SECTOR : R35
WING - D
TYPICAL FLOOR PLAN
AREA KEY PLAN
PARKING FLOOR PLAN
P+9 FLOORS

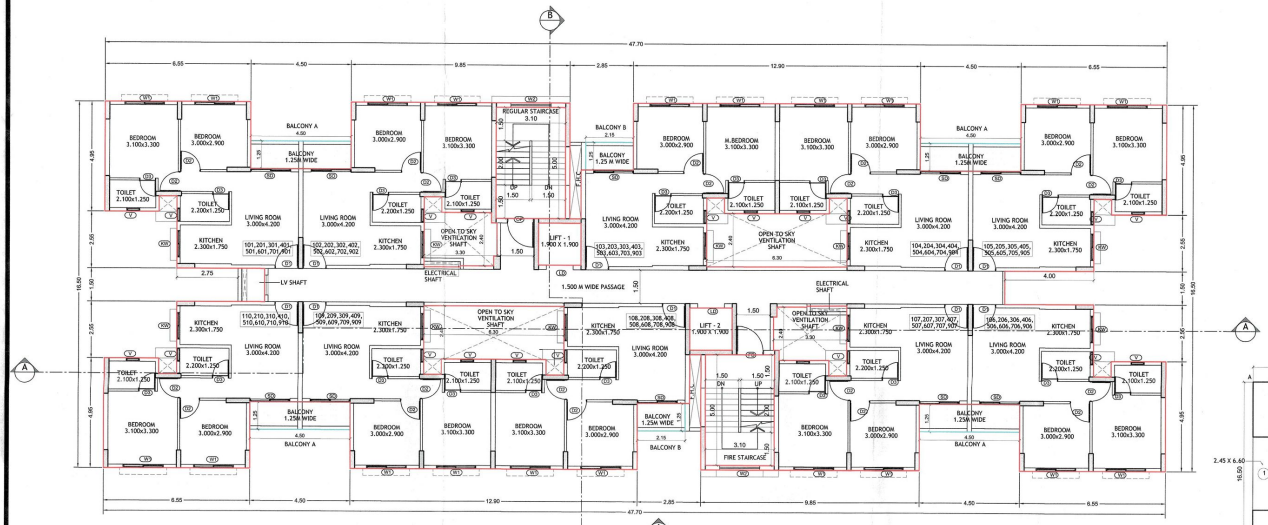
20
27

STAMP OF APPROVALS

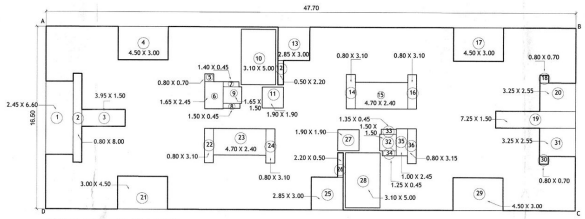
Approved as amended in ..... subject to conditions mentioned in Annuxure 'A' of letter No. BMRDA/P.A. Ind/Wing/R-3-82/Revise. ..... S. No./G. No./CTS No. 126/1 (PART) Village ..... Tal. ..... Dist. ..... Dated 24/3/2025

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

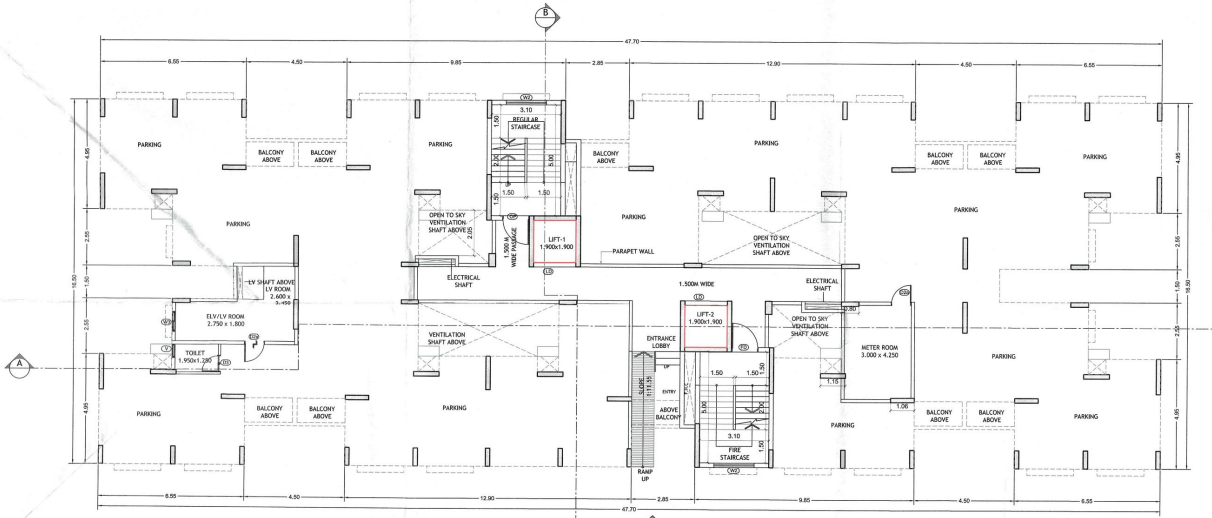
PMRDA



TYPICAL FLOOR PLAN
(FIRST,SECOND,THIRD,FOURTH,FIFTH,SIXTH SEVENTH,NINTH)
SCALE - 1:100



AREA KEY PLAN FOR TYPICAL FLOOR SCALE - 1:200
(FIRST,SECOND,THIRD,FOURTH,FIFTH,SIXTH SEVENTH,NINTH)



GROUND FLOOR PLAN
SCALE - 1:100

BALCONY AREA CALCULATIONS						
BALC.		L	X	B		
A	4	X	4.500	X	1.250	= 22.50 SQ.M
B	2	X	2.150	X	1.250	= 5.38 SQ.M
TOTAL BALCONY AREA OF REFUGE FLOOR						= 27.88 SQ.M

ADDITION OF LIFT AREAS AT PARKING FLOOR							
LIFT	NO.		SIZE OF LIFT			AREA	UNITS
1	1	X	1.900	X	1.900	= 3.610	SQ.M.
2	1	X	1.900	X	1.900	= 3.610	SQ.M.
TOTAL AREA PROVIDED						= 7.22	SQ.M.

AREA CALCULATIONS FOR TYPICAL FLOOR							
AREA OF RECTANGLE ABCD	1	X	47.700	X	16.500	= 787.05	SQ.M
DEDUCTIONS							
AREA OF RECTANGLE 1	1	X	2.450	X	6.600	= 16.17	SQ.M
AREA OF RECTANGLE 2	1	X	0.800	X	8.000	= 6.40	SQ.M
AREA OF RECTANGLE 3	1	X	3.950	X	1.500	= 5.93	SQ.M
AREA OF RECTANGLE 4	1	X	4.500	X	3.000	= 13.50	SQ.M
AREA OF RECTANGLE 5	1	X	0.800	X	0.700	= 0.56	SQ.M
AREA OF RECTANGLE 6	1	X	1.650	X	2.450	= 4.04	SQ.M
AREA OF RECTANGLE 7	1	X	1.400	X	0.450	= 0.63	SQ.M
AREA OF RECTANGLE 8	1	X	1.500	X	0.450	= 0.68	SQ.M
AREA OF RECTANGLE 9	1	X	1.650	X	1.500	= 2.48	SQ.M
AREA OF RECTANGLE 10	1	X	3.100	X	5.000	= 15.50	SQ.M
AREA OF RECTANGLE 11	1	X	1.900	X	1.900	= 3.61	SQ.M
AREA OF RECTANGLE 12	1	X	0.500	X	2.200	= 1.10	SQ.M
AREA OF RECTANGLE 13	1	X	2.850	X	3.000	= 8.55	SQ.M
AREA OF RECTANGLE 14	1	X	0.800	X	3.100	= 2.48	SQ.M
AREA OF RECTANGLE 15	1	X	4.700	X	2.400	= 11.28	SQ.M
AREA OF RECTANGLE 16	1	X	0.800	X	3.100	= 2.48	SQ.M
AREA OF RECTANGLE 17	1	X	4.500	X	3.000	= 13.50	SQ.M
AREA OF RECTANGLE 18	1	X	0.800	X	0.700	= 0.56	SQ.M
AREA OF RECTANGLE 19	1	X	7.250	X	1.500	= 10.88	SQ.M
AREA OF RECTANGLE 20	1	X	3.250	X	2.550	= 8.29	SQ.M
AREA OF RECTANGLE 21	1	X	3.000	X	4.500	= 13.50	SQ.M
AREA OF RECTANGLE 22	1	X	0.800	X	3.100	= 2.48	SQ.M
AREA OF RECTANGLE 23	1	X	4.700	X	2.400	= 11.28	SQ.M
AREA OF RECTANGLE 24	1	X	0.800	X	3.100	= 2.48	SQ.M
AREA OF RECTANGLE 25	1	X	2.85	X	3.000	= 8.55	SQ.M
AREA OF RECTANGLE 26	1	X	2.200	X	0.500	= 1.10	SQ.M
AREA OF RECTANGLE 27	1	X	1.900	X	1.900	= 3.61	SQ.M
AREA OF RECTANGLE 28	1	X	3.100	X	5.000	= 15.50	SQ.M
AREA OF RECTANGLE 29	1	X	4.500	X	3.000	= 13.50	SQ.M
AREA OF RECTANGLE 30	1	X	0.800	X	0.700	= 0.56	SQ.M
AREA OF RECTANGLE 31	1	X	3.250	X	2.550	= 8.29	SQ.M
AREA OF RECTANGLE 32	1	X	1.500	X	1.500	= 2.25	SQ.M
AREA OF RECTANGLE 33	1	X	1.350	X	0.450	= 0.61	SQ.M
AREA OF RECTANGLE 34	1	X	1.250	X	0.450	= 0.56	SQ.M
AREA OF RECTANGLE 35	1	X	1.000	X	2.450	= 2.45	SQ.M
AREA OF RECTANGLE 36	1	X	0.800	X	3.150	= 2.52	SQ.M
TOTAL DEDUCTIONS						= 217.84	SQ.M
PROPOSED AREA FOR TYPICAL FLOOR						= 569.21	SQ.M

DOOR SCHEDULE	
DOOR	SIZE
SD	1.800 X 2.250
FD	1.200 X 2.250
OP	1.500 X 2.250
D1	1.050 X 2.250
D2	0.900 X 2.250
D3	0.750 X 2.150

WINDOW SCHEDULE	
WIN.	SIZE
W1	1.800 X 1.050
W2	1.500 X 1.325
W2a	1.800 X 1.325
W3	0.900 X 1.350
KW	1.200 X 1.050
V	0.600 X 0.900

NOTES :

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PROPOSED INCLUSIVE HOUSING AT SECTOR - R35 AT S. NOS. 126/1 (PART), 131/8/131/8/131/10 P. OF VILLAGE JAMBE TAL- MULSHI, DIST- PUNE.
FOR : KOLTE-PATIL INTEGRATED TOWNSHIPS LTD.

NAME OF OWNER/DEVELOPER :
FOR KOLTE-PATIL INTEGRATED TOWNSHIPS LTD.

VINAYAK JOGDEO / RAJNISH KUMAR
AUTHORIZED SIGNATORY
SIGNATURE

NAME OF ARCHITECT

SHREEKAR GOWAIKAR
(CA/86/9890)
SIGNATURE

ARCHITECTS
KOLHATKAR AND GOWAIKAR
759/B8, BHANDARKAR ROAD,
DECCAN GYMKHANA,
PUNE-411 004.

NORTH

PROJECT	DRAWING NAME	DATE	SCALE	DEALT
	SUBMISSION PLAN	19 FEB 2024	1:100	GDS