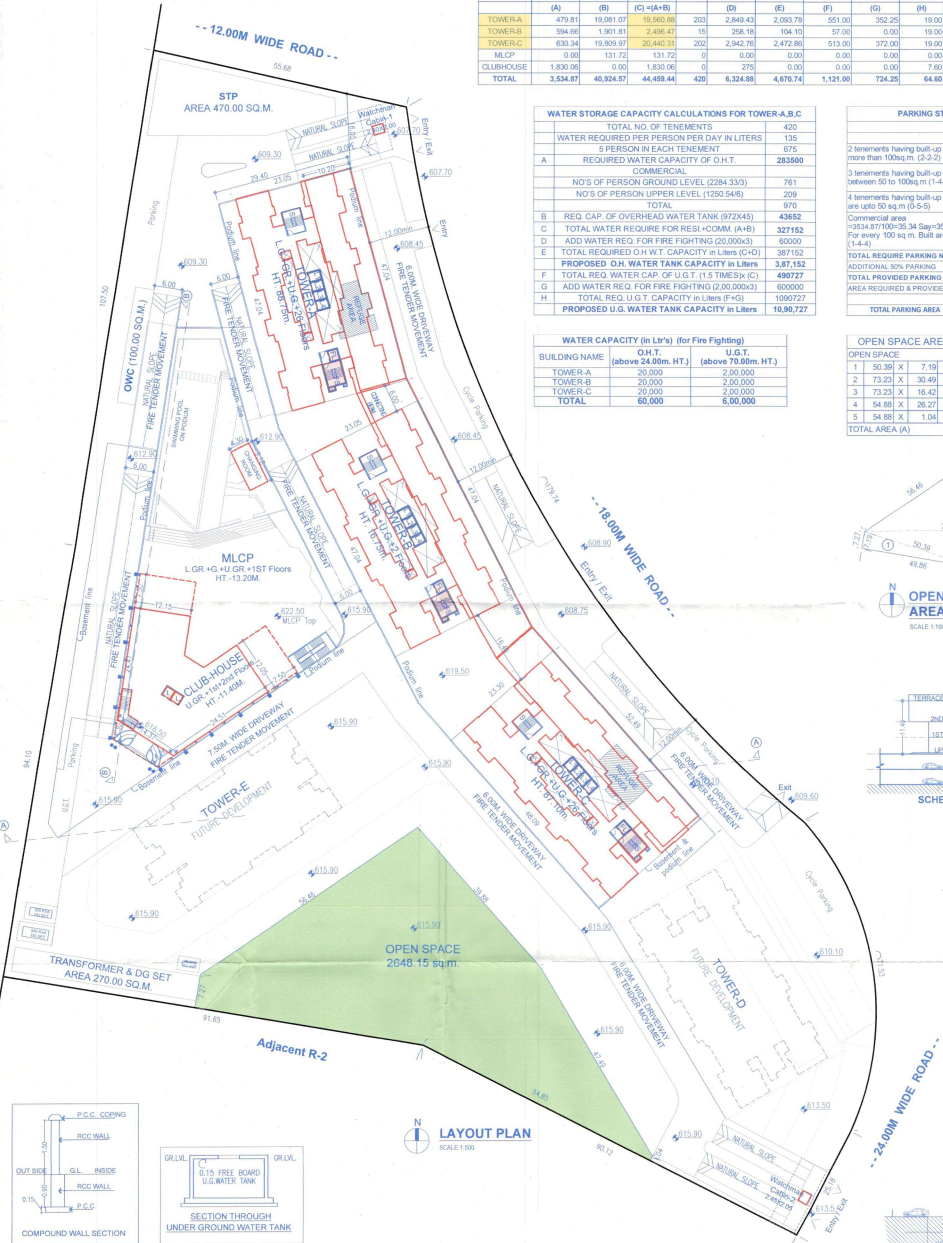




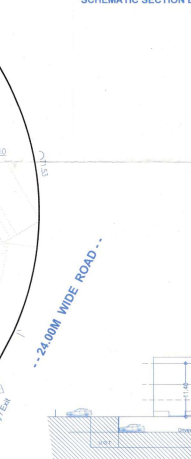
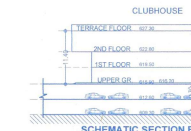
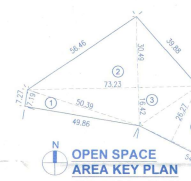
AREA STATEMENT (FSI + NON-FSI)													
WING NAME	FSI AREA				NON FSI AREA								
	Commercial FSI	Residential FSI	Total Comm-Resi	Tent's	Permi. Balcony Area	Fire Staircase Area	Refuge Area	Lit Area	Fire Lit Area	ENT Area	Lit M/C Room	Parking Area	Services Area
TOWER-A	479.81	19,081.07	19,560.88	203	2,849.43	2,083.78	551.00	352.25	19.00	4.80	55.10	79.36	3,479.09
TOWER-B	394.48	1,981.81	2,376.29	19	258.19	104.10	57.00	0.00	19.00	4.80	55.10	79.36	5,494.57
TOWER-C	630.34	19,809.97	20,440.31	200	2,942.76	2,472.86	513.00	372.00	19.00	4.80	55.10	79.36	3,412.48
MLCP	0.00	131.72	131.72	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12,537.50	0.00
CLUBHOUSE	1,830.06	0.00	1,830.06	0	275.00	0.00	0.00	0.00	7.80	0.00	30.00	0.00	9.00
TOTAL	3,534.69	40,924.97	44,459.66	420	6,324.86	4,676.74	1,121.00	724.25	64.80	13.80	195.30	238.00	24,923.65
													1,320.00
													33,271.42
													77,730.66

WATER STORAGE CAPACITY CALCULATIONS FOR TOWER-A,B,C	
TOTAL NO. OF TENEMENTS	420
WATER REQUIRED PER PERSON PER DAY IN LITERS	135
5 PERSON IN EACH TENEMENT	675
REQUIRED WATER CAPACITY OF O.H.T.	283,600
NO'S OF PERSON GROUND LEVEL (2284.333)	761
NO'S OF PERSON UPPER LEVEL (1250.546)	209
TOTAL	970
REQ. CAP. OF OVERHEAD WATER TANK (972X45)	43,852
TOTAL WATER REQUIRE FOR RESH+COMM (A+B)	327,152
ADD WATER REQ. FOR FIRE FIGHTING (20,000.00)	60,000
TOTAL REQUIRED O.H.T. CAPACITY IN LITERS (C+D)	387,152
PROPOSED O.H. WATER TANK CAPACITY IN LITERS	3,87,152
TOTAL REQ. WATER CAP. OF U.G.T. (1.5 TIMES H.C)	4,90,727
ADD WATER REQ. FOR FIRE FIGHTING (20,000.00)	60,000
TOTAL REQ. U.G.T. CAPACITY IN LITERS (F+G)	10,90,727
PROPOSED U.G. WATER TANK CAPACITY IN LITERS	10,90,727

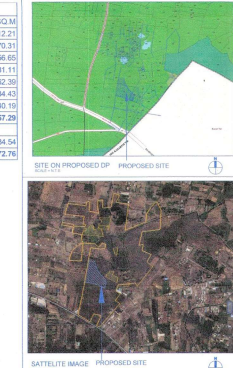
WATER CAPACITY (in Lit's) (for Fire Fighting)	
O.H.T. (above 24.00m. HT.)	U.G.T. (above 7.00m. HT.)
TOWER-A	20,000
TOWER-B	20,000
TOWER-C	20,000
TOTAL	60,000

PARKING STATEMENT FOR (TOWER-A,B,C)	
NO. OF FLAT	REQUIRED PARKING
2 tenements having built-up area more than 100sq.m (2-3-2)	216
3 tenements having built-up area between 50 to 100sq.m (1-4-4)	204
4 tenements having built-up area upto 50 sq.m (5-5-5)	0
Commercial area	35
For every 100 sq.m (5-5-5)	35
TOTAL REQUIRED PARKING NOS	420
ADDITIONAL 50% PARKING	210
TOTAL PROVIDED PARKING NOS	630
AREA REQUIRED & PROVIDED	6981.25
TOTAL PARKING AREA	6524.65

OPEN SPACE AREA CALCULATION	
NO. OF FLAT	REQUIRED PARKING
1 50.39 X 7.19 X 0.5 =	161.15
2 73.23 X 30.48 X 0.5 =	1116.38
3 73.23 X 16.42 X 0.5 =	601.22
4 54.88 X 26.27 X 0.5 =	720.85
5 54.88 X 1.04 X 0.5 =	28.54
TOTAL AREA (A)	2648.15



PLOT AREA CALCULATION	
Plot	50.34
1 131.10 X 65.76 X 0.5 =	4312.21
2 221.88 X 43.94 X 0.5 =	4870.31
3 221.88 X 49.23 X 0.5 =	5466.65
4 201.76 X 83.08 X 0.5 =	8381.11
5 93.91 X 63.09 X 0.5 =	2962.36
6 93.91 X 24.16 X 0.5 =	1134.43
7 87.04 X 9.85 X 2/3 =	440.29
TOTAL AREA	27567.49
DEDUCTION	
1 176.16 X 16.90 X 2/3 =	1984.54
TOTAL PLOT AREA	25672.76



DATE & STAMP OF APPROVAL
LAYOUT OF BUILDING

Approved as amended in
Subject to conditions No. 24/29-25 of 2024
No. 610, I.C.R. No. 17/2024
S.No. 15, No. 17/2024, 2024
Date: 09/06/2024

Deputy Joint Metropolitan planner
Pune Metropolitan Regional Development Authority, Pune

SERVICES AREA	
DESCRIPTION	AREA
STP	470.00
OWC	100.00
TRANSFORMER	300.00
UST	450.00
TOTAL	1,320.00

A AREA STATEMENT	
Area of Plot (As Per P.L.I.)	25,672.76
Area of Plot (As Per Triangulation)	25,572.76
Area of Plot (Maximum Considered)	25,572.76
Required Open Space Area (10%)	2,557.27
Proposed Open Space Area	2,648.15
Permissible Basic F.S.I. (As Per P.L.I.)	4,34,320.00
Additional Premium F.S.I.	2,38,876.00
Total Built-up Area in proposal	450.00
(a) Proposed Commercial Built-up Area	3,534.69
(b) Proposed Residential Built-up Area	40,924.97
(c) Total in (a) + (b)	44,459.66
Total Proposed Built-up Area Sector (D/D1+D/D2+D/D3) (143.84/208.81+4459.66)	44,969.14
Balance FSI For Remaining Sectors (104 - 06 + 07)	3,89,429.86

B CERTIFICATE OF AREA

Certified that the Plot under reference was surveyed by me on and the dimensions of sides etc. of the plot stated on Plan are as measured on site and this area so worked out tallies with the area stated in document of ownership. I/P Scheme Records / Land Record Dept. / City Survey Department.

Sign of the Architect

Sign of the Owner

C OWNER'S DECLARATION

I/We do hereby declare that I/We would abide by the plans sanctioned by P.M.R.D.A. I/We would execute the structure as per sanctioned plans. Also I/We would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.

Sign of the Owner

D LEGEND

Plot Boundary - Black
Proposed Work - Red
Existing to be retained - Hatched
Demolitions - Yellow hatched

Water line - Black Dotted
Existing to be retained - Hatched
Demolitions - Yellow hatched

E PROJECT TEAM

01 Concept Designer VK:a architecture
02 Environment Consultant S.S.PATNE
03 Structural Consultant MEP SYSTEM SOLUTION PVT LTD
04 Plumbing Consultant MEP SYSTEM SOLUTION PVT LTD
05 Electrical Consultant MEP SYSTEM SOLUTION PVT LTD
06 Fire Consultant
07 HVAC Consultant

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

M/S. VIKTA CONSTRUCTION PVT. LTD. THROUGH
VIKTA RESIDUAL TRADING LLP
THROUGH MR. SAGAR OMPRAKASH AGARWAL

Signature

H ARCHITECT

Architect
Vishal Kulkarni - CA20052/2023
Dhanyani Chakravarty - CA20055/2020

Stamp

Scale
1:500
A1-Paper Size

Drawn By
Anand M.
2020

Checked By
Anish R.
2021

Date
12/05/2025

Sheet
F

FOR BUILDING PERMISSION