

Approved as amended in.....
subject to corrections mentioned in Annexure 'A'
of letter No. BHM/C.R. No. 10604/12-23/Muzerim (A) 30.04.2017 of
S. H. G. Muzerim No. 1228 of 31/12/2017 of 31/12/2017
Dated 09/12/2022
31/12/2022
31/12/2022

**Metropolitan Commissioner and
Chief Executive Officer
Metropolitan Regional Development Authority**



REFUGEE AREA KEY PLAN

6TH, 11TH, 16TH, 21ND FLOOR
SCALE 1:200

200

AR CALCULATION									
1ST TO 5TH FLOOR TO 10TH, 21ST FLOOR 15TH TO 20TH									
8 2ND FLOOR									
A	71.96	X	27.15	X	1	=	1953.44		
DEDUCTION		TOTAL							
1	2.15	X	2.10	X	1	=	4.51		
2	1.55	X	0.50	X	1	=	1.78		
3	1.70	X	0.55	X	1	=	9.43		
4	5.70	X	0.50	X	1	=	4.85		
5	1.55	X	0.50	X	1	=	1.78		
6	27.96	X	14.25	X	1	=	387.68		
7	1.40	X	2.20	X	1	=	3.08		
8	2.95	X	2.20	X	2	=	12.98		
9	1.55	X	2.20	X	1	=	3.41		
10	1.20	X	12.40	X	1	=	14.88		
11	3.40	X	1.15	X	1	=	3.54		
12	2.20	X	1.15	X	1	=	2.51		
13	14.55	X	13.55	X	1	=	210.70		
14	1.15	X	2.70	X	1	=	3.10		
15	11.05	X	0.50	X	1	=	5.53		
16	1.25	X	3.30	X	1	=	4.12		
17	1.55	X	3.30	X	1	=	5.38		
18	1.30	X	2.20	X	2	=	5.72		
19	2.45	X	2.20	X	1	=	6.30		
20	6.60	X	5.55	X	1	=	36.63		
21	1.15	X	2.20	X	1	=	2.53		
22	1.15	X	5.15	X	1	=	6.30		
23	5.70	X	1.00	X	1	=	5.70		
24	1.30	X	1.30	X	1	=	1.69		
25	0.95	X	1.35	X	1	=	1.28		
26	1.05	X	0.75	X	2	=	0.61		
27	1.55	X	1.30	X	2	=	5.07		
28	1.10	X	0.95	X	1	=	0.54		
29	0.65	X	0.95	X	1	=	0.64		

30	0.15	X	2.68	X	4	=	1.30
TOTAL							
FIRE STAIRCASE DEDUCTION							
FST	4.75	X	3.00	X	1	=	14.25
FSS	5.00	X	3.00	X	1	=	15.00
FSA	1.15	X	5.00	X	1	=	1.72
FSS	1.70	X	2.15	X	1	=	3.65
TOTAL						38.33	
LIFT DEDUCTION							
L1	1.50	X	1.50	X	2	=	7.52
L2	1.50	X	2.60	X	2	=	10.52
L3	2.10	X	2.60	X	1	=	5.46
TOTAL						23.50	
FIRE LIFT DEDUCTION							
FL1	2.40	X	1.90	X	1	=	4.55
FL2	1.90	X	1.90	X	1	=	3.61
TOTAL						8.17	
NET FLOOR AREA 1953.44 - 918.52 = 1034.92							
EXCESS REFURGE 1034.92 - 1034.54 = 0.38							
AREA TAKEN IN PSI 2.63 = 1.30							

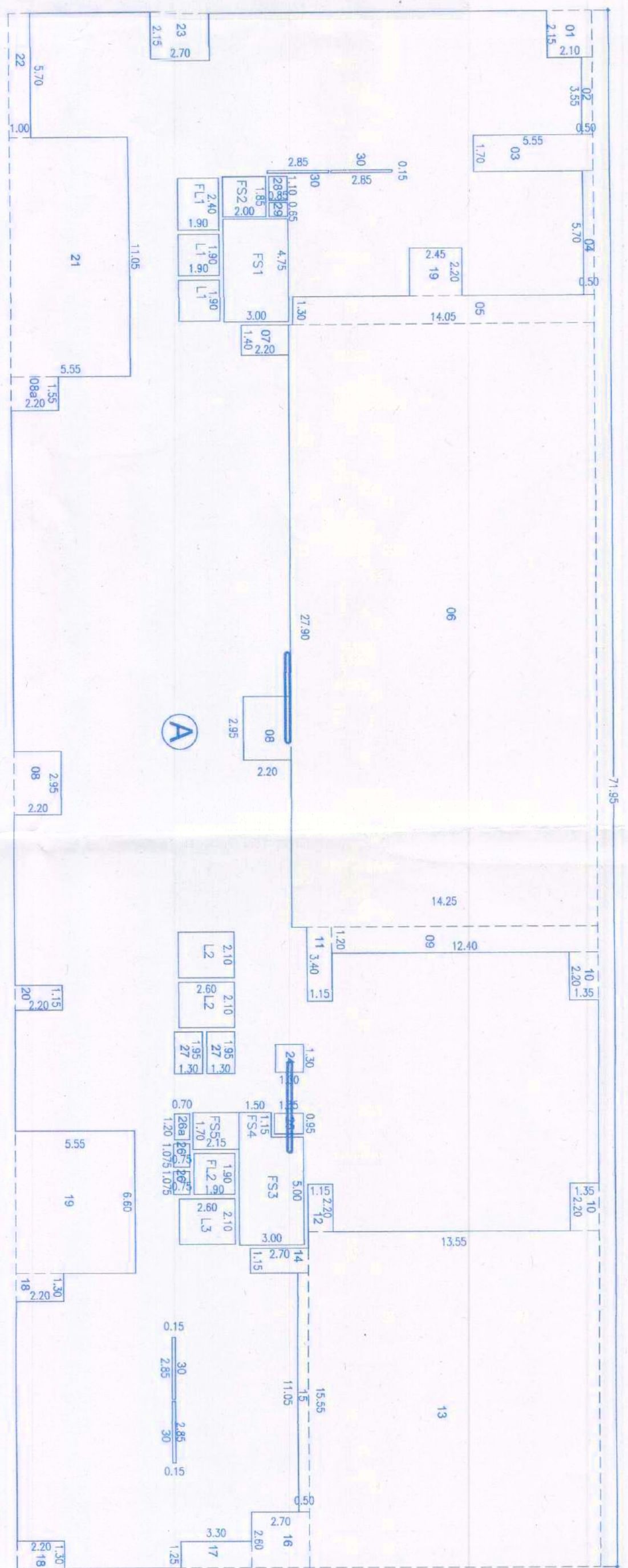
	30	15	X	2.56	X	4	=	17.14
								0.8472
FIRE STAIRCASE DEDUCTION								
F1	1	X	1	1	1	1	1	14.25
F2	1	X	1	2.00	X	1	1	14.70
F3	1	X	1	1	1	1	1	15.00
FSS	5.00	X	3.00	X	1	1	1	15.00
FSS	5.00	X	3.00	X	1	1	1	15.00
FSS	1.5	X	1.50	X	1	1	1	15.00
FSS	1.70	X	2.15	X	1	1	1	15.00
TOTAL								95.33
FIRE LIFT DEDUCTION								
L1	1.90	X	1.90	X	2			7.22
L2	1.2	X	2.60	X	2			10.52
L3	2.10	X	2.60	X	1			5.46
TOTAL								23.50
FIRE LIFT DEDUCTION								
F1	2.40	X	1.90	X	1			4.55
F1.2	1.90	X	1.90	X	1			4.55
TOTAL								9.10
NET FLOOR AREA	1933.44							818.52
EXCESS RAMPEN IN FSI	1024.83							1037.56
AREA TAKEN IN FSI								
								2.63

REFUGEE AREA CALCULATION									
8TH, 11TH, 21ST FLOOR									
REFUGEE-1									
1	755	X	555	X	1	=	441.25		
2	140	X	335	X	1	=	46.75		
TOTAL REFUGEE-2									
3	545	X	555	X	1	=	302.25		
4	115	X	335	X	1	=	38.65		
TOTAL REFUGEE-3									
TOTAL					1	541.0	=	841.0	
REQUIREMENT FOR 2NDLOOR									
= OCCUPANCY OF 2NDLOOR									
NO OF NO OF NO OF									
Floor on 2 Floor Floor									
Area Area Area									
Per Person Required									
441	X	5	X	0.30	=	66.00			
TOTAL REFUGEE AREA REQUIRED									
= 66.00									
MAXIMUM ALLOWED EXCESS REFUGEE AREA									
= 66.00									

REFUGEE AREA CALCULATION									
6TH, 11TH, 21ST FLOOR									
REFUGEE#1									
1	756	X	355	X	1	=	449.10		
2	140	X	355	X	1	=	48.80		
TOTAL							=	497.90	
REFUGEE#2									
3	545	X	555	X	1	=	30.25		
4	115	X	555	X	1	=	34.10		
TOTAL #2							=	64.35	
TOTAL #1 + 2							=	562.25	
REQUIRED REFUGEE AREA = OCCUPANCY OF 2 FLOOR									
NO OF FLOOR		NO OF FLOOR		PER PERSON FLOOR AREA					
44	X	5	X	0.30	=	66.00			
TOTAL REFUGEE AREA REQUIRED						=	59.90		
MAXIMUM ALLOWED EXCESS REFUGEE AREA = 15% OF 59.90						=	9.49		
EXCESS REFUGEE AREA						=	69.39		
EXCESS REFUGEE AREA TAKEN IN FFS						=	62.91		
						=	2.63		

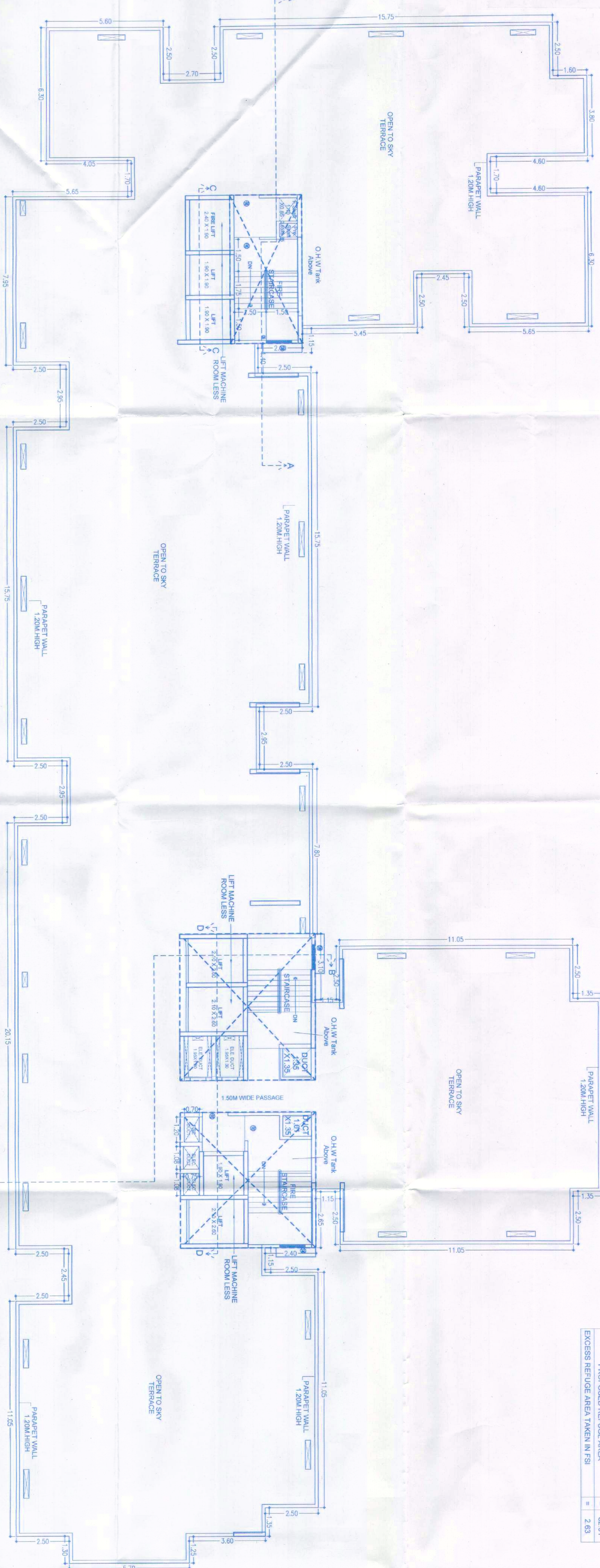
REFUGE FLOOR AREA KEY PLAN

SCALE 1:200



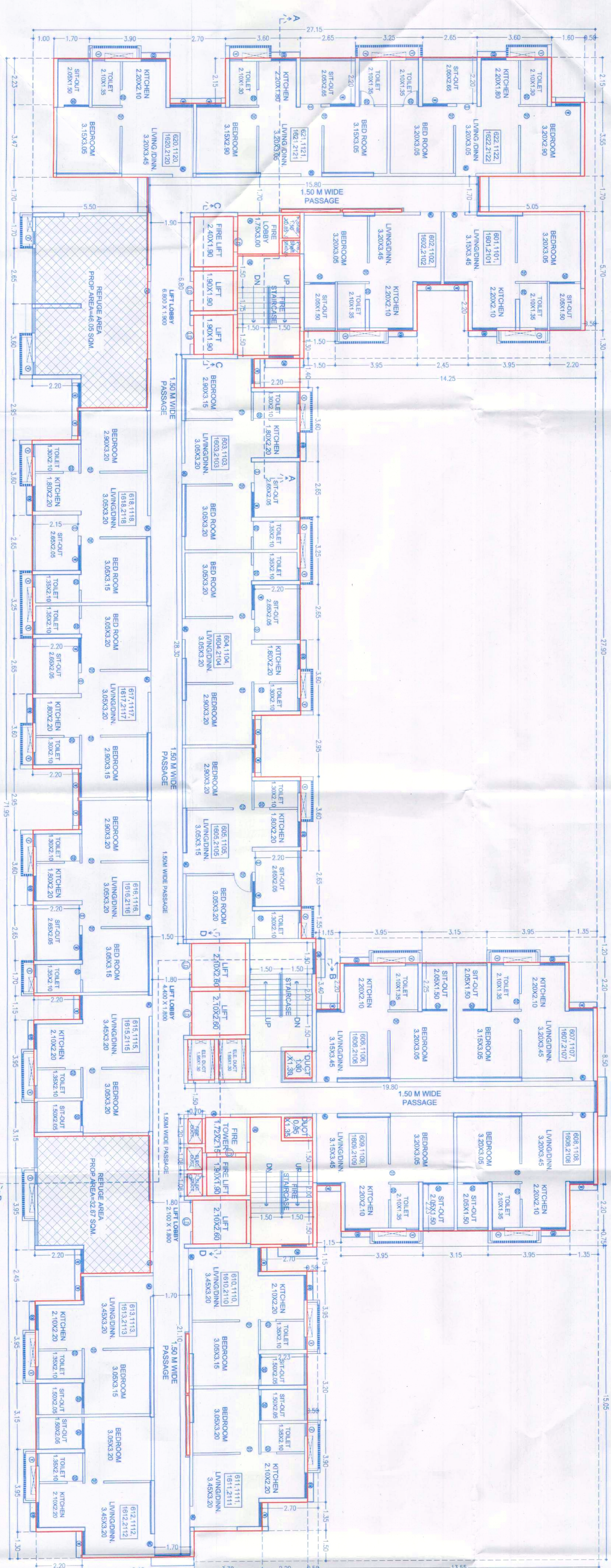
TERRACE FLOOR PLAN

SCALE 1:100



REFUGE FLOOR PLAN

TYPICAL 6TH, 11TH, 16TH & 21ST FLOOR



E	JOB TITLE / SITE ADDRESS
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INTEGRATED TOWNSHIP
Gai No. 124, 125, 1257 to 132, 137(P) to 142, 144, 145, 146(P), 147 to 153, 155
159(P), 160, 162 to 164, 166, 167, 169(P), 170(P), 194(P) Village-Haraji Kruni
& Gai No. 1255 Hissa No. 14, 17, 18, 28, 65, 66, 67, 69, 70, 71, 72(P), 73, 1265,
1207(P), 1273, 1278 Hissa No. 2, 3, 5, 6, 20, 27, 28, 1A, 2, 3A, 37 Village-Magholi
Tal. Haraji, PUNE.

OWNER NAME AND SIGNATURE

Joint Venture by:
1) M/s. Ashdan Developers Pvt. Ltd.
2) Manjari Housing Projects LLP
through authorized signatory Mrs. MEENA KARNAD

G ARCHITECT

Author(s): Name
Vishwas Kulkarni : CA/1984/8465
Hrishikesh Kulkarni : CA/2002/2923

VK:a
architecture

Examining Type
Social Housing
Typical Refuge & Terrace Floor Plan
Area calculations

5th Floor, Nextgen Avenue, St. No. 10,
C.T.S No.2850, S.B Road, Near ICC
Tower, Bahirabad, Pune-411016.

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FOR PMRDA SANCING