Parking Check (Table 16)								
			PA TO			Required		
Building Name	USE	TENAMENT AREA	car	scooter	NO.OF Tenants/residents	car	scooter	Transport Vehicle/Ambulance Bike Bus
KOHINOOR ANAYA	Residential	For every two tenements with each tenement having carpet area less than 60 Sq.M. 1 car for every 35 Sq.M.	1	2	122	61,008	122,108	-
KOHINOOR ANAYA	Residential	For every two tenements with each tenement having carpet area equal or above 60 sq.m. 1 car for every 35 Sq.M.	1	2	70	35,008	70,208	-
KOHINOOR ANAYA	Commercial	For every 100 sq.m carpet area or fraction thereof	2	8	459.434	92,089	37,258	1,280
Total	-	-	-	-	-	188,108	229,570	1,280
Visitors parking 5%	-	-	-	-	-	9,405	11,479	-
Total	-	-	-	-	-	197,513	241,049	1,280

Parking Check As Per Municipal Parking Policy 2020							
	Required			Proposed			
Building Name	Car	Scooter	Transport Vehicle/Ambulance Bike Bus	Car	Scooter	Transport Vehicle/Ambulance Bike Bus	Status
Total	98	233	1	98	232	1	Ok

KOHINOOR ANAYA														
BUILDING	FLOORS	FSI AREA						BALCONY	TERRACE	LIFT	LIFTWELL	DUCT	VENT SHAFT	OTHER DEDUCTION	TOTAL FSI AREA
		COMM.	RESI.	IND.	EDU.	INS.	MEZZ.	PROP.							
KOHINOOR ANAYA	LOWER GROUND FLOOR	158,477	35,425	0,000	0,000	0,000	0,000	0,000	0,000	0,000	0,000	0,000	0,000	0,000	193,902
KOHINOOR ANAYA	1ST FLOOR	0,000	557,202	0,000	0,000	0,000	0,000	0,000	0,000	0,000	13,998	130,042	0,000	15,103	398,058
KOHINOOR ANAYA	8TH AND 13TH FLOOR	0,000	1534,848	0,000	0,000	0,000	0,000	0,000	0,000	0,000	27,998	320,968	0,000	110,716	1075,166
KOHINOOR ANAYA	1ST 2ND 3RD 4TH 5TH 6TH 7TH 9TH 10TH 11TH 12TH 14TH 15TH 16TH 17TH FLOOR	0,000	11228,310	0,000	0,000	0,000	0,000	0,000	0,000	0,000	209,985	2407,245	0,000	0,000	8611,080
KOHINOOR ANAYA	UPPER GROUND FLOOR	318,299	75,634	0,000	0,000	0,000	0,000	0,000	0,000	8,793	14,000	0,000	0,000	0,000	379,933
KOHINOOR ANAYA	TOTAL	476,776	13431,419	0,000	0,000	0,000	0,000	0,000	0,000	8,793	265,982	2858,255	0,000	125,819	10655,139

FSI DETAILS											
9 Index	Basic FSI (on serial no 7)	Premium FSI (on serial no 3)	TDR/OR (on serial no 3)	Incentive FSI for green building if Applicable (on basic FSI)	Additional FSI (10%&11 Note:3)	Ancillary Area 60% of (2+3+4+5)	Ancillary Area 80% of (2+3+4+5)	Total	Inclusive Housing (20%) if Applicable	Drawing Value
9.1 Permissible Index	1,100	0,500	1,400	0,000	0,000	0,000	0,000	3,000	0,000	0,000
9.2 Existing Consumed Index	0,000	0,000	0,000	0,000	0,000	0,000	0,000	0,000	0,000	0,000
9.3 Balance Index to be Consumed	1,100	0,500	1,400	0,000	0,000	0,000	0,000	0,000	0,000	0,000
9.4 Total Permissible Plane Area	2387,560	1233,985	3456,158	0,000	0,000	3797,448	237,092	11111,231	0,000	0,000
9.5 Proposed P Line Area (Should not exceed 9.4)	2387,517	1233,985	3003,940	0,000	0,000	3797,445	235,748	10658,633	0,000	10658,633
9.6 Index Consumed	1,100	0,500	1,217	0,000	0,000	0,000	0,000	2,817	0,000	0,000

Area utilisation of Roads and Reservations							
Description of area utilisation				surrendered Area in(SqM)	Quatam of DR/TDR generation	Total Quatam of DR/TDR generation	Area considered for DR utilisation	Remaining area for DRC generation
BUILDING	Reservation type	reseravation no	Name					
-	-		36,000 m DP Road Widening	131,340	262,680	262,680	0,000	0,000
-	-		18,000 m DP Road Widening	166,130	332,260	332,260	0,000	0,000
-	-		Total	297,470	594,940	594,940	594,940	0,000

SHEET NO
01

Signature valid
Digitally signed by LALIT SHANKAR
Date: 20.05.2026 17:12:08 IST
Reason: Approved
Designation : Assistant Director of Town Planning
Location : Maharashtra, Maharashtra
Application Name : eDCR Application
Application Number : DCR/MH/001/260510
Proposal Number : 1004/26
Certificate Number : DCR/MH/CERT/2026/05/20/0148

LIGHT & VENTILATION STATEMENT

RMS.	TYPE	CARPET AREA MINIMUM	VENTILATION REQ. 1/10 OF C.A.	PROVIDED
01	LIVING	12,00	1,200	3,00
02	BED	9,00	0,900	3,44
03	KITCHEN	4,75	0,764	1,20

LIGHT & VENTILATION STATEMENT

RMS.	TYPE	CARPET AREA MINIMUM	VENTILATION REQ. 1/10 OF C.A.	PROVIDED
01	LIVING	12,00	1,200	3,00
02	BED	9,00	0,900	3,44
03	KITCHEN	4,75	0,764	1,20

WATER REQUIREMENT STATEMENT (RESIDENTIAL)

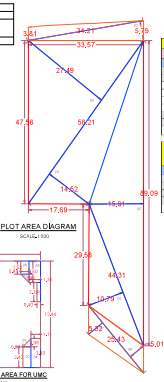
TYPE OF FLATS	NOS. OF PERSONS	WATER QNTY. REQD.
1BHK 122 NOS.	122 x 3 PERSON =366	366 x 135 LTRS. = 49410 LTRS.
2BHK 70 NOS.	70 x 4 PERSON = 280	280 x 135 LTRS. = 37800 LTRS.
COMMERCIAL SHOPS 18 NOS.	10 x 3 PERSON = 30	30 x 45 LTRS. = 1350 LTRS.
TOTAL WATER QNTY.		88560 LTRS.

P-LINE DIAGRAM & AREA CALCULATION OF PLOT
SCALE:1:500

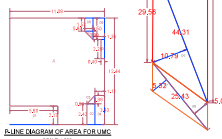
SR.NO	D.S	LENGTH	WIDTH	AREA IN SQ.MT
1	D.S	34.61	3.81	61.99
1	D.S	34.61	3.79	100.20
1	D.S	34.21	27.49	803.03
1	D.S	34.21	14.52	422.60
1	D.S	89.09	13.91	706.71
1	D.S	44.31	10.79	233.03
1	D.S	27.49	5.32	61.64
1	D.S	27.49	3.01	61.70
TOTAL PLOT AREA (A)				2467.94

LINE DIAGRAM & AREA CALCULATION OF AREA AFFECTED BY 18 & 36M D.P. ROAD (SCALE-1:500)

SR.NO	D.S	LENGTH	WIDTH	AREA IN SQ.MT
1	D.S	34.61	3.81	61.99
1	D.S	34.61	3.79	100.20
1	D.S	34.21	27.49	803.03
1	D.S	34.21	14.52	422.60
1	D.S	89.09	13.91	706.71
1	D.S	44.31	10.79	233.03
1	D.S	27.49	5.32	61.64
1	D.S	27.49	3.01	61.70
TOTAL PLOT AREA				2467.94



PLOT AREA DIAGRAM
SCALE:- 1:500



P-LINE DIAGRAM OF AREA FOR UMC
SCALE:- 1:100

P-LINE DIAGRAM & AREA CALCULATION OF AREA FOR UMC

SR.NO	LENGTH	WIDTH	AREA IN SQ.MT
A	11.08	12.44	137.84
1	5.6	2.17	12.15
2	0.94	2.47	2.32
3	0.5	0.94 X 0.98	0.46
4	1.11	3.4	3.77
5	0.4	2.28	0.91
6	1.16	2.5	3.40
7	0.5	0.94 X 0.98	0.46
8	0.34	3.52	1.43
TOTAL DEDUCTION			24.91
TOTAL BUILT UP AREA			112.93

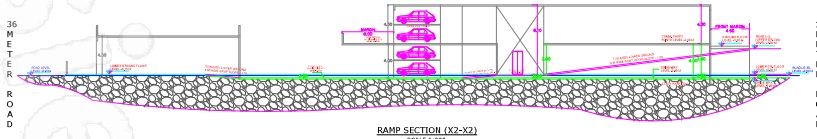
MARGIN CONDONATION AREA DIAGRAM
SCALE:- 1:100

P-LINE DIAGRAM & AREA CALCULATION OF MARGIN CONDONATION

SR.NO	LENGTH	WIDTH	AREA IN SQ.MT
MAIN	11.08	12.44	137.84
DEDUCTION	0.34	10.06	3.44
TOTAL	11.08	12.44	134.40

DOOR/WINDOW SCHEDULE

D -	1000 X 2400
D1 -	900 X 2400
D2 -	750 X 2400
WD1W -	1800 X 1200/1800
W1 -	1800 X 1200
VOD1/VD -	900 X 1200/1800
V -	600 X 900
RS -	ROLLING SHUTTER


36 METER ROAD
18 METER ROAD
DRIVE WAY
DRIVE WAY
CURVE START
CURVE END
RAMP SLOPE 1:10
RAMP SLOPE 1:10
CURVE START
CURVE END
-0.45
-0.45
-0.45