

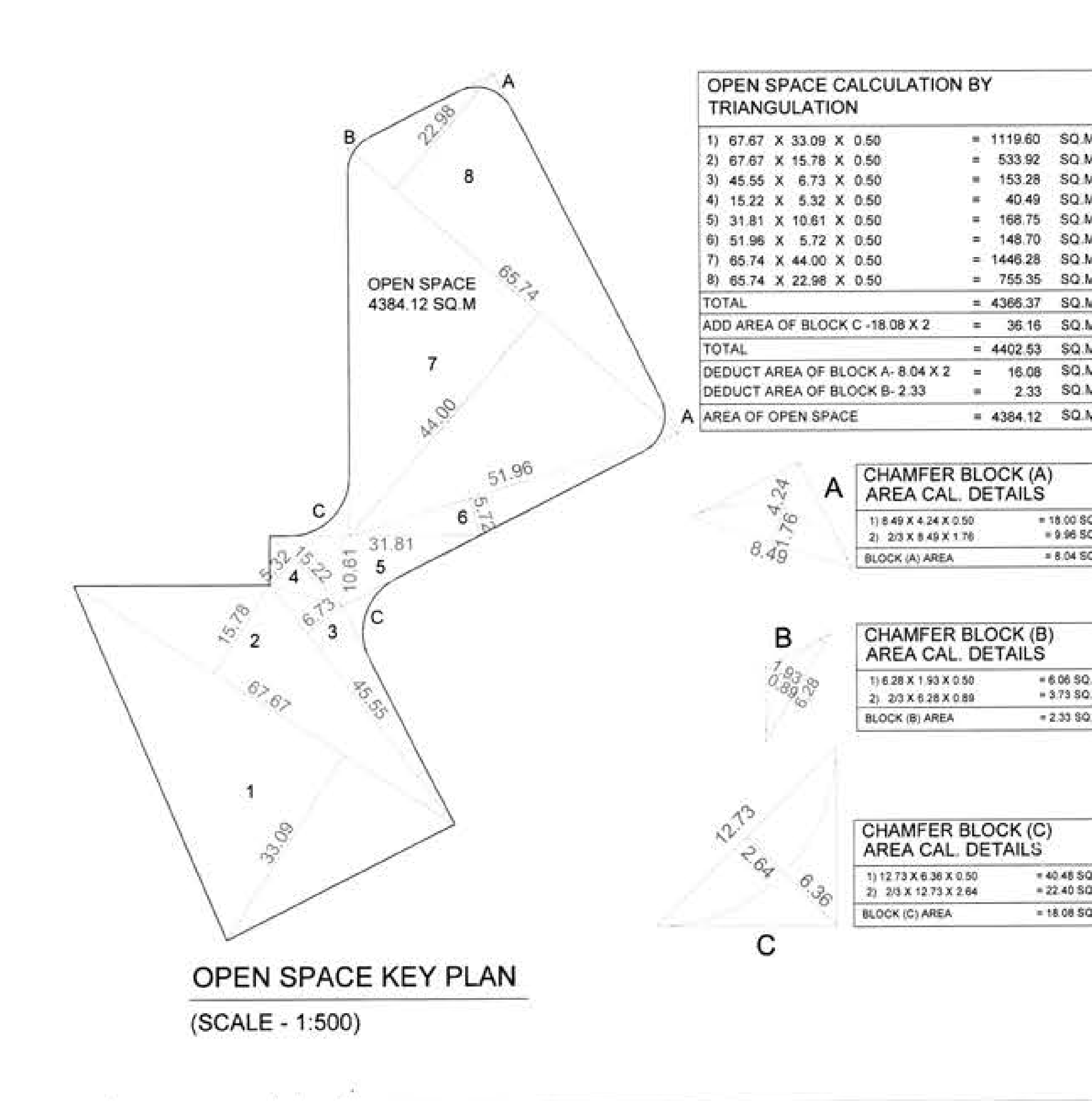


FSI STATEMENT (BUILDING A & D)								
FLOOR	AREA (SQ.M)	NO OF TENA /FLOOR	PERMISSIBLE ENCLOSED BALC (%)	PROPOSED ENCLOSED BALC (%)	SERV. BALC (SQ.M)	LIFT AREA (SQ.M)	AREA (SQ.M)	
1ST	808.31	6	121.25	88.09	26.78		16.54	
2ND	802.40	6	120.36	88.09	26.78			
3RD	806.31	6	121.25	88.09	26.78			
4TH	802.40	6	120.36	88.09	26.78			
5TH	808.31	6	121.25	88.09	26.78			
6TH	802.40	6	120.36	88.09	26.78			
7TH	808.31	6	121.25	88.09	26.78			
8TH	802.40	6	120.36	88.09	26.78			
9TH	808.31	6	121.25	88.09	26.78			
10TH	802.40	6	120.36	88.09	26.78			
11TH	808.31	6	121.25	88.09	26.78			
12TH	802.40	6	120.36	88.09	26.78			
13TH	808.31	6	121.25	88.09	26.78			
14TH	802.40	6	120.36	88.09	26.78			
15TH	808.31	6	121.25	88.09	26.78			
16TH	802.40	6	120.36	88.09	26.78			
17TH	808.31	6	121.25	88.09	26.78			
18TH	802.40	6	120.36	88.09	26.78			
19TH	808.31	6	121.25	88.09	26.78			
20TH	802.40	6	120.36	88.09	26.78			
21ST	808.31	6	121.25	88.09	26.78			
22ND	802.40	6	120.36	88.09	26.78			
TOTAL	17717.61	176	2667.71	1961.96	589.16		16.54	

FSI STATEMENT (BUILDING B & C)								
FLOOR	AREA (SQ.M)	NO OF TENA /FLOOR	PERMISSIBLE ENCLOSED BALC (%)	PROPOSED ENCLOSED BALC (%)	SERV. BALC (SQ.M)	LIFT AREA (SQ.M)	AREA (SQ.M)	
1ST	803.39	6	120.51	88.59	26.78		16.54	
2ND	798.18	6	119.73	88.08	26.78			
3RD	803.39	6	120.51	88.59	26.78			
4TH	798.18	6	119.73	88.08	26.78			
5TH	803.39	6	120.51	88.59	26.78			
6TH	798.18	6	119.73	88.08	26.78			
7TH	803.39	6	120.51	88.59	26.78			
8TH	798.18	6	119.73	88.08	26.78			
9TH	803.39	6	120.51	88.59	26.78			
10TH	798.18	6	119.73	88.08	26.78			
11TH	803.39	6	120.51	88.59	26.78			
12TH	798.18	6	119.73	88.08	26.78			
13TH	803.39	6	120.51	88.59	26.78			
14TH	798.18	6	119.73	88.08	26.78			
15TH	803.39	6	120.51	88.59	26.78			
16TH	798.18	6	119.73	88.08	26.78			
17TH	803.39	6	120.51	88.59	26.78			
18TH	798.18	6	119.73	88.08	26.78			
19TH	803.39	6	120.51	88.59	26.78			
20TH	798.18	6	119.73	88.08	26.78			
21ST	803.39	6	120.51	88.59	26.78			
22ND	798.18	6	119.73	88.08	26.78			
TOTAL	17617.27	176	2642.64	1943.37	589.16		16.54	

FSI STATEMENT (BUILDING E)								
FLOOR	AREA (SQ.M)	NO OF TENA /FLOOR	PERMISSIBLE ENCLOSED BALC (%)	PROPOSED ENCLOSED BALC (%)	SERV. BALC (SQ.M)	LIFT AREA (SQ.M)	AREA (SQ.M)	
1ST	670.47	6	100.57	77.04	23.51			
2ND	670.47	6	100.57	77.04	23.51			
3RD	685.32	6	102.80	76.83	23.51			
4TH	670.47	6	100.57	77.04	23.51			
5TH	685.32	6	102.80	76.83	23.51			
6TH	670.47	6	100.57	77.04	23.51			
7TH	685.32	6	102.80	76.83	23.51			
8TH	670.47	6	100.57	77.04	23.51			
9TH	685.32	6	102.80	76.83	23.51			
10TH	670.47	6	100.57	77.04	23.51			
11TH	685.32	6	102.80	76.83	23.51			
12TH	670.47	6	100.57	77.04	23.51			
13TH	685.32	6	102.80	76.83	23.51			
14TH	670.47	6	100.57	77.04	23.51			
15TH	685.32	6	102.80	76.83	23.51			
16TH	670.47	6	100.57	77.04	23.51			
17TH	685.32	6	102.80	76.83	23.51			
18TH	670.47	6	100.57	77.04	23.51			
19TH	685.32	6	102.80	76.83	23.51			
20TH	670.47	6	100.57	77.04	23.51			
21ST	685.32	6	102.80	76.83	23.51			
22ND	670.47	6	100.57	77.04	23.51			
TOTAL	14913.69	176	2237.07	1862.57	517.22		17.63	

FSI STATEMENT (BUILDING F & G)								
FLOOR	AREA (SQ.M)	NO OF TENA /FLOOR	PERMISSIBLE ENCLOSED BALC (%)	PROPOSED ENCLOSED BALC (%)	SERV. BALC (SQ.M)	LIFT AREA (SQ.M)	AREA (SQ.M)	
1ST	678.84	6	101.83	75.85	23.51		17.63	
2ND	664.30	6	99.65	75.75	23.51			
3RD	678.84	6	101.83	75.85	23.51			
4TH	664.30	6	99.65	75.75	23.51			
5TH	678.84	6	101.83	75.85	23.51			
6TH	664.30	6	99.65	75.75	23.51			
7TH	678.84	6	101.83	75.85	23.51			
8TH	664.30	6	99.65	75.75	23.51			
9TH	678.84	6	101.83	75.85	23.51			
10TH	664.30	6	99.65	75.75	23.51			
11TH	678.84	6	101.83	75.85	23.51			
12TH	664.30	6	99.65	75.75	23.51			
13TH	678.84	6	101.83	75.85	23.51			
14TH	664.30	6	99.65	75.75	23.51			
15TH	678.84	6	101.83	75.85	23.51			
16TH	664.30	6	99.65	75.75	23.51			
17TH	678.84	6	101.83	75.85	23.51			
18TH	664.30	6	99.65	75.75	23.51			
19TH	678.84	6	101.83	75.85	23.51			
20TH	664.30	6	99.65	75.75	23.51			
21ST	678.84	6	101.83	75.85	23.51			
22ND	664.30	6	99.65	75.75	23.51			
TOTAL	14744.54	176	2216.28	1667.60	517.22		17.63	



**PLOT AREA KEY PLAN**  
(SCALE - 1:1000)

**PLOT AREA CALCULATION BY TRIANGULATION**

1	=	146.09 X 59.93 X 0.50	=	4377.59	
2	=	146.09 X 127.33 X 1.00	=	18601.63	
3	=	141.40 X 91.74 X 1.00	=	12972.04	
4	=	126.46 X 20.82 X 1.00	=	2632.90	
5	=	2.66 X 39.69 X 0.50	=	52.78	
6	=	52.37 X 17.74 X 0.50	=	464.52	
7	=	52.37 X 20.49 X 0.50	=	536.53	
8	=	11.56 X 65.44 X 0.50	=	378.24	
9	=	60.65 X 127.36 X 0.50	=	3862.19	
			=	43878.42	
<b>DEDUCT AREA 'A'</b>				=	37.24
<b>TOTAL</b>				=	43841.18 SQ. M.
<b>TOTAL PLOT AREA</b>				=	43841.18 SQ. M.

**CHAMFER BLOCK (A) AREA CAL.**

A)	25.08 X 7.69 X 0.50	=	96.43 SQ. M.
A1)	2/3 X 25.08 X 3.54	=	59.19 SQ. M.
<b>BLOCK (A) AREA</b>		=	37.24 SQ. M.

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

**OPEN SPACE CALCULATION BY TRIANGULATION**

1)	67.67 X 33.09 X 0.50	=	1119.60 SQ. M.
2)	67.67 X 15.78 X 0.50	=	533.92 SQ. M.
3)	45.55 X 6.73 X 0.50	=	153.28 SQ. M.
4)	15.22 X 5.32 X 0.50	=	40.49 SQ. M.
5)	31.81 X 10.61 X 0.50	=	168.75 SQ. M.
6)	51.96 X 5.72 X 0.50	=	148.70 SQ. M.
7)	65.74 X 44.00 X 0.50	=	1446.28 SQ. M.
8)	65.74 X 22.98 X 0.50	=	755.35 SQ. M.
<b>TOTAL</b>		=	4366.37 SQ. M.
<b>ADD AREA OF BLOCK C - 18.08 X 2</b>		=	36.16 SQ. M.
<b>TOTAL</b>		=	4402.53 SQ. M.
<b>DEDUCT AREA OF BLOCK A - 8.04 X 2</b>		=	16.08 SQ. M.
<b>DEDUCT AREA OF BLOCK B - 2.33</b>		=	2.33 SQ. M.
<b>AREA OF OPEN SPACE</b>		=	4384.12 SQ. M.

A AREA OF OPEN SPACE = 4384.12 SQ. M.

**CHAMFER BLOCK (A) AREA CAL. DETAILS**

1)	8.49 X 4.24 X 0.50	=	18.00 SQ. M.
2)	2/3 X 8.49 X 1.76	=	9.96 SQ. M.
<b>BLOCK (A) AREA</b>		=	8.04 SQ. M.

**CHAMFER BLOCK (B) AREA CAL. DETAILS**

1)	6.28 X 1.93 X 0.50	=	6.06 SQ. M.
2)	2/3 X 6.28 X 0.89	=	3.73 SQ. M.
<b>BLOCK (B) AREA</b>		=	2.33 SQ. M.

**CHAMFER BLOCK (C) AREA CAL. DETAILS**

1)	12.73 X 6.36 X 0.50	=	40.48 SQ. M.
2)	2/3 X 12.73 X 2.64	=	22.40 SQ. M.
<b>BLOCK (C) AREA</b>		=	18.08 SQ. M.

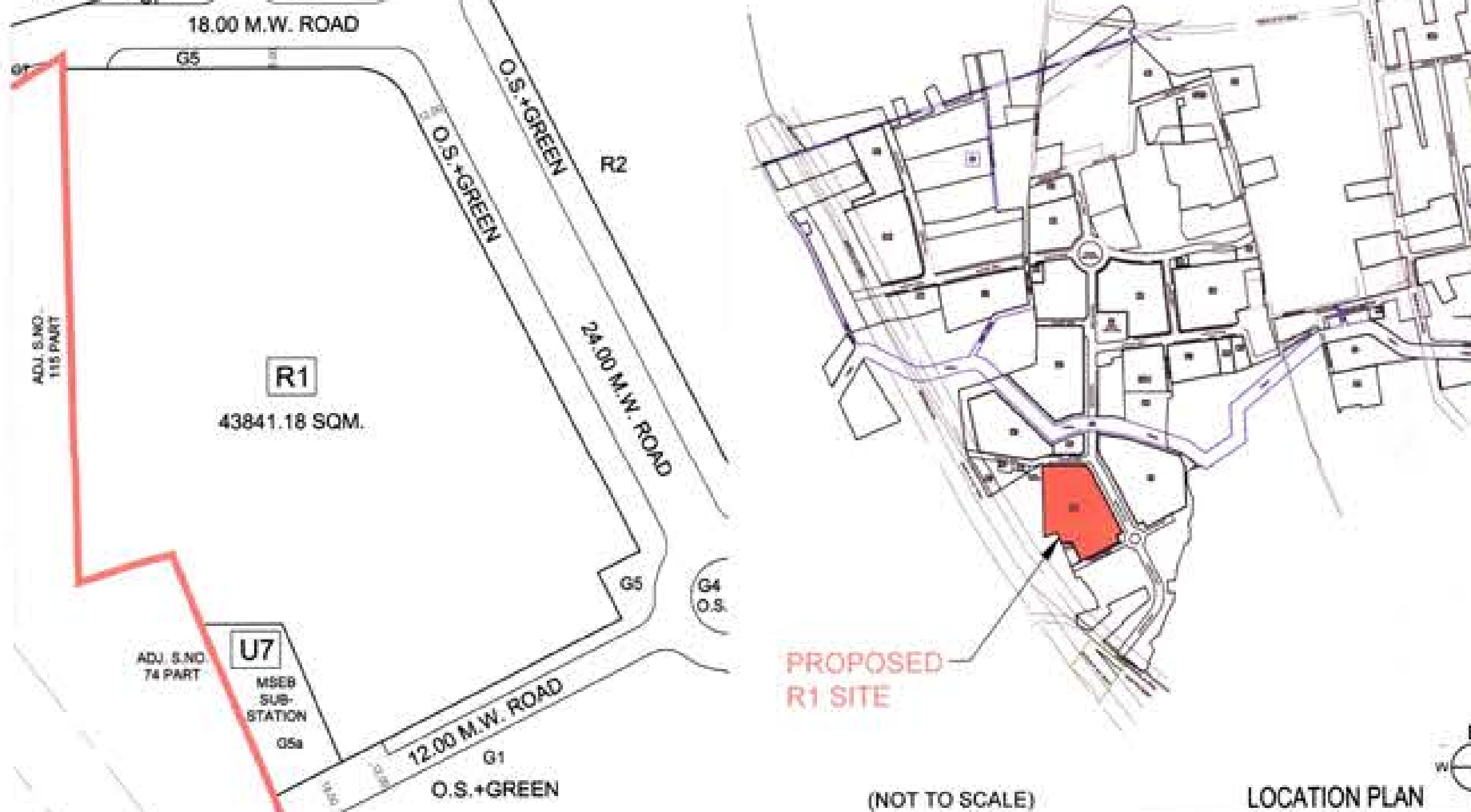
PREMIUM STATEMENT (WING A, B, C, D, E, F & G)				
BUDG.	ENCLOSED BALC. (SQ M)	SERV. BALC. (SQ M)	LIFT (SQ M)	L M R (SQ M)
A	1961.95	589.16	16.54	67.46
B	1943.57	589.16	16.54	67.46
C	1943.37	589.16	16.54	67.46
D	1961.96	589.16	16.54	67.46
E	1692.57	517.22	17.63	78.38
F	1667.60	517.22	17.63	78.38
G	1667.60	517.22	17.63	78.38
TOTAL	12838.43	3908.30	119.05	504.98

AREA AVAILABLE FOR PARKING	
LOWER PARKING AREA	3037.59 SQ M
GROUND LVL. PARKING AREA	5306.84 SQ M
MID-LVL. PARKING AREA	6026.63 SQ M
UPPER PARKING AREA	6026.63 SQ M
TOTAL AREA AVAILABLE FOR PARKING	22206.89 SQ M

BALC PROP (SQ M)	TOTAL FSI CONSUMED (SQ M)	TENEMENT (NO.)
1691.46 X 2 = 3623.92		171 X 2 = 352
1143.31 X 2 = 3886.74		176 X 2 = 352
1692.57 X 1 = 1692.57	1.15 132.93	176 X 1 = 176
1667.60 X 2 = 3335.20		176 X 2 = 352
12838.43		1232



The site plan on the left shows a rectangular lot labeled 'R1' with an area of '43841.18 SQM.'. The lot is bounded by '18.00 M.W. ROAD' to the north, 'O.S.+GREEN' to the east, and '12.00 M.W. ROAD' to the south. To the west of the lot is a 'MSEB SUB-STATION' labeled 'U7' with an area of '74 PART'. The site plan also shows various zoning codes: 'R2' to the north, 'G5' to the east, 'G4 O.S.' to the south, and 'G1' to the west. A red line indicates the boundary of the lot. The location map on the right shows the 'PROPOSED R1 SITE' in red, situated within a larger urban context. The map includes a compass rose indicating North (N) and a scale bar labeled '(NOT TO SCALE)'. The location map also shows surrounding roads and buildings.

**SECTOR : R1**

LAYOUT PLAN, PLOT AREA CALC.  
OPEN SPACE AREA CALC AREA STAT

STAMP OF APPROVALS

Approved as per...  
Subject to condition...  
of letter No. ...  
S. No. ...  
Dated ...  
Commissioner and  
Executive Officer  
Pune Metropolitan Regional Development Authority, Pune.

Stamp: PUNE METROPOLITAN REGIONAL DEVELOPMENT AUTHORITY

**FSI UTILIZATION STATEMENT**

AS PER RECOMMENDATION FOR APPROVAL OF 3RD REVISED MASTER PLAN J.D.T.P'S LETTER NO.260 DATED 15.02.2012 AND AS PER SANCTIONED NO. PHRTS/SR/24/2015 DATED 17.11.2015 BY COLLECTOR

PERMISSIBLE FSI FOR RESIDENTIAL SECTORS IN TOWNSHIP = 5.28.847.05 S.MT

SECTOR	AS PER SANCTION (S.MT)	AS PER REVISION (S.MT)	TOTAL CONSUMED FSI (S.MT)
R1	14.007.88	1.15.132.93	1.15.132.93
R2	16.119.76	---	16.119.76
R3	45.443.78	---	45.443.78
R4	55.210.00	---	55.210.00
R6	24.914.71	---	24.914.71
R7	71.261.79	---	71.261.79
TOTAL	2.26.957.92	1.15.132.93	3.28.082.97

BALANCE FSI = (5.28.847.05 - 3.28.082.97) = 2.00.764.08 SQ.M

**LEGEND**

PROPOSED BLDG.  
OPEN SPACE

**PROFORMA SECTOR R1**

1) AREA OF SECTOR R1	43.841.18
2) OPEN SPACE (10%)	4.384.12
3) PROPOSED FLOOR SPACE IN SECTOR R1	1.15.132.93
4) PROPOSED COVERAGE	5.266.40
5) TENEMENTS PROPOSED IN R1	123.60
6) HEIGHT OF BUILDING	73.82 NOS
7) PERMISSIBLE BALCONY 15%	17.270.33
8) PROPOSED BALCONY	12.838.43
9) EXCESS BALCONY TAKEN IN FSI	---

**PARKING STATEMENT**

	CARS	SCOOTERS	CYCLES
PARKING REQUIRED	617	2466	2466
PARKING PROVIDED	617	2466	2466

NOTE-1: 1ST REVISED MASTER LAYOUT SANCTIONED BY COLLECTOR UNDER LETTER NO.41170 (DATED: 5/02/2015)

NOTE-2: SPECIAL TOWNSHIP UNDER REGULATION SANCTIONED BY GOVT. NOTIFICATION TPB-13025/NRP/DCRUD-13 OF METRP ACT 1986 REGARDING DEVELOPMENT OF TOWNSHIP IN AREA UNDER PUNE REGIONAL PLAN ON: 16/11/2005 & IN NOTIFIED AREA FOR SPECIAL TOWNSHIP UNDER SECTION 18(3) OF M.R.T.P ACT 1986 AT JAMME & MARUNJI TAL. MULSHI DIST. PUNE

NOTE-3: WHETHER SHOWN ON PLAN OR NOT ALL FIRE PROTECTION REQUIREMENT WILL BE PROVIDED AS PER FIRE N.O.C. MFSD/1201/182 DATED 31/12/11 LETTER DATED SCHEDULE ATTACHED WITH THIS LETTER OF DIRECTOR & FIRE ADVISER OF GOVT. OF MAHARASHTRA & FOR NAT KOLTE-PATIL IVEN TOWNSHIP (PUNE) PVT. LTD. WILL BE RESPONSIBLE ALSO WITHOUT FINAL N.O.C. FROM FIRE ADVISER NO OCCUPATION WILL BE ALLOWED BY KOLTE-PATIL IVEN TOWNSHIP (PUNE) PVT. LTD.

NOTE-4: ALL DIMENSIONS ARE IN METERS

NOTE-5: HELIPAD PROVIDED AS PER FIRE N.B.C. CATEGORY II FIRE HELICOPTER LENGTH 15.2 M FOR BUILDING OF HEIGHT MORE THAN 60 METERS

**NOTES :**

- THIS DRAWING IS BASED ON PHOTOGRAPHY & DOCUMENTS PROVIDED BY OWNER/P.A. ARCHITECT WILL NOT BE RESPONSIBLE FOR ANY DISPUTE DIFFERENCES OR ANY LEGALITY OF THE OWNERSHIPS.
- THIS DRAWING IS COPYRIGHT OF SPACE DESIGNERS' SYNDICATE & THIS DRAWING SHOULD NOT BE COPIED OR USED WITHOUT PRIOR PERMISSION OF ARCHITECT.

PROMISED RESIDENTIAL PLOT AREA AT JAMME & MARUNJI TAL. S/N 741(P+113(P+114(P)) OF VILLAGE AREA - MARUNJI TAL. MULSHI DIST. PUNE.

FOR KOLTE-PATIL IVEN TOWNSHIP (PUNE) PVT. LTD. PUNE.

**CERTIFICATE OF AREA**

CERTIFIED THAT THE PLOT UNDER REFERENCE SECTOR - R1 WAS SURVEYED BY AND THE DIMENSIONS OF THE SITES ETC. OF PLOT STATED ON PLAN ARE MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN MASTER PLAN DOCUMENT OF OWNERSHIP CITY SURVEY RECORD.

SIGNATURE OF ARCHITECT

**NAME OF OWNER/DEVELOPER :**

MILIND KOLTE.  
DIRECTOR  
KOLTE-PATIL IVEN TOWNSHIP (PUNE) PVT. LTD.

SIGNATURE

**NAME OF ARCHITECT**

SHAUKH ZUBER RASHID  
CA/837556

SIGNATURE

**ARCHITECTS SPACE DESIGNERS' SYNDICATE**

MEGASPACE, FIRST FLOOR, 13, SOLAPUR ROAD, OFF EAST STREET, PUNE - 411001.  
PHONE: 2606841, 2606824 FAX: 020-26342631

**NORTH PROJECT IVEN TOWNSHIP, JAMME DRG NO. 01**

CLIENT: KOLTE PATIL  
SCALE: 1/500  
DATE: 02/03/2015  
CHECKED: SHREYASI  
DESIGNED: SHREYASI  
DRAWN: SHREYASI  
JOB NO. 10585