LODHA

Gauri Kulkarni <gauri.kulkarni@lodhagroup.com>

Re: Acme Ozone- FSI working (with Parking)

1 message

Abhishek Lodha <abhishek.lodha@lodhagroup.com> Thu, Feb 2, 2023 at 4:41 PM
To: Sushant Patil <Sushant.Patil@lodhagroup.com>, Lodha Gauri Kulkarni <Gauri.Kulkarni@lodhagroup.com>
Cc: Deepak Chitnis <deepak.chitnis@lodhagroup.com>, Jaymallya Banerjee <jaymallya.banerjee@lodhagroup.com>

yes pls - 1/1.5/2 floors whatever is feasible w/ 20 guest car park and not resulting in any structural change. we can keep 0 room for further floors in structure. tx

Sent from my BlackBerry — the most secure mobile device — via the O2 Network

From: sushant.patil@lodhagroup.com
Sent: 2 February 2023 7:05 PM
To: abhishek.lodha@lodhagroup.com; gauri.kulkarni@lodhagroup.com
Cc: deepak.chitnis@lodhagroup.com; jaymallya.banerjee@lodhagroup.com
Subject: RE: Acme Ozone- FSI working (with Parking)

Sir,

Working is done after completing the Acme parking requirements. The visitors are considered for our phase only. If deviation in policy ok then we will go ahead with one additional floor and conclude.

Regards,

Sushant Patil

logo

Head – Design,

Western suburbs & Thane

d 022.6133.4492 ▪ m 9819797803 ▪ www.lodhagroup.com

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E-Business card link:

https://dzicard.com/dbc/lodha-group-sushant-patil

From: Abhishek Lodha [mailto:abhishek.lodha@lodhagroup.com]
Sent: 01 February 2023 20:43
To: Sushant Patil; Lodha Gauri Kulkarni
Cc: Deepak Chitnis; Jaymallya Banerjee
Subject: Re: Acme Ozone- FSI working (with Parking)

visitors: 25 is for our phase or total projects? For our phase even 15-20 will suffice.

tx

Sent from my BlackBerry — the most secure mobile device — via the O2 Network

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From: sushant.patil@lodhagroup.com

Sent: 1 February 2023 7:39 PM

To: abhishek.lodha@lodhagroup.com; gauri.kulkarni@lodhagroup.com

Cc: deepak.chitnis@lodhagroup.com; jaymallya.banerjee@lodhagroup.com

Subject: RE: Acme Ozone- FSI working (with Parking)

Dear Sir,

We have evaluated the parking layout before when there was shortage of 23 cars and now we are short of 9 cars as per original design floors. The requirement for one floor is 16 nos. of cars.

One options is we add one floor and out of 50 visitors we accommodate 9 + 16 = 25 for the balance car requirement. We will have to leave with 25 visitors cars (with detail working this can go up to 30 odd)

Please suggest.

Regards,

Sushant Patil



Head – Design,

Western suburbs & Thane

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E-Business card link:

https://dzicard.com/dbc/lodha-group-sushant-patil

From: Abhishek Lodha [mailto:abhishek.lodha@lodhagroup.com]
Sent: 31 January 2023 20:38
To: Gauri Kulkarni
Cc: Sushant Patil; Deepak Chitnis; Jaymallya Banerjee
Subject: RE: Acme Ozone- FSI working (with Parking)

We cant add basement 3. Lets evaluate how many units/floors can be added without adding basement or changing podium top by evaluating parking layout – perhaps 2-3 floors, whatever is best possible. tx

From: Gauri Kulkarni [mailto:gauri.kulkarni@lodhagroup.com]
Sent: 31 January 2023 17:36
To: Abhishek Lodha <abhishek.lodha@lodhagroup.com>
Cc: Sushant Patil <sushant.patil@lodhagroup.com>; Deepak Chitnis <deepak.chitnis@lodhagroup.com>; Jaymallya Banerjee <jaymallya.banerjee@lodhagroup.com>
Subject: Acme Ozone- FSI working (with Parking)

Dear Sir,

Please find below the FSi v/s Parking numbers analysis for Acme Ozone project, based on the additional FSI available (including Ancillary FSI).

FSI	CONSUMED	AVAILABLE	DIFFERENCE	REMARKS
	82241.62	88616.93	6375.31	AVAILABLE FSI INCLUDES THE ANCILLARY FSI AS PART OF UDCPR.
BALANCE FSI (SQM)			6300	KEEPING BUFFER FOR ADDITIONAL RETAIL OF 75 SQM.
FSI PER FLOOR (SQM)			1256.58	

SR.NO.		CURRENT DESIGN	NEW DESIGN (ADDITIONAL FSI)		REMARKS
1	NO OF FLOORS.	34	39	5	5 ADDITIONAL FLOORS REQUIRED TO CONSUME

					FSI.
2	SUB STRUCTURE.	B2,B1,GR,P1,P2,P3,STILT			
3	HEIGHT (M).	119.35	134.6		
4	NO. OF UNITS.	373	412	39	TOP 2 LEVELS CONSIDERED AS PENTHOUSES.
5	PARKING REQUIRED.	599	678		ADDITIONAL CAR PARKS TO BE PROVIDED.
6	PARKING PROVIDED.	590	0		
7	TOTAL PARKING TO BE PROVIDED.	9	678	687	DEFICIT ON EARLIER PARKING TO BE PROVIDED ALONG WITH ADDITIONAL CAR PARK. (687-590=**97**)
8	PARKING PROVIDED IN B2.	100			APPROX. 100 CAR PARKS IN BASEMENT DESIGN.

NOTES:

1. Since the current (built) podium top Landscape level has to match the new one for the fire tender movement & common Amenity area purpose, Basement 3 is proposed to be added below.
2. Since the bldg height will be more than 120m the structural column sizes will increase as per initial discussion with the structural team.
3. Current planned services like UGT will have to be checked for increase in capacity which will require some more space in planning.
4. The STP of the current development is common to all & located in the existing podium, hence the need to check capacity fitment with the MEP team.

Current Dwg Status:
We have issued the Setting out VFC dwg at site & the centerline will be issued this week. The above points will require revisiting the coordination for space planning.
Considering the FSI & the related changes require your guidance for concluding the same.

Regards
Gauri.



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