



This is an accompaniment to
this office letter No. 1000/1509/21
dated 24/07/2021...

Executive Engineer
P.D.P.P. Zone-I P.M.C.



PROPOSED SITE

LOCATION PLAN

TOTAL F.S.I. STATEMENT IN SQ.M.											
WING	FLOORS	HTS	UPPER PARK FL.	FIRST FL.	SECOND FL.	THIRD FL.	FOURTH FL.	FIFTH FL.	SIXTH FL.	SEVENTH FL.	ELEVENTH FL.
A WING	L.PARK.+U.PARK.+14TH FL.	44.95/40.60 M.	24.63	994.51	994.51	994.51	994.51	994.51	994.51	994.51	994.51
B WING	L.PARK.+U.PARK.+14TH FL.	44.95/40.60 M.	3.47	994.51	994.51	994.51	994.51	994.51	994.51	994.51	994.51
TOTAL			28.10	1989.02	1989.02	1989.02	1989.02	1989.02	1989.02	1989.02	1989.02

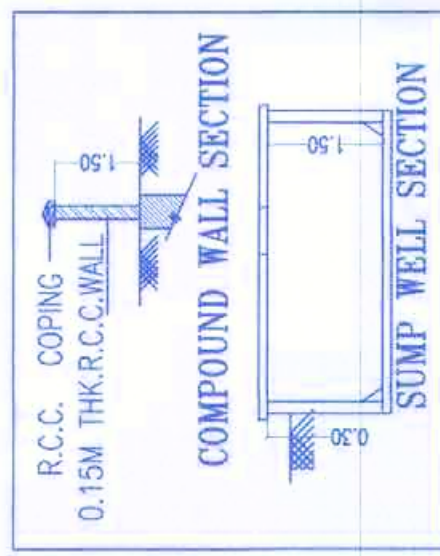
WATER STORAGE TANK CAP.			
NOS.	WING	FLOOR	U/G. WATER TANK CAP.
1	A WING	8TH FLOOR	1,92,500.00
2	B WING	8TH FLOOR	1,92,500.00
TOTAL CAPACITY			3,85,000.00

REFUGE AREA STATEMENT			
NOS.	WING	FLOOR	PROPOSED AREA
1	A WING	8TH FLOOR	31.74 SQ.M.
2	B WING	8TH FLOOR	31.74 SQ.M.

PARKING AREA STATEMENT			
PARKING REQUIRED	CAR	SCOOTER	
BELOW 30.00 SQ.M.	00	04	
40.00 TO 60.00 SQ.M.	01	05	
80.00 TO 150.00 SQ.M.	01	03	
ABOVE 150.00 SQ.M.	02	03	
TOTAL			

PARKING PROVIDED			
AREA REQUIRED	CAR	SCOOTER	
40.00 TO 60.00 SQ.M.	84	420	
180 TEN. 50.00 SQ.M.	112	336	
TOTAL	196	756	
VISITOR'S CAR PARK	10	75	
TOTAL	206	794	

FSI NON FSI STATEMENT											
SRL NO.	WING	B WING	CLUB HOUSE	TOTAL	WING	B WING	CLUB HOUSE	TOTAL	WING	B WING	CLUB HOUSE
1	BUW AREA (FSI)	1,3915.53	1,394.37	2,785.90							
NON - FSI :											
2	CLUB HOUSE			1,59.57				1,59.57			
3	COVERED PARKING	5,025.16	5,025.16	33.36				33.36			
4	COVERED PARKING	1,42.27	1,42.27	1,42.27				1,42.27			
5	COVERED PARKING	1,42.27	1,42.27	1,42.27				1,42.27			
6	CLUB HOUSE	9.00	9.00	9.00				9.00			
7	ELECTRIC METER ROOM	313.04	313.04	313.04				313.04			
8	ARCHIVE ROOM	31.74	31.74	31.74				31.74			
9	REFUGEE AREA	63.00	63.00	63.00				63.00			
10	O.H.W.TANK	21.14	21.14	21.14				21.14			
11	PARKING TOILETS	3.46	3.46	3.46				3.46			
12	PARKING TOILETS	644.88	644.88	644.88				644.88			
13	GROUND PARK COVERED PODIUM	6,285.32	6,285.32	1,83.53				1,83.53			
14	GROUND PARK COVERED PODIUM	6,285.32	6,285.32	1,83.53				1,83.53			
15	SERVICES	164.88	164.88	164.88				164.88			
16	CLUB W.TANK	94.12	94.12	94.12				94.12			
17	CLUB W.TANK	39.52	39.52	39.52				39.52			
18	CLUB W.TANK	71.55	71.55	71.55				71.55			
19	CLUB W.TANK	71.55	71.55	71.55				71.55			
20	CLUB W.TANK	71.55	71.55	71.55				71.55			
21	CLUB W.TANK	71.55	71.55	71.55				71.55			
22	CLUB W.TANK	71.55	71.55	71.55				71.55			
23	CLUB W.TANK	71.55	71.55	71.55				71.55			
24	CLUB W.TANK	71.55	71.55	71.55				71.55			
25	CLUB W.TANK	71.55	71.55	71.55				71.55			
26	CLUB W.TANK	71.55	71.55	71.55				71.55			
27	CLUB W.TANK	71.55	71.55	71.55				71.55			
28	CLUB W.TANK	71.55	71.55	71.55				71.55			
29	CLUB W.TANK	71.55	71.55	71.55				71.55			
30	CLUB W.TANK	71.55	71.55	71.55				71.55			
31	CLUB W.TANK	71.55	71.55	71.55				71.55			
32	CLUB W.TANK	71.55	71.55	71.55				71.55			
33	CLUB W.TANK	71.55	71.55	71.55				71.55			
34	CLUB W.TANK	71.55	71.55	71.55				71.55			
35	CLUB W.TANK	71.55	71.55	71.55				71.55			
36	CLUB W.TANK	71.55	71.55	71.55				71.55			
37	CLUB W.TANK	71.55	71.55	71.55				71.55			
38	CLUB W.TANK	71.55	71.55	71.55				71.55			
39	CLUB W.TANK	71.55	71.55	71.55				71.55			
40	CLUB W.TANK	71.55	71.55	71.55				71.55			
41	CLUB W.TANK	71.55	71.55	71.55				71.55			
42	CLUB W.TANK	71.55	71.55	71.55				71.55			
43	CLUB W.TANK	71.55	71.55	71.55				71.55			
44	CLUB W.TANK	71.55	71.55	71.55				71.55			
45	CLUB W.TANK	71.55	71.55	71.55				71.55			
46	CLUB W.TANK	71.55	71.55	71.55				71.55			
47	CLUB W.TANK	71.55	71.55	71.55				71.55			
48	CLUB W.TANK	71.55	71.55	71.55				71.55			
49	CLUB W.TANK	71.55	71.55	71.55				71.55			
50	CLUB W.TANK	71.55	71.55	71.55				71.55			
51	CLUB W.TANK	71.55	71.55	71.55				71.55			
52	CLUB W.TANK	71.55	71.55	71.55				71.55			
53	CLUB W.TANK	71.55	71.55	71.55				71.55			
54	CLUB W.TANK	71.55	71.55	71.55				71.55			
55	CLUB W.TANK	71.55	71.55	71.55				71.55			
56	CLUB W.TANK	71.55	71.55	71.55				71.55			
57	CLUB W.TANK	71.55	71.55	71.55				71.55			
58	CLUB W.TANK	71.55	71.55	71.55				71.55			
59	CLUB W.TANK	71.55	71.55	71.55				71.55			
60	CLUB W.TANK	71.55	71.55	71.55				71.55			
61	CLUB W.TANK	71.55	71.55	71.55				71.55			
62	CLUB W.TANK	71.55	71.55	71.55				71.55			
63	CLUB W.TANK	71.55	71.55	71.55				71.55			
64	CLUB W.TANK	71.55	71.55	71.55				71.55			
65	CLUB W.TANK	71.55	71.55	71.55				71.55			
66	CLUB W.TANK	71.55	71.55	71.55				71.55			
67	CLUB W.TANK	71.55	71.55	71.55				71.55			
68	CLUB W.TANK	71.55	71.55	71.55				71.55			
69	CLUB W.TANK	71.55	71.55	71.55				71.55			
70	CLUB W.TANK	71.55	71.55	71.55				71.55			
71	CLUB W.TANK	71.55	71.55	71.55				71.55			
72	CLUB W.TANK	71.55	71.55	71.55				71.55			
73	CLUB W.TANK	71.55	71.55	71.55				71.55			
74	CLUB W.TANK	71.55	71.55	71.55				71.55			
75	CLUB W.TANK	71.55	71.55	71.55				71.55			
76	CLUB W.TANK	71.55	71.55	71.55				71.55			
77	CLUB W.TANK	71.55	71.55	71.55				71.55			
78	CLUB W.TANK	71.55	71.55	71.55				71.55			
79	CLUB W.TANK	71.55	71.55	71.55				71.55			
80	CLUB W.TANK	71.55	71.55	71.55				71.55			
81	CLUB W.TANK	71.55	71.55	71.55				71.55			
82	CLUB W.TANK	71.55	71.55	71.55				71.55			
83	CLUB W.TANK	71.55	71.55	71.55				71.55			
84	CLUB W.TANK	71.55	71.55	71.55				71.55			
85	CLUB W.TANK	71.55	71.55	71.55				71.55			
86	CLUB W.TANK	71.55	71.55	71.55				71.55			
87	CLUB W.TANK	71.55	71.55	71.55				71.55			
88	CLUB W.TANK	71.55	71.55	71.55				71.55			
89	CLUB W.TANK	71.55	71.55	71.55				71.55			
90	CLUB W.TANK	71.55	71.55	71.55				71.55			
91	CLUB W.TANK	71.55	71.55	71.55				71.55			
92	CLUB W.TANK	71.55	71.55	71.55				71.55			
93	CLUB W.TANK	71.55	71.55	71.55				71.55			
94	CLUB W.TANK	71.55	71.55	71.55				71.55			
95	CLUB W.TANK	71.55	71.55	71.55				71.55			
96	CLUB W.TANK	71.55	71.55	71.55				71.55			
97	CLUB W.TANK	71.55	71.55	71.55				71.55			
98	CLUB W.TANK	71.55	71.55	71.55				71.55			
99	CLUB W.TANK	71.55	71.55	71.55				71.55			
100	CLUB W.TANK	71.55	71.55	71.55				71.55			

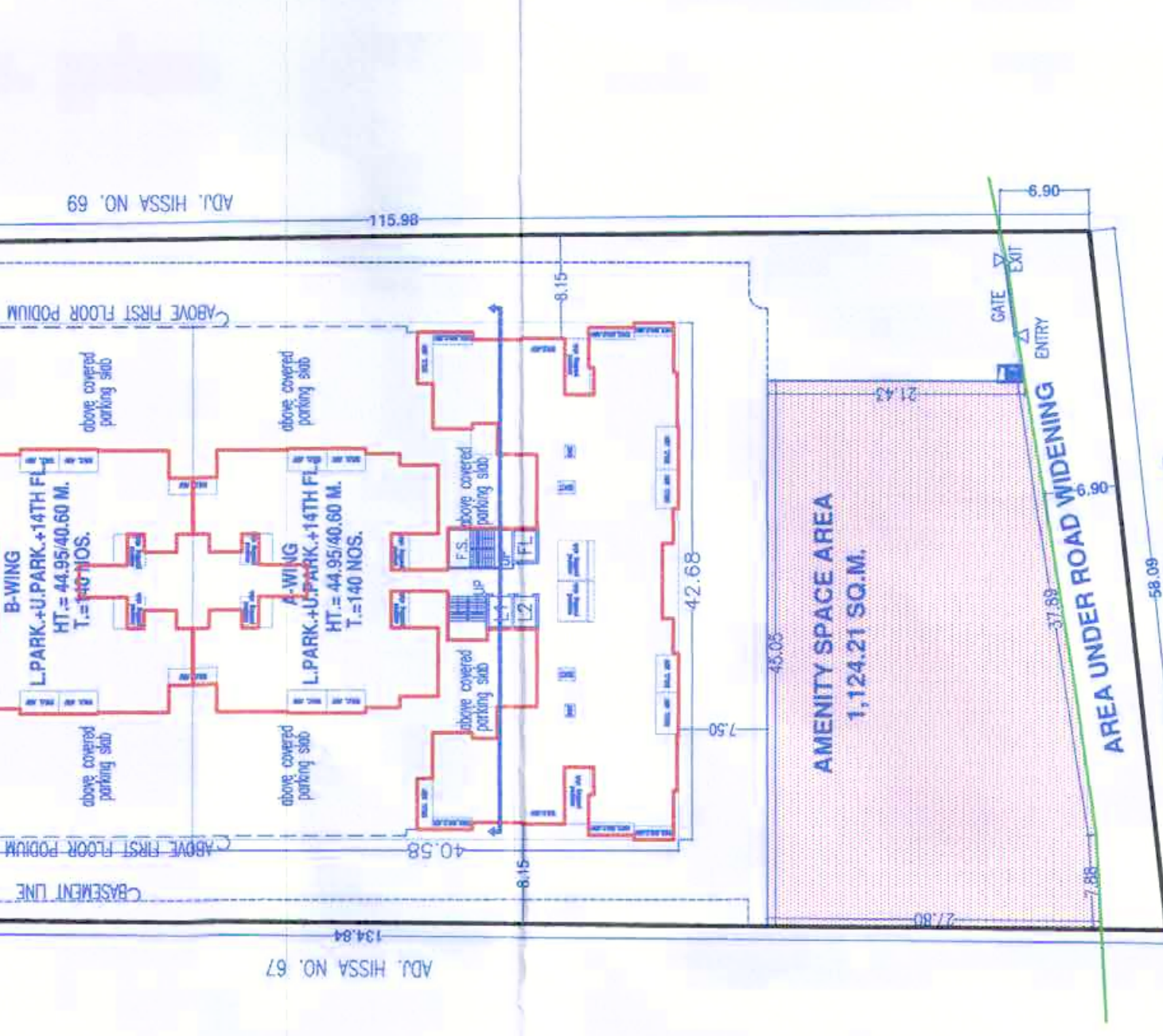
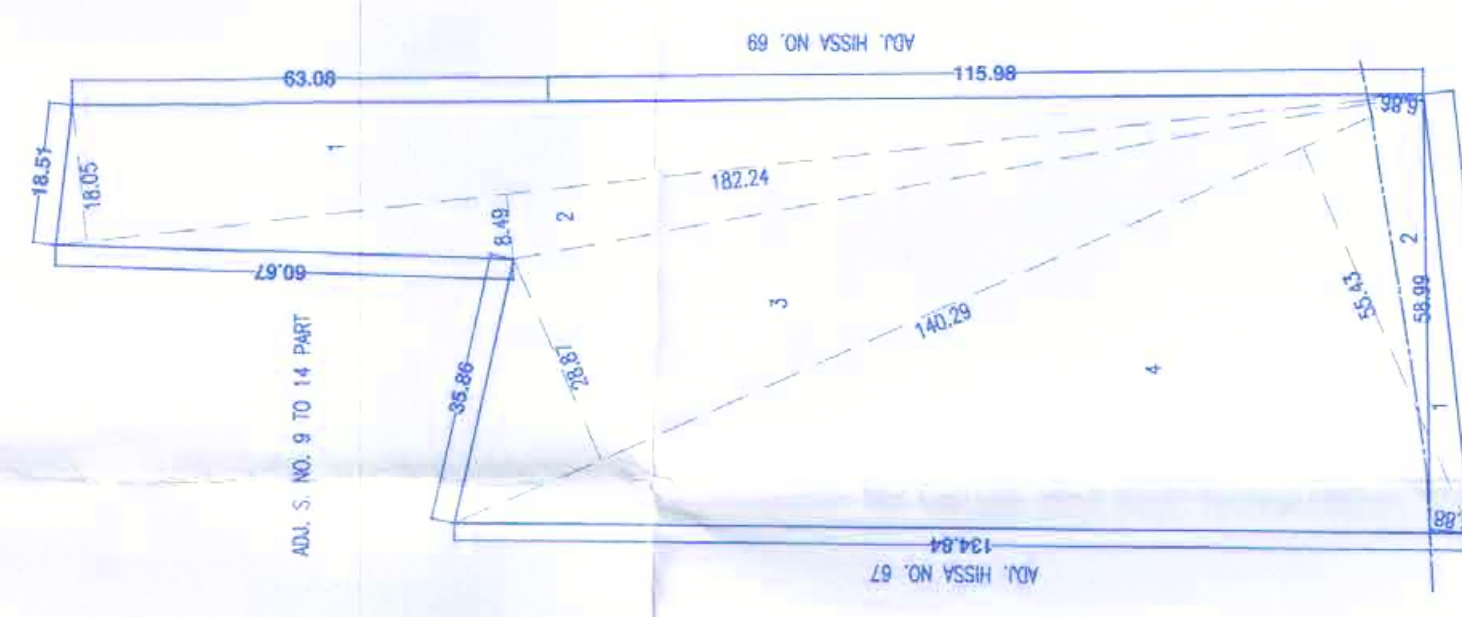


TREES PROVIDED STATEMENT
NET PLOT AREA = 7,494.73 SQ.M.
REQUIRED NO. OF TREES = 7,494.73 SQ.M./80.00
= 93.68 NO.
SAY = 94 NO. OF TREES
PROVIDED NO. OF TREES = 100 NO. OF TREES

PLOT AREA CALC.
BY TRIANGULATION METHOD
1. 0.50 X 182.24 X 18.05 = 1,644.72 SQ.M.
2. 0.50 X 182.24 X 8.49 = 773.61 SQ.M.
3. 0.50 X 140.29 X 28.87 = 2,025.09 SQ.M.
4. 0.50 X 140.29 X 55.43 = 3,868.14 SQ.M.
TOTAL = 8,311.56 SQ.M.
PLOT AREA AS PER 7/12 = 7,900.00 SQ.M.
MINIMUM PLOT AREA TAKEN = 7,900.00 SQ.M.

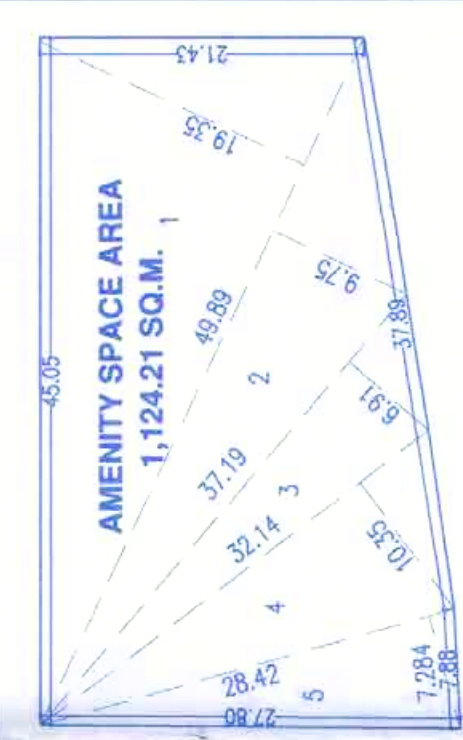
AREA UNDER ROAD WIDENING CALC.
BY TRIANGULATION METHOD
1. 0.50 X 58.99 X 6.86 = 202.93 SQ.M.
2. 0.50 X 58.99 X 6.86 = 202.93 SQ.M.
TOTAL = 405.86 SQ.M.

PLOT AREA CALC.
BY TRIANGULATION METHOD

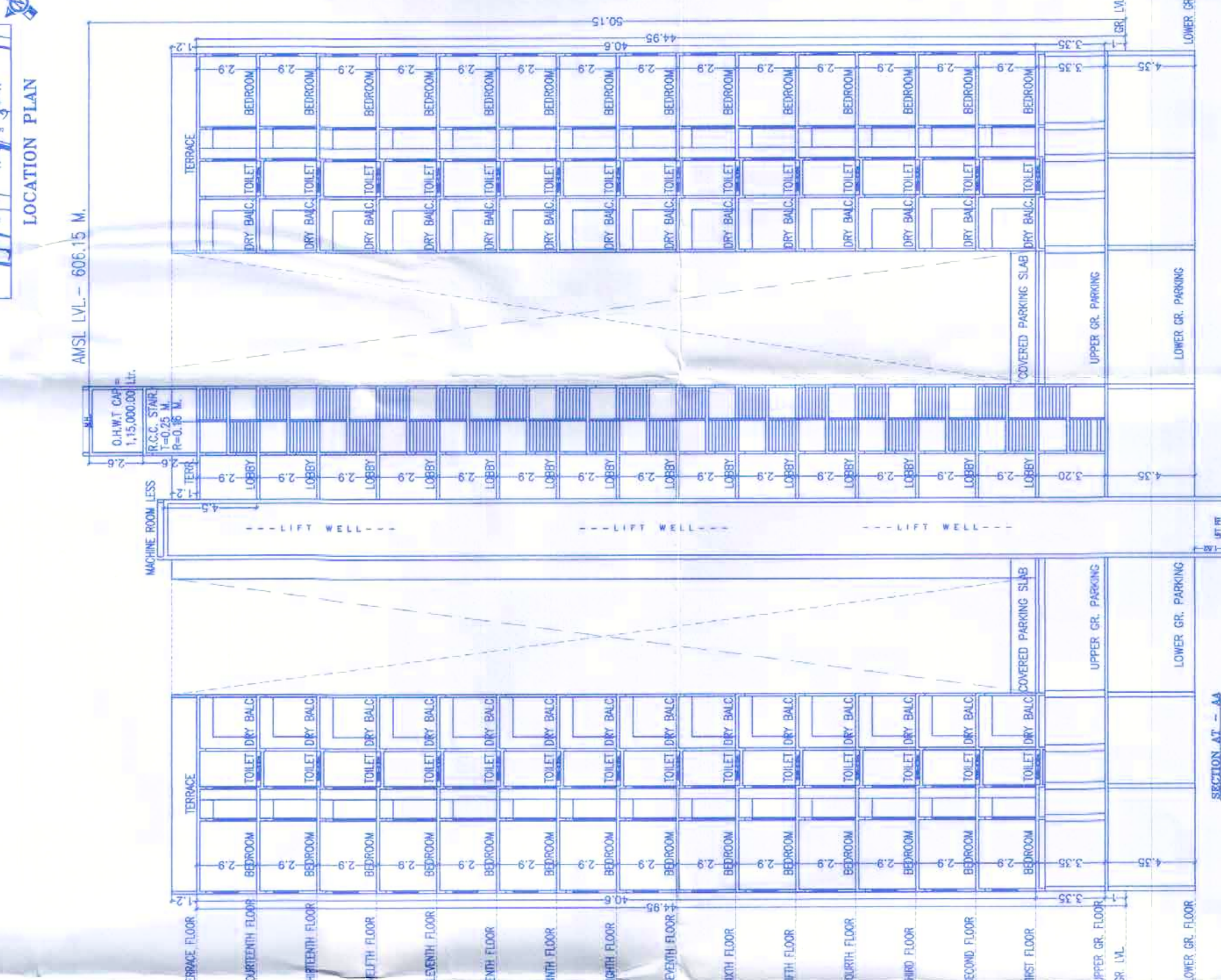
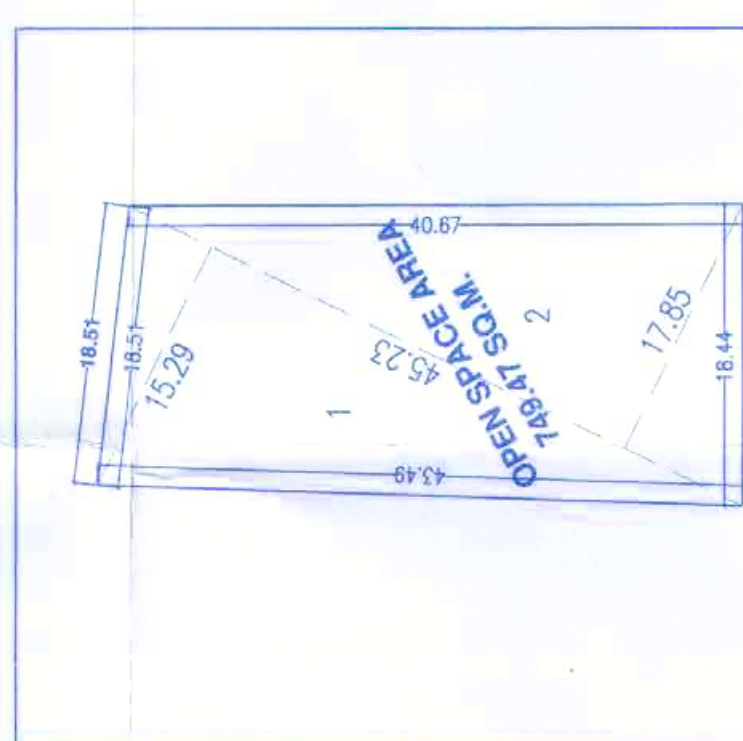


24.00 M.W. D. P. ROAD
BUILDING LAYOUT PLAN

15% AMENITY SPACE AREA CALC.
BY TRIANGULATION METHOD
1. 0.50 X 49.89 X 19.35 = 482.69 SQ.M.
2. 0.50 X 49.89 X 9.75 = 243.21 SQ.M.
3. 0.50 X 37.19 X 6.91 = 128.49 SQ.M.
4. 0.50 X 32.14 X 10.35 = 166.32 SQ.M.
5. 0.50 X 28.42 X 7.284 = 103.50 SQ.M.
TOTAL = 1,124.21 SQ.M.



10% OPEN SPACE AREA CALC.
BY TRIANGULATION METHOD
1. 0.50 X 45.23 X 15.29 = 345.78 SQ.M.
2. 0.50 X 45.23 X 17.85 = 403.68 SQ.M.
TOTAL = 749.47 SQ.M.



AREA STATEMENT =		
1. Area of plot		7,900.00
(a) As per ownership document (7/12, CTS extract)		7,900.00
(b) As per measurement sheet		6,331.56
(c) As per site		---
Deductions for		405.27
(a) Proposed D.P./D.M. w.d./a.d./p./road widening areas/service road/highway widening		---
(b) D.P. Reservation area		405.27
(Total +4b)		7,494.73
2. Balance area of plot (1-2)		
(a) Arrears, Spots (if applicable)		
(b) Required –		(AS PER OLD SANCTION 15% = 1124.21)
(c) Balance Proposed –		
3. Net Plot Area (3-4 (b))		1,124.22
4. Recreational Open space (if applicable)		6,370.51
(a) Required –		749.97
(b) Proposed –		749.97
5. Internal Road area		
(a) Plottable area (if applicable)		
(b) Built-up area with reference to Basic F.S.I. as per front road width		7,007.56
(Sr. No. 3 x basic FSI) 6,370.51X1.10		---
6. Addition of FSI on payment of premium		3,950.00
(a) Maximum permissible premium FSI – based on road width / TOD Zone.		
(b) Proposed FSI on payment of premium. (7,900.00 X 0.50 = 3,950.00)		
7. In-situ FSI / TOD loading		
(a) In-situ FSI / TOD loading		810.54
(b) In-situ area against D.P./R/P road [2.0 x Sr. No. 2 (a)] if any		
(b) In-situ area against frontality Spots if needed over		
[2.00 or 1.85 x Sr. No. 4 (b)and 2x(c)], 1,124.22 x 2.00		2,248.44
(c) TOD area (6,370.51 X 1.15) = 7326.09 – 119 =115 = 4267.11 sq.m		3,364.65
(d) Total In-situ / TOD loading proposed (11 (a)+(b)+c)		6,423.98
2. Additional FSI area under Chapter No. 7		---
3. Total entitlement of FSI in the proposal		
(a) [9 + 10(b)+1(d)] or 12 whichever is applicable.		17,381.19
(b) Arbitrary Area FSI upto 65% or 80%with payment of charges (17,381.19X0.60)		10,428.71
(c) Total entitlement (4+4)		27,809.90
(d) Maximum utilization limit No. 6.1. (building potential) Permissible as per Road width (as per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.6 or 1.8; (6,370.51X2.75X1.6)		28,030.24
3.3. Total Built-up Area in proposal (excluding area of Sr.No.17 b)		---
(a) Existing Built-up Area.		27,809.90
(b) Proposed Built-up Area (as per "P-line")		27,809.90
(c) Total (+16)		4.36
4. F.S.I. Consumed (15/3) (should not be more than serial No.14 above).		N/A.
7. Area for inclusive Housing, if any		N/A.
(a) Required (20% of Sr.No.5)		
(b) Proposed		
LEGEND		
PLOT BOUNDARY		THICK BLACK
PROPOSED ROAD		BOLD
EXISTING ROAD		BLACK DOTTED
DRAINAGE LINES		RED DOTTED
SPECIFICATIONS		
R.C.C. FRAMED STRUCTURE		
0.10M THK BLOCK WALL & 0.10M THK		
SAND FINED PLASTER EXTERNALLY.		
HEAVY FINISHED PLASTER INTERNALLY.		
M. M. TILE FLOORING		
T. M. DOORS & M. S. WINDOWS		
CERTIFICATE OF AREA :		
I hereby certify that the plot under reference was surveyed by me on _____		
and the dimensions of _____		
_____ and the area so measured on site and the area so entered on plan is as follows		