

6M WIDE DRIVEWAY

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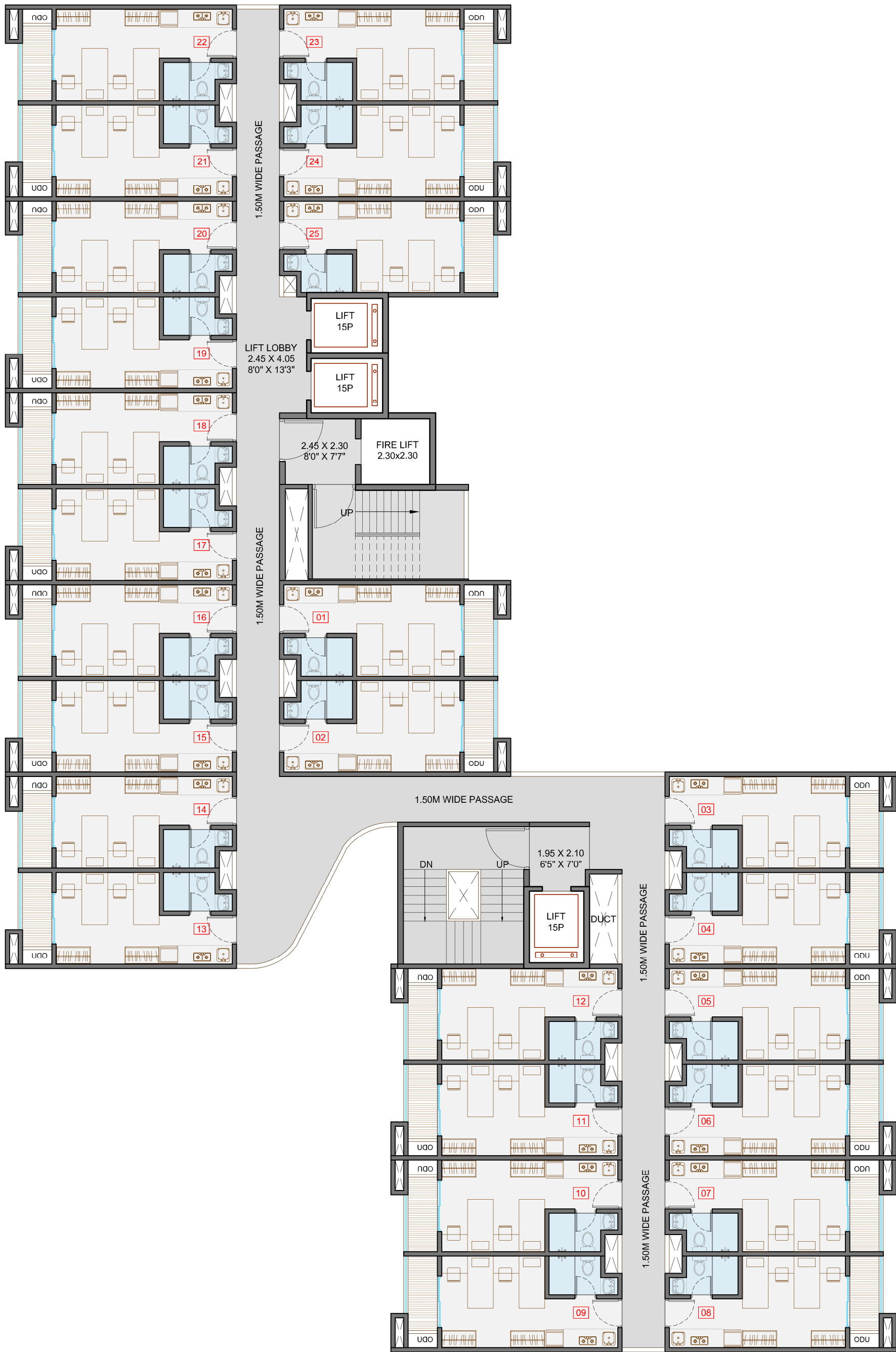
6M WIDE DRIVEWAY

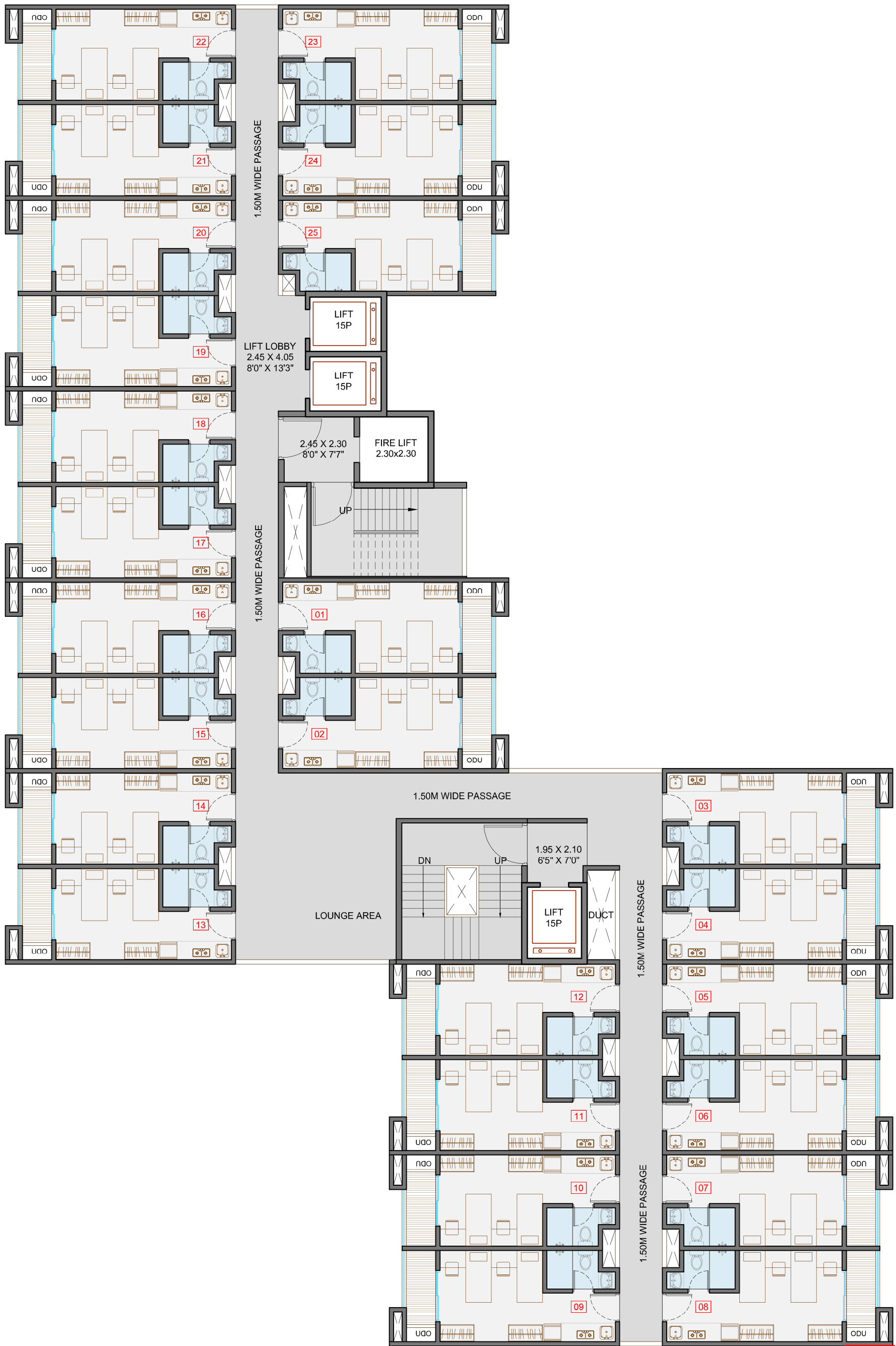
6M WIDE DRIVEWAY

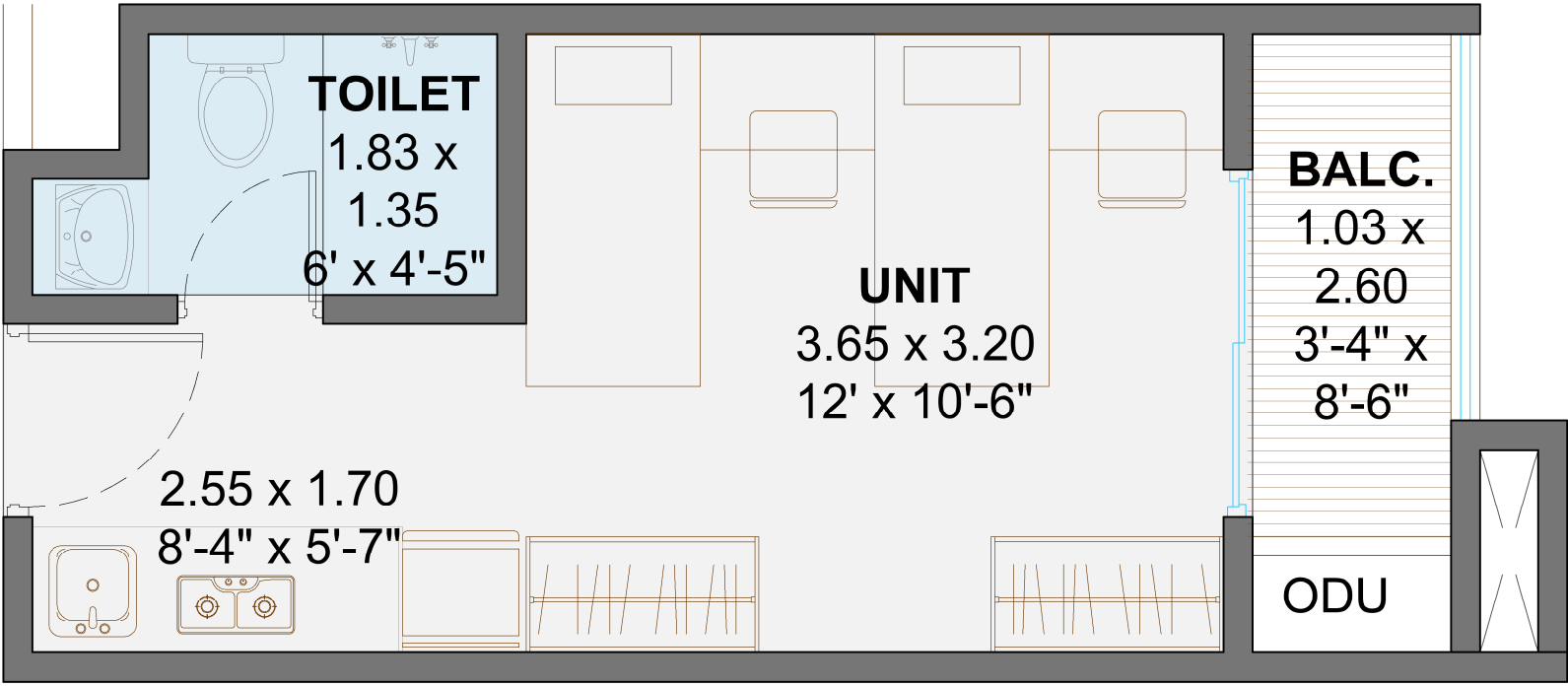


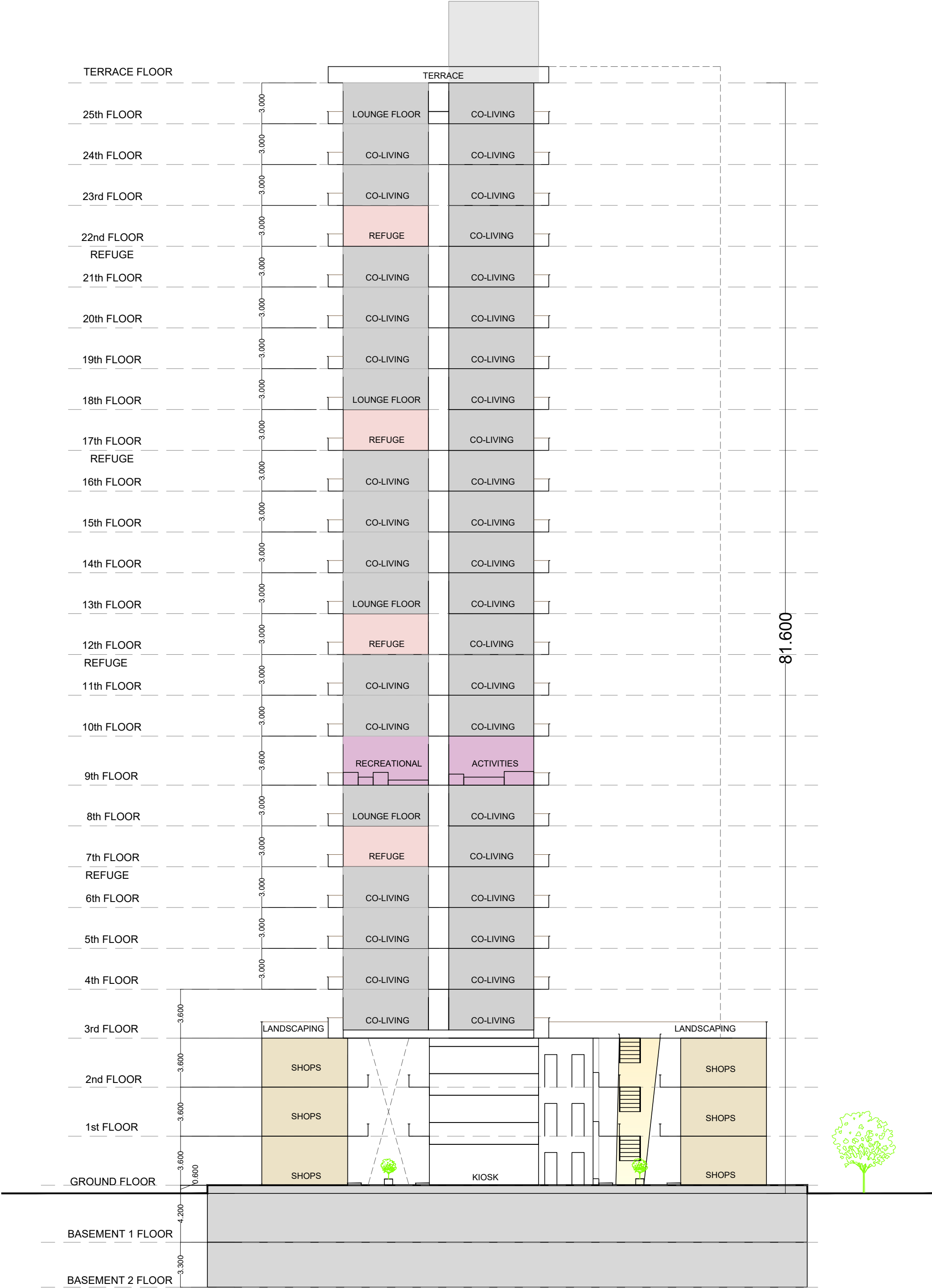
7M WIDE FRONT PLAZA

24 MT WIDE ROAD









Vka: architecture – Area Statement
2716-Proposed development at S.no.163p,165p,167p, at Tathawade for Krisala developers

Job.no.	2716			Date	04-10-24
Client	Krisala Developers			Rules	UDCPR (PCMC)
Site	S.no.13(P), 154(P), 155(P), 165(P), 166(P), 167(P), Tathawade, Pune				2.75 FSI + Green FSI
Sr. no.	Description	Area			Remarks
			Sq. Mt	Sq. ft	
1	Gross Plot area				
a	As per Ownership Documents		0.00	0	As per Data from client
b	As per Demarcation / Survey		9,505.00	1,02,312	As per survey received
c	Minimum gross plot area		9,505.00	1,02,312	Minimum area considered
d	Plot to be handover to landlord		0.00	0	as informed by client
	Plot area for considered after handover		9,505.00	1,02,312	after deducting area to be handed over to landlord
2	Deductions				
a	Road widening (24m road)		706.02	7,600	considered as per survey to be confirmed after zoning
b	Road widening (18m road)		0.00	0	considered to be confirmed after zoning
b	Green Belt zone		498.56	5,366	Not deducted; considered to be confirmed after zoning
3	Balance Plot for development		8,798.98	94,712	Green Belt not deducted as per Rule 6.5
a	Open Space Required	10%	879.90	9,471	Required as per rule Plots above 4000 sq .m
b	Amenity space	5.00%	0.00	0	As per Rule 3.5.1
4	Net Plot		8,798.98	94,712	Sr. no. 1-2a-2b-5
a	Additions				
1	Basic FSI	1.10	9,678.88	1,04,183	on Net plot area
2	Permissible Premium FSI	0.50	4,752.50	51,156	On gross plot area on payment of 35% of R R
3	Permissible TDR				
	Regular - 70%	1.15	7,651.53	82,361	On gross plot area on payment
	Slum - 30%		3,279.23	35,298	On gross plot area on payment
4	Green building FSI	0.05	483.94	5,209	Considered Gold rating, Incentive 5% FSI on basic FSI
5	Total FSI additions (7+8+9+10)	1.65	25,846.07	2,78,207	
6	FSI Bifurcation				Subject to variation as per final Design
a	Residential		23,410.42	2,51,990	
b	Commercial		2,435.66	26,217	On payment of 10% of R R rate
c	Ancillary FSI Residential	0.60	14,046.25	1,51,194	On payment of 10% of R R rate
d	Ancillary FSI Commercial	0.80	1,552.60	16,712	
7	Total building potential (10+11)		41,444.92	4,46,113	
8	Approximate Saleable area	1.05	43,517.17	4,68,419	By architect's thumb rule
9	Inclusive Housing	20%	1,935.78	20,837	As per Rule 3.8.2(b) on basic f s i
10	Inclusive Housing Saleable Area	1.05	2,032.56	21,879	By architect's thumb rule
11	Approximate Saleable area (Including Mhada)		45,549.73	4,90,297	Saleable Area including MHADA

2716-Proposed development at S.no.163p,165p,167p, at Tathawade for Krisala developers – Saleable Area Statement											
WING TYPE	FLOOR DETAILS	NO. OF FLOORS	FSI PER FLOOR	TOTAL FSI	CARPET AREA PER FLOOR	SALEABLE AREA PER FLOOR IN SQ.FT	TOTAL SALEABLE AREA	NO. OF FLATS PER FLOOR		Total	TOTAL NO. OF FLATS / UNITS
						1.40					
						1.50		2 BHK	3 BHK		
			SQ.M.	SQ.M.	SQ.M.	SQ.FT.					
WING A (75.00m)	AMENITY FLOOR	1	962.95	963	394.94	5,952	5,952	2	2	4	152
	TYPICAL FLOOR	18	906.84	16,323	725.58	10,934	196,815	4	4	8	
	REFUGE FLOOR	3	903.77	2,711	725.58	10,934	32,803	4	4	8	
	22nd FLOOR	1	453.60	454	362.88	5,468	5,468	2	2	4	
	TOTAL			20,451		22,354	241,038				
WING B Commercial + Residential (75.60m)	SHOPS (GROUND FLOOR)	1	1386.5	1,387	723.76	11,686	11,686			35	119
	SHOPS (1 st Floor)	1	1,491.62	1,492	782.83	12,640	12,640			42	
	SHOPS (2 nd Floor)	1	1,506.06	1,506	818.98	13,223	13,223			42	
	AMENITY FLOOR AT 9TH FLOOR	1	0.00	0	0.00	0	0			0	517
	TYPICAL FLOOR	13	795.12	10,337	562.06	8,470	110,110			25	
	REFUGE FLOOR	4	748.18	2,993	517.09	7,792	31,170			23	
	LOUNGE FLOOR	4	808.00	3,232	562.06	8,470	33,880			25	
	TOTAL			20945.46			212,708				
TOTAL PROPOSED FSI AREA				41,396	TOTAL PROPOSED SALEABLE AREA		453,746				
Area for other Entrance Lobby, Society office & Driver's room Etc.				48							

Shops Saleable Area Statement			
Shop No.	Total Carpet Area		Saleable Area with loading
	sq.m.	sq.ft.	
Ground Floor			
Shop 001	19.56	211	316
Shop 002	16.68	180	269
Shop 003	16.68	180	269
Shop 004	25.15	271	406
Shop 005	19.56	211	316
Shop 006	19.56	211	316
Shop 007	19.56	211	316
Shop 008	19.56	211	316
Shop 009	27.48	296	444
Shop 010	19.56	211	316
Shop 011	16.68	180	269
Shop 012	16.68	180	269
Shop 013	19.56	211	316
Shop 014	19.56	211	316
Shop 015	16.68	180	269
Shop 016	16.68	180	269
Shop 017	19.56	211	316
Shop 018	15.25	164	246
Shop 019	28.22	304	456
Shop 020	11.88	128	192
Shop 021	19.56	211	316
Shop 022	19.56	211	316
Shop 023	19.56	211	316
Shop 024	19.56	211	316
Shop 025	16.68	180	269
Shop 026	16.68	180	269
Shop 027	19.56	211	316
Shop 028	19.56	211	316
Shop 029	19.56	211	316
Shop 030	19.56	211	316
Shop 031	16.68	180	269
Shop 032	16.68	180	269
Shop 033	19.56	211	316
Shop 034	19.56	211	316
Shop 035	19.56	211	316
Kiosk 001	5.38	58	87
Kiosk 002	5.07	55	82
Kiosk 003	5.92	64	96
Kiosk 004	5.06	54	82
Kiosk 005	4.91	53	79
Kiosk 006	4.78	51	77
Kiosk 007	7.28	78	118
Kiosk 008	5.67	61	92
Kiosk 009	4.78	51	77
Kiosk 010	3.90	42	63
Kiosk 111	5.03	54	81
Total	723.76	7791	11686

Shops Saleable Area Statement			
Shop No.	Total Carpet Area		Saleable Area with loading
	sq.m.	sq.ft.	1.5
First Floor			
Shop 101	19.56	211	316
Shop 102	19.56	211	316
Shop 103	19.56	211	316
Shop 104	29.71	320	480
Shop 105	19.56	211	316
Shop 106	19.56	211	316
Shop 107	19.56	211	316
Shop 108	19.56	211	316
Shop 109	19.56	211	316
Shop 110	19.56	211	316
Shop 111	19.56	211	316
Shop 112	19.56	211	316
Shop 113	13.07	141	211
Shop 114	13.07	141	211
Shop 115	13.07	141	211
Shop 116	27.48	296	444
Shop 117	19.56	211	316
Shop 118	19.56	211	316
Shop 119	19.56	211	316
Shop 120	19.56	211	316
Shop 121	19.56	211	316
Shop 122	19.56	211	316
Shop 123	19.56	211	316
Shop 124	19.56	211	316
Shop 125	15.85	171	256
Shop 126	28.22	304	456
Shop 127	11.88	128	192
Shop 128	19.56	211	316
Shop 129	19.56	211	316
Shop 130	19.56	211	316
Shop 131	19.56	211	316
Shop 132	19.56	211	316
Shop 133	19.56	211	316
Shop 134	19.56	211	316
Shop 135	19.56	211	316
Shop 136	19.56	211	316
Shop 137	19.56	211	316
Shop 138	19.56	211	316
Shop 139	19.56	211	316
Shop 140	19.56	211	316
Shop 141	19.56	211	316
Shop 142	19.56	211	316
Total	782.83	8798	13198

Shops Saleable Area Statement			
Shop No.	Total Carpet Area		Saleable Area with loading
	sq.m.	sq.ft.	1.5
Second Floor			
Shop 201	19.56	211	316
Shop 202	19.56	211	316
Shop 203	19.56	211	316
Shop 204	29.71	320	480
Shop 205	19.56	211	316
Shop 206	19.56	211	316
Shop 207	19.56	211	316
Shop 208	19.56	211	316
Shop 209	19.56	211	316
Shop 210	19.56	211	316
Shop 211	19.56	211	316
Shop 212	19.56	211	316
Shop 213	13.07	141	211
Shop 214	13.07	141	211
Shop 215	13.07	141	211
Shop 216	27.48	296	444
Shop 217	19.56	211	316
Shop 218	19.56	211	316
Shop 219	19.56	211	316
Shop 220	19.56	211	316
Shop 221	19.56	211	316
Shop 222	19.56	211	316
Shop 223	19.56	211	316
Shop 224	19.56	211	316
Shop 225	15.85	171	256
Shop 226	28.22	304	456
Shop 227	11.88	128	192
Shop 228	19.56	211	316
Shop 229	19.56	211	316
Shop 230	19.56	211	316
Shop 231	19.56	211	316
Shop 232	19.56	211	316
Shop 233	19.56	211	316
Shop 234	19.56	211	316
Shop 235	19.56	211	316
Shop 236	19.56	211	316
Shop 237	19.56	211	316
Shop 238	19.56	211	316
Shop 239	19.56	211	316
Shop 240	19.56	211	316
Shop 241	19.56	211	316
Shop 242	19.56	211	316
Kiosk 201	4.80	52	78
Kiosk 202	3.42	37	55
Kiosk 203	3.42	37	55
Kiosk 204	3.42	37	55
Kiosk 205	3.42	37	55
Kiosk 206	3.42	37	55
Kiosk 207	2.86	31	46

Kiosk 208	3.05	33	49
Kiosk 209	4.80	52	78
Kiosk 210	3.54	38	57
Total	818.98	9188	13781