

F.S.I. CALCULATIONS :- WING - A -						
SR. NO	FLOOR	AREA PROPOSED (SQ.M)	FIRE LIFT (SQ.M)	LIFT (SQ.M)	REQUIRED REFUGE AREA	TENEMENT
1	BASEMENT 1 PARKING FLOOR	38.15				
2	BASEMENT 2 PARKING FLOOR	38.15				
3	LOWER GR. PARKING FLOOR	38.15				
4	UPPER GR. PARKING FLOOR	38.15				
1	1ST FLOOR	719.30	0.00	0.00	7	
2	2ND FLOOR	719.30	0.00	0.00	7	
3	3RD FLOOR	719.30	0.00	0.00	7	
4	4TH FLOOR	719.30	0.00	0.00	7	
5	5TH FLOOR	719.30	0.00	0.00	7	
6	6TH FLOOR	719.30	0.00	0.00	7	
7	7TH FLOOR (REFUGE)	694.99	36.00	36.02	7	
8	8TH FLOOR	719.30	0.00	0.00	7	
9	9TH FLOOR	719.30	0.00	0.00	7	
10	10TH FLOOR	719.30	0.00	0.00	7	
11	11TH FLOOR	719.30	0.00	0.00	7	
12	12TH FLOOR (REFUGE)	694.99	36.00	36.02	7	
13	13TH FLOOR	719.30	0.00	0.00	7	
14	14TH FLOOR	719.30	0.00	0.00	7	
15	15TH FLOOR	719.30	0.00	0.00	7	
16	16TH FLOOR	719.30	0.00	0.00	7	
17	17TH LEVEL (REFUGE)	694.99	36.00	36.02	7	
TOTAL		12307.7700	108.00	108.06	119	
		7692.36	ANCILLARY AREA =		4615.41	0

F.S.I. CALCULATIONS :- WING - B -						
SR. NO	FLOOR	AREA PROPOSED (SQ.M)	FIRE LIFT (SQ.M)	LIFT (SQ.M)	REQUIRED REFUGE AREA	TENEMENT
1	BASEMENT 1 PARKING FLOOR	41.45				
2	BASEMENT 2 PARKING FLOOR	41.45				
3	LOWER GR. PARKING FLOOR	78.50				
4	UPPER GR. PARKING FLOOR	41.45				
1	1ST FLOOR	956.18	0.00	0.00	10	
2	2ND FLOOR	956.18	0.00	0.00	10	
3	3RD FLOOR	956.18	0.00	0.00	10	
4	4TH FLOOR	956.18	0.00	0.00	10	
5	5TH FLOOR	956.18	0.00	0.00	10	
6	6TH FLOOR	956.18	0.00	0.00	10	
7	7TH FLOOR	956.18	0.00	0.00	10	
8	8TH FLOOR (REFUGE)	905.04	45.00	45.40	9	
9	9TH FLOOR	956.18	0.00	0.00	10	
10	10TH FLOOR	956.18	0.00	0.00	10	
11	11TH FLOOR	956.18	0.00	0.00	10	
12	12TH FLOOR	956.18	0.00	0.00	10	
13	13TH FLOOR (REFUGE)	908.79	45.00	45.40	10	
14	14TH FLOOR	956.18	0.00	0.00	10	
15	15TH FLOOR	956.18	0.00	0.00	10	
16	16TH FLOOR	956.18	0.00	0.00	10	
17	17TH LEVEL	597.48	0.00	0.00	6	
TOTAL		15998.68	90.00	90.80	165	
		9999.175	ANCILLARY AREA =		5999.505	0

TOTAL F.S.I. STATEMENT :- RESIDENTIAL + HDH						
SR. NO	WINGS	FSI PROPOSED (SQ.M)	60% OF ANCILLARY AREA (SQ.M)	FIRE LIFT (SQ.M)	LIFT (SQ.M)	ANCILLARY Y AREA
3	WING-A	7692.36	60% OF ANCILLARY AREA = 4615.41	4.88	7.61	4615.41
4	WING - B	9999.1750	60 % ANCILLARY AREA =5999.505	4.88	7.61	5999.505
0	TOTAL	17691.535		0.00	0.00	10614.915
6	WING -C (HDH)	3948.55		4.630	3.420	0.00
				3948.55	284	



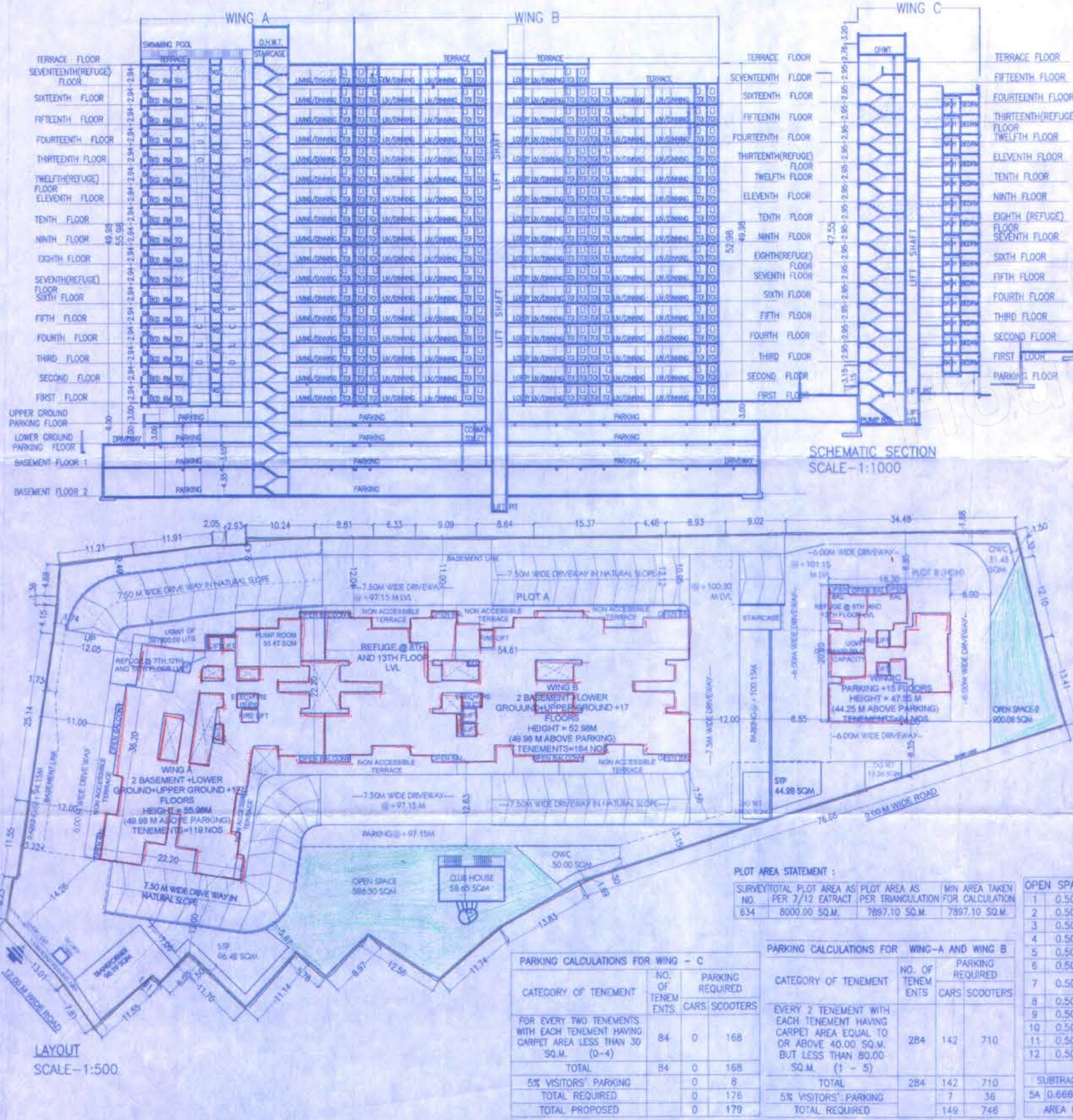
जमिन विकसन निधी, २८६६.१२६ चौ.मी. क्षेत्रासाठी
रकम रु.२८६३२६८.८८ चालू क्र. ११११११११ दि. ११/१२/२०२२
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TOTAL F.S.I. STATEMENT :- RESIDENTIAL + HDH

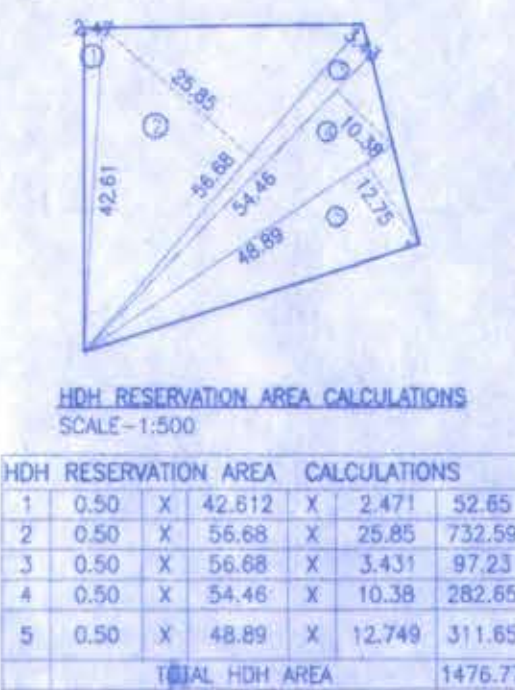
SR. NO	WINGS	FSI PROPOSED (SQ.M)
1	WING-A	7692.36
2	WING - B	9999.1750
3	TOTAL FSI	17691.535
0	TOTAL ANCILLARY AREA	10614.915
0	TOTAL BUILT UP AREA	28306.4500

TOTAL NON F.S.I. STATEMENT :- FOR WING A AND B

SR. NO	WINGS	FSI PROPOSED (SQ.M)
3	WING -C (HDH)	3948.55
4	WING C (HDH BUILDING) NON FSI AREA- OWC+DG SET+TERRACE SLAB +OHT SLAB	471.66
5	REFUGE AREA(A+B)	194.45
6	SWIMMING POOL BOTTOM SLAB +DECK AREA	170.17
7	TOP TERRACE SLAB(A& B)	1476.23
8	OHT	165.26
9	UGWT	141.38
10	OWC	50.72
11	STP	96.42
12	TRANSFORMER AND DG SET	124.19
13	SECURITY CABIN	3.77
14	CLUB HOUSE	87.98
15	ARCHITECTURAL PROJECTION	373.49
16	BASEMENT AND PARKING SLAB	13807.67
17	FORMED TERRACE/SLAB	1025.93
18	TOTAL NON FSI AREA	22137.8700
19	TOTAL FSI +NON FSI AREA	50444.32



F.S.I. CALCULATIONS :- WING - C - (HDH)						
SR. NO	FLOOR	AREA PROPOSED (SQ.M)	FIRE LIFT (SQ.M)	LIFT (SQ.M)	REQUIRED REFUGE AREA	TENEMENT
1	PARKING FLOOR	37.95				
2	1ST FLOOR	275.42				
3	2ND FLOOR	275.42				
4	3RD FLOOR	275.42				
5	4TH FLOOR	275.42				
6	5TH FLOOR	275.42				
7	6TH FLOOR	275.42				
8	7TH FLOOR	275.42				
9	8TH FLOOR (REFUGE FLOOR)	242.91	4.63	3.42	23.00	5
10	9TH FLOOR	275.42				
11	10TH FLOOR	275.42				
12	11TH FLOOR	275.42				
13	12TH FLOOR	275.42				
14	13TH FLOOR (REFUGE FLOOR)	242.91				
15	14TH FLOOR	275.42				
16	15TH FLOOR	103.67				
TOTAL		3932.48	4.63	3.42	46.00	84



WATER REQUIREMENT TABLE - RESIDENTIAL

SR. NO.	WINGS	TENEMENTS	OCCUPANT LOAD	WATER PER TENEMENT (LIT)	TOTAL (LIT)	FOR FIRE FIGHTING (LIT)	REQUIRED O.H.W. TANK CAPACITY (LIT)	PROPOSED O.H.W. TANK CAPACITY (LIT)	U.G.W. TANK CAPACITY (LIT)	FOR FIRE FIGHTING (LIT)	TOTAL REQUIRED U.G.W. TANK CAPACITY (LIT)	PROPOSED U.G.W. TANK CAPACITY (LIT)
1	WING - A	119	5 PER T	135	80325.00	20000.00	100325.00	100400.00	120487.50	100000.00	387550.00	387600.00
2	WING - B	165	5 PER T	135	111375.00	20000.00	131375.00	131400.00	167062.50	100000.00	387550.00	387600.00
0	TOTAL	284			0.00	0.00	0.00	0.00	287550.00			
3	WING - C	84	5 PER T	135	56700.00	20000.00	76700.00	76700.00	85050.00	100000.00	185050.00	185100.00

PLOT AREA BEFORE SUBDIVISION

1	0.50	X	35.74	X	3.88	69.34
2	0.50	X	35.80	X	0.16	2.86
3	0.50	X	40.27	X	30.23	608.68
4	0.50	X	36.87	X	8.12	149.69
5	0.50	X	29.06	X	11.65	169.27
6	0.50	X	57.06	X	36.23	1033.64
7	0.50	X	53.58	X	7.04	188.60
8	0.50	X	15.65	X	6.66	52.11
9	0.50	X	15.65	X	9.70	75.90
10	0.50	X	16.05	X	3.17	25.44
11	0.50	X	57.11	X	3.55	101.37
12	0.50	X	54.45	X	3.75	102.09
13	0.50	X	51.93	X	3.91	101.52
14	0.50	X	48.76	X	3.97	98.77
15	0.50	X	47.95	X	4.16	99.74
16	0.50	X	46.49	X	6.29	146.21
17	0.50	X	45.15	X	4.28	96.82
18	0.50	X	44.80	X	1.65	36.96
19	0.50	X	46.19	X	2.79	64.44
19A	0.50	X	46.19	X	11.00	254.05
20	0.50	X	45.57	X	8.57	195.27
21	0.50	X	45.21	X	6.31	142.64
22	0.50	X	65.00	X	20.40	663.00
23	0.50	X	32.12	X	3.49	56.05
24	0.50	X	27.81	X	12.08	131.73

PROPOSED SITE



OPEN SPACE - 1

1	0.50	X	9.44	X	2.35	11.09
2	0.50	X	11.15	X	2.578	14.37
3	0.50	X	12.09	X	1.02	6.17
4	0.50	X	15.51	X	2.48	19.23
5	0.50	X	15.51	X	6.97	54.05
6	0.50	X	16.58	X	4.02	33.33
7	0.50	X	31.88	X	13.22	210.73
8	0.50	X	25.59	X	9.03	115.54
9	0.50	X	23.13	X	2.52	29.14
10	0.50	X	22.80	X	4.014	45.76
11	0.50	X	12.447	X	3.11	19.36
12	0.50	X	7.208	X	9.46	34.09
TOTAL ADDITION						592.86
SUBTRACTION FOR ARC AREA						0.00
SA 0.66666 X 8.17 X 1.167						6.36
AREA OF OPEN SPACE - 1						586.50

OPEN SPACE - 2

1	0.50	X	29.73	X	3.09	45.93
2	0.50	X	29.73	X	0.45	6.69
3	0.50	X	28.69	X	4.79	68.71
4	0.50	X	18.21	X	8.65	78.76
TOTAL						200.09
OPEN SPACE 1						586.50
TOTAL OPEN SPACE						786.59

ROAD WIDENING AREA

1	0.50	X	2.17	X	1.50	1.63
2	0.50	X	13.21	X	1.37	9.05
3	0.50	X	13.21	X	1.48	9.78
2	0.50	X	8.06	X	1.45	5.84
2	0.50	X	8.06	X	1.45	5.84
TOTAL						32.14

विकास योजना कार्यालय
मान्य लेखाजुद क्र. ८८/३५६९/२१
डि.पी.ओ./डोन.क्र. ५ दिनांक ११/०२/२०२२
कार्यकारी अधिकारी
विकास योजना व वाणिज्य नियंत्रण (श्री.क्र. ५)
पुणे महानगरपालिका

AREA CALCULATIONS

A	PLOT AREA AS PER 7/12	8000.00
B	PLOT AREA AS PER DEMARCATION	7897.10
1)	MINIMUM AREA OF PLOT	7897.10
2)	DEDUCTIONS	
a)	AREA UNDER ROAD WIDENING	32.14
b)	RESERVATION HDH (20% OF NO.1)	
c)	TOTAL a+b	
3)	GROSS PLOT AREA (1-2a)	7864.96
4)	AMENITY SPACE (15%)	0.00
5)	NET PLOT AREA INCLUDING HDH (3-4)	7864.96
6)	OPEN SPACE (10% of 5no.)	786.50
7)	ADDITIONS	
a)	AREA UNDER ROAD WIDENING	0.00
b)	AMENITY SPACE (15%)	0.00
c)	TRANSFORMER AREA	0.00
d)	TOTAL a+b+c	0.00
8)	FAR PERMISSIBLE	1.10
9)	PERMISSIBLE FSI	8651.46
10)	ADDITION PREMIUM FSI FOR 12.00 M WIDE ROAD (0.50)	3932.48
11)	ADDITION FOR TOR AREA FOR 12M W ROAD (0.65)	5112.22
12)	PERMISSIBLE FSI (9+10+11)	17896.16
13)	ANGILLRY AREA (80%)	10617.70
14)	TOTAL PERMISSIBLE FSI (12+13)	28313.86
15)	PROPOSED FSI	
B	PROPOSED FSI AREA OF WING A	7692.36
B	PROPOSED FSI AREA OF WING B	9999.175
B	TOTAL PROPOSED FSI	17691.535
B	PROPOSED ANCILLARY AREA OF WING A	4615.41
B	PROPOSED ANCILLARY AREA OF WING B	5999.505
B	TOTAL PROPOSED ANCILLARY AREA	10614.915
16)	TOTAL ENTITLEMENT AREA	28306.450
17)	PERMISSIBLE FSI FOR HDH (SR. NO. 54)	3948.55
18)	PROPOSED FSI FOR HDH	3948.55
19)	HDH TENEMENTS PROPOSED	84
20)	WING "A" AND "B" RESIDENTIAL TENEMENTS PROPOSED	284

LEGEND

PLOT BOUNDARY - THICK BLACK	AMENITY	PINK HATCHED
PROPOSED WORK - RED	THE RESERVATION	PINK CROSS HATCHED
ADJACENT ROAD - RED DOTTED	ADJACENT ROAD	GREEN DOTTED
WATER LINE - BLACK DOTTED	RECREATION GROUND - GREEN WASH	

SPECIFICATIONS IN BRIEF

RCC FRAME STRUCTURE	GLAZED TILE DADO IN TOILET
EXTERNAL WALLS 100MM BR	ALUMINUM SLIDING WINDOWS
SAND FACED PLASTER	EXTERNAL PLASTER 18MM
WOODEN FRAMES GLAZED DOORS	INTERNAL PLASTER 13MM MEERU
KOTTA CERAMIC FLOORING	

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON AND THE DIMENSIONS OF SIDES ETC. OF THE PLOT STATED ON PLAN AREA AS MEASURED ON THE SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP T.P. SCHEME RECORDS/ LAND RECORD DEPT/ CITY SURVEY RECORDS.

PROJECT