

TOTAL F.S.I. STATEMENT IN SQ.M.(UDCPR)									
WING	B/UP AREA COMM.	B/UP AREA RESI.	LIFT FIRE	LIFT REG.	TEHIS NO.	OFFICE/SHOP NO.			
WING - A	-	7524.71	4.75	7.22	78	-			
WING - B	-	7524.71	4.75	7.22	78	-			
WING - C	6553.16	-	4.75	4.75	-	141			
TOTAL	6553.16	15049.42	14.25	19.19	156	141			
		21602.58	14.25	19.19	156	141			

TOTAL F.S.I. STATEMENT IN SQ.M. WING - C (UDCPR)				
FLOOR	BUILT UP	SHOP OFFICE	LIFT FIRE	LIFT REG.
GROUND	345.92	06		
MEZZ	202.27	06		
FIRST	581.53	06		
SECOND	581.53	13		
THIRD	581.53	13		
FOURTH	581.53	13		
FIFTH	581.53	13		
SIXTH	581.53	12	4.75 sq.m.	4.75 sq.m.
SEVENTH	581.53	13		
EIGHTH	581.53	13		
NINTH	581.53	13		
TENTH	581.53	13		
ELEVENTH	581.53	13		
TOTAL	6553.16	141		

WATER STORAGE CAPACITY				
FOR RESIDENTIAL IN-PHASE				
AMOUNT OF WATER REQUIRED PER PERSON				
WATER REQUIRED PER FLAT (5 person per flat)				
NO. OF FLATS IN THE SCHEME				
WATER REQUIRED:				
FLOOR	FLOOR	FLOOR AREA	TARGET AREA	CATCHMENT AREA
GROUND	GROUND	345.92	1555+20% FLOOR AREA	1555+20% FLOOR AREA
MEZZ + 1 ST	MEZZ + 1 ST	581.53	475.53	475.53
2 ND TO 11 TH	2 ND TO 11 TH	5815.45	4490.74	4490.74
CAPACITY OF OVER HEAD WATER TANK (1,00,000+40% STORAGE OF OVER HEAD WATER TANK)				

WATER STORAGE CAPACITY									
FOR RESIDENTIAL PURPOSE									
AMOUNT OF WATER REQUIRED PER PERSON					=	130	litres/day		
WATER REQUIRED PER FLAT (5 person per flat)					=	675	litres/day		
NO. OF FLATS IN THE SCHEME					=	156	FLATS		
WATER REQUIRED					=	1,05,300	litres/day		
FOR	FLOOR	FLOOR AREA	APPTD AREA	NO. OF PERSONS	NO. OF PERSONS	PER FLAT	TOTAL		
CLIMATICAL	FLOOR AREA	LESS-CHINE FLOOR AREA							
	GROUND	345.52	276.26	2	92	45	4,140.00		
	MEZF + 1TH	584.61	479.53	6	80	45	3,600.00		
	2ND TO 11TH	581.53	448.50	10	450	45	20,250.00		
CAPACITY OF OVER HEAD WATER TANK (1,025,000+144+3,600+20,250) / DAY							=	1,33,000.00	litres/day
CAPACITY OF THE FURNISHING WATER TANK							=	1,35,000.00	litres/day
TOTAL CAPACITY OF OVER HEAD WATER TANK							=	6,00,000.00	litres/day
CAPACITY OF OVER GROUND WATER TANK (2,00,000 X 3)							=	1,35,000.00	litres/day
CAPACITY OF THE FURNISHING WATER TANK							=	1,35,000.00	litres/day
TOTAL CAPACITY OF UNDER GROUND WATER TANK							=	3,05,000.00	litres/day

1)	F.A.R. PROPOSED		
	A. COMMERCIAL	6,553.38	
	B. RESIDENTIAL	17,069.45	
	C. LOADING AREA	1568.55	
	TOTAL F.A.R. AREA	33,166.55	
2)	NON / S.I. AREA		
	A. PROPOSED PARKING AREA	12,570.59	
	B. PROPOSED CLIMB HOUSE TANK AREA	06.00	
	C. PROPOSED OVER HEAD WATER TANK AREA	120.00	
	D. PROPOSED LIFT AREA	33.44	
	E. PROPOSED REFUSE AREA	197.20	
	F. PROPOSED U.C. WATER TANK AREA	150.00	
	G. PROPOSED T.I.P. AREA	50.00	
	H. PROPOSED OMC AREA	10.00	
	I. PROPOSED TRANSFORMER AREA	25.40	
	J. PROPOSED SECURITY GARDEN AREA	16.69	
	K. TOP TERRACE AREA	2017.59	
3)	TOTAL NON FSI AREA		15,241.33
	TOTAL FSI + NON FSI AREA	(+ 2)	38,407.88

PARKING STATEMENT									
PARKING					PARKING REQUIRED				
WING A & B					CAR / SCOOTER				
02 TEN, HAVING CARPET AREA 40 TO 80 SQ.M. FOR 156 TENEMENTS					01 05				
WING C					02 06				
REQUIRED BY RULE FOR SHOP EVERY 100 SQ.MT CARPET AREA					15 45				
FOR 658.73 SQ.M. B.U.P. X 0.80 = 526.98 SQ.M. CARPET AREA					68 247				
REQUIRED BY RULE FOR OFFICE EVERY 200 SQ.MT CARPET AREA					08 19				
TOTAL REQUIRED PARKING					170 701				
TOTAL PROPOSED PARKING					170 701				
PARKING AREA STATEMENT					AREA REQUIRED				
CAR					170 X 12.50 SQ.M. 2125.00				
SCOOTER					701 X 2.00 SQ.M. 1402.00				
TOTAL					3527.00 SQ.M.				

PARKING AREA STATEMENT									
BASEMENT - 1 PARKING AREA					2500.00				
BASEMENT - 2 PARKING AREA					2500.00				
LOWER GROUND PARKING AREA					2500.00				
UPPER GROUND PARKING AREA					2500.00				
TOTAL PARKING AREA					10000.00				

PARKING FOR COMMERCIAL & RESERVATION									
PARKING					CAR				
OPEN COVERED					61 Nos.				
TOTAL					61 Nos.				

OPEN SPACE AREA CAL. BY TRIANG.									
METHOD :					TOTAL				
1 0.50 X 15.33 X 31.17 = 239.23					2 0.50 X 15.33 X 31.17 = 238.92				
TOTAL					478.15				

SANITARY REQUIREMENT									
FLOOR	B/UP AREA COMM.	CARPET AREA LESS=20% FLOOR AREA	OCCUPANT LOAD/SQ.M.	NO OF PERSONS	2/3 MALE 1/3 FEMALE	REQUIRED W.C/TOILET	REQUIRED TOILETS	PROVIDED TOILETS	
GROUND	345.32	276.26	3	92	=61/25 =31/15	04	TOILET FOR GENTS =02 TOILET FOR LADIES =02	TOILET FOR GENTS =02 TOILET FOR LADIES =02	
MEZZ +1ST	594.41	475.53	6	80	=53/25 =27/15	04	TOILET FOR GENTS =02 TOILET FOR LADIES =02	TOILET FOR GENTS =02 TOILET FOR LADIES =02	
2ND TO 11TH	5613.43	4490.74	10	450	=300/25 =150/15	22	TOILET FOR GENTS =12 TOILET FOR LADIES =10	TOILET FOR GENTS =12 TOILET FOR LADIES =10	
TOTAL PROVIDED			622		30		30		

STAMP OF APPROVAL									
D.P. LAYOUT					02 03				
For the purpose of proper drainage of Road pattern and to have a continuity of the water & drainage system and other services for the development of adjacent lands the P.T.C. reserves the right to permit access and extension of the internal roads & drains through this land under the local law division.									

NO.	AREA CALCULATIONS: -	SQ.M.
1	Area of plot (Minimum area of 1.0 ha. to be considered)	5000.00
2	a) As per Ownership document (7 / 12, CTS extract)	5000.00
	& Our possession	
	b) As per measurement sheet	5627.39
3	a) As per site	5627.39
4	Deductions for	
	a) Proposed 40.00 m. D.P. Road	217.88
5	b) Parking Reservation Area (not deducted)	1687.16
6	Total (a+b)	217.88
7	Balance area of plot (1-2)	4782.12
8	Amenity Space (if applicable)	
	a) Required -	
	b) Adjustment of 2(b), if any-	
9	c) Net Plot Area Proposed-	
10	d) Net Plot Area (3-4)(C)	4782.12
11	Recreational Open Space (if applicable)	
	a) Required	478.12
12	b) Proposed	478.15
13	c) Internal Road area	0.00
14	d) Plotted area	
15	e) Built up area with reference to Basic F.S.I. as per front road width (4782.12 x basic fsi-1.10)	5260.33
16	f) Addition of FSI on payment of premium	
17	a) Maximum permissible premium FSI-based on road width/ TDR Zone. [4782.12X0.50]	2391.06
	b) Proposed FSI on payment of premium	2391.06
	c) In-situ FSI / TDR loading	
18	d) In- situ area against 40.00 m. w. D.P. Road [217.88 x 1]	217.88
19	e) In- situ area against Amenity Space if handed over	
20	f) TDR Area [5000.00X1.40]-11a [7000.00-217.88=6782.12]	6782.12
21	g) Total in-situ/ TDR loading proposed [11(a)+(b)+(d)]	7000.00
22	h) Additional FSI area under Chapter No. 7	
23	Total entitlement of FSI in the proposal	
	(a) [9-10(b)+11(e)]or 12 whichever is applicable	14,651.39
	(b) Existing Built-up Area	469.17
	(c) Balance Area. (13a - 13b)	14182.22
	(d) Ancillary Area FSI upto 80% with payment of charges (for Commercial) (3640.54 X 80%)=2912.51	2912.51
	(e) Ancillary Area FSI upto 60% with payment of charges (for Residential) (14182.22- 3640.54 = 10541.58 X 60%) = 6324.95	6324.95
	(f) Total entitlement (a)+(d)+(e) [14,651.39+2912.51+6324.95]	23,888.85
24	Maximum utilization limit of FSI (building potential Permissible as per road widths(as per Regulation No 6.1. or 6.2. or 6.3 or 6.4 as applicable) x 6	
25	Total Built up Area in proposal (excluding area at Sr. No. 17 b)	
26	(a) Existing Built-up Area.	1,556.98
	(b) Proposed Built-up Area (as per P-line) (COM.+RESI.)	21,602.58
	(c) Total (a+b)	23,159.56
27	F.S.I. Consumed (including 15/13) (should not be more than serial No. 14)	0.96
28	Area for inclusive Housing, if any	
	(a) Required (BASIC FSI X 20%)	0.00
	(b) Proposed	0.00