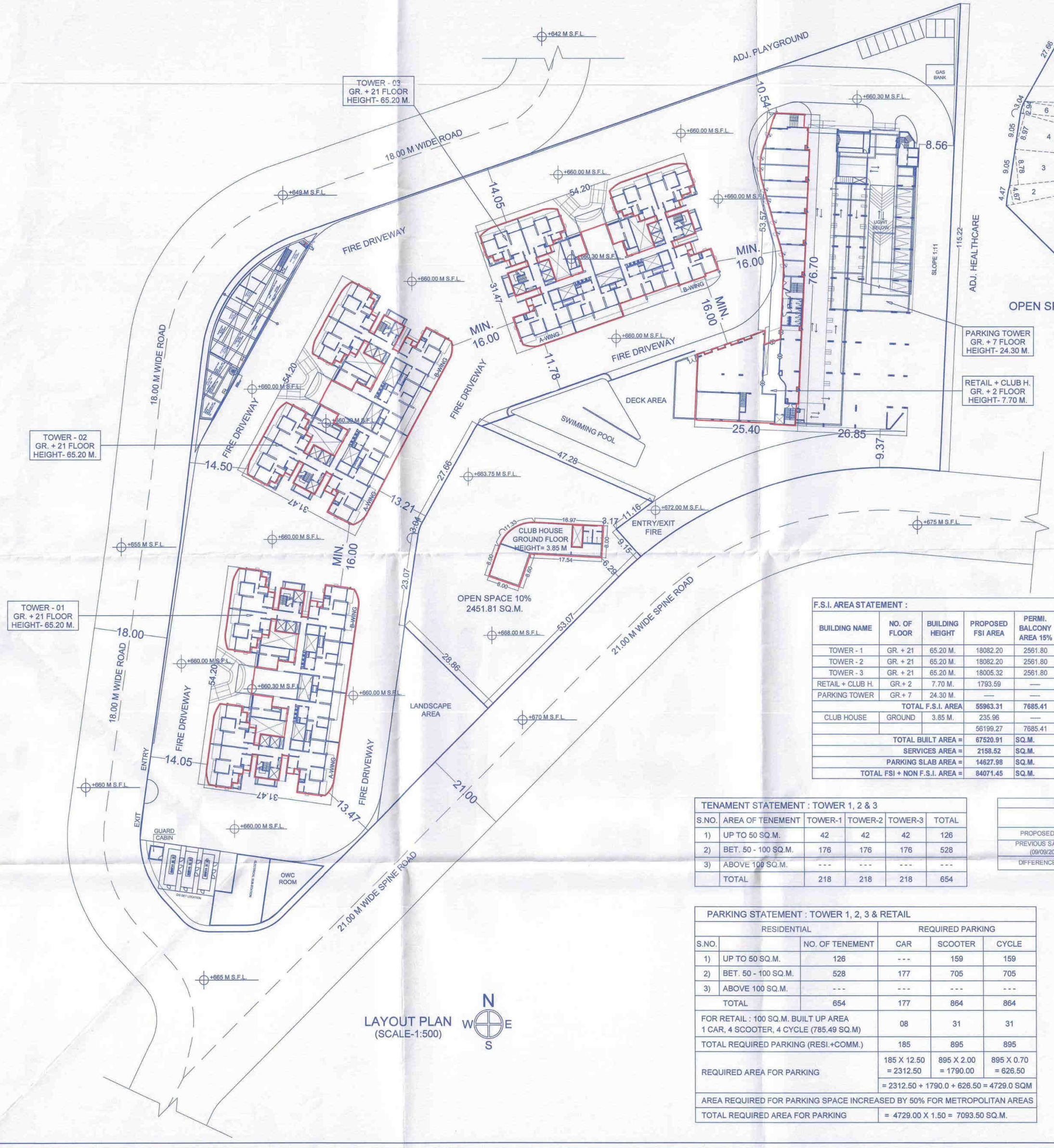
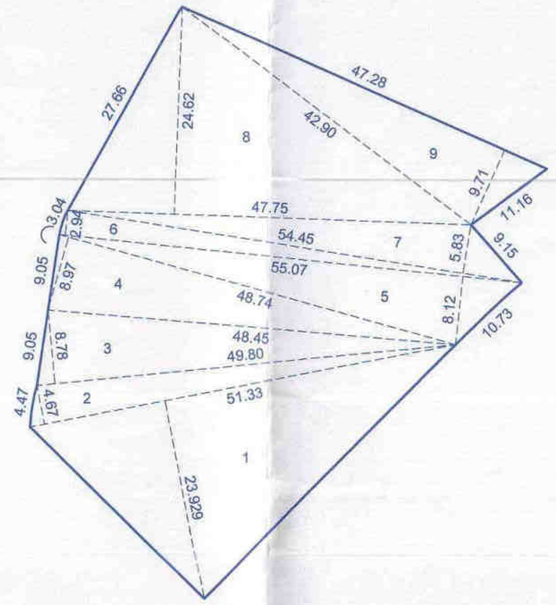


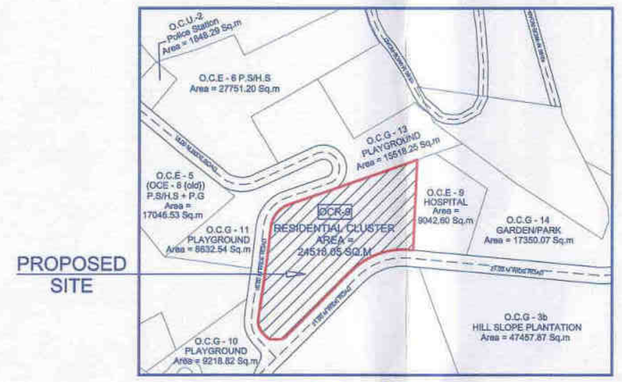
LAYOUT PLAN
(SCALE-1:500)



OPEN SPACE AREA KEY PLAN
(SCALE-1:500)

AREA STAEMENT IN SQ.M.			
		PREVIOUS SANCTION	REVISED PROPOSED
1	AREA OF PLOT OCR-09		24518.05
2	DEDUCTION FOR ROAD		nil
3	NET GROSS PLOT AREA		24518.05
4	PERMISSIBLE OPEN SPACE		2451.805
5	PROPOSED OPEN SPACE		
6	PERMISSIBLE TOTAL FSI AREA IN RESIDENTIAL SECTORS OCR-01 TO OCR-18	1063193.44	2899564.00
7	PROPOSED FSI UP AREA		
	OCR-1		
	OCR-2		
	OCR-3		
	OCR-4		
	OCR-5		
	OCR-6	48678.51	35684.68
	OCR-7	76974.63	76974.63
	OCR-8	5172.71	5172.71
	OCR-9	70591.12	55963.31
	OCR-10		
	OCR-11		1941.85
	OCR-12		
	OCR-13		
	OCR-14		
	OCR-15		
	OCR-16		
	OCR-17		
	OCR-18		
	TOTAL	201416.97	175737.18
	BALANCE RESIDENTIAL FSI IN TOWNSHIP		2723826.82

OPEN SPACE 10% AREA CALCULATIONS (BY TRIANGULATION METHOD)							
Sr.No	Length Meter		Width Meter		No.		Total Sq.M.
ADDITIONS FOR							
1]	51.33	X	23.929	X	0.5	=	614.12
2]	51.33	X	4.67	X	0.5	=	119.86
3]	49.80	X	8.78	X	0.5	=	218.62
4]	48.74	X	8.97	X	0.5	=	218.60
5]	55.07	X	8.12	X	0.5	=	223.58
6]	55.07	X	2.94	X	0.5	=	80.95
7]	54.45	X	5.83	X	0.5	=	158.72
8]	47.75	X	24.62	X	0.5	=	587.80
9]	47.28	X	9.71	X	0.5	=	229.54
TOTAL OPEN SPACE AREA						=	2451.81



PROPOSED SITE

LOCATION PLAN

F.S.I. AREA STATEMENT :															
BUILDING NAME	NO. OF FLOOR	BUILDING HEIGHT	PROPOSED FSI AREA	PERMI. BALCONY AREA 15%	PROPOSED OPEN BALCONY	PROPOSED STAIRCASE AREA		PROPOSED LIFT AREA		PROPOSED L.M.R. AREA		PROPOSED REFUGE AREA	ENTRANCE LOBBY AREA	PROPOSED TENEMENTS	GROUND COVERAGE AREA	TOTAL BUILT UP AREA (FSI+NON FSI)
						REGULAR	FIRE	REGULAR	FIRE	REGU.	FIRE					
TOWER - 1	GR. + 21	65.20 M.	18082.20	2561.80	2506.48	455.62	455.62	23.40	12.46	75.68	37.84	98.79	70.12	218	1113.72	21818.21
TOWER - 2	GR. + 21	65.20 M.	18082.20	2561.80	2506.48	455.62	455.62	23.40	12.46	75.68	37.84	98.79	70.12	218	1113.72	21818.21
TOWER - 3	GR. + 21	65.20 M.	18005.32	2561.80	2506.48	455.62	455.62	23.40	12.46	75.68	37.84	98.79	70.12	218	1036.84	21741.33
RETAIL + CLUB H.	GR.+ 2	7.70 M.	1793.59	----	----	21.36	73.37	----	14.78	----	50.75	----	----	----	933.08	1907.20
PARKING TOWER	GR.+ 7	24.30 M.	----	----	----	----	----	----	----	----	----	----	----	----	----	----
TOTAL F.S.I. AREA			55963.31	7685.41	7519.44	1388.22	1440.23	70.20	52.16	227.04	164.27	296.37	210.36	654	4197.36	67284.95
CLUB HOUSE	GROUND	3.85 M.	235.96	----	----	----	----	----	----	----	----	----	----	----	235.96	235.96
			56199.27	7685.41	7519.44	1388.22	1440.23	70.20	52.16	227.04	164.27	296.37	210.36	654.00	4433.32	67520.91
TOTAL BUILT AREA =			67520.91	SQ.M.												
SERVICES AREA =			2158.52	SQ.M.												
PARKING SLAB AREA =			14627.98	SQ.M.												
TOTAL FSI + NON F.S.I. AREA =			84071.45	SQ.M.												

TENAMENT STATEMENT : TOWER 1, 2 & 3					
S.NO.	AREA OF TENEMENT	TOWER-1	TOWER-2	TOWER-3	TOTAL
1)	UP TO 50 SQ.M.	42	42	42	126
2)	BET. 50 - 100 SQ.M.	176	176	176	528
3)	ABOVE 100 SQ.M.	---	---	---	---
	TOTAL	218	218	218	654

PREMIUM AREA STATEMENT				
	BUILT UP AREA		LIFT AREA	LIFT M/C RM AREA
	COMM	RESI.		
PROPOSED AREA	1793.59	54169.72	70.20	227.04
PREVIOUS SANCTION (09/09/2020)	1791.72	70591.12	70.20	227.04
DIFFERENCE AREA	----	----	----	----

WATER DEMAND & STP					
Bldg	Population	Domestic Demand in lts	Flushing Demand in lts	STP in KLD	
MLCP	156	3,906	3,125	7	KLD STP for MLCP
Retail (Fixed)	33	833	667	1	
Retail (Floating)	300	1,500	3,000	5	
				6	KLD STP for Retail
Club house	600	15,000	12,000	26	KLD STP for Club house
Swimling Pool		30,000.00			

PARKING STATEMENT : TOWER 1, 2, 3 & RETAIL				
RESIDENTIAL		REQUIRED PARKING		
S.NO.	NO. OF TENEMENT	CAR	SCOOTER	CYCLE
1) UP TO 50 SQ.M.	126	---	159	159
2) BET. 50 - 100 SQ.M.	528	177	705	705
3) ABOVE 100 SQ.M.	---	---	---	---
TOTAL	654	177	864	864
FOR RETAIL : 100 SQ.M. BUILT UP AREA 1 CAR, 4 SCOOTER, 4 CYCLE (785.49 SQ.M)		08	31	31
TOTAL REQUIRED PARKING (RESI.+COMM.)		185	895	895
REQUIRED AREA FOR PARKING		185 X 12.50 = 2312.50	895 X 2.00 = 1790.00	895 X 0.70 = 626.50
		= 2312.50 + 1790.0 + 626.50 = 4729.0 SQM		
AREA REQUIRED FOR PARKING SPACE INCREASED BY 50% FOR METROPOLITAN AREAS				
TOTAL REQUIRED AREA FOR PARKING		= 4729.00 X 1.50 = 7093.50 SQ.M.		

PROPOSED PARKING STATEMENT			
FLOORS	PARKING		
	CAR	SCOOTER	CYCLE
GROUND	10	92	32
P1 FLOOR LVL	31	115	44
P2 FLOOR LVL	55	103	66
P3 FLOOR LVL	59	108	70
P4 FLOOR LVL	36	139	202
P5 FLOOR LVL	36	139	202
P6 FLOOR LVL	36	139	202
P7 FLOOR LVL	79	0	31
TOTAL	342	835	849

SERVICES AREA :	
SUBSTATION & DG AREA	= 336.85 SQ.M.
STP AREA -01	= 426.24 SQ.M.
OWC AREA	= 119.81 SQ.M.
UGWT (PARKING TOWER)	= 811.14 SQ.M.
SWIMMING POOL AREA	= 338.23 SQ.M.
GAS BANK AREA	= 34.50 SQ.M.
POOL SERVICE AREA	= 80.19 SQ.M.
GUARD CABIN AREA	= 11.56 SQ.M.
TOTAL SERVICES AREA	= 2158.52 SQ.M.

SECTOR OCR - 9
LAYOUT PLAN

01 / 09

STAMP OF APPROVALS

Approved as amended in.....
subject to conditions mentioned in Annexure 'A'
of letter No.Bmu /C.R. No.1607/19-20 /Mouza.....
S. No./G. No./CTS No.....
Dated 25/09/2020

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

PMRDA

PREVIOUS SANCTION DETAILS :
1) SANCTION NO. BMU / C.R. NO. 1607 / 19-20, DATE- 09/09/2020.

	AREA STATEMENT OF PLOT	PREVIOUS SANCTION	NEWLY PROPOSED
1)	AREA UNDER PLOT OCR-9 (AS PER SANCTIONED PLU BMA/C.R. NO. 621/18-19, DATED : 01/02/2019)	24,518.05	24,518.05
2)	PERMISSIBLE F.S.I. AREA (AS PER PLU FOR SECTOR OCR-1 TO OCR-18)	28,99,564.00	28,99,564.00
3)	TOTAL PROPOSED FSI AREA OF OCR - 9	70,591.12	55,963.31

PROJECT :

REVISED RESIDENTIAL & COMMERCIAL DEVELOPMENT IN OCR-9, GAT NO. 1171 (PT), 1197 (PT) & 1265 (PT), AT OXFORD CITY TOWNSHIP, VILLAGE - LAVALE, TALUKA - MULSHI, DISTRICT - PUNE.

NAME & SIGN OF OWNER / PAH :

ALL THE RESPONSIBILITY PERTAINING TO WORKING DRAWINGS, ARCHITECTURAL DESIGN AND SUPERVISION SHALL BE OF ME / US. THIS MUNICIPAL DRAWING HAS BEEN PREPARED ON THE BASIS OF INFORMATION, DRAWINGS AND DOCUMENTS SUPPLIED BY ME/US AND I / WE ASSURE THAT THE SAME IS LEGAL, VALID, CORRECT AND ALL THE NECESSARY CONSENTS / APPROVAL / NOC REQUIRED AS PER RERA ACT INCLUDING THOSE REQUIRED FOR REVISION/S, IF ANY, ARE / WILL BE OBTAINED BY ME / US AND I /WE UNDERSIGNED OWNER/ PAH SHALL BE SOLELY RESPONSIBLE FOR THE INFORMATION, REPORTS AND DOCUMENTS PROVIDED BY US AND ANY ERRORS OR OMISSIONS AND CONSEQUENCES AND DISPUTES ARISING FROM OR DUE TO AFORESAID. WE ACKNOWLEDGE THAT M/S CRYSTAL ARCH OR ANYONE WORKING FOR IT SHALL NOT BE RESPONSIBLE FOR THE SAME IN ANY MANNER.

MR. HARESH SHAH
AUTHORIZED SIGNATORY FOR M/S. KNOWLEDGE CITY EDUCATION PVT. LTD. (PROJECT PROPONENT)

MR. YOGESH NAIK
AUTHORIZED SIGNATORY
FOR M/S. IMAGE REALTY LLP. (DEVELOPER)

MR. ASHOK KOTHARI
AUTHORIZED SIGNATORY FOR M/S. OXFORD GOLF & RESORTS PVT. LTD. (PROJECT PROPONENT)

PRINCIPAL ARCHITECT :

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LAISONING ARCHITECT :

SCALE	DATE	DRAWN BY	CHECKED BY
1 : 500	24/03/2021	SURAJ	SUCHITA

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