NOTE:- MECHANICAL VENTILATION HAS BEEN PROVIDED TO ALL FLOORS

STAMP OF APPROVAL OF PLANS — 1/38

SECTOR R5 (B.P.LAYOUT)

PREVIOUS SANCTIONED BMC/CR.NO.1338/22-23 DATE:03/03/2023
PREVIOUS SANCTIONED BMC/CR.NO.316/23-24 DATE:15/09/2023

Approved as amended in.....
subject to conditions mentioned in Annuxure 'A'
of letter No.BMC/C.R. No.230/23-24 Mouza.....(Tal.Mulshi)
S. No/G. No./CTS No. 29 & 4, 29 & 5/1, 29 & 5/2, 29 & 3/2-4, 3/2-4
Dated 22/03/2023

Metropolitan Commissioner and
Chief Executive Officer
Pune Metropolitan Regional Development Authority, Pune

PMRDA — Pune Metropolitan Regional Development Authority

BUILT UP AREA STATEMENT (Comm. + Resi.)

TOWER NO.	FLOOR	HEIGHT IN M.	COMM.PROPOSED BUILT UP AREA IN SQ.M.	RESI. PROPOSED BUILT UP AREA IN SQ.M.	PER.BALC 15% IN SQ.M.	OPEN BALC/ DECK IN SQ.M.	EXCESS BALC IN SQ.M.	FREE OF FSI FIRE LIFT AREA IN SQ.M.	LIFT AREA	FREE OF FSI STAIRCASE IN SQ.M.	FREE OF FSI FIRE STAIRCASE IN SQ.M.	PERMISSIBLE TERRACE 20% IN SQ.M.	PROPOSED TERRACE IN SQ.M.	TENAMENT	SHOPS/ OFFICE NOS
				0	0	0	0	0	0	0	0	0	0	0	
TOWER 1	GR.+31ST FL.	98.30		23548.75	3532.31	1928.22	0.00	6.21	14.09	372.00	520.96	4554.81	0.00	219.00	
TOWER 2	GR.+31ST FL.	98.30		23610.16	3541.52	1920.78	0.00	6.21	14.09	372.31	520.96	4558.04	0.00	219.00	
TOWER 3	GR.+31ST FL.	98.30		23432.25	3514.84	1921.12	0.00	6.21	13.87	372.00	520.96	4532.94	0.00	218.00	
TOWER 4	GR.+31ST FL.	98.30		21812.37	3271.86	1937.37	0.00	6.21	13.87	372.00	520.96	4216.07	0.00	187.00	
TOWER 5	GR.+32 nd FL.	101.50		21958.79	3293.82	1905.83	0.00	5.94	14.30	417.15	537.24	4237.00	0.00	216.00	
TOWER 6	GR.+31ST FL.	98.45		23393.63	3509.04	1925.45	0.00	5.94	14.30	372.31	520.96	4516.94	0.00	219.00	
TOWER 7	GR./STILT P.+36ST FL.	114.95		24471.57	3670.74	2053.62	0.00	4.84	15.64	418.32	574.98	4844.77	0.00	144.00	
TOWER 8	GR./STILT P.+36ST FL.	114.95		24471.57	3670.74	2053.62	0.00	4.84	15.64	418.32	574.98	4844.77	0.00	144.00	
TOWER 9	GR./STILT P.+36ST FL.	114.95		24471.57	3670.74	2053.62	0.00	4.84	15.64	418.32	574.98	4844.77	0.00	144.00	
TOWER 10	GR./STILT P.+32nd FL.	102.75		21764.05	3264.61	1829.42	0.00	4.84	15.64	371.84	512.82	4303.27	0.00	128.00	
COMMERCIAL BLDG.(MLCP) PARKING	BAS.+Gr.+Mezz.+1st+P 1 To P9+11th Fl. (Club house)	44.85/38.85	15794.44	0.00	2369.17	0.00	0.00	7.41	30.23	73.62	239.32	1777.01	0.00	0.00	23.00
TOTAL AREA			15794.44	232934.71	37309.37	19529.05	0	63.494	177.308	3978.186	5619.115	47230.38	0	1838	23
TOTAL AREA RESI.+COMM.BLDG.				248729.15											

NON FSI STATEMENT

S.No.	Perticulers	Area
1	**FSI Area**	**248729.15**
	Non FSI Area	
2	Staircase Area	9597.30
3	Basement Area	6124.07
4	Parking Area (MLCP)	65910.17
5	Raft Area	14900.00
6	Open Balcony Area	19529.05
7	Projection	2500.00
8	Lift+Fire Lift+LMR Area	240.80
9	Refuge Area	1393.17
10	Top Terrace area	11050.00
12	Club House & Swimming Pool	0.00
13	Entrance Gate/Security Cabin	30.00
14	Transformer RM. / DG Set	600.00
15	Society Office/Drivers Rm.	150.00
16	OH.W. tank & UG. tank /Pump RM.	2530.00
17	Services Area	1200.00
18	**Total NON FSI area (2 to 17)**	**135754.56**
	Total FSI + Non FSI Area (1 + 18)	**384483.71**

PLOT AREA CALCULATION

							SQ.M.
1	0.5	X	43.66	X	17.75	=	387.48
2	0.5	X	43.66	X	35.53	=	775.62
3	0.5	X	96.33	X	21.92	=	1044.82
4	0.5	X	96.11	X	13.32	=	640.09
5	0.5	X	101.42	X	6.62	=	335.70
6	0.5	X	155.80	X	62.40	=	4860.96
7	0.5	X	155.80	X	102.28	=	7967.61
8	0.5	X	140.51	X	35.44	=	2489.84
9	0.5	X	140.51	X	46.50	=	3266.86
10	0.5	X	118.09	X	31.89	=	1882.95
11	0.5	X	121.390	X	34.563	=	2097.78
12	0.5	X	153.11	X	107.04	=	8194.45
13	0.5	X	153.11	X	65.91	=	5045.74
14	0.5	X	115.78	X	11.95	=	691.79
15	0.5	X	115.48	X	10.29	=	594.14
16	Arc P Line Area					=	12.60
17	Arc P Line Area					=	4.73
	TOTAL PLOT AREA					=	40293.15

OPENSPACE AREA CALCULATION

							SQ.M.
1	0.5	X	19.42	X	5.220	=	50.69
2	0.5	X	22.04	X	19.050	=	209.93
3	0.5	X	26.40	X	12.820	=	169.22
4	0.5	X	88.28	X	16.020	=	707.12
5	0.5	X	88.28	X	18.020	=	795.40
6	0.5	X	69.25	X	16.570	=	573.74
7	0.5	X	83.36	X	14.800	=	616.86
8	0.67	X	12.48	X	2.530	=	21.15
9	0.5	X	33.51	X	11.100	=	185.98
10	0.5	X	33.51	X	8.350	=	139.91
11	0.5	X	16.82	X	2.27	=	19.09
12	ARC P LINE AREA					=	2.56
13	0.5	X	30.96	X	2.76	=	42.72
14	0.5	X	31.54	X	8.42	=	132.78
15	0.5	X	38.27	X	11.99	=	229.43
16	0.5	X	18.14	X	10.35	=	93.87
17	0.5	X	18.14	X	2.82	=	25.58
18	0.6	X	12.73	X	2.640	=	20.16
	OPEN SPACE AREA					=	**4036.22**
	LESS ARC AREA					=	6.90
	TOTAL OPEN SPACE AREA					=	**4029.32**

WATER STORAGE CAPACITY CALCULATIONS

A) FOR COMMERCIAL NO. OF OCCUPANTS (2702 + 402 + 291)	**3394**
WATER REQUIRED PER PERSON	45
TOTAL REQUIRED WATER CAPACITY OF O.H	**152730**
B) FOR RESIDENTIAL TOTAL NO. OF TENEMENTS	**1838**
WATER REQUIRED PER PERSON PER DAY (5 X 135)	675
TOTAL REQUIRED WATER CAPACITY OF O.H	**1240650**
C) TOTAL COMM + RESI REQUIRED WATER CAPACITY OF O.H	**1393380**
ADD WATER REQUIRED FOR FIRE FIGHTING IN LITERS (25000 X 11 BLDG.)	275000
D) TOTAL PROVIDED O.H. WATER TANK CAPACITY IN LITERS	**1668380**
E) TOTAL REQUIRED U.G. WATER TANK CAPACITY (1.5 TIMES) (C X 1.5)	2090070
ADD WATER REQUIRED FOR FIRE FIGHTING IN LITERS (2,00,000 X 1 BLDG.)	200000
ADD WATER REQUIRED FOR FIRE FIGHTING IN LITERS (50,000 X 10 BLDG.)	500000
F) TOTAL PROVIDED U.G WATER TANK CAPACITY IN LITERS	**2790070**
REFER LAYOUT PLAN FOR COMMON UGT CAPACITY	

GOOGLE MAP — PROPOSE SITE

PROPOSE SITE — DP LOCATION MAP

PROPOSED BUILT UP AREA STATEMENT

TOWER NO.	FLOOR	HEIGHT IN M.	PROPOSED BUILT UP AREA IN SQ.M.	TENAMENT
TOWER 1	GR.+31ST FL.	98.30	23548.75	219
TOWER 2	GR.+31ST FL.	98.30	23610.16	219
TOWER 3	GR.+31ST FL.	98.30	23432.25	218
TOWER 4	GR.+31ST FL.	98.30	21812.37	187
TOWER 5	GR.+32nd FL.	101.50	21958.79	216
TOWER 6	GR.+31ST FL.	98.45	23393.63	219
TOWER 7	GR./STILT P.+36ST FL.	114.95	24471.57	144
TOWER 8	GR./STILT P.+36ST FL.	114.95	24471.57	144
TOWER 9	GR./STILT P.+36ST FL.	114.95	24471.57	144
TOWER 10	GR./STILT P.+32nd FL.	102.75	21764.05	128
TOTAL AREA			232934.71	1838.00
COMMERCIAL BLDG.(MLCP) PARKING	BAS.+Gr.+Mezz.+1st+P 1 To P9+11th Fl. (Club house)	44.85/38.85	15794.44	0
TOTAL AREA			248729.15	1838.00

PREVIOUS SANCTIONED BUILT UP AREA STATEMENT

TOWER NO.	FLOOR	HEIGHT IN M.	BUILT UP AREA IN SQ.M.	TENAMENT
(MLCP) PARKING	STILT P.+7TH FL.	22.55	0	0
TOWER 1	GR.+31ST FL.	98.30	23352.10	219
TOWER 2	GR.+31ST FL.	98.30	23560.93	218
TOWER 3	GR.+31ST FL.	98.30	23432.25	218
TOWER 4	GR.+31ST FL.	98.30	21817.65	187
TOWER 5	STILT P.+28TH FL.	89.00	20412.43	196
TOTAL AREA			112575.36	1038

PROFORMA SECTOR R5

Sr.No.	AREA STATEMENTS	PREVIOUS SANCTIONED IN SQ.M.	PROPOSED AREA IN SQ.M.
1	AREA OF SECTOR R5 SANCTIONED MASTER PLAN	27130.77	40293.15
2	OPEN SPACE 10%	2713.077	4029.315
3	a] REQ. ALLOTTED PREMIUM FSI AS PER MASTER PLAN	-	ZERO/UD
	b] COMM. ALLOTTED PREMIUM FSI AS PER MASTER PLAN	-	15800.00
	c] TOTAL ALLOTTED PREMIUM FSI AS PER MASTER PLAN	250150.00	248850.00
4	PROPOSED RESIDENTIAL FLOOR SPACE	112575.36	232934.71
5	PROPOSED COMMERCIAL FLOOR SPACE	0.00	15794.44
6	PROPOSED COMMERCIAL +RESIDENTIAL FLOOR SPACE	112575.36	248729.15
7	BALANCE FSI BUILDING	137574.64	120.85
8	TENEMENTS PROPOSED IN SECTOR R5	1038	1838
9	PERMISSIBLE BALCONY 15%	16886.30	37309.37
10	PROPOSED BALCONY	9489.924	19529.05
11	PARKING STATEMENT		
12	PARKING REQUIRED BY RULES	CAR / SCOOTER / CYCLE	
	PARKING REQUIRED BY RULES	2360 / 4022 / 4022	
	PARKING PROPOSED BY RULES	2455 / 4022 / 4022	

PROFORMA

S.No.	BLUERIDGE- R8- 7TH REVISION	BLUERIDGE-LC1	BLUERIDGE-extended areas LC2	BLUERIDGE-extended areas LC3	TOTAL OF LC1+LC2+LC3	BLUERIDGE-extended areas LC4	TOTAL AREA	AREA IN HECTARES	AREA IN ACRES
	AREA STATEMENT	SQ.M.	SQ.M.	SQ.M.		SQ.M.	SQ.M.	HA	ACRE
1	Plot Area as per LOI	448074.00	31243.00	42500.00	521817.00	12800.00	534617.00	53.46	133.65
2	Plot Area as per Demarcation	446300.00	29814.57	45719.09	521833.66	12819.93	534653.59	53.47	133.66
3	Less :A) Area under MIDC Road 20.0.m	2974.98	0.00	0.00	2974.98	0.00	2974.98	0.30	0.74
4	Less :B) Area under MIDC Road 10.0.m	2454.42	0.00	0.00	2454.42	0.00	2454.42	0.25	0.61
5	Land under 24.0M.DP Road Area	4677.99	178.02	5261.38	10117.39	101.46	10218.85	1.02	2.55
6	Land under 12 m. DP road	0.00	0.00	4962.90	4962.90	1955.90	6918.80	0.69	1.73
7	Total Area under Road	10107.39	178.020	10224.280	20509.69	2057.360	22567.05	2.257	5.642
8	Net Gross Land Area under Township (1-7)	437966.61	31064.98	32275.72	501307.31	10762.57	512069.88	51.21	128.02
9	Basic FSI permissible	448074.00	31243.00	43500.00	521817.00	12800.00	534617.00	53.46	128.02
10	Premium FSI (70% of Basic FSI permissible)	313651.80	21870.10	29750.00	365271.90	8960.00	374231.90	37.42	93.56
11	Total Permissible FSI	761725.80	53113.10	72250.00	887088.90	21760.00	908848.90	90.88	227.21

MLCP -CONSTRUCTION AREA SUMMARY

FLOOR	AREA IN SQ.MT
BASEMENT	6124.07
PARKING LVL.-1	7054.99
PARKING LVL.-2	7048.48
PARKING LVL.-3	7430.78
PARKING LVL.-4	7396.07
PARKING LVL.-5	7395.97
PARKING LVL.-6	7395.97
PARKING LVL.-7	7395.97
PARKING LVL.-8	7395.97
PARKING LVL.-9	7395.97
TOTAL	72034.24

REFUGE AREA STATEMENT

	Per Floor Area	No. Of Floors	Total In Sq.m.
TOWER 1	22.50	5	112.50
TOWER 2	22.50	5	112.50
TOWER 3	22.50	5	112.50
TOWER 4	22.50	5	112.50
TOWER 5	23.25	5	116.25
TOWER 6	22.92	5	114.60
TOWER 7	29.68	6	178.08
TOWER 8	29.68	6	178.08
TOWER 9	29.68	6	178.08
TOWER 10	29.68	6	178.08
TOTAL AREA			1393.17

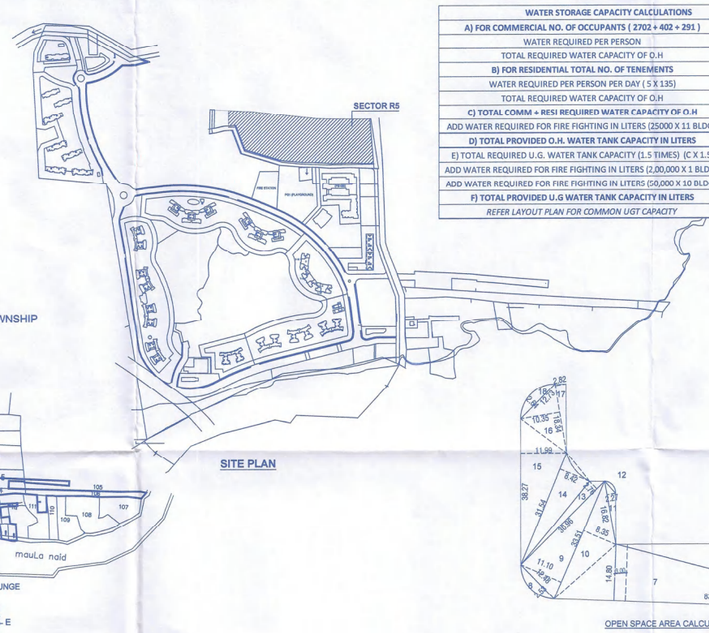
RESIDENTIAL PARKING AREA STATEMENT & COMMERCIAL

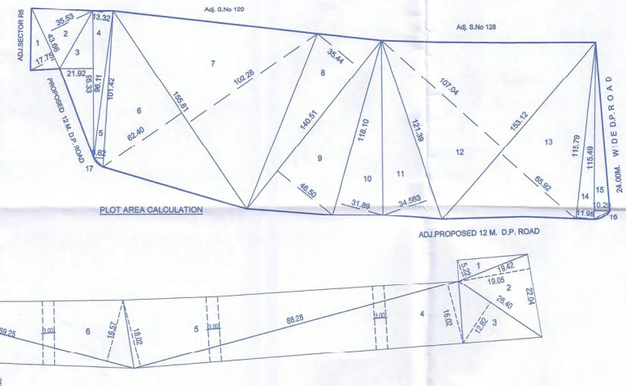
One Parking space for every	Flats nos.	PARKING REQUIRED					
		Car	Scooter	Cycle			
3 tenement having built up area between 50 to 100 sq.mt.	634	1	4	4	211	845	845
2 tenements having built up area more than 100 sq.mtr	1204	2	2	2	1204	1204	1204
Mercantile (markets, departmental stores, shops and other Commercials users) including wholesale markets 100 sq. m. built up area or fraction thereof = 15800 SQ.M.	15800	1	4	4	158	632	632
Total	1838				1573	2681	2681
50% Parking for Metropolitan City					787	1341	1341
Total Residential+Comm. Nos.					**2360**	**4022**	**4022**
REQUIRED PARKING MLCP NOS					2455	4022	4022
TOTAL PROPOSED PARKING NOS					**2455**	**4022**	**4022**
Required Parking Area		12.5	2.00	0.7	29500	8044	2815.40

MLCP PARKING STATEMENT

FLOOR	NO OF CARS	NOS OF 2 WHEELER	NOS OF CYCLE
BASEMENT	231		
PARKING LVL.-1	428	0	0
PARKING LVL.-2	496		
PARKING LVL.-3	0	2011	2011
PARKING LVL.-4	0	2011	2011
PARKING LVL.-5	260		
PARKING LVL.-6	260		
PARKING LVL.-7	260		
PARKING LVL.-8	260		
PARKING LVL.-9	260		
TOTAL	2455	4022	4022

LOCATION PLAN





LAYOUT PLAN
SCALE = 1: 750

PLOT AREA FOR TOWER 7 : 3964.30 SQ.M.
SURVEY NO. 126/1(p), 126/2(p),126/3(p),

NAME OF OWNER	SIGNING AUTHORITY
M/S.MACROTECH DEVELOPERS LTD. & PRECISEHOMES CONSTRUCTIONS PVT. LTD. Through Mr.Rajendra Gadekar	

DESCRIPTION OF PROPOSAL AND PROPERTY

REVISED RESIDENTIAL+ COMMERCIAL BUILDING SECTOR 5 AT S.Nos.119 TO 125+154P+155+156+157P+160P+161TO171+173P PLOT 2, S.Nos. 106+111/1+112/4 +113/1+113/2/1+114, S.Nos. 105 /8+115 /3+4, 126 /1 to 3,126 / 3 (P) ,127 /1 to 4, 128 /1/1, 128 /1 /2 Hinjawadi,Tal.-Mulashi,Dist.-Pune

NAME AND ADDRESS OF ARCHITECT

PRADEEP KAMBLE
ARCHITECT

PRADEEP KAMBLE & ASSOCIATES
B-101,1st FL., JAKH BUTERA COMPLEX,
PANDIT MALVIYA PATH, RAMNAGAR,
DOMBIVALI (W) - 421 201, TEL - 2862642

SIGN.
PRADEEP KAMBLE
CA/87/10471

DATE	SCALE	DRN BY	REV. DATE	REV. NO.
20.10.2023	1 : 750	-	--------	R2

Y:\21 - Pune - HINJEWADI,BLUE RIDGE, - PMRDA\21 - ACAD\Bldg Approvals\Layout\Under Scrutiny\BP_Layout-2023-10.04.dwg

Yellow Highlighted details denotes, the land area for this particular project.