

STAMP OF APPROVAL OF PLAN :

APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN This Office Letter

No. CIDCO/BP-18552/TPO(NM & K)/2023/13197 Dtd. 08 Apr 2024



Sr.No	Particular	Area (sq.m.)
1	Area of plot (Minimum area of a,b,c to be considered)	3138.190
a	As per ownership document (7/12. CTS extract)	3138.190
b	As per measurement sheet	3138.190
c	As per site	3138.190
2	Deductions for Proposed D.P./D.P. Road widening Area/Service Road/ Highway	0.000
a	Widening	0.000
b	Any D.P. Reservation area (Total a + b)	0.000
3	Balance area of Plot (1 - 2)	3138.190
a	Amenity Space (if applicable)	0.000
4	Required - Adjusted - Adjustment of 2(b), if any - Balance Proposed -	0.000
5	Net Plot Area (3-4 (e))	3138.190
a	Recreational Open Space (if applicable)	0.000
b	Required - Proposed -	0.000
7	Internal Road Area	0.000
8	Plotable area (if applicable)	0.000
a	Build up area with reference to Basic F.S.I. as per front road with (Sr.No. 5 x basic FSI) - Min. of 1.1 as per UDPCR & 1.5 As per agreement to lease (Plus Additional FSI as per Note 3 of 10.10.1 (plot area '0.1'))	5021.104
b	Permissible commercial area	753.168
c	Proposed commercial area (basic excluding ancillary)	538.311
10	Addition of FSI on payment of premium	1569.095
a	Maximum permissible premium FSI - based on road width/ TOD Zone. (plot area * 0.5 premium FSI)	0.000
b	Proposed FSI on payment	0.000
11	In-situ FSI / TDR loading	0.000
a	In-situ area against D.P. road [2.0 x Sr. No. 2 (a)], if any	0.000
b	In-situ area against Amenity Space if handed over [2.00 or 1.85 x Sr. No. 4 (b) and / or (c)]	0.000
c	TDR area - (Table 5G - Sr.No. 5 x 1.4 TDR)	4393.468
d	Total in-situ / TDR loading proposed ((1 a)+(b)+(c))	4393.468
12	Addition FSI area under Chapter No. 7	0.000
a	Total entitlement of FSI in the proposal	0.000
b	[9(a) + 10(b)+11(d)] or 12 whichever is applicable.	10983.665
13	Permissible Ancillary Area FSI upto 80% or 80% on balance potential with payment of charges	6697.861
a	Proposed Ancillary area FSI	6876.530
c	Total entitlement (a-b)	17881.528
14	Maximum utilization limit of F.S.I. (building potential) Permissible as per Road width (as per Regulation No. 8.1 or 8.2 or 8.3 or 8.4 as applicable) x 1.6 or 1.8; read with Note 3 of 10.10.1	5.634
a	Total Built-up Area in proposal. (excluding area at Sr.No.17b) above 1.	0.000
b	Existing Built-up Area	17829.977
c	Proposed Built-up Area (as per P-line)	968.960
d	Commercial Built-up Area	16661.017
e	Residential Built-up Area	17829.977
f	Total (a + b)	0.967
16	F.S.I. Consumed (15/13) (should not be more than serial No.14 above 1.	0.000
17	Area for Inclusive Housing, if any	0.000
a	Required (20% of Sr.No.5)	0.000
b	Proposed	0.000

NOTE:- THE PROPOSED CHALLAS OVER OPENING FOR PROTECTION FROM SUN AND RAIN AND ARCHITECTURAL FEATURES FOR DECORATION, AESTHETIC PURPOSE SHALL NOT BE USED FOR ANY HABITABLE PURPOSE

\*CERTIFICATE OF AREA : Certified that the plot under reference was surveyed by me on Dt. ... and the dimensions of sides etc. of plot stated on plan are measured on site and the area so worked out tallies with the area stated in document of Ownership / T.P. Scheme Records / Land Records Department / City Survey records

AR. SOYLUZ TALIB (NAME AND SIGNATURE OF ARCHITECT)

\*OWNER'S DECLARATION : I/We undersigned hereby confirm that I/We would abide by plans approved by Authority / Collector. I/We would execute the structure as per approved plans. Also I/We would execute the work under supervision of proper technical person so as to ensure the quality and safety at the site.

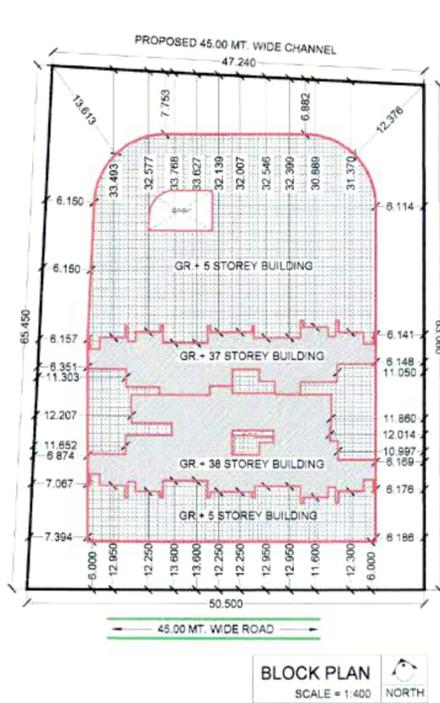
M/S. SIYA LIFESPACES LLP, 604, The Affairs, Plot No.9, Palm Beach Road, Sector - 17, Sanpada, Navi Mumbai-400705.

(OWNER (S) NAME, ADDRESS AND SIGNATURE)

NAME OF DEVELOPER: M/S. SIYA LIFESPACES LLP.

NAME, ADDRESS & SIGN OF ARCHITECT: Ar. Soyluz Talib (Reg. No. CA94/17095)

SCALE: 1:100 DATE: 05-04-2024 DRAWN BY: JAYARAJAN CHECKED BY: DEVSHREE



PROPOSED BUILDING (BUILT-UP AREA STATEMENT) (COMMERCIAL)

Building No.	Floor No.	Total Built-up Area of Floor, as per outer construction line
(1)	(2)	(3)
	GROUND	490.117 SQ.MTS.
COMMERCIAL	1ST FLOOR	478.843 SQ.MTS.
	TOTAL	968.960
TOTAL B.U.A PROPOSED		968.960 SQ.MTS.

AREA DETAILS OF APARTMENT (COMMERCIAL)

Building No.	Floor No.	Shop No.	Rera Carpet Area of Apartment	No.'s	Total Carpet Area
(1)	(2)	(3)	(4)	(5)	(6)
Commercial	Ground Floor (Shops)	1	51.310 SQ.MTS.	1	51.310 SQ.MTS.
		2	54.000 SQ.MTS.	1	54.000 SQ.MTS.
		3 & 4	37.100 SQ.MTS.	2	74.200 SQ.MTS.
		5	65.960 SQ.MTS.	1	65.960 SQ.MTS.
		6	38.790 SQ.MTS.	1	38.790 SQ.MTS.
		7	33.068 SQ.MTS.	1	33.068 SQ.MTS.
		8	51.172 SQ.MTS.	1	51.172 SQ.MTS.
		9	56.809 SQ.MTS.	1	56.809 SQ.MTS.
			Total Carpet Area of Shops	9	425.309 SQ.MTS.
Commercial	1st Floor (Offices)	1	50.770 SQ.MTS.	1	50.770 SQ.MTS.
		2	47.970 SQ.MTS.	1	47.970 SQ.MTS.
		3 & 4	33.410 SQ.MTS.	2	66.820 SQ.MTS.
		5	58.274 SQ.MTS.	1	58.274 SQ.MTS.
		6	34.151 SQ.MTS.	1	34.151 SQ.MTS.
		7	31.427 SQ.MTS.	1	31.427 SQ.MTS.
		8	45.142 SQ.MTS.	1	45.142 SQ.MTS.
		9	56.220 SQ.MTS.	1	56.220 SQ.MTS.
			Total Carpet Area of Offices	9	390.774 SQ.MTS.
			Total	18	816.083 SQ.MTS.

AREA DETAILS OF APARTMENT (RESIDENTIAL)

Building No.	Floor No.	Apartment No.	Rera Carpet Area of Apartment	Area of Balcony attached to Apartment	Area of Natural Terrace attached to Apartment
(1)	(2)	(3)	(4)	(5)	(6)
Residential Building	8th Floor	4	61.160 sq.mts.	---	75.124 sq.mts.
		5	61.498 sq.mts.	---	75.199 sq.mts.
		6	58.605 sq.mts.	---	83.174 sq.mts.
		1	59.395 sq.mts.	3.746 sq.mts.	---
		2	64.139 sq.mts.	3.746 sq.mts.	---
		3	60.077 sq.mts.	3.746 sq.mts.	---
	7th, 12th, 17th, 22nd, 27th, 32nd & 35th Floor	1	61.160 sq.mts.	3.746 sq.mts.	---
		2	61.498 sq.mts.	3.746 sq.mts.	---
		3	59.395 sq.mts.	3.746 sq.mts.	---
		4	64.139 sq.mts.	3.746 sq.mts.	---
		5	60.077 sq.mts.	3.746 sq.mts.	---
		6	61.160 sq.mts.	3.746 sq.mts.	---
8th to 11th, 13th to 16th, 18th to 21st, 23rd to 26th, 28th to 31st, 33rd, 34th, 36th & 37th Floor	1	59.395 sq.mts.	3.746 sq.mts.	---	
	2	64.139 sq.mts.	3.746 sq.mts.	---	
	3	60.077 sq.mts.	3.746 sq.mts.	---	
	4	61.160 sq.mts.	3.746 sq.mts.	---	
	5	61.498 sq.mts.	3.746 sq.mts.	---	
	6	58.605 sq.mts.	3.746 sq.mts.	---	
38th Floor	4	61.160 sq.mts.	3.746 sq.mts.	---	
	5	61.498 sq.mts.	3.746 sq.mts.	---	
		6	58.605 sq.mts.	3.746 sq.mts.	---

PROPOSED BUILDING (BUILT-UP AREA STATEMENT) (RESIDENTIAL)

Building No.	Floor No.	Total Built-up Area of Floor, as per outer construction line
(1)	(2)	(3)
	GROUND	55.833 SQ.MTS.
	1ST FLOOR	0.000 SQ.MTS.
	2ND FLOOR	0.000 SQ.MTS.
	3RD FLOOR	0.000 SQ.MTS.
	4TH FLOOR	0.000 SQ.MTS.
	5TH FLOOR	0.000 SQ.MTS.
	6TH FLOOR	332.158 SQ.MTS.
	7TH FLOOR	455.229 SQ.MTS.
	8TH FLOOR	524.428 SQ.MTS.
	9TH FLOOR	524.428 SQ.MTS.
	10TH FLOOR	524.428 SQ.MTS.
	11TH FLOOR	524.428 SQ.MTS.
	12TH FLOOR	455.229 SQ.MTS.
	13TH FLOOR	524.428 SQ.MTS.
	14TH FLOOR	524.428 SQ.MTS.
	15TH FLOOR	524.428 SQ.MTS.
	16TH FLOOR	524.428 SQ.MTS.
	17TH FLOOR	455.229 SQ.MTS.
	18TH FLOOR	524.428 SQ.MTS.
	19TH FLOOR	524.428 SQ.MTS.
	20TH FLOOR	524.428 SQ.MTS.
	21ST FLOOR	524.428 SQ.MTS.
	22ND FLOOR	455.229 SQ.MTS.
	23RD FLOOR	524.428 SQ.MTS.
	24TH FLOOR	524.428 SQ.MTS.
	25TH FLOOR	524.428 SQ.MTS.
	26TH FLOOR	524.428 SQ.MTS.
	27TH FLOOR	455.229 SQ.MTS.
	28TH FLOOR	524.428 SQ.MTS.
	29TH FLOOR	524.428 SQ.MTS.
	30TH FLOOR	524.428 SQ.MTS.
	31ST FLOOR	524.428 SQ.MTS.
	32ND FLOOR	455.229 SQ.MTS.
	33RD FLOOR	524.428 SQ.MTS.
	34TH FLOOR	524.428 SQ.MTS.
	35TH FLOOR	455.229 SQ.MTS.
	36TH FLOOR	524.428 SQ.MTS.
	37TH FLOOR	524.428 SQ.MTS.
	38TH FLOOR	305.751 SQ.MTS.
	TOTAL	16466.815
TOTAL B.U.A PROPOSED		16466.815 SQ.MTS.

SUMMARY OF PROPOSED POLYLINE AREA AS PER UDPCR

Sr.No	FLOOR	PUNE AREA (Commercial) (A)	PUNE AREA (Residential) (B)	TOTAL (C)
1	GROUND	490.117	57.978	548.095
2	1ST	478.843	0	478.843
3	2ND	0	0	0.000
4	3RD	0	0	0.000
5	4TH	0	0	0.000
6	5TH	0	0	0.000
7	6TH	0	524.413	524.413
8	7TH	0	455.229	455.229
9	8TH	0	524.428	524.428
10	9TH	0	524.428	524.428
11	10TH	0	524.428	524.428
12	11TH	0	524.428	524.428
13	12TH	0	455.229	455.229
14	13TH	0	524.428	524.428
15	14TH	0	524.428	524.428
16	15TH	0	524.428	524.428
17	16TH	0	524.428	524.428
18	17TH	0	455.229	455.229
19	18TH	0	524.428	524.428
20	19TH	0	524.428	524.428
21	20TH	0	524.428	524.428
22	21ST	0	524.428	524.428
23	22ND	0	455.229	455.229
24	23RD	0	524.428	524.428
25	24TH	0	524.428	524.428
26	25TH	0	524.428	524.428
27	26TH	0	524.428	524.428
28	27TH	0	455.229	455.229
29	28TH	0	524.428	524.428
30	29TH	0	524.428	524.428
31	30TH	0	524.428	524.428
32	31ST	0	524.428	524.428
33	32ND	0	455.229	455.229
34	33RD	0	524.428	524.428
35	34TH	0	524.428	524.428
36	35TH	0	455.229	455.229
37	36TH	0	524.428	524.428
38	37TH	0	524.428	524.428
39	38TH	0	305.751	305.751
40	TOTAL	968.960	16661.017	17629.977
41	BASIC + PREMIUM FSI + TDR	538.311	10413.136	10951.447
42	BASIC FSI	246.085	4760.291	5006.376
43	PREMIUM FSI	76.802	1487.991	1564.493
44	TDR	215.324	4185.254	4393.578
45	ANCILLARY FSI	430.649	6247.861	6678.530

DISTRIBUTION OF PROPOSED BUILT UP AREA AS PER UDPCR

Sr.No	PARTICULARS	RESIDENTIAL	NON-RESIDENTIAL
1	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I.	4780.291	246.085
2	ADDITIONAL FSI ON PAYMENT OF PREMIUM (TOGETHER SHALL NOT EXCEED 10 B)	1487.991	76.902
3	TOTAL PROPOSED BUILT UP AREA (TDR)	4165.254	215.324
4	TOTAL PROPOSED BUILT UP AREA (BASIC+PREMIUM+TDR)	10413.136	538.311
5	Proposed Ancillary Area FSI	6247.861	430.649
6	% of ancillary area FSI	60%	80%
7	TOTAL PROPOSED BUILT-UP AREA (TOGETHER SHALL NOT EXCEED 13 D)	16661.017	968.960

BUILT - UP AREA STATEMENT OF SERVICES

a	W.C. (Ground floor)	2.145
b	Sanitary Block (8th floor)	40.987
c	Driver's room with attached toilet (6th floor)	15.102
d	Fitness Center/ Area (6th floor)	58.047
e	Creche area (8th floor)	52.134
f	Society Office area (6th floor)	25.897
g	Total (a+b+c+d+e+f)	194.402

WATER CAPACITY CALCULATION (U.G. WATER TANK RESIDENTIAL UNITS)

BUILDING	FLAT NOS	REQUIRED DOMESTIC LTRS. (A)	TOTAL DOM. LTRS. (A)	REQUIRED FLUSHING LTRS. (B)	ADDITIONAL TOILET LTRS. (C)	TOTAL FLUSHING LTRS. (B+C)	TOTAL LITERS (RES) (A + B)		
RESIDENTIAL (AMENITY'S)	185	135 X 185 X 5	124875	270 X 185	49950	180 X 190	34200	84150	209025
TOTAL	185		124875	49950	34200	84150	209025	209025	

WATER CAPACITY CALCULATION (U.G. WATER TANK COMMERCIAL UNITS)

BUILDING	SHOP NOS	REQUIRED DOMESTIC LTRS. (A)	TOTAL DOM. LTRS. (A)	REQUIRED FLUSHING LTRS. (B)	ADDITIONAL TOILET LTRS. (C)	TOTAL FLUSHING LTRS. (B+C)	TOTAL LITERS (RES) (A + B)		
COMMERCIAL	18	968.960 / 3 X 70	22909	270 X 18	4860	180 X 0	0	4860	27469
TOTAL	18		22909	4860	0	4860	27469	27469	

WATER CAPACITY REQUIRED FOR FIRE FIGHTING U.G. WATER TANK

REQUIRED FIRE TANK: 200000

PROVIDED U.G. WATER TANK

BUILDING	TANK	50 % OF U.G. WATER TANK
RESIDENTIAL	DOMESTIC TANK (RESIDENTIAL)	125179
	FLUSHING TANK (RESIDENTIAL)	84303
	DOMESTIC TANK (COMMERCIAL)	24870
	FLUSHING TANK (COMMERCIAL)	6780
	FIRE TANK	202968
TOTAL	TOTAL PROVIDED WATER TANK CAPACITY	444476 LTRS.