TABLE-01	GROSS BUILT UP AREA OF AVANI CHS						
	INCENTIVE BUILDING -B						
FLOOR	P. LINE AREA	BASEMENT/STILT PODIUM	REFUGE AREA	CLUB HOUSE RECREATION FLOOR	AMENITY SPACE	MUMTY AREA	TOTAL GROSS BUA AREA
BASEMENT	-	-	-	-	-	-	-
GROUND	779.588 SQ.MT	756.267 SQ.MT	-	-	-	-	1535.855 SQ.MT
1ST FLOOR	13.815 SQ.MT	1522.04 SQ.MT	-	-	-	-	1535.855 SQ.MT
2ND FLOOR	-	1535.855 SQ.MT	-	-	-	-	1535.855 SQ.MT
3RD FLOOR	-	1535.855 SQ.MT	-	-	-	-	1535.855 SQ.MT
4TH FLOOR	-	1535.855 SQ.MT	-	-	-	-	1535.855 SQ.MT
5TH FLOOR	-	1535.855 SQ.MT	-	-	-	-	1535.855 SQ.MT
6TH FLOOR	-	1535.855 SQ.MT	-	-	-	-	1535.855 SQ.MT
7TH FLOOR	-	1535.855 SQ.MT	-	-	-	-	1535.855 SQ.MT
8TH FLOOR	-	653.833 SQ.MT	38.969 SQ.MT	-	-	-	692.802 SQ.MT
9TH FLOOR	653.833 SQ.MT	-	-	-	-	-	653.833 SQ.MT
10TH FLOOR	653.833 SQ.MT	-	-	-	-	-	653.833 SQ.MT
11TH FLOOR	653.833 SQ.MT	-	-	-	-	-	653.833 SQ.MT
12TH FLOOR	653.833 SQ.MT	-	-	-	-	-	653.833 SQ.MT
13TH FLOOR	653.833 SQ.MT	-	38.969 SQ.MT	-	-	-	692.802 SQ.MT
14TH FLOOR	653.833 SQ.MT	-	-	-	-	-	653.833 SQ.MT
15TH FLOOR	653.833 SQ.MT	-	-	-	-	-	653.833 SQ.MT
16TH FLOOR	592.505 SQ.MT	-	-	-	-	-	592.505 SQ.MT
17TH FLOOR	589.254 SQ.MT	-	-	-	-	-	589.254 SQ.MT
18TH FLOOR	653.833 SQ.MT	-	38.969 SQ.MT	-	-	-	692.802 SQ.MT
19TH FLOOR	592.505 SQ.MT	-	-	-	-	-	592.505 SQ.MT
20TH FLOOR	589.254 SQ.MT	-	-	-	-	-	589.254 SQ.MT
21ST FLOOR	653.833 SQ.MT	-	-	-	-	-	653.833 SQ.MT
22ND FLOOR	592.505 SQ.MT	-	-	-	-	-	592.505 SQ.MT
23RD FLOOR	589.254 SQ.MT	-	38.969 SQ.MT	-	-	-	628.223 SQ.MT
24TH FLOOR	653.833 SQ.MT	-	-	-	-	-	653.833 SQ.MT
25TH FLOOR	592.505 SQ.MT	-	-	-	-	-	592.505 SQ.MT
26TH FLOOR	589.254 SQ.MT	-	-	-	-	-	589.254 SQ.MT
27TH FLOOR	653.833 SQ.MT	-	-	-	-	-	653.833 SQ.MT
TERRACE	-	-	-	-	-	67.595 SQ.MT	67.595 SQ.MT
	12712.602 SQ.MT	12147.27 SQ.MT	155.876 SQ.MT	-	-	67.595 SQ.MT	25083.343 SQ.MT

TABLE-02	GROSS BUILT UP AREA OF AVANI CHS						
	REHAB BUILDING -A						
FLOOR	P. LINE AREA	BASEMENT/STILT PODIUM	REFUGE AREA	CLUB HOUSE RECREATION FLOOR	AMENITY SPACE	MUMTY AREA	TOTAL GROSS BUA AREA
BASEMENT	-	2965.15 SQ.MT	-	-	-	-	2965.15 SQ.MT
GROUND	55.219 SQ.MT	1107.546 SQ.MT	-	-	266.53 SQ.MT	-	1429.295 SQ.MT
1ST FLOOR	-	1429.295 SQ.MT	-	-	-	-	1429.295 SQ.MT
2ND FLOOR	-	1429.295 SQ.MT	-	-	-	-	1429.295 SQ.MT
3RD FLOOR	-	552.20 SQ.MT	-	-	-	-	552.20 SQ.MT
4TH FLOOR	552.20 SQ.MT	-	-	-	-	-	552.20 SQ.MT
5TH FLOOR	552.20 SQ.MT	-	-	-	-	-	552.20 SQ.MT
6TH FLOOR	552.20 SQ.MT	-	-	-	-	-	552.20 SQ.MT
7TH FLOOR	552.20 SQ.MT	-	-	-	-	-	552.20 SQ.MT
8TH FLOOR	552.20 SQ.MT	-	42.335 SQ.MT	-	-	-	594.535 SQ.MT
9TH FLOOR	552.20 SQ.MT	-	-	-	-	-	552.20 SQ.MT
10TH FLOOR	552.20 SQ.MT	-	-	-	-	-	552.20 SQ.MT
11TH FLOOR	552.20 SQ.MT	-	-	-	-	-	552.20 SQ.MT
12TH FLOOR	552.20 SQ.MT	-	-	-	-	-	552.20 SQ.MT
13TH FLOOR	552.20 SQ.MT	-	42.335 SQ.MT	-	-	-	594.535 SQ.MT
14TH FLOOR	552.20 SQ.MT	-	-	-	-	-	552.20 SQ.MT
15TH FLOOR	552.20 SQ.MT	-	-	-	-	-	552.20 SQ.MT
16TH FLOOR	552.20 SQ.MT	-	-	-	-	-	552.20 SQ.MT
17TH FLOOR	552.20 SQ.MT	-	-	-	-	-	552.20 SQ.MT
18TH FLOOR	552.20 SQ.MT	-	42.335 SQ.MT	-	-	-	594.535 SQ.MT
19TH FLOOR	552.20 SQ.MT	-	-	-	-	-	552.20 SQ.MT
20TH FLOOR	552.20 SQ.MT	-	-	-	-	-	552.20 SQ.MT
21ST FLOOR	552.20 SQ.MT	-	-	-	-	-	552.20 SQ.MT
22ND FLOOR	552.20 SQ.MT	-	-	-	-	-	552.20 SQ.MT
23RD FLOOR	552.20 SQ.MT	-	42.335 SQ.MT	-	-	-	594.535 SQ.MT
24TH FLOOR	552.20 SQ.MT	-	-	-	-	-	552.20 SQ.MT
25TH FLOOR	552.20 SQ.MT	-	-	-	-	-	552.20 SQ.MT
26TH FLOOR	552.20 SQ.MT	-	-	-	-	-	552.20 SQ.MT
27TH FLOOR	552.20 SQ.MT	-	-	-	-	-	552.20 SQ.MT
TERRACE	-	-	-	-	-	65.647 SQ.MT	65.647 SQ.MT
	13308.019 SQ.MT	7483.486 SQ.MT	169.34 SQ.MT	-	266.53 SQ.MT	65.647 SQ.MT	21293.022 SQ.MT

TABLE-03

PROPOSED BUILDING BUILT UP AREA STATEMENT (REHAB A)

FLOOR	TOTAL BUILT UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE
BASEMENT	-
GROUND	55.219 SQ.MT
1ST FLOOR	-
2ND FLOOR	-
3RD FLOOR	-
4TH FLOOR	552.20 SQ.MT
5TH FLOOR	552.20 SQ.MT
6TH FLOOR	552.20 SQ.MT
7TH FLOOR	552.20 SQ.MT
8TH FLOOR	552.20 SQ.MT
9TH FLOOR	552.20 SQ.MT
10TH FLOOR	552.20 SQ.MT
11TH FLOOR	552.20 SQ.MT
12TH FLOOR	552.20 SQ.MT
13TH FLOOR	552.20 SQ.MT
14TH FLOOR	552.20 SQ.MT
15TH FLOOR	552.20 SQ.MT
16TH FLOOR	552.20 SQ.MT
17TH FLOOR	552.20 SQ.MT
18TH FLOOR	552.20 SQ.MT
19TH FLOOR	552.20 SQ.MT
20TH FLOOR	552.20 SQ.MT
21ST FLOOR	552.20 SQ.MT
22ND FLOOR	552.20 SQ.MT
23RD FLOOR	552.20 SQ.MT
24TH FLOOR	552.20 SQ.MT
25TH FLOOR	552.20 SQ.MT
26TH FLOOR	552.20 SQ.MT
27TH FLOOR	552.20 SQ.MT
TERRACE	-
TOTAL BUA PROPOSED	13308.019 SQ.MT

TABLE-04

PROPOSED BUILDING BUILT UP AREA STATEMENT (INCENTIVE-B) (COMMERCIAL/SHARING)

FLOOR	TOTAL BUILT UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE
BASEMENT	-
GROUND	779.588 SQ.MT
1ST FLOOR	13.815 SQ.MT
2ND FLOOR	-
3RD FLOOR	-
4TH FLOOR	-
5TH FLOOR	-
6TH FLOOR	-
7TH FLOOR	-
8TH FLOOR	-
9TH FLOOR	653.833 SQ.MT
10TH FLOOR	653.833 SQ.MT
11TH FLOOR	653.833 SQ.MT
12TH FLOOR	653.833 SQ.MT
13TH FLOOR	653.833 SQ.MT
14TH FLOOR	653.833 SQ.MT
15TH FLOOR	653.833 SQ.MT
16TH FLOOR	592.505 SQ.MT
17TH FLOOR	589.254 SQ.MT
18TH FLOOR	653.833 SQ.MT
19TH FLOOR	592.505 SQ.MT
20TH FLOOR	589.254 SQ.MT
21ST FLOOR	653.833 SQ.MT
22ND FLOOR	592.505 SQ.MT
23RD FLOOR	589.254 SQ.MT
24TH FLOOR	653.833 SQ.MT
25TH FLOOR	592.505 SQ.MT
26TH FLOOR	589.254 SQ.MT
27TH FLOOR	653.833 SQ.MT
TERRACE	-
TOTAL BUA PROPOSED	12712.602 SQ.MT

STAMP OF APPROVAL

1. AREA STATEMENT	SQ.M	
1A. ENTIRE AREA OF LAYOUT OF CONDOMINIUM (NOS. OF BUILDINGS = 14) (BLDG 47 TO 60) (AREA OF PLOT PER BUILDING = 6218.39/14=444.17 SQ.M)	6218.39	SQ.M
1B. AREA OF LAYOUT UNDER REDEVELOPMENT (BLDG 47 TO 58) HENCE 444.17 X 12 NOS = 5330.04 SQ.M	5330.04	SQ.M
2. DEDUCTIONS FOR		
(A) EXISTING PUBLIC AMENITY, IF ANY	0.00	SQ.M
3. GROSS PLOT AREA (FOR COMPUTATION OF FSI)	5330.04	SQ.M
4. A. AREA UNDER ROAD WIDENING	286.53	SQ.M
B. NET PLOT AREA	5043.51	SQ.M
5. PERMISSIBLE FSI	3.00	
6. PERMISSIBLE 5% INCENTIVE FSI FOR GREEN BUILDING ON BASIC FSI	0.05	SQ.M
TOTAL PERMISSIBLE FSI (5+6)	3.05	SQ.M
6A. TOTAL PERMISSIBLE BUA (5330.04X3.05)	16256.622	SQ.M
6B. COMMERCIAL BUILT UP AREA (7.5402%) (401.90 SQ.MT)	401.90	SQ.M
6C. ANCILLARY AREA FOR COMMERCIAL (80% OF PERMISSIBLE BUA)	321.52	SQ.M
6D. PERMISSIBLE RESIDENTIAL BUILT UP AREA (16256.622-401.90 SQ.MT)	15854.722	SQ.M
6E. PERMISSIBLE RESIDENTIAL ANCILLARY AREA (60% OF 15854.722)	9512.833	SQ.M
7. TOTAL BUILT UP AREA POTENTIAL (6A+6B+6C+6D+6E)	26090.975	SQ.M
8. TOTAL PROPOSED BUILT UP AREA (9 TO 11)	26020.621	SQ.M
9. PROPOSED BUILT UP AREA FOR BUILDING A (9-A+B)	13308.019	SQ.M
A. BUILDING A (REHAB) 4TH TO 27TH FLOOR- PER FLOOR AREA = 552.20 X 24 = 13252.80 SQ.M	13252.80	SQ.M
B. PROPOSED LOBBY, DRIVER RM, TOILET & FITNESS CENTRE AREA FOR BUILDING A	55.219	SQ.M
10A. PROPOSED BUILT UP AREA FOR GROUND COMMERCIAL	709.589	SQ.M
10B. PROPOSED BUILT UP AREA FOR FIRST COMMERCIAL	13.815	SQ.M
11. PROPOSED BUILT UP AREA FOR BUILDING B	11989.198	SQ.M
A. BUILDING B (INCENTIVE)(9TH, 10TH, 11TH, 12TH, 13TH, 14TH, 15TH, 18TH, 21ST, 24TH, 27TH) 653.833 X 11=7192.163 SQ.MT	7192.163	SQ.M
B. BUILDING B (INCENTIVE) (16TH, 19TH, 22ND, 25TH) 592.505 X 04=2370.02 SQ.MT	2370.02	SQ.M
C. BUILDING B (INCENTIVE) (17TH, 20TH, 23RD, 26TH) 589.254 X 04=2357.016 SQ.MT	2357.016	SQ.M
D. PROPOSED LOBBY, DRIVER RM, TOILET & FITNESS CENTRE AREA FOR BUILDING B	69.999	SQ.MT
12. TOTAL PROPOSED BUILT UP AREA (9 TO 11 ABOVE)	26020.621	SQ.M
13. BALANCE AREA	70.354	SQ.M
14. FSI CONSUMED	2.992	
15. TOTAL PROPOSED RESIDENTIAL AREA (BUILDING-A)	13252.80	SQ.M
16. TOTAL PROPOSED RESIDENTIAL AREA (BUILDING-B)	11919.199	SQ.M
17. TOTAL PROPOSED COMMERCIAL AREA (10A+10B)	723.404	SQ.M
18A. REQUIRED RECREATIONAL GROUND (15% OF NET PLOT AREA)	756.52	SQ.M
18B. PROPOSED RECREATIONAL GROUND	799.929	SQ.M
19. TOTAL HEIGHT OF BUILDING (BLDG.-A)	80.75	MTR.
20. TOTAL HEIGHT OF BUILDING (BLDG.-B)	80.75	MTR.
21. TOTAL HEIGHT OF BUILDING A TO TANK TOP	83.45	MTR.
22. TOTAL HEIGHT OF BUILDING B TO TANK TOP	83.45	MTR.
23. TOTAL HEIGHT OF BUILDING (AS PER AVIATION NORMS)	88.39	MTR.
24. NO. OF LIFTS PROVIDED (BUILDING-A)	04	NOS.
25. NO. OF LIFTS PROVIDED (BUILDING-B)	04	NOS.
26. NO. OF COMMERCIAL UNITS PROVIDED	19	NOS.
27. NO. OF RESIDENTIAL UNITS PROVIDED (BUILDING-A)	192	NOS.
28. NO. OF RESIDENTIAL UNITS PROVIDED (BUILDING-B)	125	NOS.
29. NO. OF TREES PROP. TO BE PLANTED	54	NOS.
30. TOTAL CONSTRUCTION AREA	46376.365	SQ.M
31. REQUIRED AMENITY SPACE (5% OF PLOT AREA)	266.502	SQ.M
32. PROPOSED AMENITY SPACE	266.530	SQ.M
33. STILT & PODIUM AREA		
A BASEMENT AREA	2965.15	SQ.M
B GROUND STILT AREA	1863.813	SQ.M
C 1ST PODIUM AREA	2951.335	SQ.M
D 2ND PODIUM AREA	2965.15	SQ.M
E 3RD PODIUM AREA	2088.055	SQ.M
F 4TH PODIUM AREA	1535.855	SQ.M
G 5TH, 6TH, 7TH PODIUM AREA 1535.855 X 3 = 4607.565 SQ.MT	4607.565	SQ.M
H 8TH FLOOR	653.833	SQ.M
TOTAL	19630.756	SQ.M
34. R.G. AREA REQUIRED (15% OF NET PLOT AREA)	756.526	SQ.M
35. PROVIDED R.G. AREA	799.929	SQ.M

TABLE-09

DOOR/WINDOW SCHEDULE (BUILDING -A)

DOOR	SIZE	TYPE	WINDOW	SIZE	TYPE
D1	1.05X2.15M	T.W PANEL	V	0.60X1.05M	ALU. LOUVERED
D2	0.90X2.15M	T.W FLUSH	W1	2.90X2.00M	ALU. SLIDING
D3	0.75X2.15M	T.W PANEL	W2	2.85X2.00M	ALU.SLIDING
			W3	3.05X 2.00M	ALU.SLIDING
RJ-1	1.50X1.20M	RCC JALLI	W4	1.80X 2.00M	ALU.SLIDING
RJ-2	2.40X1.20M	RCC JALLI	W5	1.20X 1.25M	ALU.SLIDING
RJ-3	1.80X1.20M	RCC JALLI	W6	1.15X 1.25M	ALU.SLIDING
RJ-4	1.70X1.20M	RCC JALLI	W7	2.70X 2.00M	ALU.SLIDING
			W8	2.75X 2.00M	ALU.SLIDING
			W9	1.35X 2.00M	ALU.SLIDING
			W10	2.80X 2.00M	ALU.SLIDING
			W11	1.00X 1.25M	ALU.SLIDING

TABLE-10

DOOR/WINDOW SCHEDULE (BUILDING -B)

DOOR	SIZE	TYPE	WINDOW	SIZE	TYPE
D1	1.05X2.15M	T.W PANEL	V	0.60X1.05M	ALU. LOUVERED
D2	0.90X2.15M	T.W FLUSH	W1	3.00X2.00M	ALU. SLIDING
D3	0.75X2.15M	T.W PANEL	W2	2.75X2.00M	ALU.SLIDING
			W3	3.10X2.00M	ALU.SLIDING
RJ-1	2.10X1.25M	RCC JALLI	W4	3.05X2.00M	ALU.SLIDING
RJ-2	1.50X1.25M	RCC JALLI	W5	2.80X2.00M	ALU.SLIDING
			W6	3.35X2.00M	ALU.SLIDING
W10	1.00X2.00M	ALU.SLIDING	W7	1.50X2.00M	ALU.SLIDING
W11	1.20X1.50M	ALU.SLIDING	W8	2.40X2.00M	ALU.SLIDING
W12	1.25X2.00M	ALU.SLIDING	W9	2.65X2.00M	ALU.SLIDING

TABLE-06

LIGHT & VENTILATION STATEMENT (SQ.M) (BLDG-B)

ROOM	AREA OF ROOM	AREA OF WIN REQ.	AREA OF WIN PROVIDED	TYPE OF WIN PROVIDED
LIV/DIN-1	31.865 SQ.M	3.186 SQ.M	6.00 SQ.M	W1
LIV/KIT-2	32.375 SQ.M	3.237 SQ.M	6.00 SQ.M	W1
LIV/KIT-3	28.175 SQ.M	2.817 SQ.M	5.60 SQ.M	W5
LIV/DIN-4	26.04 SQ.M	2.604 SQ.M	5.60 SQ.M	W5
LIV/DIN-5	28.285 SQ.M	2.828 SQ.M	6.00 SQ.M	W1
BED-1	9.38 SQ.M	0.938 SQ.M	5.50 SQ.M	W2
BED-2	11.825 SQ.M	1.182 SQ.M	5.60 SQ.M	W5
BED-3	10.385 SQ.M	1.038 SQ.M	6.70 SQ.M	W6
BED-4	9.35 SQ.M	0.935 SQ.M	6.10 SQ.M	W4
BED-5	10.78 SQ.M	1.078 SQ.M	6.20 SQ.M	W3
BED-6	12.245 SQ.M	1.224 SQ.M	6.10 SQ.M	W4
BED-7	9.212 SQ.M	0.921 SQ.M	5.50 SQ.M	W2
BED-8	8.877 SQ.M	0.887 SQ.M	5.30 SQ.M	W9
BED-9	10.10 SQ.M	1.010 SQ.M	5.50 SQ.M	W2
BED-10	8.80 SQ.M	0.88 SQ.M	5.50 SQ.M	W2
KIT-1	6.125 SQ.M	0.612 SQ.M	2.50 SQ.M	W12
KIT-2	6.72 SQ.M	0.672 SQ.M	3.00 SQ.M	W7
TOI-1	2.52 SQ.M	0.252 SQ.M	0.63 SQ.M	V
TOI-2	2.82 SQ.M	0.282 SQ.M	0.63 SQ.M	V
TOI-3	3.09 SQ.M	0.309 SQ.M	0.63 SQ.M	V
TOI-4	2.625 SQ.M	0.262 SQ.M	0.63 SQ.M	V
TOI-5	4.08 SQ.M	0.408 SQ.M	0.63 SQ.M	V

TABLE-05

LIGHT & VENTILATION STATEMENT (SQ.M) (REHAB A)

ROOM	AREA OF ROOM	AREA OF WIN REQ.	AREA OF WIN PROVIDED	TYPE OF WIN PROVIDED
LIV-1	22.4275 SQ.M	2.242 SQ.M	5.80 SQ.M	W1
LIV-2	14.7525 SQ.M	1.475 SQ.M	5.40 SQ.M	W7
LIV-3	19.7075 SQ.M	1.970 SQ.M	5.60 SQ.M	W10
BED-1	6.235 SQ.M	0.623 SQ.M	5.70 SQ.M	W2
BED-2	9.15 SQ.M	0.915 SQ.M	6.10 SQ.M	W3
BED-3	11.315 SQ.M	1.131 SQ.M	3.60 SQ.M	W4
BED-4	8.1125 SQ.M	0.811 SQ.M	5.50 SQ.M	W8
BED-5	8.41 SQ.M	0.841 SQ.M	2.70 SQ.M	W9
KIT-1	6.2475 SQ.M	0.624 SQ.M	1.50 SQ.M	W5
KIT-2	5.40 SQ.M	0.54 SQ.M	1.4375 SQ.M	W6
KIT-3	5.985 SQ.M	0.598 SQ.M	1.25 SQ.M	W11
TOI-1	2.58 SQ.M	0.258 SQ.M	0.63 SQ.M	V
TOI-2	2.52 SQ.M	0.252 SQ.M	0.63 SQ.M	V
TOI-3	1.80 SQ.M	0.18 SQ.M	0.63 SQ.M	V

TABLE-07

WATER CAPACITY CALCULATION BUILDING-A

A. RESIDENTIAL	TOTAL	146,880 LTRS.
NO. OF FLATS X 5 PERSONS PER FLAT X 180 =	48 X 5 X 180 =	43,200 LTRS.
NO. OF FLATS X 4 PERSONS PER FLAT X 180 =	144 X 4 X 180 =	103,680 LTRS.
B. COMMERCIAL		
NO. OF SHOPS X 3 PERSONS PER SHOP X 45 =		NIL
TOTAL WATER SUPPLY REQUIRED		146,880 LTRS.
U.G WATER TANK CAPACITY =	146,523 LTRS	
O.H WATER TANK CAPACITY =	76,026 LTRS	

	FIRE FIGHTING	DOMESTIC	TOTAL
U.G TANK	200,100 LTRS	203,101 LTRS.	403,201 LTRS
O.H TANK	29,890 LTRS	76,026 LTRS	105,916 LTRS

SEPTIC TANK CAPACITY CALCULATION BUILDING-A

NO. OF FLATS X 5 PERSONS PER FLAT X 80 =	48 X 5 X 80 =	19,200 LTRS.
NO. OF FLATS X 4 PERSONS PER FLAT X 80 =	144 X 4 X 80 =	46,080 LTRS.
REQUIRED CAPACITY	=	65,280 LTRS.
PROVIDED CAPACITY	=	65,407 LTRS.

TABLE-08

WATER CAPACITY CALCULATION BUILDING-B

A. RESIDENTIAL	TOTAL	122,760 LTRS.
NO. OF FLATS X 4 PERSONS PER FLAT X 180 =		
NO. OF FLATS X 5 PERSONS PER FLAT X 180 =	125 X 5 X 180 =	112,500 LTRS.
B. COMMERCIAL		
NO. OF SHOPS X 3 PERSONS PER SHOP X 45 =	19 X 3 X 180 =	10,260 LTRS.
TOTAL WATER SUPPLY REQUIRED		122,760 LTRS.
U.G WATER TANK CAPACITY =	123,300 LTRS	
O.H WATER TANK CAPACITY =	61,650 LTRS	

	FIRE FIGHTING	DOMESTIC	TOTAL
U.G TANK	200,774 LTRS	212,976 LTRS.	413,750 LTRS
O.H TANK	30,264 LTRS	64,952 LTRS	95,216 LTRS

SEPTIC TANK CAPACITY CALCULATION BUILDING-B

NO. OF FLATS X 4 PERSONS PER FLAT X 80 =		
NO. OF FLATS X 5 PERSONS PER FLAT X 80 =	125 X 5 X 80 =	50,000 LTRS.
NO. OF SHOPS X 3 PERSONS PER SHOP X 80 =	19 X 3 X 80 =	4,560 LTRS.
REQUIRED CAPACITY	=	54,560 LTRS.
PROVIDED CAPACITY	=	65,407 LTRS.

TABLE LEGEND		DOOR/WINDOW SCHEDULE (BUILDING -B)	TABLE - 10
GROSS BUA INCENTIVE BUILDING -B	TABLE - 01	PARKING STATEMENT	TABLE - 11
GROSS BUA INCENTIVE BUILDING -A	TABLE - 02	FLOOR WISE PARKING STATEMENT (REHAB)	TABLE - 12
BUILT UP AREA STATEMENT BUILDING A	TABLE - 03	FLOOR WISE PARKING STATEMENT (INCENTIVE)	TABLE -13
BUILT UP AREA STATEMENT BUILDING B	TABLE - 04	R.O.S AREA STATEMENT	TABLE -14
LIGHT & VENTILATION STATEMENT BUILDING A	TABLE - 05	TABLE-D (TABLE-10F) AS PER UDCPR	TABLE - 15
LIGHT & VENTILATION STATEMENT BUILDING B	TABLE - 06	SHARING TABLE-D (TABLE-10F) AS PER UDCPR	TABLE - 16
WATER CAPACITY CALCULATION BUILDING-A	TABLE - 07	TYPOLOGY AND AREA STATEMENT OF EXISTING TENEMENTS	TABLE - 17
WATER CAPACITY CALCULATION BUILDING-B	TABLE - 08	COMPUTATION OF BASIC ENTITLEMENT AREA (CARPET AREA)	TABLE - 18
DOOR/WINDOW SCHEDULE (BUILDING -A)	TABLE - 09	SHARING CALCULATION TABLE	TABLE - 19

TABLE-14 R.O.S. AREA STATEMENT

BUILDING	FLOOR	AREA
A & B	GROUND FLOOR	799.929 SQ.MT
PERMISSIBLE R.G. AREA (15% OF NET PLOT AREA)	5330.04X15/100	799.506 SQ.MT
PROVIDED R.G. AREA		799.929 SQ.MT

TABLE-17 TYPOLOGY AND AREA STATEMENT OF EXISTING TENEMENTS

SR.NO	TYPE	CARPET AREA/ TENEMENT	BUILT AREA/ TENEMENT	NO.OF UNITS	TOTAL CARPET AREA	TOTAL BUILT UP AREA
I	A1	14.45 SQ.M	17.34 SQ.M	42	606.90 SQ.M	728.28 SQ.M
II.	A1	14.98 SQ.M	17.976 SQ.M	30	449.40 SQ.M	539.28 SQ.M
III.	A2	15.45 SQ.M	18.54 SQ.M	14	216.30 SQ.M	259.56 SQ.M
IV.	A2	15.98 SQ.M	19.176 SQ.M	10	159.80 SQ.M	191.76 SQ.M
V.	B	23.30 SQ.M	27.96 SQ.M	28	652.40 SQ.M	782.88 SQ.M
VI.	B	26.00 SQ.M	31.20 SQ.M	20	520.0 SQ.M	624.0 SQ.M
VII.	C	23.95 SQ.M	28.74 SQ.M	28	670.60 SQ.M	804.72 SQ.M
VIII.	C	32.05 SQ.M	38.46 SQ.M	20	641.0 SQ.M	769.20 SQ.M
				192 NOS.	3916.40 SQ.M	4699.68 SQ.M

FLOOR WISE PARKING STATEMENT.

FLOOR	INCENTIVE (CAR)	REHAB (CAR)	INCENTIVE (SCOOTER)	REHAB (SCOOTER)
BASEMENT-01	-	110 NOS	-	29 NOS
GROUND	25 NOS	17 NOS	04 NOS	18 NOS
FIRST	25 NOS	22 NOS	12 NOS	12 NOS
SECOND	32 NOS	22 NOS	04 NOS	12 NOS
THIRD	32 NOS	22 NOS	04 NOS	12 NOS
FOURTH	32 NOS	-	-	-
FIFTH	32 NOS	-	-	-
SIXTH	32 NOS	-	-	-
SEVENTH	32 NOS	-	-	-
EIGHTH	12 NOS	-	15 NOS	-
TOTAL	254 NOS	193 NOS	39 NOS	83 NOS
GRAND TOTAL	447 NOS		122 NOS	
NOS OF FLATS	125 NOS		192 NOS	
GRAND TOTAL	317 NOS			

TABLE-18 COMPUTATION OF BASIC ENTITLEMENT AREA (CARPET AREA)

SR NO.	TYPE	CARPET AREA/ TENEMENT (SQ.MT)	ENTITLEMENT AREA-BASIC (EXISTING+35%)	MINIMUM CARPET AREA (SQ.MT)	APPLICABLE BASIC ENTITLEMENT AREA/TENEMENT C+35%	ADDITIONAL AREA-10% OF EXISTING+AREA C X 10% (SQ.MT)	TOTAL APPLICABLE ENTITLEMENT AREA/TENEMENT (F + G) (SQ.MT)	TOTAL NOS. OF TENEMENTS	TOTAL ENTITLEMENT AREA REQUIRED (H x I) CARPET AREA (SQ.MT)	TOTAL APPLICABLE ENTITLEMENT + SOCIETY SHARING COMPONENT (SQ.MT)	TOTAL NOS. OF TENEMENTS	TOTAL ENTITLEMENT AREA+SOCIETY SHARING REQ. CARPET AREA (SQ.MT)	PROPOSED AREA/ TENEMENT (SQ.MT)	TOTAL NOS. OF TENEMENTS (K x L)	TOTAL AREA PROPOSED (BUA) (SQ.MT)
A	B	C	D	E	F	G	H	I	J	H	I	J	K	L	M
I	A1-OLD	14.45 SQ.M	19.5075 SQ.M	27.870 SQ.M	27.87 SQ.M	1.445 SQ.M	29.315 SQ.M	42	1231.23 SQ.M	30.644 SQ.M	42	1287.048 SQ.M	31.195 SQ.M	42	1310.19 SQ.M
II.	A1-NEW	14.98 SQ.M	20.223 SQ.M	27.870 SQ.M	27.87 SQ.M	1.498 SQ.M	29.368 SQ.M	30	881.04 SQ.M	30.644 SQ.M	30	919.32 SQ.M	31.195 SQ.M	30	935.85 SQ.M
III.	A2-OLD	15.45 SQ.M	20.8575 SQ.M	27.870 SQ.M	27.87 SQ.M	1.545 SQ.M	29.415 SQ.M	14	411.81 SQ.M	30.644 SQ.M	14	429.016 SQ.M	31.195 SQ.M	14	436.73 SQ.M
IV.	A2-NEW	15.98 SQ.M	21.573 SQ.M	27.870 SQ.M	27.87 SQ.M	1.598 SQ.M	29.468 SQ.M	10	294.68 SQ.M	30.644 SQ.M	10	306.44 SQ.M	31.195 SQ.M	10	311.95 SQ.M
V.	B-OLD	23.30 SQ.M	31.455 SQ.M	27.870 SQ.M	31.455 SQ.M	2.33 SQ.M	33.785 SQ.M	28	945.98 SQ.M	38.337 SQ.M	28	1073.436 SQ.M	38.888 SQ.M	28	1088.864 SQ.M
VI.	B-NEW	26.00 SQ.M	35.10 SQ.M	27.870 SQ.M	35.10 SQ.M	2.60 SQ.M	37.70 SQ.M	20	754.0 SQ.M	38.337 SQ.M	20	766.74 SQ.M	38.888 SQ.M	20	777.76 SQ.M
VII.	C-OLD	23.95 SQ.M	32.3325 SQ.M	27.870 SQ.M	32.3325 SQ.M	2.395 SQ.M	34.7275 SQ.M	28	972.37 SQ.M	48.345 SQ.M	28	1353.66 SQ.M	48.892 SQ.M	28	1368.976 SQ.M
VIII.	C-NEW	32.05 SQ.M	43.2675 SQ.M	27.870 SQ.M	43.2675 SQ.M	3.205 SQ.M	46.4725 SQ.M	20	929.45 SQ.M	48.331 SQ.M	20	966.62 SQ.M	48.892 SQ.M	20	977.84 SQ.M
					6028.92 SQ.M	391.64 SQ.M		192 NOS.	6420.56 SQ.M		192 NOS.	7102.28 SQ.M		192 NOS.	7208.16 SQ.M

TABLE-11 PARKING STATEMENT

	A	B	C	D	E	F	G	H	I
	TENEMENTS	CAR PARKING REQUIRED	10% VISITOR CAR PARKING REQUIRED	TOTAL CAR PARKING REQUIRED	NO. OF SCOOTER REQUIRED (10% OF D)	ADDITIONAL CAR PARKING PROVIDED UP TO 1.5 TIMES	ADDITIONAL SCOOTER PARKING PROVIDED UP TO 1.5 TIMES	TOTAL CAR PARKING PROVIDED (D+F)	TOTAL SCOOTER PARKING PROVIDED (E+G)
1. 1 PARKING FOR 1 TENEMENTS OF BUA UP TO 60 SQ.M (REHAB)	192 NOS.	192 NOS.	19 NOS.	211 NOS.	21 NOS.	-	09 NOS.	211 NOS	30 NOS.
2. 2 PARKING FOR 1 TENEMENTS OF BUA MORE THAN 60 SQ.M (REHAB)	-	-	-	-	-	-	-	-	-
3. 1 PARKING FOR 1 TENEMENTS OF BUA UP TO 60 SQ.M (INCENTIVE)	49 NOS.	49 NOS.	05 NOS.	54 NOS.	05 NOS.	-	02 NOS.	54 NOS	07 NOS.
4. 2 PARKING FOR 1 TENEMENTS OF BUA MORE THAN 60 SQ.M (INCENTIVE)	76 NOS	152 NOS	15 NOS	167 NOS	17 NOS	-	07 NOS	167 NOS	24 NOS
5. PARKING FOR COMM. 2NO. PER 100 SQ.M	723.404 SQ.MT	15 NOS	-	15 NOS	(6.0NO FOR 100 SQ.MT) COMMERCIAL 45 NOS	-	16 NOS	15 NOS	62 NOS
TOTAL	317 NOS	408 NOS.	39 NOS.	447 NOS.	88 NOS.	-	34 NOS.	447 NOS.	122 NOS.

TABLE-15 TABLE-D (TABLE-10F) AS PER UDCPR

BASIC RATIO (LR/RC)	SHARING OF BALANCE FSI	
	SOCIETY / ASSOCIATION	CIDCO SHARE
ABOVE 3.00	30%	70%
ABOVE 2.00 AND UPTO 3.00	40%	60%
ABOVE 1.00 AND UPTO 2.00	50%	50%
UPTO 1.00	60%	40%

TABLE-16

SHARING TABLE-D (TABLE-10F) AS PER UDCPR

BASIC RATIO	SHARING OF BALANCE FSI	
	SOCIETY/ASSOCIATION	CIDCO/NMMC
BETWEEN 1 AND 2 (1.871)	REQ. 50% (681.721 SQ.M)	REQ. 50% (681.721 SQ.M)
	TOTAL = 1363.4426 SQ.M	

NOTE
1. SINCE EXCESS AREA IS ALREADY GIVEN TO SOCIETY, THERE SHARE IS ADJUSTED BACK IN INCENTIVE
2. THE AREA OF SHARING FOR CIDCO/NMMC(681.721 SQ.M) IS PROVIDED AS FLAT NOS 07 IN BUILDING B ON 9TH, 10TH, 11TH, 12TH, 13TH, 14TH, 15TH, 18TH, 21ST, 24TH)
3. CIDCO SHARE OF 80% (REQ. 545.376) PROPOSE 551.936 SQ.M IS PROVIDED AS FLAT NOS 07 IN BUILDING B IN 9TH, 10TH, 11TH, 12TH, 13TH, 14TH, 15TH & 18TH
4. NMMC SHARE OF 20% (REQ. 136.3442) PROPOSED 137.984 SQ.M IS PROVIDED AS FLAT NOS 07 IN BUILDING B IN 21ST & 24TH

TABLE-19

A. BUA OF REHAB AS ENTITLEMENT 6420.56 X 1.199 = 7698.2514 —(A)

B. INCENTIVE AREA CALCULATION
LAND RATE / CONSTRUCTION RATE = 54800 / 29282 = 1.871 (ABOVE 1.00 AND UPTO 2.00)

HENCE AS PER TABLE-10E
ABOVE 1.00 AND UPTO 2.00 – INCENTIVE AREA IS 90%

90% INCENTIVE AREA 6420.56 X 90% = 5778.504 SQ.M
BUA AREA OF INCENTIVE 5778.504 X 1.199 = 6928.426 SQ.M —(B)

BUA PERMISSIBLE AS PER 3.0 FSI 15990.12 SQ.M

TOTAL ENTITLEMENT (A) + (B) 7698.2514 + 6928.426 = 14626.6774 SQ.M

SHARING OF BALANEC FSI AS PER TABLE 10F
BUA AS PER FSI 3.0 = 5330.04 X 3 = 15990.12 SQ.MT
BUA AS PER ENTITLEMENT = 14626.6774 SQ.M
HENCE AREA FOR SHARING = 15990.12 − 14626.6774 = 1363.4426 SQ.M

PROJECT

PROPOSED REDEVELOPMENT OF JN2 (VS-II)
CONDOMINUM: 16,
BUILDING NO: 47 TO 58, PLOT NO: 16, SECTOR-09,
VASHI, NAVI MUMBAI

OWNER

For AVANI CO-OP. HOUSING SOCIETY LTD
Chairman Secretary Treasurer

(AVANI CO-OP. HSG. STY. LTD.)

JOB NO:	SCALE		DATE
D2/250/2015	AS SHOWN		11/09/2023
DRG. NAME	DRAWN BY		DRG. NO:
ALT-36 NMMC-11-SEPT-2023.DWG	VISHAL		01 OF 14

ARCHITECTS

(AR. VINOD TAINDON)
REGN. NO. CA/98/23454

DESSIN 2000
220, VARDHMAN CHAMBERS, PLOT-84,
SECTOR-17, VASHI, NAVI MUMBAI. TEL: 27896864
E-Mail: dessin2000@gmail.com