Approved as amended in ..... "A"
subject to conditions mentioned in ..... dated .....
of letter No BMC/C.R. No 6-2/23-24 ..... 17/7/23
S. No./G. No./CTS No. 9/6/1/2
Dated 03/07/2023
Metropolitan Commissioner and
Chief Executive Officer
Pune Metropolitan Regional Development Authority, Pune.

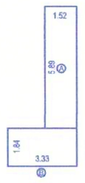
Pune Metropolitan Regional Development Authority PMRDA

TYPICAL 4TH,5TH,6TH,8TH,9TH,10TH,11TH FLOOR BUA STATEMENT							
AREA OF BLOCK							
A	17.93	x	29.17	x	1	=	523.02
DEDUCTION							
S1	5.00	x	3.00	x	1.0	=	15.00
S2	3.50	x	3.00	x	1.0	=	10.50
L1	2.00	x	2.50	x	1.0	=	5.00
L2	2.00	x	2.50	x	1.0	=	5.00
D1	0.48	x	3.18	x	1.0	=	1.53
D2	1.63	x	1.47	x	1.0	=	2.40
D3	11.35	x	4.27	x	1.0	=	48.46
D4	9.55	x	3.44	x	1.0	=	32.85
D5	1.80	x	1.95	x	1.0	=	3.51
D6	2.97	x	1.18	x	1.0	=	3.50
D7	1.55	x	1.05	x	1.0	=	1.63
D8	1.63	x	0.67	x	3.0	=	3.28
D9	3.33	x	5.55	x	1.0	=	18.48
D10	0.77	x	0.74	x	0.5	=	0.28
D11	0.11	x	0.77	x	1.0	=	0.08
D12	1.80	x	1.63	x	1.0	=	2.93
D13	0.85	x	7.25	x	1.0	=	6.16
D14	1.80	x	3.80	x	1.0	=	8.84
D15	0.48	x	24.33	x	1.0	=	11.68
D16	2.03	X	18.16	X	1.0	=	36.86
D17	1.05	X	2.95	X	1.0	=	3.10
D18	0.77	X	1.05	X	1.0	=	0.81
D19	1.60	X	0.50	X	1.0	=	0.80
D20	1.27	X	3.30	X	1.0	=	4.19
DEDUCTIONS						=	224.89
TOTAL						=	224.89
TOTAL NET AREA						=	298.02

3RD FLOOR BALCONY STATEMENT							
PERMISSIBLE BALCONY = 15% B/UP AREA =44.67 SQ.M.							
BALCONY PROPOSED							
B1	1.33	x	3.30	x	2.0	=	8.78
B2	1.33	x	3.24	x	2.0	=	8.62
B3	1.33	x	3.48	x	2.0	=	9.26
B4	1.33	x	3.18	x	1.0	=	4.23
B5	1.33	x	4.22	x	1.0	=	5.61
B6	1.66	x	1.63	x	2.0	=	5.41
B7	1.80	x	1.63	x	1.0	=	2.93
B8	1.80	x	1.95	x	1.0	=	3.51
TOTAL						=	48.35

REFUGE AREA CALCULATION							
REQ. REFUGE AREA	0.30	SQ.M/ PERSON					
NO.OF PERSONS OF CONSECUTIVE FLOOR	5	X	4	X	2	=	40
REQ. REFUGE AREA PER PERSONS 0.30 SQ.M							
REQ. REFUGE AREA	40	X	0.30	=	12.00	SQ.M	
PROVIDED (MIN 15.00 SQ.M REQ)	0		0.00		15.00	SQ.M	

AREA CALCULATION OF REFUGE AREA AT FLOOR 7TH AND 12TH



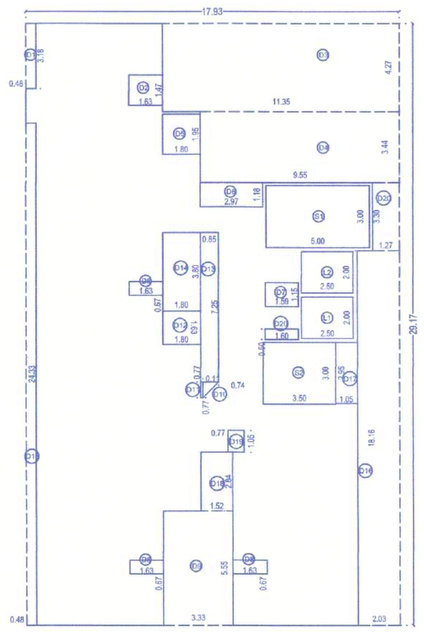
AREA OF BLOCK
A-1.52 X 5.89
= 8.95 SQ.MT

B-3.33 X 1.84
= 6.12 SQ.MT

TOTAL = 15.07 SQ,M

TOTAL -15.07SQ.M

REFUGE AREA KEY PLAN
SCALE - 1:200

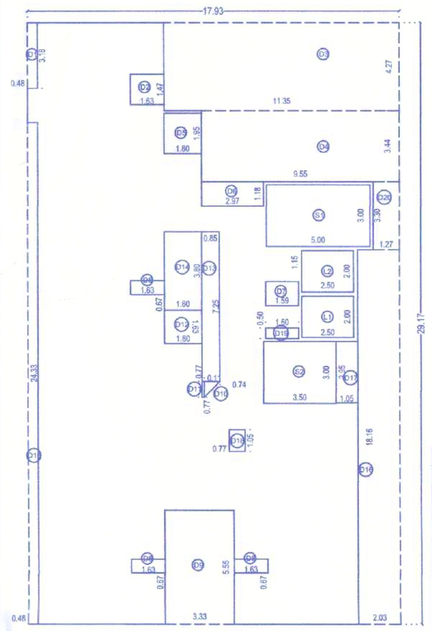


7TH & 12TH FLOOR KEY PLAN (REFUGE)

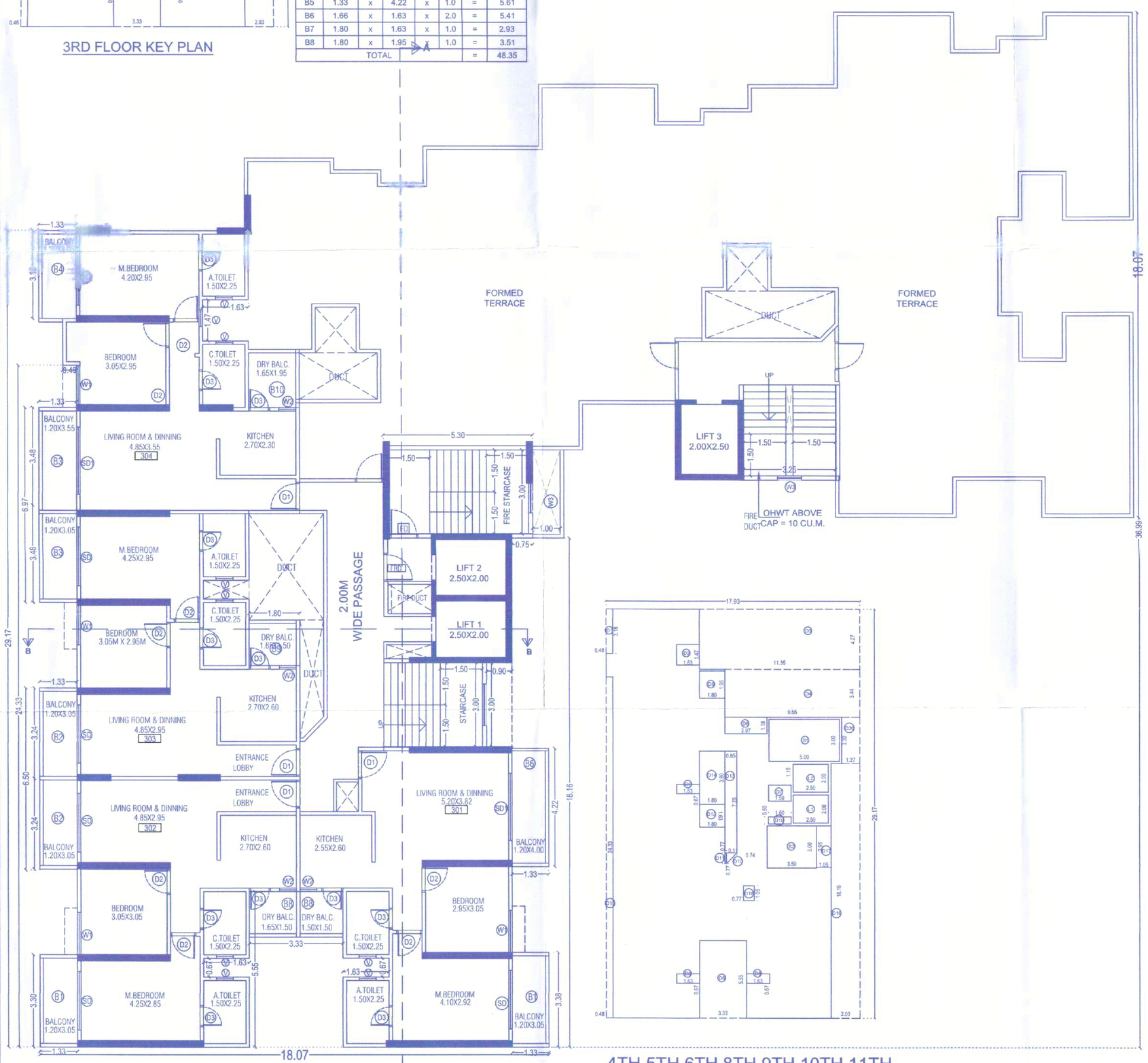
TYPICAL 7TH,12TH FLOOR BUILT UP CALCULATION							
AREA OF BLOCK							
A	17.93	x	29.17	x	1	=	523.02
DEDUCTION							
S1	5.00	x	3.00	x	1.0	=	15.00
S2	3.50	x	3.00	x	1.0	=	10.50
L1	2.00	x	2.50	x	1.0	=	5.00
L2	2.00	x	2.50	x	1.0	=	5.00
D1	0.48	x	3.18	x	1.0	=	1.53
D2	1.63	x	1.47	x	1.0	=	2.40
D3	11.35	x	4.27	x	1.0	=	48.46
D4	9.55	x	3.44	x	1.0	=	32.85
D5	1.80	x	1.95	x	1.0	=	3.51
D6	2.97	x	1.18	x	1.0	=	3.50
D7	1.59	x	1.15	x	1.0	=	1.83
D8	1.63	x	0.67	x	3.0	=	3.28
D9	3.33	x	5.55	x	1.0	=	18.48
D10	0.77	x	0.74	x	0.5	=	0.28
D11	0.11	x	0.77	x	1.0	=	0.08
D12	1.80	x	1.63	x	1.0	=	2.93
D13	0.85	x	7.25	x	1.0	=	6.16
D14	2.03	x	3.80	x	1.0	=	7.71
D15	0.48	x	24.33	x	1.0	=	11.68
D16	0.75	X	18.16	X	1.0	=	13.62
D17	1.05	X	2.95	X	1.0	=	3.10
D18	1.52	X	2.84	X	1.0	=	4.32
D19	0.77	X	1.05	X	1.0	=	0.81
D20	1.60	X	0.50	X	1.0	=	0.80
D21	1.27	X	3.30	X	1.0	=	4.19
DEDUCTIONS						=	192.18
TOTAL						=	192.18
TOTAL NET AREA						=	293.51

4TH,5TH,6TH,8TH,9TH,10TH,11TH FLOOR BALCONY STATEMENT							
PERMISSIBLE BALCONY = 15% B/UP AREA =45.54 SQ.M.							
BALCONY PROPOSED							
B1	1.33	x	3.30	x	2.0	=	8.78
B2	1.33	x	3.24	x	2.0	=	8.62
B3	1.33	x	3.48	x	2.0	=	9.26
B4	1.33	x	3.18	x	1.0	=	4.23
B5	1.33	x	4.22	x	1.0	=	5.61
B6	1.66	x	1.63	x	2.0	=	5.41
B7	1.80	x	1.63	x	1.0	=	2.93
B8	1.80	x	1.95	x	1.0	=	3.51
TOTAL						=	48.35

7TH & 12TH FLOOR BALCONY STATEMENT							
PERMISSIBLE BALCONY = 15% B/UP AREA =44.03 SQ.M.							
BALCONY PROPOSED							
B1	1.33	x	3.30	x	2.0	=	8.78
B2	1.33	x	3.24	x	2.0	=	8.62
B3	1.33	x	3.48	x	2.0	=	9.26
B4	1.33	x	3.18	x	1.0	=	4.23
B5	1.80	x	1.95	x	1.0	=	3.51
B6	1.33	x	4.22	x	1.0	=	5.61
B7	1.65	x	1.50	x	1.0	=	2.47
TOTAL						=	42.48

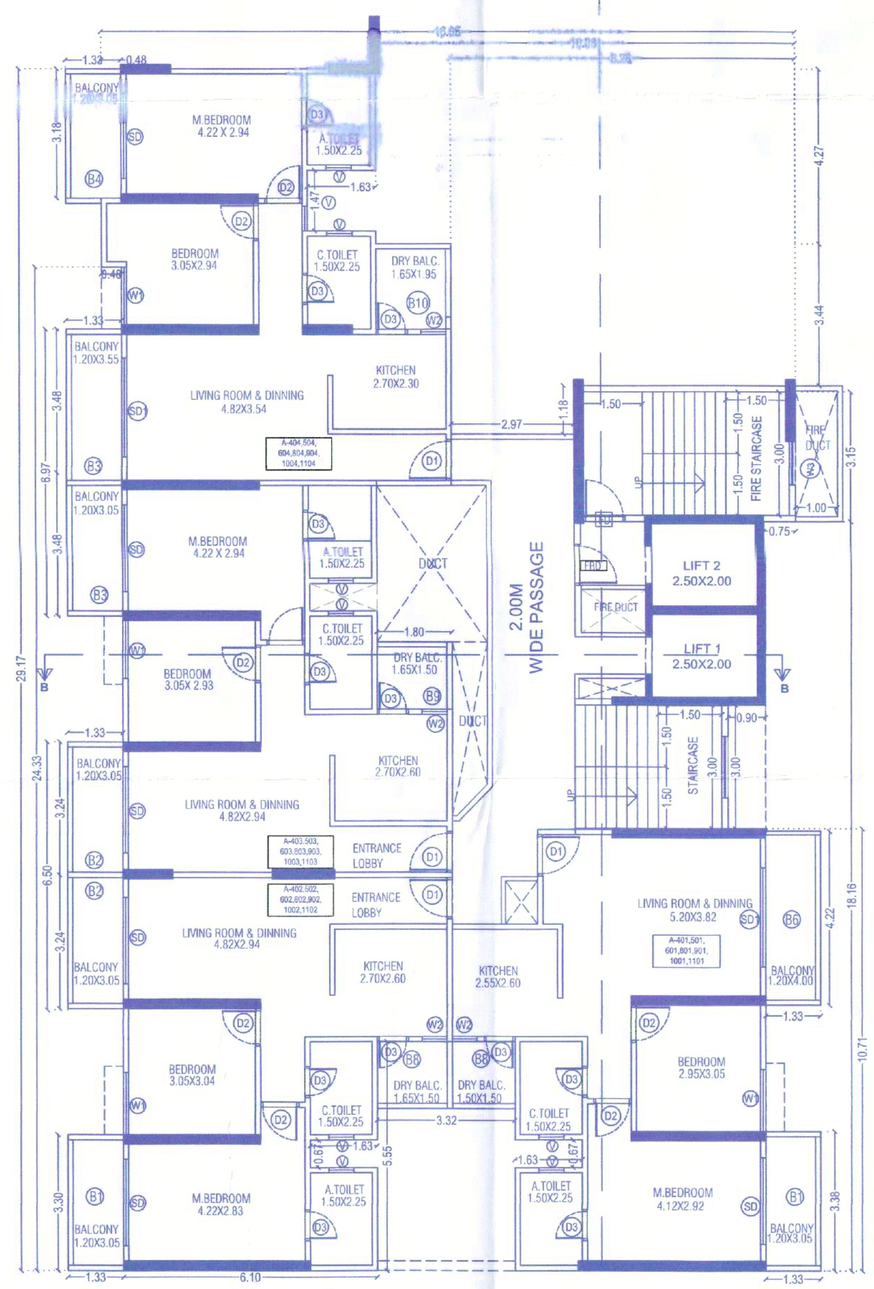


3RD FLOOR KEY PLAN

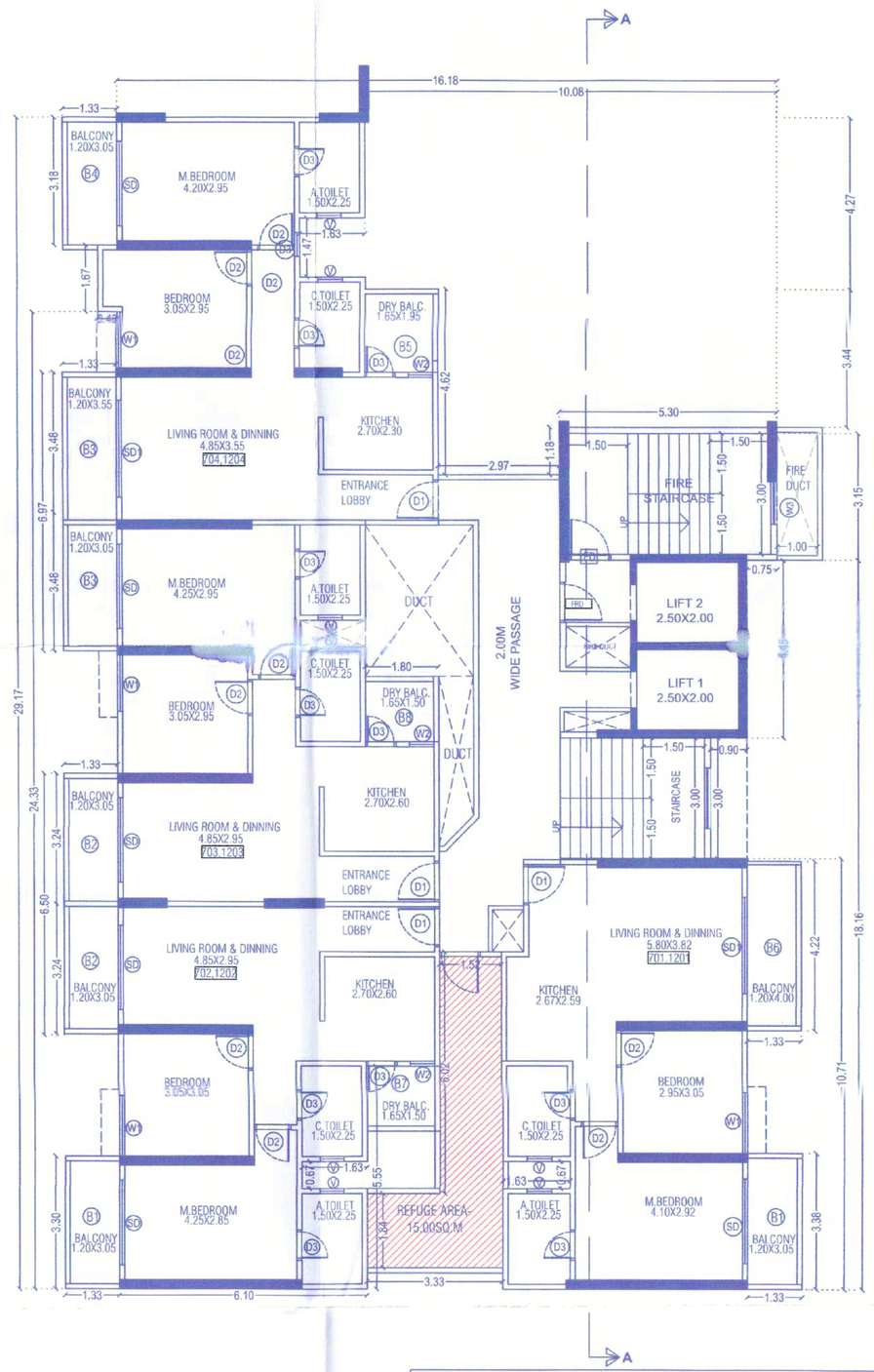


3RD FLOOR PLAN

4TH,5TH,6TH,8TH,9TH,10TH,11TH FLOOR KEY PLAN



4TH,5TH,6TH,8TH,9TH,10TH,11TH FLOOR PLAN



7TH & 12TH FLOOR PLAN (REFUGE)

PROJECT

PROPOSED RESIDENTIAL GROUP HOUSING
ON S.NO-270/2,AT BHUGAON
TAL- MULSHI, DIST - PUNE.

OWNER :-
MR.GULAB LAXMAN SANAS THROUGH
P.H.A MIS KUMAR PROPERTY,GOVINDSHRI REALOTRS,LLP THROUGH
MR.AMIT REJENDRA BAHIRAT
MR.DILIP PANDURANG GAVDE
MR.HITESH KEVALKUMAR JAIN

CA/2002/22917 PUNE A.C. SACHIN SOLANKI & Group Consultants

ARCHITECT'S SIGN. OWNER / P.A.H. SIGN.

NORTH

ARCHITECT

GROUP CONSULTANTS
' MOTI HEIGHTS', 2nd FLOOR, 722, BUDHWAR PETH,
NEAR JIJAMATA BAUG, PUNE-411002
CELL-9822443323

SCALE	DATE	DRAWN BY	CHECK BY	JOB NO.
1:100	19.07.23	CHETAN	SACHIN	W-1033