

LOS requirement (As per DCR 27)				
Particulars	Details	%	Required	In Sqm
Net Plot Area			5751.784	
LOS requirement		25%	14379.46	18276.69
A On Ground (Min.)		60%	8627.676	13174.15
On Mother Earth (min.)		30%	4313.838	5028.51
On Basement top/paved (max.)		30%	4313.838	8145.64
B On Podium 4th & 5th top (max.)		40%	5751.784	5102.54

PARKING STATEMENT (As per DCR 1991)		
COMMERCIAL PARKING STATEMENT (A) - USER (Office)		
Floor Area	PARKING PERMISSIBLE AS PER D.C.RULES	PARKING REQUIREMENT
23,569.27	1 PARKING FOR 37.50 SQ.MT. UP TO 1500M ² 1 PARK FOR EVERY 75 SQ.MT. FOR EXCEEDING 1500 SQ.MT. FLR AREA	40 294.26
TOTAL		334.26
	10% visitor car parking	33.43
TOTAL PARKING REQUIRED (X)		367.68
	SAY (X)	368

PARKING STATEMENT (As per DCR 2034)		
COMMERCIAL PARKING STATEMENT (A)		
Floor Area	PARKING PERMISSIBLE AS PER D.C.RULES	PARKING REQUIREMENT
7,617.90	1 PARKING FOR EVERY 40 SQ.MT. UP TO 800 SQ.MT. 1 PARKING FOR EVERY 80 SQ.MT. FOR EXCEEDING 800 SQ.MT. FLR AREA	20 85.22
TOTAL		105.22
	10% FOR VISITORS PARKING	10.52
	LOADING/UNLOADING	0.00
TOTAL PARKING REQUIRED (Y)		115.75

PROPOSED FITNESS CENTRE AREA SUMMARY			
PARTICULARS	Wing TA	Wing TB	Wing TC
GROUND FLOOR	-	-	-
1ST PODIUM/ MALL FLOOR	-	-	-
2nd PODIUM/ MALL FLOOR	-	-	-
3RD PODIUM/ RESI/ MALL FLOOR	-	-	-
4th PODIUM/ RESI/ CLUBHOUSE FLOOR	-	-	-
5th PODIUM/ RESI/ CLUBHOUSE FLOOR	-	691.96	-
6th (RESI.+REFUGE)/ CLUBHOUSE FLOOR	-	-	-
64th (CLUBHOUSE) FLOOR	212.44	-	-
TOTAL	904.4		0.00
TOTAL PROPOSED FITNESS CENTRE AREA	904.40		

RESI. PARKING STATEMENT (WING - TA & TB) - DCRP 2034			
PARKING PERMISSIBLE AS PER D.C.RULES	NO. OF FLATS	PERM. PARK.	
BELOW 45.00 SQ.MT.	1 FOR 4 FLATS	-	-
45.00 TO 60.00 SQ.MT.	1 FOR 2 FLATS	-	-
60.00 TO 90.00 SQ.MT.	1 FOR 1 FLATS	274	274
ABOVE 90.00 SQ.MT.	2 FOR 1 FLATS	355	710
TOTAL		629	984.00
25% FOR VISITORS PARKING			246.00
TOTAL PARKING REQUIRED - (Z)			1230.00
TOTAL PARKING REQUIRED as per DCR 1991 (X)			367.68
TOTAL PARKING REQUIRED (Y)			115.75
TOTAL PARKING REQUIRED FOR (Z)			1230.00
TOTAL PARKING REQUIRED			1713.43
	SAY (Y)		1714
Proposed Parking as per DCR 1991 (including two wheeler - Equivalent to Four Wheeler parking)			
			476
Proposed Parking as per DCR 2034			
			1730
Total Parking Proposed			2206

Two Wheeler Calculation (As per DCRP 2034)	
One for every two residential tenements	314.5
For other occupancies- Equivalent to four wheeler	115.75
Total Two Wheelers permissible	430.25
Two wheelers Proposed	50

Transport Vehicles Calculation (As per DCRP 2034)	
Required	6
Proposed	6

PROPOSED PARKING STATEMENT (DCR 1991)					
FLOORS	BIG	SMALL	TOTAL	TWO WHEELER	
3RD BASEMENT FLOOR	= 236	12	248	0	0
2ND BASEMENT FLOOR	= 0	0	0	0	0
1ST BASEMENT FLOOR	= 217	11	228	0	0
GROUND FLOOR	= 0	0	0	0	0
TOTAL	= 453	23	476	0	0

PROPOSED PARKING STATEMENT (DCPR 2034)					
FLOORS	BIG	SMALL	TOTAL	TWO WHEELER	
3RD BASEMENT FLOOR	= 220	168	388	43	
2ND BASEMENT FLOOR	= 192	141	333	0	
1ST BASEMENT FLOOR	= 222	131	353	0	
GROUND FLOOR	= 21	14	35	7	
1ST PODIUM FLOOR	= 62	28	90	0	
2nd PODIUM FLOOR	= 100	69	169	0	
3rd PODIUM FLOOR	= 102	72	174	0	
4th PODIUM FLOOR	= 99	89	188	0	
5th PODIUM FLOOR	= 0	0	0	0	
TOTAL	= 1018	712	1730	50	

FITNESS CENTRE AREA STATEMENT	
PARTICULARS	sqm
BUA PROPOSED	96437.65
PERMISSIBLE FITNESS CENTRE AREA (2% OF BUA)	1928.75
FITNESS CENTRE AREA PROPOSED	904.40
EXCESS FITNESS CENTRE AREA COUNTED IN FSI	0.00

BUILT UP AREA SUMMARY (As per DCR 2034)					
PARTICULARS	Wing B	Wing TA	Wing TB	Wing TC	Total (TA + TB + TC)
3RD BASEMENT FLOOR	-	-	-	-	0.00 SQ.MT.
2ND BASEMENT FLOOR	-	-	-	-	0.00 SQ.MT.
1ST BASEMENT FLOOR	19.21	182.33	158.95	341.28	SQ.MT.
Ground Floor level 1 (only for Wing B)	147.883	993.51	1744.27	2737.78	SQ.MT.
Ground Floor level 2 (only for Wing B)	269.00	-	-	-	SQ.MT.
3RD PODIUM/ RESI/ MALL FLOOR	-	590.94	907.72	-	1498.66 SQ.MT.
4th PODIUM/ RESI/ CLUBHOUSE FLOOR	-	610.75	2706.74	-	4087.52 SQ.MT.
5th PODIUM/ RESI/ CLUBHOUSE FLOOR	-	673.37	894.22	1003.02	2570.61 SQ.MT.
6th (RESI.+REFUGE)/ CLUBHOUSE FLOOR	-	676.75	1022.04	1467.40	3166.19 SQ.MT.
7th RESI/ CLUBHOUSE FLOOR	-	893.73	1253.79	1507.25	3654.77 SQ.MT.
8th RESI/ CLUBHOUSE TERRACE FLOOR	-	893.73	1253.79	-	2147.52 SQ.MT.
9th FLOOR	-	893.73	1253.79	-	2147.52 SQ.MT.
10th FLOOR	-	893.73	1253.79	-	2147.52 SQ.MT.
11th FLOOR	-	893.73	1253.79	-	2147.52 SQ.MT.
12th FLOOR	-	893.73	1253.79	-	2147.52 SQ.MT.
13th (REFUGE) FLOOR	-	676.75	1022.04	-	1698.79 SQ.MT.
14th FLOOR	-	893.73	1253.79	-	2147.52 SQ.MT.
15th FLOOR	-	893.73	1253.79	-	2147.52 SQ.MT.
16th FLOOR	-	893.73	1253.79	-	2147.52 SQ.MT.
17th FLOOR	-	893.73	1253.79	-	2147.52 SQ.MT.
18th FLOOR	-	893.73	1253.79	-	2147.52 SQ.MT.
19th FLOOR	-	893.73	1253.79	-	2147.52 SQ.MT.
20th (REFUGE) FLOOR	-	676.75	1022.04	-	1698.79 SQ.MT.
21st FLOOR	-	893.73	1253.79	-	2147.52 SQ.MT.
22nd FLOOR	-	893.73	1253.79	-	2147.52 SQ.MT.
23rd FLOOR	-	893.73	1253.79	-	2147.52 SQ.MT.
24th (SERVICE) FLOOR	-	-	-	-	0.00 SQ.MT.
25th FLOOR	-	892.24	1253.7	-	2146.54 SQ.MT.
26th FLOOR	-	892.24	1253.7	-	2146.54 SQ.MT.
27th FLOOR	-	892.24	1253.7	-	2146.54 SQ.MT.
28th (REFUGE) FLOOR	-	675.34	1082.78	-	1758.12 SQ.MT.
29th FLOOR	-	892.24	1253.7	-	2146.54 SQ.MT.
30th FLOOR	-	892.24	1253.7	-	2146.54 SQ.MT.
31st FLOOR	-	892.24	1253.7	-	2146.54 SQ.MT.
32nd FLOOR	-	892.24	1253.7	-	2146.54 SQ.MT.
33rd FLOOR	-	892.24	1253.7	-	2146.54 SQ.MT.
34th FLOOR	-	892.24	1253.7	-	2146.54 SQ.MT.
35th (REFUGE) FLOOR	-	675.34	-	-	675.34 SQ.MT.
36th FLOOR	-	892.24	-	-	892.24 SQ.MT.
37th FLOOR	-	892.24	-	-	892.24 SQ.MT.
38th FLOOR	-	892.24	-	-	892.24 SQ.MT.
39th FLOOR	-	892.24	-	-	892.24 SQ.MT.
40th FLOOR	-	892.24	-	-	892.24 SQ.MT.
41st FLOOR	-	892.24	-	-	892.24 SQ.MT.
42nd (REFUGE) FLOOR	-	675.34	-	-	675.34 SQ.MT.
43rd FLOOR	-	892.24	-	-	892.24 SQ.MT.
44th FLOOR	-	892.24	-	-	892.24 SQ.MT.
45th FLOOR	-	892.24	-	-	892.24 SQ.MT.
46th FLOOR	-	892.24	-	-	892.24 SQ.MT.
47th FLOOR	-	892.24	-	-	892.24 SQ.MT.
48th FLOOR	-	892.24	-	-	892.24 SQ.MT.
49th (REFUGE) FLOOR	-	675.34	-	-	675.34 SQ.MT.
50th (SERVICE) FLOOR	-	892.24	-	-	892.24 SQ.MT.
51st (MIDRISE) FLOOR	-	892.24	-	-	892.24 SQ.MT.
52nd (MIDRISE) FLOOR	-	892.24	-	-	892.24 SQ.MT.
53rd (MIDRISE) FLOOR	-	892.24	-	-	892.24 SQ.MT.
54th (MIDRISE) FLOOR	-	892.24	-	-	892.24 SQ.MT.
55th (MIDRISE) FLOOR	-	892.24	-	-	892.24 SQ.MT.
56th (MIDRISE) FLOOR	-	892.24	-	-	892.24 SQ.MT.
57th (MIDRISE-REFUGE) FLOOR	-	339.24	-	-	339.24 SQ.MT.
58th (MIDRISE) FLOOR	-	350.77	-	-	350.77 SQ.MT.
59th (MIDRISE) FLOOR	-	350.77	-	-	350.77 SQ.MT.
60th (MIDRISE) FLOOR	-	350.77	-	-	350.77 SQ.MT.
61st (MIDRISE) FLOOR	-	350.77	-	-	350.77 SQ.MT.
62nd (MIDRISE) FLOOR	-	350.77	-	-	350.77 SQ.MT.
63rd (SERVICE) FLOOR	-	-	-	-	0.00 SQ.MT.
64th (CLUBHOUSE) FLOOR	-	336.14	-	-	336.14 SQ.MT.
5th (CLUBHOUSE-REFUGE) FLOOR	-	322.38	-	-	322.38 SQ.MT.
66th (HIGHRISE LOWER DUPLEX) FLOOR	-	333.61	-	-	333.61 SQ.MT.
67th (HIGHRISE UPPER DUPLEX) FLOOR	-	333.75	-	-	333.75 SQ.MT.
68th (HIGHRISE LOWER DUPLEX) FLOOR	-	333.61	-	-	333.61 SQ.MT.
69th (HIGHRISE UPPER DUPLEX) FLOOR	-	333.75	-	-	333.75 SQ.MT.
70th (HIGHRISE LOWER DUPLEX) FLOOR	-	333.61	-	-	333.61 SQ.MT.
71st (HIGHRISE UPPER DUPLEX) FLOOR	-	333.75	-	-	333.75 SQ.MT.
72nd (HIGHRISE REFUGE LOWER DUPLEX) FLOOR	-	337.16	-	-	337.16 SQ.MT.
73rd (HIGHRISE UPPER DUPLEX) FLOOR	-	336.90	-	-	336.90 SQ.MT.
74th (PENTHOUSE LOWER DUPLEX) FLOOR	-	335.47	-	-	335.47 SQ.MT.
75th (PENTHOUSE UPPER DUPLEX) FLOOR	-	320.63	-	-	320.63 SQ.MT.
TERRACE FLOOR	-	-	-	-	0.00 SQ.MT.
TOTAL	2083.63	24690.40	0.00	0.00	26774.03
TOTAL AREA	2083.63	24690.40	0.00	0.00	26774.03

CONTENTS OF SHEET		BLOCK PLAN, LOCATION PLAN, PARKING AREA STATEMENT, AREA SUMMARY,	
Proforma - A (As per Approved Layout File U/No. No EB/3086/GS/A dated 6.11.2019)		Free Hold Plot C.S. No. 794 (Pl.) Plot A	
S.N	Details	Sqm	
1	Plot Area	79,843.36	
2	Less Setback	0.00	
3	Less Reservation (a) School	0.00	
3	Less Reservation (a) Play Ground	0.00	
4	Any Subdivision Approved	0.00	
5	Lessee	0.00	
6	Chawl Outside Mill Property	0.00	
7	Area to Retain for Mill Activity & Modernization	0.00	
8	Total (2 + 3 + 4 + 5 + 6 + 7)	0.00	
9	Net Plot (1 - 8)	79,843.36	
10	Existing Built Up Area old 64456.60 to new 63517.81	63,517.81	
	Transfer of Existing Built up area	0.00	
	Total Existing Builtup Area	63,517.81	
11	Land Component of existing Built Up Area (10) above	47,757.75	
12	Open Land / Balance Potential for sharing (9-11)	32,065.61	
A	Owner Share distribution (As per Approved Layout File U/No. No EB/3086/GS/A dated 6.11.2019)	9,760.09	
B	M.C.G.M. Share (As per Approved Layout File U/No. No EB/3086/GS/A dated 6.11.2019)	9,233.62	
C	MHADA Share (As per Approved Layout File U/No. No EB/3086/GS/A dated 6.11.2019)	13,991.90	
	Land Available for Development- Land Comp of Existing built up areas	57,517.84	
13	Owners share	0.00	
14	Permissible Built Up Area	1,138,486.76	
	a) Zonal Basic FSI	1.33	76,490.73
	b) Premium FSI	0.73	41,988.03
	c) TDR	0.00	0.00
	d) Additional FSI	0	0.00
15	Total Permissible FSI/ BUA (14a + 14b + 14c + 14d)	1,138,486.76	
16	Proposed Built Up Area	DCR 1991	DCPR 2034
	a) Residential BUA	80331.62	80,331.62
	b) Commercial BUA	23,569.27	10,893.47
17	Total Proposed BUA (16a + 16b)	23,569.27	91,135.09
18	PSI Consumed	1.99	3,782.49
18	Balance PSI	3,782.40	
19	DETAILS OF FSI AVAILABLE AS PER DCRP 31(3)		
a)	FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCRP 31(3) FOR RESIDENTIAL	0	16,106.94
b)	FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCRP 31(3) FOR Commercial	0	3,781.22
20	Total Fungible BUA Proposed (19a + 19b)	0.00	19,888.25
21	Total Gross BUA Proposed (17 + 20)	23,569.27	1,11,922.34
Requirement of Recreational Open Space in Layout/Plot as per Regulation No.27			
a)	Min. LOS requirement	-	14,379.46
b)	Total LOS provided	-	18,276.69
23	Tenement Statement		
a)	Proposed Gross built up area	-	1,34,591.61
b)	Less deduction of Non-residential area (Shop etc.)	-	38,153.96
c)	Area available for tenements ((a) minus (b))	-	96,437.65
d)	Tenements permissible (Density of tenements/hectare)	-	6,988.42
e)	Total number of Tenements proposed on the plot	-	629.00
24	Parking Statement		
a)	Min. Parking Required	-	1,714
b)	Total Parking Provided	-	2,206