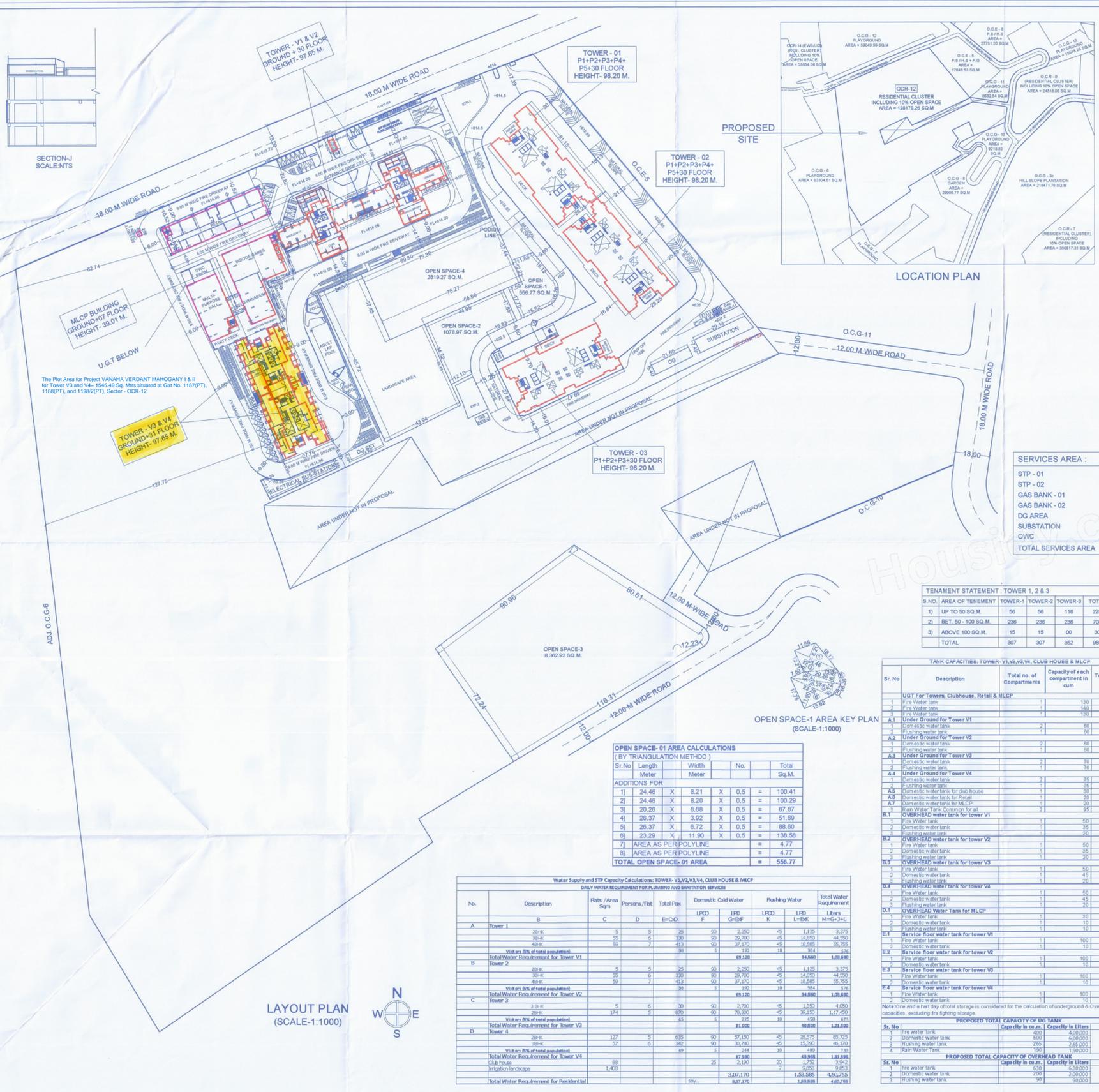


STAMP OF APPROVALS

Approved as amended in
 Subject to conditions mentioned in Annexure 'A' of letter
 No. **BMU** / C.R. No. **9609/23-23** / **Muz** / **10/2023**
 S. No. / G. No. / CTS No. **92331** / **3333**
 Dated **9/10/2023** **3333** / **OCR-12**

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



TOTAL F.S.I. STATEMENT : TOWER - 1, 2 & 3

TOWER NAME	PROPOSED FSI AREA		PERM. BALCONY AREA 15%	PROPOSED BALCONY AREA	LOBBY AREA	STAIRCASE AREA		LIFT AREA		L.M.R. AREA		REFUGE AREA	FORMED TERRACE AREA	PROPOSED TENEMENT	PROPOSED SHOP	GROUND COVERAGE AREA	TOTAL BUIP AREA (FSI+NON FSI)	NO. OF FLOOR	BUILDING HEIGHT
	RESIDENTIAL	COMMERCIAL				REGULAR	FIRE	REGULAR	FIRE	REGULAR	FIRE								
TOWER - 1	26755.23	598.39	4102.74	3844.04	242.70	594.30	524.70	28.28	12.45	94.57	47.28	181.20	295.43	307	00	1408.01	3325.85	P1+P2+P3+P4+P5+30	98.20 M.
TOWER - 2	26755.23	598.39	4102.74	3844.04	242.70	594.30	524.70	28.28	12.45	94.57	47.28	181.20	295.43	307	00	1408.01	3325.85	P1+P2+P3+P4+P5+30	98.20 M.
TOWER - 3	26755.23	598.39	4102.74	3844.04	242.70	594.30	524.70	28.28	12.45	94.57	47.28	181.20	295.43	307	00	1408.01	3325.85	P1+P2+P3+P4+P5+30	98.20 M.
TOTAL	79488.73	1795.17	12307.22	11464.17	728.10	1782.90	1574.10	84.84	37.38	283.71	141.87	543.60	886.31	914	00	4224.03	9980.64		

PROPOSED FSI AREA = 82019.95 SQ.M.
 PREVIOUSLY SANCTIONED (DATE-14/07/2021) = 82015.46 SQ.M.
 DIFFERENCE = 4.47 SQ.M.

PROPOSED F.S.I. STATEMENT : TOWER - V1,V2,V3 & V4 & MLCP BUILDING

TOWER NAME	PROPOSED FSI AREA		PERM. BALCONY AREA 15%	PROPOSED BALCONY AREA	LOBBY AREA	STAIRCASE AREA		LIFT AREA		L.M.R. AREA		REFUGE AREA	FORMED TERRACE AREA	PROPOSED TENEMENT	PROPOSED SHOP	GROUND COVERAGE AREA	TOTAL BUIP AREA (FSI+NON FSI)	NO. OF FLOOR	BUILDING HEIGHT
	RESIDENTIAL	COMMERCIAL				REGULAR	FIRE	REGULAR	FIRE	REGULAR	FIRE								
TOWER - V1	18978.64	365.89	2646.80	1963.49	525.23	525.23	17.94	5.99	94.30	31.43	158.10	119	00	850.59	2266.22	G+30	97.65 M.		
TOWER - V2	18978.64	365.89	2646.80	1963.49	525.23	525.23	17.94	5.99	94.30	31.43	158.10	119	00	850.59	2266.22	G+30	97.65 M.		
TOWER - V3	18978.64	365.89	2646.80	1963.49	525.23	525.23	17.94	5.99	94.30	31.43	158.10	119	00	850.59	2266.22	G+30	97.65 M.		
TOWER - V4	18978.64	365.89	2646.80	1963.49	525.23	525.23	17.94	5.99	94.30	31.43	158.10	119	00	850.59	2266.22	G+30	97.65 M.		
MLCP BUILDING	0.00	3225.45	0.00	0.00	301.86	133.83	11.52	4.72	34.08	17.04	0.00	0.00	0.00	13	3309.96	31472.75	G+7	39.01 M.	
SECURITY CABIN 1 & 2	23.52	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00	23.52	GROUND	3.00 M.	
TOTAL	73455.50	4587.23	11623.30	6799.48	2394.24	2252.55	83.28	26.64	374.77	136.60	324.20	119	00	13	6385.37	118599.14			

PROPOSED FSI AREA = 82019.95 SQ.M.
 PREVIOUSLY SANCTIONED (DATE-14/07/2021) = 82015.46 SQ.M.
 DIFFERENCE = 4.47 SQ.M.

PREVIOUS & PROPOSED PARKING STATEMENT - TOWER 1, 2 & 3

USE	REQUIREMENT	TENEMENT / SEATS	REQUIRED PARKING CAR	REQUIRED PARKING SCOOTER / CYCLE
RESIDENTIAL	UP TO 50 SQ.M. FOR 4 TENEMENT	228	00	285
	BET 50 - 100 SQ.M. 1 CAR, 4 SCOOTERS, 4 CYCLES	708	236	944
	ABOVE 100 SQ.M. 4 TENEMENT, 2 CAR, 7 SCOOTERS, 7 CYCLES	30	30	30
TOTAL REQUIRED PARKING		966	266	1259
COMM.	FOR COMM. 100 SQ.M. BUILT UP AREA 1 CAR, 4 SCOOTER, 4 CYCLE (1995.03 SQ.M.)	16	64	64
	FOR RESTAURANT FOR EVERY 250 SQ.M. BUILT UP AREA 1 CAR, 2 SCOOTER, 2 CYCLE (117.79 SQ.M.)	5	09	09
TOTAL REQUIRED PARKING (RES.+COMM.)		987	332	1332

PREMIUM AREA STATEMENT : BUILDING PERMISSION

SANCTIONED DATE	PROPOSED F.S.I. AREA		LIFT AREA	LMR AREA	TOTAL FSI + NON FSI AREA
	RESI.	COMM.			
PREVIOUSLY SANCTIONED (DATE-14/07/2021)	79488.73	2526.75	84.84	283.71	140681.02
PROPOSED	18978.64	7117.94	168.12	658.46	283447.79
DIFFERENCE	73455.50	4591.19	83.28	374.77	142565.87

REQUIRED PARKING STATEMENT- MLCP BUILDING & TOWER V1,V2,V3 & V4

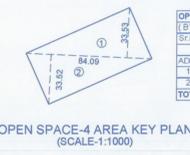
SR.NO.	HAVING BUILT UP AREA	NO. OF TENEMENT	REQUIRED PARKING	
			CAR	SCOOTER / CYCLE
1	UPTO 50-100 SQ.M. FOR 3 TENEMENT = 1 CAR, 4 SCOOTER, 4 CYCLE	358	119	477
2	ABOVE 100 SQ.M. FOR 2 TENEMENT = 2 CAR, 2 SCOOTER, 2 CYCLE	243	243	243
TOTAL		601	362	720
FOR COMM. 100 SQ.M. BUILT UP AREA = (4596.72) 1 CAR, 4 SCOOTER, 4 CYCLE				
TOTAL REQUIRED PARKING (RES.+COMM.)		408	904	904
REQUIRED AREA FOR PARKING (RES.+COMM.)				
		5104.17	1808.67	633.03
REQUIRED AREA FOR PARKING SPACE INCREASED BY 50% FOR METROPOLITAN AREAS				
				11318.80
TOTAL PARKING PROVIDED				
		727	908	904

TENEMENT STATEMENT

SR.NO.	AREA OF TENEMENT	TOWER V1	TOWER V2	TOWER V3	TOWER V4	TOTAL
1	BET 50 - 100 SQ.M.	0	0	174	154	358
2	ABOVE 100 SQ.M.	119	119	5	0	243
TOTAL		119	119	179	184	601

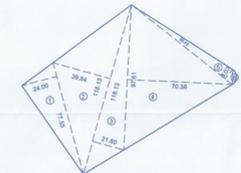
PREVIOUS+PROPOSED PARKING STATEMENT : TOWER 1, 2 & 3

BUILDING	PARKING PROVIDED		
	CAR	SCOOTER	CYCLE
P1 LEVEL	217	60	306
P2 LEVEL	244	55	195
P3 LEVEL	115	406	312
P4 LEVEL	12	581	366
P5 LEVEL	6	304	209
TOTAL	594	1406	1388



OPEN SPACE-4 AREA CALCULATIONS
 (BY TRIANGULATION METHOD)

Sr.No	Length	Width	No.	Total
1	84.00	33.53	X 0.5	= 1409.70
2	84.00	33.52	X 0.5	= 1409.50
TOTAL OPEN SPACE-4 AREA				= 2819.27



OPEN SPACE-3 AREA CALCULATIONS
 (BY TRIANGULATION METHOD)

Sr.No	Length	Width	No.	Total
1	77.55	24.00	X 0.5	= 930.60
2	118.13	39.84	X 0.5	= 2353.15
3	118.13	21.60	X 0.5	= 1275.80
4	97.61	70.36	X 0.5	= 3434.03
5	86.48	8.07	X 0.5	= 348.95
6	AREA AS PER POLYLINE			= 20.39
TOTAL OPEN SPACE-3 AREA				= 8362.92

PROPOSED PARKING STATEMENT : MLCP BUILDING

BUILDING	PARKING PROVIDED		
	CAR	SCOOTER	CYCLE
GROUND FLOOR	24	20	904
1ST FLOOR	115	6	0
2ND FLOOR	121	6	0
3RD FLOOR	121	6	0
4TH FLOOR	122	0	0
5TH FLOOR	122	0	0
6TH FLOOR	122	0	0
7TH FLOOR	125	0	0
TOTAL	872	38	904
COMPOSITE PARKING (145 CAR X 6 SCOOTER)	-145	870	0
TOTAL	727	908	904

PROPOSED SERVICES

STP	314.94
DG BANK	33.75
GS AREA	100.44
SUBSTATION	251.77
TOWER V1	295.07
TOWER V2	295.29
TOWER V3	237.73
TOWER V4	302.58
MLCP BUILDING	236.30
TOTAL	2067.87

OPEN SPACE-02 AREA CALCULATIONS
 (BY TRIANGULATION METHOD)

Sr.No	Length	Width	No.	Total
1	48.39	16.59	X 0.5	= 401.40
2	48.39	6.70	X 0.5	= 162.11
3	30.67	18.54	X 0.5	= 284.31
4	35.99	11.99	X 0.5	= 208.56
5	AREA AS PER POLYLINE			= 14.93
6	AREA AS PER POLYLINE			= 7.67
TOTAL OPEN SPACE-02 AREA				= 1078.97

TENEMENT STATEMENT : TOWER 1, 2 & 3

Sr.No	AREA OF TENEMENT	TOWER-1	TOWER-2	TOWER-3	TOTAL
1	UP TO 50 SQ.M.	56	56	116	228
2	BET. 50 - 100 SQ.M.	236	236	236	708
3	ABOVE 100 SQ.M.	15	15	00	30
TOTAL		307	307	352	966

TANK CAPACITIES : TOWER-V1,V2,V3,V4, CLUB HOUSE & MLCP

Sr.No	Description	Total no. of Compartments	Capacity of each compartment in cum	Total Capacity in cum
1	UGT For Towers, Clubhouse, Retail & MLCP	1	130	130
2	Fire Water tank	1	140	140
3	Fire Water tank	1	130	130
A.1	Under Ground for Tower V1	1	130	130
1	Domestic water tank	2	60	120
2	Flushing water tank	1	60	60
A.2	Under Ground for Tower V2	2	70	140
1	Domestic water tank	2	70	140
2	Flushing water tank	1	70	70
A.4	Under Ground for Tower V4	1	75	150
1	Domestic water tank	2	75	150
2	Domestic water tank for club house	1	30	30
A.5	Domestic water tank for Retail	1	20	20
A.7	Domestic water tank for MLCP	1	20	20
A.8	Rain Water Tank Common for all	2	95	190
B.1	OVERHEAD water tank for tower V1	1	50	50
1	Fire Water tank	1	45	45
2	Domestic water tank	1	20	20
B.2	OVERHEAD water tank for tower V2	1	50	50
1	Fire Water tank	1	35	35
2	Domestic water tank	1	15	15
B.3	OVERHEAD water tank for tower V3	1	20	20
1	Fire Water tank	1	50	50
2	Domestic water tank	1	45	45
3	Flushing water tank	1	20	20
B.4	OVERHEAD water tank for tower V4	1	50	50
1	Fire Water tank	1	45	45
2	Domestic water tank	1	20	20
D.1	OVERHEAD Water Tank for MLCP	1	30	30
1	Fire Water tank	1	10	10
2	Domestic water tank	1	10	10
E.1	Service floor water tank for tower V1	1	100	100
1	Fire Water tank	1	100	100
2	Domestic water tank	1	10	10
E.2	Service floor water tank for tower V2	1	100	100
1	Fire Water tank	1	100	100
2	Domestic water tank	1	10	10
E.3	Service floor water tank for tower V3	1	100	100
1	Fire Water tank	1	100	100
2	Domestic water tank	1	10	10
E.4	Service floor water tank for tower V4	1	100	100
1	Fire Water tank	1	100	100
2	Domestic water tank	1	10	10

OPEN SPACE-01 AREA CALCULATIONS
 (BY TRIANGULATION METHOD)

Sr.No	Length	Width	No.	Total
1	24.46	8.21	X 0.5	= 100.41
2	24.46	8.20	X 0.5	= 100.29
3	20.28	8.88	X 0.5	= 67.67
4	26.37	3.92	X 0.5	= 51.69
5	26.37	6.72	X 0.5	= 88.50
6	23.29	11.90	X 0.5	= 138.58
7	AREA AS PER POLYLINE			= 4.77
8	AREA AS PER POLYLINE			= 4.77
TOTAL OPEN SPACE-01 AREA				= 556.77