

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-3502/2015/C86.87 & 112 & Other/s ward/Paspoti/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 (RESI.)	
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
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	179230.42
TOTAL	327821.36

BUILD UP AREA SUMMARY (TOWER 1 TO 10)	
FLOOR	BUILT UP AREA
1st FLOOR	484.00
2nd FLOOR	577.81
3rd FLOOR	74.87
4th FLOOR	482.07
5th FLOOR	548.87
6th FLOOR	548.87
7th FLOOR	548.87
8th FLOOR	548.87
9th FLOOR	548.87
10th FLOOR	548.87
TOTAL	4842.00

AREA SUMMARY	
TOWER	BUILT-UP AREA
T-1	13048.34
T-2	20026.29
T-3	14674.17
T-4	14417.93
T-5	13108.28
T-6	14245.08
T-9	0.00
T-10	19928.53
TOTAL (RESI. AREA)	134660.99
CLUB HOUSE AREA (C)	1181.63
TOTAL RESIDENTIAL AREA (B+C)	135842.60
TOTAL GROSS BUA AREA (A+B+C)	148590.94

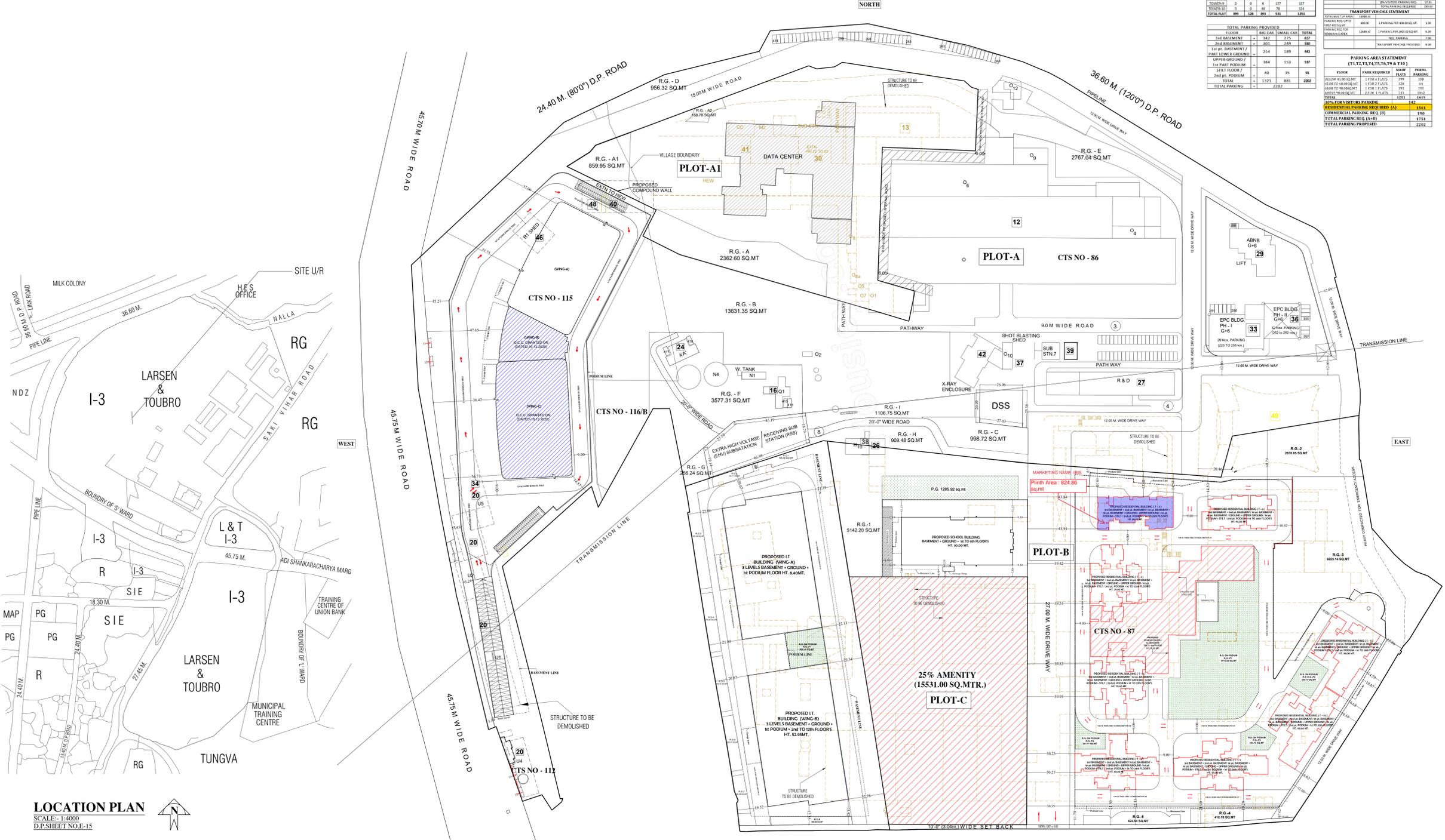
PER. FITNESS CENTER 2% OF TOTAL BUA AREA
 1.36,360.99 X 2% = 2687.22 SQ.MT
 PROPOSED FITNESS CENTER = 2687.22 SQ.MT
 EXCESS AREA COUNT IN FSI = 0.00 SQ.MT

FLAT SUMMARY (TOWER 1 TO 10)	
WINDS	BELOW 40 (S) 40-60 (N) ABOVE 60 (W) TOTAL FLATS
TOWER 1	0 0 0 0 93 93
TOWER 2	0 0 0 0 18 18
TOWER 3	0 84 39 43 166
TOWER 4	0 0 0 0 26 26
TOWER 5	0 0 0 0 127 127
TOWER 6	0 0 0 0 26 26
TOWER 9	0 0 0 0 0 0
TOWER 10	0 0 0 0 12 12
TOTAL FLATS	399 138 108 53 1051

TOTAL PARKING PROVIDED	
FLOOR	NO. CAR SMALL CAR TOTAL
1st FLOOR	382 273 655
2nd FLOOR	301 249 550
3rd FLOOR	254 189 443
4th FLOOR	384 153 537
5th FLOOR	40 15 55
TOTAL	1321 881 2202

PARKING STATEMENT (SHOW)	
TOTAL BUILT UP AREA	135842.60
PARKING REQUIRED	2687.22
PARKING PROVIDED	2202
DEFICIENCY	485.22

PARKING STATEMENT (SUMMARY)	
FLOOR	PARK PROVIDED
1st FLOOR	382
2nd FLOOR	301
3rd FLOOR	254
4th FLOOR	384
5th FLOOR	40
TOTAL	1321



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

BLOCK PLAN
 SCALE: 1:1000

EXISTING SAKI-VIHAR ROAD TO BE WIDENED TO 27.45 (90'-0")

PROFORMA - A		1/41
S. No.	Particulars	Residential
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)	15,531.00
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
d	Road fsj TDR + General TDR Self Gen TDR	0.80 30,000.00
e	Slum TDR	0.20 -
d	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-3502/2015/C86.87 & 112 & S ward/Paspoti/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 Builtup Area Proposed	1,18,068.15
	Fungible Built up Area	
A	Fungible BUA in other buildings	
a	School Building (CHE/ES/3502/S/337 (NEW))	35%
b	Fungible BUA in building under reference	
a	Residential Fungible	35%
b	Commercial Fungible	35%
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.

Shashkant
Laxman
Jadhav
SIGNATURE OF LICENSED SURVEYOR (L.S.)

STAMP AND DATE OF APPROVAL OF PLAN
 THIS CANCELS APPROVAL TO THE PREVIOUS PLANS
 SANCTION UNDER NO. CHE/ES/2335/S/337(NEW) DT.12.09.2022

APPROVED SUBJECT TO THE CONDITIONS MENTIONED
 IN THIS OFFICE LETTER NO. CHE/ES/2335/S/337(NEW)/JOD/1/NEW

Sachin
Bhaskar
Wahve
SE (B.P.) S/W

Nitin
Vasant
Patil
A.E. (B.P.) S&T

SUHAS
VASANT
NEMAN
E
EX. ENG. (B.P.) ES-II

STAMP AND DATE OF RECEIPT OF PLAN

DESCRIPTION OF PROPOSAL & PROPERTY
 PROPOSED RESIDENTIAL BUILDING ON LAND BEARING CTS NO. 87 (P.T.) OF VILLAGE PASPOLI AT POWAI-WEST MUMBAI-72

NORTH	JOB. NO.	DRG. NO.	DRAWN BY
	410	01/41	Vikram
	SCALE	DATE	CHECKED BY
	(as specified)	27.02.2024	-

REVISIONS DESCRIPTION:
 R-0

NAME AND ADDRESS OF DESIGN ARCHITECT
 ATUL DESAI CONSULTANTS
 HOUSE OF PETALS, 4TH FLOOR
 PLOT NO 48, 18th ROAD, OFF NORTH AVENUE,
 SANTACRUZ (W), MUMBAI - 400 054

NAME OF THE OWNER SIGNATURE
 M/S. LARSEN & TOUBRO LIMITED
 POWAI WORKS, SAKI-VIHAR ROAD,
 POWAI, BOMBAY - 400 072.

NAME AND ADDRESS OF LICENSED SURVEYOR (L.S.) SIGNATURE
 Shashkant
Laxman
Jadhav
B-106, Natraj Building,
 Mulund Goregaon Link Road
 Mulund (W), Mumbai - 400 080