

Zonal Basic FSI	0.20	50,032.08
REQ. Commercial BUA		10,006.42
Total proposed commercial BUA (Building Under Reference) Bldg.No.2 School Building for commercial purpose of File No. P-3502/2019/C86/87 & 112 & Other/S ward/Paspoli/337/Ne w As per Hon'ble M.C.'s approval dated- 16/08/2021 (Bldg.No.1)		9,916.05
Total Commercial Gross BUA		19,870.05
ITR STATEMENT		
REQUIRED 20% BUA OF Flat Having Carpet < 50 sqm		
Zonal Basic FSI		50,032.08
Reqd BUA	0.20	10,006.42
Proposed BUA		17,570.47

R.G. REQUIREMENT				
PARTICULARS	SQ.MT.	SQ.MT.	SQ.MT.	TOTAL
PLOT-A 1				
PLOT-A				
PLOT-B				
TOTAL R.G. REQUIRED	3,338.66	20,147.42	15,009.63	38,495.71
TOTAL R.G. PROVIDED - (I)+(II)	3,391.25	26,783.02	15,201.76	45,376.03

PROVIDED R.G. ON GROUND (MOTHER EARTH) - (I)				
PROVIDED R.G. ON PODIUM - (II)				
TOTAL R.G. PROVIDED - (I)+(II)				
TOTAL (A)	3,391.25	26,783.02	15,201.76	45,376.03

STAIRCASE, LIFT, LOBBY, PASSAGE PREMIUM AREA (RES.)	
TOWER	AREA
T-1	4300.98
T-2	4721.44
T-3	5517.45
T-4	5500.19
T-5	5111.00
T-6	4573.53
T-8	0.00
T-9	3924.59
T-10	3942.88
TOTAL (A)	37592.86
STAIRCASE, LIFT, LOBBY, PASSAGE PREMIUM AREA (COMM.)	
RETAIL	1580.05
TOTAL (B)	1580.05
TOTAL (C) = (A)+(B)	39172.11

CONSTRUCTION AREA FOR MOEF PURPOSE AS PER CONCESSION APPROVAL	
BUILTUP AREA (FSI)	148590.94
NON FSI AREA	179030.42
TOTAL	327621.36

CONSTRUCTION AREA FOR MOEF PURPOSE AS PER CURRANT AMENDED	
BUILTUP AREA (FSI)	141576.24
NON FSI AREA	178701.96
TOTAL	320278.20

BUILT UP AREA SUMMARY (PARENTAL FLOOR/CONCRETE)	
FLOOR	AREA
2nd FLOOR	100.00
1st FLOOR	100.00
0th FLOOR	100.00
TOTAL	300.00

BUILT UP AREA SUMMARY (T-1)	
FLOOR	AREA
2nd FLOOR	100.00
1st FLOOR	100.00
0th FLOOR	100.00
TOTAL	300.00

BUILT UP AREA SUMMARY (T-2)	
FLOOR	AREA
2nd FLOOR	100.00
1st FLOOR	100.00
0th FLOOR	100.00
TOTAL	300.00

BUILT UP AREA SUMMARY (T-3)	
FLOOR	AREA
2nd FLOOR	100.00
1st FLOOR	100.00
0th FLOOR	100.00
TOTAL	300.00

BUILT UP AREA SUMMARY (T-4)	
FLOOR	AREA
2nd FLOOR	100.00
1st FLOOR	100.00
0th FLOOR	100.00
TOTAL	300.00

BUILT UP AREA SUMMARY (T-5)	
FLOOR	AREA
2nd FLOOR	100.00
1st FLOOR	100.00
0th FLOOR	100.00
TOTAL	300.00

BUILT UP AREA SUMMARY (T-6)	
FLOOR	AREA
2nd FLOOR	100.00
1st FLOOR	100.00
0th FLOOR	100.00
TOTAL	300.00

BUILT UP AREA SUMMARY (T-7)	
FLOOR	AREA
2nd FLOOR	100.00
1st FLOOR	100.00
0th FLOOR	100.00
TOTAL	300.00

BUILT UP AREA SUMMARY (T-8)	
FLOOR	AREA
2nd FLOOR	100.00
1st FLOOR	100.00
0th FLOOR	100.00
TOTAL	300.00

BUILT UP AREA SUMMARY (T-9)	
FLOOR	AREA
2nd FLOOR	100.00
1st FLOOR	100.00
0th FLOOR	100.00
TOTAL	300.00

BUILT UP AREA SUMMARY (T-10)	
FLOOR	AREA
2nd FLOOR	100.00
1st FLOOR	100.00
0th FLOOR	100.00
TOTAL	300.00

BUILT UP AREA SUMMARY (T-11)	
FLOOR	AREA
2nd FLOOR	100.00
1st FLOOR	100.00
0th FLOOR	100.00
TOTAL	300.00

BUILT UP AREA SUMMARY (T-12)	
FLOOR	AREA
2nd FLOOR	100.00
1st FLOOR	100.00
0th FLOOR	100.00
TOTAL	300.00

BUILT UP AREA SUMMARY (T-13)	
FLOOR	AREA
2nd FLOOR	100.00
1st FLOOR	100.00
0th FLOOR	100.00
TOTAL	300.00

BUILT UP AREA SUMMARY (T-14)	
FLOOR	AREA
2nd FLOOR	100.00
1st FLOOR	100.00
0th FLOOR	100.00
TOTAL	300.00

BUILT UP AREA SUMMARY (T-15)	
FLOOR	AREA
2nd FLOOR	100.00
1st FLOOR	100.00
0th FLOOR	100.00
TOTAL	300.00

BUILT UP AREA SUMMARY (T-16)	
FLOOR	AREA
2nd FLOOR	100.00
1st FLOOR	100.00
0th FLOOR	100.00
TOTAL	300.00

BUILT UP AREA SUMMARY (T-17)	
FLOOR	AREA
2nd FLOOR	100.00
1st FLOOR	100.00
0th FLOOR	100.00
TOTAL	300.00

BUILT UP AREA SUMMARY (T-18)	
FLOOR	AREA
2nd FLOOR	100.00
1st FLOOR	100.00
0th FLOOR	100.00
TOTAL	300.00

BUILT UP AREA SUMMARY (T-19)	
FLOOR	AREA
2nd FLOOR	100.00
1st FLOOR	100.00
0th FLOOR	100.00
TOTAL	300.00

BUILT UP AREA SUMMARY (T-20)	
FLOOR	AREA
2nd FLOOR	100.00
1st FLOOR	100.00
0th FLOOR	100.00
TOTAL	300.00

BUILT UP AREA SUMMARY (T-21)	
FLOOR	AREA
2nd FLOOR	100.00
1st FLOOR	100.00
0th FLOOR	100.00
TOTAL	300.00

BUILT UP AREA SUMMARY (T-22)	
FLOOR	AREA
2nd FLOOR	100.00
1st FLOOR	100.00
0th FLOOR	100.00
TOTAL	300.00

BUILT UP AREA SUMMARY (T-23)	
FLOOR	AREA
2nd FLOOR	100.00
1st FLOOR	100.00
0th FLOOR	100.00
TOTAL	300.00

BUILT UP AREA SUMMARY (T-24)	
FLOOR	AREA
2nd FLOOR	100.00
1st FLOOR	100.00
0th FLOOR	100.00
TOTAL	300.00

BUILT UP AREA SUMMARY (T-25)	
FLOOR	AREA
2nd FLOOR	100.00
1st FLOOR	100.00
0th FLOOR	100.00
TOTAL	300.00

BUILT UP AREA SUMMARY (T-26)	
FLOOR	AREA
2nd FLOOR	100.00
1st FLOOR	100.00
0th FLOOR	100.00
TOTAL	300.00

BUILT UP AREA SUMMARY (T-27)	
FLOOR	AREA
2nd FLOOR	100.00
1st FLOOR	100.00
0th FLOOR	100.00
TOTAL	300.00

BUILT UP AREA SUMMARY (T-28)	
FLOOR	AREA
2nd FLOOR	100.00
1st FLOOR	100.00
0th FLOOR	100.00
TOTAL	300.00

BUILT UP AREA SUMMARY (T-29)	
FLOOR	AREA
2nd FLOOR	100.00
1st FLOOR	100.00
0th FLOOR	100.00
TOTAL	300.00

BUILT UP AREA SUMMARY (T-30)	
FLOOR	AREA
2nd FLOOR	100.00
1st FLOOR	100.00
0th FLOOR	100.00
TOTAL	300.00

BUILT UP AREA SUMMARY (T-31)	
FLOOR	AREA
2nd FLOOR	100.00
1st FLOOR	100.00
0th FLOOR	100.00
TOTAL	300.00

BUILT UP AREA SUMMARY (T-32)	
FLOOR	AREA
2nd FLOOR	100.00
1st FLOOR	100.00
0th FLOOR	100.00
TOTAL	300.00

BUILT UP AREA SUMMARY (T-33)	
FLOOR	AREA
2nd FLOOR	100.00
1st FLOOR	100.00
0th FLOOR	100.00
TOTAL	300.00

BUILT UP AREA SUMMARY (T-34)	
FLOOR	AREA
2nd FLOOR	100.00
1st FLOOR	100.00
0th FLOOR	100.00
TOTAL	300.00

BUILT UP AREA SUMMARY (T-35)	
FLOOR	AREA
2nd FLOOR	100.00
1st FLOOR	100.00
0th FLOOR	100.00
TOTAL	300.00

BUILT UP AREA SUMMARY (T-36)	
FLOOR	AREA
2nd FLOOR	100.00
1st FLOOR	100.00
0th FLOOR	100.00
TOTAL	300.00

PROFORMA - A					1/40
S. No.	Particulars			Residential	Sqm
1	Gross Plot Area (As Consider) PLOT-B				76,248.27
	a) Merged Road setback				-
	b) Road Setback				678.77
	c) Proposed Road				-
	d) Area under reservation				-
	e) Not in possession				678.77
	Net Plot Area				75,569.50
2	Deduction For				
	A Reservation / Road Area				
	a) Road Setback to be handed Over				678.77
	b) Proposed D P Road to be handed over				-
	c) Reservation to be handed over	-			-
			Total		678.77
	B For Amenity area				
	a) AOS to be handed Over as per 14(A)				-
	b) AOS to be handed Over as per 14(B)	-			15,531.00
	c) AOS to be handed Over as per 14(C)				-
	d) AOS to be handed Over as per 35				-
			Total		15,531.00
3	Total Deduction				16,209.77
	Balance Area Of Plot				60,038.50
5	Plot Area Under Development			Net	60,038.50
	Permissible Area				
	a) Zonal Basic		1.00		60,038.50
	b) Premium FSI		0.50		30,019.25
	c) TDR		1.00		30,000.00
	d) Road fsi TDR + General TDR		0.80		30,000.00
6	i) Slum TDR		0.20		1,200.00
	Add Benefit of over & above Road-setback (678.77x2)		2.00		1,357.54
7	Total Permissible Built up area				1,21,415.29
8	Existing Floor Area			-	
Proposed Built up Area in Other Bldg. in Layout					
(a)	School Building (P-3502/2019/C86/87 & 112 & Other/S ward/Paspoli/337/New.)				9,954.00
Proposed Built up Area in Proposed Bldg.					
(e)	Residential Building (CHE/ES/2335/S/337 (NEW)				94,645.92
	(b) Commercial				10,225.37
	Total Builtup Area Proposed				1,14,825.29
Fungible Built up Area					
A	Fungible BUA in other buildings				
	a) School Building (CHE/ES/3502/S/337 (NEW)		35%		3,483.90
11	B Fungible BUA in building under reference				
	a) Residential Fungible		35%		33,126.07
	b) Commercial Fungible				3,578.88
	c) Industrial Fungible				-
		Total fungible Built Up Area vide DCR 31(3) =			
	Total Gross Built Up Area proposed (9 + 11B)				1,55,014.14
C Tenement statement					
1	Proposed area				1,27,771.99
	2) Deduct Non-Residential area				27,242.15
	3) Area available for tenements				5,749.74
	4) Tenement perm. (450/Hectare)				1,198.00
	5) Tenements proposed				-
	6) Tenements Existing				1,198.00
D	Total Tenement				1,198.00
	Parking statement				
1	Parking Required by rule				1,684
	2) Covered garages permissible				-
	3) Covered garages proposed				-
	4) Total parking provided				2,245
PROFORMA - B					
CONTENTS OF SHEET					
BLOCK PLAN, LOCATION PLAN, PARKING STATEMENT, R.G. AREA STATEMENT, BUILT-UP AREA SUMMARY.					
CERTIFICATE OF AREA					
CERTIFIED THAT THE PLOT UNDER REFERENCE IS GOT SURVEYED THROUGH SURVEYING AGENCY TO ASCERTAIN THE CORRECTNESS OF THE AREA MENTIONED IN THE PROPERTY CARD THE SAID SURVEY HAS BEEN CARRIED OUT ON THE BASIS OF THE BOUNDARIES OF THE PROPERTY SHOWN BY THE OWNERS. THE SAID AREA AS PER SURVEY NOW WORKS OUT TO 2,34,952.18 SQ.MTS.					
					Shashika nt Laxman Jadhav
SIGNATURE OF LICENSED SURVEYOR (L.S.)					
STAMP AND DATE OF APPROVAL OF PLAN					
THIS CANCELS APPROVAL TO THE PREVIOUS PLANS SANCTION UNDER NO. CHE/ES/2335/S/337(NEW) DT. 01.03.2024					
APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE LETTER NO. CHE/ES/2335/S/337(NEW)/JOD/1/NEW					
Sachin Bhaskar Walve		SHRUTI VINOD NARVEKA R	Suhas Vasant Nemane		
SE (B.P.) S/W		A.E. (B.P.) S&T	EX. ENG. (B.P.) ES-II		
STAMP AND DATE OF RECEIPT OF PLAN					
DESCRIPTION OF PROPOSAL & PROPERTY					
PROPOSED RESIDENTIAL BUILDING ON LAND BEARING CTS NO. 87(P.T.) OF VILLAGE PASPOLI AT POWAI-WEST MUMBAI-72					
NORTH	JOB. NO.	DRG. NO.	DRAWN BY		
	410	01/40	Vikram		
	SCALE	DATE	CHECKED BY		
	(as specified)	3.06.2025			
REVISIONS					
DESIGNER :					
R-O					
NAME AND ADDRESS OF DESIGN ARCHITECT					
ATUL DESAI CONSULTANTS HOUSE OF PETALS, 4th FLOOR PLOT NO 48, 18th ROAD, PLOT NO 18TH AVENUE, SANTAGRUZ (W), MUMBAI - 400 054					
NAME OF THE OWNER				SIGNATURE	
M/S. LARSEN & TOUBRO LIMITED POWAI WORKS, SAKI-VIHAR ROAD, POWAI, BOMBAY - 400 072.					
NAME AND ADDRESS OF LICENSED SURVEYOR (L.S.)				SIGNATURE	
 B-106, Natraj Building, Mulund Goregaon Link Road Mulund (w), Mumbai : 4000 080				Shashika nt Laxman Jadhav	