

RELOCATED R.G. AREA CALCULATION

RELOCATED R.G.-01						
A	1/2	X	1.94	X	0.10	X 1 NO = 0.10 SQ.MT.
B	1/2	X	2.18	X	0.23	X 1 NO = 0.25 SQ.MT.
C	1/2	X	24.85	X	1.88	X 1 NO = 24.18 SQ.MT.
D	1/2	X	24.85	X	4.75	X 1 NO = 58.91 SQ.MT.
E	1/2	X	16.87	X	6.93	X 1 NO = 35.85 SQ.MT.
F	1/2	X	12.23	X	5.99	X 1 NO = 36.54 SQ.MT.
G	1/2	X	12.63	X	0.55	X 1 NO = 3.73 SQ.MT.
TOTAL ADDITION						= 177.84 SQ.MT.

RELOCATED R.G.-02									
1	1/2	X	12.29	X	4.64	X	1	NO	31.94 SQMT.
2	1/2	X	12.33	X	2.30	X	1	NO	14.51 SQMT.
3	1/2	X	17.99	X	6.62	X	1	NO	75.31 SQMT.
TOTAL AUDITION									122.76 SQMT.

TOTAL RELOCATED R.G. AREA = 300.00 SQ.MT



RELOCATED R.G. - 02 AREA DIAGRAM

PARKING STMENT (AS PER DCR - 2034)

1	UPTO 45 SQ. MT. 1 PING FOR EVERY 4 TENT FOR 16 TENT as per docr 2034 - 44\$able no - 21 (1) (b)(b)	16
2	45 to 60 SQ. MT. 1 PING FOR EVERY 2 TENT FOR 113 TENT as per docr 2034 - 44\$able no - 21 (1) (b)(b)	113
3	60 to 90 SQ. MT. 1 PING FOR EVERY 1 TENT FOR 29 TENT	29
4	ABOVE 90 SQ. MT. 2PING FOR 1 TENT FOR FLAT	0.00
5	TOTAL PARKING	158.
6	VISITORS 5%	7.90
7	TOTAL PARKING REQUIRED	165.90
8	TOTAL PARKING REQUIRED SAY	166
9	ADDITIONAL 50 % PNING AS PER 31(1) (VI) (MAX 83)	48
10	TOTAL PARKING REQUIRED	210
11	TOTAL PARKING PRICED	210

STILT FLOOR PARKING	65
PODIUM FLOOR PARKING	64
BASEMENT FLOOR PARKING	81
TOTAL PARKING	210

FLOOR	BIG	SMALL	TOTAL
STILT FLOOR PARKING	22	43	65
PODIUM FLOOR PARKING	22	42	64
BASEMENT FLOOR PARKING	45	36	81
TOTAL PARKING	89	121	210

SCHEDULE OF REQUIRED REFUGEE AREA

REFUGEE AREA CALCULATION OF 7TH FLR	
1)	7TH FLOOR = 724.57
2)	8TH FLOOR = 1048.63
3)	9TH FLOOR = 740.98
4)	10TH TO 14TH FLOOR $390.07 \times 5 = 1950.35$
	TOTAL = 4470.53
REQUIRED REFUGEE AREA $4470.53 \times 4\% = 178.82$	
REQUIRED REFUGEE AREA $4470.53 \times 4.25\% = 190.00$	
PROVIDED REFUGEE AREA = 324.06	
EXCESS REFUGEE AREA = 134.06	

BUILT UP AREA CALCULATION

EXISTING TEMPLE								
A	23	X	232	X	1.18	X 2 NOS	=	3.59 SQ.MT
TOTAL ADDITION							=	3.59 SQ.MT

FITNESS CENTER STATEMENT

REQUIRED	PROPOSED BUA 10719.76 X 2%	=	214.40 SQ.MT
PROVIDED		=	178.10 SQ.MT

BUILT-UP AREA STATEMENT

FLOOR	GROSS BUA- FLOOR AREA	NET BUILT- UP AREA	SOCIO- OFFICE	FITNESS AREA	PROG- RAMMED CONCRETE REFUSE BUA	TORAGE	NET BUILT- UP AREA	EXCESS REFUSE BUA	GROSS BUA INCLUDING REFUSE BUA	PUNISHABLE AREA	NET BUILT- UP AREA
GROUND FLOOR	---	---	---	---	---	---	---	---	---	---	---
1ST FLOOR	1207.85	218.85	19.05	178.10	---	---	851.17	---	851.17	79.84	771.73
2ND FLOOR	1207.42	218.85	---	---	---	---	1045.83	---	1045.82	79.84	965.19
3RD FLOOR	1287.49	218.85	---	---	---	---	1046.63	---	1046.63	79.84	966.19
4TH FLOOR	1207.59	218.85	---	---	---	---	1046.83	---	1046.83	79.84	966.19
5TH FLOOR	1207.89	218.85	---	---	---	---	1046.83	---	1046.83	79.84	966.19
6TH FLOOR	1207.46	218.85	---	---	---	---	1046.83	---	1046.83	79.84	966.19
7TH FLOOR	1207.42	218.85	---	---	---	324.06	224.57	134.06	358.63	79.84	775.15
8TH FLOOR	1207.46	218.85	---	---	---	---	1046.83	---	1046.83	79.84	966.19
9TH FLOOR	958.81	178.83	---	---	---	---	745.85	---	745.86	79.84	665.54
10TH FLOOR	424.36	82.79	---	---	---	---	360.07	---	360.07	79.84	310.63
11TH FLOOR	427.88	82.79	---	---	---	---	360.07	---	360.07	79.84	310.63
12TH FLOOR	427.88	82.79	---	---	---	---	360.07	---	360.07	79.84	310.63
13TH FLOOR	427.89	82.79	---	---	---	---	360.07	---	360.07	79.84	310.63
14TH FLOOR	427.89	82.79	---	---	---	---	360.07	---	360.07	79.84	310.63
COLUIMN AREA	---	---	---	---	---	---	20.65	---	20.65	0.00	20.65
TOTAL	19340.89	2244.52	19.36	178.10	324.06	---	10585.72	134.06	10719.78	1112.16	9607.50

18.30 MT. WIDE D.P. ROAD SET BACK AREA DIAGRA

18.30 MT. WIDE D.P. ROAD SET BACK					
1	92 X 5.00 X	1.40 X 1 NO	=	3.50 SQ.MT	
TOTAL ADDITION			=	3.50 SQ.MT	
DEDUCTIONS					
A	23 X 1.88 X	0.95 X 1 NO	=	0.08 SQ.MT	
TOTAL DEDUCTION			=	0.08 SQ.MT	
TOTAL BUILT UP AREA (X - Y)			=	3.41 SQ.MT	

9 15 MT. WIDE ROAD SET BACK AREA DIAGRAM

9.15 MT. WIDE ROAD SET BACK FLOOR										
1	1/2	X	26.34	X	5.04	X 1 NO	=	66.38	SQ.MT.	
2	1/2	X	26.34	X	3.05	X 1 NO	=	40.17	SQ.MT.	
3	2/3	X	8.00	X	5.95	X 1 NO	=	5.12	SQ.MT.	
TOTAL ADDITION								=	111.67	SQ.MT.

PROFORMA -- A

PROFORMA -- A		TOTAL
1)	AREA OF PLOT (AS PER demarcation)	3732.88
	AREA OF PLOT (AS PER P.R CARD)	3509.30
	AREA OF PLOT (AS PER MHADA NOC DATED -18-10-2021)	3209.30
2)	DEDUCTIONS FOR:	
(a)	ROAD SETBACK AREA (18.30 MT WIDE PROP. D.P ROAD)	115.11
(b)	PROPOSED ROAD	
(c)	ANY RESERVATION (SUB-PLT)	
(d)	% AMENITY SPACE AS PER DCR 35(7) (SUB-PLT)	
3)	BALANCE AREA OF PLOT (7 MINUS 3)	3094.19
4)	DEDUCTION FOR 15% RECREATIONAL GROUND REQUIRED 6% R.G. 280.72 PROVIDED 310.24 SQ MT	N/A
5)	NET AREA OF PLOT (3 MINUS 4)	3064.19
6)	ADDITIONS FOR FLOOR SPACE INDEX	
2 (b) 100% FOR D.P. ROAD		NIL
2 (a) 100% FOR SET BACK		115.11
7) TOTAL AREA (5 + 6 + 7)		3209.30
8)	FLOOR SPACE INDEX PERMISSIBLE	3.00
9)	(a) FLOOR SPACE INDEX CREDIT AVAILABLE BY DEVELOPMENT RIGHTS (RESTRICTED TO 3% OF THE BALANCE AREA VIDE 5 ABOVE AND TENANT'S PROPORTION 80 X 20 = 1)	
	ADDITIONS FOR FLOOR SPACE INDEX	
9 (b) 0.33 F.S.I AS PER DCR 32		
9 (c) % AS PER DCR 33 (5)		
9 (d) OTHER		
10)	PERMISSIBLE FLOOR AREA (AS PER MHADA NOC DT. 18-10-2021)	9627.90
	TOTAL PERMISSIBLE AREA = (a + b) PLUS	9627.90
11)	EXISTING TEMPLE AREA TO BE RETAIN	3.59
12)	PROPOSED BUILT UP AREA	9607.60
13)	EXCESS BALCONY TAKEN IN FLOOR SPACE INDEX	
14A)	PURELY RESIDENTIAL BUILT UP AREA	9607.60
14B)	REMAINING NON-RESIDENTIAL BUILT UP AREA	
14)	TOTAL BUILT UP PROPOSED (11+12+13)	9607.60
	(AS PER OLD APPROVED PLAN DT. - PRIOR TO 06-01-2012)	0.00
15)	F.S.I. CONSUMED ON NET HOLDING = 143	3.10
B	DETAILS OF FSI AVAILED AS PER DCR 35 (4)	0.00
(1)	FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCR 35 (4) FOR RESIDENTIAL	1112.16
(2)	FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCR 35 (4)	
	FOR NON-RESIDENTIAL = OR $\times (14B \times 0.20)$	0.00
(3)	TOTAL FUNGIBLE BUILT UP AREA VIDE DCR 35 (4) (B.1+B.2)	1112.16
(4)	TOTAL GROSS BUILT UP AREA PROPOSED (14B+3)	10719.76
C	TENEMENT STATEMENT	
(1)	PROPOSED AREA (ITEM A.12 ABOVE)	9607.60
(ii)	LESS DEDUCTION OF NON RESIDENTIAL AREA (SHOP ETC.)	
(a)	AREA AVAILABLE FOR TENEMENTS (i) MINUS (ii)	9607.60
iv)	TENEMENTS PERMISSIBLE DENSITY OF TENEMENTS (SHECTA 60)	432
(v)	TENEMENTS PROPOSED	158
(vi)	TENEMENTS EXISTING	NIL
	TOTAL TENEMENTS ON PLOT	158
	PARKING STATEMENT	
(1)	PARKING REQUIRED BY REGULATIONS FOR CAR	AS PER STAT
	SCOOTER / MOTOR CYCLE	
	OUTSIDERS (VISITORS)	
(ii)	COVERED GARAGES PERMISSIBLE	
(iii)	COVERED GARAGES PROPOSED	
	CAR	AS PER STAT
	SCOOTER / MOTOR CYCLE	
	OUTSIDERS (VISITORS)	
(iv)	TOTAL PARKING PROVIDED	AS PER STAT

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON _____ AND THAT
 THE DIMENSIONS OF THE SURVEYED SITE ARE THE SAME AS MEASURED ON
 SITE AND ALSO WORKED OUT IS _____ SQ.MT. AND TALLIES WITH THE AREA STATED IN
 THE DOCUMENT OF OWNERSHIP / PROPERTY REGISTER CARD.

PROFORMA -- B

CONTENTS OF SHEET : 1ST FLOOR PLAN, BLOCK PLAN, LOCATION PLAN, PLOT AREA, CALCULATION, LAYOUT PLAN,
 COMPILING WALI, LODEGE OF AREA STATED: 1ST FLOOR PLAN, EXISTING TIEING MEASUREMENTS.

NOTES : BOUNDARY OF PLOT SHOWN BOUNDED BLACK PROPOSED BUILDING SHOWN PINK.
 BUILDING TO BE DIMOLISHED SHOWN YELLOW COTTED.

DESCRIPTION : PROPOSED RECONSTRUCTION OF EXISTING BUILDING NO.182 SITUATED ON
 S. NO.376 OF TEACHERS COLONY, H. H. 14, LAYOUT BEARING C.T.S. NO.659,
 OF MANDRA, TE. VILASURU TO JALURI MANDRA, T. MANDURU.

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON _____ AND THAT
 THE DIMENSIONS OF THE SURVEYED SITE ARE THE SAME AS MEASURED ON SITE AND ALSO
 WORKED OUT IS _____ SQ.MT. AND TALLIES WITH THE
 AREA STATED IN THE DOCUMENT OF OWNERSHIP / PROPERTY REGISTER CARD.

NAME OF OWNER : PARANJE SAGARBI
 NAME OF OWNER : TSD PROPERTIES PVT.LTD.

FILE NO. _____
 JOB NO. : TC-BNDR/PRAN/132/1301

DRS. NO. : _____
 DRAWN BY : GOWINDA

CR BY : _____

N
 DATE : 24-11-2021
 SCALE : 1 : 100


 VILAS DEBATT
 CIVIL ENGINEER
 C. E. 1722


 NARAI DEBATT
 CIVIL ENGINEER
 C. E. 1722


 SAGARBI
 311-60-04M
 SURVEILLANCE AREA: STATEMENT OF WORK
 VILASURU, MANDRA, H. H. 14, LAYOUT BEARING C.T.S. NO.659,
 OF MANDRA, TE. VILASURU TO JALURI MANDRA, T. MANDURU.

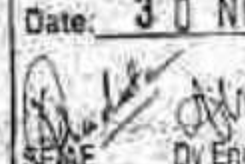
SIGNATURE OF SURVEYOR _____

SUB. ENGINEER _____

ASSISTANCE ENGINEER _____

EXECUTIVE ENGINEER _____

Approved subject to conditions mentioned in this
 office Letter/Ho. No. _____ of _____
 Date: 30 NOV 2021


 G. Sagarbi
 Engr. E/P. (CIVIL) (M. T. 10/04)

NET PLOT AREA CALCULATION

[illegible]

GOOGLE IMAGE

SCALE - NTS

LOCATION PLAN

SHEET NO:- 'H' WARD

SHEET NO. - 51