## FLOOR WISE FSI TABLE

| FLOOR NAME | P-LINE PLAN PROPOSED FSI AREA | | | | FREE FROM FSI | | | TENAMENT | TOTAL FSI (A-B) | |
|---|---|---|---|---|---|---|---|---|---|---|
| | A | | | | B | | | | | |
| FSI | COMM | RESI | IND | SPEC | LIFT | VOID | V.SHAFT | | Comm | Resi |
| TERRACE FLOOR | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| SEVENTH FLOOR | 0 | 783.38 | 0 | 0 | 6.00 | 5.52 | 22.89 | 8 | 0 | 748.97 |
| SIXTH FLOOR | 0 | 783.38 | 0 | 0 | 6.00 | 5.52 | 22.89 | 8 | 0 | 748.97 |
| FIFTH FLOOR | 0 | 783.38 | 0 | 0 | 6.00 | 5.52 | 22.89 | 8 | 0 | 748.97 |
| FOURTH FLOOR | 0 | 783.38 | 0 | 0 | 6.00 | 5.52 | 22.89 | 8 | 0 | 748.97 |
| THIRD FLOOR | 0 | 783.38 | 0 | 0 | 6.00 | 5.52 | 22.89 | 8 | 0 | 748.97 |
| SECOND FLOOR | 0 | 783.38 | 0 | 0 | 6.00 | 5.52 | 22.89 | 8 | 0 | 748.97 |
| FIRST FLOOR | 475.37 | 141.85 | 0 | 0 | 6.00 | 5.52 | 24.39 | 25 | 450.98 | 130.33 |
| GROUND FLOOR | 491.04 | 0 | 0 | 0 | 6.00 | 0 | 11.36 | 22 | 473.68 | 0 |
| **TOTAL FSI** | 1312.62 | **4700.28** | **0** | **0** | **48.00** | **38.62** | **171.59** | **95** | **5548.81** | |

| TYPE | SIZE | SPECIFICATION |
|---|---|---|
| D | 1.20 X 2.10 | T.W. PANELLED DOOR |
| D1 | 0.90 X 2.10 | T.W. PANELLED DOOR |
| D2 | 0.75 X 2.10 | T.W. PANELLED DOOR |
| W | 1.50 X 1.20 | M.S. FULLY GLAZED WINDOW |
| V | 0.600 X 0.600 | VENTILATOR |

**Tank Calculation for Residential**

| Water Requirment | | | | | |
|---|---|---|---|---|---|
| OCCUPANT LOAD (nos) | | | | | |
| Tnmts/Area | Tenament | | Consumtion per day (Lit) | Required Capacity (lit) | Proposed Capacity (lit) |
| 5 | 48 | 240 | 135 | 32400 | 32500 |

**Tank Calculation for commercial**

| Water Requirment | | | | | |
|---|---|---|---|---|---|
| OCCUPANT LOAD (nos) | | | | | |
| Tnmts/Area | Factor | | Consumtion per day (lit) | Required Capacity (lit) | Proposed Capacity (lit) |
| 924.66 | 1 | 233 | 45 | 10485 | 11000 |

**Occupant Load**

| Group of Occupancy | Occupant load floor area in sq.m per person | P-line area | No. of person | Male Two Third | Female One Third |
|---|---|---|---|---|---|
| Mercantile | | | | 155 | 78 |
| a) Street Floor & Sales basement | 3 | 473.68 | 157.89 | | |
| b) Upper sale floors | 6 | 450.98 | 75.16 | | |

**Sanitation Requirement**

| Fixtures | Shop Owner | Public Toilet for Floating Population | |
|---|---|---|---|
| | | Male | Female |
| WC | 1 per 8 persons or part thereof | 1 per 50 | 1 per 50 |
| Urinals | - | 1 per 50 | - |

**Sanitation Proposed**

| Fixtures | Shop Owner | Public Toilet for Floating Population | |
|---|---|---|---|
| | | Male | Female |
| WC | 6 | 3 | 2 |
| Urinals | - | 3 | - |

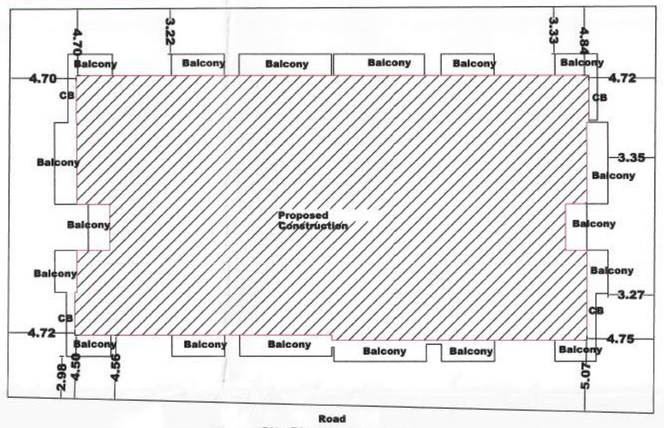
**Parking Calculation**

| Occupancy | Size of Tenament | No. of Parking | | | No. of Parking Required | | | No. of Parking Required after applying co-efficeint factor of 0.6 | | | Visitor Parking Required 5% | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Tenament | Car | Scooter | Tenament | Car | Scooter | Tenament | Car | Scooter | Car | Scooter |
| Residential | For every Two tenament with each tenament having carpet area equal to or above of 40.0 sq.m.but less than 80 sq.m | 2 | 1 | 5 | 48 | 24 | 120 | 48 | 14 | 72 | 1 | 4 |
| Commercial | For every 100 Sq.M. carpet area or fraction thereof | 100 Sq.M. | 2 | 6 | 786.73 | 16 | 47 | 786.73 | 10 | 28 | | |
| Total | | | | | | | | | 24 | 100 | 1 | 4 |

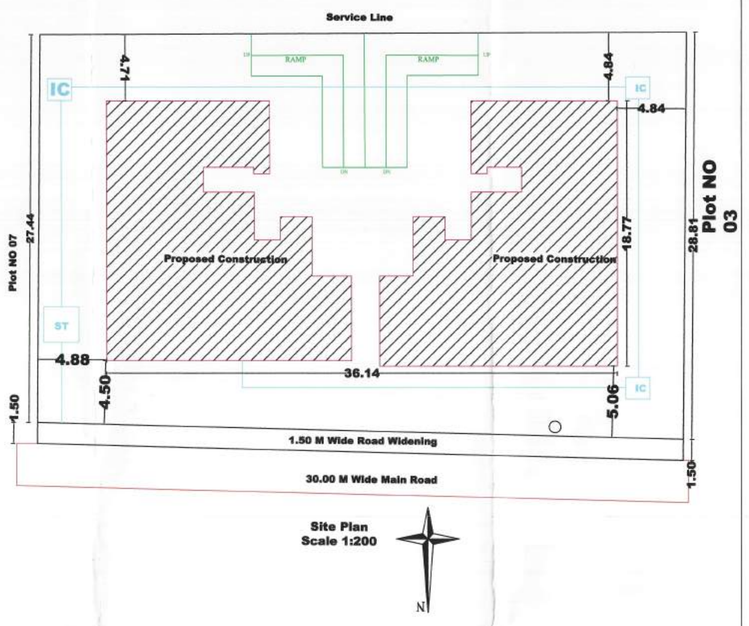
| Proposed No. of Parking | | Proposed Visitor Parking | |
|---|---|---|---|
| Car | Scooter | Car | Scooter |
| 24 | 101 | 1 | 4 |

**Form of Statement 2**
**[ Sr.No. 9(a)]**
**Proposed Building**

| Building No. | Floor No. | Total Built-up Area of Floor, as per outer construction line. |
|---|---|---|
| 1 | 2 | 3 |
| A | Ground Floor | 491.04 |
| | First Floor | 821.58 |
| | Second Floor | 783.38 |
| | Third Floor | 783.38 |
| | Fourth Floor | 783.38 |
| | Fifth Floor | 783.38 |
| | Sixth Floor | 783.38 |
| | Seventh Floor | 783.38 |
| | Total | 6012.9 |

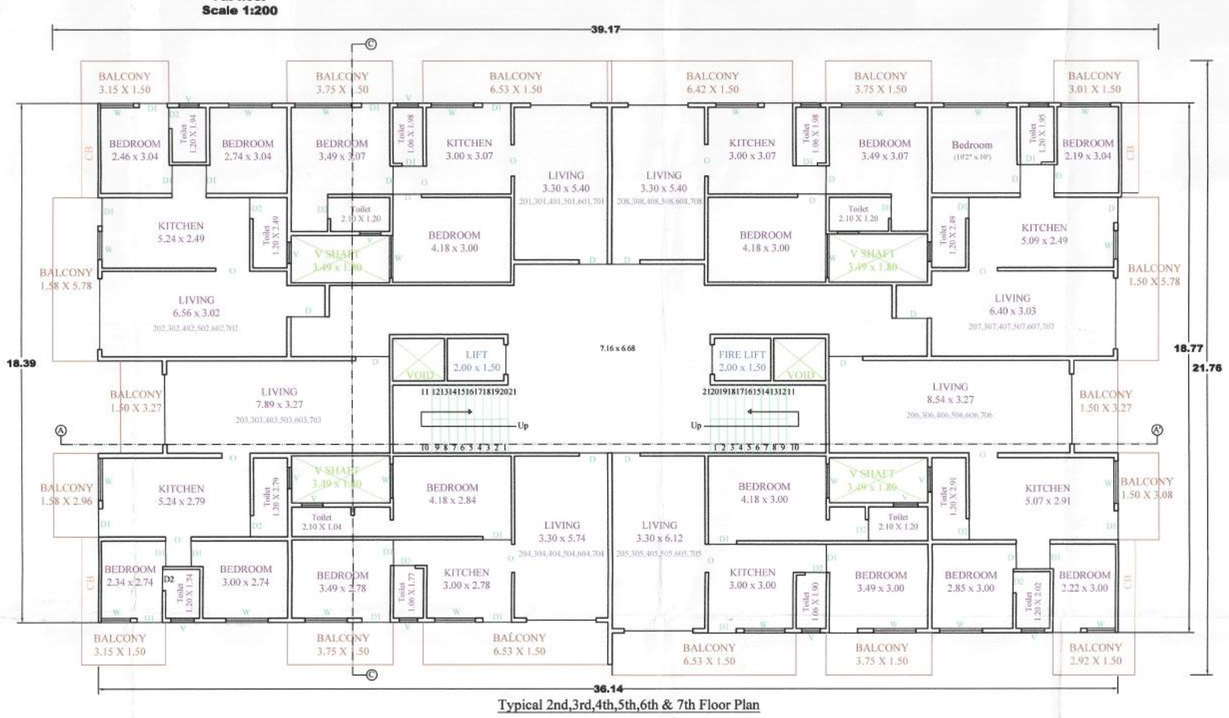



Site Plan as per 2nd to 7th floor
Scale 1:200

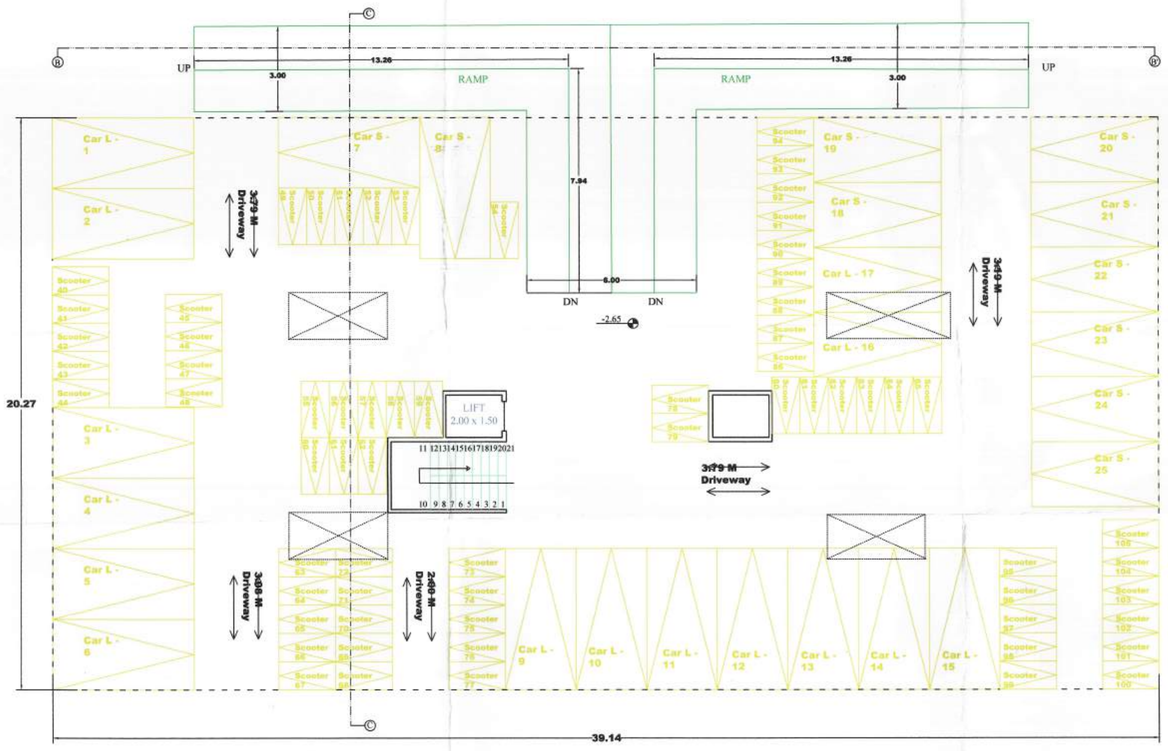



Site Plan
Scale 1:200

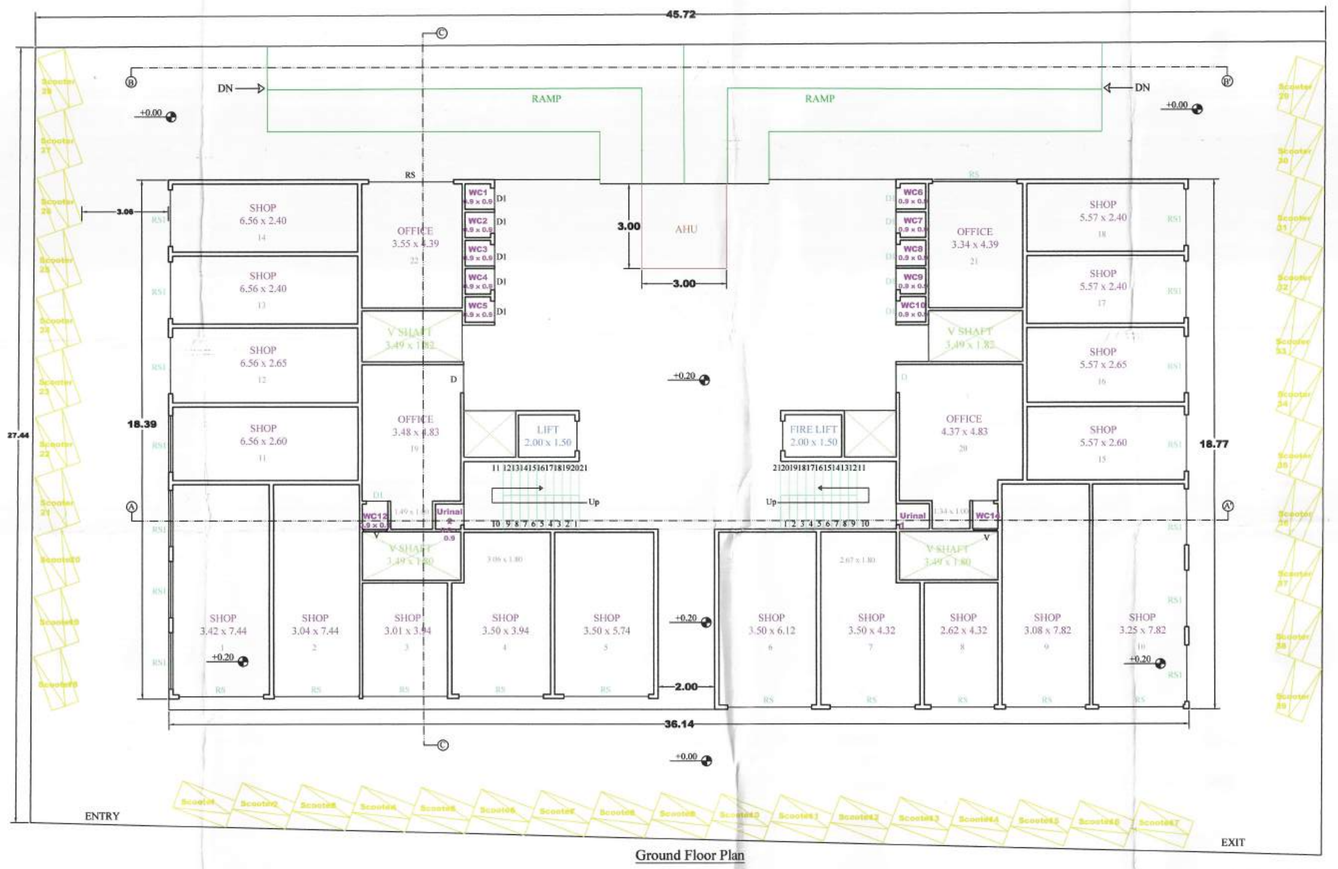
First Floor Plan




Typical 2nd,3rd,4th,5th,6th & 7th Floor Plan




Lower Basement Plan




Ground Floor Plan

SEAL OF APPROVAL

AMC

Valid for Proposed Construction Only

आयुक्त, महा.न.पा./नगरपालिका/नगर रचना/वि.प्र.क्र. 18/12/21
से आयोक्तसो द्वारका परवाना व शर्ते प्रमाणपत्र क्र
आयमत/म.न.पा./नि.न./ह.न. 94 दि. 24/12/21
मंजीत बांधीत चतुर्थक प्रमाणित द्वारका परवाना व
रंगाने पुरती खुलिप्यामाने मंजूर करेल्ल आहे.

सहायक संचालक नगररचनाकार अधिकारी

PROFORMA-I AREA SATEMENT

PROPOSED COMMERCIAL CUM RESIDENTIAL BUILDING PLAN ON PLOT NO.4/5/6, S.NO.54/1, MOUJA: NAVSARI

| AREA STATEMENT | | |
|---|---|---|
| 1. Area of plot ( Minimum area of a,b,c to be considered) | | 1354.40Sq.M |
| (a) As per ownership document (7/12, CTS extract) | | 1393.85Sq.M |
| (b) As per measurement sheet | | 1394.05Sq.M |
| (c) As per site | | 1354.40Sq.M |
| 2. Deduction for | | |
| (a) Proposed D.P./ D.P. Road widening Area/ Service Road/ Highway widening | | 68.59 Sq.M |
| (b) Any D.P. Reservation area | | 0.00 Sq.M |
| (Total a+b) | | 0.00 Sq.M |
| 3. Balance area of plot (1-2) | | 1285.81Sq.M |
| 4. Amenity Space ( if applicable) | | |
| (a) Required | | 0.00 Sq.M |
| (b) Adjustment of 2(b), if any | | 0.00 Sq.M |
| (c) Balance Proposed | | 0.00 Sq.M |
| 5. Net Plot Area (3-4 (c) ) | | 1285.81Sq.M |
| 6. Recreational Open space (if applicable) | | |
| (a) Required | | 0.00 Sq.M |
| (b) Proposed | | 0.00 Sq.M |
| 7. Internal Road Area | | 0.00 Sq.M |
| 8. Plotable area ( if applicable) | | 1285.81Sq.M |
| 9. Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5xbasic FSI) | 1.1 | 1414.39 Sq.M |
| 10. Addition of FSI on payment of premium | | |
| (a) Maximum permissible premium FSI- based on road width/ TOD Zone. | | 0.00 Sq.M |
| (b) Proposed FSI on payment of premium | 0.50 | 642.90 Sq.M |
| 11. In- situ FSI / TDR loading | | |
| (a) In - situ area against D.P. road [2.0 x Sr.No.2 (a)], if any | | 0.00 Sq.M |
| (b) In- situ area against Amenity Space if handed over [ 2.00 or 1.85 x Sr.No.4 (b) and / or ( c)] | | 0.00 Sq.M |
| ( c ) TDR area | 1.40 | 1800.13 Sq.M |
| (d) Total in-situ /TDR loading proposed (11 (a) +(b)+( c )) | Use | 1425 Sq.M |
| 12. Addition FSI area under Chapter No.7 | | 0.00 Sq.M |
| 13. Total entitlement of FSI in the proposal | | |
| (a) [9+10(b)+11(d)] or 12 whichever is applicable. | | 3482.29 Sq.M |
| (b) Ancillary Area FSI upto 60% or 80% with payment of charges. | **60%** | **2089.37 Sq.M** |
| (c ) Total entitlement (a+b) | | **5571.66 Sq.M** |
| 14. Maximum utilization limit of FSI ( building potential) Permissible as per Road width [(as per Regulation No.6.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.6 or 1.8] | | **7313.76 Sq.M** |
| 15. Total Built-up Area in proposal. (excluding area at Sr.No.17b) | | |
| (a) Existing Built-up Area | | 0.00 Sq.M |
| (b) Proposed Built-up Area ( as per 'P-line') | | **5548.81** Sq.M |
| (c) Total (a+b) | | **5548.81** Sq.M |
| 16. F.S.I. Consumed (15/13) (should not be more than serial No.14 above.) | | **4.09** |
| 17. Area for Inclusive Housing, if any | | |
| (a) Requited (20% of Sr.No.5) | | |
| (b) Proposed | | |

**Certificate of Area :**

Certified that the plot under reference was surveyed by me on _____ and the dimensions of sides etc. of plot stated on plan are as measured on side 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.

Er. Akshay Sharma
B.E.(Civil)
Lic.No.CBSHR/R/2019/APL/00099
Mob - 8484961743

Signature

( Name of Architect/ Licensed Engineer/ Supervisor.)

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 technical person so as to ensure the quality and safety at the work site.

**Owner's Name and Signature**

**Mauli associates through its partner Er. Pravin S Mahalle and Rajendra M Deshmukh**

**Architect/ Licensed Engineer/ Supervisor name and signature**

**Akshay Sharma**

Er. Akshay Sharma
B.E.(Civil)
Lic.No.CBSHR/R/2019/APL/00099
Mob - 8484961743

| Job No. | Drawing No. | Scale | Drawn by | Checked by | Sheet No. | Registration No. |
|---|---|---|---|---|---|---|
| 1 | 1 | 1:100<br>1:200 | AKSHAY SHARMA | AKSHAY SHARMA | 1/3 | CBSHR/R/2019/APL/00099 |