

PARKING STATEMENT						
CARPET AREA IN SQ. MTS	TOTAL NO. OF FLATS		TOTAL FLATS	PARKING PERMISSIBLE AS PER D.C. RULES	PARKING REQUIRED	
	WING - 'A'	WING - 'B'				
BELOW 45.00	-	6.00 NOS.	6.00 NOS.	1 PARKING FOR / 4 TENEMENTS	1.50	
45.00 TO 60.00	-	14.00 NOS.	14.00 NOS.	1 PARKING FOR / 2 TENEMENTS	7.50	
60.00 TO 90.00	8.00 NOS.	14.00 NOS.	22.00 NOS.	1 PARKING FOR / 1 TENEMENTS	22.00	
ABOVE 90.00	8.00 NOS.	-- NOS.	8.00 NOS.	2 PARKING FOR / 1 TENEMENTS	16.00	
TOTAL	16 NOS.	34 NOS.	50 NOS.		47.00	
TOTAL						
10 % ADDITIONAL PARKING FOR VISITORS				(47.00 x 10%)	4.70 NO.	
TOTAL PARKING REQUIRED				SAY	52.00 Nos.	
TOTAL PARKING PROVIDED					66 Nos.	
BIG PARKING					34 Nos.	
SMALL PARKING					32 Nos.	
ST/CASE AREA						
FLOORS	WING- 'A'	WING- 'B'	TOTAL			
STILT	--	--	--			
UPPER GR.	37.30	45.33	82.63			
1ST FLOOR	35.31	43.85	79.16			
2ND FLOOR	35.31	43.46	78.77			
3RD FLOOR	35.31	43.07	78.38			
4TH FLOOR	35.31	43.07	78.38			
5TH FLOOR	35.31	43.03	78.34			
6TH FLOOR	35.93	43.03	78.96			
7TH FLOOR	35.31	43.06	78.37			
8TH FLOOR	35.93	43.06	78.99			
9TH FLOOR	35.93	43.06	78.99			
10TH FLOOR	35.93	43.06	78.99			
11TH FLOOR	35.93	43.06	78.99			
TERRACE	22.09	25.95	48.04			
TOTAL	450.90	546.09	996.99			

## SUMMARY

RESIDENTIAL	WING 'A'				WING 'B'				TOTAL
	NET B.U.A	FUNG.COMP F.S.I FOR SALE BY CHARGING PREMIUM	FUNG.COMP F.S.I FOR REHAB WITHOUT CHARGING PREMIUM	GROSS B.U.A	NET B.U.A	FUNG.COMP F.S.I FOR SALE BY CHARGING PREMIUM	FUNG.COMP F.S.I FOR REHAB WITHOUT CHARGING PREMIUM	GROSS B.U.A	
FLOORS									
STILT	--	--	--	--	--	--	--	--	--
UPPER GROUND	--	--	--	--	--	--	--	--	--
1ST FLOOR	138.47	1.36	47.10	186.93	92.97	4.56	27.98	125.51	312.44
2ND FLOOR	146.46	4.16	47.10	197.72	134.32	25.32	21.69	181.33	379.05
3RD FLOOR	146.46	4.16	47.10	197.72	140.54	5.87	43.32	189.73	387.45
4TH FLOOR	146.46	4.16	47.10	197.72	161.28	9.41	47.04	217.73	415.45
5TH FLOOR	146.46	4.16	47.10	197.72	175.23	20.78	40.55	236.56	434.28
6TH FLOOR	97.87	34.26	--	132.13	135.62	22.06	25.41	183.09	315.22
7TH FLOOR	146.46	4.16	47.10	197.72	197.61	15.99	53.18	266.78	464.50
8TH FLOOR	146.46	51.26	--	197.72	197.61	69.17	--	266.78	315.22
9TH FLOOR	75.53	26.43	--	101.96	201.49	65.29	--	266.78	368.74
10TH FLOOR	0.35	--	--	0.35	--	--	--	--	--
11TH FLOOR	0.35	--	--	0.35	--	--	--	--	0.35
EXCESS REFUGE AREA COUNTED IN F.S.I	39.82	--	--	39.82	--	--	--	--	39.82
EXCESS FITNESS CENTER COUNTED IN F.S.I	3.71	--	--	3.71	--	--	--	--	3.71
TOTAL	1234.86	134.11	282.60	1651.57	1436.67	238.45	259.17	1934.29	3585.86

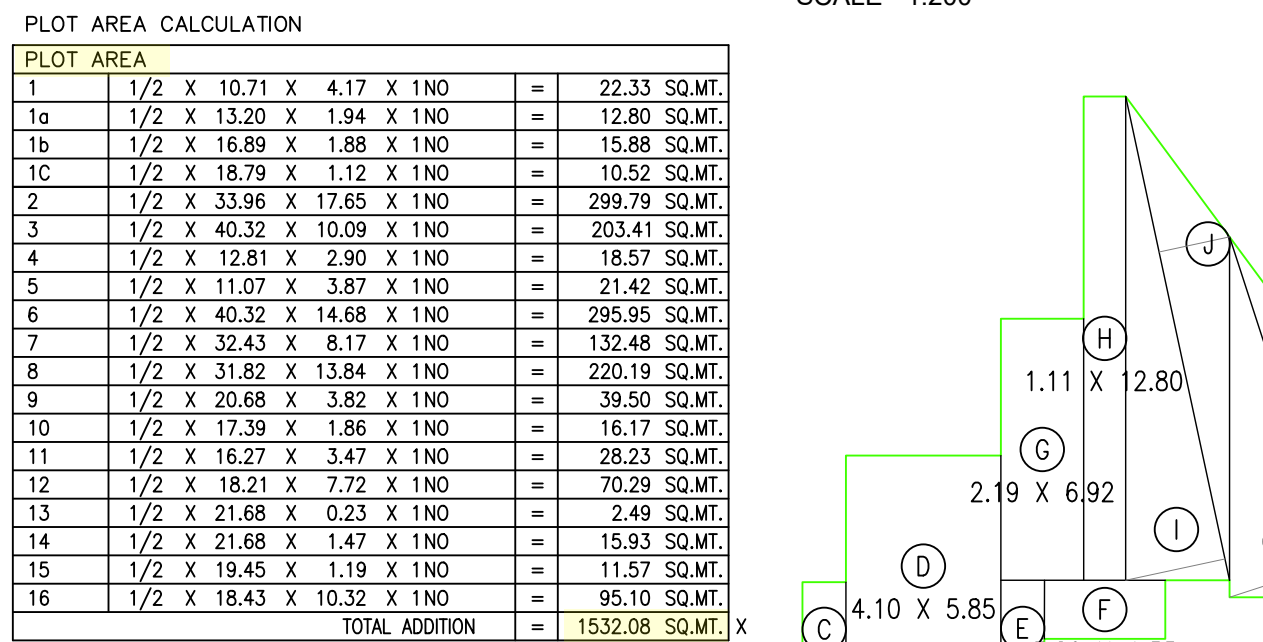
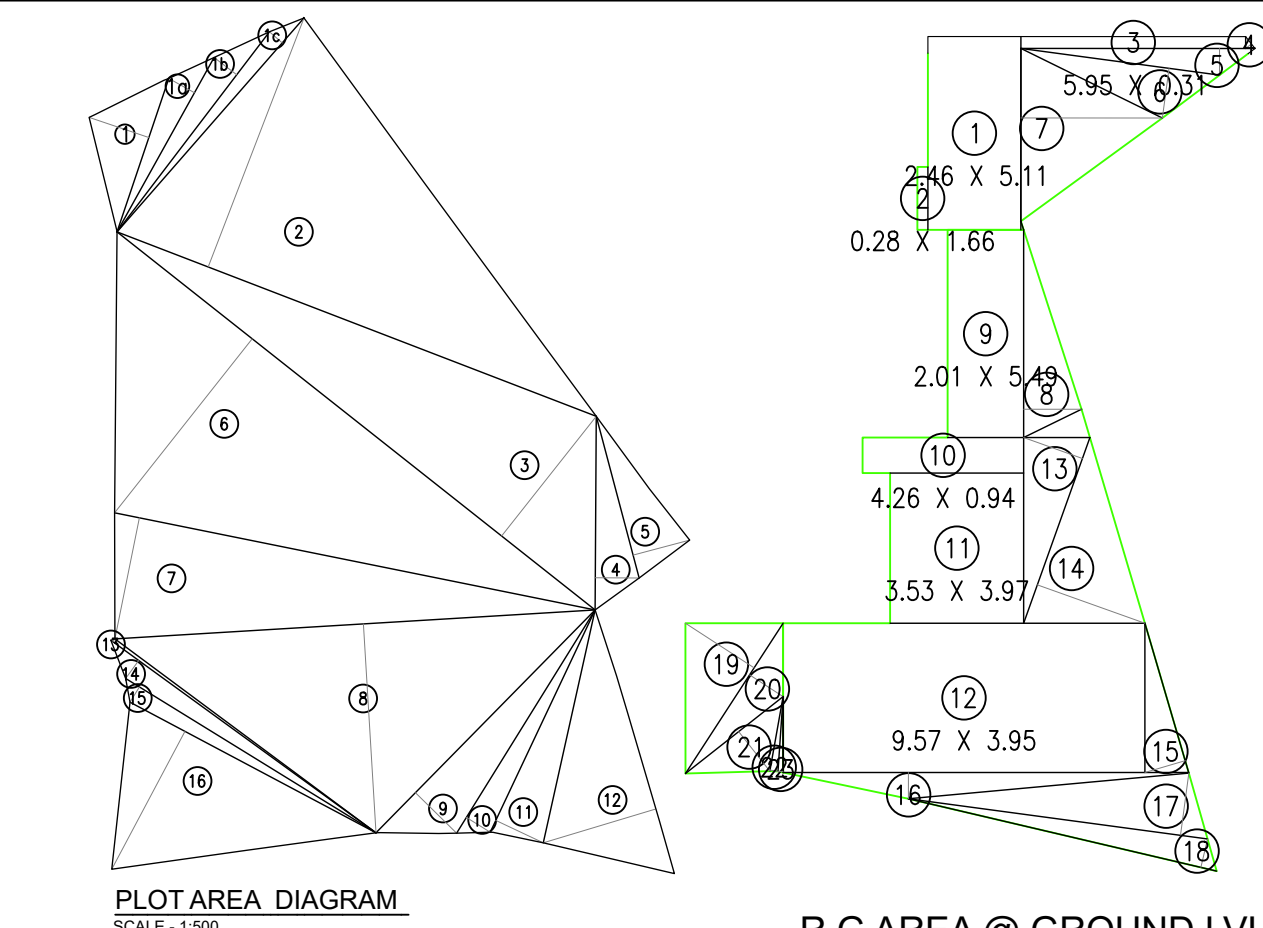
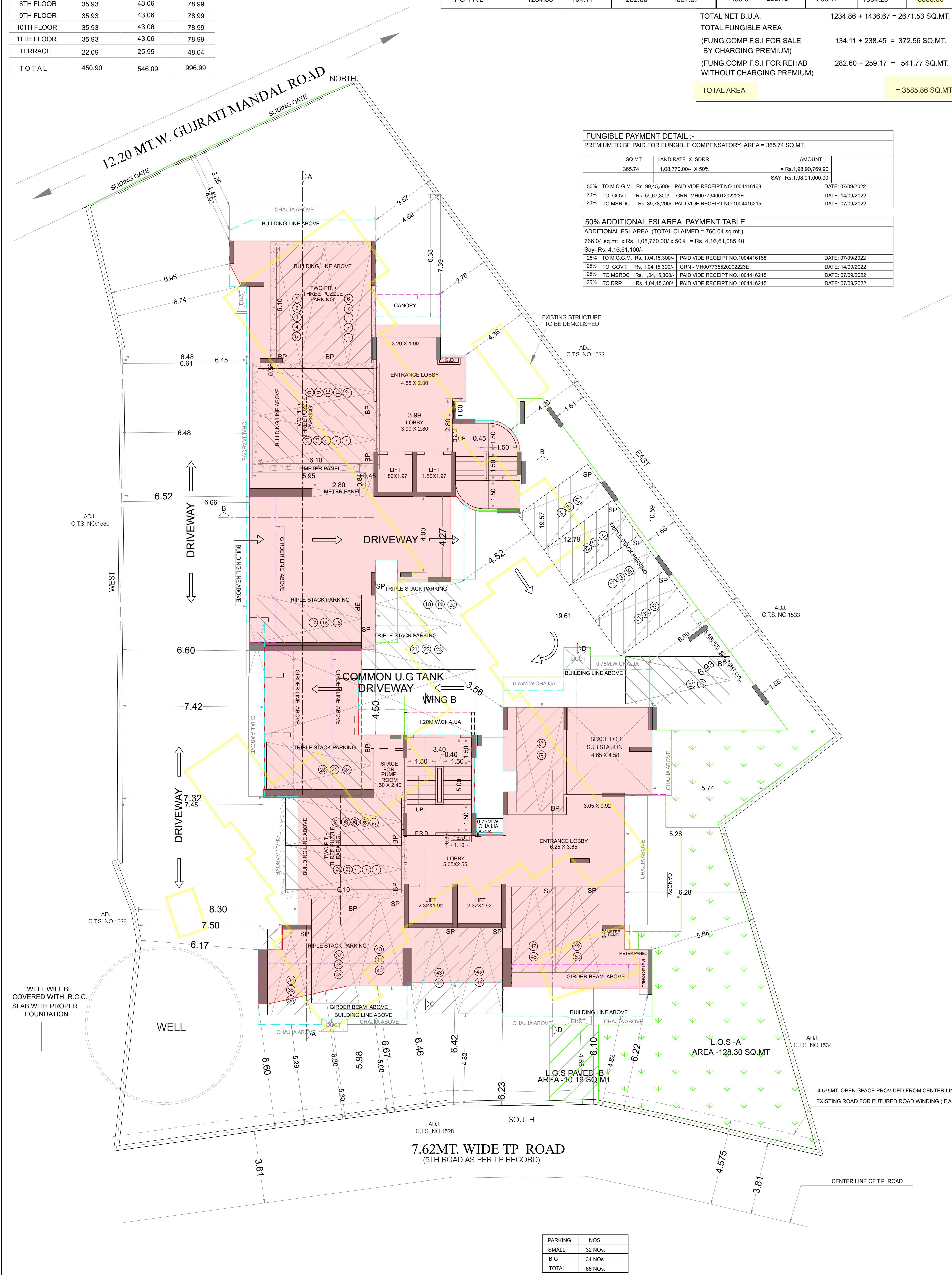
TOTAL NET B.U.A. 1234.86 + 1436.67 = 2671.53 SQ.MT.

TOTAL FUNGIBLE AREA (FUNG.COMP F.S.I FOR SALE BY CHARGING PREMIUM) 134.11 + 238.45 = 372.56 SQ.MT.

TOTAL FUNGIBLE AREA (FUNG.COMP F.S.I FOR REHAB WITHOUT CHARGING PREMIUM) 282.60 + 259.17 = 541.77 SQ.MT.

TOTAL AREA = 3585.86 SQ.MT

FUNGIBLE PAYMENT DETAIL :-		
PREMIUM TO BE PAID FOR FUNGIBLE COMPENSATORY AREA = 365.74 SQ.MT.		
SQ.MT	LAND RATE X SORR	AMOUNT
365.74	1,08,770.00/- X 50%	Rs. 1,98,30,769.50
SAY: Rs.1,98,31,000.00		
50% TO M.C.G.M.	Rs. 98,45,000/-	PAID VIDE RECEIPT NO. 1004416168
30% TO GOVT.	Rs. 59,67,300/-	GRN: MH00734501202238
20% TO MMRDC	Rs. 39,19,300/-	PAID VIDE RECEIPT NO. 1004416215
DATE: 07/09/2022		
50% ADDITIONAL FSI AREA PAYMENT TABLE		
ADDITIONAL FSI AREA (TOTAL CLAIMED) = 766.04 sq.mt.		
766.04 sq.mt. x Rs. 1,08,770.00 x 50% = Rs. 4,16,61,085.40		
SAY: Rs. 4,16,61,100/-		
25% TO M.C.G.M.	Rs. 1,04,15,300/-	PAID VIDE RECEIPT NO. 1004416168
25% TO GOVT.	Rs. 1,04,15,300/-	GRN: MH00734501202238
25% TO MMRDC	Rs. 1,04,15,300/-	PAID VIDE RECEIPT NO. 1004416215
25% TO DWP	Rs. 1,04,15,300/-	PAID VIDE RECEIPT NO. 1004416215
DATE: 07/09/2022		

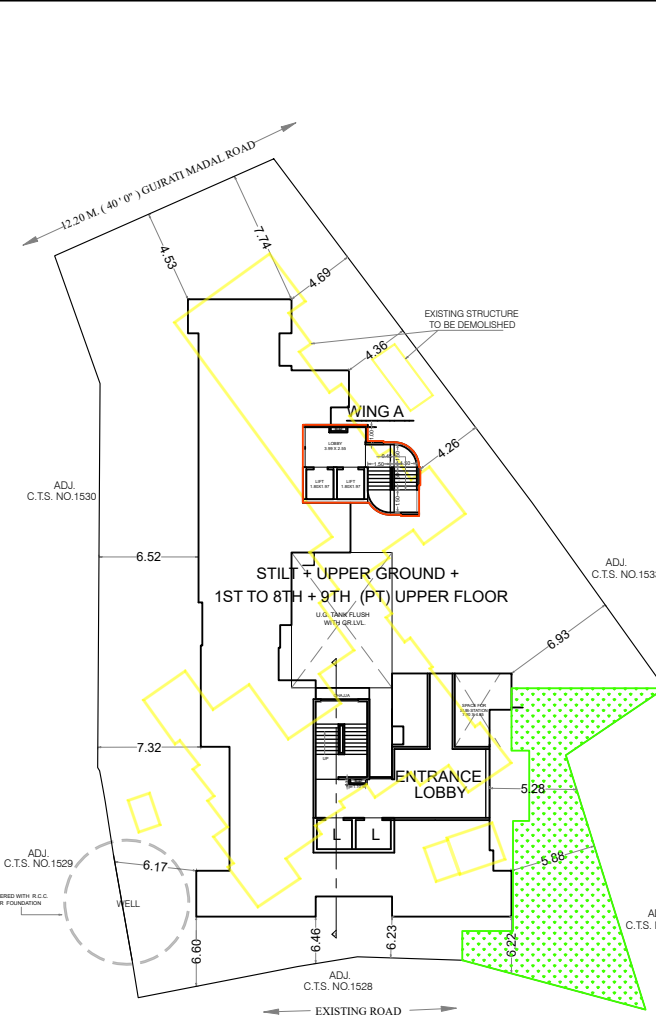


R.G. AREA CALCULATION					
R.G. AREA (MOTHER EARTH) = (A)					
1	2.46	X	5.11	X	1 NO = 12.57 SQ.MT
2	0.28	X	1.86	X	1 NO = 0.46 SQ.MT
3	3.95	X	0.31	X	1 NO = 1.84 SQ.MT
4	1/2	X	0.40	X	0.19 X 1 NO = 0.04 SQ.MT
5	1/2	X	6.19	X	0.70 X 1 NO = 2.17 SQ.MT
6	1/2	X	5.30	X	1.33 X 1 NO = 3.52 SQ.MT
7	1/2	X	4.57	X	3.74 X 1 NO = 8.55 SQ.MT
8	1/2	X	5.50	X	1.53 X 1 NO = 4.21 SQ.MT
9	2.01	X	5.49	X	1 NO = 11.03 SQ.MT
10	4.26	X	0.94	X	1 NO = 4.00 SQ.MT
11	3.53	X	3.97	X	1 NO = 14.01 SQ.MT
12	9.57	X	3.95	X	1 NO = 37.80 SQ.MT
13	1/2	X	5.22	X	1.65 X 1 NO = 4.31 SQ.MT
14	1/2	X	5.22	X	3.02 X 1 NO = 7.88 SQ.MT
15	1/2	X	4.12	X	1.11 X 1 NO = 2.29 SQ.MT
16	1/2	X	10.73	X	0.70 X 1 NO = 3.76 SQ.MT
17	1/2	X	7.99	X	1.86 X 1 NO = 6.63 SQ.MT
18	1/2	X	8.38	X	0.77 X 1 NO = 3.23 SQ.MT
TOTAL ADDITION =					128.30 SQ.MT X

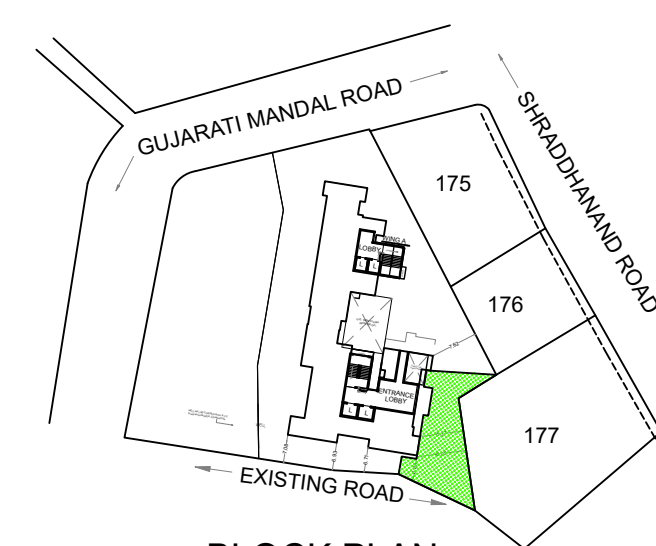
BUILT UP AREA CALCULATION										
R.G. AREA ( PAVED)-----(B)										
19	1/2	X	4.74	X	2.17	X	1 NO	=	5.14 SQ.MT	
20	1/2	X	4.74	X	1.06	X	1 NO	=	2.51 SQ.MT	
21	1/2	X	3.29	X	1.33	X	1 NO	=	2.19 SQ.MT	
22	1/2	X	2.00	X	0.21	X	1 NO	=	0.21 SQ.MT	
23	1/2	X	2.01	X	0.14	X	1 NO	=	0.14 SQ.MT	
TOTAL ADDITION									=	10.19 SQ.MT

R.G. AREA (@ 6.70 MT. LVL) -----(C)				
A	4.90	X	2.20	X 1 NO = 10.78 SQ.MT
B	0.15	X	1.30	X 1 NO = 0.20 SQ.MT
C	1.15	X	2.50	X 1 NO = 2.88 SQ.MT
D	4.10	X	5.85	X 1 NO = 23.99 SQ.MT
E	1.15	X	2.55	X 1 NO = 2.93 SQ.MT
F	3.20	X	1.55	X 1 NO = 4.96 SQ.MT
G	2.19	X	6.92	X 1 NO = 15.15 SQ.MT
H	1.11	X	12.80	X 1 NO = 14.21 SQ.MT
I	1/2 X	13.09	X 2.69	X 1 NO = 17.61 SQ.MT
J	1/2 X	13.09	X 1.91	X 1 NO = 12.50 SQ.MT
K	1/2 X	10.03	X 2.95	X 1 NO = 14.79 SQ.MT
L	1/2 X	10.03	X 1.65	X 1 NO = 8.27 SQ.MT
M	1/2 X	11.50	X 5.50	X 1 NO = 31.63 SQ.MT
TOTAL ADDITION = 159.90 SQ.MT				

TOTAL R.G.			
R.G. REQUIRED (1532.08 X 15%)	=	229.81	SQ.MT
R.G. PROVIDED (A+B+C)	=	298.39	SQ.MT



BLOCK PLAN  
SCALE - 1:500  
AS PER C.T.S.

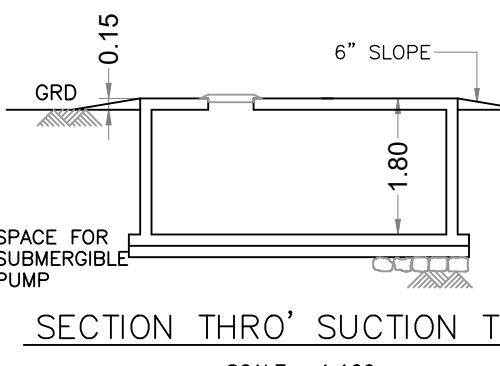


BLOCK PLAN  
SCALE - 1:500  
AS PER T.P.

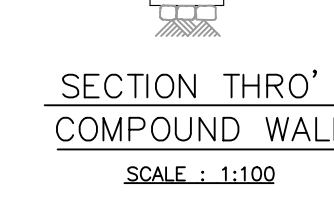
## SITE U/R



LOCATION PLAN  
SCALE: 1:4000



SECTION THRO' SUCTION TANK  
SCALE - 1:100



SECTION THRO' COMPOUND WALL  
SCALE - 1:100

FILE NO.P-10381/2022(174)K/E Ward/FP			1/8
I. AREA STATEMENT		SQ.MTR.	
1	A) Area of plot	1532.08	
	a) Area of Reservation in plot		
	b) Area of Road Set back		
	c) Area of D. P. Road		
2	Deduction for		
	A) For Reservation/Road Area		
	a) Road set-back area to be handed over (100%) (Regulation No 16)		
	b) Proposed D.P. road area to be handed over (100%) (Regulation No 16)	Nil.	
	c) (i) Reservation area to be handed over (100%) (Regulation No 17)		
	(ii) Reservation area to be handed over as per AR (Regulation No 17)		
	B) For Amenity Area		
	a) Area of amenity plots/plots to be handed over as per DCR 14(A)		
	b) Area of amenity plots/plots to be handed over as per DCR 14(B)		
	c) Area of amenity plots/plots to be handed over as per DCR 35 (abeyance)		
	C) Deductions for Existing Built up area to be retained if any /Land component of Existing BUA as per regulation under which the development was allowed.		
3	Total deductions: [2(A) + 2(B) + 2(C) as and when applicable.]	1532.08	
4	Balance area of plot (1 minus 3)	---	
5	Plot area under Development		
6	Zonal (basic) FSI	1	
7	Built up Area as per Zonal (basic) FSI (5 X 6)		
	(In case of Mill land permissible BUA kept in abeyance)		
8	BUA equal to area of land handed over as per reg. 30(A)		
	i) As per 2(A) and 2(B) except 2(A)(c) (ii) above with in cap of "Admissible TDR" as column 6 of Table -12 on remaining/balance plot.	---	
	ii) In case of 2(A)(c) (ii) permissible over and above permissible BUA on remaining/balance plot.		
	iii) As per Reg No. 30(c) of DCRP 2034 as per sanctioned plans	23.41	
	who, CE/7793BSI/AK of 27.11.89		
9	Incentive Built up Area (as per Regulation No 15) of existing BUA 33/(7)(B) or 10 Sqmts per tenement whichever is higher as per reg.33 (7)(B) (WING A-12 X 10) (WING B-12 X 10)	350.00	
10	Built up area due to "Additional FSI on Payment of Premium" as per Table No 12 of Regulation No 30(A) on remaining /balance plot.	766.04	
11	Built up area due to admissible "TDR" as per Table No 12 of Regulation No 30(A) and 32 on remaining/ balance plot.	---	
12	Permissible Built up Area (as the case may be with / without BUA as per 2(c))	2671.53	
13	Proposed Built up Area	2671.53	
14	TDR generated if any as per Regulation No 30(A)		
15	Fungible Compensatory Area as per Regulation No 31(3)		
	a) i) Perm. Fungible Compensatory Area for Rehab Comp. w/o charging premium.	545.26	
	ii) Fungible Compensatory Area available for Rehab comp. w/o charging premium.	541.77	
	iii) Area kept in abeyance for not providing Fungible to Rehab Component	3.49	
	a) i) Permissible Fungible Compensatory Area by charging premium. (35%)	389.77	
	ii) Fungible Compensatory Area available on payment of premium.	372.56	
16	Total Built up Area proposed including FCA [15+15(a)(i) + 15(b)(ii)]	3585.86	
17	FSI consumed on Net Plot [13/4]	1.74	
OTHER REQUIREMENTS			
(A) Reservation/ Designation			
	(a) Name of Reservation	Nil.	
	(b) Area of Reservation land to be handed/ handed over as per Regulation No.17	Nil.	
	(c) Built up area of Amenity to be handed over as per Regulation No. 17	Nil.	
	(d) Area/Built up Area of Designation	Nil.	
	(B) Plot area/Built up Amenity to be Handed Over as per Regulation No.		
	(a) 14(A)	Nil.	
	(b) 14(B)	Nil.	
	(c) 15	Nil.	
	(C) Requirement of LOS as per Regulation No.27(15% or 20% or 25%)		
	(D) Tenement Statement		
	(i) Proposed built up area in (a) 13 (above)	3585.86	
	(ii) Less deduction of Non-residential area (Shop etc.)		
	(c) Area available for Tenements [(i) minus (ii)]	3585.86	
	(d) Tenements Permissible (450/hectare) = 161.36 SAY	161 Nos.	
	(e) Total number of Tenements proposed on the plot	50 Nos.	
(E) Parking Statement			
	(i) Parking required by Regulations for -		
	Scooter/Motor cycle	50.00	
	Outsiders (visitors)		
	(ii) Covered garage proposed		
	Car		
	Scooter/Motor cycle		
	Outsiders (visitors)		
	(iv) Total parking provided	66.00	
(F) Transport Vehicles Parking			
	(i) Spaces for transport vehicles parking provided by Regulations		
	(ii) Total No. of transport vehicles parking spaces provided		