FILE NO.: P - 9041/2021/CORT And Other/A/39 Ward/CE,F&RE,R/W	SHEET NO.01/20
THIS CANCELS & APPROVAL TO THE PREVIOUS PLANS SANCTIONED UNDER NO. P - 9041/2021/CORT And Other/A/39 Ward/CE,F&RE,R/W DATED : 02.11.2020	
APPROVED SUBJECT TO CONDITION MENTIONED THIS OFFICE LETTER UNDER NO. P - 9041/2021/CORT And Other/A/39 Ward/CE,F&RE,R/W DATED :	
This plan is Digitally Signed and No Physical Sign is required. Plans for Consideration	
Sangramsinh Krishnaji Patil	OMKAR SAITKAR KJ GJM&TP
ANJENDRA PAGAR
EE BP H/E II-II	AE BP H/W-G	EE BP K/W

LOS AT GROUND LEVEL	
NAME	AREA IN SQ.MT.
LOS-1 AT GROUND LEVEL	1288.24
LOS-2 AT GROUND LEVEL (WING - R1&R2)	460.21
TOTAL LOS AT GROUND LEVEL	1748.45

ADDITIONAL AMENITY (LOS)	
NAME	AREA IN SQ.MT.
ADDITIONAL AMENITY (LOS-3)	491.16
ADDITIONAL AMENITY (LOS-4)	291.90
TOTAL LOS AT GROUND LEVEL	783.06

PAVED (LOS 5)	
NAME	AREA IN SQ.MT.
PAVED (LOS- 5)	557.04
PAVED (LOS- 6)	164.49
TOTAL	721.53

10% L.O.S. AS PER REG. 27 = 1265.72 SQ.MTS.
10% ADD. L.O.S. AS PER REG. 33(9) = 1265.72 SQ.MTS.
TOTAL L.O.S. REQUIRED = 2531.44 SQ.MTS.
TOTAL PROPOSED L.O.S. = 2531.51 SQ.MTS.

SHREEPATI VILLEY PARLE CONSTRUCTION AREA
30.03.2024

A - WIN NO.	FLOOR	A - WING AREA	B - WING AREA	C - WING AREA	D - WING AREA	E - WING AREA	F - WING AREA	G - WING AREA	H - WING AREA	I - WING AREA	J - WING AREA	T1 - WING AREA	T2 - WING AREA	R1 & R2 - WING AREA	BASEMENT
															WING A-J & T1 & T2 GROUND FLOOR
1	GROUND FLOOR	466.80	157.69	187.11	284.29	284.29	316.26	279.12	428.71	312.27	61.74	779.00	0.00	720.73	WING A-J & T1 & T2 1ST BASEMENT
2	1ST FLOOR	401.29	382.27	51.05	48.41	297.67	356.75	408.52	252.46	469.14	65.56	646.83	197.82	619.53	WING A-J & T1 & T2 2ND BASEMENT
4	2ND FLOOR	561.52	402.35	191.23	286.30	285.99	339.48	484.94	430.02	491.24	353.66	646.83	197.82	797.18	WING A-J & T1 & T2 3RD BASEMENT
6	3RD FLOOR	561.26	402.35	191.23	286.30	285.99	339.48	484.94	430.02	491.24	353.66	646.83	197.82	797.18	WING A-J & T1 & T2 4TH BASEMENT
7	4TH FLOOR	479.18	402.35	191.23	286.30	285.99	339.48	484.94	430.02	491.24	353.66	646.83	197.82	797.18	BASEMENT R1 & R2
8	5TH FLOOR	491.02	402.35	191.23	286.30	285.99	339.48	484.94	430.02	491.24	353.66	646.83	197.82	797.18	
9	6TH FLOOR	502.88	402.35	191.23	286.30	285.99	339.48	484.94	430.02	491.24	353.66	646.83	197.82	798.96	
10	7TH FLOOR	536.22	402.35	191.23	286.30	285.99	339.48	484.94	430.02	491.24	353.66	646.83	197.82	797.13	
11	8TH FLOOR	566.15	412.62	191.23	291.05	293.62	343.25	532.31	437.60	506.42	355.99	682.28	472.27	807.21	
11	9TH FLOOR	561.25	402.35	191.23	286.30	285.99	339.48	484.94	430.02	491.24	353.66	646.83	197.82	797.18	
12	10TH FLOOR	561.25	402.35	191.23	286.30	285.99	339.48	484.94	430.02	491.24	353.66	646.83	197.82	798.96	
13	11TH FLOOR	564.04	402.35	191.23	286.30	285.99	339.48	484.94	430.02	491.24	353.66	646.83	197.82	798.96	
14	12TH FLOOR	564.04	402.35	191.23	286.30	285.99	339.48	484.94	430.02	491.24	353.66	646.83	197.82	797.24	
15	13TH FLOOR	564.04	402.35	191.23	286.30	285.99	339.48	484.94	430.02	491.24	353.66	646.83	197.82	797.27	
16	14TH FLOOR	564.04	402.35	191.23	286.30	285.99	339.48	484.94	430.02	491.42	353.66	646.83	197.82	798.96	
17	15TH FLOOR	564.04	402.35	191.23	286.30	285.99	339.48	484.94	430.02	491.42	353.66	646.83	197.82	797.13	
18	16TH FLOOR											646.83	197.82		
19	TERRACE FLOOR	564.14	354.47	128.42	250.52	254.61	235.03	343.66	348.48	395.69	291.45	646.83	197.82	606.05	
												646.83	197.82		
	TOTAL	9074.06	6537.60	3043.80	4596.97	4846.06	5664.53	7335.52	7057.51	7563.58	5016.33	12457.39	4035.21	13124.03	90352.58 / 39732.00
							TOTAL AREA								130084.58

FINAL FUNGIBLE TABLE ALL BUILDING A TO J & T1-T2

Type	Permissible B.U.A.	Permissible Fungible B.U.A.	Total Permissible B.U.A.	Total Proposed B.U.A.	Proposed Fungible B.U.A.	Total proposed B.U.A.
REHAB R	18813.02	6584.56	25397.58	18813.02	**3777.71**	22590.73
REHAB NR	290.53	101.69	392.22	290.53	**101.69**	392.22
Sale R	26858.98	9400.64	36259.62	26858.98	**8796.92**	35655.90
Sale NR	205.07	71.77	276.84	205.07	**71.77**	276.84
Total	**46167.60**	**16158.66**	**62326.26**	**46167.60**	**12748.09**	**58915.69**

PROPOSED FITNESS CENTER AREA
A TO J AND T1 & T2

FITNESS CENTER AREA	TOTAL FITNESS CENTER AREA SQ.MT.
WING- B 1ST FLR.	186.40
WING- D & E 1ST FLR.	214.58
WING- G 1ST FLR.& GR FLR.	216.32
FITNESS CENTER - WING-E GR. FLR.	65.99
MALE SPA RECEPTION WING-E GR.FLR.	42.00
FITNESS CENTER - WING-F (GR. + 1ST. FLR.)	161.67
FITNESS CENTER - WING-H (GR.FLR.)	42.68
ARCADE - WING-H (GR.FLR)	85.79
FITNESS CENTER - WING-I (GR.FLR.)	96.88
TOOGLERS PARK - WING-J(GR.FLR.)	42.28
FITNESS CENTER - WING-T1	39.93
FITNESS CENTER - WING-T2	29.99
TOTAL AREA	1224.51
PERMISSIBLE BUA	1178.31
EXCC. FITNESS CENTER AREA	46.20

TOTAL FSI USE ALL WING	R1 AND R2 TOTAL BUILT-UP AREA SQ.MT.
WING- R1	71.11
WING- R2	76.98
TOTAL AREA	148.09
TOTAL (A TO J & T1 & T2 + R1&R2)	1372.60

NO.	WING NAME	TOTAL FLOOR AREA	NO OF FLAT
1	WING - A	6968.35	55.00
2	WING - B	5123.45	57.00
3	WING - C	2105.44	27.00
4	WING - D & E	6714.37	54.00
5	WING - F	4356.36	43.00
6	WING - G	6267.76	56.00
7	WING - H	5708.03	28.00
8	WING - I	6532.89	44.00
9	WING - J	4371.16	27.00
10	WING - T2	2436.13	172.00
11	WING - T1	8331.75	47.00
	TOTAL AREA	58916.69	610.00
	EXC. FITNESS CENTER AREA COUNTED IN TO FSI	46.20	
	TOTAL BUA PROPOSED	58961.89	
12	SHEEL SHALIMAR WING R1	6697.62	34.00
13	SHEEL SHALIMAR WING R2	3366.75	63.00
	TOTAL AREA	10064.37	97.00
	GRAND TOTAL AREA	69026.26	707.00

STAICASE,LIFT, LOBBY BUILT UP AREA

NO.	WING NAME	TOTAL FLOOR AREA
1	WING - A (INC.INTERNAL STAICASE - 91.01)	1338.03
2	WING - B	830.70
3	WING - C	768.60
4	WING - D & E	1747.80
5	WING - F	880.55
6	WING - G	848.51
7	WING - H	791.25
8	WING - I	857.85
9	WING - J	702.10
10	WING - T2	2321.14
11	WING - T1	913.17
	TOTAL AREA	11999.66
12	SHEEL SHALIMAR WING R1	775.80
13	SHEEL SHALIMAR WING R2	856.89
	TOTAL AREA	1632.69
	GRAND TOTAL AREA	13632.34

PERMISSIBLE FITNESS CENTER = (5% OF PERM. BUA)
(WING - A TO J & T1 & T2)
PERMISSIBLE FITNESS CENTER = (5893.08 X 2% SQ.M. = 1178.31 SQ.M.)
PROPOSED FITNESS CENTER = 1224.51 SQ.MT.
COUNT IN FSI FITNESS CENTER = 46.20 SQ.MT.

PROFORMA - A

Sr.no	PROFORMA A - DESCRIPTION	AS PER DCPR 33(9)	
A			
1	AREA OF PLOT	13360.72	
	95% & NO PLOT AREA- 1957.70 SQ.MT) (PLOT A TO J & T1-T2 - 11403.02)		
2	DEDUCTION		
	a) road set back (Subject to demarcation)	703.50	
	b) any other reservation		
	c) amenity as per DCPR 14 - 2034 (Not Applicable As Independent CS NO Less Than 4000 Sqmt.) as per 14A for 33(9)	0.00	
	TOTAL	703.50	
3	BALANCE AREA OF PLOT	12657.22	
4	DEDUCT FOR LOS AS PER DCPR 27 (ONLY PHYSICAL) 10% as per 33(9) 10% Additional		
5	ADD FOR PLOT AREA IN CASE OF 33(7) AS FSI ON GROSS PLOT		
	a) road set back		
	b) any other reservation		
	c) amenity as per DCPR 14 - 2034		
6	TOTAL AREA OF PLOT FOR FSI 33(9) FSI 4.00 Or Incentive	13360.72	
7	PERMISSIBLE BASE FSI 4.00 Or Incentive (rehab table A)	table A Incentive > FSI 4.00	
8	TOTAL PERMISSIBLE FSI AS PER 33(9)	54523.62	
9	PERMISSIBLE FLOOR AREA As Per Plot Area x 4 FSI	53442.88	
10	ADD FSI PERMISSIBLE UNDER REG 30 , DISTRIBUTION	N.A	
	a) add governement FSI on net plot - 0.73	N.A	
	b) add TDR permissible - slum 20% of 0.64	N.A	
	c) TDR from plot reservation /set back - 250% of Area under reservation /set back	N.A	
	d) Balance - TDR general - 0.64 x net plot - less (b) - less (c)	Nil	
11	DEDUCT EXISTING FLOOR AREA - RETAINED	NA	
12	PERMISSIBLE BUA	54523.62	
13	PROPOSED BUA	54523.62	
B	DETAIL OF FUNGIBLE AREA REG 31(3) - DCPR 2034	Fungible	
		PERMISSIBLE	PROPOSED
1	PERMISSIBLE FUNGIBLE AREA 35%	19083.27	14502.64
2	BUA PROPOSED FOR WING-A TO J & T1-T2		46167.60
	FUNGIBLE AREA PROPOSED FOR WING-A TO J & T1-T2	16158.66	12748.09
	BUA PROPOSED FOR WING-A TO J & T1-T2		58915.69
	EXC. FITNESS CENTER AREA COUNTED IN TO FSI		46.20
	TOTAL BUA PROPOSED FOR WING-A TO J & T1-T2		**58961.89**
3	BUA PROPOSED FOR R-1 & R-2		8356.02
	FUNGIBLE AREA PROPOSED FOR R-1 & R-2	2924.61	1708.35
	TOTAL BUA PROPOSED FOR R-1 & R-2		10064.37
4	TOTAL BUA INCLUDING FUNGIBLE (permisible /Proposed)	73606.89	**69026.26**
5	COUNTING F.S.I FOR CLUB HOUSE		
	Deficit	4023.11	
6	TOTAL BUA INCLUDING FUNGIBLE after deducting deficit to rehab	69583.78	69026.26
	Balance BUA	557.52	
C	TENEMENT STATEMENT		
	i. TENEMENT PERMISSIBLE		AS PER STATEMENT
	ii. TENEMENT PROPOSED		
	iii. TENEMENT EXISTING		
	iv. TOTAL NO OF TENEMENT (EXISTING + PROPOSED)		
D	PARKING STATEMENT		
	i. Parking required		
	ii. 50% additionanl Reg 33(1)a=50%		
	iii. 5% visitor Parking		
	iv. Total Parking Permissible		
	v. 4 wheeler Car parking proposed		
	vi. 2 wheeler scooter Parking proposed		AS PER STATEMENT
	vii. Total Parking proposed		
	viii. Excess parking proposed		
E	TRANSPORT VEHICLES PARKING		
	i. Spaces for Transport vehicles required under regualtion		
	ii. Spaces for Transport vehicles Proposed under regualtion		

PARKING PROPOSED			
FLOOR	SURFACE PARKING		
	BIG CAR	SMALL CAR	TOTAL
GROUND FLOOR PLAN	8	22	31

TOTAL PARKING PROPOSED						
FLOOR	BIG CAR	SMALL CAR	BIG STACK CAR	SMALL STACK CAR	TOTAL CAR PARK	SCOOTER PARKING
GROUND FLOOR	8.00	13.00	0.00	12.00	33.00	0.00
BASEMENT 1	69.00	73.00	40.00	26.00	202.00	36.00
BASEMENT 2	98.00	84.00	0.00	0.00	182.00	48.00
BASEMENT 3	100.00	101.00	0.00	0.00	207.00	49.00
BASEMENT4	106.00	101.00	0.00	0.00	207.00	52.00
PARKING TOWER 1	0.00	0.00	0.00	64.00	64.00	0.00
PARKING TOWER 2	0.00	0.00	0.00	86.00	86.00	0.00
TOTAL PARKING	380.00	372.00	40.00	182.00	982.00	182.00

PARKING FOR SALE AND REHAB TABLE					
WING	0.00 TO 45.00	45.01 TO 80.00	80.01 TO 90	ABOVE 90.00 SQ.M.	TOTAL PARKING	ADD 10% VISITORS PARKING
A	0	0.75	9	36	44.75	4.475
B	1	0	15	27	43	4.3
C	0	0	26	2	28	2.8
D & E	0	0	0	54	54	5.4
F	0	0	13	60	73	7.3
G	0	0	0	112	112	11.2
H	0	0	0	58	58	5.8
I	0	0	0	88	88	8.8
J	0	0	0	54	54	5.4
T1	0	23.5	0	0	23.5	2.30
T2	19	48	0	0	67	6.7
R1	0	0	12.5	38	50.5	5.05
R2	0	0	20	8	45	4.5
TOTAL PARKING	19	72.25	109.5	588	789.75	78.975
TOTAL PARKING REQUIRED FOR R WING	868.725					
REQUIRED FOR NR WING	18.73					
TOTAL PARKING REQUIRED FOR R+NR	887.455					
ADDITIONAL 50% PARKING	443.7275					
TOTAL PARKING REQUIRED WITH 50%	1331.1825					

Sanctioned FSI for Wing C to J:- 36102.21
Permissible Total FSI: - 69583.78
Plot Area: - 4721.92

Area in possession

Area not in possession

MOTHER KAPPILON-2
PLOT LINE
9.15 MTRS WIDE LAJPATRAI ROAD
<<< SAROJINI ROAD >>>
9.15 Mtrs Wide Sarojini Road
FOOTPATH
SHOP LINE
SHOP
NIRVANA G+3
INSIGNIA G+14
ENTRY/EXIT
E.D. Private Driveway
OPEN SPACE
OPEN SPACE UNDER RESERVATION
SOCIETY OFFICE
METER ROOM
TRANSFORMER
SUB STATION
GENERATOR
ELECTRICAL METER ROOM
ELECTRICAL PANEL ROOM
WATER TANK
MEN
WOMEN
HOUSE KEEPING
SOCIETY OFFICE
WATER METER ROOM & PANEL
ENTRY/EXIT
SOCIETY OFFICE
METER ROOM
TRANSFORMER
SUB STATION
GENERATOR
ELECTRICAL METER ROOM
ELECTRICAL PANEL ROOM
WATER TANK
MEN
WOMEN
HOUSE KEEPING