

FULL POTENTIAL AREA STATEMENT

FULL POTENTIAL FSI STATEMENT FOR RESI. BUILDING WING A (All Areas in sq.m.)										
SR. NO.	FLOOR	NET B/UP AREA	PERM. BALCONY	PROPOSED BALCONY	REGULAR STAIRCASE AREA	FIRE STAIRCASE AREA	FOYER/LOBBY AREA	PODIUM TERRACE/TERRACE AREA	LIFT AREA	NO OF TENAMENT
1	PARKING FLOOR	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0
2	1ST FLOOR	550.72	82.61	57.03	12.18	17.03	9.04	175.53		6
3	2ND FLOOR	550.72	82.61	57.03	12.18	17.03	9.04	0.00		6
4	3RD FLOOR	550.72	82.61	57.03	12.18	17.03	9.04	0.00		6
5	4TH FLOOR	550.72	82.61	57.03	12.18	17.03	9.04	0.00		6
6	5TH FLOOR	550.72	82.61	57.03	12.18	17.03	9.04	0.00		6
7	6TH FLOOR	550.72	82.61	57.03	12.18	17.03	9.04	0.00		6
8	7TH FLOOR	550.72	82.61	57.03	12.18	17.03	9.04	0.00		6
9	8TH (REFUGE) FLOOR	534.03	80.10	57.03	12.18	17.03	9.04	0.00		6
10	9TH FLOOR	550.72	82.61	57.03	12.18	17.03	9.04	0.00		6
11	10TH FLOOR	550.72	82.61	57.03	12.18	17.03	9.04	0.00		6
TOTAL		5490.49	823.57	570.28	121.82	170.30	90.42	341.41	3.24	59

FULL POTENTIAL FSI STATEMENT FOR RESI. BUILDING WING B (All Areas in sq.m.)										
SR. NO.	FLOOR	NET B/UP AREA	PERM. BALCONY	PROPOSED BALCONY	REGULAR STAIRCASE AREA	FIRE STAIRCASE AREA	FOYER/LOBBY AREA	PODIUM TERRACE/TERRACE AREA	LIFT AREA	NO OF TENAMENT
1	PARKING FLOOR	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0
2	1ST FLOOR	550.72	82.61	57.03	12.18	17.03	9.04	175.53		6
3	2ND FLOOR	550.72	82.61	57.03	12.18	17.03	9.04	0.00		6
4	3RD FLOOR	550.72	82.61	57.03	12.18	17.03	9.04	0.00		6
5	4TH FLOOR	550.72	82.61	57.03	12.18	17.03	9.04	0.00		6
6	5TH FLOOR	550.72	82.61	57.03	12.18	17.03	9.04	0.00		6
7	6TH FLOOR	550.72	82.61	57.03	12.18	17.03	9.04	0.00		6
8	7TH FLOOR	550.72	82.61	57.03	12.18	17.03	9.04	0.00		6
9	8TH (REFUGE) FLOOR	534.03	80.10	57.03	12.18	17.03	9.04	0.00		6
10	9TH FLOOR	550.72	82.61	57.03	12.18	17.03	9.04	0.00		6
TOTAL		4939.77	740.97	513.25	109.64	153.27	81.38	285.45	3.24	53

FULL POTENTIAL FSI STATEMENT FOR RESI. BUILDING WING A, WING B & COMM BLDG (All Areas in sq.m.)											
SR. NO.	FLOOR	NET B/UP AREA	PERM. BALCONY	PROPOSED BALCONY	REGULAR STAIRCASE AREA	FIRE STAIRCASE AREA	FOYER/LOBBY AREA	PODIUM TERRACE/TERRACE AREA	LIFT AREA	NO OF TENAMENT/SHOP	NO OF FLOOR
1	WING A	0.00	5490.49	823.57	570.28	121.82	170.30	90.42	341.41	59	P+10
2	WING B	0.00	4939.77	740.97	513.25	109.64	153.27	81.38	285.45	53	P+03
3	COMM BLDG	259.55	0.00	19.02	24.91	38.90	0.00	0.00	2.25	8	G+1
TOTAL		259.55	10430.26	1583.56	1108.43	270.35	323.57	171.81	626.87	112 T/8 SHOP	
TOTAL COMM +RESI			10689.80								

BUILDING PERMISSION AREA STATEMENT

BUILDING PERMISSION FSI STATEMENT FOR RESI. BUILDING WING A (All Areas in sq.m.)										
SR. NO.	FLOOR	NET B/UP AREA	PERM. BALCONY	PROPOSED BALCONY	REGULAR STAIRCASE AREA	FIRE STAIRCASE AREA	FOYER/LOBBY AREA	PODIUM TERRACE/TERRACE AREA	LIFT AREA	NO OF TENAMENT
1	PARKING FLOOR	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0
2	1ST FLOOR	550.72	82.61	57.03	12.18	17.03	9.04	115.51		6
3	2ND FLOOR	550.72	82.61	57.03	12.18	17.03	9.04	0.00		6
4	3RD FLOOR	550.72	82.61	57.03	12.18	17.03	9.04	0.00		6
5	4TH FLOOR	550.72	82.61	57.03	12.18	17.03	9.04	0.00		6
6	5TH FLOOR	550.72	82.61	57.03	12.18	17.03	9.04	0.00		6
7	6TH FLOOR	550.72	82.61	57.03	12.18	17.03	9.04	0.00		6
8	7TH FLOOR	550.72	82.61	57.03	12.18	17.03	9.04	0.00		6
9	8TH (REFUGE) FLOOR	534.03	80.10	57.03	12.18	17.03	9.04	0.00		6
10	9TH FLOOR	550.72	82.61	57.03	12.18	17.03	9.04	0.00		6
11	10TH FLOOR	550.72	82.61	57.03	12.18	17.03	9.04	0.00		6
TOTAL		5490.49	823.57	588.41	121.81	170.30	90.44	283.39	3.24	59

BUILDING PERMISSION FSI STATEMENT FOR RESI. BUILDING WING B (All Areas in sq.m.)										
SR. NO.	FLOOR	NET B/UP AREA	PERM. BALCONY	PROPOSED BALCONY	REGULAR STAIRCASE AREA	FIRE STAIRCASE AREA	FOYER/LOBBY AREA	PODIUM TERRACE/TERRACE AREA	LIFT AREA	NO OF TENAMENT
1	PARKING FLOOR	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0
2	1ST FLOOR	550.72	82.61	57.03	12.18	17.03	9.04	115.51		6
3	2ND FLOOR	550.72	82.61	57.03	12.18	17.03	9.04	0.00		6
4	3RD FLOOR	550.72	82.61	57.03	12.18	17.03	9.04	0.00		6
TOTAL		1440.59	247.82	154.90	36.54	51.09	27.13	115.51	3.24	16

FSI STATEMENT FOR COMM BLDG (All Areas in sq.m.)							
SR. NO.	FLOOR	NET B/UP AREA	PERM. BALCONY	PROPOSED BALCONY	EXCESS BALCONY	STAIRCASE AREA	NO OF SHOPS
1	GROUND FLOOR	126.83	0.00	0.00	0.00	19.45	2.25
2	FIRST FLOOR	126.83	19.02	24.91	5.89	19.45	4
TOTAL		253.66	19.02	24.91	5.89	38.90	8
EXCESS BALC		5.89					
TOTAL AREA INCLUDING EXCESS BALC		259.55					

BUILDING PERMISSION FSI STATEMENT FOR RESI. BUILDING WING A, WING B & COMM BLDG (All Areas in sq.m.)											
SR. NO.	FLOOR	NET B/UP AREA	PERM. BALCONY	PROPOSED BALCONY	REGULAR STAIRCASE AREA	FIRE STAIRCASE AREA	FOYER/LOBBY AREA	PODIUM TERRACE/TERRACE AREA	LIFT AREA	NO OF TENAMENT/SHOP	NO OF FLOOR
1	WING A	0.00	5490.49	823.57	588.41	121.81	170.30	90.44	283.39	59	P+10
2	WING B	0.00	4939.77	740.97	513.25	109.64	153.27	81.38	285.45	53	P+03
3	COMM BLDG	259.55	0.00	19.02	24.91	38.90	0.00	0.00	2.25	8	G+1
TOTAL		259.55	6931.08	1090.42	768.23	197.25	221.39	117.57	398.90	75 T/8 SHOP	
TOTAL COMM +RESI			7190.63								

PARKING STATEMENT FOR WING A						
REQUIRED PARKING			PROVIDED PARKING			
FOR RESIDENTIAL	CARS	SCOOTERS	CYCLES	CARS	SCOOTERS	CYCLES
3 TENEMENTS HAVING BUILT-UP AREA BETWEEN 50 TO 100 SQ.MT.	1	3	3	1	3	3
TOTAL PARKING	1	3	3	1	3	3
50% ADDITIONAL PARKING	10	30	30	10	30	30
TOTAL PARKING	11	33	33	11	33	33
AREA REQUIRED & PROVIDED	12.50	2.00	0.70	12.50	2.00	0.70
TOTAL PARKING AREA	487.50	118.00	41.30	487.50	118.00	41.30

PARKING STATEMENT FOR WING B						
REQUIRED PARKING			PROVIDED PARKING			
FOR RESIDENTIAL	CARS	SCOOTERS	CYCLES	CARS	SCOOTERS	CYCLES
3 TENEMENTS HAVING BUILT-UP AREA BETWEEN 50 TO 100 SQ.MT.	1	3	3	1	3	3
TOTAL PARKING	1	3	3	1	3	3
50% ADDITIONAL PARKING	3	9	9	3	9	9
TOTAL PARKING	4	12	12	4	12	12
AREA REQUIRED & PROVIDED	12.50	2.00	0.70	12.50	2.00	0.70
TOTAL PARKING AREA	487.50	118.00	41.30	487.50	118.00	41.30

PARKING STATEMENT FOR COMM						
REQUIRED PARKING			PROVIDED PARKING			
FOR SHOPS	CARS	SCOOTERS	CYCLES	CARS	SCOOTERS	CYCLES
FOR EVERY 100 SQ.MT.	1	3	3	1	3	3
TOTAL PARKING	3	9	9	3	9	9
AREA REQUIRED & PROVIDED	12.50	2.00	0.70	12.50	2.00	0.70
TOTAL PARKING AREA	32.44	18.00	6.30	32.44	18.00	6.30

PARKING STATEMENT WING A, WING B & COMM. FOR BUILDING PERMISSION						
REQUIRED PARKING			PROVIDED PARKING			
FOR RESIDENTIAL	CARS	SCOOTERS	CYCLES	CARS	SCOOTERS	CYCLES
3 TENEMENTS HAVING BUILT-UP AREA BETWEEN 50 TO 100 SQ.MT.	1	3	3	1	3	3
75	25	75	75	25	75	75
FOR SHOPS	1	3	3	1	3	3
100SQ.MT. BUILT-UP AREA	1	3	3	1	3	3
TOTAL PARKING NOS	29	84	84	29	84	84
50% ADDITIONAL PARKING	14	42	42	14	42	42
TOTAL PARKING	43	126	126	43	126	126
AREA REQUIRED & PROVIDED	12.50	2.00	0.70	12.50	2.00	0.70
TOTAL PARKING AREA	536.16	252.00	88.20	536.16	252.00	88.20

OPEN SPACE AREA CALCULATION			
1	0.50	X	50.640
2	0.50	X	50.640
TOTAL AREA			101.280

AMENITY SPACE AREA CALCULATION			
A1	0.50	X	50.570
A2	0.50	X	50.570
TOTAL AREA			101.140

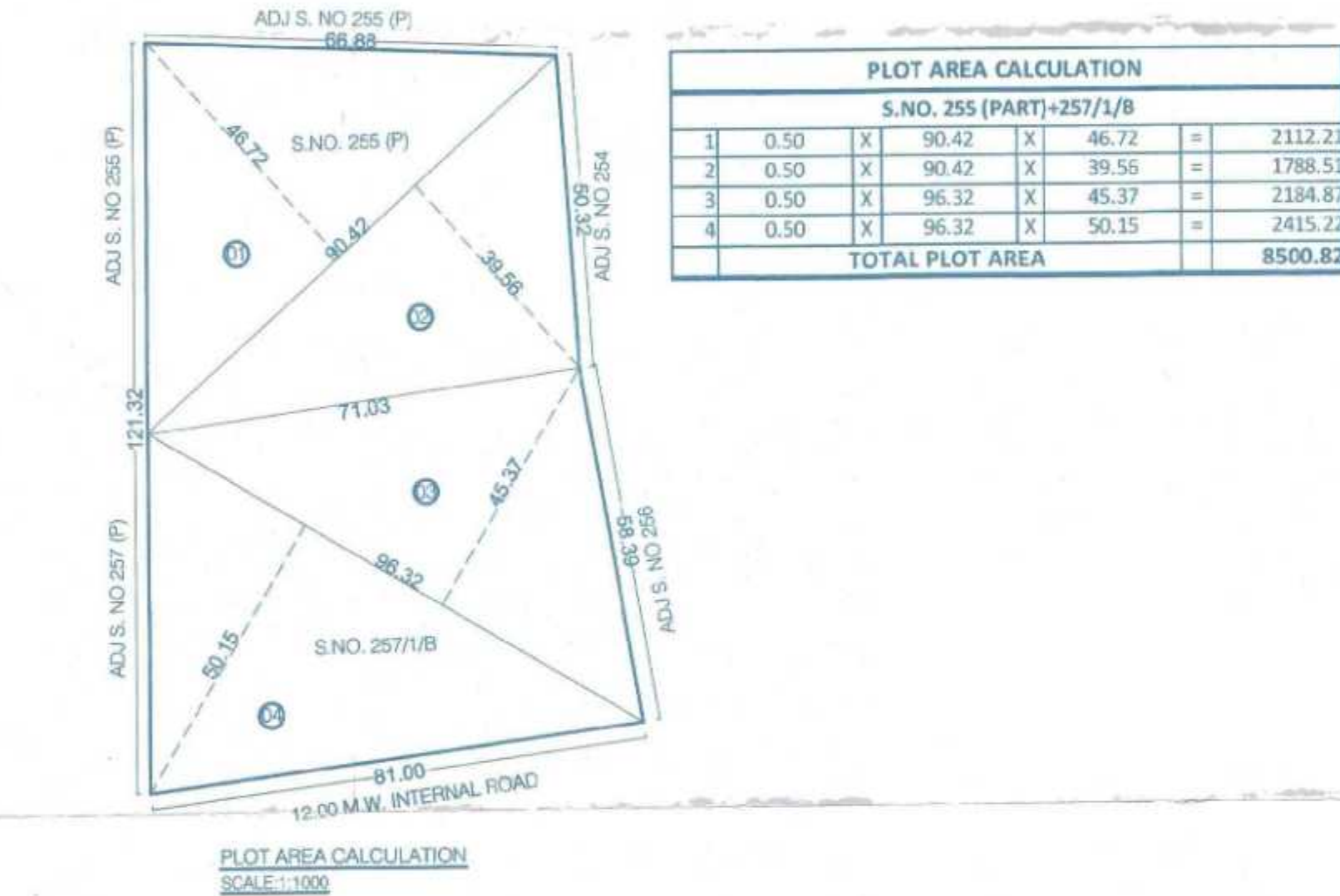
FULL POTENTIAL AREA STATEMENT		
A	AREA STATEMENT	AREA IN SQ.MT.
1	AREA OF PLOT (as per Demarcation)	8500.82
2	AREA OF PLOT (as per 7/12)	8500.00
3	MINIMUM AREA CONSIDER	8500.00
4	DEDUCTION	
a) AREA UNDER ROAD WIDENING		0.00
b) ANY RESERVATION		0.00
TOTAL DEDUCTION (2a+2b)		0.00
5	GROSS AREA OF PLOT (1-3)	8500.00
6	RECREATIONAL OPEN SPACE (10%)	850.00
a) REQUIRED		850.00
b) PROPOSED		850.00
7	AMENITY SPACE (15%)	1275.00
a) REQUIRED		1275.00
b) PROPOSED		1275.00
8	SERVICE ROAD AND HIGHWAY WIDENING	
9	INTERNAL ROAD AREA	7225.00
10	NET AREA OF PLOT [3 - 5(b)]	7225.00
11	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I AS PER FRONT ROAD WIDTH (SR. NO. 8 X 1)	7225.00
12	ADDITION OF AREA FOR F.S.I.	
a) IN-SITU AREA AGAINST D.P. ROAD (2 x 2a)		0.00
b) IN-SITU AREA AGAINST AMENITY SPACE (2 x 5b)		2550.00
c) PREMIUM FSI AREA (0.20 of 8)		1445.00
d) TDR AREA EXCLUDING AMENITY & ROAD TDR (0.30 of 8)		-382.50
e) (TOTAL OF a+b+c+d)		2550.00
f) MAXIMUM PERMISSIBLE TDR (0.30)		2167.50
13	TOTAL AREA AVAILABLE (9+10+11)	10837.50
14	MAXIMUM UTILIZATION OF F.S.I. PERMISSIBLE AS PER ROAD WIDTH (as per regulation no 15.4) 1.50	1.50
15	TOTAL BUILT UP AREA IN PROPOSAL (Excluding Sr.No 15b)	
a) PROPOSED COMM BUILT-UP AREA		253.66
b) PROPOSED RESIDENTIAL BUILT-UP AREA		10430.26
c) EXCESS BALCONY AREA COUNTED IN F.S.I		5.89
d) EXCESS DOUBLE HEIGHT TERRACES AREA COUNTED IN F.S.I		0.00
(TOTAL OF a+b+c+d)		10689.80
16	F.S.I. CONSUMED (13/8) (Should not be more than serial no 12 above)	1.48
17	AREA FOR INCLUSIVE HOUSING, IF ANY	
a) Required (20% of Sr. No 9)		0.00
b) Proposed		0.00

STAMP OF APPROVAL
LAYOUT

Approved as amended in...
subject to conditions mentioned in Annexure 'A'
of letter No. 810/G.R. No. 2332/2023
G. No. G. No. 2332/2023
Date: 01/07/2023



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



PLOT AREA CALCULATION			
S.NO.	255 (PART)-257/1/B		
1	0.50	X	90.42
2	0.50	X	90.42
3	0.50	X	96.32
4	0.50	X	96.32
TOTAL PLOT AREA			8500.82

