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.

FILE NO.: P - 864/001/CORT And Others/R/W Wand/CLE PARLE/A/W | SHEET NO.01/20

THIS CANCELS & APPROVAL TO THE PREVIOUS PLANS SANCTIONED UNDER NO. P - 864/001/CORT And Others/R/W Wand/CLE PARLE/A/W DATED : 02.11.2020

APPROVED SUBJECT TO CONDITION MENTIONED THIS OFFICE LETTER UNDER NO. P - 864/001/CORT And Others/R/W Wand/CLE PARLE/A/W DATED : .....

This plan is Digitally Signed and No Physical Sign is required. Plans for Consideration

Sangramsi nh Krishnaji Patil	CHAKAT GAITKAN AJ GAIKWAD	RAJENDRA PRASAD PAGAR
EE BP H/E S-II	AE BP H/W-S	EE BP H/W

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	291.65	297.67	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
TOODLERS 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

R1 AND R2	
	TOTAL BUILT-UP AREA SQ.MT.
TOTAL FSI USE ALL WING	71.11
WING- R1	76.98
WING- R2	148.09
TOTAL AREA	
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
	(R1 & R2 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 30% of 0.64	N.A
	c) TDR from plot reservation /set back - 250% of Area under reservation /set back	Nil
	d) Balance - TDR general - 0.64 x net plot - less (b) - less (c)	
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**
	COUNTING F.S.I FOR CLUB HOUSE	
5	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	AS PER STATEMENT
	i. Parking required	
	ii. 50% additional 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	
	vii. Total Parking proposed	
	viii. Excess parking proposed	
E	TRANSPORT VEHICLES PARKING	
	i. Spaces for Transport vehicles required under regualtion	NIL
	ii. Spaces for Transport vehicles Proposed under regualtion	

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	56	56	5.6
I	0	0	0	88	88	8.8
J	0	0	0	54	54	5.4
T1	0	23.5	0	0	23.5	2.35
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 0 TO 45 SQ.M.	868.725					
REQUIRED FOR NR GWING A1	18.73					
TOTAL PARKING REQUIRED FOR R+NR ADDITIONAL 50%	887.455					
TOTAL PARKING	443.7275					
TOTAL PARKING REQUIRED WITH 50%	1331.1825					

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	72.00	40.00	26.00	202.00	36.00
BASEMENT 2	90.00	84.00	0.00	0.00	163.00	40.00
BASEMENT 3	100.00	101.00	0.00	0.00	257.00	49.00
BASEMENT4	106.00	101.00	0.00	0.00	257.00	52.00
PARKING TOWER 2	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	368.00	372.00	40.00	182.00	982.00	182.00

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