

APPROVED SUBJECT TO CONDITION  
APPROVED UNDER COMMENCEMENT  
CERTIFICATE NO. 1728725  
DATE: 22/08/2025

J.S. Agrawal  
Chartered Engineer  
Building Development Department  
Zone No. 3P.M.C.



**REAR CARPET AREA STATEMENT (SQ.M)**

FLOOR	SHOP	NO. SHOP/ROOM	CARPET AREA (SQ.M)	ENC. BALC. (SQ.M)	TERR. (SQ.M)	TOTAL (SQ.M)
Ground	SHOP-01	0	0	0	0	0
	SHOP-02	0	0	0	0	0
	SHOP-03	0	0	0	0	0
	SHOP-04	0	0	0	0	0
	SHOP-05	0	0	0	0	0
	SHOP-06	0	0	0	0	0
Mezzanine	SHOP-07	0	0	0	0	0
	SHOP-08	0	0	0	0	0
	SHOP-09	0	0	0	0	0
	SHOP-10	0	0	0	0	0
	SHOP-11	0	0	0	0	0
	SHOP-12	0	0	0	0	0
First	SHOP-13	0	0	0	0	0
	SHOP-14	0	0	0	0	0
	SHOP-15	0	0	0	0	0
	SHOP-16	0	0	0	0	0
	SHOP-17	0	0	0	0	0
	SHOP-18	0	0	0	0	0
Commercial	SHOP-19	0	0	0	0	0
	SHOP-20	0	0	0	0	0
	SHOP-21	0	0	0	0	0
	SHOP-22	0	0	0	0	0
	SHOP-23	0	0	0	0	0
	SHOP-24	0	0	0	0	0

**REAR CARPET AREA STATEMENT (SQ.M)**

FLAT NO	CARPET AREA (SQ.M)	ENC. BALC. (SQ.M)	TERR. (SQ.M)	TOTAL (SQ.M)
501	107.26	12.41	0	119.67
502	103.08	11.47	0	114.55
503	103.08	11.47	0	114.55
504	103.08	11.47	0	114.55
505	103.08	11.47	0	114.55
506	103.08	11.47	0	114.55
507	103.08	11.47	0	114.55
508	103.08	11.47	0	114.55
509	103.08	11.47	0	114.55
510	103.08	11.47	0	114.55
511	103.08	11.47	0	114.55
512	103.08	11.47	0	114.55
513	103.08	11.47	0	114.55
514	103.08	11.47	0	114.55
515	103.08	11.47	0	114.55
516	103.08	11.47	0	114.55
517	103.08	11.47	0	114.55
518	103.08	11.47	0	114.55
519	103.08	11.47	0	114.55
520	103.08	11.47	0	114.55

**WATER REQUIREMENT STATEMENT**

FOR EVERY 100 CARPET AREA SQ.M  
TOTAL CARPET TOR (232.24 SQ.M) = 2322.4 LITERS  
PARKING REQUIRED = 46 LITERS  
AREA REQ. FOR PARK = 139 LITERS  
TOTAL PARKING AREA REQ. = 175.00 SQ.M  
TOTAL PARKING AREA REQUIRED = 853.00 SQ.M  
TOTAL WATER TANK CAPACITY = 21,465.00 LITERS

**PARKING STATEMENT - RESIDENTIAL**

DESCRIPTION	CAR	SCOOTER	TOTAL
BASEMENT FLOOR	37	0	37
1ST FLOOR	114	114	228
2ND FLOOR	114	114	228
3RD FLOOR	114	114	228
4TH FLOOR	114	114	228
5TH FLOOR	114	114	228
6TH FLOOR	114	114	228
7TH FLOOR	114	114	228
8TH FLOOR	114	114	228
9TH FLOOR	114	114	228
10TH FLOOR	114	114	228
11TH FLOOR	114	114	228
12TH FLOOR	114	114	228
13TH FLOOR	114	114	228
14TH FLOOR	114	114	228
15TH FLOOR	114	114	228
16TH FLOOR	114	114	228
17TH FLOOR	114	114	228
18TH FLOOR	114	114	228
19TH FLOOR	114	114	228
20TH FLOOR	114	114	228
TOTAL	180	253	433

**PROPOSED PARKING STATEMENT (COMMERES)**

FLOOR	REQUIRED	PROVIDED	DEFICIT
BASEMENT FLOOR	37	0	37
1ST FLOOR	114	114	0
2ND FLOOR	114	114	0
3RD FLOOR	114	114	0
4TH FLOOR	114	114	0
5TH FLOOR	114	114	0
6TH FLOOR	114	114	0
7TH FLOOR	114	114	0
8TH FLOOR	114	114	0
9TH FLOOR	114	114	0
10TH FLOOR	114	114	0
11TH FLOOR	114	114	0
12TH FLOOR	114	114	0
13TH FLOOR	114	114	0
14TH FLOOR	114	114	0
15TH FLOOR	114	114	0
16TH FLOOR	114	114	0
17TH FLOOR	114	114	0
18TH FLOOR	114	114	0
19TH FLOOR	114	114	0
20TH FLOOR	114	114	0
TOTAL	180	253	73

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15TH FLOOR	114	114	228
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17TH FLOOR	114	114	228
18TH FLOOR	114	114	228
19TH FLOOR	114	114	228
20TH FLOOR	114	114	228
TOTAL	180	253	433

**FSI + NON FSI AREA STATEMENT**

SR NO	DESCRIPTION	SQ.MT
1	TOTAL PROPOSED FSI AREA	18016.50
2	BASEMENT - 1+2 PARKING AREA	4433.20
3	PARKING AREA (GR/FL/PODIUM 1 TO 3)	7491.33
4	NON FSI AREA	1684.07
5	REFUGES	173.79
6	LIFT/LIFT MACHINE ROOM AREA	24.55
7	S.T.P. AREA + DWC AREA	255.41
8	TRANSFORMER + DG SET	91.45
9	LIFT TANK / PUMP ROOM	188.21
10	D.H. WATER TANK	42.09
11	TOTAL NON FSI AREA	14394.10
12	TOTAL FSI AREA + NON FSI AREA	32410.60

**FSI STATEMENT - BUILDING - D**

FLOOR	COMM AREA	RESI AREA	UTIL AREA	TERR AREA	NET FSI
BASEMENT FLOOR 1	0.00	0.00	0.00	0.00	0.00
BASEMENT FLOOR 2	0.00	0.00	0.00	0.00	0.00
GROUND FLOOR	603.05	0.00	0.00	0.00	603.05
MEZZANINE FL	906.96	0.00	0.00	0.00	906.96
1ST FLOOR	1200.66	0.00	0.00	0.00	1200.66
2ND FL (PODIUM)-1	0.00	0.00	0.00	0.00	0.00
3RD FL (PODIUM)-2	0.00	0.00	0.00	0.00	0.00
4TH FL (PODIUM)-3	0.00	0.00	0.00	0.00	0.00
5TH FL (REFUGES)	0.00	1016.74	0.00	0.00	1016.74
6TH FLOOR	0.00	1108.45	0.00	0.00	1108.45
7TH FLOOR	0.00	1108.45	0.00	0.00	1108.45
8TH FLOOR	0.00	1108.45	0.00	0.00	1108.45
9TH FLOOR	0.00	1108.45	0.00	0.00	1108.45
10TH (REFUGES)	0.00	1108.45	0.00	0.00	1108.45
11TH FLOOR	0.00	1108.45	0.00	0.00	1108.45
12TH FLOOR	0.00	1108.45	0.00	0.00	1108.45
13TH FLOOR	0.00	1108.45	0.00	0.00	1108.45
14TH FLOOR	0.00	1108.45	0.00	0.00	1108.45
15TH FL (REFUGES)	0.00	1016.74	0.00	0.00	1016.74
16TH FLOOR	0.00	1108.45	0.00	0.00	1108.45
17TH FLOOR	0.00	1108.45	0.00	0.00	1108.45
18TH FLOOR	0.00	1108.45	0.00	0.00	1108.45
19TH FLOOR	0.00	1108.45	0.00	0.00	1108.45
20TH FLOOR	0.00	1108.45	0.00	0.00	1108.45
TOTAL	2799.57	15216.93	24.55	109	18018.50

**ELECTRIC POINT REQUIREMENT STATEMENT**

DESCRIPTION	REQUIRED	PROVIDED	DEFICIT
TOTAL PROPOSED CAR PARKING = 195 NOS	195	0	195
REQUIREMENT ELECTRIC POINT = 20% ON 195 NOS	39	0	39
195 X 20% = 39 POINT	39	0	39
PROPOSED ELECTRIC POINT = 39 POINT	39	39	0
REQUIREMENT ELECTRIC POINT FOR COMMON PARKING	39	39	0
REQUIREMENT COMMON ELECTRIC POINT = 30% ON 12 POINTS	36	0	36
PROPOSED ELECTRIC POINT FOR COMMON PARKING = 12	12	12	0
TOTAL PROPOSED ELECTRIC POINT = 39 + 12 = 51	51	51	0

**AMENITY SPACE AREA CALC.**

NO	DESCRIPTION	AREA (SQ.M)
1	0.50 X 9.78 X 26.02	117.09
2	0.50 X 2.68 X 23.02	34.84
3	0.50 X 3.25 X 27.08	43.73
4	0.50 X 21.25 X 54.94	683.74
5	0.50 X 23.06 X 54.94	649.52
6	0.50 X 6.80 X 17.61	77.46
7	0.50 X 3.49 X 19.18	91.01
8	0.50 X 9.58 X 19.18	91.58
TOTAL AREA		1689.30

**REFUGES AREA STATEMENT**

FLOOR	AREA	REQUIRED	PROVIDED
5TH FL	54.15	57.93	0
10TH FL	54.15	57.93	0
15TH FL	54.15	57.93	0
TOTAL	162.45	173.79	11.34

**TDR AREA STATEMENT**

DRC NO	REGULAR TDR	SUM TDR
002801	2023.28	---
006141	752.60	---
006142	539.61	---
004800	---	866.97
004717	---	860.01
TOTAL AREA	3,315.49	1,727.98
GRAND TOTAL	5,042.47	1,727.98

**ROAD WINDING AREA CALC.**

NO	DESCRIPTION	AREA (SQ.M)
1	0.50 X 4.77 X 71.50	170.53
2	0.50 X 14.92 X 76.08	567.47
TOTAL AREA		738.00

**AREA STATEMENT**

AREA STATEMENT	SOM
1. AREA OF THE PLOT (Minimum area of a, b, c to be considered)	12000.00
a) AREA AS PER TRIANGULATION	12000.00
b) AREA AS PER TRIANGULATION	12000.00
c) AREA AS PER SITE	12000.00
2. DEDUCTION FOR	
a) AREA UNDER ROAD WIDENING	7,380.00
b) ANY RESERVATION	2,380.00
3. BALANCE AREA OF PLOT (1-2)	11,262.00
4. AMENITY SPACE (IF APPLICABLE)	1,689.30
a) REQUIRED	1,689.30
b) ADJUSTMENT OF 2(B), IF ANY	1,689.30
5. NET PLOT AREA (3-4)	9,572.70
a) BALANCE PROPOSED	9,572.70
6. RECREATIONAL OPEN SPACE (IF APPLICABLE)	1,126.40
a) REQUIRED	1,126.40
b) PROPOSED	1,126.40
7. INTERNAL ROAD	1,126.40
8. PLODABLE AREA (IF APPLICABLE)	10,559.97
9. BUILT-UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER ROAD WIDTH (SR. NO. 5X11.0)	10,559.97
10. ADDITION OF FSI ON PAYMENT OF PREMIUM	---
a) MAXIMUM PERMISSIBLE PREMIUM FSI 50% ON 9572.70 = 4786.35 SQ.M	3,227.44
b) PROPOSED FSI ON PAYMENT OF PREMIUM (67.43% ON 4786.35)	6,951.44
11. IN-SITU FSI / TDR LOADING	6,951.00
a) In-situ area against D.P. ROAD [2(DXSR.NO.2)(G)]	1,689.30
b) In-situ area against Amenity Space if handed over [2.00 x 1.85 x Sr. No. 4 (b)and /or(c)]	5,042.47
c) BALANCE TOR AREA (1.15% ON 11008.60 - 2380.00 - 6628.30) Sum TDR = 866.97 + Regular TDR = 2023.28 (proposed utilized) Sum TDR = 860.01 + Regular TDR = 1,292.21 (proposed TDR) = 2890.25 + 2,152.22 = 5042.47	5,042.47
d) Total in-situ/TDR loading proposed (11a+b+c)	7,422.77
12. ADDITIONAL FSI AREA UNDER CHAPTER NO. 7	10,112.89
13. TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	10,112.89
(a) [9 + 10(b)+11(G)] or 12 whichever is applicable	10,112.89
(b) Deduction - Built-up area / FSU/Value Area/FSI to be retained as per CDC Rules	---
(c) Ancillary Area FSI upto 60% with payment of F charges	11,067.29
i) Residential (11067.29 - 1555.32 = 9511.97) 60% = 5707.18	5,951.44
ii) Commercial (2799.57 / 1.80 = 1555.32) 60% =	