

Approved as amended in
Subject to conditions mentioned in Annexure "A" of letter
No. 8199 / C.R. No. 1024 / 2022 / Mouza 1446
S. No. / G. No. / CTS No. 9923 2522
Dated: 9.1.02.2022 2522 OCR-12

Deputy / Joint Metropolitan planner
Pune Metropolitan Regional Development Authority, Pune



F.S.I. STATEMENT : TOWER - V3													
FLOOR NAME	PROPOSED FSI AREA		PERMI. BALCONY AREA 15%	PROPOSED BALCONY AREA	PROPOSED STAIRCASE AREA	PROPOSED LIFT AREA		PROPOSED LMR AREA	REFUGE AREA	PROPOSED TENEMENT	PROPOSED SHOP	GROUND COVERAGE AREA	TOTAL B/UP (FSI+ NON FSI)
	RESIDENTIAL	COMMERCIAL			REGULAR	FIRE		REGULAR					
GROUND	0.00	335.05	0.00	0.00	16.28	16.43				00	00		489.27
1ST	554.68	0.00	83.20	43.21	16.28	16.70				06	00		630.87
2ND	554.68	0.00	83.20	43.21	16.28	16.70				06	00		630.87
3RD	554.68	0.00	83.20	43.21	16.28	16.70				06	00		630.87
4TH	554.68	0.00	83.20	43.21	16.28	16.70				06	00		630.87
5TH	554.68	0.00	83.20	43.21	16.28	16.70				06	00		630.87
6TH	554.68	0.00	83.20	43.21	16.28	16.70				06	00		630.87
7TH	519.85	0.00	77.98	39.17	16.28	16.70				05	00		629.16
8TH	554.68	0.00	83.20	43.21	16.28	16.70				06	00		630.87
9TH	554.68	0.00	83.20	43.21	16.28	16.70				06	00		630.87
10TH	554.68	0.00	83.20	43.21	16.28	16.70				06	00		630.87
11TH	554.68	0.00	83.20	43.21	16.28	16.70				06	00		630.87
12TH	519.85	0.00	77.98	39.17	16.28	16.70				05	00		629.16
13TH	554.68	0.00	83.20	43.21	16.28	16.70				06	00		630.87
14TH	554.68	0.00	83.20	43.21	16.28	16.70				06	00		630.87
15TH	554.68	0.00	83.20	43.21	16.28	16.70				06	00		630.87
16TH	554.68	0.00	83.20	43.21	16.28	16.70				06	00		630.87
17TH	519.85	0.00	77.98	39.17	16.28	16.70				05	00		629.16
18TH	554.68	0.00	83.20	43.21	16.28	16.70				06	00		630.87
19TH	554.68	0.00	83.20	43.21	16.28	16.70				06	00		630.87
20TH	554.68	0.00	83.20	43.21	16.28	16.70				06	00		630.87
21TH	554.68	0.00	83.20	43.21	16.28	16.70				06	00		630.87
22TH	370.21	0.00	55.53	25.88	16.28	16.70				03	00		466.23
23TH	554.68	0.00	83.20	43.21	16.28	16.70				06	00		630.87
24TH	554.68	0.00	83.20	43.21	16.28	16.70				06	00		630.87
25TH	554.68	0.00	83.20	43.21	16.28	16.70				06	00		630.87
26TH	554.68	0.00	83.20	43.21	16.28	16.70				06	00		630.87
27TH	519.85	0.00	77.98	39.17	16.28	16.70				05	00		629.16
28TH	554.68	0.00	83.20	43.21	16.28	16.70				06	00		630.87
29TH	554.68	0.00	83.20	43.21	16.28	16.70				06	00		630.87
30TH	554.68	0.00	83.20	43.21	16.28	16.70				06	00		630.87
31ST	554.68	0.00	83.20	43.21	16.28	16.70				06	00		630.87
TOTAL =	16871.29	335.05	2330.89	1306.02	520.96	534.13		17.94	5.98	73.19	24.40	185.80	21956.13
TOTAL FSI (RESI+COMM)=	17206.34	SQ.M											19874.76

F.S.I. STATEMENT : TOWER - V4													
FLOOR NAME	PROPOSED FSI AREA		PERMI. BALCONY AREA 15%	PROPOSED BALCONY AREA	PROPOSED STAIRCASE AREA	PROPOSED LIFT AREA		PROPOSED LMR AREA	REFUGE AREA	PROPOSED TENEMENT	PROPOSED SHOP	GROUND COVERAGE AREA	TOTAL B/UP (FSI+ NON FSI)
	RESIDENTIAL	COMMERCIAL			REGULAR	FIRE		REGULAR					
GROUND	0.00	354.88	0.00	0.00	16.28	16.43				00	00		489.27
1ST	610.92	0.00	91.64	51.62	16.28	16.70				06	00		630.87
2ND	610.92	0.00	91.64	51.62	16.28	16.70				06	00		630.87
3RD	610.92	0.00	91.64	51.62	16.28	16.70				06	00		630.87
4TH	610.92	0.00	91.64	51.62	16.28	16.70				06	00		630.87
5TH	610.92	0.00	91.64	51.62	16.28	16.70				06	00		630.87
6TH	610.92	0.00	91.64	51.62	16.28	16.70				06	00		630.87
7TH	594.56	0.00	89.18	47.83	16.28	16.70				05	00		629.16
8TH	610.92	0.00	91.64	51.62	16.28	16.70				06	00		630.87
9TH	610.92	0.00	91.64	51.62	16.28	16.70				06	00		630.87
10TH	610.92	0.00	91.64	51.62	16.28	16.70				06	00		630.87
11TH	610.92	0.00	91.64	51.62	16.28	16.70				06	00		630.87
12TH	594.56	0.00	89.18	47.83	16.28	16.70				05	00		629.16
13TH	610.92	0.00	91.64	51.62	16.28	16.70				06	00		630.87
14TH	610.92	0.00	91.64	51.62	16.28	16.70				06	00		630.87
15TH	610.92	0.00	91.64	51.62	16.28	16.70				06	00		630.87
16TH	610.92	0.00	91.64	51.62	16.28	16.70				06	00		630.87
17TH	594.56	0.00	89.18	47.83	16.28	16.70				05	00		629.16
18TH	610.92	0.00	91.64	51.62	16.28	16.70				06	00		630.87
19TH	610.92	0.00	91.64	51.62	16.28	16.70				06	00		630.87
20TH	610.92	0.00	91.64	51.62	16.28	16.70				06	00		630.87
21TH	610.92	0.00	91.64	51.62	16.28	16.70				06	00		630.87
22TH	431.25	0.00	64.69	33.44	16.28	16.70				03	00		466.23
23TH	610.92	0.00	91.64	51.62	16.28	16.70				06	00		630.87
24TH	610.92	0.00	91.64	51.62	16.28	16.70				06	00		630.87
25TH	610.92	0.00	91.64	51.62	16.28	16.70				06	00		630.87
26TH	610.92	0.00	91.64	51.62	16.28	16.70				06	00		630.87
27TH	594.56	0.00	89.18	47.83	16.28	16.70				05	00		629.16
28TH	610.92	0.00	91.64	51.62	16.28	16.70				06	00		630.87
29TH	610.92	0.00	91.64	51.62	16.28	16.70				06	00		630.87
30TH	610.92	0.00	91.64	51.62	16.28	16.70				06	00		630.87
31ST	610.92	0.00	91.64	51.62	16.28	16.70				06	00		630.87
TOTAL =	18993.41	354.88	2804.01	1566.88	520.96	534.13		17.94	5.98	78.90	26.30	156.75	21956.13
TOTAL FSI (RESI+COMM)=	19048.29	SQ.M											19874.76

SERVICES (TOWER V3)		
SR.NO	USE	AREA
1	OWC ROOM	9.29
2	ELV ROOM	6.35
3	SERVICES LOBBY	24.80
4	FIRE WATER TANK	97.78
5	DOMESTIC WATER TANK	25.57
6	FLUSHING WATER TANK	11.25
7	PUMP ROOM	62.69
TOTAL		237.73

SERVICES (TOWER V4)		
SR.NO	USE	AREA
1	METER ROOM	31.41
2	PANEL ROOM	13.69
3	SERVICES LOBBY	28.01
4	ELV ROOM	11.14
5	OWC ROOM	20.04
6	FLUSHING WATER TANK	11.25
7	FIRE WATER TANK	97.78
8	DOMESTIC WATER TANK	25.57
9	PUMP ROOM	62.69
TOTAL		302.58

PARKING STATEMENT (TOWER-V3) :
HAVING BUILT UP AREA MORE THAN 100 SQ.M.
FOR 3 TENEMENT - 2 CAR, 2 SCOOTERS, 2 CYCLES
PROPOSED TENAMENT = 5 Nos.

PARKING STATEMENT (TOWER-V3)			
REQUIRED	CARS	SCOOTERS	CYCLES
REQUIRED	5	5	5
REQUIRED	58	232	232
TOTAL	63	237	237
TOTAL PARKING	63 X 12.50	237X 2.00	237X 0.70
REQ. / PROVIDED	= 787.50 SQ.M.	= 474.00 SQ.M.	= 165.90 SQ.M.
REQUIRED PARKING AREA =	787.50 + 474.00 + 165.90 = 1,427.40 SQ.M.		
AREA REQUIRED FOR PARKING SPACE INCREASED BY 50% FOR METROPOLITAN AREAS			
TOTAL REQUIRED / PROPOSED PARKING			
TOTAL REQUIRED PARKING AREA =	1427.40 X 1.50 = 2,141.10 SQ.M.		

GROUND COVERAGE AREA STATEMENT (TOWER-V3)
(1ST FLOOR AREA + SITOUT AREA + OPEN BALCONY + STAIRCASE (REG. & FIRE) + REG. LIFT + FIRE LIFT)
519.15 + 35.53 + 43.21 + 16.28 + 16.70 + 17.94 + 5.98 = 654.79 SQ.M.

GROUND COVERAGE AREA STATEMENT (TOWER-V4)
(1ST FLOOR AREA + SITOUT AREA + OPEN BALCONY + STAIRCASE (REG. & FIRE) + REG. LIFT + FIRE LIFT)
572.02 + 38.90 + 51.62 + 16.28 + 16.70 + 17.94 + 5.98 = 719.44 SQ.M.

AREA KEY PLAN OF GROUND FLOOR
SCALE - 1:200 (TOWER-V4)

BUILT-UP AREA STATEMENT : GROUND FLOOR (TOWER-V4)			
AREA OF BLOCK [ABCD] = 35.12 X 20.8 = 730.5 SQ.M			
STANDARD DEDUCTIONS :-		TOTAL STANDARD DEDUCTIONS =	318.99 SQ.M
1. 3.57 X 7.22 X (1) =	25.90 SQ.M	GROSS AREA [730.50 (1) - 318.99] =	411.51 SQ.M
2. 2.17 X 7.22 X (1) =	15.89 SQ.M	STAIRCASE DEDUCTIONS :-	
3. 12.42 X 1.20 X (1) =	14.90 SQ.M	ST. 5.25 X 3.10 X (1) =	16.28 SQ.M
4. 12.82 X 2.45 X (1) =	30.92 SQ.M	TOTAL STAIRCASE DEDUCTIONS =	16.28 SQ.M
5. 2.18 X 0.85 X (1) =	1.85 SQ.M		
6. 4.72 X 4.78 X (1) =	22.58 SQ.M		
7. 4.82 X 1.25 X (1) =	6.02 SQ.M		
8. 2.82 X 2.28 X (1) =	6.43 SQ.M		
9. 1.52 X 0.30 X (1) =	0.45 SQ.M		
10. 2.30 X 0.30 X (1) =	0.69 SQ.M		
11. 1.15 X 0.50 X (1) =	0.57 SQ.M	LIFT DEDUCTIONS :-	
12. 1.20 X 0.50 X (1) =	0.60 SQ.M	LI. 2.30 X 2.80 X (1) =	17.94 SQ.M
13. 1.20 X 0.87 X (1) =	1.04 SQ.M		
14. 1.00 X 0.87 X (1) =	0.87 SQ.M	TOTAL LIFT DEDUCTIONS =	17.94 SQ.M
15. 0.73 X 0.87 X (1) =	0.64 SQ.M		
16. 1.63 X 0.45 X (1) =	0.73 SQ.M	FIRE-STAIRCASE DEDUCTIONS :-	
17. 3.85 X 2.28 X (1) =	8.86 SQ.M	FSR 5.25 X 3.10 X (1) =	16.43 SQ.M
18. 3.30 X 2.05 X (1) =	6.76 SQ.M		
19. 3.80 X 4.28 X (1) =	16.36 SQ.M	TOTAL FIRE-STAIRCASE DEDUCTIONS =	16.43 SQ.M
20. 3.55 X 0.40 X (1) =	1.42 SQ.M		
21. 4.28 X 2.52 X (1) =	10.79 SQ.M		
22. 1.62 X 0.45 X (1) =	0.73 SQ.M	FIRE-LIFT DEDUCTIONS :-	
23. 8.77 X 2.30 X (1) =	20.17 SQ.M	FLR 2.30 X 3.10 X (1) =	5.96 SQ.M
24. 3.27 X 3.60 X (1) =	11.77 SQ.M		
25. 4.27 X 2.28 X (1) =	9.74 SQ.M	TOTAL FIRE-LIFT DEDUCTIONS =	5.98 SQ.M
26. 3.85 X 2.62 X (1) =	10.10 SQ.M		
27. 1.60 X 0.45 X (1) =	0.72 SQ.M		
28. 0.75 X 0.80 X (1) =	0.60 SQ.M	TOTAL DEDUCTIONS =	58.63 SQ.M
29. 3.80 X 2.45 X (1) =	9.32 SQ.M	NET AREA [411.51 - 58.63] =	354.88 SQ.M
30. 3.80 X 2.47 X (1) =	9.09 SQ.M	TOTAL NET AREA =	354.88 SQ.M
31. 0.50 X 2.28 X (1) =	1.14 SQ.M		