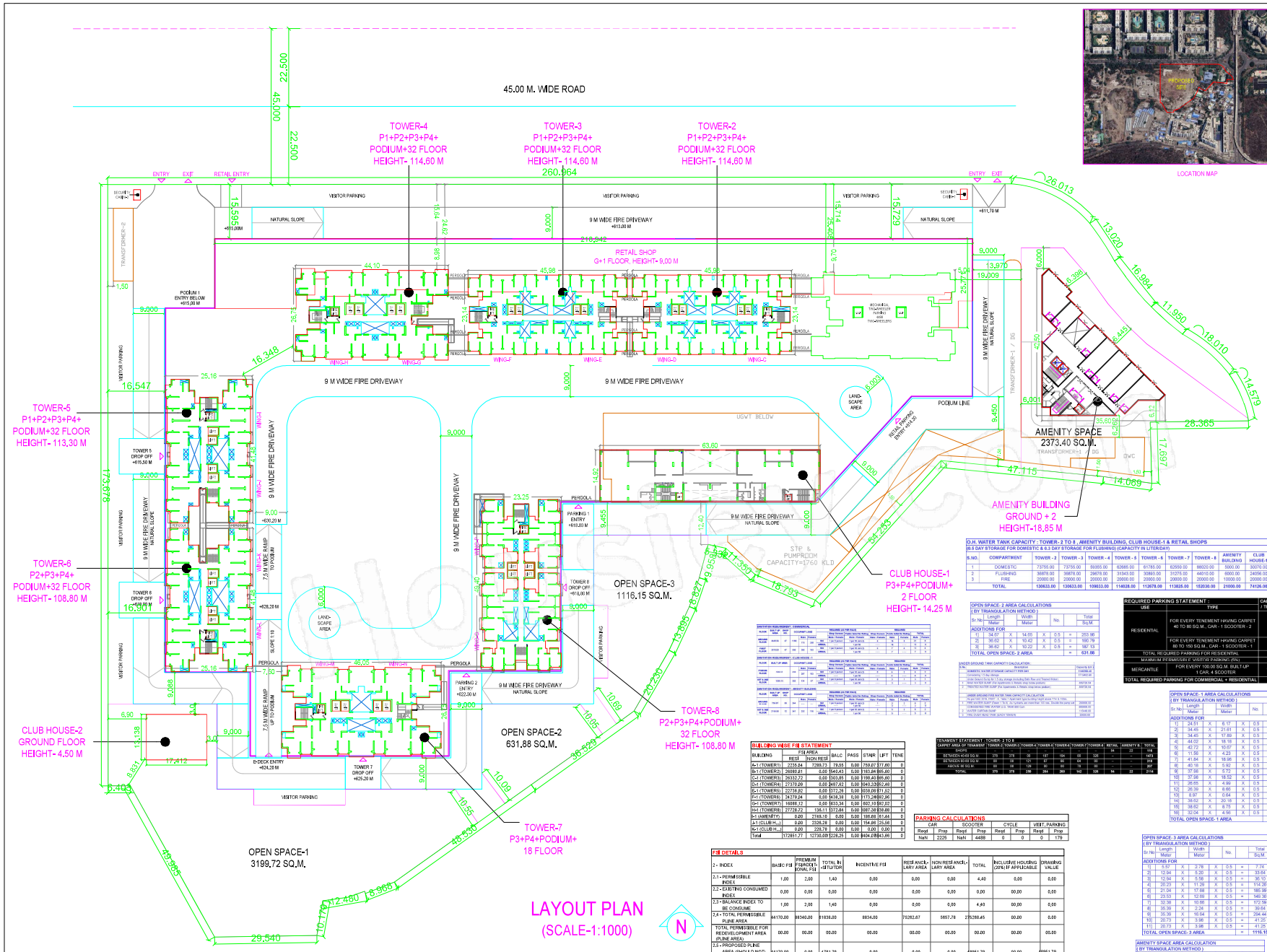

LAYOUT PLAN
(SCALE-1:1000)

PARKING SLAB AREA (AREA IN SQ.M.)	
PARKING FLOOR NAME	AREA
PARKING LEVEL- 1 SLAB AREA	13616.19
PARKING LEVEL- 2 SLAB AREA	16937.47
PARKING LEVEL- 3 SLAB AREA	21394.74
PARKING LEVEL- 4 SLAB AREA	21334.99
PODIUM SLAB AREA	15058.46
A) PARKING SLAB AREA =	88341.74
B) ADDITIONAL PARKING AREA TAKEN IN FSI =	26025.02
TOTAL PARKING SLAB AREA (A-B) =	62316.74

AREA SUMMARY	
DETAILS	AREA SQ.M.
PROPOSED BUILT-UP AREA	185561.77
ADDITIONAL PARKING AREA TAKEN IN FSI	26025.00
TOTAL PROPOSED BUILT-UP AREA	211586.77

O.H. WATER TANK CAPACITY : TOWER- 2 TO 8 , AMENITY BUILDING, CLUB HOUSE-1 & RETAIL SHOPS											
(0.5 DAY STORAGE FOR DOMESTIC & 0.5 DAY STORAGE FOR FLUSHING) (CAPACITY IN LITER/DAY)											
S.NO.	COMPARTMENT	TOWER - 2	TOWER - 3	TOWER - 4	TOWER - 5	TOWER - 6	TOWER - 7	TOWER - 8	AMENITY BUILDING	CLUB HOUSE-1	RETAIL SHOPS	TOTAL
1	DOMESTIC	73755.00	73755.00	59355.00	62685.00	61785.00	62550.00	88020.00	5000.00	30070.00	19000.00	539975.00
2	FLUSHING	36878.00	36878.00	29678.00	31343.00	30893.00	31275.00	44010.00	6000.00	24056.00	16000.00	287011.00
3	FIRE	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00	20000.00	10000.00	20000.00	20000.00	190000.00
	TOTAL	130633.00	130633.00	109033.00	114028.00	112678.00	113825.00	152030.00	21000.00	74126.00	55000.00	1016986.00

OPEN SPACE- 2 AREA CALCULATIONS (BY TRIANGULATION METHOD)								
Sr.No	Length Meter		Width Meter		No.		Total Sq.M.
ADDITIONS FOR							
1)	34.07	X	14.60	X	0.5	=	253.06
2)	36.62	X	10.42	X	0.5	=	190.79
3)	36.62	X	10.22	X	0.5	=	187.13
TOTAL OPEN SPACE- 2 AREA						=	631.98

REQUIRED PARKING STATEMENT :		CARPET AREA / TENAMENTS	CAR	SCOOTER
USE	TYPE			
RESIDENTIAL	FOR EVERY TENEMENT HAVING CARPET 40 TO 80 SQ.M., CAR - 1 SCOOTER - 2	1791	1791	3582
	FOR EVERY TENEMENT HAVING CARPET 80 TO 150 SQ.M., CAR - 1 SCOOTER - 1	207	207	207
TOTAL REQUIRED PARKING FOR RESIDENTIAL		1998	1998	3789
MAXIMUM PERMISSIBLE VISITOR PARKING (5%)			100	189
MERCANTILE	FOR EVERY 100.00 SQ.M. BUILT-UP 1 CAR , 4 SCOOTER	12730.00	127	509
TOTAL REQUIRED PARKING FOR COMMERCIAL + RESIDENTIAL			2225	4488

OPEN SPACE- 1 AREA CALCULATIONS (BY TRIANGULATION METHOD)								
Sr.No	Length Meter		Width Meter		No.		Total Sq.M.
ADDITIONS FOR							
1)	24.51	X	6.17	X	0.5	=	75.61
2)	34.45	X	21.61	X	0.5	=	372.23
3)	34.45	X	17.89	X	0.5	=	308.16
4)	44.02	X	18.18	X	0.5	=	400.14
5)	42.72	X	10.67	X	0.5	=	227.91
6)	11.56	X	4.23	X	0.5	=	24.45
7)	41.84	X	18.96	X	0.5	=	396.54
8)	40.18	X	5.92	X	0.5	=	118.85
9)	37.98	X	5.72	X	0.5	=	108.52
10)	37.98	X	18.52	X	0.5	=	351.69
11)	28.65	X	4.99	X	0.5	=	66.49
12)	26.39	X	8.66	X	0.5	=	114.27
13)	8.97	X	0.64	X	0.5	=	2.87
14)	38.52	X	20.18	X	0.5	=	389.58
15)	38.62	X	8.75	X	0.5	=	168.96
16)	32.04	X	4.56	X	0.5	=	73.05
TOTAL OPEN SPACE- 1 AREA						=	3199.72

OPEN SPACE- 3 AREA CALCULATIONS (BY TRIANGULATION METHOD)								
Sr.No	Length Meter		Width Meter		No.		Total Sq.M.
ADDITIONS FOR							
1)	5.57	X	2.78	X	0.5	=	7.74
2)	12.94	X	5.20	X	0.5	=	33.64
3)	12.94	X	5.56	X	0.5	=	36.10
4)	20.23	X	11.29	X	0.5	=	114.20
5)	21.04	X	17.68	X	0.5	=	185.96
6)	23.53	X	12.69	X	0.5	=	149.30
7)	32.38	X	10.66	X	0.5	=	172.59
8)	35.39	X	2.24	X	0.5	=	39.64
9)	35.39	X	16.54	X	0.5	=	292.44
10)	20.73	X	3.96	X	0.5	=	41.20
11)	20.73	X	3.96	X	0.5	=	41.20
TOTAL OPEN SPACE- 3 AREA						=	1116.15

AMENITY SPACE AREA CALCULATION (BY TRIANGULATION METHOD)								
Sr.No	Length Meter		Width Meter		No.		Total Sq.M.
ADDITIONS FOR							
1)	64.92	X	12.02	X	0.5	=	390.17
2)	64.92	X	8.49	X	0.5	=	275.59
3)	56.83	X	8.14	X	0.5	=	231.44
4)	53.72	X	6.65	X	0.5	=	178.62
5)	51.49	X	7.95	X	0.5	=	204.67
6)	51.10	X	18.43	X	0.5	=	470.69
7)	40.34	X	7.97	X	0.5	=	160.75
8)	20.75	X	11.84	X	0.5	=	122.54
9)	36.32	X	17.61	X	0.5	=	319.60
10)	28.36	X	2.75	X	0.5	=	39.64
TOTAL AMENITY SPACE AREA						=	2373.40

BUILDING WISE FSI STATEMENT							
BUILDING	FSI AREA		BALC	PASS	STAIR	LIFT	TENE
	RESI	NON RESI					
A-1 (TOWER1)	2235.24	7289.23	79.55	0.00	753.07	377.00	0
B-1 (TOWER2)	26980.81	0.00	540.43	0.00	1163.24	585.00	0
C-1 (TOWER3)	26332.72	0.00	530.85	0.00	1139.40	585.00	0
D-1 (TOWER4)	27370.26	0.00	487.92	0.00	1040.32	552.48	0
E-1 (TOWER5)	27718.82	0.00	572.26	0.00	1059.28	571.32	0
F-1 (TOWER6)	24379.24	0.00	1438.38	0.00	1173.24	592.96	0
G-1 (TOWER7)	16989.12	0.00	1633.34	0.00	802.16	392.02	0
H-1 (TOWER8)	27128.72	136.11	1372.84	0.00	1087.28	592.08	0
I-1 (AMENITY)	0.00	2769.10	0.00	0.00	106.65	61.44	0
J-1 (CLUB H...)	0.00	2326.28	0.00	0.00	154.08	125.06	0
K-1 (CLUB H...)	0.00	226.78	0.00	0.00	0.00	0.00	0
Total	173951.77	12730.00	6229.25	0.00	8404.20	5143.86	0

TENAMENT STATEMENT : TOWER- 2 TO 8											
CARPET AREA OF TENAMENT	TOWER-2	TOWER-3	TOWER-4	TOWER-5	TOWER-6	TOWER-7	TOWER-8	RETAIL SHOPS	AMENITY B.	TOTAL
BETWEEN 40-80 SQ.M	315	315	96	187	184	96	336	–	–	1529
BETWEEN 80-150 SQ.M	30	30	127	87	96	64	30	–	–	314
ABOVE 150 SQ.M.	30	30	126	80	80	18	30	–	–	397
TOTAL	375	375	349	354	360	178	396	0	0	2240

PARKING CALCULATIONS									
CAR				SCOOTER		CYCLE		VISIT. PARKING	
Reqd	Prop	Reqd	Prop	Reqd	Prop	Reqd	Prop	Reqd	Prop
NaN	2225	NaN	4488	0	0	0	0	179	

FSI DETAILS									
2 - INDEX	BASIC FSI	PREMIUM FSI(INCEDE-NTIVAL FSI)	TOTAL IN -SITU FOR	INCENTIVE FSI	RESI ANCIL-LARY AREA	NON RESI ANCIL-LARY AREA	TOTAL	INCLUSIVE HOUSING (20% IF APPLICABLE	DRAWING VALUE
2.1 - PERMISSIBLE INDEX	1.00	2.00	1.40	0.00	0.00	0.00	4.40	0.00	0.00
2.2 - EXISTING CONSUMED INDEX	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00.20	0.00
2.3 - BALANCE INDEX TO BE CONSUME	1.00	2.00	1.40	0.00	0.00	0.00	4.40	00.20	0.00
2.4 - TOTAL PERMISSIBLE PLINE AREA	44170.00	88340.00	61838.00	8834.00	75202.67	5857.78	275288.45	00.20	0.00
TOTAL PERMISSIBLE FOR REDEVELOPMENT AREA (PLINE AREA)	00.00	00.00	00.00	00.00	00.00	00.00	00.00	00.20	00.00
2.5 - PROPOSED PLINE AREA (SHOULD NOT) EXCEED 2.4)	44170.00	0.00	4781.79	0.00	0.00	0.00	49951.79	00.20	48951.79
2.6 - INDEX CONSUMED	1.00	0.00	0.11	0.00	0.00	0.00	0.00	00.20	0.00

SCHEDULE OF AREA (AREA IN SQ.M.)	
DESCRIPTION	AREA
PLOT AREA (AS PER 7/12 EXTRACT)	44170.00
LESS DEDUCTION FOR ROAD WIDENING	00.00
LESS TOTAL DEDUCTION	00.00
NET PLOT AREA	44170.00
ADDITIONAL FSI AREA	00.00
PREMIUM FSI AREA	88340.00
TOTAL PERMISSIBLE FSI AREA	132510.00
PROPOSED BUILT-UP AREA	185561.77
TOTAL BUILT-UP AREA	185561.77
TOTAL PARKING AREA	88341.74
TOTAL AMENITY AREA	2373.40

PROJECT TYPE - Building Development

SEAL OF APPROVAL

SANJAY DATTATRAYA INDULE

Digitally signed by SANJAY DATTATRAYA INDULE
Date: 2024.11.14 19:20:23 +05'30'

PROJECT INFORMATION

CASE TYPE	Addition or Extension
LOCATION	Non-Congested Area
PLOT USE	Mix Use
PLOT SUB USE	Residenm Building

AREA STATEMENT — SQ. M.

1. AREA OF PLOT (Minimum area of a 5. c.to be considered eligibility)	44170.00
(a) As per ownership document (7/12, CTS extract)	0.00
(b) As per measurement sheet	44170.00
(c) As per site	0.00
2. DEDUCTIONS FOR	
(a) Proposed DP / DP, R/W Area/Service Road /Highway	0.00
(b) Any DP, Reservation area	0.00
(Total a+b)	0.00
3. BALANCE PLOT AREA (1 - 2)	44170.00
4. AMENITY SPACE (if applicable)	
(a) Required -	2208.50
(b) Adjustment of 2(b) if any -	000.00
(c) Balance Proposed -	2208.50
5. NET PLOT AREA (3-4(c))	44170.00
6. RECREATIONAL OPEN SPACE (if applicable)	
(a) Required -	4417.00
(b) Proposed -	3331.29
7. INTERNAL ROAD AREA	000.00
8. PLOTABLE AREA (if applicable)	000.00
9. BUILT UP AREA (WITHREF. TO BASE F.S.I.)	44170.00
AS PER FRONT ROAD WIDTH (5.e.o.b.i Base FSI)	
10. ADDITION OF FSI ON PAYMENT OF PREMIUM	
(a) Maximum permissible premium FSI - based on road width 1.100 (b)e.	88340.00
(b) Proposed FSI on payment of premium.	0.00
11. INSTITUTIONAL TENEMENT LOADING	
(a) Extra area against DP, road (12.0 - 9.r.No. 2 (a)) if any	0.00
(b) Extra area against Amenity Space if handed over (2.00 or 1.25 - Sr.No. 4) (stand alone)	000.00
GROSS area	0.00
(d) Total (1+4+5+7+9+10+11(a)+11(b))	47817.79
12. ADDITIONAL FSI AREA UNDER CHAPTER No. 7	
13. TOTAL ENTITLEMENT OF FSI	
(a) 9 + 10(b)+11(d) or 12 whichever is applicable	137357.79
(b) Ancillary FSI (upto 60%+80% with payment of charges)	80852.45
(c) Total entitlement (a+b)	213430.45
14. MAXIMUM UTILIZATION LIMIT OF F.S.I. (Building Proposal) (Permissible as Per Road Width (Refer Reg. No. 6.1 or 6.2 or 6.3 or 6.4 as applicable) (1.0 or 1.5)	213430.45
15. TOTAL BUILT-UP AREA IN PROPOSAL. (excluding area at sr.no.17 b)	
(a) Demolished Area.	0.00
(b) Existing Built-up Area.	0.00
(c) Proposed Built-up Area (as per 9-Area)	185561.77
(d) Total (a+c)	185561.77
16. F.S.I. CONSUMED (15/13) (should not be more than serial No.14 above)	4.20
17. AREA FOR INCLUSIVE HOUSING, if any	
(a) Required (20% of Sr.no.12)	000.00
(b) Proposed	000.00

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REF. WAS SURVEYED ME & THE DIMENSIONS OF THE BOUNDS ETC. ETC. STATED ON THE PLAN ARE AS ELEASURED ON THE SITE AND THE AREA SO INCURRED ARE TALLIES WITH THE AREA STATED IN THE DOCUMENT OF CITY SURVEY / TP RECORDS.

LEGEND

- PLOT BOUNDARY SHOWN THICK BLACK
- PROPOSED WORK SHOWN RED FILLED IN
- DRAINAGE LINE SHOWN RED DOTTED
- WATERLINE SHOWN BLUE DOTTED
- EXISTING TO BE RETAINED HATCHED
- DEMOLISHION SHOWN HATCHED YELLOW

OWNERS NAME & SIGN | ARCH.NAME.SIGN & ADD

M/s. Godrej Projects Development Limited	Ar. Abhijit Konde

PROJECT INFORMATION

PLOT NO	R-02C
USE	Residential + Commercial Buildings
SUBUSE	Service Industries
NODE	CTSICS
SECTOR NO	1
PLOT ADDRESS	CTSICS, Block No., Plot No.R-02C
Road/Street	
PERMIT NO	
INWARD NO	
KEY NO	0950
SCALE	1:100
DATE	29-10-2024
SHEET NO	01 / 41