

PLOT AREA CALCULATION

18.00 M W ROAD WIDENING AREA CALCULATION

1	0.5	x	6.44	x	3.23	=	10.40
2	0.5	x	26.21	x	2.27	=	29.75
3	0.5	x	28.21	x	1.61	=	21.10
4	0.5	x	3.07	x	1.20	=	1.84
5	0.5	x	8.97	x	0.79	=	3.54
6	0.5	x	14.79	x	1.19	=	8.80
7	0.5	x	14.79	x	1.59	=	11.76
TOTAL							87.19

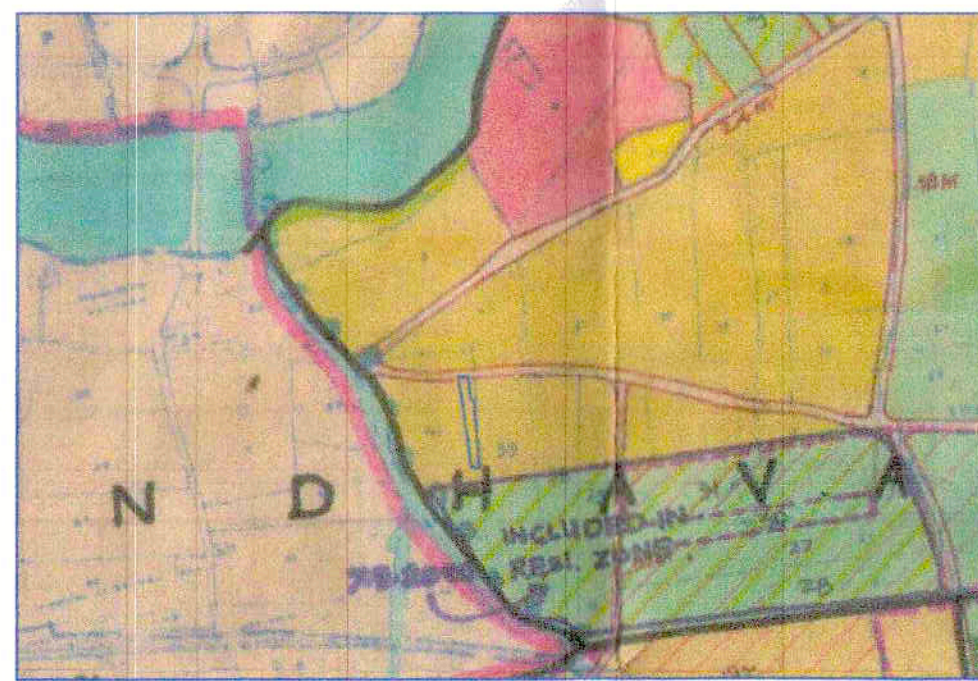
36.00 M W MDR ROAD WIDENING AREA CALCULATION

8	0.5	x	19.43	x	7.06	=	68.59
9	0.5	x	19.43	x	6.88	=	66.83
10	0.5	x	29.16	x	8.10	=	118.10
11	0.5	x	29.16	x	8.10	=	118.10
TOTAL							371.61

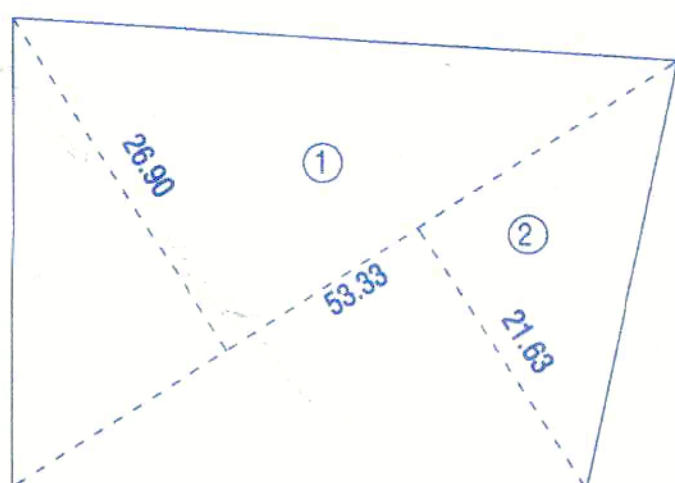
Road Widening Calculation as per Triangulation Method



GOOGLE LOCATION - (SCALE : N.T.S)



R.P. LOCATION PLAN - (SCALE : N.T.S)



AMENITY SPACE AREA CALCULATION

1	0.5	x	53.33	x	26.90	=	717.29
2	0.5	x	53.33	x	21.63	=	576.83
TOTAL							1294.12

TOTAL WATER TANK CALCULATIONS FOR RESIDENTIAL OVER HEAD WATER TANK

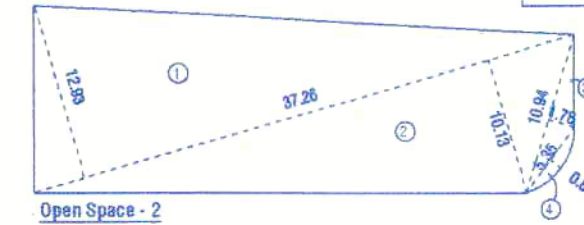
TENEMENTS	=	489 NOS
REQUIRED WATER TANK CAPACITY	=	489 X 5 X 135 LH
REQUIRED WATER TANK CAPACITY	=	330075 LTR
ADDITIONAL FIRE FIGHTING TANK	=	20000 X 4
TOTAL FIRE FIGHTING TANK REQUIRED	=	80000

UNDER GROUND WATER TANK

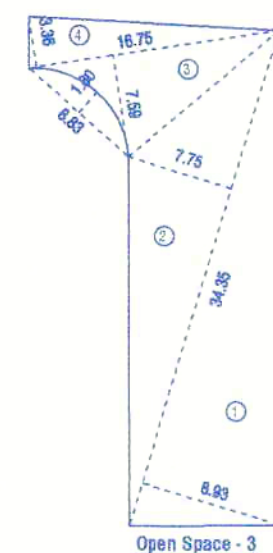
REQUIRED WATER TANK CAPACITY	=	1.5 X 330075 LTR
REQUIRED WATER TANK CAPACITY	=	495113 LTR
ADDITIONAL FIRE FIGHTING TANK	=	75000 X 4
TOTAL FIRE FIGHTING TANK REQUIRED	=	300000

S.NO.	BLDG	Permi. Refuge area per floor	Prop. Refuge area 8th fl.	Prop. Refuge area 12th fl.
1	BLDG. - C	43.56	60.98	0.00
2	BLDG. - D	22.49	41.90	41.90
3	BLDG. - E	42.39	61.55	61.55
4	BLDG. - F	42.39	62.08	62.08
TOTAL REFUGE AREA		150.83	226.51	165.53

Open Space - 1



Open Space Area Calculation



FLOORS	RESI.	FSI AREA	TOTAL FSI AREA	LIFT	LIFT MC ROOM	TENEMENTS (80-150)	TENEMENTS (40-80)
BASEMENT - 2	0.00	0.00	0.00	0.00	0 NOS.	0 NOS.	0 NOS.
BASEMENT - 1	0.00	0.00	0.00	0.00	0 NOS.	0 NOS.	0 NOS.
GROUND FLOOR	13.95	13.95	0.00	0.00	0 NOS.	0 NOS.	0 NOS.
TERR. FLOOR	0.00	0.00	0.00	0.00	0 NOS.	0 NOS.	0 NOS.
TOTAL							0 NOS.

PARKING REQUIREMENTS

AREA OF TENEMENT	NOS. OF TENEMENT	CAR	SCOOTER
RESIDENTIAL	REQUIRED FOR 2	1	2
RESIDENTIAL	REQUIRED FOR 2	1	2
40 TO 80 SQ.M.	435	218	435
80 TO 150 SQ.M.	54	1	54
RESIDENTIAL	REQUIRED FOR 1	2	1
150 SQ.M. & ABOVE	0	0	0
TOTAL		272	489
VISITORS PARKING 5%		14	24
TOTAL PARKING REQUIRED		286	513

PROPOSED PARKING

513 BIKES CONVERTED TO CAR	56	0
TOTAL PARKING REQUIRED	371	0
TOTAL PARKING PROPOSED	556	0

FSI + NON FSI AREA STATEMENT FOR EC

SR.NO.	DESCRIPTION	AREA (SQ.M)
01	F.S.I. AREA	36908.08
02	NON F.S.I.	-
2.1	DRY BALCONY	-
2.2	PROJECTION	1065.20
2.3	REFUGE AREA	392.04
2.4	PARKING AREA OF BLDG.	5000.00
2.5	BASEMENT AREA	15500.00
2.6	PODIUM AREA	-
2.7	INCLUSIVE HOUSING AREA ANY OTHER	2589.65
3	3.1 CLUB HOUSE	0.00
3.2	LIFT AREA	43.04
3.3	SWIMMING POOL	0.00
3.4	SERVICES (S.T.P., TRANSFORMER, U.G. T etc)	1500.00
TOTAL NON F.S.I		26089.93
TOTAL F.S.I + NON F.S.I (36908.08+26089.93)		62998.01

BUILDING WISE F.S.I STATEMENT

WING	FLOOR	NET COMM. B/UP AREA	NET RESI. B/UP AREA	NET B/UP AREA (MHADA)	TOTAL B/UP AREA	LIFT AREA	BUILDING HEIGHT from Gr. lvl.	TENE. NO.
A	2B+Parking Fl.	0.00	0.00	0.00	0.00	0.00	3.30 M	0
B	2B+Parking Fl.	0.00	13.95	0.00	13.95	0.00	3.30 M	0
C	2B+P+10 Fl.	0.00	8533.91	0.00	8533.91	12.59	32.95 M	75
D	2B+P+14 Fl.	0.00	6441.32	0.00	6441.32	8.36	44.75 M	82
E	2B+P+14 Fl. + MHADA	0.00	9654.61	2589.65	9654.61	12.59	44.75 M	166
F	2B+P+14 Fl.	0.00	12264.29	0.00	12264.29	9.50	44.75 M	166
TOTAL		0.00	36908.08	2589.65	36908.08	43.04		489
36908.08						43.04		
CLUB HOUSE	G+1 Fl.	0.00	62.85	0.00	62.85	0.00	6.50 M	0

FLOORS	RESI.	FSI AREA	TOTAL FSI AREA	LIFT	LIFT MC ROOM	TENEMENTS (80-150)	TENEMENTS (40-80)
BASEMENT - 2	0.00	0.00	0.00	0.00	0 NOS.	0 NOS.	0 NOS.
BASEMENT - 1	0.00	0.00	0.00	0.00	0 NOS.	0 NOS.	0 NOS.
GROUND FLOOR	7.85	7.85	12.59	0.00	0 NOS.	0 NOS.	0 NOS.
1ST FLOOR	907.52	907.52	0.00	2 NOS.	6 NOS.	6 NOS.	6 NOS.
2ND FLOOR	907.52	907.52	0.00	2 NOS.	6 NOS.	6 NOS.	6 NOS.
3RD FLOOR	907.52	907.52	0.00	2 NOS.	6 NOS.	6 NOS.	6 NOS.
4TH FLOOR	907.52	907.52	0.00	2 NOS.	6 NOS.	6 NOS.	6 NOS.
5TH FLOOR	907.52	907.52	0.00	2 NOS.	6 NOS.	6 NOS.	6 NOS.
6TH FLOOR	907.52	907.52	0.00	2 NOS.	6 NOS.	6 NOS.	6 NOS.
7TH FLOOR	907.52	907.52	0.00	2 NOS.	6 NOS.	6 NOS.	6 NOS.
8TH FLOOR	852.11	852.11	0.00	4 NOS.	4 NOS.	4 NOS.	4 NOS.
9TH FLOOR	907.52	907.52	0.00	2 NOS.	6 NOS.	6 NOS.	6 NOS.
10TH FLOOR	413.79	413.79	0.00	1 NOS.	2 NOS.	2 NOS.	2 NOS.
TERR. FLOOR	0.00	0.00	0.00	12.59	0 NOS.	0 NOS.	0 NOS.
TOTAL							54 NOS.

FLOORS	RESI.	FSI AREA	TOTAL FSI AREA	LIFT	LIFT MC ROOM	TENEMENTS (80-150)	TENEMENTS (40-80)
BASEMENT - 2	0.00	0.00	0.00	0.00	0 NOS.	0 NOS.	0 NOS.
BASEMENT - 1	0.00	0.00	0.00	0.00	0 NOS.	0 NOS.	0 NOS.
GROUND FLOOR	0.00	0.00	0.00	0.00	0 NOS.	0 NOS.	0 NOS.
1ST FLOOR	883.12	0.00	883.12	0.00	12 NOS.	12 NOS.	12 NOS.
2ND FLOOR	883.12	0.00	883.12	0.00	12 NOS.	12 NOS.	12 NOS.
3RD FLOOR	883.12	0.00	883.12	0.00	12 NOS.	12 NOS.	12 NOS.
4TH FLOOR	883.12	0.00	883.12	0.00	12 NOS.	12 NOS.	12 NOS.
5TH FLOOR	883.12	0.00	883.12	0.00	12 NOS.	12 NOS.	12 NOS.
6TH FLOOR	883.12	0.00	883.12	0.00	12 NOS.	12 NOS.	12 NOS.
7TH FLOOR	883.12	0.00	883.12	0.00	12 NOS.	12 NOS.	12 NOS.
8TH FLOOR	823.41	0.00	823.41	0.00	11 NOS.	11 NOS.	11 NOS.
9TH FLOOR	883.12	0.00	883.12	0.00	12 NOS.	12 NOS.	12 NOS.
10TH FLOOR	883.12	0.00	883.12	0.00	12 NOS.	12 NOS.	12 NOS.
11TH FLOOR	883.12	0.00	883.12	0.00	12 NOS.	12 NOS.	12 NOS.
12TH FLOOR	823.41	0.00	823.41	0.00	11 NOS.	11 NOS.	11 NOS.
13TH FLOOR	0.00	883.12	0.00	0.00	12 NOS.	12 NOS.	12 NOS.
14TH FLOOR	0.00	883.12	0.00	0.00	12 NOS.	12 NOS.	12 NOS.
TERR. FLOOR	0.00	0.00	0.00	9.50	0 NOS.	0 NOS.	0 NOS.
TOTAL							166 NOS.

FLOORS	RESI.	FSI AREA	TOTAL FSI AREA	LIFT	LIFT MC ROOM	TENEMENTS (80-150)	TENEMENTS (40-80)
BASEMENT - 2	0.00	0.00	0.00	0.00	0 NOS.	0 NOS.	0 NOS.
BASEMENT - 1	0.00	0.00	0.00	0.00	0 NOS.	0 NOS.	0 NOS.
GROUND FLOOR	20.03	20.03	0.00	0.00	0 NOS.	0 NOS.	0 NOS.
1ST FLOOR	883.12	0.00	883.12	0.00	12 NOS.	12 NOS.	12 NOS.
2ND FLOOR	883.12	0.00	883.12	0.00	12 NOS.	12 NOS.	12 NOS.
3RD FLOOR	883.12	0.00	883.12	0.00	12 NOS.	12 NOS.	12 NOS.
4TH FLOOR	883.12	0.00	883.12	0.00	12 NOS.	12 NOS.	12 NOS.
5TH FLOOR	883.12	0.00	883.12	0.00	12 NOS.	12 NOS.	12 NOS.
6TH FLOOR	883.12	0.00	883.12	0.00	12 NOS.	12 NOS.	12 NOS.
7TH FLOOR	883.12	0.00	883.12	0.00	12 NOS.	12 NOS.	12 NOS.
8TH FLOOR	823.41	0.00	823.41	0.00	11 NOS.	11 NOS.	11 NOS.
9TH FLOOR	883.12	0.00	883.12	0.00	12 NOS.	12 NOS.	12 NOS.
10TH FLOOR	883.12	0.00	883.12	0.00	12 NOS.	12 NOS.	12 NOS.
11TH FLOOR	883.12	0.00	883.12	0.00	12 NOS.	12 NOS.	12 NOS.
12TH FLOOR	823.41	0.00	823.41	0.00	11 NOS.	11 NOS.	11 NOS.
13TH FLOOR	0.00	883.12	0.00	0.00	12 NOS.	12 NOS.	12 NOS.
14TH FLOOR	0.00	883.12	0.00	0.00	12 NOS.	12 NOS.	12 NOS.
TERR. FLOOR	0.00	0.00	0.00	9.50	0 NOS.	0 NOS.	0 NOS.
TOTAL							166 NOS.

NON FSI AREA STATEMENT FOR LABOUR CESS CALCULATION

SR.NO.	DESCRIPTION	AREA (SQ.M)	NON FSI AREA BEFORE 1/1/2022 (NOT APPLICABLE FOR NON FSI LABOUR CESS)	NON FSI AREA AS PER PRESENT SANCTIONED (APPLICABLE FOR NON FSI LABOUR CESS)	NON FSI AREA AS FOR FUTURE SANCTIONED (APPLICABLE FOR NON FSI LABOUR CESS)
02	NON F.S.I.				
2.1	DRY BALCONY	0.00	0.00	0.00	0.00
2.2	PROJECTION	1648.78	0.00	1648.39	0.00
2.3	REFUGE AREA	540.84	392.04	0.00	148.80
2.4	PARKING AREA OF BLDG.	5000.00	0.00	5000.00	0.00
2.5	BASEMENT AREA	15500.00	8133.41	7366.59	0.00
2.6	PODIUM AREA	0.00	0.00	0.00	0.00
2.7	INCLUSIVE HOUSING AREA	2589.65	2589.65	0.00	0.00
ANY OTHER		0.00	0.00	0.00	0.00
3	3.1 CLUB HOUSE	62.85	0.00	0.00	62.85
3.2	LIFT AREA	51.92	43.04	8.88	0.00
3.3	SWIMMING POOL	80.00	0.00	0.00	80.00
3.4	SERVICES (S.T.P., TRANSFORMER, U.G. T etc)	1500.00	0.00	1562.85	0.00
TOTAL NON F.S.I		26974.04	1115.14	15584.71	291.65

REFUGE AREA CALCULATION - (D WING)

AREA OF TWO CONSECUTIVE FLOORS	=	2 NO. OF FLOORS X 907.52
	=	(18 X 907.52)
NO. OF PERSONS	=	145 NOS.
PERMISSIBLE REFUGE AREA	=	145 X 0.30
PROPOSED REFUGE AREA PER FLOOR	=	60.98 SQ.M.

REFUGE AREA CALCULATION - (E WING)

AREA OF TWO CONSECUTIVE FLOORS	=	2 NO. OF FLOORS X 883.12
	=	(17 X 883.12)
NO. OF PERSONS	=	141 NOS.
PERMISSIBLE REFUGE AREA	=	141 X 0.30
PROPOSED REFUGE AREA PER FLOOR	=	42.39 SQ.M.

REFUGE AREA CALCULATION - (D WING)

AREA OF TWO CONSECUTIVE FLOORS	=	2 NO. OF FLOORS X 468.64
	=	(937.28/12.5)
NO. OF PERSONS	=	75 NOS.
PERMISSIBLE REFUGE AREA	=	75 X 0.30
PROPOSED REFUGE AREA PER FLOOR	=	22.49 SQ.M.

REFUGE AREA CALCULATION - (F WING)

AREA OF TWO CONSECUTIVE FLOORS	=	2 NO. OF FLOORS X 883.12
	=	(1766.24/12.5)
NO. OF PERSONS	=	141 NOS.
PERMISSIBLE REFUGE AREA	=	141 X 0.30
PROPOSED REFUGE AREA PER FLOOR	=	42.39 SQ.M.

ANCILLARY AREA CALCULATIONS

NO.	AREA CALCULATIONS	SQ.M.
13	TOTAL ENTITLEMENT OF F.S.I. IN THE PROPOSAL	23097.95
13	PROPOSED COMMERCIAL AREA AS PER 'P' LINE	0.00
13	PROPOSED NET COMMERCIAL AREA [(2Y/1.80)]	0.00
13	PROPOSED ANCILLARY AREA FOR COMMERCIAL [(A)(i) X 80%]	0.00
13	BALANCE NET AREA CONSIDERED FOR RESIDENTIAL [(13)(A)(i)]	23097.95
13	PERMISSIBLE ANCILLARY AREA FOR RESIDENTIAL [(B) X 60%]	13858.77
13	PROPOSED ANCILLARY AREA FOR RESIDENTIAL [(A)(ii) + (C)(i)]	13810.12
13	TOTAL ENTITLEMENT [(13)+(D)]	36908.08

T.O.R. GENERATION										
D.R.C.NO	TYPE	LOCATION & DETAILS OF LAND SURRENDERED	OWNER OF D.R.C. HOLDER	D.R.C. YEAR	RG	RR	D.R.C. AREA (sq.m.)	INDEXING	D.R.C. LOAD AREA OF APPROVAL	
6067	DP ROAD/ HS-2/CL-1	S. NO. 204/4 (P) BANER, PUNE	ENTRANT PARK SMART HOTEL PVT. LTD. Thir Director ANAR MANJAREKAR	2023-24	2889.00	17750.00	1000.00	1.626	1825.92	
5012	BST & TP-1	S. NO. 660	Dr. Atulya Yaware Thir. Shri. Shankar Bibhe	2021-22	2	29470.00	17750.00	275.00	1.435	394.61
4673	SLUM REHABILITATION	S. NO. 49+1A	D.P. Associates Thir. Shri. Manoj Pagar	2023-24	35780.00	17750.00	643.10	2.016	1296.34	
									3316.87	