

Total Commercial BUA	
Zonal Basic FSI	60.038.50
REQ. Commercial BUA	12,007.70
Total proposed commercial BUA (Building Under Reference) Bldg.No.2 School Building for commercial purpose of File No. P-3502/2019/C86.87 & 112 & Other/S ward/Paspoli/337/Ne W As per Hon'ble M.C's approval dated-16/08/2021 (Bldg.No.1)	13,048.34
Total Commercial Gross BUA	23,768.40
I TO R STATEMENT	
REQUIRED 20% BUA OF Flat Having Carpet < 50 sqm	
Zonal Basic FSI	60.038.50
Reqd BUA	12,007.70
Proposed BUA	17,475.92

R.G. REQUIREMENT				
PARTICULARS	SQ.MT.	SQ.MT.	SQ.MT.	TOTAL
TOTAL R.G. REQUIRED	3,338.66	20,147.42	15,009.63	38495.71
TOTAL R.G. PROVIDED - (I)+(II)	3,391.25	26,783.02	19,850.84	50025.11

PROVIDED R.G. ON GROUND (MOTHER EARTH) - (I)	44,931.30
PROVIDED R.G. ON PODIUM - (II)	5,093.81
TOTAL R.G. PROVIDED - (I)+(II)	50,025.11

STAIRCASE, LIFT, LOBBY, PASSAGE PREMIUM AREA (RES.)	
TOWER	AREA
T-1	4746.19
T-2	4721.44
T-3	5517.45
T-4	5500.19
T-5	5111.00
T-6	4858.97
T-9	4754.90
T-10	4702.59
TOTAL (A)	39912.73
STAIRCASE, LIFT, LOBBY, PASSAGE PREMIUM AREA (COMM.)	
RETAIL	1263.99
TOTAL (B)	1263.99
TOTAL (A+B)	41176.72

CONSTRUCTION AREA FOR MOEF PURPOSE AS PER CONCESSION APPROVAL	
BUILTUP AREA (FSI)	148590.94
NON FSI AREA	179030.42
TOTAL	327621.36

BUILD UP AREA SUMMARY	
FLOOR	AREA
1st FLOOR	288.85
2nd FLOOR	288.85
3rd FLOOR	288.85
4th FLOOR	288.85
5th FLOOR	288.85
6th FLOOR	288.85
7th FLOOR	288.85
8th FLOOR	288.85
9th FLOOR	288.85
10th FLOOR	288.85
11th FLOOR	288.85
12th FLOOR	288.85
13th FLOOR	288.85
14th FLOOR	288.85
15th FLOOR	288.85
16th FLOOR	288.85
17th FLOOR	288.85
18th FLOOR	288.85
19th FLOOR	288.85
20th FLOOR	288.85
21st FLOOR	288.85
22nd FLOOR	288.85
23rd FLOOR	288.85
24th FLOOR	288.85
25th FLOOR	288.85
26th FLOOR	288.85
27th FLOOR	288.85
28th FLOOR	288.85
29th FLOOR	288.85
30th FLOOR	288.85
31st FLOOR	288.85
32nd FLOOR	288.85
33rd FLOOR	288.85
34th FLOOR	288.85
35th FLOOR	288.85
36th FLOOR	288.85
37th FLOOR	288.85
38th FLOOR	288.85
39th FLOOR	288.85
40th FLOOR	288.85
41st FLOOR	288.85
42nd FLOOR	288.85
43rd FLOOR	288.85
44th FLOOR	288.85
45th FLOOR	288.85
46th FLOOR	288.85
47th FLOOR	288.85
48th FLOOR	288.85
49th FLOOR	288.85
50th FLOOR	288.85
51st FLOOR	288.85
52nd FLOOR	288.85
53rd FLOOR	288.85
54th FLOOR	288.85
55th FLOOR	288.85
56th FLOOR	288.85
57th FLOOR	288.85
58th FLOOR	288.85
59th FLOOR	288.85
60th FLOOR	288.85
61st FLOOR	288.85
62nd FLOOR	288.85
63rd FLOOR	288.85
64th FLOOR	288.85
65th FLOOR	288.85
66th FLOOR	288.85
67th FLOOR	288.85
68th FLOOR	288.85
69th FLOOR	288.85
70th FLOOR	288.85
71st FLOOR	288.85
72nd FLOOR	288.85
73rd FLOOR	288.85
74th FLOOR	288.85
75th FLOOR	288.85
76th FLOOR	288.85
77th FLOOR	288.85
78th FLOOR	288.85
79th FLOOR	288.85
80th FLOOR	288.85
81st FLOOR	288.85
82nd FLOOR	288.85
83rd FLOOR	288.85
84th FLOOR	288.85
85th FLOOR	288.85
86th FLOOR	288.85
87th FLOOR	288.85
88th FLOOR	288.85
89th FLOOR	288.85
90th FLOOR	288.85
91st FLOOR	288.85
92nd FLOOR	288.85
93rd FLOOR	288.85
94th FLOOR	288.85
95th FLOOR	288.85
96th FLOOR	288.85
97th FLOOR	288.85
98th FLOOR	288.85
99th FLOOR	288.85
100th FLOOR	288.85

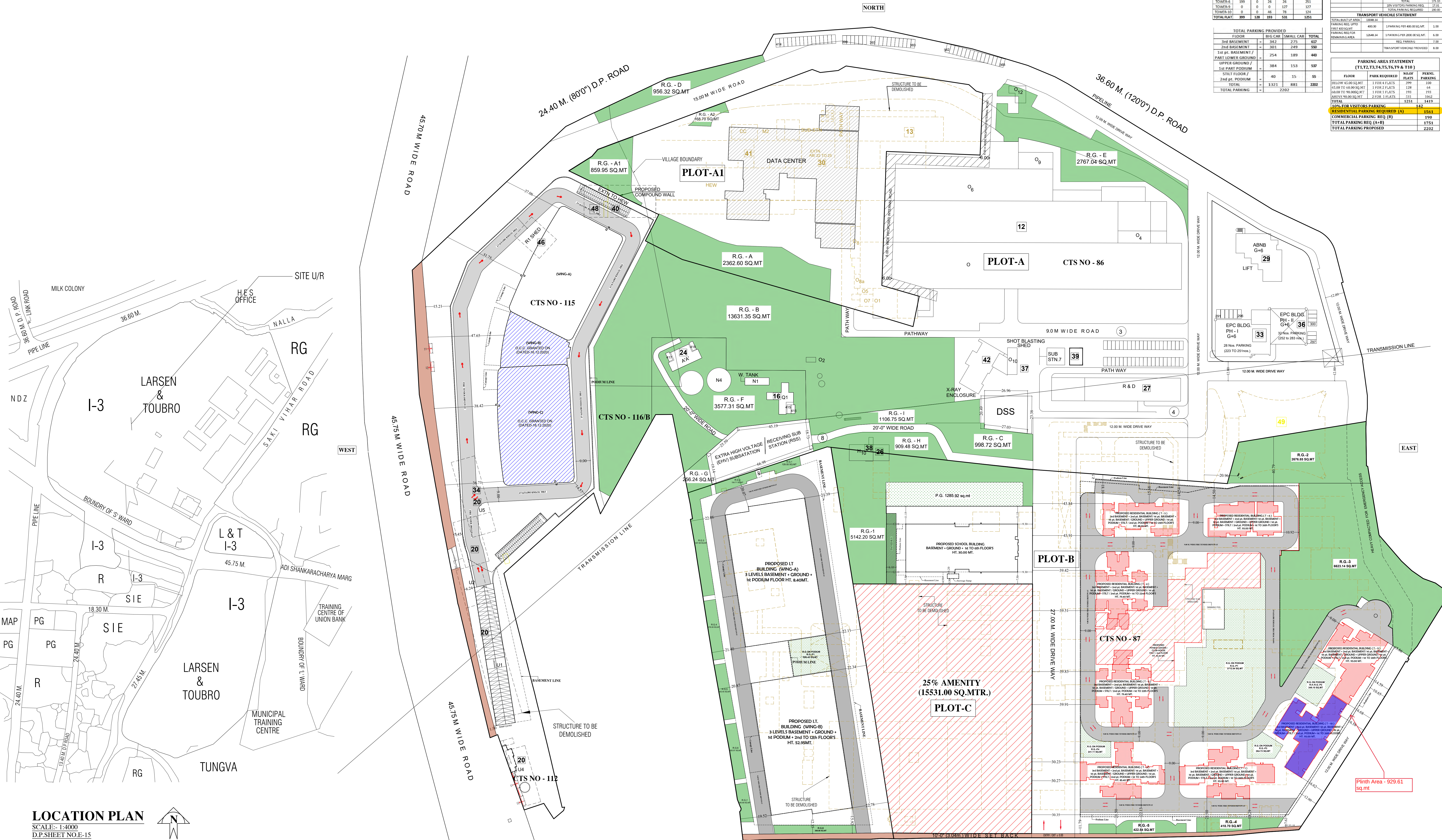
AREA SUMMARY	
TOWER	BUILT-UP AREA
PARKING AREA (COMM.) (A)	13048.34
PARKING AREA (RES.) (B)	13048.34
T-1	16089.98
T-2	16089.98
T-3	16089.98
T-4	16089.98
T-5	16089.98
T-6	16089.98
T-9	16089.98
T-10	16089.98
TOTAL (RESI. AREA)	134360.99
EXCESS FITNESS CENTER AREA	0.00
CLUB HOUSE AREA (C)	1181.63
TOTAL RESIDENTIAL AREA (B+C)	135542.60
TOTAL GROSS BUA AREA (A+B+C)	148590.94
PER. FITNESS CENTER 2% OF TOTAL BUA AREA	1.364099 X 2% = 2887.22 SQ.MT
PROPOSED FITNESS CENTER	2887.22 SQ.MT
EXCESS AREA COUNT IN FSI	0.00 SQ.MT

FLAT SUMMARY TOWER 1 TO 10	
FLOOR	AREA
1st FLOOR	288.85
2nd FLOOR	288.85
3rd FLOOR	288.85
4th FLOOR	288.85
5th FLOOR	288.85
6th FLOOR	288.85
7th FLOOR	288.85
8th FLOOR	288.85
9th FLOOR	288.85
10th FLOOR	288.85
11th FLOOR	288.85
12th FLOOR	288.85
13th FLOOR	288.85
14th FLOOR	288.85
15th FLOOR	288.85
16th FLOOR	288.85
17th FLOOR	288.85
18th FLOOR	288.85
19th FLOOR	288.85
20th FLOOR	288.85
21st FLOOR	288.85
22nd FLOOR	288.85
23rd FLOOR	288.85
24th FLOOR	288.85
25th FLOOR	288.85
26th FLOOR	288.85
27th FLOOR	288.85
28th FLOOR	288.85
29th FLOOR	288.85
30th FLOOR	288.85
31st FLOOR	288.85
32nd FLOOR	288.85
33rd FLOOR	288.85
34th FLOOR	288.85
35th FLOOR	288.85
36th FLOOR	288.85
37th FLOOR	288.85
38th FLOOR	288.85
39th FLOOR	288.85
40th FLOOR	288.85
41st FLOOR	288.85
42nd FLOOR	288.85
43rd FLOOR	288.85
44th FLOOR	288.85
45th FLOOR	288.85
46th FLOOR	288.85
47th FLOOR	288.85
48th FLOOR	288.85
49th FLOOR	288.85
50th FLOOR	288.85
51st FLOOR	288.85
52nd FLOOR	288.85
53rd FLOOR	288.85
54th FLOOR	288.85
55th FLOOR	288.85
56th FLOOR	288.85
57th FLOOR	288.85
58th FLOOR	288.85
59th FLOOR	288.85
60th FLOOR	288.85
61st FLOOR	288.85
62nd FLOOR	288.85
63rd FLOOR	288.85
64th FLOOR	288.85
65th FLOOR	288.85
66th FLOOR	288.85
67th FLOOR	288.85
68th FLOOR	288.85
69th FLOOR	288.85
70th FLOOR	288.85
71st FLOOR	288.85
72nd FLOOR	288.85
73rd FLOOR	288.85
74th FLOOR	288.85
75th FLOOR	288.85
76th FLOOR	288.85
77th FLOOR	288.85
78th FLOOR	288.85
79th FLOOR	288.85
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89th FLOOR	288.85
90th FLOOR	288.85
91st FLOOR	288.85
92nd FLOOR	288.85
93rd FLOOR	288.85
94th FLOOR	288.85
95th FLOOR	288.85
96th FLOOR	288.85
97th FLOOR	288.85
98th FLOOR	288.85
99th FLOOR	288.85
100th FLOOR	288.85

PARKING STATEMENT (SHOW)	
TOWER	PARKING REQ.
TOWER 1	100
TOWER 2	100
TOWER 3	100
TOWER 4	100
TOWER 5	100
TOWER 6	100
TOWER 9	100
TOWER 10	100
TOTAL	1000

TRANSPORT VEHICLE STATEMENT	
TOWER	PARKING REQ.
TOWER 1	100
TOWER 2	100
TOWER 3	100
TOWER 4	100
TOWER 5	100
TOWER 6	100
TOWER 9	100
TOWER 10	100
TOTAL	1000

PARKING AREA STATEMENT (T1,T2,T3,T4,T5,T6,T9 & T10)	
TOWER	PARKING REQ.
TOWER 1	100
TOWER 2	100
TOWER 3	100
TOWER 4	100
TOWER 5	100
TOWER 6	100
TOWER 9	100
TOWER 10	100
TOTAL	1000



LOCATION PLAN	
SCALE: 1:4000	D.P. SHEET NO. E-15

BLOCK PLAN	
SCALE: 1:1000	

PROFORMA - A			1/41
S. No.	Particulars	Residential	Sum
1	Gross Plot Area (As Consider) PLOT-B	76,248.27	
	a) Merged Road setback		
	b) Road Setback	678.77	
	c) Proposed Road	-	
	d) Area under reservation	-	
	e) Not in possession	678.77	
2	Net Plot Area	75,569.50	
	Deduction For		
A	Reservation / Road Area		
	a) Road Setback to be handed Over	678.77	
	b) Proposed D.P. Road to be handed over	-	
	c) Reservation to be handed over	-	
	Total	678.77	
B	For Amenity area		
	a) AOS to be handed Over as per 14(A)	-	
	b) AOS to be handed Over as per 14(B)	-	
	c) AOS to be handed Over as per 14(C)	-	
	d) AOS to be handed Over as per 35	-	
	Total	15,531.00	
3	Total Deduction	16,209.77	
4	Balance Area Of Plot	60,038.50	
5	Plot Area Under Development	Net	60,038.50
	Permissible Area		
	a) Zonal Basic	1.00	60,038.50
	b) Premium FSI	0.50	30,019.25
	c) TDR	1.00	
	i) Road fsi TDR + General TDR Self Gen TDR	0.80	30,000.00
	ii) Slum TDR	0.20	-
	Add. Benefit of over & above Road-setback (678.77X2)	2.00	1,357.54
7	Total Permissible Built up area	-	1,21,415.29
8	Existing Floor Area	-	
9	Proposed Built up Area in Other Bldg. in Layout		
	(a) School Bldg. (P-3502/2019/C86.87 & 112 & S ward/Paspoli/337/New.)		7,940.78
9	Proposed Built up Area in Proposed Bldg.		
	(a) Residential Building (CHE/ES/2335/S/337 (NEW))	1.00,401.93	
	(b) Commercial	9,665.44	
	Total Built up Area Proposed		1,18,008.15
	Fungible Built up Area		
A	Fungible BUA in other buildings		
	a) School Building (CHE/ES/3502/S/337 (NEW))	35%	2,779.27
B	Fungible BUA in building under reference		
	a) Residential Fungible	35%	35,140.67
	b) Commercial Fungible		3,382.90
	c) Industrial Fungible		
	Total Fungible Built up Area vide DCR 31(3) =		41,302.85
	Total Gross Built up Area proposed (9 + 11B)		1,59,311.00
C	Tenement statement		
	1 Proposed area		1,35,542.60
	2 Deduct Non-Residential area		23,768.39
	3 Area available for tenements		
	4 Tenement perm. (450/Hectare)		6,099.42
	5 Tenements proposed		1,251
	6 Tenements Existing		1,251
	7 Total Tenement		1,251
D	Parking statement		
	1 Parking Required by rule		1,751
	2 Covered garages permissible		-
	3 Covered garages proposed		-
	4 Total parking provided		2,202

PROFORMA - B	
CONTENTS OF SHEET	
BLOCK PLAN, LOCATION PLAN, PARKING STATEMENT, R.G. AREA STATEMENT, BUILT-UP AREA SUMMARY.	
CERTIFICATE OF AREA	
CERTIFIED THAT THE PLOT UNDER REFERENCE IS GOT SURVEYED THROUGH SURVEYING AGENCY TO ASCERTAIN THE CORRECTNESS OF THE AREA MENTIONED IN THE PROPERTY CARD. THE SAID SURVEY HAS BEEN CARRIED OUT ON THE BASIS OF THE BOUNDARIES OF THE PROPERTY SHOWN BY THE OWNERS. THE SAID AREA AS PER SURVEY NOW WORKS OUT TO 2,34,952.18 SQ.MTS.	
Shashikanth Laxman Jadhav	