

BUILDING WISE FSI STATEMENT											
BUILDING	TOTAL NO OF FLOORS	HEIGHT OF BUILDING IN METER	FSI AREA			LIFT	MIC ROOM	TENEMENTS		TOTAL FSI AREA	TOTAL
			COMM.	RES.	OTHER			RESIDENTIAL NOS.	COMMERCIAL NOS.		
AB	28H+LG+UG+27	96.13	35118.47	1041.38	0.00	24.00	20 NOS.	0 NOS.	35118.47	35118.47	
INCLUSIVE HOUSING	P+5	17.40	0.00	1388.23	3.61	27.61	20 NOS.	0 NOS.	0.00	0.00	
TOTAL			742.11	34376.36	1388.23	27.61	61.62	162 NOS.	0 NOS.	35118.47	

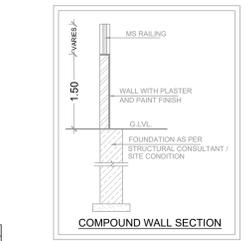
WATER REQUIREMENT TABLE											
NO.	DESCRIPTION	OVER HEAD WATER TANK			UNDER GROUND WATER TANK			TOTAL		LIFT	MIC ROOM
		WATER REQUIRED	FIRE FIGHTING	TOTAL	WATER REQUIRED	FIRE FIGHTING	TOTAL	LIFT	MIC ROOM		
1	AB	120482 LTR.	25000 LTR.	145482 LTR.	180723 LTR.	200000 LTR.	380723 LTR.	526205 LTR.			
2	INCLUSIVE HOUSING	13500 LTR.	10000 LTR.	23500 LTR.	20250 LTR.	0 LTR.	20250 LTR.	43750 LTR.			
3	TOTAL	133982 LTR.	35000 LTR.	168982 LTR.	200973 LTR.	200000 LTR.	400973 LTR.	569955 LTR.			

AREA STATEMENT FOR INCLUSIVE HOUSING		
NO.	AREA CALCULATIONS	SQ.M.
1	NET AREA OF PLOT	6238.13
2	PERMISSIBLE BASIC F.S.I. AS PER ROAD WIDTH	1.10
3	PERMISSIBLE BUILT UP AREA (X)	6861.94
4	AREA FOR INCLUSIVE HOUSING	1388.23
5	REQUIRED 20% ON BASIC FSI	1388.23
6	PROPOSED AREA	1388.23

CONSTRUCTION AREA STATEMENT IN SQ.M.															
TYPE OF BUILDING & WING	TOTAL NO OF FLOORS	HEIGHT OF BUILDING IN METER	NON FSI AREA										TOTAL FSI & NON FSI AREA		
			FSI AREA	1	2	3	4	5	6	7	8	9		10	11
BUILDING	AB	28H+LG+UG+27	96.13	35118.47	1041.38	0.00	2353.34	2757.07	2757.07	313.25	24.00	24.00	357.70	9627.81	44746.28
INCLUSIVE HOUSING	P+5	17.40	0.00	1388.23	229.25	0.00	0.00	0.00	0.00	3.61	3.61	73.29	1697.99	1697.99	
RESIDENTIAL TOTAL	0.00	0.00	35118.47	2429.61	229.25	2353.34	2757.07	2757.07	313.25	27.61	27.61	430.99	11325.80	46444.27	
OTHER AREAS	SWIMMING POOL		0.00	142.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	142.80	142.80	
	STP		0.00	203.69	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	203.69	203.69	
	CWC		0.00	110.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	110.30	110.30	
	TRANSFORMER		0.00	55.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	55.60	55.60	
	UGT		0.00	511.08	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	511.08	511.08	
OTHER AREAS TOTAL	0.00	0.00	0.00	1023.47	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1023.47	1023.47	
GRAND TOTAL	0.00	0.00	35118.47	3453.08	229.25	2353.34	2757.07	2757.07	313.25	27.61	27.61	430.99	12349.27	47467.74	

PARKING REQUIREMENTS			
AREA OF TENEMENT	NOS. OF TENEMENT	CAR	SCOOTER
RESIDENTIAL	REQUIRED FOR 2	1	2
30 TO 40 SQ.M.	0	0	0
RESIDENTIAL	REQUIRED FOR 2	1	2
40 TO 60 SQ.M.	0	0	0
RESIDENTIAL	REQUIRED FOR 1	1	1
80 TO 150 SQ.M.	0	0	0
RESIDENTIAL	REQUIRED FOR 1	2	1
150 SQ.M. & ABOVE	162	324	162
TOTAL		324	162
VISITORS PARKING 5%		17	9
TOTAL PARKING REQUIRED		351	191
COMMERCIAL	REQUIRED FOR 100	2	6
100 SQ.M.	600	12	36
TOTAL PARKING REQUIRED		383	227
PROPOSED PARKING			
132 BIKES CONVERTED TO CAR		22	
TOTAL PARKING PROPOSED		443	95

ANCILLARY AREA CALCULATIONS			
NO.	AREA CALCULATIONS	SQ.M.	
1	NET AREA OF PLOT	6238.13	
2	PERMISSIBLE BASIC F.S.I. AS PER ROAD WIDTH	1.10	
3	PERMISSIBLE BUILT UP AREA (X)	6861.94	
4	AREA FOR INCLUSIVE HOUSING	1388.23	
5	REQUIRED 20% ON BASIC FSI	1388.23	
6	PROPOSED AREA	1388.23	

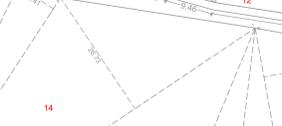
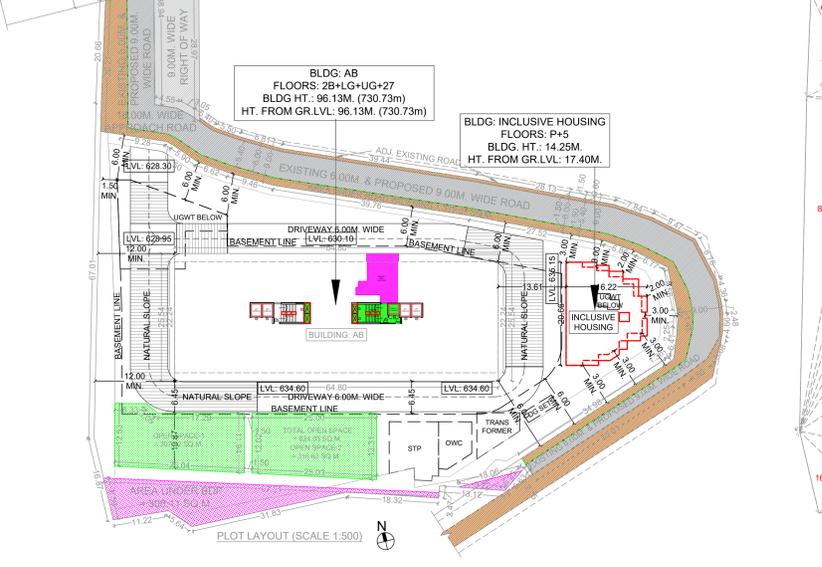
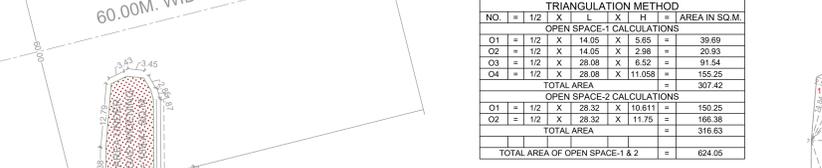
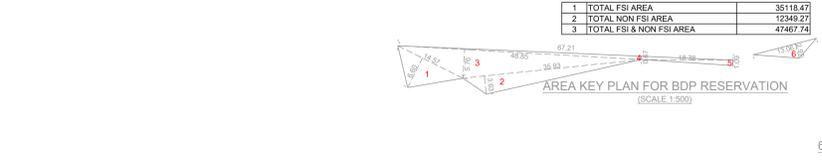
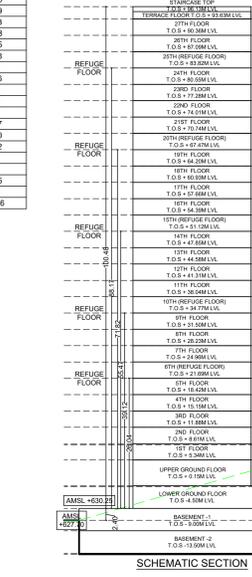


TOTAL PARKING PROPOSED			
PARKING STATEMENT	CARS	SCOOTER	
PROPOSED ON GROUND FLOOR	111 NOS.	21 NOS.	
PROPOSED ON LOWER GROUND FLOOR	128 NOS.	23 NOS.	
PROPOSED ON BASEMENT-1 FLOOR	147 NOS.	28 NOS.	
PROPOSED ON BASEMENT-2 FLOOR	157 NOS.	23 NOS.	
TOTAL	443 NOS.	95 NOS.	

REFUGE AREA CALCULATIONS			
REFUGE AREA REQUIRED	AREA IN SQ.M PER PERSON	NO. OF PEOPLE ON 2 CONSECUTIVE FLOORS	AREA IN SQ.M
	0.30 X	X 1269.09	= 69.92
FOR HANDICAPPED PERSON			= 0.80
TOTAL REFUGE AREA REQUIRED PER FLOOR			= 61.82
PROPOSED REFUGE AREA			
PROPOSED REFUGE AREA ON 6TH FL.			= 62.65
PROPOSED REFUGE AREA ON 10TH FL.			= 62.65
PROPOSED REFUGE AREA ON 15TH FL.			= 62.65
PROPOSED REFUGE AREA ON 20TH FL.			= 62.65
PROPOSED REFUGE AREA ON 25TH FL.			= 62.65
TOTAL PROPOSED REFUGE AREA			= 313.25

REFUGE AREA STATEMENT			
BUILDING NAME	REQUIRED REFUGE AREA PER FLOOR	TOTAL REQUIRED REFUGE AREA	PROPOSED REFUGE AREA
AB	61.85 SQ.M.	308.75 SQ.M.	313.25 SQ.M.
INCLUSIVE HOUSING	0.00 SQ.M.	0.00 SQ.M.	0.00 SQ.M.

5.40M WIDE ROAD AREA CALCULATION BY TRIANGULATION METHOD					
NO.	NO.	X	H	AREA IN SQ.M.	
1	1	1/2 X	14.67 X	1.60	48.06
2	1	1/2 X	14.67 X	1.60	48.06
3	1	1/2 X	14.67 X	1.60	48.06
4	1	1/2 X	14.67 X	1.60	48.06
5	1	1/2 X	14.67 X	1.60	48.06
6	1	1/2 X	14.67 X	1.60	48.06
7	1	1/2 X	14.67 X	1.60	48.06
8	1	1/2 X	14.67 X	1.60	48.06
9	1	1/2 X	14.67 X	1.60	48.06
10	1	1/2 X	14.67 X	1.60	48.06
11	1	1/2 X	14.67 X	1.60	48.06
12	1	1/2 X	14.67 X	1.60	48.06
13	1	1/2 X	14.67 X	1.60	48.06
14	1	1/2 X	14.67 X	1.60	48.06
15	1	1/2 X	14.67 X	1.60	48.06
16	1	1/2 X	14.67 X	1.60	48.06
17	1	1/2 X	14.67 X	1.60	48.06
18	1	1/2 X	14.67 X	1.60	48.06
19	1	1/2 X	14.67 X	1.60	48.06
20	1	1/2 X	14.67 X	1.60	48.06
21	1	1/2 X	14.67 X	1.60	48.06
22	1	1/2 X	14.67 X	1.60	48.06
23	1	1/2 X	14.67 X	1.60	48.06
24	1	1/2 X	14.67 X	1.60	48.06
25	1	1/2 X	14.67 X	1.60	48.06
26	1	1/2 X	14.67 X	1.60	48.06
27	1	1/2 X	14.67 X	1.60	48.06
28	1	1/2 X	14.67 X	1.60	48.06
29	1	1/2 X	14.67 X	1.60	48.06
30	1	1/2 X	14.67 X	1.60	48.06
31	2	1/2 X	14.67 X	1.60	48.06
TOTAL AREA					7991.12



PROJECT TYPE - Layout of Building

SEAL OF APPROVAL

Signature Not Verified
Date: 04/04/2025
Time: 10:00 AM

RP CC CONDITION - A

1. NET AREA OF PLOT: 6238.13 SQ.M.

2. PERMISSIBLE BASIC F.S.I. AS PER ROAD WIDTH: 1.10

3. PERMISSIBLE BUILT UP AREA (X): 6861.94

4. AREA FOR INCLUSIVE HOUSING: 1388.23

5. REQUIRED 20% ON BASIC FSI: 1388.23

6. PROPOSED AREA: 1388.23

RP CC CONDITION - B

1. AREA OF PLOT: 7991.12

2. DEDUCTIONS:

- a) AREA UNDER 60.00M ROAD WIDENING: 189.41
- b) AREA UNDER EXISTING ROAD: 960.25
- c) AREA UNDER 1.50M PROPOSED ROAD WIDENING: 319.07
- d) OTHER (BDP): 306.11

TOTAL (a+b+c+d): 1774.85

3. BALANCE AREA OF PLOT (1-2): 6236.27

4. AMENITY SPACE (IF Applicable): 0.00

5. REQUIRED AMENITY SPACE: 0.00

6. ADJUSTMENT OF 2(C) IF ANY: 0.00

7. CRECREATIONAL OPEN SPACE: 6236.27

8. INTERNAL ROAD AREA: 0.00

9. PLOT AREA (If Applicable): 0.00

10. PERMISSIBLE BASIC F.S.I. AS PER ROAD WIDTH: 1.10

11. PERMISSIBLE BUILT UP AREA (X): 6837.90

12. ADDITION OF F.S.I. ON PAYMENT OF PREMIUM: 3821.95

13. PROPOSED F.S.I. ON PAYMENT OF PREMIUM (@99.2%): 3821.95

14. IN-SITU F.S.I. / TDR LOADING: 378.82

15. IN-SITU AREA AGAINST D.P. ROAD [2.0X2(a)] IF HANDED OVER [2.00 OR 1.85 X 4] AND / OR 4(C): 0.00

16. TDR PERMISSIBLE (FOR 30.00 & ABOVE ROAD): 14000

17. IN-SITU AREA PERMISSIBLE (11-20) X 11(C): 10759.01

18. TDR AREA PROPOSED [11(C)-11(a)] (to be Purchased): 10389.19

19. TOTAL IN-SITU / TDR LOADING PROPOSED: 10759.01

20. MAXIMUM UTILIZATION LIMIT OF F.S.I. (BUILDING): 3.00 X (1.60 OR 1.80) = 4.80

21. MAXIMUM UTILIZATION OF F.S.I. AREA [(1-2c) X 14] X 1.80 OR 1.80: 35151.37

22. PROPOSED AREAS (Excluding area at S.No. 17(b)): 35118.48

23. PROPOSED BUILT-UP AREA AS PER 'P-LINE': 35118.48

24. RESIDENTIAL: 34376.36

25. COMMERCIAL: 742.11

26. TOTAL PROPOSED BUILT-UP AREA (H): 35118.47

27. F.S.I. CONSUMED (15/13) (should not be more than serial no. 14 above): 1.0000

28. BALANCE F.S.I. (13 - 15): 0.01

29. AREA FOR INCLUSIVE HOUSING IF ANY: 0.01

30. REQUIRED 20% OF BASIC FSI [20% OF 9(a)]: 1387.58

31. PROPOSED AREA: 1388.23

LEGEND :-

- PLOT BOUNDARY IN BLACK
- OPEN SPACE IN GREEN
- AMENITY SPACE IN PINK
- PROPOSED CONSTRUCTION IN RED
- WATER LINE IN BLACK DOTTED
- DRAINAGE LINE IN RED DOTTED
- WASTE WATER LINE IN YELLOW

OWNERS NAME & SIGN :
THE EXCELLATHROUGH PRATNSMR
KISHORE B. JAIN & MR. NILESH
S. AGARWAL

ARCH NAME SIGN & ADD :
DEEPESH PRAKASH BHUR
AT

PROJECT INFORMATION

PLOT NO :
USE : Mix Use
SUBUSE : Residential cum Commercial Building
NODE/SURVEY :
SECTOR NO :
PLOT ADDRESS : Survey No:38/11A/1, Plot No.,CTSNo.,
Final Plot No.,Peth:BAVDHAN

PERMIT NO
INWARD NO : ADCR/3571/23

KEY NO
413

SCALE
1:100

DATE
03-04-2025

SHEET NO
1