

F.S.I AREA STATEMENT													
TYPE	COVERAGE IN SQ.M.	FLOOR	HEIGHT	GROUND FLR. COMM. BUILT UP IN SQ.M.	RESIDENTIAL BUILT UP IN SQ.M.	COVERED TERRACE IN SQ.M.	TOTAL BUILT UP IN SQ.M.	PERM. BALC. 15% IN SQ.M.	PROPOSED BALC. ENCLOSURE	STAIRCASE SQ.M.	PERM. TERRACE 20% IN SQ.M.	TERRACE IN SQ.M.	LIFT IN SQ.M.
A-BLDG.	435.79	G/P+14	44.70M.	335.50	5149.08	13.86	5498.44	772.25	740.87	290.22	1029.74	428.07	18.00
B-BLDG.	490.75	G/P+14	44.70M.	356.83	5647.16	20.64	6024.65	847.05	821.75	297.92	1223.82	569.38	18.00
C-BLDG.	490.75	G/P+14	44.70M.	356.83	5677.23	20.64	6254.70	861.55	519.10	289.80	1175.41	357.02	18.00
D-BLDG.	407.82	G/P+13	41.85M.	335.50	5242.94	---	5578.44	786.40	---	735.79	269.49	209.30	18.00
TOTAL	1633.83			1384.66	21,916.43	55.14	23356.23	3348.42	2081.72	1025.59	4477.50	1395.66	72.00
					21,971.57				3107.31				

F.S.I. & NON F.S.I AREA STATEMENT

SR.NO.	DESCRIPTION	SQ.M.
TOTAL 1	TOTAL F.S.I. AREA	23,356.23
2	NON F.S.I. AREA	---
2.1	PROP. BALC.	3,107.31
2.2	STAIRCASE AREA	2,054.49
2.3	TERRACE AREA	1,395.66
2.4	DRY BALC. AREA	---
2.5	LMR. AREA	72.00
2.6	PODIUM AREA	3052.13
2.7	CLUB HOUSE	236.65
2.8	SERVICE AREA	605.00
TOTAL 2	TOTAL NON F.S.I. AREA	10,523.24
TOTAL 1+2	TOTAL F.S.I.+NON F.S.I.	33,879.47

07.50M. ROAD WIDENING AREA CALCULATIONS :-

01) (05.70 + 05.89) x 12.13 x 0.5	070.29 SQ.M.
02) (07.50 + 07.47) x 220.75 x 0.5	1652.31 SQ.M.
TOTAL	1722.60 SQ.M.

AMENITY SPACE AREA CALCULATIONS :-

01) (22.49 + 30.12) x 73.5947 x 0.5	1935.91 SQ.M.
02) (14.40 + 11.47) x 29.88 x 0.5	386.50 SQ.M.
03) 20.17 x 8.17 x 0.5 - 20.17 x 2.84 x 2/3	44.20 SQ.M.
TOTAL	2366.61 SQ.M.

OPEN SPACE AREA CALCULATIONS :-

01) (22.35 + 24.11) x 67.918 x 0.5	1577.74 SQ.M.
TOTAL	1577.74 SQ.M.

PLOT AREA CALC. AS PER DEMARCATION :-

(S.NO.23/4/1)	
01) (14.11 + 08.38) x 74.02 x 0.5	0832.35 SQ.M.
02) (69.15 + 78.78) x 228.434 x 0.5	16667.68 SQ.M.
TOTAL	17500.03 SQ.M.

PLOT AREA AS PER DEMARCATION = 17,500.03 SQ.M.

FOURTEENTH FLOOR	2.86
THIRTEENTH FLOOR	2.86
TWELFTH FLOOR	2.86
ELEVENTH FLOOR	2.86
TENTH FLOOR	2.86
NINTH FLOOR	2.86
EIGHTH FLOOR	2.86
SEVENTH FLOOR	2.86
SIXTH FLOOR	2.86
FIFTH FLOOR	2.86
FOURTH FLOOR	2.86
THIRD FLOOR	2.86
SECOND FLOOR	2.86
FIRST FLOOR	2.86
PARKING FLOOR	2.86

SCHEMATIC SECTION

F.S.I STATEMENT FOR "A" BUILDING

FLOOR	BUILT-UP SQ.M.	PERM. BALC. 15% (SQ.M.)	PROPOSED BALC. 15% (SQ.M.)	STAIRCASE SQ.M.	PERM. TERR. 20% (SQ.M.)	TERRACE SQ.M.	LIFT SQ.M.	LIFT M/C ROOM SQ.M.	TENEMENT
GROUND FLR.	335.50	---	---	---	---	---	---	---	---
FIRST FLR.	350.51	52.57	23.08	20.73	16.10	70.10	11.34	---	07
SECOND FLR.	370.33	55.54	55.37	20.73	16.10	74.06	27.72	---	08
THIRD FLR.	370.33	55.54	55.37	20.73	16.10	74.06	27.74	---	08
FOURTH FLR.	370.33	55.54	55.37	20.73	16.10	74.06	27.72	---	08
FIFTH FLR.	370.33	55.54	55.37	20.73	16.10	74.06	27.74	---	08
SIXTH FLR.	370.33	55.54	55.37	20.73	16.10	74.06	27.72	---	08
SEVENTH FLR.	370.33	55.54	55.37	20.73	16.10	74.06	27.74	---	08
EIGHTH FLR.	362.47	54.37	54.36	20.73	16.10	72.49	27.72	---	08
NINTH FLR.	370.33	55.54	55.37	20.73	16.10	74.06	27.74	---	08
TENTH FLR.	370.33	55.54	55.37	20.73	16.10	74.06	27.72	---	08
ELEVENTH FLR.	370.33	55.54	55.37	20.73	16.10	74.06	27.74	---	08
TWELFTH FLR.	370.33	55.54	55.37	20.73	16.10	74.06	27.72	---	08
THIRTEENTH FLR.	362.47	54.37	54.36	20.73	16.10	72.49	33.99	---	08
FOURTEENTH FLR.	370.33	55.54	55.37	20.73	16.10	74.06	27.72	---	08
TOTAL	5484.58	772.25	740.87	290.22	225.40	1029.74	428.07	08.14	111

= 5484.58 + 13.96 (COV.TERR.) = 5498.54 SQ.M.

F.S.I STATEMENT FOR "B" BUILDING

FLOOR	BUILT-UP SQ.M.	PERM. BALC. 15% (SQ.M.)	PROPOSED BALC. 15% (SQ.M.)	STAIRCASE SQ.M.	PERM. TERR. 20% (SQ.M.)	TERRACE SQ.M.	LIFT SQ.M.	LIFT M/C ROOM SQ.M.	TENEMENT
GROUND FLR.	356.83	---	---	---	---	---	---	---	---
FIRST FLR.	379.45	56.91	34.86	21.28	16.58	75.89	14.86	---	05
SECOND FLR.	405.21	60.78	60.53	21.28	16.58	81.04	41.28	---	06
THIRD FLR.	405.21	60.78	60.53	21.28	16.58	81.04	44.26	---	06
FOURTH FLR.	405.21	60.78	60.53	21.28	16.58	81.04	41.28	---	06
FIFTH FLR.	405.21	60.78	60.53	21.28	16.58	81.04	44.26	---	06
SIXTH FLR.	405.21	60.78	60.53	21.28	16.58	81.04	41.28	---	06
SEVENTH FLR.	405.21	60.78	60.53	21.28	16.58	81.04	44.26	---	06
EIGHTH FLR.	405.21	60.78	60.53	21.28	16.58	81.04	41.28	---	06
NINTH FLR.	405.21	60.78	60.53	21.28	16.58	81.04	44.26	---	06
TENTH FLR.	405.21	60.78	60.53	21.28	16.58	81.04	41.28	---	06
ELEVENTH FLR.	405.21	60.78	60.53	21.28	16.58	81.04	44.26	---	06
TWELFTH FLR.	405.21	60.78	60.53	21.28	16.58	81.04	41.28	---	06
THIRTEENTH FLR.	405.21	60.78	60.53	21.28	16.58	81.04	44.26	---	06
FOURTEENTH FLR.	405.21	60.78	60.53	21.28	16.58	81.04	41.28	---	06
TOTAL	6004.01	847.05	821.75	287.92	232.12	1223.82	569.38	08.44	83

= 6004.01 + 20.64 (COV.TERR.) = 6024.65 SQ.M.

F.S.I STATEMENT FOR "C" BUILDING

FLOOR	BUILT-UP SQ.M.	PERM. BALC. 15% (SQ.M.)	PROPOSED BALC. 15% (SQ.M.)	STAIRCASE SQ.M.	PERM. TERR. 20% (SQ.M.)	TERRACE SQ.M.	LIFT SQ.M.	LIFT M/C ROOM SQ.M.	TENEMENT
GROUND FLR.	356.83	---	---	---	---	---	---	---	---
FIRST FLR.	379.45	56.91	34.86	21.28	16.58	75.89	14.86	---	05
SECOND FLR.	405.21	60.78	60.53	21.28	16.58	81.04	41.28	---	06
THIRD FLR.	405.21	60.78	60.53	21.28	16.58	81.04	44.26	---	06
FOURTH FLR.	405.21	60.78	60.53	21.28	16.58	81.04	41.28	---	06
FIFTH FLR.	405.21	60.78	60.53	21.28	16.58	81.04	44.26	---	06
SIXTH FLR.	405.21	60.78	60.53	21.28	16.58	81.04	41.28	---	06
SEVENTH FLR.	405.21	60.78	60.53	21.28	16.58	81.04	44.26	---	06
EIGHTH FLR.	405.21	60.78	60.53	21.28	16.58	81.04	41.28	---	06
NINTH FLR.	405.21	60.78	60.53	21.28	16.58	81.04	44.26	---	06
TENTH FLR.	451.22	67.68	---	57.96	21.28	16.58	90.24	---	06
ELEVENTH FLR.	451.22	67.68	---	57.96	21.28	16.58	90.24	---	06
TWELFTH FLR.	451.22	67.68	---	57.96	21.28	16.58	90.24	---	06
THIRTEENTH FLR.	451.22	67.68	---	57.96	21.28	16.58	90.24	---	06
FOURTEENTH FLR.	451.22	67.68	---	57.96	21.28	16.58	90.24	---	06
TOTAL	6234.06	881.55	519.10	289.80	297.92	232.12	1175.41	357.02	83

TOTAL BUILTUP = 6234.06 + 20.64 (COVERED TERRACE) = 6254.70 SQ.M.

F.S.I STATEMENT FOR "D" BUILDING

FLOOR	BUILT-UP SQ.M.	PERM. BALC. 15% (SQ.M.)	PROPOSED BALC. 15% (SQ.M.)	STAIRCASE SQ.M.	PERM. TERR. 20% (SQ.M.)	TERRACE SQ.M.	LIFT SQ.M.	LIFT M/C ROOM SQ.M.	TENEMENT
GROUND FLR.	335.50	---	---	---	---	---	---	---	---
FIRST FLR.	366.46	54.96	31.39	20.73	16.10	73.29	---	---	07
SECOND FLR.	407.82	61.17	58.70	20.73	16.10	81.56	---	---	08
THIRD FLR.	407.82	61.17	58.70	20.73	16.10	81.56	07.49	---	08
FOURTH FLR.	407.82	61.17	58.70	20.73	16.10	81.56	---	---	08
FIFTH FLR.	407.82	61.17	58.70	20.73	16.10	81.56	07.49	---	08
SIXTH FLR.	407.82	61.17	58.70	20.73	16.10	81.56	---	---	08
SEVENTH FLR.	407.82	61.17	58.70	20.73	16.10	81.56	07.49	---	08
EIGHTH FLR.	399.14	59.87	58.70	20.73	16.10	79.82	---	---	08
NINTH FLR.	407.82	61.17	58.70	20.73	16.10	81.56	07.49	---	08
TENTH FLR.	407.82	61.17	58.70	20.73	16.10	81.56	---	---	08
ELEVENTH FLR.	407.82	61.17	58.70	20.73	16.10	81.56	07.49	---	08
TWELFTH FLR.	407.82	61.17	58.70	20.73	16.10	81.56	---	---	08
THIRTEENTH FLR.	399.14	59.87	58.70	20.73	16.10	79.82	03.74	---	08
TOTAL	5578.44	786.40	735.79	269.49	209.30	1048.53	41.19	08.14	103

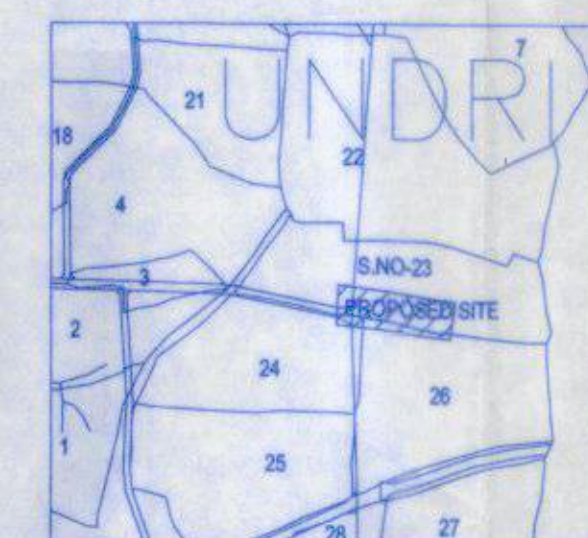
TOTAL BUILTUP = 5578.44 SQ.M.

TOTAL PARKING CALCULATION

TYPE	CAR	SCOOTER	CYCLE
A-BLDG (Previous)	13	155	155
B-BLDG (Previous)	35	104	104
C-BLDG (Previous)	35	104	104
D-BLDG (Proposed)	78	248	202
TOTAL PARK. REQUIRED	161	611	565
TOTAL PARK. AREA REQUIRED	161x12.5 = 2012.50 SQ.M.	611x2.00 = 1222.00 SQ.M.	565x1.40 = 791.00 SQ.M.
	= 2012.50 + 1222.00 + 791.00 = 4025.50 SQ.M.		
TOTAL PARK. AREA PROPOSED	161	611	565
	= 2012.50 + 1222.00 + 791.00 = 4025.50 SQ.M.		

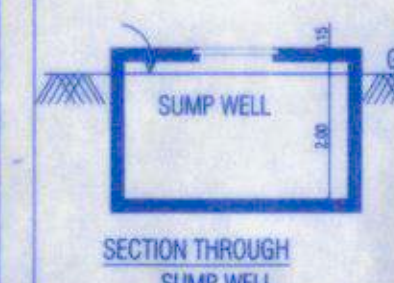
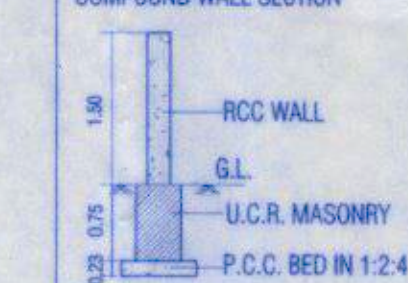
TENEMENT STATEMENT

PERMISSIBLE FLOOR AREA	= 25344.22 SQ.M.
TENEMENTS PERMISSIBLE 250TH 633.60 SAY = 634 NOS.	
TENEMENTS PROPOSED (BELOW 40 SQ.M.) = 79 NOS.	
TENEMENTS PROPOSED (50 TO 100 SQ.M.) = 160 NOS.	
TOTAL TENEMENTS PROPOSED	= 380 NOS.



LOCATION PLAN

COMPOUND WALL SECTION



SECTION THROUGH SUMP WELL

BUILDING LAYOUT

1/10

Revised Dt. - 24/9/2021
 APPROVED SUBJECT TO CONDITION
 APPROVED UNDER COMMENCEMENT
 CERTIFICATE NO. CC/18/9/21
 Building Inspector Assistant Engineer P.M.C.



AREA STATEMENT	Sq. M.
1. Area of plot (Minimum to be considered)	
a) As per ownership document (7/12, CTS extract)	17500.00
b) As per measurement sheet	17500.00
c) As per site	17500.00
2. Deductions for	
a) Proposed Road widening Area	1722.60
b) Any D.P. reservation Area	---
(Total 2a+2b)	1722.60
3. Gross Area of Plot (1-2)	15777.40
4. Recreational Open space	
(a) Required	1577.74
(b) Proposed	1577.74
5. Amenity Space	
(a) Required	2366.61
(b) Proposed	2366.61
6. Service road and Highway widening	---
7. Internal Road Area	---
8. Net Plot Area = [3-5]	13410.79
9. Less Completion Area (Bldg A+B Commercial)	692.33
B.U.A. - Basic F.S.I. as per front road width ((8-9)x1.10)	13990.30
10. Addition of area for F.S.I.	
(a) In-situ area against road, if any	1722.60
(b) In-situ area against Amenity Space (2 x 5)	4733.22
(c) Permissible Paid F.S.I. (8 x 0.50)	6705.39
(d) Premium Paid F.S.I. (already taken as per previous sanction)	2413.94
(e) Add Completion Area (Bldg A+B Commercial)	692.33
11. Total area available (9+10a+b+d+e)	23552.39