Form of Statement 1

(Sr. No. 8 (a) (iii))
Existing building to be retained

SR.NO.	SUB PLOT	EXISTING BUILDING NO. (1)	FLOOR NO. (2)	PLINTH AREA (3)	TOTAL FLOOR AREA OF EXISTING BUILDING (4)	USE / OCCUPANCY OF FLOORS. (5)
1	RESI.PLOT - 1	WING - A	ST.+POD.+STFL.	365.67	7941.88 SQ.MT.	RESIDENTIAL
		WING - B	ST.+POD.+STFL.	314.87	7939.70 SQ.MT.	RESIDENTIAL
		WING - C	ST.+POD.+STFL.	314.87	7939.70 SQ.MT.	RESIDENTIAL
		WING - D	ST.+POD.+STFL.	365.67	7941.88 SQ.MT.	RESIDENTIAL
		TOTAL			31761.15 SQ.MT.	
2	RESI. PLOT - 2	WING - A	STILT + 19 FL.	312.18	6738.11 SQ.MT.	RESIDENTIAL
		WING - B	STILT + 19 FL.	208.75	3037.53 SQ.MT.	RESIDENTIAL
		TOTAL			9775.63 SQ.MT.	
3	RESI.PLOT - 4	WING - A	STILT + 20 FL.	273.40	6015.34 SQ.MT.	RESIDENTIAL
		WING - B	STILT + 20 FL.	273.40	6015.34 SQ.MT.	RESIDENTIAL
		WING - C	STILT + 20 FL.	214.72	4268.98 SQ.MT.	RESIDENTIAL
		WING - D	S+ST. + 20 FL.	201.03	3935.70 SQ.MT.	RESIDENTIAL
		COMM.BLDG.	S+ST. + 2 FL.	273.58	694.75 SQ.FT.	COMMERCIAL
		TOTAL			19877.22 SQ.MT.	
4	RESI.PLOT - 5	WING - AB	ST.+POD.+ 22 FL.	617.32	13133.12 SQ.MT.	RESIDENTIAL
		WING - CD	ST.+POD.+ 22 FL.	621.14	13404.18 SQ.MT.	RESIDENTIAL
		WING - E	ST.+POD.+ 21 FL.	311.71	2015.37 SQ.MT.	RESIDENTIAL
		HOH	ST. + 10 FL.	333.98	150.91 SQ.MT.	RESIDENTIAL
		TOTAL			28703.48 SQ.MT.	
5	RESI.PLOT-6	WING - A	ST.+POD.+35FL.	730.37	13080.82 SQ.MT.	RESIDENTIAL
		GR. + 1ST FL.			372.75 SQ.MT.	COMMERCIAL
		WING - B	ST.+POD.+35FL.	355.54	6769.53 SQ.MT.	RESIDENTIAL
		GR. FL. ONLY			135.21 SQ.MT.	COMMERCIAL
		WING - C	ST.+POD.+35FL.	733.12	13139.75 SQ.MT.	RESIDENTIAL
		GR. + 1ST FL.			389.84 SQ.MT.	COMMERCIAL
		WING - E	ST.+POD.+35FL.	566.30	10719.30 SQ.MT.	RESIDENTIAL
		WING - F	ST.+POD.+35FL.	566.30	13581.04 SQ.MT.	RESIDENTIAL
		WING - G	ST.+POD.+35FL.	566.30	13581.04 SQ.MT.	RESIDENTIAL
		WING - H	ST.+POD.+35FL.	566.30	13716.14 SQ.MT.	RESIDENTIAL
		WING - I	ST.+POD.+35FL.	641.80	15335.11 SQ.MT.	RESIDENTIAL
			GR. + 2ND FL.		1408.98 SQ.MT.	RESIDENTIAL
		WING - J	ST.+POD.+35FL.	541.41	10141.11 SQ.MT.	RESIDENTIAL
			GR. + 3RD FL.		1858.11 SQ.MT.	COMMERCIAL
		WING - K	ST.+POD.+35FL.	608.39	10247.02 SQ.MT.	RESIDENTIAL
			GR. + 3RD FL.		1944.07 SQ.MT.	COMMERCIAL
		TOTAL			145,005.89 SQ.MT.	
6	RESI.PLOT - 7	BLDG.NO.1	LB+GB+ST.+19 FL.	648.90	13437.48 SQ.MT.	RESIDENTIAL
7	SCHOOL PLOT - 1	SCHOOL BLDG.	B + ST.+ 7 FL.	1888.77	8057.75 SQ.MT.	SCHOOL

HANDOVER AREA NOT CONSIDERED FOR F.S.I.			
1	HANDOVER AREA TWO DECKER RESERVATION	TMC BLDG.	24417.57 SQ.MT.
2	HANDOVER AREA HOH UNDER HOH RESERVATION	HOH PHASE-II BLDG. (1st FLAT) already handover	2864.50 SQ.MT.
		HOH PHASE-II BLDG. (2ND FLAT)	3635.49 SQ.MTS.
3	HANDOVER AREA UNDER FIRE STATION	RESI. BLDG + COMM. BLDG	10163.97 SQ.MTS.
4	TOTAL HANDOVER BUILT UP AREA		50744.53 SQ.MTS.

SOCIAL HOUSING BLDG. H.O. BUILT UP AREA DETAIL — SOCIAL HOUSING PLOT

SR. NOS.	WING	NO OF FLOOR	BLDG. HEIGHT	TOTAL BUILT UP AREA AS PER P.LINE	NO. OF TENEMENTS
1	A	GST + 31ST FLOOR	98.55 M	3915.02 SQ.MT.	300 NOS.
2	B	GST + 23RD FLOOR	72.15 M	6404.24 SQ.MT.	150 NOS.
3	C	GST + 31ST FLOOR	98.55 M	7874.82 SQ.MT.	300 NOS.
1+2+3		TOTAL PROPOSED SOCIAL HOUSING BLDG. FLOOR BUILT UP AREA		18,194.08 SQ.MT.	750 NOS.

SOCIAL HOUSING BLDG. H.O. CONSTRUCTION AREA DETAIL — SOCIAL HOUSING PLOT

SR. NOS.	DESCRIPTION	TOTAL BUILT UP AREA AS PER P.LINE	NO. OF TENEMENTS
1	SOCIAL HOUSING WING - A, B & C BUILT UP AREA	18,942.45 SQ.MT.	750 NOS.
2	SOCIAL HOUSING BASEMENT AREA	5,915.34 SQ.MT.	
3	TOTAL SOCIAL HOUSING CONSTRUCTION AREA (1 + 2)	24,857.79 SQ.MT.	750 NOS.

PARKING STATEMENT (SOCIAL HOUSING PLOT)

SR. NOS.	DESCRIPTION	NO. OF TENEMENT	NO. OF CAR PARKING	NO. OF TWO WHEELER
1	For every two tenements with each tenement having carpet area less than 30 Sq.m. 8 CAR PARKING SPACE FOR 2 FLAT 2 TWO WHEELER PARKING SPACE FOR 2FLAT	428 NOS	428 NOS	428 NOS
2	For every two tenements with each tenement having carpet area less than 60 Sq.m. but more than 30 sq.m. 1 CAR PARKING SPACE FOR 2 FLAT 2 TWO WHEELER PARKING SPACE FOR 2FLAT	300 NOS	150 NOS	300 NOS
3	For every two tenements with each tenement having carpet area equal to or above 60 sq.m. but less than 90 sq.m. 1 CAR PARKING SPACE FOR 2 FLAT 2 TWO WHEELER PARKING SPACE FOR 2FLAT	62 NOS	31 NOS	62 NOS
4	TOTAL (1 + 2 + 3)	544 NOS	181 NOS	790 NOS
5	3% VISITORS PARKING (4 x 3%)		9 NOS.	40 NOS.
6	624 NOS.TWO WHEELER PARKING CONVERTED TO CAR PARKING AT RATIO OF 5 NOS. TWO WHEELERS FOR 1 CAR PARKING		104 NOS.	LESS - 624 NOS
7	RESIDENTIAL PARKING REQUIRED (4 + 5 + 6)		294 NOS.	206 NOS.
8	TOTAL PARKING PROVIDED		294 NOS.	206 NOS.

PARKING STATEMENT — RESI. SUB PLOT-8A

SR. NOS.	DESCRIPTION	NO. OF TENEMENT	NO. OF CAR PARKING	NO. OF TWO WHEELER
1	For every two tenements with each tenement having carpet area less than 30 Sq.m. but less than 60 sq.m. 1 CAR PARKING SPACE FOR 2 FLAT 2 TWO WHEELER PARKING SPACE FOR 2FLAT	1148 NOS	574 NOS	1148 NOS
2	For every tenement having carpet area equal to or above 60 sq.m. but less than 150 sq.m. 1 CAR PARKING SPACE FOR 1 FLAT 1 TWO WHEELER PARKING SPACE FOR 1 FLAT	210 NOS	210 NOS	210 NOS
3	TOTAL (1 + 2)	1358 NOS	784 NOS	1358 NOS
4	3% VISITORS PARKING (3 x 3%)		25 NOS.	68 NOS
5	50% ADDITIONAL CAR PARKING FREE OF FSI (3 x 50%)		392 NOS.	
6	1422 NOS. TWO WHEELER PARKING CONVERTED TO CAR PARKING AT RATIO OF 4 NOS. TWO WHEELERS FOR 1 CAR PARKING		237 NOS.	LESS-1422 NOS
7	RESIDENTIAL PARKING REQUIRED (3 + 4 + 5)		1055 NOS.	54 NOS
8	RETAIL CARPET AREA (AS PER UDCPR 2020) 2 CAR PARKING FOR CARPET 100.0 SQ.MT 1 TWO WHEELER PARKING FOR 100.0 SQ.MT	878.34 M²	18 NOS.	54 NOS.
9	48 NOS. TWO WHEELER PARKING CONVERTED TO CAR PARKING AT RATIO OF 4 NOS. TWO WHEELERS FOR 1 CAR PARKING		09 NOS.	LESS - 48 NOS
10	COMMECIAL PARKING REQUIRED (8 + 9)		26 NOS.	06 NOS
11	RESIDENTIAL + COMMERCIAL PARKING REQUIRED (7 + 10)		1081 NOS.	12 NOS
12	TOTAL PARKING PROVIDED (WITH 50% ADDITIONAL PARKING)		1463 NOS.	10 NOS
13	LOADING UNLOADING PARKING	878.34 M²	1 NOS.	1 NOS

PARKING STATEMENT			
NEW PARKING NORMS	AREA IN SQ.MT.	NO. OF CAR PARKING	NO. OF TWO WHEELER
1 PARK FOR EVERY 500 SQ.MT.	124.54 SQ.MT.	4 NOS.	
1 TWO WHEELER PARK FOR EVERY CLASS ROOM AUDITORIUM 1 (123.51 X 1) = 280.00 SQ.MT. AUDITORIUM 2 (3.25 MT. x 1.5 MT.) 380.92 SQ.MT. (13.55 MT. x 100 SQ.MT. AUDITORIUM	280.00		284 NOS.
1 CAR PARKING SPACE FOR 100 SQ.MT. and 2 WHEELER PARKING SPACE FOR 75 SQ.MT.	1135 NOS.	13 NOS.	12 NOS.
TOTAL PARKING REQUIRED		17 NOS.	296 NOS
TOTAL PARKING PROVIDED		17 NOS.	296 NOS

COMMERCIAL PARKING STATEMENT				
PLOT	FSI	REGULATION	MUNICIPAL PARKING REQD.	
		2 WHEELER	CAR	2 WHEELER
COMMERCIAL PLOT-2	3000.00	2 PARKING FOR EVERY 100 SQ.MT. CARPET AREA	30	250
RESI.-05		2 PARKING FOR EVERY 100 SQ.MT. CARPET AREA		

SCHOOL BUILT UP AREA STATEMENT				
SR. NO.	DESCRIPTION	REQUIRED AREA IN SQ.MT.	PROPOSED AREA IN SQ.MT.	
1	PLOT AREA	5919.19	7944.74	
2	BUILT-UP AREA	1014E.46	10148.46 (I.E. IN 3 SHIFT 4 STOREY BUILDING 10148.46 / 4 = 2537.12 NOS. OR 2537 NOS. SEVEN STUDENT PER TEACHER)	
3	PG PROVIDED FOR SCHOOL	2537.12 (AS PER CLAUSE 14.1.7.(b) OF MASTER PLAN OF MAHARASHTRA UNDER SCHOOL DEVELOPMENT WORK (STTA) TPI/2219/MNCR.07/2020-12 DATED- 23/02/21	4298 NOS. (VIRTUAL SCHOOL PLOT) 2537 NOS. (PHYSICAL SCHOOL PLOT) APPROVAL OF GOVERNMENT OF MAHARASHTRA UNDER SCHOOL DEVELOPMENT WORK (STTA) TPI/2219/MNCR.07/2020-12 DATED- 23/02/21	
		4835.46 NOS.	6835.46 NOS.	

SUB PLOT	BLDG. TYPE	FLOOR	COMMUNITY MARKET AREA IN SQ.MT.
RESI.PLOT-4	RETAIL	GROUND	231.47
	WING-A & C	GROUND	878.88
	WING-B & J	FIRST	882.98
		FIRST	378.91
	WING-E	GROUND	327.79
		FIRST	394.55
TOTAL AREA			2493.81

SUB PLOT	BLDG. TYPE	FLOOR	COMMUNITY MARKET AREA IN SQ.MT.
RESI.PLOT-8	WING-B & J	GROUND	1061.76
		FIRST	492.34
	WING-K	GROUND	481.91
		FIRST	481.91
TOTAL AREA			2497.92

SUB PLOT	FLOOR	PUBLIC ASSEMBLY
COMMERCIAL PLOT-2	G + FL	5000.00 SQ.MT.

SUB PLOT	FLOOR	NOO OF TENEMENTS
SCHOL PLOT-1	G + 07 FL.	1000 SQ.MT.

PROPOSED WING - D & L SUMMARY (UDCPR)

WING	NO OF FLOOR	TOTAL GROSS B/UP AREA AS PER P - LINE AREA	NO. OF TENEMENTS
D	STILT + 4 POD. + 41 FLOOR	24523.09 SQ.MT.	248 NOS.
L	STILT + 4 POD. + 41 FLOOR	29517.20 SQ.MT.	328 NOS.
TOTAL BUP AREA		54,040.29 SQ.MT.	574 NOS.

PARKING STATEMENT (SUB PLOT-6 -WING D & L (AS PER UDCPR)

SR. NOS.	DESCRIPTION	NO. OF TENEMENT	NO. OF CAR PARKING	NO. OF TWO WHEELER
1	For every two tenements with each tenement having carpet area less than 30 Sq.m. but less than 60 sq.m. 1 CAR PARKING SPACE FOR 2 FLAT 2 TWO WHEELER PARKING SPACE FOR 2FLAT	574 NOS	287 NOS	1435 NOS
2	TOTAL (1)	574 NOS	287 NOS	1435 NOS
3	5% VISITORS PARKING (2 x 5%)		14 NOS.	72 NOS
4	50% ADDITIONAL CAR PARKING FREE OF FSI (2 x 50%)		144 NOS.	
5	765 NOS. TWO WHEELER PARKING CONVERTED TO CAR PARKING AT RATIO OF 4 NOS. TWO WHEELERS FOR 1 CAR PARKING		143 NOS.	LESS- 558 NOS
6	RESIDENTIAL PARKING REQUIRED (3 + 4 + 5 + 6)		588 NOS.	849 NOS.
7	TOTAL PARKING PROVIDED		588 NOS.	852 NOS.

SUMMARY AS PER UDCPR 2020 — RESI. SUB PLOT-8

FLOOR	NO OF FLOOR	TOTAL GROSS B/UP AREA AS PER - LINE AREA	BASE FSI IN SQ.MTRS.	ANCILLARY FSI IN SQ.MTRS.	NO. OF TENEMENTS
A	2 BASE+ST.+43 +RECREATION FL.	28970.42 SQ.MT.	10108.64	18861.78	252 NOS.
B	2 BASE+ST.+45 +RECREATION FL.	28239.88 SQ.MT.	11602.43	10357.45	252 NOS.
C	2 BASE+ST.+45 +RECREATION FL.	28604.92 SQ.MT.	10759.32	11325.66	310 NOS.
A+B+C	DRIVER ROOM	82.63			
	SANITARY BLOCK	28.14			
	SOCIETY OFFICE CUM LETTER BOX	95.19	664.16 SQ.MT.	427.60	256.56
	B.M.S. ROOM	36.39			
	ENTRANCE LOBBY	91.78			
	FITNESS CENTER & CRECHE	357.24			
	TOTAL FOR SWIMMING POOL	17.43			
TOTAL BUP AREA		87,054.39 SQ.MT.	54,895.55	22,543.40	1019 NOS.

PARKING STATEMENT — RESI. SUB PLOT-8

SR. NOS.	DESCRIPTION	NO. OF TENEMENT	NO. OF CAR PARKING	NO. OF TWO WHEELER
1	For every two tenements with each tenement having carpet area less than 60 Sq.m. but more than 30 sq.m. 1 CAR PARKING SPACE FOR 2 FLAT 2 TWO WHEELER PARKING SPACE FOR 2FLAT	1018 NOS	254 NOS	1018 NOS
2	For every tenement having carpet area equal to or above 60 sq.m. but less than 150 sq.m. 1 CAR PARKING SPACE FOR 1 FLAT 1 TWO WHEELER PARKING SPACE FOR 1 FLAT	318 NOS	318 NOS	318 NOS
3	TOTAL (1 + 2 + 3)	1336 NOS	572 NOS	2336 NOS
4	3% VISITORS PARKING (3 x 3%)		17 NOS	71 NOS
5	50% ADDITIONAL CAR PARKING FREE OF FSI (3 x 50%)		286 NOS.	286 NOS.
6	1143 NOS. TWO WHEELER PARKING CONVERTED TO CAR PARKING AT RATIO OF 4 NOS. TWO WHEELERS FOR 1 CAR PARKING		286 NOS.	LESS - 1143 NOS
7	RESIDENTIAL PARKING REQUIRED (4 + 5 + 6)		1131 NOS.	853 NOS.
8	TOTAL PARKING PROVIDED		1131 NOS.	853 NOS.

SUMMARY AS PER UDCPR 2020 — RESI. SUB PLOT-8A

BLDG.	NO OF FLOOR	BLDG. HEIGHT	TOTAL GROSS B/UP AREA AS PER P - LINE AREA A + B	AS PER F - LINE AREA RESIDENTIAL B	TOTAL GROSS B/UP AREA AS PER P - LINE AREA RESIDENTIAL	NO. OF TENEMENTS
WING - A	4 B+ST.+43 +SERVICE FL. +RECREATION FL.	174.55 M	45,045.88 SQ.MT.	44,371.31 SQ.MT.	632.88 SQ.MT.	529 NOS.
WING - B	4 B+ST.+43 +SERVICE FL. +RECREATION FL.	174.55 M	46,843.37 SQ.MT.	46,313.80 SQ.MT.	334.57 SQ.MT.	529 NOS.
WING - C	4 B+ST.+44 +SERVICE FL. +RECREATION FL.	174.55 M	35,950.53 SQ.MT.	35,950.53 SQ.MT.	--	318 NOS.
TOTAL			1,31,558.39 SQ.MT.	1,26,601.24 SQ.MT.	997.15 SQ.MT.	1356 NOS.
BASE FSI			75,907.53 SQ.MT.	75,375.79 SQ.MT.	531.75 SQ.MT.	
ANCILLARY FSI			45,650.86 SQ.MT.	45,225.45 SQ.MT.	425.40 SQ.MT.	

AREA STATEMENT

S.NO.	DESCRIPTION	PLOT - AREA	NO. OF BLDGS	NO. OF TENEMENTS	NO. OF FLOORS	RESIDENTIAL	COMMERCIAL	ANCILLARY RESI.90%	ANCILLARY COMM.50%	TOTAL WITH ANCILLARY FSI
										AREA IN SQ.MT.
	EXISTING 45 PER OLD DCR									31144.15
1	RESIDENTIAL PLOT-1	11457.77	4	318	ST.+POD+23FL.	31144.15				31144.15
2	RESIDENTIAL PLOT-2	4277.17	2	108	ST.+POD+23FL.	7707.61				7707.61
3	RESIDENTIAL PLOT-4	7200.00	4	306	ST.+POD+23FL. ST.+POD+10FL.	16082.81	694.41			16777.22
4	RESIDENTIAL PLOT-5	14837.50	1	512	ST.+POD+33FL.	32283.46				33293.46
			1	44	ST.+POD+10FL.					
			1	36	SHED +01+ 03FL.					
5	RESIDENTIAL PLOT-6	40349.27	3	411	ST.+POD+29FL.	134377.56	5691.54			140069.09
			1	1485	ST.+POD+29FL.					
6	RESIDENTIAL PLOT-7	4070.70	1	224	29+03, ST.+3DFL.	13437.63				13437.63
7	SCHOL PLOT-1	7944.74	1	1000	SHED +01+ 03FL.		8057.75			8057.75
A	TOTAL (1 + 2 + 3 + 4 + 5 + 6 + 7)		26	2537		2,36,872.98	14,443.67			2,51,316.67
	PROPOSED AS PER UDCPR 2020									
1	RESIDENTIAL PLOT-8		2	574	ST. +POD+41FL.	33962.68		31377.61	54340.29	
					3B+4S+41FL+SERVICE FL. & REBREATIONAL FL.	54608.99		31945.40	87554.39	
2	RESIDENTIAL PLOT-8A	29420.29	3	1358	4B+SHED + EXCAVATION FL. +SERVICE FL. +RECREATION FLOOR	75,375.78	531.75	425.40	957.15	
					3+SHED + 01FL.					
3	SOCIAL HOUSING PLOT	7994.00	2	610	GROUND + 23FL.	FREE OF FSI				
5	COMMERCIAL PLOT-2	9081.00	1	100	GR. + 1 FL.	5000.00			5000.00	
9	TOTAL (1 + 2 + 3 + 4 + 5)		12	2161		1,64,247.65	5631.75	98,548.43	425.40	2,68,753.07

SOCIAL HOUSING AREA STATEMENT (CLAUSE 14.1.1.9)

SR. NO.	DESCRIPTION	AREA IN SQ.MT.
1	NET GROSS AREA PLOT FOR NOW CONSIDERED	4,41,826.91 SQ.MT.
2	60% RESIDENTIAL AS PER CLAUSE 14.1.1.7 (b) OF ITP (4,41,826.91 X 60%)	2,64,919.04 SQ.MT.
3	17% SOCIAL HOUSING AS PER CLAUSE 14.1.1.9 (iii) OF ITP	35,746.45 SQ.MT.

SOCIAL HOUSING PROPOSED AREA STATEMENT

1	SOCIAL HOUSING COMPONENT PROPOSED AGAINST EARLIER APPROVED AREA	19,362.65 SQ.MT.
2	SOCIAL HOUSING COMPONENT PROPOSED AGAINST NEWLY PROPOSED BUILT UP AREA 15% OF 1,20,685.65 SQ.MT.	18,102.85 SQ.MT.
3	REQD. SOCIAL HOUSING BUILT UP AREA	36,725.70 SQ.MT.
	DESCRIPTION — EWS/LIG AREA IN SQ.MT.	REMARK
	SOCIAL HOUSING BUILT UP AREA AS PER NEW PROPOSED BUILT UP AREA (EWS/LIG/AFFORDABLE HOUSING) — 36,985.43	15% BUILT UP AREA PROPOSED FOR SOCIAL HOUSING
	RENTAL HOUSING TO BE SOLD BY DEVELOPER — 15,035.48	13% OF 36,985.43
	LIG FOR MHADA HOUSING (70%) MHADA ALLOTTEE — 10,542.715	70% OF 39,085.43 X 35
	EWS FOR MHADA HOUSING (30%) MHADA ALLOTTEE — 6,514.24	30% OF (39,085.43 X 35)
	PROPOSED SOCIAL HOUSING BUP AREA (WING-A+B+C)	36542.69 SQ.MT.

50% PROV. HOH SUMMARY

PERM. H.O.s. AREA	23095.20 SQ.MT.
GRADIENT	211.16SQ.MT.
NO OF TENENTS	322 NOS
REQD. FLAT 50% OF 322 NOS	161 NOS
PROVIDED FLAT	
1 BHK FLAT	NO OF FLAT
H.O.R. BLDG. 50% FLAT PROVIDED	
HOH PHASE-I + HOH PHASE -II (REMAINING)	252 NOS
WHADA S.SOCIAL HOUSING FLAT	30 NOS
TOTAL (250 + 181)	432 NOS
20% HANDING OVER TO T.M.C. (H.O.H. RESERVATION)	
HOH FOR AREA IN HOUSE	= 3041.05 SQ.MT.
LESS 15% HO AREA	= 2011.81 SQ.MT.
NET HOH AREA	= 2029.25 SQ.MT.
FSI PERMISSIBLE	= 1.85
PERMISSIBLE HOH AREA	3755.05 SQ.MT.
20% FLAT HANDO OVER TO TMC OF PERM. HOH AREA	
3755.05 X 20%	= 670.00 SQ.MT.
HOH PHASE-I BLDG. HANDOVER BUILT UP AREA (PER FLAT 50 SQ.MT AREA = 50 X 50 SQ.MT.)	= 2864.50 SQ.MT.
HOH PHASE-II BLDG. HANDOVER BUILT UP AREA (PER FLAT 50.0, 55.0 AREA = 55 X 50 SQ.MT.)	= 3635.49 SQ.MT.
TOTAL HOH HANDOVER BUILT UP AREA	= 6499.99 SQ.MT.
HOH PHASE-I + PHASE-II BLDG.	
HOH REQD. NOS OF FLAT = 6700.07 / 50.0 SQ.MT.	= 278 NOS
PROVIDED 20% HANDO OVER TO TMC AREA	
BLDG. NO.	NO OF FLAT
1-B.G. 2-Stilt + Stilt + 19 FL. (LB+ST+19FL)	152 NOS
RESI. PLOT-4 (PHASE-I) (LB + ST+19FL)	152 NOS
RESI. PLOT-4 (PHASE-II) (LB + 19th FL.)	152 NOS
TOTAL HAND OVER FLAT	= 456 NOS

TMC HANDOVER PLOT DETAILS

S.NO.	SUB PLOT	SUB PLOT AREA IN SQ.MT.
1	TMC PLOT-1	12000.00
2	AMENITY PLOT	9551.51
TOTAL		21551.51

30% HANDING OVER TO T.M.C. (TOWNCENTRE RESERVATION)

1	TOTAL PLOT AREA OF TOWNCENTRE = 1,89,091.56 SQ.MT.	
2	5 % PUBLIC ASSEMBLY FACILITIES, TOWN HALL, AUDITORIUM, LIBRARY.	16,158.50
	10 % COMMERCIAL (WHOLESALE MARKET, MULTIPLEX, MALL, INFORMATION TECHNOLOGY, HOSPITALS, SKILL DEVELOPMENT CENTRES, CONVENTIONAL REGISTRATION CENTRE)	
	10 % TOTAL COMMERCIAL AREA (4 + 5)	
3	BALANCE PLOT AREA UNDER TOWNCENTRE (1 - 2) = 1,74,666.72 SQ.MT.	
4	REQD. 30% CONSTRUCTION AREA HANDOVER TO TMC = 52,409.62 SQ.MT.	(A)
4	PROP. 30% CONSTRUCTION AREA HANDOVER TO TMC = 52,409.62 SQ.MT.	(B)

DEVELOPMENT OF 2% AMENITY PLOT AS PER REGULATION 7.3 TABLE 7.1 (E) AS PER TMC'S REQUIREMENT

1	AREA OF PLOT = 9,551.51 SQ.MT.	
2	MAXIMUM BUILT UP AREA POTENTIAL PERMISSIBLE @ 3.00 AS PER CLAUSE 8.1.1 OF TABLE 8.1 OF UDCPR 2020	28654.53 SQ.MT. (B)
3	HENCE MAXIMUM PERMISSIBLE BUP AREA PROPOSED FOR HANDOVER TO TMC = A + B	2,38,872.98
4	PROPOSED AS PER UDCPR 2020	2,38,872.98
1	RESIDENTIAL PLOT-6	2,38,872.98
2	RESIDENTIAL PLOT-8	54340.29
3	RESIDENTIAL PLOT-8A	87554.39
4	SOCIAL HOUSING PLOT	1,20,501.24
5	PROPOSED CONSTRUCTION AREA OF TMC HANDOVER BLDG. = 80,271.73 SQ.MT.	

TMC HANDOVER NET BUILT UP AREA STATEMENT

SUB PLOT	SUB PLOT AREA IN SQ.MT.	BLDG.	FLOORS	AREA IN G. TO TMC AREA IN SQ.MT.
TMC PLOT-1	12000.00	BLDG-1	G +15 FL.	35351.80
		BLDG-2	G +13 FL.	27557.85
		BLDG-3	G + 3 FL.	2694.65
AMENITY PLOT	9551.51	BLDG-4	B+LOWER GR.+ UPPER GR. FL.	4523.67
TOTAL	21551.51			74,127.97

TOWN AGAINST CONSTRUCTION OF AMENITIES		
S.NO.	DESCRIPTION	AREA IN SQ.MT.
1	2% AMENITY PLOT AREA = 9,551.51 SQ.MT.	191.03
2	2% AMENITY PLOT AREA = 9,551.51 SQ.MT.	191.03
3	TOTAL	382.06

As per provision of amenity is based on the area of plot provided mentioned in layout plan. Hence, 2% amenity plot area is provided in the layout plan. Hence, 2% amenity plot area is provided in the layout plan. Hence, 2% amenity plot area is provided in the layout plan. Hence, 2% amenity plot area is provided in the layout plan.

TYPE OF USER	PLOT AREA IN SQ.MT.
1 COMMERCIAL PLOT - 1	
1 % PUBLIC ASSEMBLY FACILITIES, TOWN HALL, AUDITORIUM, LIBRARY.	16158.50
10 % COMMERCIAL (WHOLESALE MARKET, MULTIPLEX, MALL, INFORMATION TECHNOLOGY, HOSPITALS, SKILL DEVELOPMENT CENTRES, CONVENTIONAL REGISTRATION CENTRE)	37960.98
10 % TOTAL COMMERCIAL AREA (4 + 5)	
2 COMMERCIAL PLOT - 2	
2 COMMUNITY MARKET, VEGETABLE MARKET, FISH MARKET.	
3 HEALTH FACILITY	
10 % ECONOMIC ACTIVITIES- MARKET, MULTIPLEX, MALL, INFORMATION TECHNOLOGY, HOSPITALS, STAR CATEGORY HOTELS, CONVENTION CENTERS, SYNERGISTIC RESEARCH CENTER	
10 % TOTAL COMMERCIAL AREA (4 + 5 + 6)	
1 COMMERCIAL PLOT - 3	3,358.60
2 SCHOOL PLOT - 1 (RESERVATION)	7,944.74
1 TMC PLOT - 1	12,000.00
2 % AMENITY PLOT	8,551.51
1 COMMERCIAL IN RESI.PLOT - 4 (RETAIL) ESSENTIAL SHOPPING	2493.81
2 COMMERCIAL IN RESI.PLOT - 8 (SHOP LINE) ESSENTIAL SHOPPING	2497.92
3 COMMERCIAL IN RESI.PLOT - 8 (SHOP LINE) ESSENTIAL SHOPPING	2694.65
10 TOTAL AREA (COMMERCIAL) (1+2+3+4+5+6+7+8+9)	78,364.29
SR. NO. — ALLIGATION	ECONOMIC ACTIVITY
1 RESIDENTIAL	1,34,039.87
2 ECONOMIC ACTIVITIES - 10 %	78,364.29
3 BPASE FOR ANCIRCATION	
1 FSI PAID / ANCIRCATION	27982.51
2 3 PLAY GROUND	33,204.77

SR. NO.	ALLIGATION	REQUIRED AREA IN SQ.MT.	PROVIDED BUP AREA IN SQ.MT.
1	RESIDENTIAL	1,34,039.87	4,36,436.42
2	ECONOMIC ACTIVITIES - 10 %	78,364.29	10,870.42
3	BPASE FOR ANCIRCATION		
1	FSI PAID / ANCIRCATION	27982.51	
2	3 PLAY GROUND	33,204.77	

12.50% GARDEN, PARK, PLAY GROUND AREA (14.1.1.7 (iii))			
SR.NO.		DESCRIPTION	AREA IN SQ.MT.
1	A	PARK PLOT AREA FOR DEVELOPMENT	4,41,826.91
2		LAYOUT RG (12.50% X 4,41,826.91)	55,203.33
	I	3% REQD. GARDEN AND PARK OF GROSS PLOT 4,41,826.91X 3% = 22,091.34 SQ.MT.	
	II	7.5% REQD. play ground OF GROSS PLOT 4,41,826.91 X 7.5% = 33,122.01 SQ.MT.	
	III	12.50% OF 2,20,913.50 = 55,203.33 SQ.MT.	
PROPOSED 12.50% PARK, GARDEN, PG AREA			
1	PARK-9	RESERVATION	1295.62
2	PARK-9A	2 RESERVATION	22562.49
A3	TOTAL PARK RESERVATION AREA (1 + 2)		23858.11 SQ.MT.
B1	PARK	1	295.40
1	GARDEN -15	1 RESERVATION	227.05
2	GARDEN - 2	2