

WATER CALCULATION (WING-A,B & COMMERCIAL)																		
BUILDING	AREA/ TENEMENT	NO.OF PERSONS/TENEMENT	WATER REQUIRED PER PERSON	O.H.W.T. CAPACITY REQUIRED (LTRS.)	O.H.W.T. CAPACITY REQUIRED (LTRS.) FIRE FIGHTING				U.G.T. CAPACITY REQUIRED (LTRS.)		U.G.T. CAPACITY REQUIRED (LTRS.) FIRE FIGHTING							
COMMERCIAL	8314.36	2100	45	94500	94500	+	50000	144500.00	(PROVIDED) 144500.00	94500	X	1.50	141750.00	141750.00	+	10000.00	151750.00	(PROVIDED) 151750.00
WING-A	66	05	135	44550	44550	+	20000	64550.00	(PROVIDED) 64550.00	44550	X	1.50	66825.00	66825.00	+	75000.00	141825.00	(PROVIDED) 141825.00
WING-B	66	05	135	45900	45900	+	20000	65900.00	(PROVIDED) 65900.00	45900	X	1.50	68850.00	68850.00	+	75000.00	143850.00	(PROVIDED) 143850.00
					274950.00				274950.00		437425.00							

LOWER GROUND/UPPER GROUND  
= 6072.91/3 = 2024.30 SAY = 2050  
FIRST FLOOR AREA  
= 245.89/6 = 40.98 SAY = 50

TOTAL SANITATION REQUIREMENT- COMMERCIAL  
TOTAL NO OF PERSONS = 2050+50=2100 PERSONS  
MALE = 1050 NOS. FEMALE = 1050 NOS.

SANITATION REQUIREMENTS- MERCANTILE BUILDINGS, COMMERCIAL COMPLEXES, SHOPPING MALLS, FRUIT& VEGETABLE MARKETS						
FIXTURES	MALE		FEMALE		REQUIRED	PROPOSED
	M	F	M	F	M	F
W.C.	1 FOR UP TO 15 2 FOR 16-35 3 FOR 36-65 4 FOR 66-100	1 FOR UP TO 12 2 FOR 13-25 3 FOR 26-40 4 FOR 41-57 5 FOR 58-77 6 FOR 78-100	42	63	42	63
URINALS	NIL UP TO 6 1 FOR 7-20 2 FOR 21-45 3 FOR 46-70 4 FOR 71-100		42	-	42	-
W.H.B.	1 FOR UP TO 15 2 FOR 16-35 3 FOR 36-65 4 FOR 66-100	1 FOR UP TO 12 2 FOR 13-25 3 FOR 26-40 4 FOR 41-57	42	74	42	74

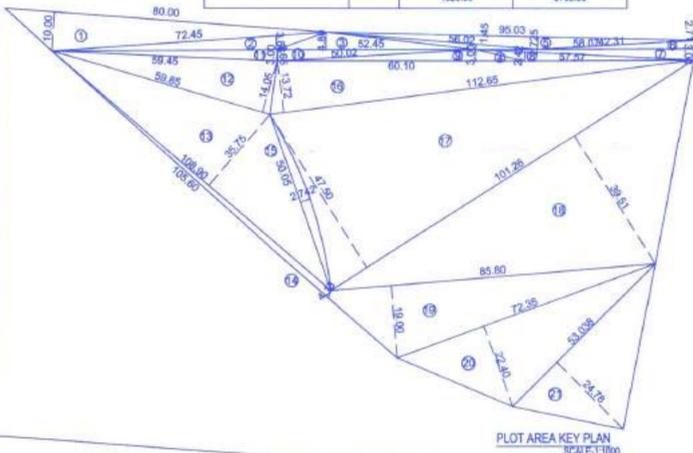
PLOT AREA CALCULATION						
1	0.50	X	80.00	X	10.00	400.00
2	0.50	X	72.45	X	3.86	139.83
3	0.50	X	52.42	X	4.80	125.81
4	0.50	X	56.02	X	1.45	40.61
5	0.50	X	95.03	X	2.725	129.48
6	0.50	X	42.31	X	2.71	57.33
7	0.50	X	57.57	X	2.42	69.66
8	0.50	X	58.07	X	3.00	87.11
9	0.50	X	80.10	X	3.00	90.15
10	0.50	X	50.02	X	2.66	66.53
11	0.50	X	59.45	X	3.00	89.18
12	0.50	X	59.85	X	14.05	420.45
13	0.50	X	108.90	X	35.75	1946.59
14	0.50	X	105.60	X	4.13	218.06
15	0.50	X	50.05	X	2.742	91.49
16	0.50	X	112.65	X	13.72	772.78
17	0.50	X	101.26	X	47.50	2404.93
18	0.50	X	101.26	X	36.51	2000.39
19	0.50	X	85.80	X	19.00	815.10
20	0.50	X	72.35	X	22.40	810.32
21	0.50	X	53.038	X	24.78	657.14
TOTAL AREA						11432.92

TOTAL PARKING CALCULATION RESIDENTIAL & COMMERCIAL					
PARKING REQUIRED	AREA	PARKING REQUIRED		PARKING PROPOSED	
		CARS	SCOOTERS	CARS	SCOOTERS
COMMERCIAL (SHOPS) FOR EVERY 100.00 SQ.M CARPET AREA (2-4)	6314.36	126	379	126	379
TOTAL	6314.36	126	379	126	379
FOR EVERY TENEMENTS HAVING CARPET AREA OF 150 SQ.M. AND ABOVE (2-3)	3	6	9		
FOR EVERY TWO TENEMENTS HAVING CARPET AREA EQUAL TO OR ABOVE 80 SQ.M. BUT LESS THAN 150 SQ.M. (1-3)	5	5	15		
FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.M. BUT LESS THAN 80 SQ.M. (1-5)	129	63	315		
ADD VISITORS PARKING 5% (ONLY RESIDENTIAL)	4	17	4	18	
TOTAL	134	78	356	205	1038
TOTAL	204	735	295	1038	
AREA REQUIRED PER NOS.	12.50	2.00	12.50	2.00	
TOTAL AREA	2550.00	1470.00	3687.50	2076.00	
		4020.00		5763.50	

F.S.I. STATEMENT (COMMERCIAL)			
S.NO.	FLOOR	F.S.I. PROPOSED (SQ.M)	LIFT AREA SQ.M.
1	LOWER GROUND FLOOR	3788.64	30.79
2	UPPER GROUND FLOOR	3379.44	
TOTAL		7168.08	30.79

F.S.I. STATEMENT (WING-A)								
SR.NO.	FLOOR	F.S.I. PROPOSED (SQ.M)	TOTAL PROPOSED	LIFT AREA SQ.M	FIRE LIFT AREA SQ.M	REFUGE AREA	TENEMENT	
COMMERCIAL RESIDENTIAL								
1	BASEMENT	---	---	---	---	---	---	
2	PODIUM PARKING-1	---	---	---	---	---	---	
3	PODIUM PARKING-2	---	---	---	---	---	---	
4	PODIUM PARKING-3	---	---	---	---	---	---	
5	1ST FLOOR	128.54	955.93	1084.47				
6	2ND FLOOR	---	731.75	731.75				
7	3RD FLOOR(R)	---	680.55	680.55		55.05	7	
8	4TH FLOOR	---	731.75	731.75			8	
9	5TH FLOOR	---	731.75	731.75			8	
10	6TH FLOOR	---	731.75	731.75			8	
11	7TH FLOOR	---	731.75	731.75			8	
12	8TH FLOOR (R)	---	680.55	680.55		55.05	7	
13	9TH FLOOR	---	731.75	731.75			8	
TOTAL		128.54	6707.53	6836.07	21.56	4.58	110.10	66

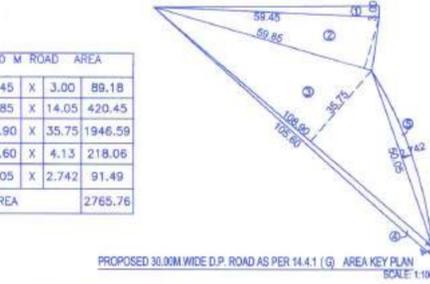
F.S.I. STATEMENT (WING-B)								
SR.NO.	FLOOR	F.S.I. PROPOSED (SQ.M)	TOTAL PROPOSED	LIFT AREA SQ.M	FIRE LIFT AREA SQ.M	REFUGE AREA	TENEMENT	
COMMERCIAL RESIDENTIAL								
1	BASEMENT	---	---	---	---	---	---	
2	PODIUM PARKING-1	---	---	---	---	---	---	
3	PODIUM PARKING-2	---	---	---	---	---	---	
4	PODIUM PARKING-3	---	---	---	---	---	---	
5	1ST FLOOR	129.02	725.81	854.83			4	
6	2ND FLOOR	---	737.94	737.94			8	
7	3RD FLOOR(R)	---	714.80	714.80		28.74	8	
8	4TH FLOOR	---	737.94	737.94			8	
9	5TH FLOOR	---	737.94	737.94			8	
10	6TH FLOOR	---	737.94	737.94			8	
11	7TH FLOOR	---	737.94	737.94			8	
12	8TH FLOOR(R)	---	714.80	714.80		28.74	8	
13	9TH FLOOR	---	737.94	737.94			8	
TOTAL		129.02	6583.05	6712.07	22.05	4.58	57.48	68



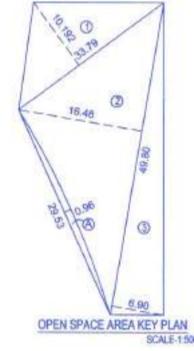
TRANSFORMER AREA CALCULATION						
1	0.50	X	4.38	X	13.318	29.17
2	0.50	X	2.011	X	14.368	14.45
3	0.50	X	4.00	X	15.786	31.57
4	0.50	X	1.18	X	15.786	9.31
5	0.50	X	1.03	X	15.831	8.15
TOTAL						92.65

TOTAL AREA OF PLOT (AS PER TRIANGULATION) = 11432.92 SQ.M.  
TOTAL AREA OF PLOT (MINIMUM CONSIDERED) = 11269.53 SQ.M.  
AREA UNDER 30M ROAD WIDENING = 2765.76 SQ.M.  
AREA UNDER 36M. WIDE ROAD = 835.73 SQ.M.  
AREA UNDER 42M ROAD WIDENING = 313.44 SQ.M.  
TOTAL AREA OF PLOT = 7354.60 SQ.M.

AS PER 14.4.1G 30' M ROAD AREA CALCULATIONS						
1	0.50	X	59.45	X	3.00	89.18
2	0.50	X	59.85	X	14.05	420.45
3	0.50	X	108.90	X	35.75	1946.59
4	0.50	X	105.60	X	4.13	218.06
5	0.50	X	50.05	X	2.742	91.49
TOTAL AREA						2765.76

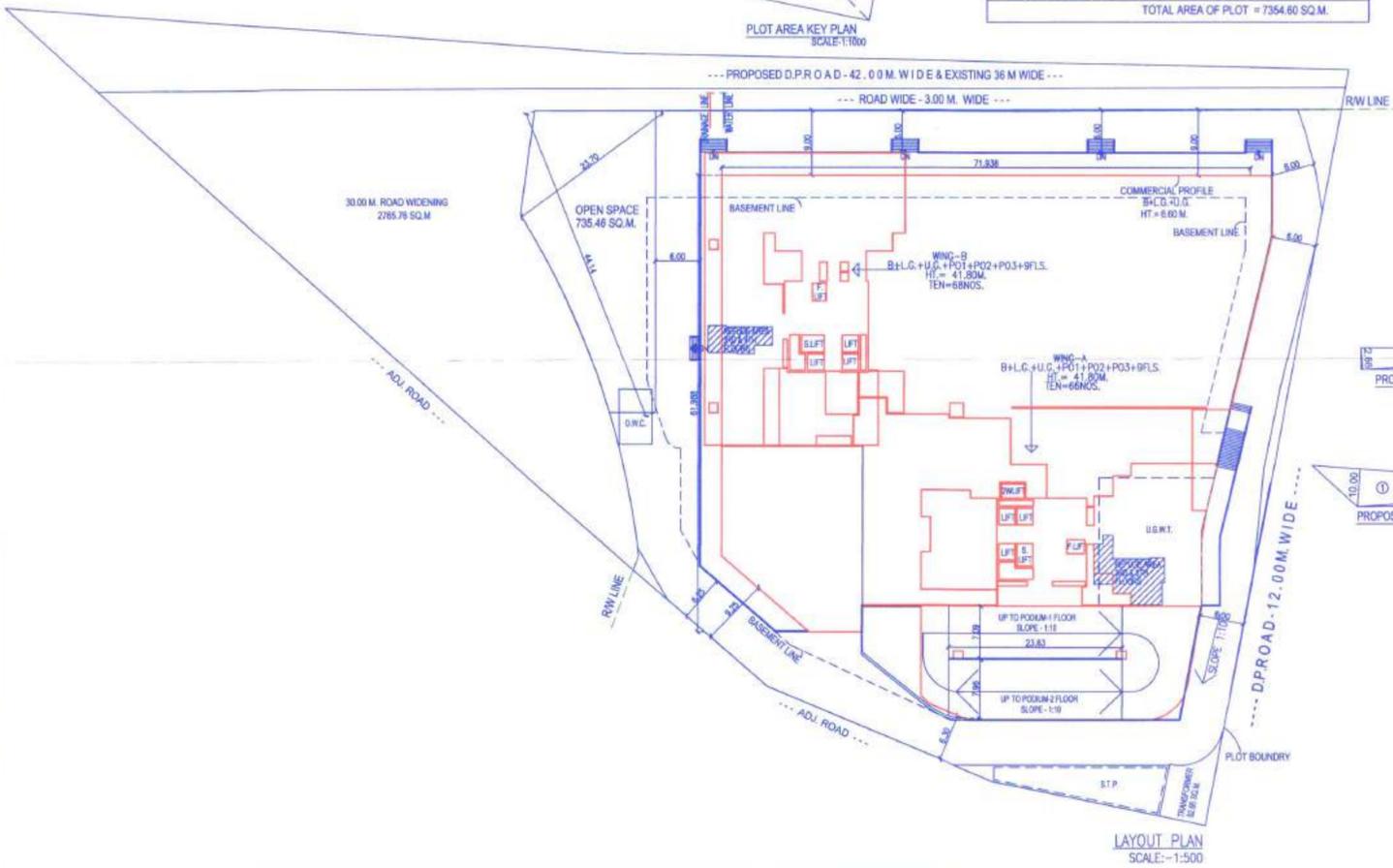


OPEN SPACE CALCULATION						
1	0.50	X	33.79	X	10.192	172.19
2	0.50	X	49.80	X	16.48	410.35
3	0.50	X	49.80	X	6.90	171.81
ADDITION						754.36
A	0.50	X	29.53	X	0.96	18.90
DEDUCTION						18.90
TOTAL						735.46



42 M. WIDE D.P. ROAD AREA CALCULATIONS						
1	0.50	X	30.02	X	2.66	66.53
2	0.50	X	80.10	X	3.00	90.15
3	0.50	X	57.57	X	2.42	69.66
4	0.50	X	58.07	X	3.00	87.11
TOTAL AREA						313.44

36 M. WIDE D.P. ROAD AREA CALCULATIONS						
1	0.50	X	80.00	X	10.00	400.00
2	0.50	X	72.45	X	3.86	139.83
3	0.50	X	52.42	X	4.80	125.81
4	0.50	X	56.02	X	1.45	40.61
5	0.50	X	95.03	X	2.725	129.48
6	0.50	X	42.31	X	2.71	57.33
TOTAL AREA						835.73



F.S.I. STATEMENT FOR - WING A,B & COMMERCIAL									
SR.NO.	WING	FLOORS	COMMERCIAL F.S.I.	RESIDENTIAL F.S.I.	TOTAL F.S.I	LIFT AREA	FIRE LIFT AREA	REFUGE AREA	TENEMENTS
1	COMMERCIAL	LOWER G.+UPPER G. FLOORS	7168.08	---	7168.08				
2	WING - A	B+LOWER G.+UPPER G.+P01+P02+P03+9 FLOORS HT.=41.80 M.	128.54	6707.53	6836.07	52.35	4.58	110.10	66
3	WING - B	B+LOWER G.+UPPER G.+P01+P02+P03+9 FLOORS HT.=41.80 M.	129.02	6583.05	6712.07	22.05	4.58	57.48	68
TOTAL			7425.64	13290.58	20716.22	74.40	9.16	167.58	134



- 1) PLAN PREVIOUSLY APPROVED NO.CC/9099/11/168 DATED:-11.02.2005
- 2) PLAN PREVIOUSLY APPROVED NO.CC/1089/11/36 DATED:-29.03.2007
- 3) PLAN PREVIOUSLY APPROVED NO.CC/2633/09/15 DATED:-17.11.2009
- 4) PLAN PREVIOUSLY APPROVED NO.CC/3010/19 DATED:-28.02.2020
- 5) PLAN PREVIOUSLY APPROVED NO.CC/1170/20 DATED:-17.11.2020

APPROVED SUBJECT TO CONDITION APPROVED UNDER COMMENCEMENT CERTIFICATE NO. 55. J.D. 3.6.12

Building Inspector Deputy Engineer

S.NO.	AREA STATEMENT	SQM
1	AREA OF PLOT (MINIMUM AREA OF A, B, C TO BE CONSIDERED)	11269.53
(a)	AS PER OWNERSHIP DOCUMENT (7/12, CTS EXTRACT)	11432.92
(b)	AS PER MEASUREMENT SHEET	11269.53
(c)	AS PER SITE	---
2	DEDUCTIONS FOR	
(a)	AREA UNDER 30.00M W. D.P. ROAD	835.73
(b)	AREA UNDER 30.00M W. D.P. ROAD	2765.76
(c)	AREA UNDER 42.00M W. D.P. ROAD(36M.-42M.)	313.44
(d)	ANY RESERVATION	---
TOTAL (A+B)		3914.93
3	BALANCE AREA OF PLOT (1-2)	7354.60
4	AMENITY SPACE (IF APPLICABLE)	---
(a)	REQUIRED (10%)	---
(b)	ADJUSTMENT OF 2(0), IF ANY	---
(c)	BALANCE PROPOSED	---
5	NET PLOT AREA (3-4(c))	7354.60
6	RECREATIONAL OPEN SPACE (IF APPLICABLE)	---
(a)	REQUIRED (10%)	735.46
(b)	PROPOSED	735.46
7	INTERNAL ROAD AREA	---
8	PLOTABLE AREA (IF APPLICABLE)	0.00
9	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (SR.NO.5,11)	8090.06
10	ADDITION OF FSI ON PAYMENT OF PREMIUM(SR.NO.5,10,30)	3677.30
(a)	MAXIMUM PERMISSIBLE PREMIUM FSI - BASED ON ROAD WIDTH / TDD ZONE.	---
(b)	PROPOSED FSI ON PAYMENT OF PREMIUM.	2794.75
(c)	TOTAL (10a+10b)	2794.75
11	IN-SITU FSI / TOR LOADING (SR.NO.5,11,40)=10296.44	10296.44
(a)	AREA AGAINST TOR ROAD [2.0XSR.NO.2 (R)]IF ANY [30.14.9.3(2)-2829.86]	7829.86
(b)	AREA AGAINST AMENITY SPACE IF HANDED OVER [2.00 SR. NO. 4 (b)]	---
(c)	TOR AREA (TOR TO BE PURCHASED 'SLIM 30% - 239.97 & TOR 1226.61 SQ.M.=2466.58 SQ.M.	---
(d)	TOTAL IN-SITU / TOR LOADING PROPOSED (11a)	7829.86
12	TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL (9+10a+11a)	18714.67
(a)	[9+10(a)+11(a)] OR 12 WHICHEVER IS APPLICABLE.	---
(b)	ANCILLARY AREA FSI UPTO 60% FOR RESIDENTIAL WITH PAYMENT OF CHARGES (18714.67-(7425.64+4125.35)=10863.68)	8753.59
(c)	ANCILLARY AREA FSI UPTO 60% FOR COMMERCIAL WITH PAYMENT OF CHARGES (18714.67-(7425.64+4125.35)=10863.68)	3300.28
(d)	TOTAL ANCILLARY PERMISSIBLE(12b+12c)	12053.87
(e)	PROPOSED ANCILLARY	2005.00
(f)	TOTAL ENTITLEMENT (12a+e)	20719.67
13	MAXIMUM UTILIZATION LIMIT OF F.S.I. (BUILDING POTENTIAL)	---
14	PERMISSIBLE AS PER ROAD WIDTH (AS PER REGULATION NO. 6.1 IN 6.2 OR 6.3 OR 6.4 IS APPLICABLE) X 116 OR 1.8	---
15	ADDITIONAL FSI AREA UNDER CHAPTER NO. 7 + PLATINUM BUILDING AS PER STAR RATING (7% ON BASE FSI)	---
16	TOTAL ENTITLEMENT (12d)	20719.67
17	TOTAL BUILT-UP AREA IN PROPOSAL	---
(a)	EXISTING BUILT-UP AREA	---
(b)	PROPOSED BUILT-UP AREA (AS PER P-LINE)	20716.22
(c)	COMMERCIAL BUILT-UP AREA	7425.84
(d)	RESIDENTIAL BUILT-UP AREA	13290.58
(e)	TOTAL (A+B)	20716.22
(f)	F.S.I. CONSUMED (15/5)	2.82

CERTIFICATE OF AREA  
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON AND THE DIMENSIONS OF SIDES ETC. OF THE PLOT STATED ON PLAN ARE AS MEASURED ON THE SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP/ T.P. SCHEME RECORDS/ LAND RECORD DEPT./ CITY SURVEY RECORDS.

SIGNATURE OF LICENSED ARCHITECT