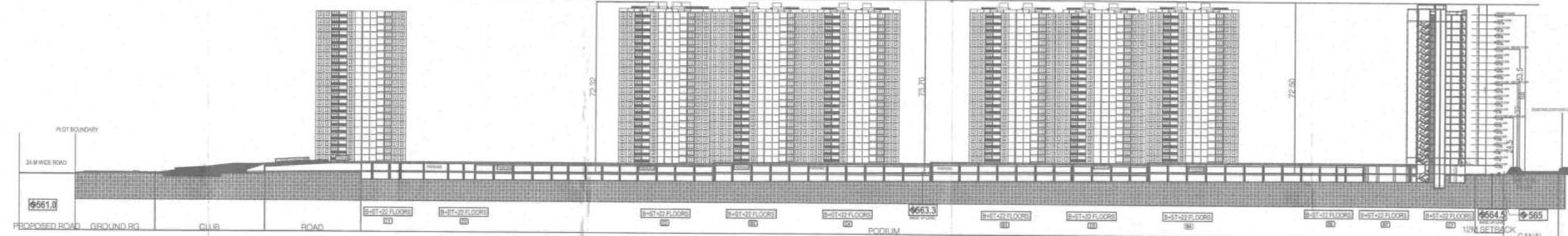


Approved as amended in...
 subject to conditions mentioned in Annexure 'A'
 of letter No. 011/C.R. No. 200/2019 dated 21/12/2019
 S. No. J.G. No. J.C.T.S. No. 17/2019
 Dated 10/02/2020
 Metropolitan Commissioner and
 Chief Executive Officer
 Pune Metropolitan Regional Development Authority, Pune.



SCHEMATIC SECTION X-X

S. NO.	PLOT AREA STATEMENT	SECTOR 1 (JOYVILLE)	SECTOR 2 (MHB)	SECTOR 3 (EWS)	TOTAL D = A+B+C
1	a) AREA OF PLOT AS PER 7/12		16800.00		
2	b) AREA OF PLOT AS PER DEMARCATION		16557.87		
3	c) MINIMUM PLOT AREA TO BE CONSIDERED		16557.87		
4	a) AREA UNDER CANAL		2274.70		
5	b) AREA UNDER 12M W CANAL SERVICE ROAD		4483.76		
6	c) AREA UNDER ROAD WIDENING (15 m W Village Road)		2626.12		
7	d) TOTAL DEDUCTION (15m x 10m)		9384.38		
8	e) GROSS AREA OF PLOT (2 - 4)		15617.33		
9	f) REQUIRED AMENITY (15% of 5)		23426.00		
10	g) PREVIOUSLY SANCTIONED AMENITY AREA IN RESI ZONE		14466.23		
11	h) PROPOSED AMENITY AREA FOR ADDED RESI ZONE		8959.77		
12	i) TOTAL PROPOSED AMENITY AREA		23426.00		
13	j) REQUIRED OPEN SPACE (10% of 5)		15617.33		
14	k) NET PLOT AREA (5 - 9)		132742.29		
15	l) BASIC PERMISSIBLE F.S.I. (1.2 x 12)		159296.75		
16	m) MAXIMUM PERMISSIBLE F.S.I. (1.90 x 12) (As Per Proforma)		252219.85		
17	n) AREA OF LAND ALLOCATION	83805.65	36593.65	12348.00	132747.29
18	o) PROPOSED OPEN SPACE	10670.70	3511.63	1235.00	15617.33
19	p) F.S.I. ALLOCATION:	175561.90	7657.95	31859.35	
20	q) BASIC F.S.I.	159296.75	0.00	-	
21	r) IN SITU AREA AGAINST ROAD WIDENING (3c)	0.00	2626.12	-	2626.12
22	s) IN SITU AREA AGAINST PREVIOUSLY SANCTIONED AMENITY (5f No 7 X 1)	14466.23			14466.23
23	t) IN SITU AREA AGAINST PROPOSED AMENITY FOR ADDED RESI ZONE (5h No 9 X 2)	17919.54			17919.54
24	u) TOTAL AVAILABLE AREA AGAINST AMENITY (20-21)	32385.77			32385.77
25	v) AMENITY AREA ALLOCATION	16265.15	16120.62		32385.77
26	w) TDR AREA REQUIRED TO PURCHASE	0.00	57911.21		57911.21
27	x) TOTAL ADDITION (18-19+22+24)	252219.85			252219.85

PARKING STATEMENT FOR PROPOSED BUILDING : 1 TO 21

FOR RESIDENTIAL	REQUIRED PARKING			PROVIDED PARKING		
	CARS	SCOOTERS	CYCLES	CARS	SCOOTERS	CYCLES
4 TENEMENTS HAVING BUILT-UP AREA UPTO 50 SQ.MT.	0	5	5	0	5	5
677	0	948	948	0	954	954
3 TENEMENTS HAVING BUILT-UP AREA BETWEEN 50 TO 100 SQ.MT.	1	3	3	1	3	3
1867	522	1867	1867	696	2080	2080
TOTAL PARKING NOS	622	2713	2713	696	2943	2943
ADDITIONAL 50% PARKING	311	1357	1357	348	1472	1472
TOTAL PARKING	933	4070	4070	1044	4415	4415
AREA REQUIRED & PROVIDED	32.50	2.00	0.70	32.50	2.00	0.70
TOTAL PARKING AREA	11668.75	8139.75	2948.92	13062.50	8830.00	3069.80
	22607.41			24982.30		

PARKING STATEMENT FOR PROPOSED BUILDING : COMM.

FOR COMMERCIAL	REQUIRED PARKING			PROVIDED PARKING		
	CARS	SCOOTERS	CYCLES	CARS	SCOOTERS	CYCLES
COMM. SHOP PARKING FOR 100 SQ.MT.	3	9	3	3	9	3
168.26	5	15	5	5	15	5
ADDITIONAL 50% PARKING	3	9	3	3	9	3
TOTAL PARKING	9	27	9	9	27	9
AREA REQUIRED & PROVIDED	32.50	2.00	0.70	32.50	2.00	0.70
TOTAL PARKING AREA	95.21	45.70	5.33	95.21	45.70	5.33

TOTAL PARKING STATEMENT FOR RESIDENTIAL & COMMERCIAL BUILDINGS

TOTAL RESIDENTIAL & COMMERCIAL PARKING	AREA REQUIRED & PROVIDED	TOTAL PARKING AREA
942	4093	4078
12.50	2.00	0.70
11775.00	8139.75	2854.50
13062.50	8876.00	3095.40
TOTAL PARKING AREA	22815.40	25133.90

WATER STORAGE CAPACITY CALCULATIONS FOR RETAIL

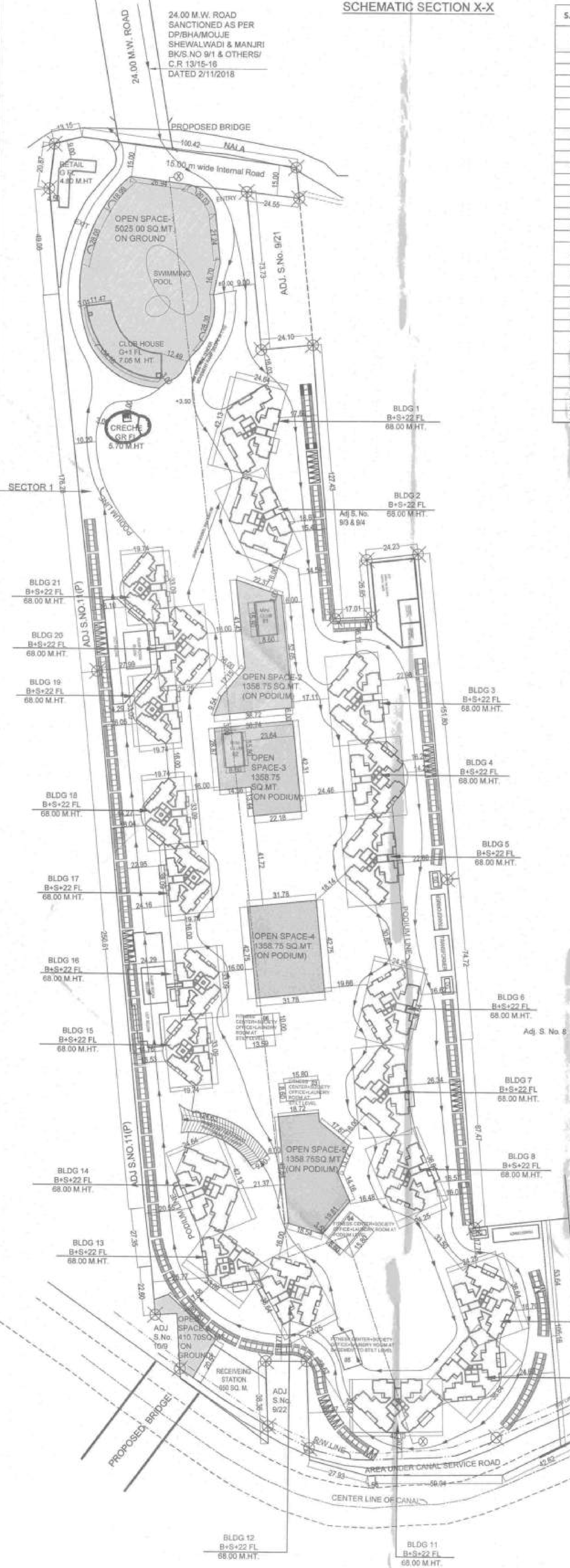
NO. OF PERSONS (B-UP/3)	WATER REQUIRED PER PERSON PER DAY (in Liters)	WATER REQUIRED PER DAY (in Liters)
169	56	9404
45	45	2025
2539	2539	136485
TOTAL NO. OF TENEMENTS	2544	1371700
WATER REQUIRED PER TENEMENT PER DAY (in Liters)	135	898500
TOTAL WATER REQUIRED FOR HALF DAY (in Liters)	675	449250
TOTAL O. H. WATER TANK CAPACITY PROVIDED FOR HALF DAY (in Liters)	880000	880000
ADD WATER REQUIRED FOR FIRE (10,000 Liters per BLDG)	190000	190000
TOTAL O. H. WATER TANK CAPACITY INCLUDING FIRE	1048600	1048600
TOTAL PROVIDED WATER CAPACITY OF TGT (1.5 TIMES)	2578500	2578500
ADD WATER REQUIRED FOR FIRE FIGHTING	300000	300000
TOTAL PROVIDED U.G. WATER TANK CAPACITY INCLUDING FIRE	2878500	2878500
TOTAL PROVIDED 2 NOS OF U.G.T		

BUILDING PERMISSION FSI STATEMENT FOR SECTOR 1 (All Areas in sq.m.)

SECTOR	SR. NO.	BUILDING TYPE	BUILDING NAME	NO. OF FLOORS	NET B/UP AREA COMM	NET B/UP AREA RESI	PERM. BALCONY	PROPOSED BALCONY	STAIRCASE AREA	FIRE STAIRCASE AREA	FIRE TOWER LOBBY AREA	LIFT AREA	FIRE LIFT AREA	NO OF TENAMENT	BLDG HT
1	1	TYPE 3	1	8+5+22 FL	9939.54	1400.93	1043.79	346.50	425.70	131.56	8.00	7.13	132	68.00 M	
	2	TYPE 3	2	8+5+22 FL	9939.54	1400.93	1043.79	346.50	425.70	131.56	8.00	7.13	132	68.00 M	
	3	TYPE 3	3	8+5+22 FL	9939.54	1400.93	1043.79	346.50	425.70	131.56	8.00	7.13	132	68.00 M	
	4	TYPE 2	4	8+5+22 FL	8489.18	1273.38	914.08	346.50	425.70	131.56	8.00	6.51	132	68.00 M	
	5	TYPE 3	5	8+5+22 FL	9939.54	1400.93	1043.79	346.50	425.70	131.56	8.00	7.13	132	68.00 M	
	6	TYPE 2	6	8+5+22 FL	8489.18	1273.38	914.08	346.50	425.70	131.56	8.00	6.51	132	68.00 M	
	7	TYPE 3	7	8+5+22 FL	9939.54	1400.93	1043.79	346.50	425.70	131.56	8.00	7.13	132	68.00 M	
	8	TYPE 2	8	8+5+22 FL	8489.18	1273.38	914.08	346.50	425.70	131.56	8.00	6.51	132	68.00 M	
	9	TYPE 2	9	8+5+22 FL	1161.42	174.21	126.21	47.25	61.62	17.94	8.00	6.51	18	12.90 M	
	10	TYPE 2	10	8+5+22 FL	1161.42	174.21	126.21	47.25	61.62	17.94	8.00	6.51	18	12.90 M	
	11	TYPE 3	11	8+5+22 FL	9939.54	1400.93	1043.79	346.50	425.70	131.56	8.00	7.13	132	68.00 M	
	12	TYPE 2	12	8+5+22 FL	8489.18	1273.38	914.08	346.50	425.70	131.56	8.00	6.51	132	68.00 M	
	13	TYPE 1	13	8+5+22 FL	6342.64	951.40	833.97	346.50	394.24	134.86	8.00	7.00	132	68.00 M	
	14	TYPE 3	14	8+5+22 FL	9939.54	1400.93	1043.79	346.50	425.70	131.56	8.00	7.13	132	68.00 M	
	15	TYPE 1	15	8+5+22 FL	6342.64	951.40	833.97	346.50	394.24	134.86	8.00	7.00	132	68.00 M	
	16	TYPE 1	16	8+5+22 FL	6342.64	951.40	833.97	346.50	394.24	134.86	8.00	7.00	132	68.00 M	
	17	TYPE 1	17	8+5+22 FL	6342.64	951.40	833.97	346.50	394.24	134.86	8.00	7.00	132	68.00 M	
	18	TYPE 1	18	8+5+22 FL	6342.64	951.40	833.97	346.50	394.24	134.86	8.00	7.00	132	68.00 M	
	19	TYPE 1	19	8+5+22 FL	6342.64	951.40	833.97	346.50	394.24	134.86	8.00	7.00	132	68.00 M	
	20	TYPE 2	20	8+5+22 FL	8489.18	1273.38	914.08	346.50	425.70	131.56	8.00	6.51	132	68.00 M	
	21	TYPE 1	21	8+5+22 FL	6342.64	951.40	833.97	346.50	394.24	134.86	8.00	7.00	132	68.00 M	
	22	GR. FL	22	GR. FL	209.26	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.80 M	
	23	GR. FL	23	GR. FL	206.87	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.80 M	
TOTAL				376.13	158744.00	23811.60	17875.06	6678	8122.22	2558.62	168	144.48	2544		
TOTAL COMM+RESI				159120.13											

AREA STATEMENT FOR BUILDING PERMISSION

Area Statement	PREVIOUSLY SANCTIONED			PROPOSED AREA
	RESI ZONE	AGRI ZONE	COMBINED	
1 a) AREA OF PLOT AS PER 7/12	10300.00	6500.00	16800.00	16800.00
b) AREA OF PLOT AS PER DEMARCATION	10300.00	6500.00	16800.00	16557.87
2 MINIMUM PLOT AREA CONSIDERED	10300.00	6500.00	16800.00	16557.87
3 DEDUCTION				12.90 M
a) AREA UNDER CANAL	2274.70	0.00	2274.70	2274.70
b) AREA UNDER 12M W CANAL SERVICE ROAD	4483.76	0.00	4483.76	4483.76
c) AREA UNDER ROAD WIDENING (15 m W Village Road)	0.00	2626.12	2626.12	2626.12
4 TOTAL DEDUCTION (3a-3c)	6758.46	2626.12	9384.58	9384.58
5 GROSS AREA OF PLOT (2-4)	9644.54	6297.88	15942.42	15617.33
6 PERMISSIBLE OPEN SPACE (10%)	9644.54	6297.88	15942.42	15617.33
7 PROPOSED OPEN SPACE (10%)	9644.54	6297.88	15942.42	15617.33
8 PERMISSIBLE AMENITY (15% OF RESI & AGRI ZONE)	14466.23	3148.69	17614.93	0
9 PERMISSIBLE AMENITY (15% OF combine plot) & 15%	0.00	0.00	0.00	23426
10 PREVIOUSLY SANCTIONED AMENITY OF RESI ZONE	0.00	0.00	0.00	14466.23
11 PROPOSED AMENITY OF ADDED RESI ZONE	0.00	0.00	0.00	8959.76
12 TOTAL PROPOSED AMENITY (10+11)	14466.23	3148.69	17614.93	23426
13 NET AREA OF PLOT (5-12)	81975.11	58625.19	141000.50	132747.30
14 PERMISSIBLE BASIC FSI (0.50 of 8)	79777.78	0.00	79777.78	0.00
15 PERMISSIBLE FSI FOR 24M WIDE ROAD	1.30	0.00	0.00	1.30
16 PERMISSIBLE FSI FOR 24M WIDE ROAD (1.20 FOR RESI) (0.30 FOR AGRI)	8833.33	5862.52	9451.85	0.00
17 PERMISSIBLE FSI FOR 24M WIDE ROAD (1.20 FOR COMBINE RESI PLOT) (23+25)	0.00	0.00	0.00	159296.76
18 IN SITU AREA AGAINST 15.00 M. VILLAGE ROAD WIDENING (2162.12)	0.00	0.00	0.00	0.00
19 IN SITU AREA AGAINST PREVIOUSLY SANCTIONED AMENITY (10+11)	0.00	0.00	0.00	0.00
20 IN SITU AREA AGAINST PROPOSED AMENITY (20+21)	0.00	0.00	0.00	0.00
21 TOTAL AVAILABLE AREA AGAINST AMENITY (19+20)	0.00	0.00	0.00	0.00
22 PREMIUM PAID FSI (20000 AG)	0.00	0.00	0.00	0.00
23 MAXIMUM PERMISSIBLE TOR (46379.65)	0.00	0.00	0.00	0.00
24 NET PERMISSIBLE FSI (20225.14)	0.00	0.00	0.00	0.00
25 MAXIMUM POTENTIAL OF PLOT (252219.86)	0.00	0.00	0.00	0.00
26 PROPOSED FSI OF COMM (SECTOR 1)	0.00	847.55	847.55	376.13
27 PROPOSED FSI OF RESI (SECTOR 1)	0.00	0.00	0.00	159296.76
28 TOTAL PROPOSED FSI OF COMM+RESI OF SECTOR 1	0.00	847.55	847.55	159296.76
29 BALANCE FSI (27-28)	8833.33	5334.87	9368.90	126.63
30 REQUIRED AREA FOR FSI (10% of 17)	0.00	0.00	0.00	31859.35
31 PROPOSED AREA FOR EWS	0.00	0.00	0.00	9368.90



BUILDING LAYOUT

FREE OF FSI STRUCTURE

STRUCTURE NAME	STRUCTURE LOCATION	PROPOSED AREA	BUILDING FLOORS
FITNESS CENTER + SOCIETY OFFICE + LOBBY - 3	PODIUM LEVEL	135.88	GR.FL.
FITNESS CENTER + SOCIETY OFFICE + LOBBY - 4	PODIUM LEVEL	135.88	GR.FL.
FITNESS CENTER + SOCIETY OFFICE + LOBBY - 5	STRLT LEVEL	142.40	GR.FL.
FITNESS CENTER + SOCIETY OFFICE + LOBBY - 6	STRLT LEVEL	136.00	GR.FL.
TOTAL		550.16	550.16