

**PROPOSED RESIDENTIAL PROJECT FOR MANTRA PROPERTIES**  
**AT MUNDHWA S.NO 93**



AREA STATEMENT [IN SQ.MT.]  
 1) PLOT AREA = 5080 SQ.M  
 2) 30M. R/W AREA = 1181.77 SQ.M  
 3) RESERVATION AREA = 0.00  
 4) NET PLOT AREA = 3903.23 SQ.M

**RESIDENTIAL COMPONENT**

TOTAL NO OF FLATS PER FLOOR = 4 NOS  
 NO.OF FLOORS=23  
 A: TOTAL NO OF 2.5 BHK FLATS[1260 SQ.FT] = 2 x 22FL =44  
 B: TOTAL NO OF 3.5 BHK FLATS[1550 SQ.FT] = 2 x 22FL =44

PER FLOOR SALEABLE AREA APPROX. = 5610 SQ.FT.  
 TOTAL SALEABLE= 22(F.L)X5620= 1,23,640 SQ.FT

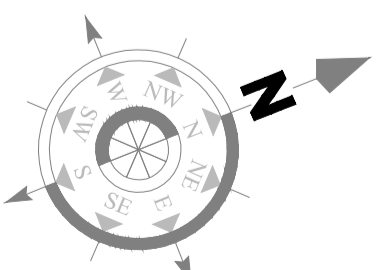
NO. OF BUILDINGS = 2  
 TOTAL RESIDENTIAL SALEABLE= 1,23,640\*2= 2,47,280SQ.FT

**COMMERCIAL COMPONENT**  
 TOTAL SALEABLE AREA= 20833 SQ.FT

PROJECT SALEABLE  
 TOTAL SALEABLE = 2,47,280 SQ.FT + 20,833 SQ.FT  
 =2,68,113 SQ.FT

<<< 24 M WIDE ROAD >>>

# SITE PLAN





<<< 5M WIDE DRIVEWAY >>>

<<< 5M WIDE DRIVEWAY >>>

<<< 5M WIDE DRIVEWAY >>>

<<< 5M WIDE DRIVEWAY >>>

<<< 6M WIDE RAMP >>>

<<< 5M WIDE DRIVEWAY >>>

LIFT (6'3"x8'3"')

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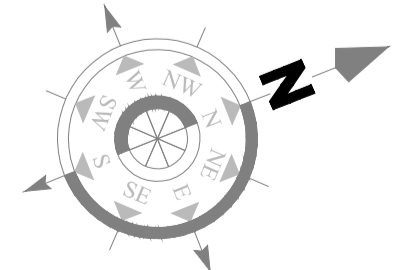
EARTH FILLING

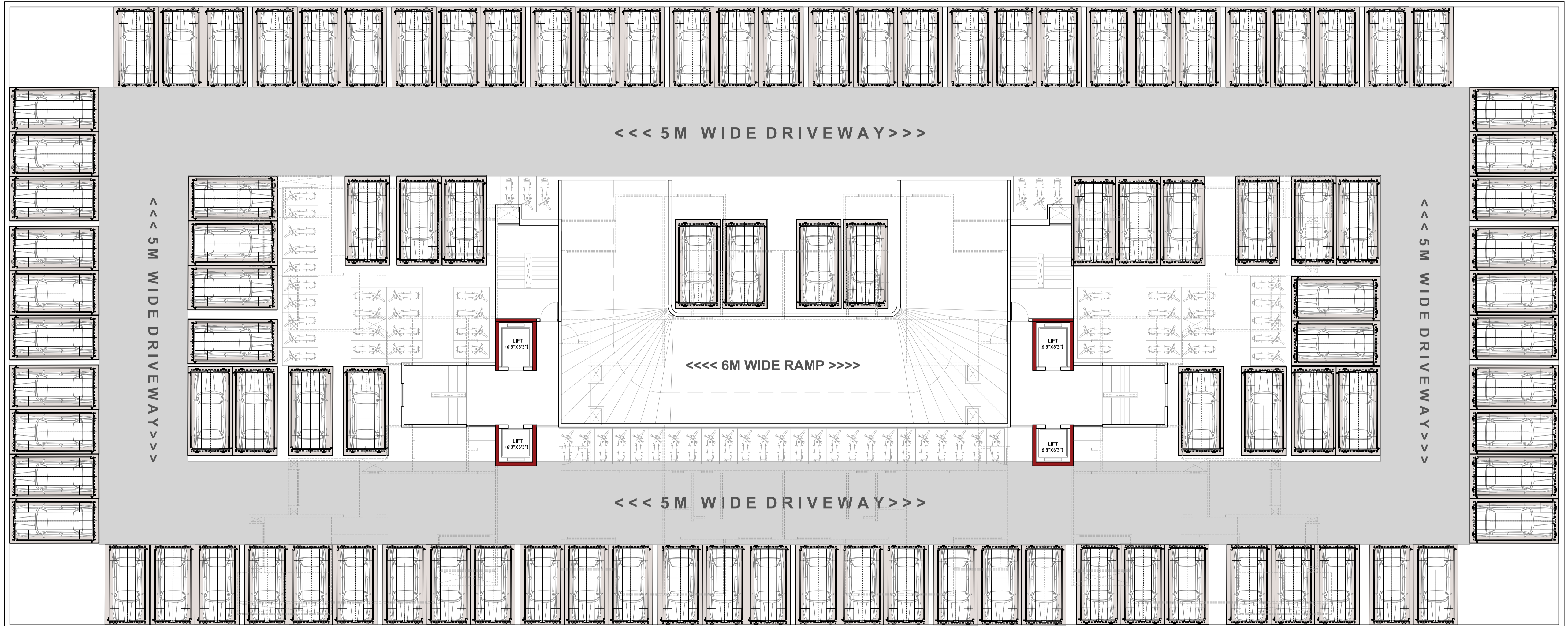
ROAD WIDENING

<<< 24 M WIDE ROAD >>>

CAR PARKING=104  
TWO WHEELERS=82 BIKES

BASEMENT 2 PLAN





<<< 5M WIDE DRIVEWAY >>>

<<< 5M WIDE DRIVEWAY >>>

<<< 5M WIDE DRIVEWAY >>>

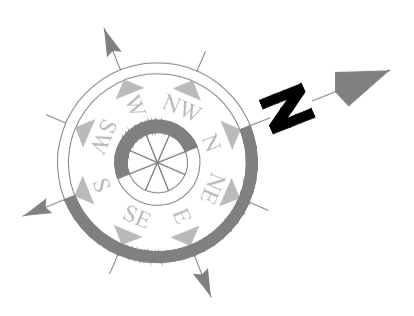
<<< 6M WIDE RAMP >>>

<<< 5M WIDE DRIVEWAY >>>

EARTH FILLING

ROAD WIDENING

<<< 24 M WIDE ROAD >>>



STACK PARKING- 105X2= 210 CARS  
TWO WHEELERS= 70 BIKES

BASEMENT 1 PLAN

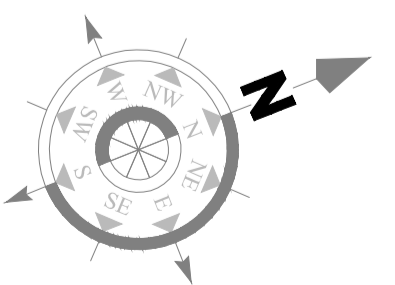
SHOP NO	CARPET AREA (IN SQ.M)	MEZZANINE	TOTAL CARPET AREA (IN SQ.M)	CARPET AREA (IN SQ.FT.)	SALEABLE AREA (IN SQ.FT.)
SHOP NO 01	72.58	36.29	108.87	1171.88	1758
SHOP NO 02	51.43	25.72	77.15	830.39	1246
SHOP NO 03	49.27	24.64	73.91	795.51	1193
SHOP NO 04	52.64	26.32	78.96	849.93	1275
SHOP NO 05	51.87	25.94	77.81	837.49	1256
SHOP NO 06	29.85	14.93	44.78	481.96	723
SHOP NO 07	30.57	15.29	45.86	493.58	740
SHOP NO 08	41.34	20.67	62.01	667.48	1001
SHOP NO 09	49.86	24.93	74.79	805.04	1208
SHOP NO 10	49.86	24.93	74.79	805.04	1208
SHOP NO 11	41.34	20.67	62.01	667.48	1001
SHOP NO 12	30.57	15.29	45.86	493.58	740
SHOP NO 13	29.85	14.93	44.78	481.96	723
SHOP NO 14	51.87	25.94	77.81	837.49	1256
SHOP NO 15	52.64	26.32	78.96	849.93	1275
SHOP NO 16	49.27	24.64	73.91	795.51	1193
SHOP NO 17	51.43	25.72	77.15	830.39	1246
SHOP NO 18	73.94	36.97	110.91	1193.84	1791
	860	430.09	1290.27	13888.5	20833

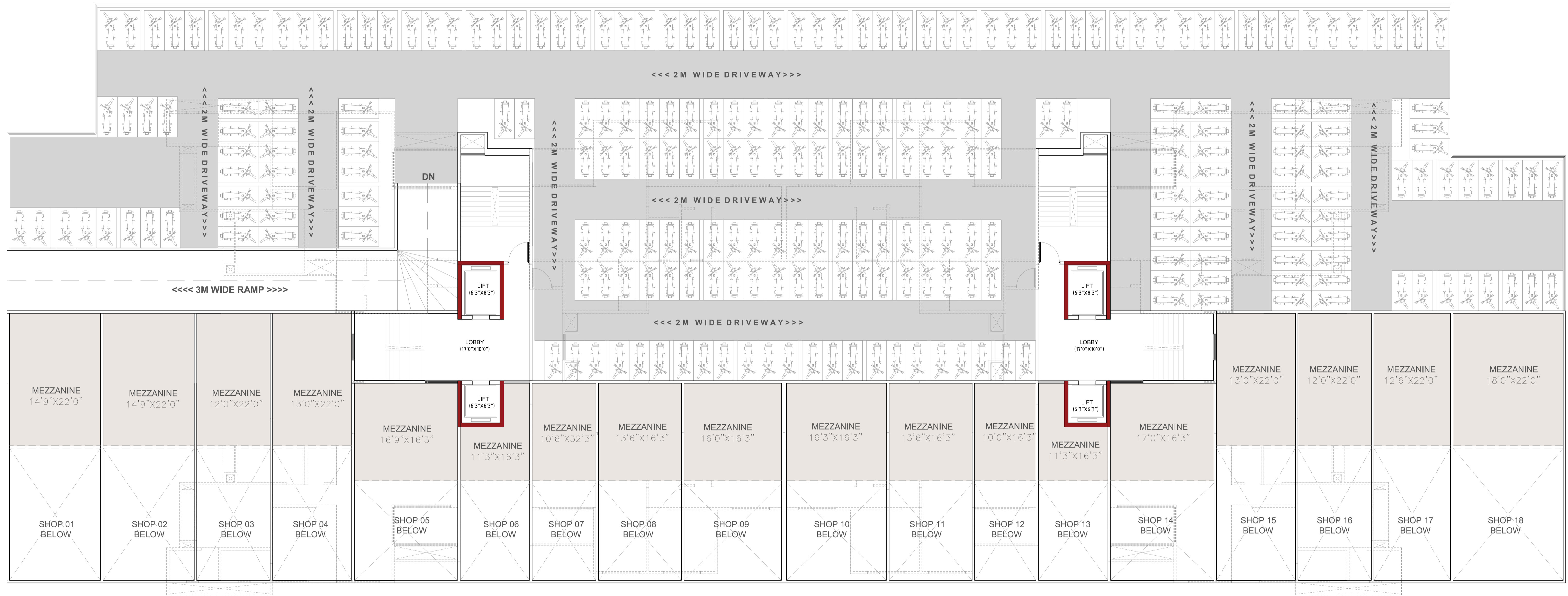
	INDEPENDENT CARS	DEPENDENT CARS	TWO WHEELERS
GROUND FLOOR	46	17	23
BASEMENT 1	105	105	70
BASEMENT 2	104	0	82
PODIUM	0	0	293
	255	122	468
TOTAL	377		468



<<< 24 M WIDE ROAD >>>

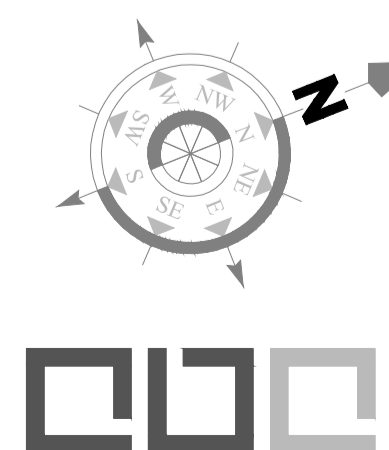
GROUND FLOOR PLAN

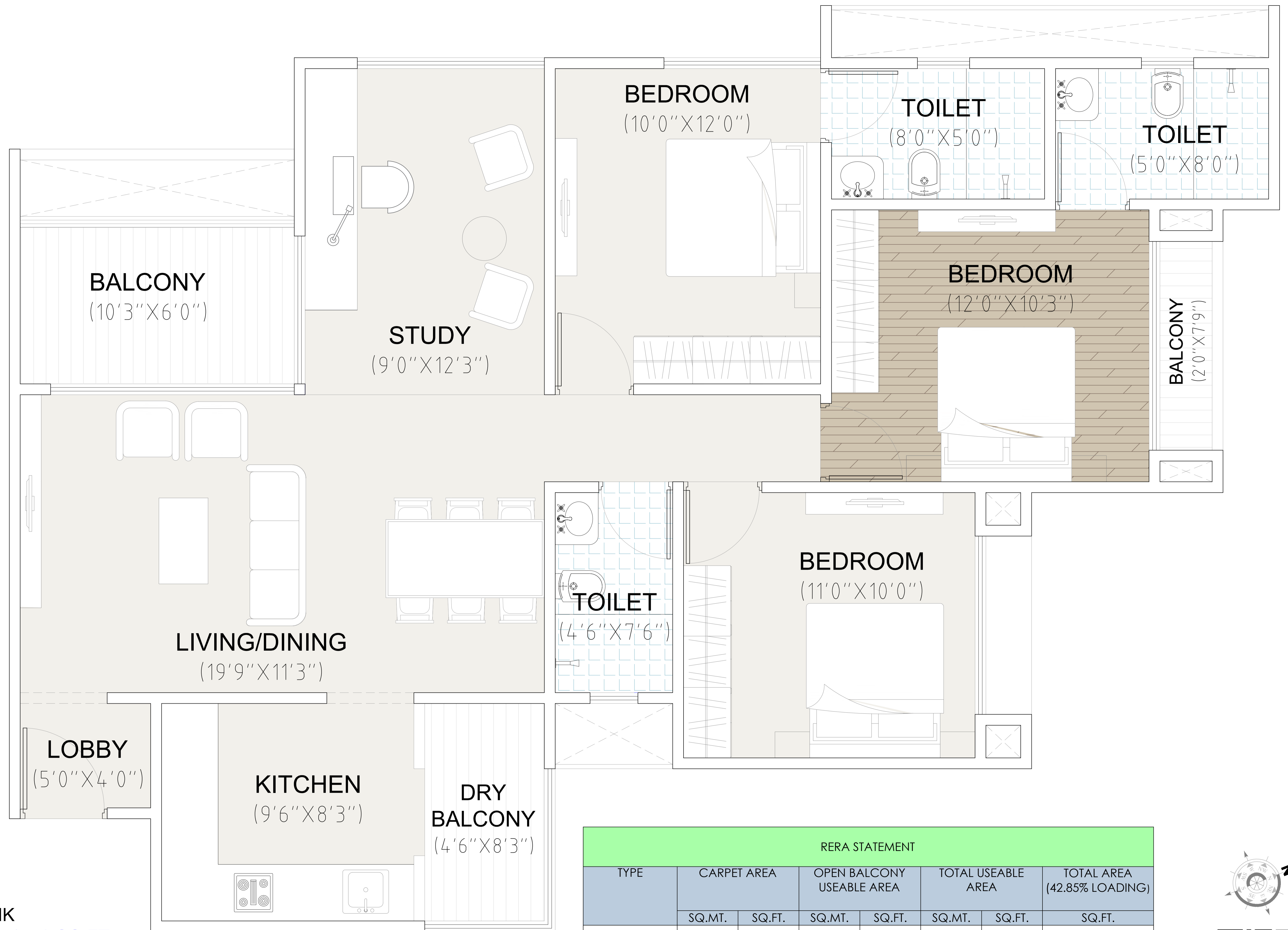






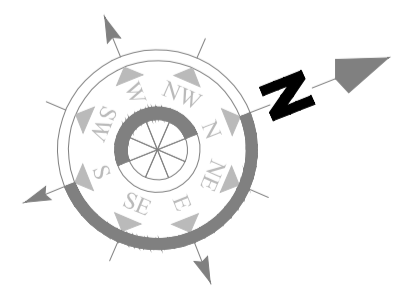
TYPICAL FLOOR PLAN

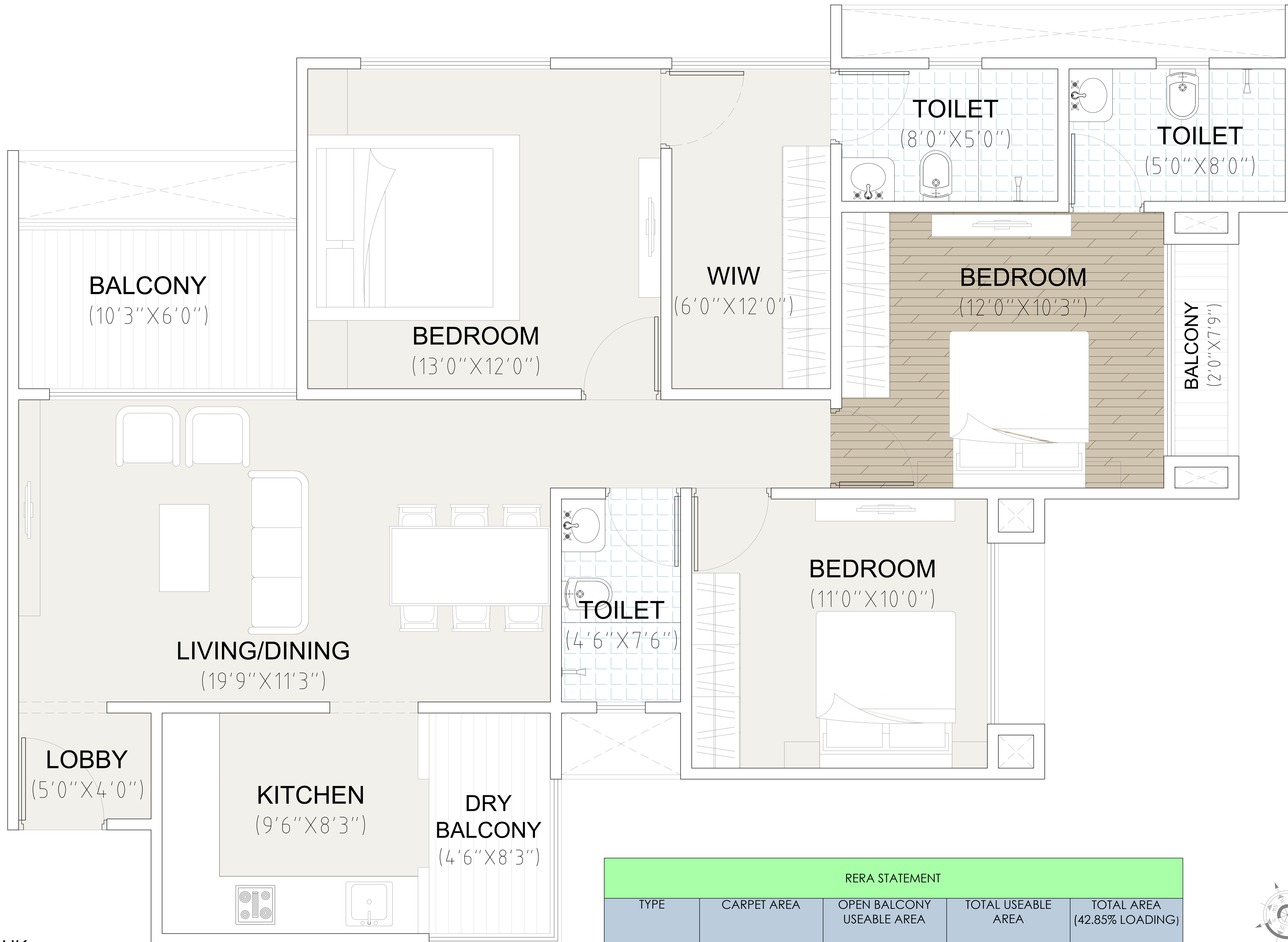




3.5 BHK  
 SALEABLE AREA: **1550 SQ.FT**  
 (42.85% LOADING)

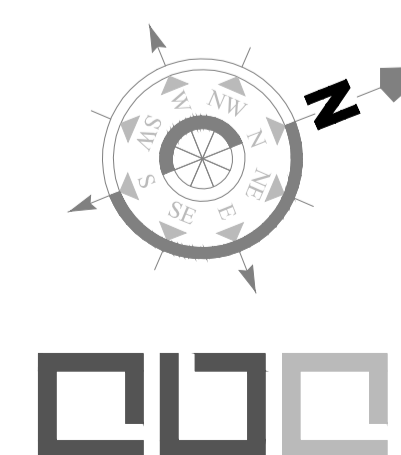
RERA STATEMENT							
TYPE	CARPET AREA		OPEN BALCONY USEABLE AREA		TOTAL USEABLE AREA		TOTAL AREA (42.85% LOADING)
	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.FT.
3.5BHK	91.70	987.06	9.11	98.06	100.81	1085	1550





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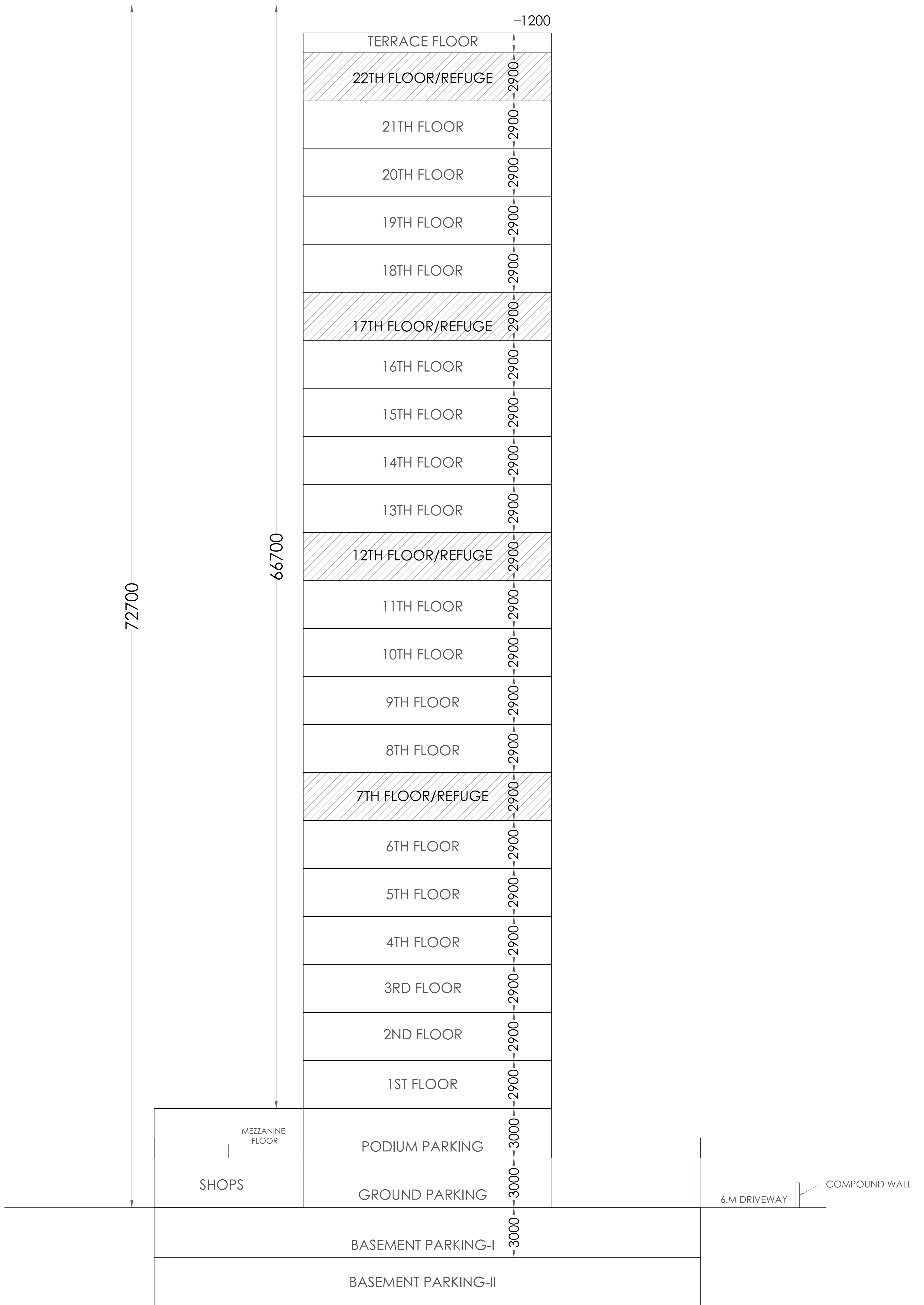




2.5 BHK  
 SALEABLE AREA: **1260 SQ.FT**  
 (42.85% LOADING)

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TYPE	CARPET AREA		OPEN BALCONY USEABLE AREA		TOTAL USEABLE AREA		TOTAL AREA (42.85% LOADING)
	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.FT.
2.5 BHK	73.82	794.60	8.10	87.19	81.92	882	1260





SCHEMATIC SECTION

DT.05.04.2021

**PROPOSED RESIDENTIAL PROJECT ON S.NO.84/85, AT - WAKAD, PCMC, PUNE.**

SHOP NO	CARPET AREA (IN SQ.M.)	MEZZANINE	TOTAL CARPET AREA(IN SQ.MT)	CARPET AREA (IN SQ.FT.)	SALEABLE AREA (IN SQ.FT.)
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	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.FT.
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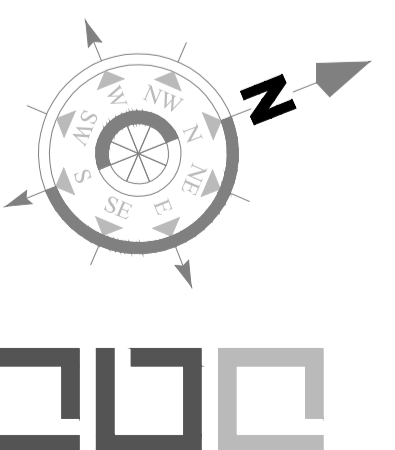
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	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.FT.
3.5BHK	91.70	987.06	9.11	98.06	100.81	1085	1550

PLOT B:RERA STATEMENT	
BUILDING	SALEABLE AREA
RESIDENTIAL TOWER A&B	247280.00
COMMERCIAL	20833.00
TOTAL	268113.00

PLOT B:RERA STATEMENT				
BUILDING	FLAT TYPE	SALEABLE AREA	NO.OF UNITS	SALEABLE AREA
A	3.5 BHK	1550	44	68200
	2.5 BHK	1260	44	55440
B	3.5 BHK	1550	44	68200
	2.5 BHK	1260	44	55440
TOTAL		0	0	247280

# PLOT B: RESIDENTIAL & COMMERCIAL

MUNDHWA S.NO 93









mantra  
properties

