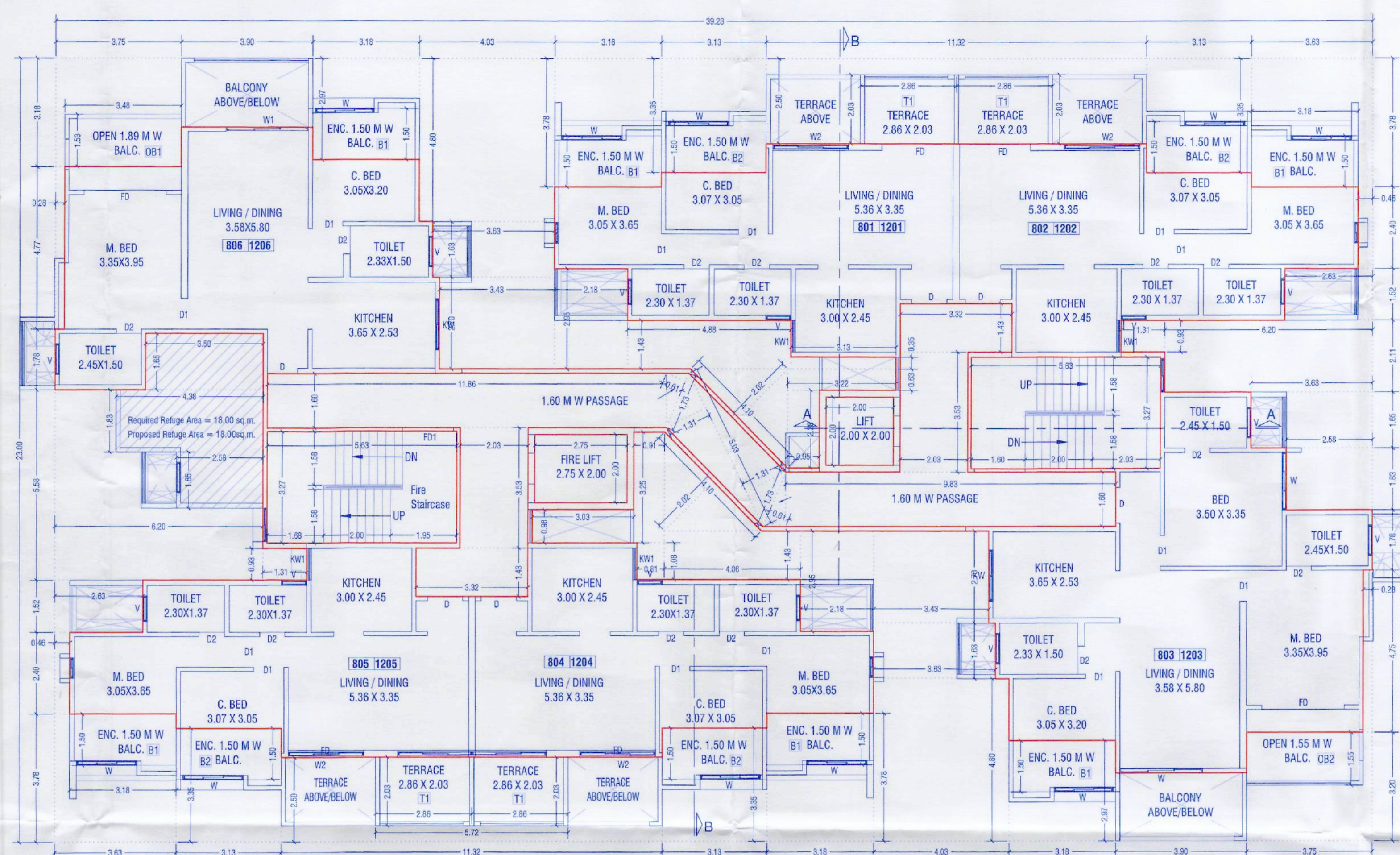
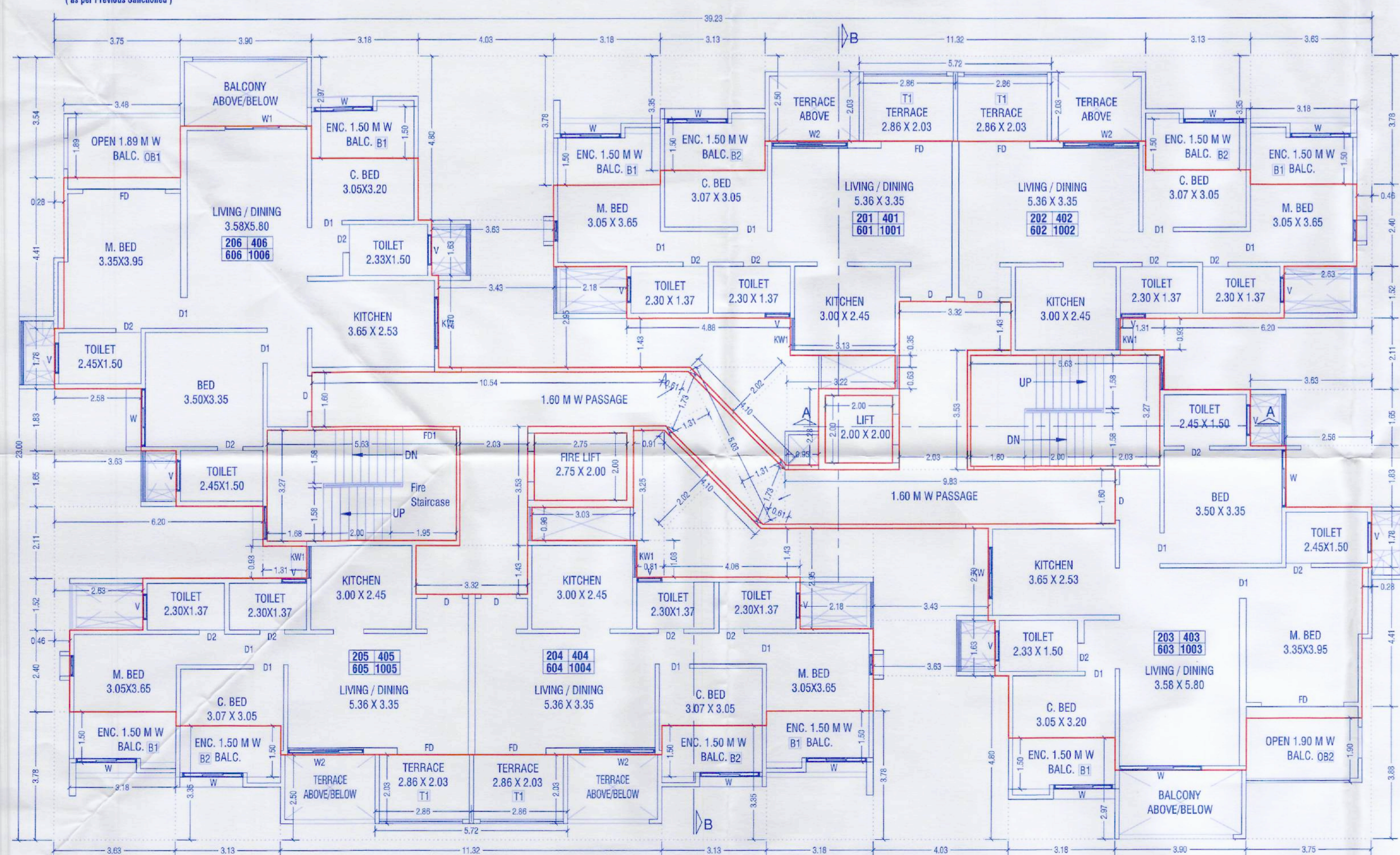


Approved as amended in...
 subject to conditions mentioned in Appendix 'A'
 of letter No. MJC.R. No. 2904/2023, Mouza: S. D. K. A. S. D.
 S. No./C. No./CTS No. 32/1, 32/2
 Dated 1/12/20

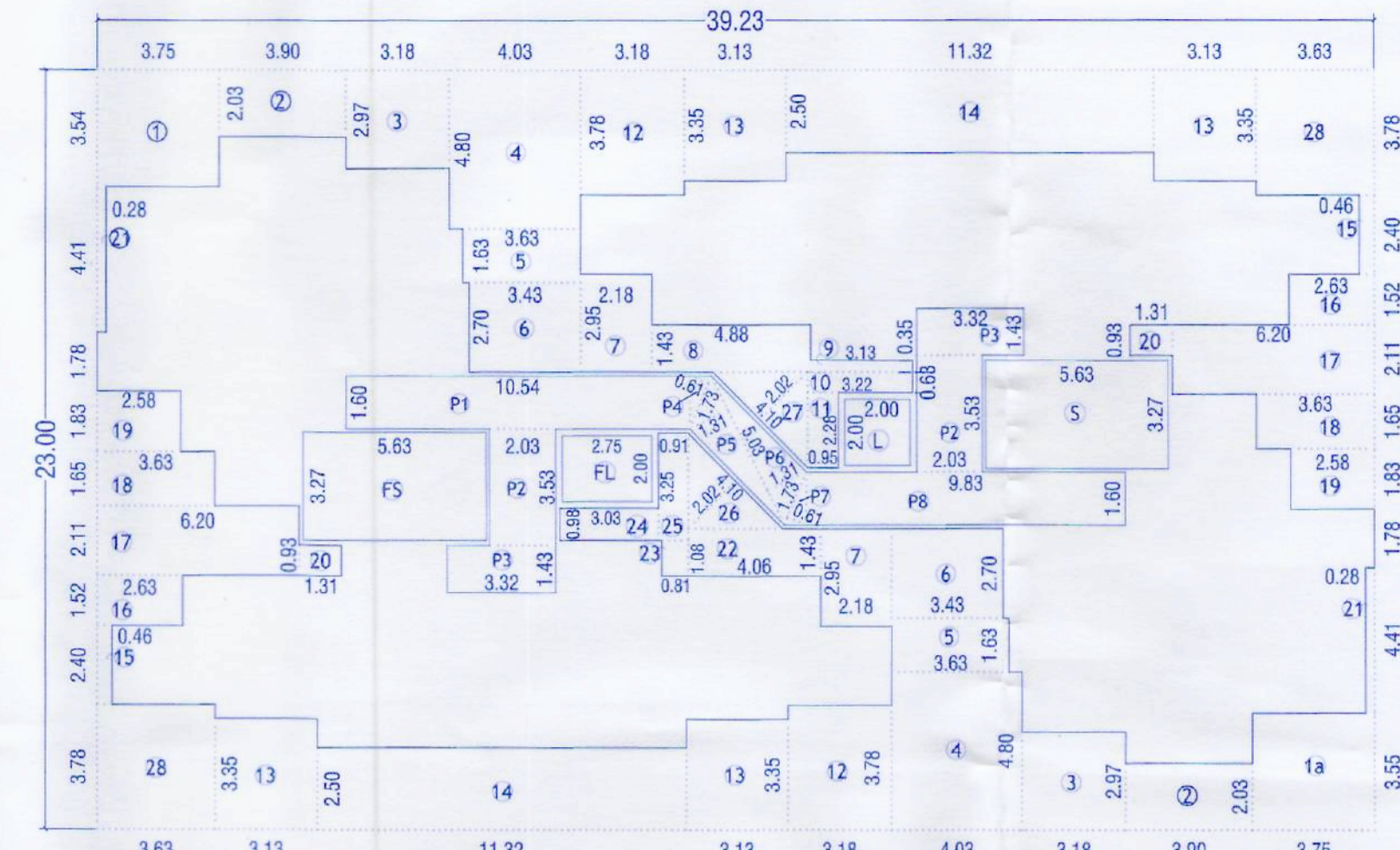
[Signature]
 Metropolitan Commissioner and
 Chief Executive Officer
 Pune Metropolitan Regional Development Authority, Pune.



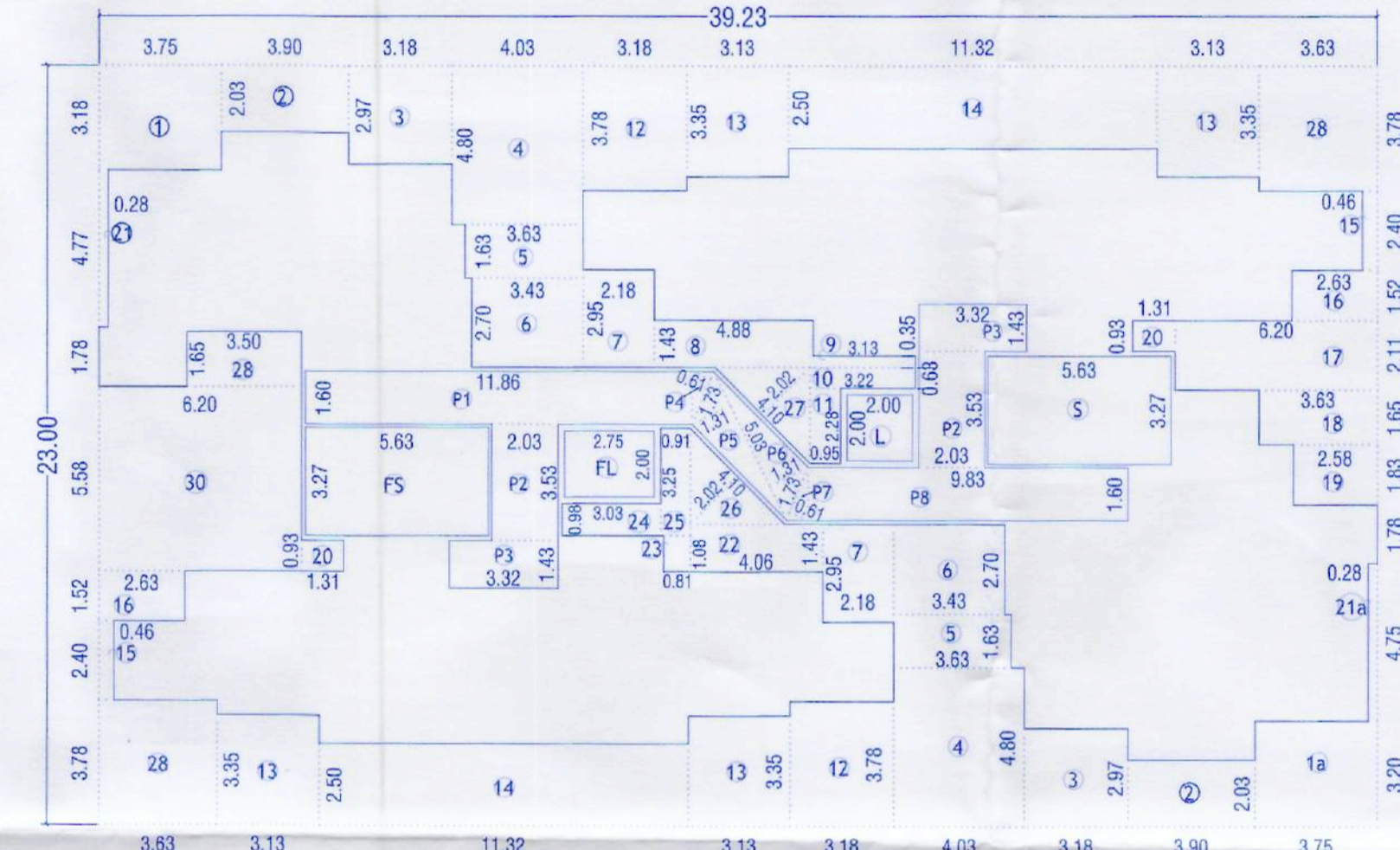
TYPICAL FLOOR PLAN
(8th & 12th Fl.)
(as per Previous Sanctioned)



TYPICAL FLOOR PLAN (as per Previous Sanctioned)
(2nd, 4th, 6th & 10th Fl.)



KEY PLAN FOR TYPICAL FLOOR (SCALE - 1:200)
(2nd, 4th, 6th, 10th & 14th Fl.)



KEY PLAN FOR TYPICAL FLOOR (SCALE - 1:200)
(8th & 12th Fl.)

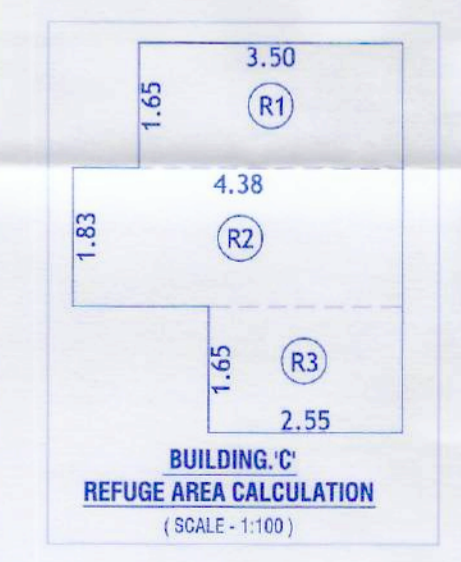
AREA STATEMENT FOR TYPICAL FLOOR (2nd, 4th, 6th & 10th Fl.)	
A	39.23 X 23.00 X 1 = 902.29
STANDARD DEDUCTION	
1	3.75 X 3.54 X 1 = 13.29
1a	3.75 X 3.55 X 1 = 13.31
2	3.90 X 2.03 X 2 = 15.83
3	3.18 X 2.97 X 2 = 18.89
4	4.02 X 4.80 X 2 = 38.59
5	3.63 X 1.63 X 2 = 11.83
6	3.43 X 2.70 X 2 = 18.52
7	2.18 X 2.95 X 2 = 12.86
8	4.87 X 1.43 X 1 = 6.96
9	3.13 X 0.35 X 1 = 1.10
10	3.22 X 0.63 X 1 = 2.03
11	0.95 X 2.28 X 1 = 2.17
12	3.18 X 3.77 X 2 = 23.98
13	3.13 X 3.35 X 4 = 41.94
14	11.32 X 2.50 X 2 = 56.60
15	0.45 X 2.40 X 2 = 2.16
16	2.63 X 1.52 X 2 = 6.00
17	6.20 X 2.10 X 2 = 26.04
18	3.63 X 1.65 X 2 = 11.98
19	2.58 X 1.83 X 2 = 9.44
20	1.30 X 0.93 X 2 = 2.42
21	0.28 X 4.41 X 2 = 2.47
22	4.06 X 1.43 X 1 = 5.81
23	0.91 X 1.08 X 1 = 0.97
24	3.03 X 0.98 X 1 = 2.97
25	0.91 X 3.25 X 1 = 2.96
26	4.10 X 2.02 X 0.50 = 4.14
27	4.10 X 2.02 X 0.50 = 4.14
28	3.63 X 3.77 X 2 = 27.37
TOTAL = 388.66	
STAIR CASE AREA	
S1	5.63 X 3.27 X 1 = 18.41
FS	5.63 X 3.27 X 1 = 18.41
TOTAL = 36.82	
PASSAGE AREA	
P1	10.54 X 1.60 X 1 = 16.86
P2	2.03 X 3.53 X 2 = 14.33
P3	3.32 X 1.42 X 2 = 9.43
P4	1.73 X 0.61 X 0.5 = 0.53
P5	5.03 X 1.31 X 0.5 = 3.29
P6	5.03 X 1.31 X 0.5 = 3.29
P7	1.73 X 0.61 X 0.5 = 0.53
P8	9.83 X 1.60 X 1 = 15.73
TOTAL = 64.00	
LIFT AREA	
L1	2.00 X 2.00 X 1 = 4.00
L2	2.75 X 2.00 X 1 = 5.50
TOTAL = 9.50	
TOTAL DEDUCTION = 498.39	
TOTAL B.U.P AREA FOR TYPICAL FLOOR (2nd, 4th, 6th & 10th Fl.)	
902.29	- 498.39 = 403.31

AREA STATEMENT FOR TYPICAL FLOOR (8th & 12th Fl.)	
A	39.23 X 23.00 X 1 = 902.29
STANDARD DEDUCTION	
1	3.75 X 3.18 X 1 = 11.93
1a	3.75 X 3.20 X 1 = 12.00
2	3.90 X 2.03 X 2 = 15.83
3	3.18 X 2.97 X 2 = 18.89
4	4.02 X 4.80 X 2 = 38.59
5	3.63 X 1.63 X 2 = 11.83
6	3.43 X 2.70 X 2 = 18.52
7	2.18 X 2.95 X 2 = 12.86
8	4.87 X 1.43 X 1 = 6.96
9	3.13 X 0.35 X 1 = 1.10
10	3.22 X 0.63 X 1 = 2.03
11	0.95 X 2.28 X 1 = 2.17
12	3.18 X 3.77 X 2 = 23.98
13	3.13 X 3.35 X 4 = 41.94
14	11.32 X 2.50 X 2 = 56.60
15	0.45 X 2.40 X 2 = 2.16
16	2.63 X 1.52 X 2 = 6.00
17	6.20 X 2.10 X 2 = 26.02
18	3.63 X 1.65 X 1 = 5.99
19	2.58 X 1.83 X 1 = 4.72
20	1.30 X 0.93 X 2 = 2.42
21	0.28 X 4.47 X 1 = 1.24
21a	0.28 X 4.45 X 1 = 1.23
22	4.06 X 1.43 X 1 = 5.81
23	0.91 X 1.08 X 1 = 0.97
24	3.03 X 0.98 X 1 = 2.97
25	0.91 X 3.25 X 1 = 2.96
26	4.10 X 2.02 X 0.50 = 4.14
27	4.10 X 2.02 X 0.50 = 4.14
28	3.63 X 3.77 X 2 = 27.37
29	3.50 X 1.65 X 1 = 5.77
30	6.20 X 5.58 X 1 = 34.60
TOTAL = 402.83	
STAIR CASE AREA	
S1	5.63 X 3.27 X 1 = 18.41
FS	5.63 X 3.27 X 1 = 18.41
TOTAL = 36.82	
PASSAGE AREA	
P1	11.86 X 1.60 X 1 = 18.98
P2	2.03 X 3.53 X 2 = 14.33
P3	3.32 X 1.42 X 2 = 9.43
P4	1.73 X 0.61 X 0.5 = 0.53
P5	5.03 X 1.31 X 0.5 = 3.29
P6	5.03 X 1.31 X 0.5 = 3.29
P7	1.73 X 0.61 X 0.5 = 0.53
P8	9.83 X 1.60 X 1 = 15.73
TOTAL = 66.11	
LIFT AREA	
L1	2.00 X 2.00 X 1 = 4.00
L2	2.75 X 2.00 X 1 = 5.50
TOTAL = 9.50	
TOTAL DEDUCTION = 515.26	
TOTAL B.U.P AREA FOR TYPICAL FLOOR (8th & 12th Fl.)	
902.29	- 515.26 = 387.03

BALCONY AREA CALCULATION (2nd, 4th, 6th & 10th Fl.)	
ENC. BALCONY AREA	
B1	3.18 X 1.50 X 6 = 28.54
B2	3.13 X 1.50 X 4 = 18.72
TOTAL = 47.26	
OPEN BALCONY AREA	
OB1	3.48 X 1.89 X 1 = 6.59
OB2	3.48 X 1.90 X 1 = 6.63
TOTAL = 13.22	
(2nd, 4th, 6th & 10th Fl.)	
47.26	+ 13.22 = 60.48
TOTAL = 60.48	

BALCONY AREA CALCULATION (8th & 12th Fl.)	
ENC. BALCONY AREA	
B1	3.18 X 1.50 X 6 = 28.54
B2	3.13 X 1.50 X 4 = 18.72
TOTAL = 47.26	
OPEN BALCONY AREA	
OB1	3.485 X 1.53 X 1 = 5.35
OB2	3.485 X 1.55 X 1 = 5.42
TOTAL = 10.77	
(8th & 12th Fl.)	
47.26	+ 10.77 = 58.03
TOTAL = 58.03	

TERRACE AREA CALCULATION (2nd, 4th, 6th, 8th, 10th & 12th Fl.)	
ENC. TERRACE AREA	
T1	2.86 X 2.03 X 4 = 23.22
TOTAL = 23.22	



REFUGE AREA REQUIRED : AS PER NBC-UD-GR
 NO. TFS-1806/2115/P.NO. 435(A)/06/TP13 ON
 DATED: 12.07.2010
REFUGE AREA CALCULATION
 Permi. Refuge Area = No. of Person x 0.30 Sq.m.

Floor	Flat
9th Floor	6
10th Floor	6
TOTAL = 12	

Total Person = 12 Flats x 5 Person = 60 Persons
 Permi. Refuge Area = 60 x 0.30 Sq.m. = 18.00 SQ.M.

8TH & 12TH FLOOR REFUGE AREA	
STANDARD DEDUCTION	
R1)	3.50 X 1.85 X 1 = 5.77
R2)	4.38 X 1.83 X 1 = 8.02
R3)	2.55 X 1.95 X 1 = 4.21
TOTAL REFUGE AREA = 18.00	
Permi. Refuge Area = 18.00 sq.m. Prop. Refuge Area = 18.00 sq.m.	

Schedule Of Openings

Opening	Symbol	Size	Windows
Doors	D	1.05 x 2.15	W1 2.40 X 2.00
	D1	0.90 X 2.15	W1 1.83 X 1.50
	D2	0.75 X 2.15	W3 0.60 X 1.50
	OP	0.90 X 2.15	W4 1.70 X 1.50
	SD	2.40 X 2.15	V 0.60 X 0.90
	FRD	1.50 X 2.15	

PROJECT :-
REVISED BUILDING LAYOUT ON S. NO.31 & 32, AT-BHOIRWADI, DIST-PUNE.

OWNER SIGN.

FOR S. S. PROPERTIES THROUGH
 SACHIN BHANDARI POA HOLDER

ARCHITECTS
SANDEEP HARDIKAR & ASSOCIATES ARCHITECTS SIGN.
 ARCHITECTS - INTERIOR DESIGNER

502, SADHANA APPT. SHIVAJINAGAR,
 PUNE-05. TEL - 9371236397/ 9371236398
 Email- syhardikar@gmail.com.

AR. SANDEEP HARDIKAR
 [CA. 9012777]

DATE	SCALE	DRN BY	REV. DATE	REV. NO.
01.11.2023	1:100	SUHAS	-----	R2