

PROPOSED 9.00 M.W INTERNAL ROAD AFTER SHIFTING OF ROAD

ADDITIONS :-
 1. 0.5 X 42.59 X 8.86 = 188.67 SQ.M
 2. 0.5 X 47.59 X 8.73 = 209.90 SQ.M
 3. 0.5 X 47.24 X 8.90 = 212.87 SQ.M
 4. 0.5 X 52.74 X 3.07 = 127.00 SQ.M
 5. 0.5 X 52.74 X 2.97 = 122.87 SQ.M
 6. 0.5 X 07.23 X 7.10 = 25.68 SQ.M
 7. 0.5 X 38.50 X 8.58 = 165.18 SQ.M
 8. 0.5 X 38.50 X 8.47 = 163.05 SQ.M

TOTAL ADDITIONS = 1001.12 SQ.M

STANDARD DEDUCTIONS :-
 1. 2/3 X 7.02 X 1.88 = 7.86 SQ.M
 2. 2/3 X 7.23 X 1.82 = 8.77 SQ.M

NET AREA = 1001.12 - 16.63 = 984.49 SQ.M

EXISTING 6.00 M. WIDE INTERNAL ROAD AFTER SHIFTING OF ROAD

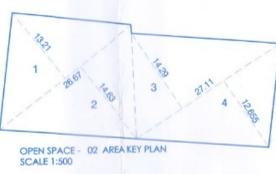
ADDITIONS :-
 1. 0.5 X 98.48 X 5.98 = 294.45 SQ.M
 2. 0.5 X 104.80 X 5.97 = 312.23 SQ.M

TOTAL ADDITIONS = 606.68 SQ.M



OPEN SPACE - 01 AREA CALCULATION

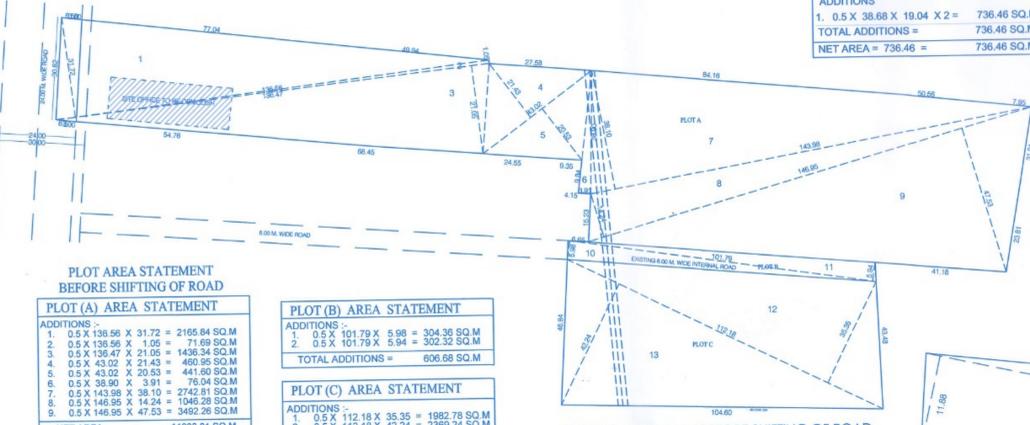
ADDITIONS
 1. 0.5 X 38.68 X 18.04 X 2 = 736.46 SQ.M
 TOTAL ADDITIONS = 736.46 SQ.M
 NET AREA = 736.46 = 736.46 SQ.M



OPEN SPACE - 02 AREA CALCULATION

ADDITIONS
 1. 0.5 X 13.21 X 26.67 = 176.15 SQ.M
 2. 0.5 X 14.63 X 26.67 = 195.09 SQ.M
 3. 0.5 X 14.29 X 27.11 = 193.70 SQ.M
 4. 0.5 X 12.85 X 27.11 = 171.63 SQ.M

TOTAL ADDITIONS = 736.47 SQ.M
 NET AREA = 736.46 + 736.47 = 1472.93 SQ.M



PLOT AREA STATEMENT BEFORE SHIFTING OF ROAD

PLOT (A) AREA STATEMENT

ADDITIONS :-
 1. 0.5 X 136.56 X 31.72 = 2165.84 SQ.M
 2. 0.5 X 136.56 X 1.05 = 71.89 SQ.M
 3. 0.5 X 136.47 X 21.05 = 1438.34 SQ.M
 4. 0.5 X 43.02 X 21.43 = 460.95 SQ.M
 5. 0.5 X 43.02 X 20.53 = 441.80 SQ.M
 6. 0.5 X 38.90 X 3.91 = 76.04 SQ.M
 7. 0.5 X 143.98 X 38.10 = 2742.81 SQ.M
 8. 0.5 X 146.95 X 14.24 = 1046.28 SQ.M
 9. 0.5 X 146.95 X 47.53 = 3492.26 SQ.M

NET AREA = 11933.81 SQ.M

PLOT (B) AREA STATEMENT

ADDITIONS :-
 1. 0.5 X 101.79 X 5.98 = 304.36 SQ.M
 2. 0.5 X 101.79 X 5.94 = 302.32 SQ.M

TOTAL ADDITIONS = 606.68 SQ.M

PLOT (C) AREA STATEMENT

ADDITIONS :-
 1. 0.5 X 112.18 X 35.35 = 1982.78 SQ.M
 2. 0.5 X 112.18 X 42.24 = 2369.24 SQ.M

TOTAL ADDITIONS = 4352.02 SQ.M

PLOT AREA STATEMENT AFTER SHIFTING OF ROAD

ADDITIONS :-
 1. 0.5 X 136.56 X 31.72 = 2165.84 SQ.M
 2. 0.5 X 136.56 X 1.05 = 71.89 SQ.M
 3. 0.5 X 136.47 X 21.05 = 1438.34 SQ.M
 4. 0.5 X 43.02 X 21.43 = 460.95 SQ.M
 5. 0.5 X 43.02 X 20.53 = 441.80 SQ.M
 6. 0.5 X 38.90 X 3.91 = 76.04 SQ.M
 7. 0.5 X 143.98 X 38.10 = 2742.81 SQ.M
 8. 0.5 X 146.95 X 14.24 = 1046.28 SQ.M
 9. 0.5 X 146.95 X 47.53 = 3492.26 SQ.M

NET AREA = 12825.83 SQ.M

EXISTING 6.00 M. WIDE INTERNAL ROAD AFTER SHIFTING OF ROAD

ADDITIONS :-
 1. 0.5 X 98.48 X 5.98 = 294.45 SQ.M
 2. 0.5 X 104.80 X 5.97 = 312.23 SQ.M

TOTAL ADDITIONS = 606.68 SQ.M

PLOT AREA KEY PLAN AFTER SHIFTING OF ROAD

BLDG. NAME	F.S.I AREA B/UP AREA		BALCONY AREA		STAIRCASE AREA		FIRE PASSAGE AREA		TERRACE AREA	ROOF TOP AREA	REFUGE AREA	A.H.U AREA	LIFT M/C AREA	OHWT AREA	TOTAL PARKING & DRIVEWAY CIRCULATION AREA	BUILDING HT.	TENANT		SERVICES TRANSFORMER & DIESEL GENERATOR	CLUB HOUSE	
	COMM.	RESI.	COMM.	RESI.	COMM.	RESI.	COMM.	RESI.									NO.	SQ.M			
BLDG-A	---	16,854.88	---	2317.25	---	526.93	---	526.93	---	1749.09	---	---	---	---	---	69.95M	---	178 NOS.	---	---	
BLDG-B	---	13,282.03	---	---	---	---	---	---	---	1134.54	---	---	---	---	---	64.70M	---	110 NOS.	---	---	
BLDG-C	1137.82	---	---	---	---	---	---	---	---	---	---	---	---	---	---	3.95M	---	---	---	---	
BLDG-D	---	34.63	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	
TOTAL	1137.82	30,171.54	---	2517.25	---	526.93	---	526.93	---	2673.27	1749.09	---	---	---	---	1704.15	---	---	---	---	
G.TOTAL	31,309.36	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
TOTAL F.S.I AREA - NON F.S.I AREA & SERVICES AREA = 31,309.36 + 31,418.83 + 668.71 = 63,396.90 SQ.M																					

BLDG.	FLOOR	BUILDING HEIGHT	B/UP AREA		RESI. B-UP	LIFT AREA	TENANT
			COMM. FSI	ANCI.			
EXISTING BULG	BLDG-A	2 BASEMENT+LG+UP+22 FLR.	69.95 M.	---	16,854.88	35.99	178
AS PER UDPCR	BLDG-B	GR.+4 PODIUM + 15 FLOOR.	64.70 M.	---	8301.27	12.99	110
PREVIOUS SANCTION	BLDG-C	GROUND FLOOR + 3 FLOOR.	14.70 M.	632.17	505.65	1137.82	---
PREVIOUS SANCTION	BLDG-D	GROUND FLOOR + 1 FLOOR.	3.95 M.	---	---	---	---
TOTAL			632.17	505.65	1137.82	30,171.54	52.40
GRAND TOTAL			1137.82 + 30,171.54 = 31,309.36				

Total Built-up Area in Proposal				
COMM. FSI	PROP. F.S.I (A)	PERM. ANCILLARY (B)	PROP. ANCILLARY (C)	TOTAL (A+C)
RESI. FSI	632.17	80% of A - 505.73	505.65	1,137.82
TOTAL	8,933.44	5,486.49	5,486.41	14,419.85
TOTAL PROPOSED B/UP AREA = 14,419.85 SQ.M				

AREA UNDER 24.00 M.W D.P & 30.00 M. W. DIFFERED ROAD AREA STATEMENT

ADDITIONS - (A)
 1. 0.5 X 32.62 X 4.18 = 68.17 SQ.M
 2. 0.5 X 32.95 X 4.19 = 69.03 SQ.M
 3. 0.5 X 32.95 X 8.10 = 133.46 SQ.M

TOTAL ADDITIONS = 270.65 SQ.M

ADDITIONS - DIFFERED ROAD (B)
 1. 0.5 X 32.65 X 2.97 = 48.49 SQ.M
 2. 0.5 X 32.65 X 2.98 = 48.65 SQ.M

TOTAL ADDITIONS = 97.14 SQ.M

NET AREA = 270.65 + 97.14 = 367.79 SQ.M

12.00 M.W INTERNAL ROAD AREA STATEMENT (R1)

ADDITIONS :-
 1. 0.5 X 116.06 X 11.88 = 689.40 SQ.M
 2. 0.5 X 116.06 X 11.76 = 682.43 SQ.M
 3. 0.5 X 19.12 X 8.47 = 80.97 SQ.M
 4. 0.5 X 19.12 X 8.25 = 78.87 SQ.M
 5. 0.5 X 34.30 X 10.78 = 184.53 SQ.M
 6. 0.5 X 34.30 X 10.52 = 180.42 SQ.M

NET AREA = 1896.62 SQ.M

PREMIUM AREA STATEMENT							
SANCTION REVISION NO.	COMM. F.S.I.	RESI. F.S.I.	PRCP ENCLOSED BALCONY	STAIR/PASS. AREA	LIFT & LIFT MACHINE RM AREA	PROP. TERRACE AREA	
OLD	---	11659.83	1330.18	591.98	124.20	1116.42	
REVISED-1 CC/242/2015/23/03/2016	67.50	13092.74	1382.32	2691.44	35.99	1333.36	
REVISED-2 CC/16/2017/05/10/2017	67.50	17,125.04	2479.66	2691.44	35.99	1333.36	
REVISED-3 CC/18/2018/19/09/2018	67.50	17,156.99	2561.88	3275.98	61.05	1795.71	
REVISED-4 CC/03/2020/06/08/2020	67.50	20,846.43	2998.50	3274.96	48.55	1793.56	
PROPOSED	1137.82	30,171.54	2517.25	3290.2	52.40	1749.09	
DIFFERENCE	+1070.32	+9325.11	NIL	NIL	NIL	NIL	

STAMP DUTY OF UNITS TO BE BORNE BY DEVELOPER VIDE SCHEME MAHARASHTRA GOVT. NOTIFICATION DATED - 14/01/2021						
BLDG.	FLOOR	UNITS / SHOP / OFFICE	YENE SHOP/OFF.	B/UP AREA (SQ.M)	Permit.	Prop.
TENEMENTS UNDER SCHEME - 154	1ST FLOOR	101,102,103,104,105,106,107,108	08	952.37		
	2ND FLOOR	201,202,203,204,205,206,207,208	08	952.37		
	3RD FLOOR	301,302,303,304,305,306,307,308	08	952.37		
	4TH FLOOR	401,402,403,404,405,406,407,408	08	952.37		
	5TH FLOOR	501,502,503,504,505,506,507,508	08	952.37		
	6TH FLOOR	601,602,603,604,605,606,607,608	08	952.37		
	7TH FLOOR	701,702,703,704,705,706,707,708	08	952.37		
	8TH FLOOR	801,802,803,804,805,806,807,808	08	952.37		
	9TH FLOOR	901,902,903,904,905,906,907,908	08	952.37		
	10TH FLOOR	1001,1002,1003,1004,1005,1006,1007,1008	08	952.37		
	11TH FLOOR	1101,1102,1103,1104,1105,1106,1107,1108	08	952.37		
	12TH FLOOR	1201,1202,1203,1204,1205,1206,1207,1208	08	952.37		
	13TH FLOOR	1301,1302,1303,1304,1305,1306,1307,1308	08	952.37		
	14TH FLOOR	1401,1402,1403, 03	476.185			
	15TH FLOOR	1501,1502,1503	03	476.185		
TOTAL		1110	13,282.03			
GROUND FL.	SHOP - 01,02,03,04,05,06,07,08	08	289.60			
1ST FLOOR	OFFICE-101,102,103,104,105,106,107,108,109	09	282.74			
2ND FLOOR	OFFICE-201,202,203,204,205,206,207,208,209	09	282.74			
3RD FLOOR	OFFICE-301,302,303,304,305,306,307,308,309	09	282.74			
TOTAL		35	1137.82			
BLDG-C						
TOTAL				145	14,419.85	

T.D.R. ALREADY UTILISED (BLDG-A)		
DRC NO.	AREA UTILISED	AREA AFTER INDEXING @1.05%
006039 (R)	1000.00 SQ.M	1155.00 SQ.M
006042 (R)	2000.00 SQ.M	2100.00 SQ.M
004452 (S)	800.00 SQ.M	800.00 SQ.M
TOTAL	3800.00 SQ.M	4055.00 SQ.M
T.D.R. ALREADY UTILISED - (BLDG-B)		
DRC NO.	AREA UTILISED	AREA AFTER INDEXING @1.05%
006614 (R)	350.47 SQ.M	317.67 SQ.M
006615 (R)	1000.00 SQ.M	906.40 SQ.M
006616 (S)	1403.45 SQ.M	1272.09 SQ.M
004563 (S)	215.00 SQ.M	624.04 SQ.M
TOTAL	2968.92 SQ.M	3126.20 SQ.M
TOTAL T.D.R.		7,175.20

STAMP OF APPROVAL

B.P. LAYOUT

APPROVED SUBJECT TO CONDITION APPROVED UNDER COMMENCEMENT CERTIFICATE NO. 53/1/2021

DATE: 3/2/2023

APPROVED BY: [Signature]

DATE: 3/2/2023

APPROVED BY: [Signature]

PREVIOUS SANCTION DETAILS

1) CC/1278/11	DATE:- 05-07-2011	4) CC/1872/18	DATE:- 19-09-2018
2) CC/242/15	DATE:- 23-03-2016	5) CC/3512/18	DATE:- 08-02-2019
3) CC/1670/17	DATE:- 05-10-2017	6) CC/0316/20	DATE:- 08-08-2020

AS PER UDPCR

AREA STATEMENT

NO.	DESCRIPTION	SQ.M
01	AREA OF PLOT (Minimum area of a.b.c to be considered)	15,000.00
a)	Net Area Of Plot	15,000.00
b)	As per measurement sheet	16285.83
c)	As per Site	---
02	DEDUCTION FOR	
a)	Proposed 24.00 M. D.P. Road Widening Area	270.65
b)	Proposed 30.00 M. D.P. AREA	97.14
c)	Any Reservation Area	---
	Total (a+b+c)	367.79
03	Gross Area Of Plot (1-2)	14,632.21
04	Amenity Space	
a)	Required 15% As Per Layout	---
b)	Adjustment Of 2b	---
c)	Balance Proposed	---
05	Net Area Of Plot	14,632.21
06	Recreational Open Space 10% @ S.no. 5	
a)	Required @ 10% As per layout	1463.22
b)	Proposed (as per sanctioned)	1472.93
07	Internal Road Area	
a)	Area under 12.00 m w internal road	---
b)	Area under 9.00 m w internal road	---
08	Plotable Area	14,632.21
09	Built Up Area With Reference To Basic F.S.I As Per Front Road Width (S.no. 05 X 1.10)	16,884.63
10	Additional Of F.S.I On Payment Of Premium - 0.50 @ S.no.1	
a)	Max. Permt. Premium FSI-Based On Road Width/TOO Zone.	7500.00
b)	Proposed FSI On Payment Of Premium	2542.57
11	In-Situ FSI / TDR Leading 1.40 @ S.no. 5	Permit. Prop.
a)	In-Situ Area Against 24.00 D.P. Road (2 X 270.65)	541.30
b)	In-Situ Area Against 30.00 M. D.P. Road (2 X 97.14)	194.28
c)	In-Situ Area Against Amenity Space If Handled Over (2.00 Or 1.85 X S.no. 4(a) And / Or (c))	---
d)	TDR Area=(Total FSI)-1000.00-541.30-194.28=3126.20	
i)	Regular @ 70% (TDR ALREADY UTILISED)	13,824.66
ii)	Sum @ 30% :-	5924.85
	Total (i+ii)	20,485.09
e)	Total (11)+(a+b+c+d)	7175.20
12	Additional F.S.I Area Under Chapter No. 07	
13	Total Entitlement Of F.S.I In The Proposal	Permit. Prop.
a)	(P+(b)+(c)+(d)+(e)+(f)+(g)+(h)+(i)+(j)+(k)+(l)+(m)+(n)+(o)+(p)+(q)+(r)+(s)+(t)+(u)+(v)+(w)+(x)+(y)+(z)+(aa)+(ab)+(ac)+(ad)+(ae)+(af)+(ag)+(ah)+(ai)+(aj)+(ak)+(al)+(am)+(an)+(ao)+(ap)+(aq)+(ar)+(as)+(at)+(au)+(av)+(aw)+(ax)+(ay)+(az)+(ba)+(bb)+(bc)+(bd)+(be)+(bf)+(bg)+(bh)+(bi)+(bj)+(bk)+(bl)+(bm)+(bn)+(bo)+(bp)+(bq)+(br)+(bs)+(bt)+(bu)+(bv)+(bw)+(bx)+(by)+(bz)+(ca)+(cb)+(cc)+(cd)+(ce)+(cf)+(cg)+(ch)+(ci)+(cj)+(ck)+(cl)+(cm)+(cn)+(co)+(cp)+(cq)+(cr)+(cs)+(ct)+(cu)+(cv)+(cw)+(cx)+(cy)+(cz)+(da)+(db)+(dc)+(dd)+(de)+(df)+(dg)+(dh)+(di)+(dj)+(dk)+(dl)+(dm)+(dn)+(do)+(dp)+(dq)+(dr)+(ds)+(dt)+(du)+(dv)+(dw)+(dx)+(dy)+(dz)+(ea)+(eb)+(ec)+(ed)+(ee)+(ef)+(eg)+(eh)+(ei)+(ej)+(ek)+(el)+(em)+(en)+(eo)+(ep)+(eq)+(er)+(es)+(et)+(eu)+(ev)+(ew)+(ex)+(ey)+(ez)+(fa)+(fb)+(fc)+(fd)+(fe)+(ff)+(fg)+(fh)+(fi)+(fj)+(fk)+(fl)+(fm)+(fn)+(fo)+(fp)+(fq)+(fr)+(fs)+(ft)+(fu)+(fv)+(fw)+(fx)+(fy)+(fz)+(ga)+(gb)+(gc)+(gd)+(ge)+(gf)+(gg)+(gh)+(gi)+(gj)+(gk)+(gl)+(gm)+(gn)+(go)+(gp)+(gq)+(gr)+(gs)+(gt)+(gu)+(gv)+(gw)+(gx)+(gy)+(gz)+(ha)+(hb)+(hc)+(hd)+(he)+(hf)+(hg)+(hh)+(hi)+(hj)+(hk)+(hl)+(hm)+(hn)+(ho)+(hp)+(hq)+(hr)+(hs)+(ht)+(hu)+(hv)+(hw)+(hx)+(hy)+(hz)+(ia)+(ib)+(ic)+(id)+(ie)+(if)+(ig)+(ih)+(ii)+(ij)+(ik)+(il)+(im)+(in)+(io)+(ip)+(iq)+(ir)+(is)+(it)+(iu)+(iv)+(iw)+(ix)+(iy)+(iz)+(ja)+(jb)+(jc)+(jd)+(je)+(jf)+(jg)+(jh)+(ji)+(jj)+(jk)+(jl)+(jm)+(jn)+(jo)+(jp)+(jq)+(jr)+(js)+(jt)+(ju)+(jv)+(jw)+(jx)+(jy)+(jz)+(ka)+(kb)+(kc)+(kd)+(ke)+(kf)+(kg)+(kh)+(ki)+(kj)+(kk)+(kl)+(km)+(kn)+(ko)+(kp)+(kq)+(kr)+(ks)+(kt)+(ku)+(kv)+(kw)+(kx)+(ky)+(kz)+(la)+(lb)+(lc)+(ld)+(le)+(lf)+(lg)+(lh)+(li)+(lj)+(lk)+(ll)+(lm)+(ln)+(lo)+(lp)+(lq)+(lr)+(ls)+(lt)+(lu)+(lv)+(lw)+(lx)+(ly)+(lz)+(ma)+(mb)+(mc)+(md)+(me)+(mf)+(mg)+(mh)+(mi)+(mj)+(mk)+(ml)+(mm)+(mn)+(mo)+(mp)+(mq)+(mr)+(ms)+(mt)+(mu)+(mv)+(mw)+(mx)+(my)+(mz)+(na)+(nb)+(nc)+(nd)+(ne)+(nf)+(ng)+(nh)+(ni)+(nj)+(nk)+(nl)+(nm)+(no)+(np)+(nq)+(nr)+(ns)+(nt)+(nu)+(nv)+(nw)+(nx)+(ny)+(nz)+(oa)+(ob)+(oc)+(od)+(oe)+(of)+(og)+(oh)+(oi)+(oj)+(ok)+(ol)+(om)+(on)+(oo)+(op)+(oq)+(or)+(os)+(ot)+(ou)+(ov)+(ow)+(ox)+(oy)+(oz)+(pa)+(pb)+(pc)+(pd)+(pe)+(pf)+(pg)+(ph)+(pi)+(pj)+(pk)+(pl)+(pm)+(pn)+(po)+(pp)+(pq)+(pr)+(ps)+(pt)+(pu)+(pv)+(pw)+(px)+(py)+(pz)+(qa)+(qb)+(qc)+(qd)+(qe)+(qf)+(qg)+(qh)+(qi)+(qj)+(qk)+(ql)+(qm)+(qn)+(qo)+(qp)+(qq)+(qr)+(qs)+(qt)+(qu	