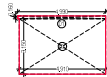


BLOCK PLAN  
SCALE: 1:100

**CARPET AREA STATEMENT**

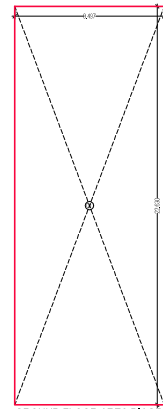
NO. OF FLAT/FLOOR	CARPET AREA SQ.MT.	NO. OF FLAT/FLOOR	NO. OF FLOOR	TOTAL AREA
<b>GROUND FLOOR</b>				
SHOP - 1	24,248	1	1	24,248
SHOP - 2	41,652	1	1	41,652
SHOP - 3	24,456	1	1	24,456
SHOP - 4	23,872	1	1	23,872
SHOP - 5	41,652	1	1	41,652
SHOP - 6	24,248	1	1	24,248
<b>TOTAL SHOP CARPET AREA</b>				
180,128				
<b>RESIDENTIAL CARPET AREA (1ST TO 7TH FLOOR)</b>				
1 TO 8, 11 & 12	37,584	10	8	80
9 & 10	38,413	2	2	16
<b>RESIDENTIAL CARPET AREA (8TH &amp; 10TH FLOOR)</b>				
1 TO 8 & 11	37,584	9	2	18
9 & 10	38,413	2	2	4
12	24,375	1	2	2
<b>TOTAL RESIDENTIAL FLAT</b>				
120				



DRIVER ROOM AREA DIAGRAM  
SCALE: 1:100

TABLE NO. 8B - PARKING REQUIREMENTS FOR MULTI FAMILY RESIDENTIAL WITH COMMERCIAL AREA

SR. NO.	REQUIRED PARKING RATE	Non Congested Area As Per Notification Date (28-12-2022)			
		TOTAL NO. OF FLAT	CAR	SCOOTER	CAR / SCOOTER
1	For every tenement having carpet area 150 sq.mt. AND ABOVE	0	2	1	0 0
2	For every tenement having carpet area equal to or above 80 sq.mt. but less than 150 sq.mt.	0	1	1	0 0
3	For every two tenement with each tenement having carpet area equal to or above 40 sq.mt. but less than 80 sq.mt.	0	1	2	0 0
4	For every two tenement with each tenement having carpet area less than 40 sq.mt. but more than 30 sq.mt.	118	1	2	59 118
5	For every two tenement with each tenement having carpet area less than 30 sq.mt.	2	0	2	0 2
6	For every 100 sq.m. carpet area or fraction thereof	180,128	2	6	4 11
<b>Parking Requirement (equation)</b>					<b>59 120</b>
5% visitor parking for residential					<b>3 6</b>
<b>TOTAL</b>					<b>66 137</b>
With Multiplying Factor on total parking as per Table 8C - 0.8					<b>53 137</b>
<b>PARKING REQUIREMENT</b>			<b>53</b>	<b>137</b>	
SIX SCOOTERS PARKING MAY BE ALLOWED TO BE CONVERTED IN ONE CAR PARKING (2 X 1 = 2)			<b>21</b>	<b>126</b>	
<b>TOTAL PARKING REQUIRED (CAR 53-21-74 SCOOTER 137-126-11)</b>			<b>74</b>	<b>11</b>	
<b>PROPOSED PARKING</b>			<b>74</b>	<b>12</b>	



GROUND FLOOR AREA DIAGRAM OF COMM.  
SCALE: 1:100

**DRIVER ROOM AREA CALCULATION**

1	4.910 X 3.150 X 1	=	15.467	SQ.MT
2	4.990 X 0.160 X 1	=	0.798	SQ.MT
<b>TOTAL ADDITION</b>				
16.26 SQ.MT				



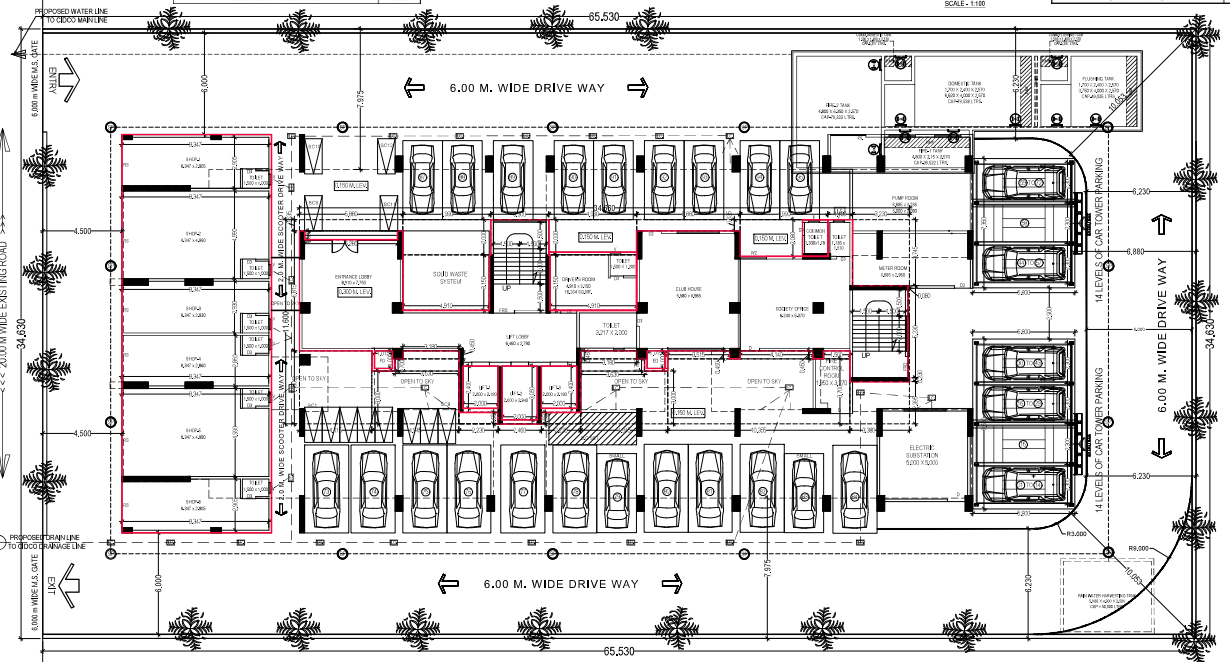
AREA DIAGRAM OF COMMON TOILET  
SCALE: 1:100

**GROUND FLOOR COMMERCIAL CALCULATION**

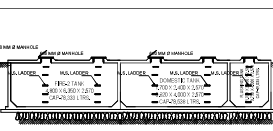
1	8.497 X 22.630 X 1	=	192.287	SQ.MT
<b>TOTAL ADDITION</b>				
192.287 SQ.MT				

**COMMON TOILET CALCULATION**

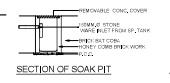
1	1.445 X 2.080 X 1	=	3.006	SQ.MT
<b>TOTAL ADDITION</b>				
3.006 SQ.MT				



GROUND FLOOR PLAN  
SCALE: 1:100



SECTION AA



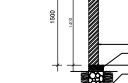
SECTION OF SOAK PIT



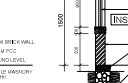
PLAN OF SOAK PIT



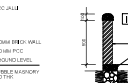
SECTION OF WELL



PLAN OF WELL



COMPOUND WALL DETAILS



COMMON WALL DETAILS



CORNER COMPOUND WALL DETAILS

**Proforma-1**

Sr.No	Particulars	Area (sq.m)
1	Area of plot (Minimum area of a, b, c to be considered)	2269.450
a	As per corresponding document (7/12, CTS-extract)	2269.450
b	As per measurement sheet	2269.450
c	As per site	2269.450
2	Deductions for	0.000
a	Proposed D.P./D.P. Road widening Area/Service Road /Highway widening	0.000
b	Any 3.P. Reservation area	0.000
(Total a+b)		0.000
3	Balance area of plot (1-2)	2269.450
4	Amenity Space (if applicable)	0.000
a	Required -	0.000
b	Adjustment of 2(b), if any -	0.000
c	Balance Proposed -	0.000
5	Net Plot Area (3-4 (c))	2269.450
6	Recreational Open space (if applicable)	0.000
a	Required -	0.000
b	Proposed -	0.000
7	Internal Road area	0.000
8	Plotable Area (if applicable)	2269.450
9	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. Subasic F.S.I.) (2.00) As per agreement to lease	4538.500
a	Permissible commercial area	680.835
b	Proposed commercial area (basic excluding ancillary)	106.825
<b>Addition of FSI on payment of premium</b>		
10	Maxium permissible premium FSI - based on road width / TCD Zone. (plot area * 0.5 premium FSI) Plus Additional FSI as per Note 3 of 10.10.1 (plot area * 0.5)	0.000
a	Proposed FSI on payment D3 + 0.5 (including FSI as per note 3 of 10.10.1)	0.000
11	In-situ FSI / TDR loading	0.000
a	In-situ area against C.P. road [2.0x Sr. No. 2(a)], if any	0.000
b	In-situ area against Amenity Space (if handed over 2.00 or 1.85 x Sr. No. 4 (b) and for (c))	0.000
c	TDR area -	0.000
d	Total In-situ / TDR loading proposed [(a)+(b)+(c)]	0.000
12	Additional FSI area under Chapter: No. 7	0.000
<b>Total entitlement of FSI in the proposal</b>		
a	[9(a) + 30(b) + 11(d)] or 12 whichever is applicable.	4538.500
b	Permissible Ancillary Area FSI upto 60% or 80% on balance potential with payment of charges.	2659.507
c	Proposed Ancillary area FSI	2660.119
d	Total entitlement (a-b)	7398.407
14	Maxium utilization limit of F.S.I. (Building potential) Permissible as per Road width (As per regulation No. G.1 or G.2 or G.3 or G.4 as applicable) x 1.5 or 1.8; read with Note 3 of 10.10.1	3.209
a	Total Built-up Area in proposal (excluding area at Sr.No.17b)	7398.407
b	Existing Built-up Area	0.000
15	Residential	0.000
Commercial	0.000	
b	Proposed Built-up Area (as per 7-11a)	2660.119
Residential	6865.754	
Commercial	192.287	
c	Total (+a+b) (shall not be more than 13(d))	7058.0
16	F.S.I. Consumed (15/13) (should not be more than note No.14 above.)	0.954
17	Area for Inclusive Housing, if any	0.000
a	Required (20% of Sr.No.5)	0.000
b	Proposed	0.000

**Distribution of proposed Built up area as per UDPR**

Sr.No	Particulars	Residential	Non-residential
1	Built up area with reference to Basic F.S.I.	4432.07	106.83
2	Additional FSI on payment of premium (Together shall not exceed 10 b)	0.00	0.00
3	Total proposed built up area (basic premium)	4291.30	106.83
4	Proposed Ancillary Area FSI	2574.558	85.46
5	% of ancillary area FSI	60%	80%
6	TOTAL PROPOSED BUILT-UP AREA (Together shall not exceed 13-d)	6865.754	192.29

**Summary of proposed Plote area as per UDPR**

Sr.No	FLOOR	PLINE AREA (Comm.)	PLINE AREA (RES.)	TOTAL
1	GROUND	192.287	211.240	403.527
2	1 <sup>st</sup> FL	0.000	668.255	668.255
3	2 <sup>nd</sup> FL	0.000	668.255	668.255
4	3 <sup>rd</sup> FL	0.000	668.255	668.255
5	4 <sup>th</sup> FL	0.000	668.255	668.255
6	5 <sup>th</sup> FL	0.000	668.255	668.255
7	6 <sup>th</sup> FL	0.000	668.255	668.255
8	7 <sup>th</sup> FL	0.000	668.255	668.255
9	8 <sup>th</sup> FL	0.000	654.237	654.237
10	9 <sup>th</sup> FL	0.000	668.255	668.255
11	10 <sup>th</sup> FL	0.000	654.237	654.237
12	TOTAL	192.29	6865.75	7058.041
15	BASIC+PREMIUMFSI	206.826	4291.296	4397.522
17	BASIC FSI	206.826	4291.296	4397.522
18	PREMIUMFSI	0.000	0.000	0.000
19	ANCILLARY FSI	85.463	2574.558	2660.119

**Certificate of Areas:** Certified that the plot under reference was surveyed by me on ... and the dimensions of sites etc. of plot stated in plan are as measured on site and the area so worked out tallies with the area stated in document of Ownership/ T.P. Scheme Records/ Land Records Department/City Survey records.

APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN This Office Letter  
No. ...  
Date: 06 Jun 2023

**FLOORWISE AREA STATEMENT**

Sr. NO.	FLOOR	AREA
1	GROUND(Comm.)	192.287
2	TOTAL COMMERCIAL	192.287
3	DRIVER ROOM	16.260
4	COMMON TOILET	3.006
5	GROUND FLOOR STAIRCASE & LIFT LOBBY, CLUB HOUSE & SOCIETY	9.000
6	1 <sup>ST</sup> FLOOR	668.255
7	2 <sup>ND</sup> FLOOR	668.255
8	3 <sup>RD</sup> FLOOR	668.255
9	4 <sup>TH</sup> FLOOR	668.255
10	5 <sup>TH</sup> FLOOR	668.255
11	6 <sup>TH</sup> FLOOR	668.255
12	7 <sup>TH</sup> FLOOR	668.255
13	8 <sup>TH</sup> FLOOR	654.237
14	9 <sup>TH</sup> FLOOR	668.255
15	10 <sup>TH</sup> FLOOR	654.237
16	TOTAL RESIDENTIAL	6865.754
<b>TOTAL BUILT UP AREA (COMM.-RESI)</b>		<b>7058.041</b>

**SCHEDULE OF ROOM LIGHT AND VENTILATION**

FLAT NO.	TOILET	1 <sup>ST</sup> TO 11 <sup>TH</sup> FLOOR TYPICAL FLOOR (1 <sup>ST</sup> TO 10 <sup>TH</sup> FLOOR)			
AREA	GLAZED	GLAZED AREA	GLAZED AREA	APPROXIMATE AREA	APPROXIMATE AREA
1	1.50	1.50	1.50	1.50	1.50
2	1.50	1.50	1.50	1.50	1.50
3	1.50	1.50	1.50	1.50	1.50
4	1.50	1.50	1.50	1.50	1.50
5	1.50	1.50	1.50	1.50	1.50
6	1.50	1.50	1.50	1.50	1.50
7	1.50	1.50	1.50	1.50	1.50
8	1.50	1.50	1.50	1.50	1.50
9	1.50	1.50	1.50	1.50	1.50
10	1.50	1.50	1.50	1.50	1.50
11	1.50	1.50	1.50	1.50	1.50
12	1.50	1.50	1.50	1.50	1.50

**SCHEDULE OF DOORS AND WINDOWS**

TYPE	WIDTH	HEIGHT	AREA	DESCRIPTION
DOORS	0.90	2.10	1.89	1.80 X 2.10 DOORS
WINDOWS	1.20	1.50	1.80	1.20 X 1.50 WINDOWS
TOILET	0.90	0.90	0.81	TOILET DOORS

**Owner's Declaration:** I/we undersigned hereby confirm that I/we would abide by plans approved by Authority/Collector. I/we would execute the structure as per approved plans. Also I/we would execute the work under supervision of proper certified person so as to ensure the quality and safety at the work site.  
Owner's name and signature

**NOTES -**  
BOUNDARY OF THE PLOT SHOWN IN THICK BLACK  
PROPOSED WORK SHOWN IN RED  
PROPOSED DRAINAGE WORK SHOWN IN RED DOTTED  
EXISTING STREET SHOWN IN GREEN  
ALL EXTERNAL WALLS ARE 150 MM THK SOLID CONCRETE BLOCK MASONRY.  
ALL INTERNAL WALLS ARE 115mm THK BRICK PARTITION.