STAMP OF APPROVAL	01/56
LAYOUT	

1 -ADTP SANCTION NO.S.S.P./4512 ,DT:-29/06/2011 APPROVED VIDE LETTER NO.PHR/NASR/1127/2011 DT: 14/11/2011
2 -ADTP SANCTION NO.S.S.P./1889 ,DT:-31/03/2015 APPROVED VIDE LETTER NO.PHA/C.R.NO.865 DT: 01/08/2015
3 -PMRDA SANCTION LETTER NO.BHA 56/17-18 DT: 02/05/2017

COMPLETION OBTAINED
DP/BHA/3.15/1889/HAV/BRANCH-1, DT: 01/07/2016
OLD V3 TYPE - 01 TO 39

Approved as amended in
subject to conditions mentioned in Annexure 'A'
of letter No. बीएमआर.No. ५५/२०१७-१८ वाघोली
S. No./G. No./CTS No. ग.नं.१२७७ वगैरे
Dated २०/०१/२०१८

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

पु.म.प्र.वि.प्रा.

TOTAL PROPOSED F.S.I. STATEMENT

SR.NO.	BUILDING	NOS. OF BUILDINGS	HT. OF BUILDINGS	PROPOSED COMMERCIAL F.S.I.	PROPOSED RESIDENTIAL F.S.I.	TOTAL PROPOSED F.S.I.	PERMISSIBLE BALCONY SQ.M.	PROPOSED BALCONY SQ.M.	OPEN BALCONY SQ.M.	ENCLOSED BALCONY SQ.M.	WASHING PLACE SQ.M.	LIFT SQ.M.	LIFT MACHINE ROOM SQ.M.	STAIRCASE SQ.M.	FIRE LIFT SQ.M.	FIRE LIFT MACHINE ROOM SQ.M.	FIRE STAIRCASE SQ.M.	ESCALATOR SQ.M.	LOBBY/ PASSAGE SQ.M.	AC LEDGE SQ.M.	PERMISSIBLE TERRACE SQ.M.	PROPOSED TERRACE SQ.M.	NOS. OF TENAMENTS NOS.
	TOWER A	1	[illegible]	---	24563.28	24563.28	3511.20	3467.95	1883.02	1663.60	376.46	22.41	63.970	673.51	5.20	---	560.32	---	1408.65	413.84	---	---	114
	TOWER B	1	[illegible]	---	24563.28	24563.28	3511.20	3467.95	1883.02	1663.60	376.46	22.41	63.970	673.51	5.20	---	560.32	---	1408.65	413.84	---	---	114
	TOWER C	1	[illegible]	---	29346.03	29346.03	4196.30	4098.65	2047.29	2051.36	378.11	22.410	62.97	673.94	5.200	---	560.32	---	1502.61	414.15	---	---	113
	TOWER F	1	[illegible]	---	29346.03	29346.03	4196.30	4098.65	2047.29	2051.36	378.11	22.410	62.97	673.94	5.20	---	560.32	---	1502.61	414.15	---	---	114
	TOWER E	1	[illegible]	---	24563.28	24563.28	3511.20	3467.95	1883.02	1663.60	376.46	22.41	63.970	673.51	5.20	---	560.32	---	1408.65	413.84	---	---	113
	TOWER D	1	[illegible]	---	24563.28	24563.28	3511.20	3467.95	1883.02	1663.60	376.46	22.41	63.970	673.51	5.20	---	560.32	---	1408.65	413.84	---	---	113
	TOWER G	1	[illegible]	---	19817.35	19817.35	2981.60	2911.48	1040.55	1879.93	---	13.23	58.640	842.86	5.04	30.96	865.64	---	2243.32	232.08	---	---	118
	TOWER H	1	[illegible]	---	20014.16	20014.14	3002.12	2911.48	1040.55	1879.93	---	13.23	58.640	842.86	5.04	30.96	865.64	---	2243.32	232.08	---	---	118
	TOWER I	1	[illegible]	---	19878.89	19878.89	2981.83	2911.48	1040.55	1879.93	---	13.23	58.640	842.86	5.04	30.96	865.64	---	2243.32	232.08	---	---	118
	CLUBHOUSE-2	1	4.80M. (GROUND/PODIUM)	---	1956.63	1956.63	---	---	---	---	---	4.18	---	15.88	---	---	---	---	---	---	---	---	---
[106 TO 108]	V1 TYPE	3	12.00M. (LG+G+1)	---	2734.88	2734.88	282.42	186.87	18.75	168.12	---	7.86	---	81.66	---	---	---	---	---	---	402.03	181.43	3
[284 TO 284,286, 287,288,289,290]	V2 TYPE	26	7.00M. (G+1)	---	14458.28	14458.28	974.22	862.36	102.50	799.76	---	68.12	---	357.50	---	---	---	---	---	---	1297.14	793.00	26
[285]	V2 TYPE	1	7.00M. (G+1)	---	558.67	558.67	37.49	37.77	6.25	31.21	---	2.62	---	13.68	---	---	---	---	---	---	49.94	33.67	1
[109,110,111,112,113, 114,123,124,129,128 TO 130]	V5 TYPE A	11	7.00M. (G+1)	---	3825.14	3825.14	268.06	262.90	121.00	141.90	---	26.95	---	121.44	---	---	---	---	---	---	380.14	284.90	11
[115,116,117,122,127, 131,132,133,134]	V5 TYPE B	9	7.00M. (G+1)	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	---	22.05	---	89.36	---	---	---	---	---	---	226.29	232.10	9
[128,129,135,136,137, 138,139,140,141,151 TO 262]	V3 TYPE	120	7.00M. (G+1)	---	43670.40	43670.48	3068.400	3095.80	1520.00	1698.80	---	307.20	---	1324.80	---	---	---	---	---	---	4107.60	3108.00	120
	BOXSTREET	1	23.03M. (B2+B1+GROUND/UPPER STREET +MEZZ.+4 FLRS.)	3042.74	7080.81	10123.65	1518.55	1065.51	920.38	145.13	---	---	---	---	16.90	---	206.34	---	---	---	---	---	48
[191]	T1	1	8.50M. (G+1)	---	1225.27	1225.27	183.79	55.74	---	---	---	3.52	---	---	---	---	---	---	---	---	---	---	1
[190]	T2	1	8.50M. (G+1)	---	1289.20	1289.20	193.38	65.44	---	---	---	3.52	---	---	---	---	---	---	---	---	---	---	1
[189]	T3	1	8.50M. (G+1)	---	1200.06	1200.06	180.01	63.76	---	---	---	3.52	---	---	---	---	---	---	---	---	---	---	1
[188]	T4	1	8.50M. (G+1)	---	1237.50	1237.50	185.62	65.46	---	---	---	3.82	---	---	---	---	---	---	---	---	---	---	1
	RP TOWER (FORBES TOWER)	1	[illegible]	129125.67	---	129125.67	17959.05	---	---	---	---	30.00	---	3486.44	279.86	---	2298.58	349.58	---	---	---	---	---
	W-01	1	10.70M. [illegible]	---	20545.34	20565.54	3084.77	2901.13	1058.44	1902.69	332.77	13.29	48.790	557.84	5.56	---	558.79	---	1321.71	181.44	---	---	54
	W-02	1	8.30M. [illegible]	---	890.10	890.10	133.52	108.18	31.72	73.47	12.51	13.29	48.790	43.56	5.56	---	44.51	---	323.07	6.72	---	---	2
	W-03	1	8.30M. [illegible]	---	890.10	890.10	133.52	108.18	31.72	73.47	12.51	13.29	48.790	43.56	5.56	---	44.51	---	323.07	6.72	---	---	2
	W-04	1	8.30M. [illegible]	---	890.10	890.10	133.52	108.18	31.72	73.47	12.51	13.29	48.790	43.56	5.56	---	44.51	---	323.07	6.72	---	---	2
	W-05	1	10.70M. [illegible]	---	20545.34	20565.54	3084.77	2901.13	1058.44	1902.69	332.77	13.29	48.790	557.84	5.56	---	558.79	---	1321.71	181.44	---	---	54
	W-06	1	8.30M. [illegible]	---	890.10	890.10	133.52	108.18	31.72	73.47	12.51	13.29	48.790	43.56	5.56	---	44.51	---	323.07	6.72	---	---	2
	ADMIN BLOCK		3.00M.(G)	---	14.04	14.04	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
	SECURITY BLOCK		3.00M.(G)	---	14.04	14.04	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
	TOTAL	380		132168.41	342897.45	475065.86	63180.39	43083.81	18305.750	23556.180	2807.640	718.95	846.480	13358.16	376.340	92.88	9758.38	349.580	19317.48	3570.88	6512.140	4614.100	1372.000

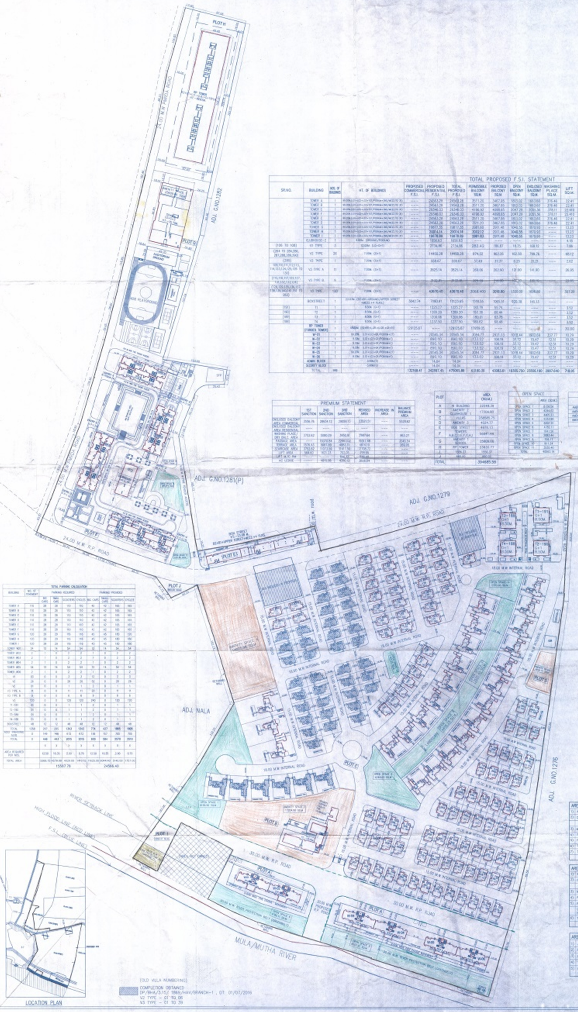
PREMIUM STATEMENT

	1ST SANCTION	2ND SANCTION	3RD SANCTION	REVISED AREA	INCREASE IN AREA	BALANCE PREMIUM AREA
ENCLOSED BALCONY AREA COMMERCIAL	2056.76	28634.12	28090.13	23021.51	---	5028.62
ENCLOSED BALCONY AREA RESIDENTIAL	---	---	---	---	---	---
WASHING PLACE/ DRY BALC. AREA	3753.62	5080.29	3850.91	2987.64	---	863.27
PASSAGE AREA	---	15570.84	22663.02	19317.48	---	3345.54
TERRACE AREA	1576.43	5887.89	4883.15	4614.10	---	269.05
STAIRCASE AREA	3793.62	11573.56	11417.56	17706.72	---	---
LIFT AREA	564.60	1421.27	761.05	718.95	---	---
LIFT M/C RM	---	---	846.10	846.48	---	---
AC LEDGE	---	4815.06	4290.12	3020.04	---	---

PLOT		AREA (SQ.M.)
A	R BUILDING	22248.39
B	AMENITY 2 CLUBHOUSE 1	17204.90
C	VILLAS	238585.75
D	AMENITY 3	4024.77
E	BOX STREET	4878.13
F	TOWERS A,B,C,D,E,F,G,H,I	56847.44
G	AMENITY 1 SCHOOL	25609.06
H	RP TOWER	23835.77
I	1856.33	1856.37
J	[illegible]	[illegible]
TOTAL		394685.58

OPEN SPACE	AREA (SQ.M.)
OPEN SPACE 1	8138.56
OPEN SPACE 2	4344.62
OPEN SPACE 3	4465.33
OPEN SPACE 4	3333.90
OPEN SPACE 5	6307.31
OPEN SPACE 6	4792.11
OPEN SPACE 7	1041.56
OPEN SPACE 8	2083.44
OPEN SPACE 9	756.11
OPEN SPACE 10	911.34
OPEN SPACE 11	2030.40
TOTAL	40943.14

AMENITY SPACE	AREA (SQ.M.)
AMENITY SPACE 1	25609.06
AMENITY SPACE 2	17204.90
AMENITY SPACE 3	4024.77
AMENITY SPACE 4	14005.88
TOTAL	60844.71



TOTAL PARKING CALCULATION

BUILDING	NO. OF TENEMENT	PARKING REQUIRED				PARKING PROVIDED			
		BIG CARS	SMALL CARS	SCOOTERS	CYCLES	BIG CARS	SMALL CARS	SCOOTERS	CYCLES
TOWER A	110	28	28	110	110	42	42	165	165
TOWER B	110	28	28	110	110	42	42	165	165
TOWER C	110	28	28	110	110	42	42	165	165
TOWER D	110	28	28	110	110	42	42	165	165
TOWER E	110	28	28	110	110	42	42	165	165
TOWER F	110	28	28	110	110	42	42	165	165
TOWER G	120	29	29	118	118	45	45	180	180
TOWER H	120	29	29	118	118	45	45	180	180
TOWER I	120	29	29	118	118	45	45	180	180
TOWER W01	54	13	14	54	54	13	14	54	54
TOWER W02	2	1	0	2	2	1	0	2	2
TOWER W03	2	1	0	2	2	1	0	2	2
TOWER W04	2	1	0	2	2	1	0	2	2
TOWER W05	54	13	14	54	54	13	14	54	54
TOWER W06	2	1	0	2	2	1	0	2	2
V1	03	0	0	3	3	12	0	3	3
V2	26	0	0	26	26	52	0	26	26
V2	01	0	0	1	1	2	0	1	1
V5 TYPE A	11	0	0	11	11	22	0	11	11
V5 TYPE B	9	0	0	9	9	9	0	9	9
V3	120	0	0	120	120	240	0	120	120
T1-191	01	0	0	1	1	2	0	1	1
T2-190	01	0	0	1	1	2	0	1	1
T3-189	01	0	0	1	1	2	0	1	1
T4-188	01	0	0	1	1	2	0	1	1
BOXSTREET	48	12	12	48	48	12	12	48	48
TOTAL	1258	297	295	1343	1343	774	427	1885	1805
ADD. PARKING SOS	0	149	148	672	672	156	157	705	705
TOTAL	0	446	443	2015	2015	930	584	2578	2510
		6	3	3	3	6	3	3	6
AREA REQUIRED PER NOS.		13.50	10.35	2.00	0.70	13.50	10.35	2.00	0.70
TOTAL AREA		3368.15	4579.88	4029.00	1410.15	11625.00	6044.40	5140.00	1757.00
		15587.78				24566.40			

AREA STATEMENT

SR. NO.		1ST SANCTION	2ND SANCTION	3RD SANCTION	REVISED SANCTION
1	TOTAL AREA OF THE PLOT (7/12)	449100.00	449100.00	449100.00	449100.00
2	DEDUCTION FOR				
	A.) AREA UNDER 24.00 M. R.P. ROAD =(1764.13) B.) AREA UNDER 30.00 M. R.P. ROAD=(1177.76)	2917.89	2917.89	2917.89	2917.89
	C.) RIVER SETBACK AREA (30.00 M.)	14350.70	14350.70	14350.70	14350.70
	D.) TOTAL DEDUCTIONS	43468.59	43468.59	43468.59	43468.59
3	NET GROSS AREA OF THE PLOT	405631.41	405631.41	405631.41	405631.41
4	DEDUCTION FOR				
	A.) Open Space 10 %	40563.14	40563.14	40563.14	40563.14
	B.) Required Amenity Space 15%	60844.71	60844.71	60844.71	60844.71
	C.) Internal Road	75377.80	76132.52	76132.52	76132.52
	D.) TOTAL DEDUCTIONS	176785.65	177540.37	177540.37	177540.37
5	NET PLOT AREA FOR FSI CALCULATION (3-4D)	344786.70	344786.70	344786.70	344786.70
6A.	~~F.S.I. PERMISSIBLE [illegible]~~	[illegible]	[illegible]	[illegible]	
6B.	F.S.I. PERMISSIBLE (1.00 OF 5)	---	---	---	344786.70
7	AS PER ROAD 24M WIDE [illegible]	---	372369.63	372369.63	413744.04
8	FSI WITH PAYMENT OF PREMIUM [illegible]	---	62081.81	62081.81	62081.81
9	ADDITION FOR				
	A.) AREA UNDER 24.00M. WIDE RP ROAD	---	---	---	---
	B.) AREA UNDER 30.00M. WIDE RP ROAD	---	---	---	---
	C.) TOTAL ADDITIONS (A+B+C)	---	---	---	---
10	TOTAL F.S.I. PERMISSIBLE (7+8+9C)	358598.00	434451.34	434451.34	475825.85
11	PROPOSED COMMERCIAL F.S.I.	---	---	2371.69	132177.41
12	PROPOSED RESIDENTIAL F.S.I.	111779.86	432751.50	431670.26	342887.45
13	TOTAL PROPOSED F.S.I.	111779.86	432751.50	434041.95	475065.86

TENAMENT STATEMENT

NOS. OF PERMISSIBLE TENAMENTS = 405631.41 X 250 / 10000 = 10140 NOS.

PROPOSED TENAMENTS = 1398 NOS.

CERTIFICATE OF AREA

Certified that the plot under reference was surveyed by me on ____________ and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of Ownership/ T.P. Scheme Records/ Land Records Department/City Survey records.

SIGNATURE OF LICENSED ARCHITECT

LEGEND

PLOT BOUNDARY	THICK BLACK
EXISTING WORK RETAINED	YELLOW HATCHED
PROPOSED WORK	RED
DRAINAGE LINE	RED DOTTED
WATER LINE	BLACK DOTTED
ACCESS ROAD	GREEN DOTTED
RECREATION GROUND	GREEN WASH

SPECIFICATIONS IN BRIEF

RCC FRAME STRUCTURE
EXTERNAL WALLS 0.15M/0.23M BRICK WALL/DRY WALL OF REQUIRED THIKNESS
INTERNAL WALLS 0.10M BRICK WALL/DRY WALL OF REQUIRED THIKNESS
EXTERNAL PLASTER 0.18M CEMENT
INTERNAL PLASTER 0.12M NEERU
MARBLE MOSAIC FLOORING
GLAZED TILE DADO IN TOILET
TW FRAMED DOORS
ALUMINIUM GLAZED WINDOWS

SECTION THROUGH COMPOUND WALL

1.50 0.90
BARBED WIRE FENCING
BCK MASONRY
PIN C.L.
PCC BED

*COMPOUND WALL AS PER SITE CONDITIONS & STRUCTURAL CONSULTANTS DETAILS

AREA STATEMENT (AMENITY SPACE 1)		SQ.M.
1)	AREA OF THE AMENITY PLOT (1)	25609.06
2)	DEDUCTIONS FOR	
	a) R.P. ROAD	000.00
3)	NET PLOT AREA (2-4)	25609.06
4)	PERMISSIBLE FSI (0.90 OF 3)	23048.15
5)	F.S.I. WITH PAYMENT OF PREMIUM (0.2 OF 4)	4609.63
6)	TOTAL PERMISSIBLE F.S.I. (5+6)	27657.78
7)	TOTAL PROPOSED F.S.I.	10820.81

AREA STATEMENT (AMENITY SPACE 2)		SQ.M.
1)	AREA OF THE AMENITY SPACE 2	17204.98
2)	DEDUCTIONS FOR	
	a) R.P. ROAD	000.00
3)	NET PLOT AREA (2-4)	17204.90
4)	PERMISSIBLE FSI (0.90 OF 3)	15484.41
5)	PROPOSED F.S.I. (CLUBHOUSE)	3613.97
	GROUND FLOOR = 2411.91 SQ.M. FIRST FLOOR = 1202.06 SQ.M.	
6)	TOTAL PROPOSED F.S.I. (5+6)	3613.97

AREA STATEMENT (AMENITY SPACE 3)		SQ.M.
1)	AREA OF THE AMENITY SPACE 3	4024.77
2)	PERMISSIBLE F.S.I. (0.90 OF 1)	3622.29
3)	F.S.I. WITH PAYMENT OF PREMIUM (0.2 OF 2)	724.46
4)	TOTAL PERMISSIBLE F.S.I. (2+3)	4346.75
5)	PROPOSED F.S.I. SUBSTATION-2 & ESR	518.97

[OLD VILLA NUMBERING]

▨ COMPLETION OBTAINED
DP/BHA/3.15/ 1869/HAV/BRANCH-1 , DT: 01/07/2016
V2 TYPE - 01 TO 06
V3 TYPE - 01 TO 39

PROJECT

REVISED MIXED USED DEVELOPMENT (GROUP HOUSING)
AT G.NO. 1277+1278(p)+1279(P)+1281(P)+1283
(PLOT NO. 1,2,3), AT WAGHOLI,
TAL HAVELI, PUNE.

NAME AND SIGNATURE OF OWNER

M/S. PANCHSHIL INFRASTRUCTURE HOLDINGS PVT.LTD.

NAME AND SIGNATURE OF ARCHITECT

SAMEER VALIMBE
CA/92/14618

VOUSSOIRS
ARCHITECTS AND INTERIOR DESIGNERS
[illegible]

NORTH	SCALE 1:1500	SHEET NO.
	DEALT BY :- Swapnil	01/56
	DRN BY:- S.M.V	
	DATE 20.07.2018	