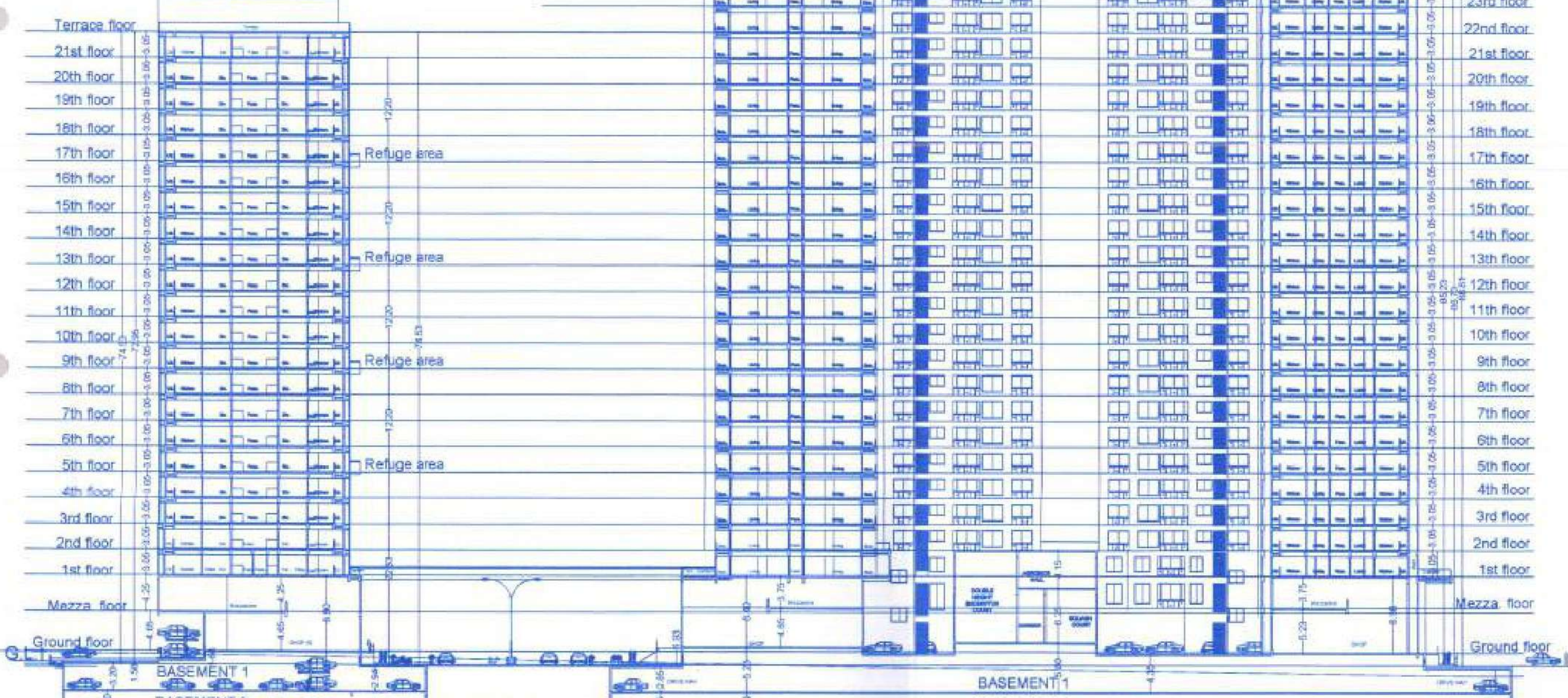
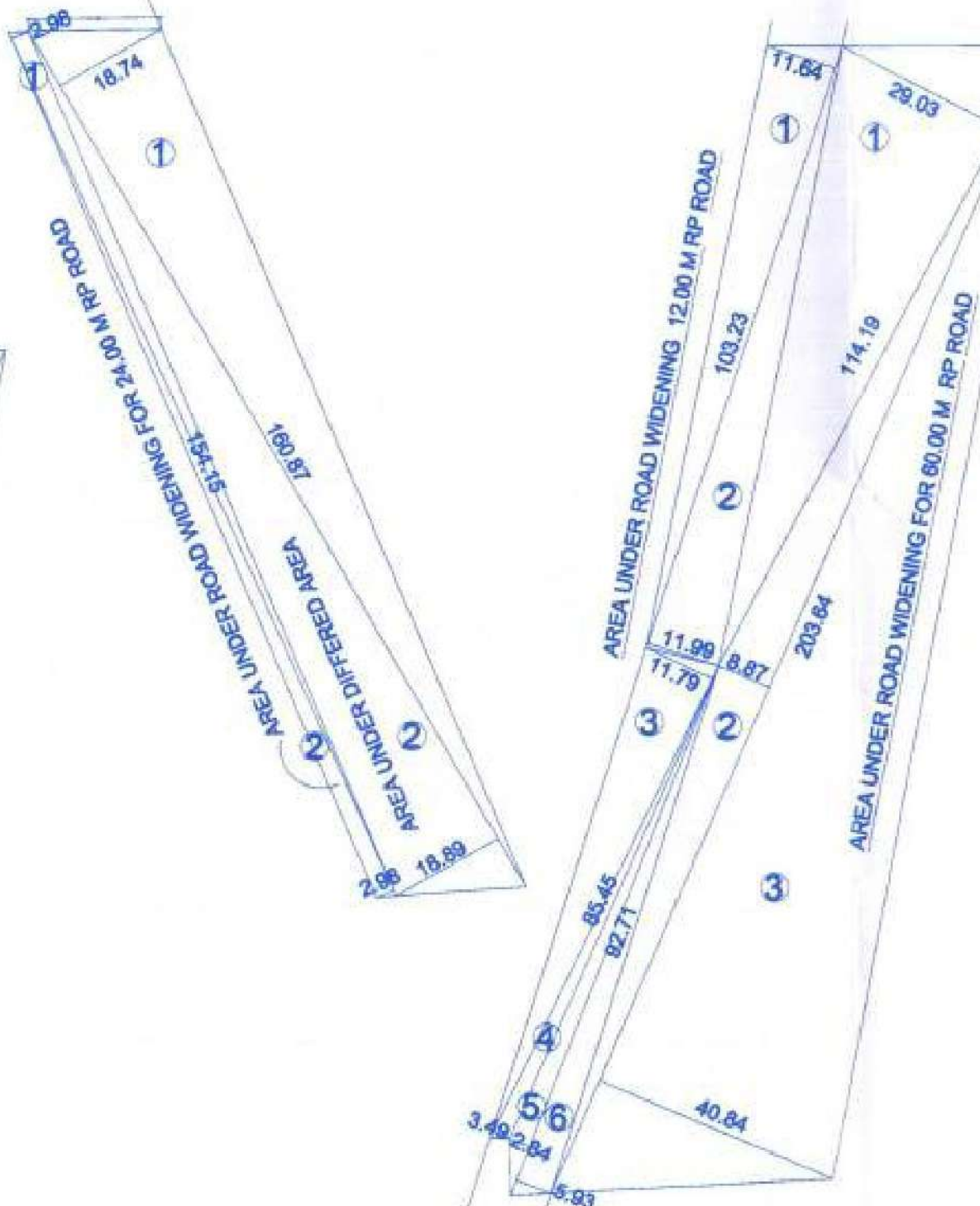
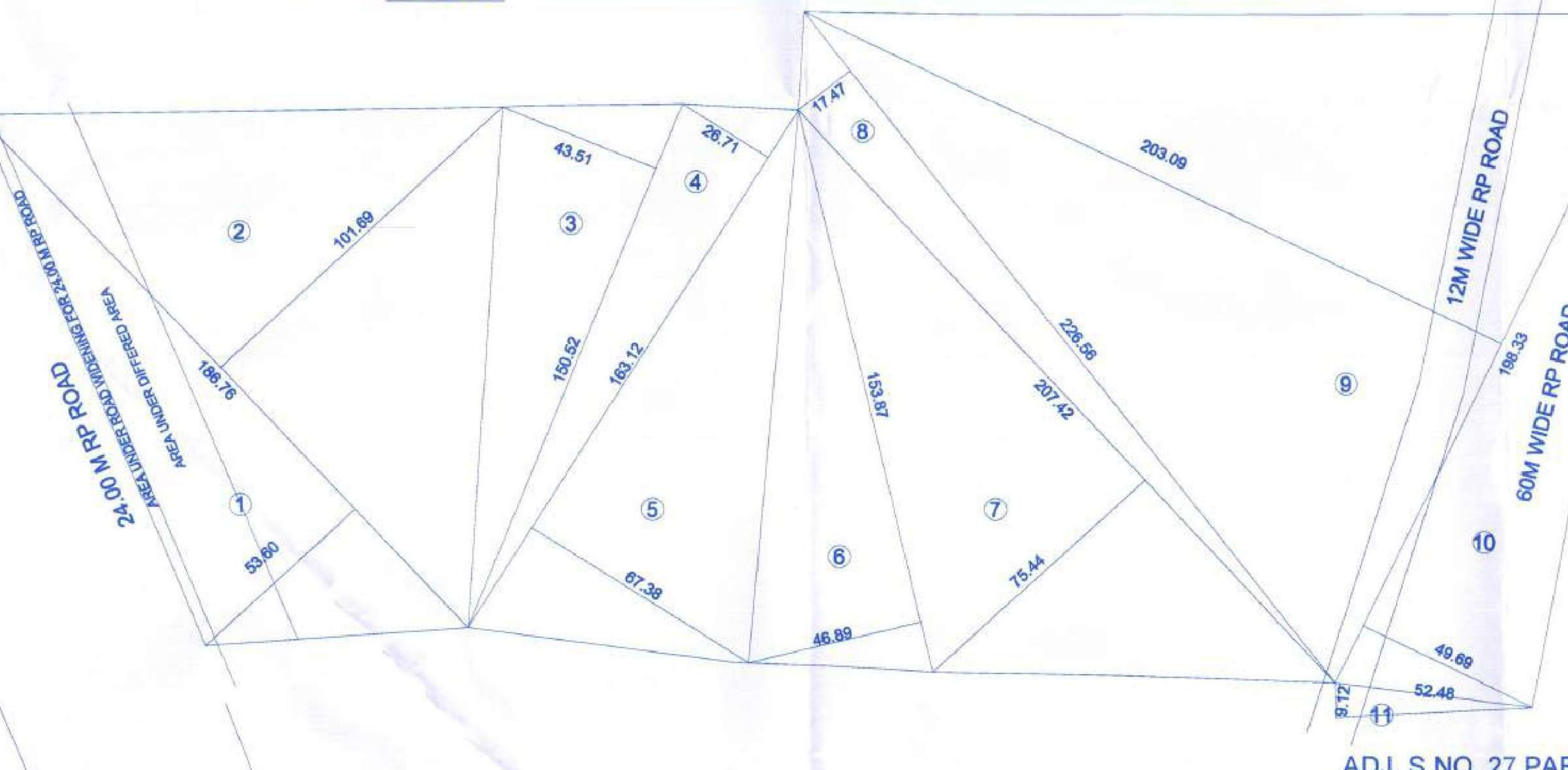




TOTAL F.S.I. STATEMENT IN SQ.M.																											
FLOORS NAME	COMMERCIAL									RESIDENTIAL									TENEMENT								
	A	B	C	D	E	F	G	H	I	A	B	C	D	E	F	G	A	B	C	D	E	F	G	H	I	J	
GROUND FLOOR PLAN	1096.12	1319.07	1402.11	1201.97	2033.06	1830.72	1958.10	564.82																			
MEZZANINE FLOOR PLAN	836.90	1026.79	1175.33	1298.47	1693.06	1596.46	1647.18	331.35																			
FIRST FLOOR PLAN	1422.02	1668.00	1934.19	1814.22	2399.63	2167.81	2308.24	564.59	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00											
SECOND FLOOR PLAN					0.00	923.67	923.57	911.19	971.19	1128.01	910.98	1128.01	8	8	8	10	8	8	8	10	8	8	10	8	8	10	8
THIRD FLOOR PLAN					0.00	926.19	906.46	954.00	954.00	1176.86	941.20	1176.86	8	8	8	10	8	8	8	10	8	8	10	8	8	10	8
FOURTH FLOOR PLAN					0.00	906.19	906.46	954.00	954.00	1176.86	941.20	1176.86	8	8	8	10	8	8	8	10	8	8	10	8	8	10	8
FIFTH FLOOR PLAN					0.00	923.67	923.57	971.19	971.19	1128.01	910.98	1128.01	8	8	8	10	8	8	8	10	8	8	10	8	8	10	8
SIXTH FLOOR PLAN					0.00	923.67	923.57	971.19	971.19	1128.01	910.98	1128.01	8	8	8	10	8	8	8	10	8	8	10	8	8	10	8
SEVENTH FLOOR PLAN					219.80	906.19	906.46	954.00	954.00	1176.86	941.20	1176.86	8	8	8	10	8	8	8	10	8	8	10	8	8	10	8
EIGHTH FLOOR PLAN					478.66	923.67	923.57	971.19	971.19	1128.01	910.98	1128.01	8	8	8	10	8	8	8	10	8	8	10	8	8	10	8
NINTH FLOOR PLAN					478.66	906.19	906.46	954.00	954.00	1176.86	941.20	1176.86	8	8	8	10	8	8	8	10	8	8	10	8	8	10	8
TENTH FLOOR PLAN					478.66	923.67	923.57	971.19	971.19	1128.01	910.98	1128.01	8	8	8	10	8	8	8	10	8	8	10	8	8	10	8
ELEVENTH FLOOR PLAN					219.80	906.19	906.46	954.00	954.00	1176.86	941.20	1176.86	8	8	8	10	8	8	8	10	8	8	10	8	8	10	8
TWELFTH FLOOR PLAN					478.66	923.67	923.57	971.19	971.19	1128.01	910.98	1128.01	8	8	8	10	8	8	8	10	8	8	10	8	8	10	8
THIRTEENTH FLOOR PLAN					219.80	906.19	906.46	954.00	954.00	1176.86	941.20	1176.86	8	8	8	10	8	8	8	10	8	8	10	8	8	10	8
FOURTEENTH FLOOR PLAN					478.66	923.67	923.57	971.19	971.19	1128.01	910.98	1128.01	8	8	8	10	8	8	8	10	8	8	10	8	8	10	8
FIFTEENTH FLOOR PLAN					219.80	906.19	906.46	954.00	954.00	1176.86	941.20	1176.86	8	8	8	10	8	8	8	10	8	8	10	8	8	10	8
SIXTEENTH FLOOR PLAN					478.66	923.67	923.57	971.19	971.19	1128.01	910.98	1128.01	8	8	8	10	8	8	8	10	8	8	10	8	8	10	8
SEVENTEENTH FLOOR PLAN					219.80	906.19	906.46	954.00	954.00	1176.86	941.20	1176.86	8	8	8	10	8	8	8	10	8	8	10	8	8	10	8
EIGHTEENTH FLOOR PLAN					923.67	923.57	971.19	971.19	1128.01	910.98	1128.01	1176.86	8	8	8	10	8	8	8	10	8	8	10	8	8	10	8
NINETEENTH FLOOR PLAN					906.19	906.46	954.00	954.00	1176.86	941.20	1176.86	941.20	8	8	8	10	8	8	8	10	8	8	10	8	8	10	8
TWENTIETH FLOOR PLAN					923.67	923.57	971.19	971.19	1128.01	910.98	1128.01	910.98	8	8	8	10	8	8	8	10	8	8	10	8	8	10	8
FIRST FLOOR PLAN					895.47	926.65	942.83	942.83	1176.86	941.20	1176.86	941.20	8	8	8	10	8	8	8	10	8	8	10	8	8	10	8
SECOND FLOOR PLAN					903.62	923.62	946.10	946.10	1176.86	941.20	1176.86	941.20	8	8	8	10	8	8	8	10	8	8	10	8	8	10	8
THIRD FLOOR PLAN					906.19	906.46	954.00	954.00	1176.86	941.20	1176.86	941.20	8	8	8	10	8	8	8	10	8	8	10	8	8	10	8
FOURTH FLOOR PLAN					923.67	923.57	971.19	971.19	1128.01	910.98	1128.01	910.98	8	8	8	10	8	8	8	10	8	8	10	8	8	10	8
FIFTH FLOOR PLAN					906.19	906.46	954.00	954.00	1176.86	941.20	1176.86	941.20	8	8	8	10	8	8	8	10	8	8	10	8	8	10	8
TOTAL	3345.04	4073.86	4511.83	4374.66	6130.77	5594.79	5913.52	5172.86	21627.73	21929.80	23068.05	23068.05	23048.90	18521.80	23048.90	192.00	192.00	192.00	192.00	200.00	160.00	200.00	160.00	200.00	160.00	200.00	
TOTAL A+B+C+D+E+F+G+H+I+J+K+L+M+N+O+P+Q+R+S+T+U+V+W+X+Y+Z	38022.44									13074.63									1326								
TOTAL COMM & RESI										9044.21																	
AMENITY AREA																											



TOTAL PART OF 7/12				
7/12				
1	27/1	-	45500.00	SQ. M
2	27/2	-	4000.00	SQ. M
3	27/10	-	1900.00	8Q. M
4	33 PART	-	12700.00	SQ. M
TOTAL			64100.00	SQ. M

AREA UNDER ROAD WIDENING FOR 60.00 M ROAD						
1	114.20	X	29.03	X	0.50	1657.613
2	203.90	X	8.87	X	0.50	904.297
3	203.90	X	40.90	X	0.50	4169.755
TOTAL						5818.222

AREA UNDER ROAD WIDENING 12.00 M SERVICE ROAD						
1	103.40	X	11.64	X	0.50	601.788
2	103.40	X	11.99	X	0.50	619.893
3	85.50	X	11.79	X	0.50	504.023
4	85.50	X	3.49	X	0.50	149.198
5	92.75	X	2.84	X	0.50	131.705
6	92.75	X	5.93	X	0.50	275.004
TOTAL						2281.59675

AREA UNDER ROAD WIDENING FOR 24.00 M SERVICE ROAD						
1	154.15	X	154.15	X	0.50	229.6835
2	154.15	X	154.15	X	0.50	229.6835
TOTAL						459.37

AREA UNDER DIFFERED AREA						
1	161	X	18.75	X	0.50	1509.375
2	161	X	18.89	X	0.50	1520.645
						3030.02

AMENITY SPACE :-

1.	0.5 X	99.45	X	28.82	=	1433.08	SQ. M.
2.	0.5 X	141.16	X	(56.46+24.22)	=	5694.64	SQ. M.
3.	0.5 X	80.55	X	18.59	=	748.72	SQ. M.

AMENITY SPACE PROVIDED = 7876.64 SQ. M.

AMENITY SPACE REQUIRED = 7876.64 SQ. M.

25% AREA OF AMENITY SPACE RESERVED FOR GARDEN

25% OF 7876.64 = 1969.15 SQ. M.

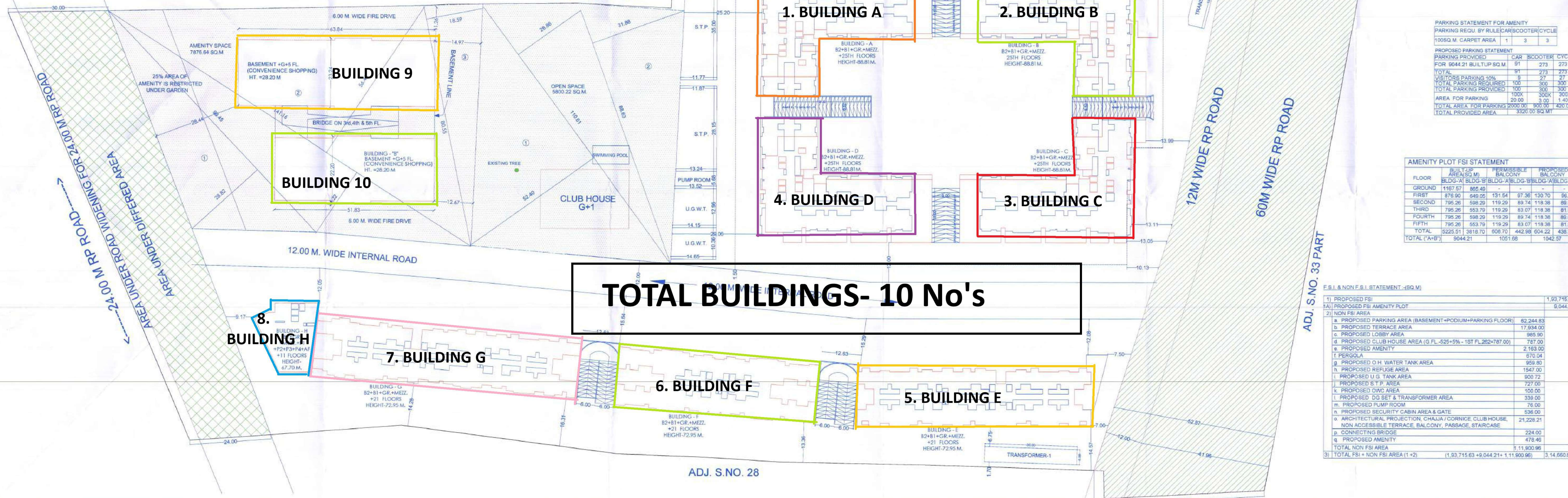
1.	0.5 X	80.55	X	18.59	=	748.71	SQ. M.
3.	0.5 X	81.89	X	(6.07 + 23.74)	=	1220.57	SQ. M.

RESERVED FOR GARDEN = 1969.28 SQ. M.

OPEN SPACE TRIANGULATION METHOD CALCULATION							
BLOCK A							
1	110.61	X	(52.40+26.86)	X	0.50	=	4383.47 SQ
2	88.88	X	(31.88)	X	0.50	=	1416.75 SQ
TOTAL							5800.22 SQ

PLOT AREA BY TRIANGULATION METHOD						
1	186.76	X	53.80	X	0.50	5005.5
2	186.76	X	101.69	X	0.50	9495.5
3	150.32	X	43.61	X	0.50	3274.5
4	163.12	X	26.71	X	0.50	2178.4
5	163.12	X	67.38	X	0.50	5495.5
6	153.67	X	46.69	X	0.50	3607.4
7	207.42	X	75.44	X	0.50	7823.3
8	225.56	X	17.47	X	0.50	1979.0
9	198.33	X	203.09	X	0.50	20139.4
10	198.33	X	48.09	X	0.50	4927.7
11	52.48	X	9.12	X	0.50	239.3
TOTAL						54665.0

PARKING CALCULATION - RESIDENTIAL							
TYPE	CARPET AREA / FSM ²	TEMPS (NOB)		CAR (NOB)		SCOOTER (NOB)	
		UNIT	PROP.	BY RULE	REQD.	BY RULE	REQD.
RESIDENTIAL	42-30	2	0	1	0	2	0
RESIDENTIAL	80-150	1	0	1	0	1	0
RESIDENTIAL	>150	1	1328	2	2656	1	1328
COMMERCIAL	27704.65	100	277	2	554	6	1692
TOTAL					3210		2666
VISITORS PARKING 5%							
					153		89
TOTAL REQD.					3363		3057
REGULAR TOTAL					3363		3057
REGD. (NOB)					620		113



PARKING STATEMENT FOR AMENITY			
PARKING REQU. BY RULE/CAR/SCOOTER/CYCLE			
100\$0 M. CARPET AREA	1	3	3
PROPOSED PARKING STATEMENT			
PARKING PROVIDED	CAR	SCOOTER	CYCLE
FOR 9044 214 BUILT UP SQ M	91	273	273
TOTAL	91	273	273
VISITORS PARKING 10%	9	27	27
TOTAL PARKING REQUIRED TO	100	300	300
TO BE PARKING PROVIDED	100	300	300
AREA FOR PARKING	100X	300X	300X
TOTAL AREA FOR PARKING	2000	6000	4200
TOTAL PROVIDED AREA	3200	9600	6400

FLOOR	BLDG-A		BLDG-B		BLDG-C		BLDG-D	
	BLDG-A	BLDG-B	BLDG-A	BLDG-B	BLDG-C	BLDG-D	BLDG-C	BLDG-D
GROUND	1167.57	885.49						
FIRST	878.50	604.05	131.54	97.36	130.70	96.38		
SECOND	795.26	598.20	119.29	89.74	119.38	89.80		
THIRD	795.26	553.79	119.29	83.07	119.38	81.98		
FOURTH	795.26	598.20	119.29	89.74	119.38	89.80		
FIFTH	795.26	553.79	119.29	83.07	119.38	81.98		
TOTAL	5225.51	3818.70	608.70	442.98	604.22	436.36		

A) & NON F.S.I. STATEMENT - (SQ.M)		
1) PROPOSED FSI		1.93 HECTAR
2) NON F.SI AREA		0.64 HECTAR
a) PROPOSED FSI AMENITY PLOT		
a.1) PROPOSED PARKING AREA (BASEMENT+PODIUM+PARKING FLOOR)	62.244.83	
b. PROPOSED TERRACE AREA	11.934.00	
c. PROPOSED LOBBY AREA	985.90	
d. PROPOSED CLUB HOUSE AREA (G.FL-525+5% - 1ST FLOOR-287.00)	767.00	
e. PROPOSED AMENITY	2.763.00	
f. PERGOLA	670.00	
g. PROPOSED ON WATER TANK AREA	959.80	
h. PROPOSED REFR. TANK AREA	1547.00	
i. PROPOSED G.T. TANK AREA	903.72	
j. PROPOSED S.T.P. AREA	727.00	
k. PROPOSED DWG AREA	100.00	
l. PROPOSED DG SET & TRANSFORMER AREA	339.00	
m. PROPOSED PUMP ROOM	76.00	
n. PROPOSED SECURITY CABIN AREA & GATE	536.00	
o. ARCHITECTURAL PROJECTION, CHAULI / PORCHAGE, CLUB HOUSE, NON ACCESSIBLE TERRACE, BALCONY, CARRIAGE, STAIRCASE	21,228.21	
p. CONNECTING BRIDGE	224.00	
q. PROPOSED AMENITY	11,480.46	
TOTAL NON FSI AREA		64,444.83
TOTAL NON FSI AREA (H-0)	64,444.83	0.64 HECTAR

1. Area of plot	30.41
-----------------	-------

1. Area of plot	
(Minimum area of a, b, c to be considered)	
(a) As per ownership document (7/12, CTS extract)	64,100.00
(b) as per measurement sheet	64,100.00
(c) as per site	64,100.00

2. Deductions for	
(a) Proposed 60.00 M. W. D. P. Road widening Area (60 M.R.W.L.+12.0 S.R.+24.0 S.R.RD)	8,559.19
(b) champher Area (supreme Plot)	-----
(c) Any D.P. Reservation area	-----
(d) Any Differed area	3030.05

3. Balance area of plot (1-2)	52,510.76
4. Amenity Space (if applicable)	
(a) Required - $(52,510.76 \times 15\% = 7,876.61)$	7,876.61
(b) Balance Proposed -	7,876.61

6. Recreational Open space (If applicable)		
a) (a) Required -	5,261.08	
b) (b) Proposed -	5,800.22	
7. Internal Road area		

9. Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5 x basic FSI) 44,634.12X1.10	49097.53
10. Addition of FSI on payment of premium (a) Maximum permissible premium FSI - based on road width	-----

TOD Zone.		
(b) Proposed FSI on payment of premium	$44,634.12 \times 0.50 = 22,317.06$	22,317.06
11. In-situ FSI / TDR loading		
(a) In-situ area against D.P./R.P. road [2.0 x Sr. No. 2 (a+b)], if any		
(i) $(8,559.19) \times 2.00 = 17,118.38$		17,118.38

(b) Differed area - 030.05				3030.05
(c) TDR area (44,634.12 X 1.40 = 62,487.77-17,118.38 = 45,369.39				45,369.39
(d) Total in-situ / TDR loading proposed (11 (a)+(b)+(c))				1,36,932.41
12. Additional FSI area under Chapter No. 7				
13. Total entitlement of FSI in the proposal	COMM	RESI		TOTAL

(a) [9 + 10(b)+11(c)] or 12 whichever is applicable.	21,723.58	1,15,208.83	1,36,932.41
(b) Ancillary Area FSI upto 60% or 80% with payment of charges.	17,378.86	69,125.30	86,504.16
(c) Total entitlement (a+b)	39,102.44	1,84,334.13	2,23,436.57

14. Maximum utilization limit of F.S.I. (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}	-----
15. Total Built-up Area in proposal (excluding area at Sr.No.17 b) (a) Existing Built-up Area	-----

(b) Proposed Built-up Area (as per 'P-line')	1,93,715.83
(c) Total (a+b)	
16 F.S.I. Consumed (15/5) (should not be more than serial No.14 above.)	*****
17 Area for Inclusive Housing, if any	
(a) Required (20% of Sr.No.5) (20%)	*****

(b) Proposed		
LEGEND		
PLOT BOUNDARY	THICK BLACK	_____
PROPOSED WORK	RED	_____
WATER LINE	BLACK DOTTED	_____
	BASEMENT PARKING LINE	_____
	PODIUM LINE	_____
	EXTRA 1.50 M W. MARGIN LINE	_____

SPECIFICATIONS

R.C.C. FRAMED STRUCTURE.
 0.15M. THK BLOCK WALL. & 0.10M. THK.
 SAND FACED CLAYEST EARTH FILLING.

NEERU FINISHED PLASTER INTERNALLY,
M. M. TILE FLOORING
T. W. DOORS & M. S. WINDOWS.

CERTIFICATE OF AREA :

Certified that the plot under reference was surveyed by me on _____ and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of Ownership/ T.P. Scheme Records/ Land Records Department/City Survey records.

Ar. S.R. DOSHI
LIC.NO. CA/83/7507
Signature
(Name of Architect/ Licensed Engineer/ Supervisor.)

I/We undersigned hereby confirm that I/We would abide by plans approved by authority/collector, I/We Would execute the structure as per approved plans, also I/We Would execute the work under supervision of proper technical person so as to ensure the quality and safety of the work.

MR. DHARMESH K. GATHANI

Owner(s) name and signature	
ARCHITECT	OWNER (P.A.H.)
	

Ar. S.R. DOSHI LIC.NO. CA/83/7507	 MR.DHARMESH K.GATHANI
PROJECT NAME	

PROJECT "SPECTRUM" BY SHRIRAM PROPERTIES LTD,
& ETHIX REALITORS PVT. LTD.

PROJECT ADDRESS

PROPOSED LAYOUT OF BUILDING AT

ARCHITECT
S.R. DOSHI
776/A, SADASHIV PETH, BIZZY LAND,

DATE	SCALE	DRN BY	CHECK BY
20-03-2025	1 : 500	MONALI	NANDKUMAR