



TIME PROBLEM 4 : Opp. Fire Station, Navrangpura

* INSERT VALUES IN CELLS WITH RED TEXT

	SQM	HECTARES
PLOT SIZE	9770	0.98
MAX FSI	35172	3.6
GROUND COVER (Assumption as per your design)	1759	18%

233
(Add 84 for ground floor flats)
317

MARGINS (m)	
Road Width 1	36
Building Height	70
Road Side Margin	9
Rear Side Margin	8
Side Margins	8
Margin between Buildings	12

MARGINS (m)	
Road Width 2	12
Building Height	70
Road Side Margin	4.5
Rear Side Margin	Unknown
Side Margins	Unknown
Margin between Buildings	12

Discrepancy in values_Needs to be updated_Please cross-check margins from regulations

COMMON OPEN PLOT	
	SQM
Required 10% of plot size	977
Additional 6% of plot size (if plot > 10,000 sqm)	586.2
Max. permissible 15% ground coverage of COP area	146.55

BUILDING - 01

UNIT

TYPE OF UNIT	NO. OF USERS	CARPET AREA OF UNIT	RERA CARPET AREA OF UNIT	BUA OF UNIT	NO. OF UNITS PER FLOOR	TOTAL BUA OF ALL THE UNITS IN A FLOOR	NO. OF FLOORS	TOTAL NO. OF UNITS	LOADING FACTOR (CARPET : SUPER BUA)	TOTAL NO. OF USERS
1 BHK	2	0	0	0	0	0	0	0	0	0
2 BHK	3	0	0	0	0	0	0	0	0	0
3 BHK	4	97	97	120	4	480	7	28	0.002728605	112
4 BHK	5	0	0	0	0	0	0	0	0	0
5 BHK	6	0	0	0	0	0	0	0	0	0
6 BHK	7	0	0	0	0	0	0	0	0	0
TOTAL								28		112

BLOCK LEVEL

FLOOR TYPE	COMMON AREA ON 1 FLOOR		UNITS FSI AREA ON 1 FLOOR	NO. OF FLOORS	BUA OF FLOOR
	Free of FSI Area	Non-saleable FSI Area			
Floor Type - 01 (Commercial)	97.2	0	1270	1	1367.2
Floor Type - 02 (Amenities)	48.6	509.2	0	2	1115.6
Floor Type - 03 (Residential)	48.6	0	120	14	2360.4
Floor Type - 04	0	0	0	0	0
Floor Type - 05	0	0	0	0	0
Floor Type - 06	0	0	0	0	0
	194.4	509.2		TOTAL BUA OF BUILDING	4843.2

BUILDING - 02

UNIT

TYPE OF UNIT	NO. OF USERS	CARPET AREA OF UNIT	RERA CARPET AREA OF UNIT	BUA OF UNIT	NO. OF UNITS PER FLOOR	TOTAL BUA OF ALL THE UNITS IN A FLOOR	NO. OF FLOORS	TOTAL NO. OF UNITS	LOADING FACTOR (CARPET : SUPER BUA)	TOTAL NO. OF USERS
1 BHK	2	0	0	0	0	0	0	0	0	0
2 BHK	3	0	0	0	0	0	0	0	0	0
3 BHK	4	177	177	219	2	438	23	46	0.004979001	184
4 BHK	5	0	0	0	0	0	0	0	0	0
5 BHK	6	0	0	0	0	0	0	0	0	0
6 BHK	7	0	0	0	0	0	0	0	0	0
TOTAL								46		184

BLOCK LEVEL

FLOOR TYPE	COMMON AREA ON 1 FLOOR		UNITS FSI AREA ON 1 FLOOR <i>(Input unit BUA as per your design of floors)</i>	NO. OF FLOORS	BUA OF FLOOR
	Free of FSI Area	Non-saleable FSI Area			
Floor Type - 01	73.4	0	219	23	6725.2
Floor Type - 02	0	0	0	0	0
Floor Type - 03	0	0	0	0	0
Floor Type - 04	0	0	0	0	0
Floor Type - 05	0	0	0	0	0
Floor Type - 06	0	0	0	0	0
	73.4	0		TOTAL BUA OF BUILDING	6725.2

BUILDING - 03

UNIT

TYPE OF UNIT	NO. OF USERS	CARPET AREA OF UNIT	RERA CARPET AREA OF UNIT	BUA OF UNIT	NO. OF UNITS PER FLOOR	TOTAL BUA OF ALL THE UNITS IN A FLOOR	NO. OF FLOORS	TOTAL NO. OF UNITS	LOADING FACTOR (CARPET : SUPER BUA)	TOTAL NO. OF USERS
1 BHK	2	0	0	0	0	0	0	0	0	0
2 BHK	3	0	0	0	0	0	0	0	0	0
3 BHK	4	111	111	160	1	160	23	23	0.003122424	92
4 BHK	5	0	0	0	0	0	0	0	0	0
5 BHK	6	0	0	0	0	0	0	0	0	0
6 BHK	7	0	0	0	0	0	0	0	0	0
TOTAL								23		92

BLOCK LEVEL

FLOOR TYPE	COMMON AREA ON 1 FLOOR		UNITS FSI AREA ON 1 FLOOR <i>(Input unit BUA as per your design of floors)</i>	NO. OF FLOORS	BUA OF FLOOR
	Free of FSI Area	Non-saleable FSI Area			
Floor Type - 01	42.5	0	160	23	4657.5
Floor Type - 02	0	0	0	0	0
Floor Type - 03	0	0	0	0	0
Floor Type - 04	0	0	0	0	0
Floor Type - 05	0	0	0	0	0
Floor Type - 06	0	0	0	0	0
	42.5	0		TOTAL BUA OF BUILDING	4657.5

COMMERCIAL BLOCK	
FLOOR TYPE	BUA
Floor Type - 01 (Smaller 2 storey)	509
Floor Type - 02 (Longer)	822
Floor Type - 03	0
TOTAL	1331

BASEMENT	
FLOOR TYPE	BUA
Floor Type - 01	125
Floor Type - 02	125
Floor Type - 03	0
TOTAL	250

PARKING AREA (sqm)	
RESIDENTIAL	
Required % of Consumed FSI	20
Total Parking Area	6721.6
Visitor Parking	672.16
COMMERCIAL	
Required % of Consumed FSI	50
Total Parking Area	665.5
Visitor Parking	133.1
<p>Note: -50% of all parking spaces to be given for cars -50% of visitor parking to be on ground</p>	

GROUND COVER AREA (sqm)	
Type	Ground Footprint Area
Building 01	201.7
Building 02	511.6
Building 03	0
Commercial	1432
Security Cabin	25.4
Podium	244
TOTAL	2414.7
<p>*Please check for any other areas covering ground as per design</p>	

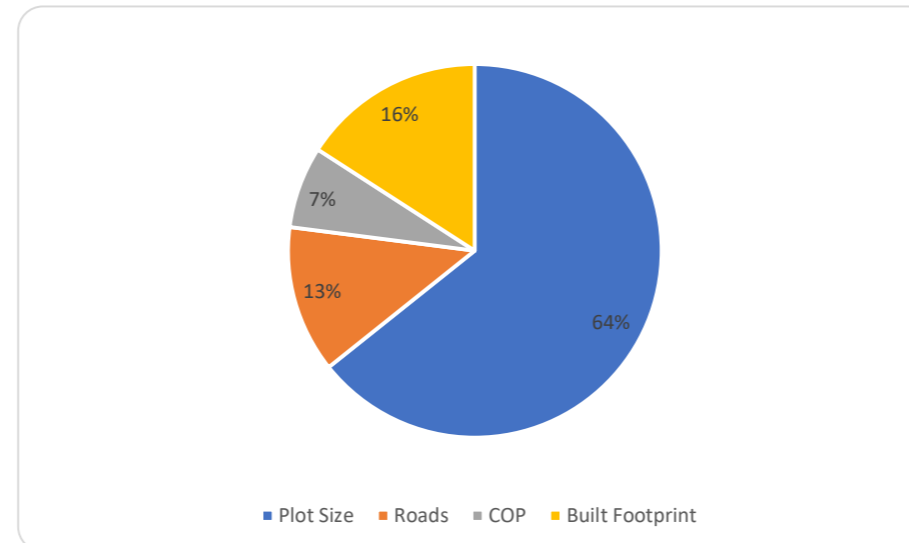
AMENITIES	
AREA	BUA
Stilts / Hollow Plinth (Below longer commercial)	875
COP	1073
Residential Floors	15406.4
Amenities	388
TOTAL BUA	17742.4
Free of FSI	50
Included in FSI	17692.4

CARS
289
29

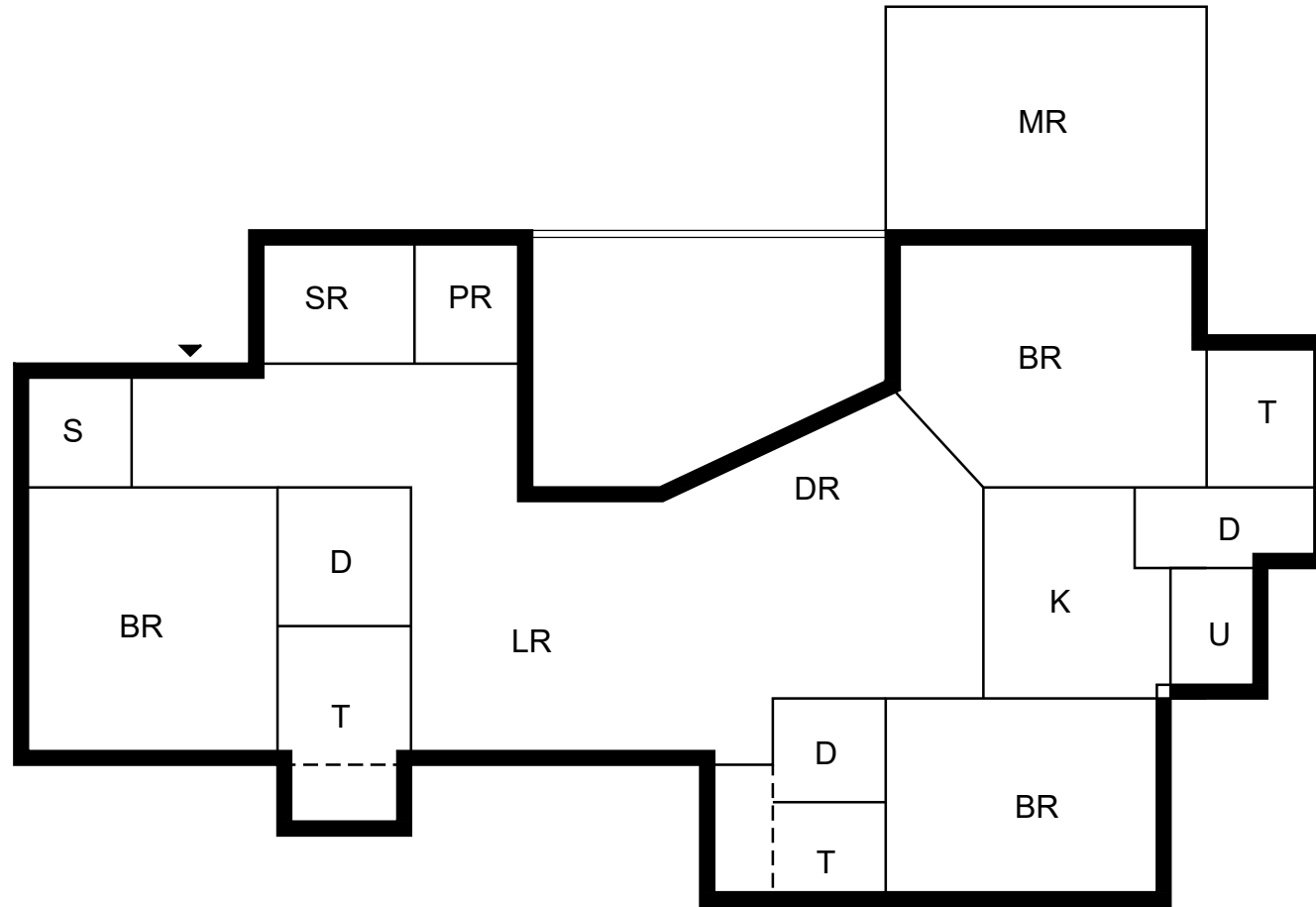
36
7

*Please check for any other amenities and service spaces provided as per design

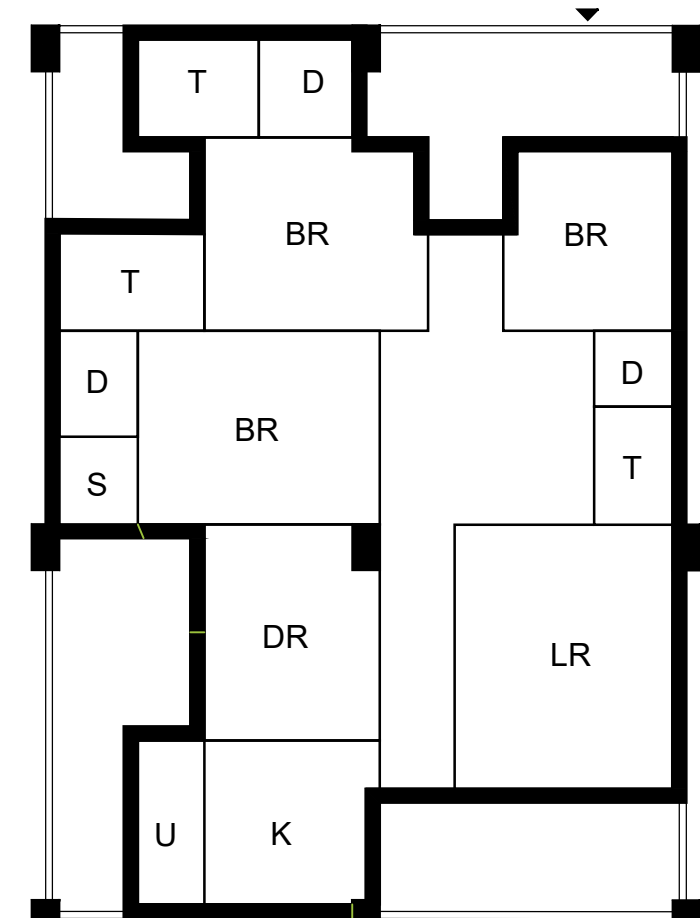
ACHIEVED NUMBERS	
Super BUA	35549.3 sqm
FSI Area	34939 sqm
FSI Consumed	3.5761515
Human Density (PPH)	397 pph
Ground Coverage %	24.715455 %
COP	1073 sqm
Roads Area on site	1936 sqm



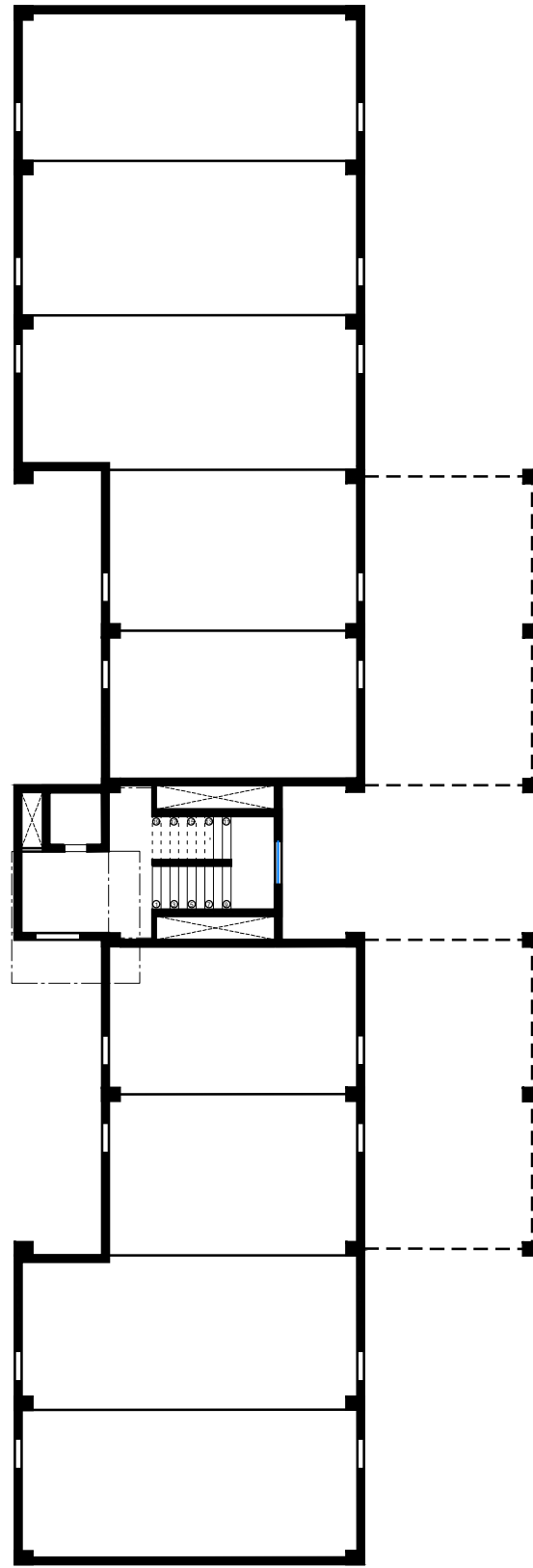
FOR PIE CHART	
Plot Size	9770
Roads	1936
COP	1073
Built Footprint	2414.7



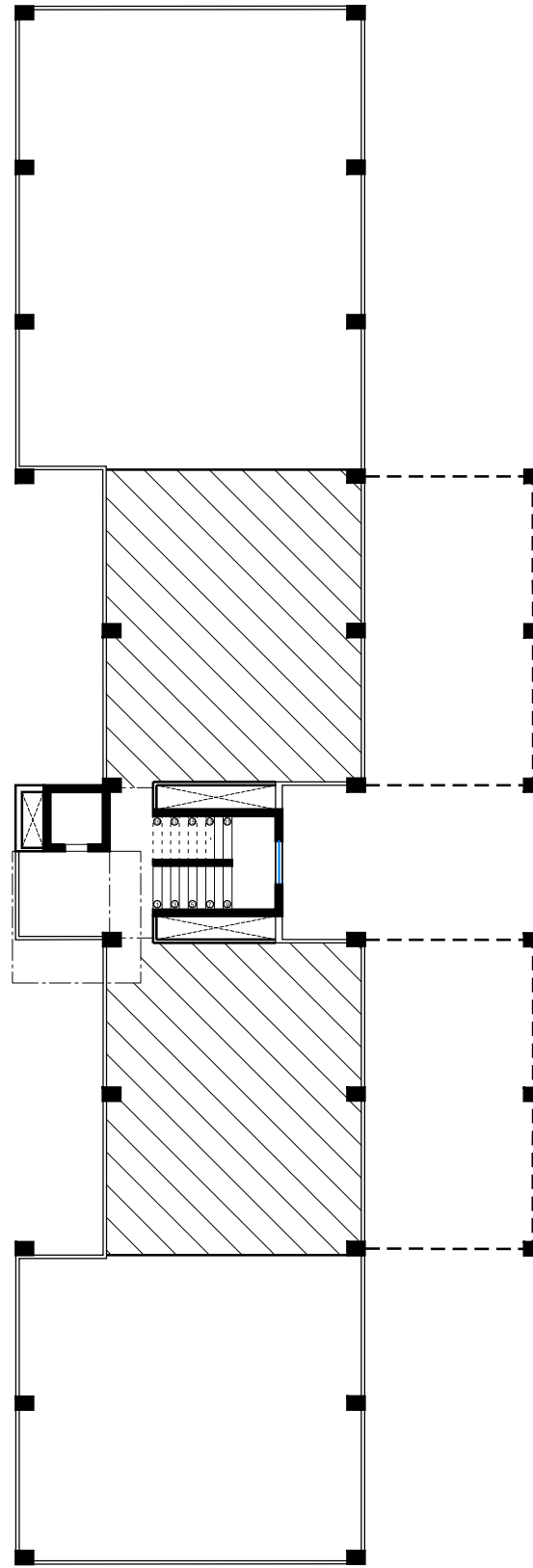
Type 1 : Luxury
 BUA = 219 sq.m



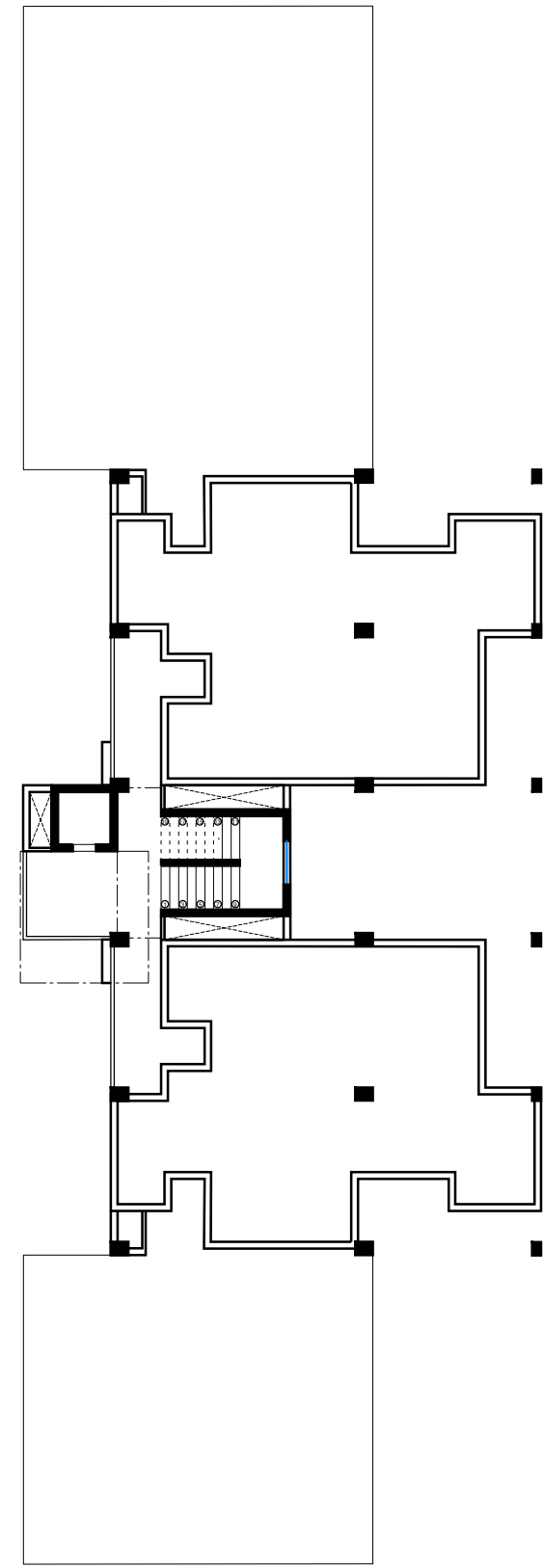
Type 2 : Villament
 BUA = 120 sq.m



GROUND FLOOR



FIRST FLOOR
(Double Height)



TYPICAL FLOOR
(7-storey)



