.80	X	1	=	19.00			
TOTAL AREA (D)						=	19.00			
TOTAL DEDUCTION (A+B+C+D)						=	412.10			
TOTAL BLP AREA OF FLOOR						=	191.50			

UPPER GROUND FLOOR PLAN

SCALE: 1:500

UPPER GR. FLOOR (TOWER-C)
AREA KEY PLAN

SCALE: 1:500

MLCP
1ST FLOOR PLAN

SCALE: 1:500

PROPOSED PARKING
CAR = 6 NOS
SCOOTER = 240 NOS
CYCLE = 6 NOS

MLCP
2ND FLOOR PLAN

SCALE: 1:500