PERFORMA - B	SHEET NO. - 01/09

Layout Plan,Plot Area Summary,Plot Area Diagram,Summary For Builtup Area,Tenements Statement,Parking Area Statement,Construction Area Statement,Recreational open space Area Calculation,Location Plan & Performa - I : Area Statement .

STAMP OF APPROVAL

AMENDED PLAN

Plans are approved Subject to conditions
Prescribed in Permit No. VP/ ST/0/2215/16/(2018)1188
TMC/TD-(P)/Plan 5539/1861 Dated 26/10/2024
Se-24/000504

Deputy Engineer (TDD) — Executive Engineer (TDD)

सहायक नगर रचनाकार — Thane Municipal Corporation — The City of Thane

उपनगर रचनाकार, ठाणे महानगरपालिका, ठाणे — उपनगर अभियंता, ठाणे महानगरपालिका, ठाणे

प्रस्तावित व्यापारी अंतर्गत व अंतर्गत बांधकाम वगळून बांधकाम क्षेत्राचे गोषवारा पत्रक (PERFORMA - I) AREA STATEMENT (EXCLUDING PROTECTED NON-RESIDENTIAL CONSTRUCTION) FOR BUILDING PERMISSION

1			
	(A)	AS PER OWNERSHIP DOCUMENT (7/12 OR extract)	24125.00
	(B)	AS PER MEASUREMENT SHEET	21842.06
	(C)	AS PER PRAVIGAD DRAFT 2014 (TP8-72/NOP-84/POSL/1-20)/1-48	20372.40
2		PROJECTION FOR	
	(A)	PROPOSED 12.00 M. ROAD WIDENING AREA/ (SERVICE ROAD/HIGHWAY WIDENING)	1080.00
	(B)	LAND OF RESERVATION AREA	------
	(C)	AREA UNDER EXISTING ROAD	------
	(D)	TOTAL PROJECTION AREA	1080.00
3		BALANCE AREA OF PLOT (1-2)	19412.06
		AGAINST SPACE (If applicable)	------
	(E)	NET PLOT AREA	------
	(F)	FOR INDIVIDUAL TYPE SPACE (If applicable)	------
	(G)	PROPOSED	1949.39
	(H)	PROPOSED	5567.51
4		INTERNAL ROAD AREA	------
5		PLOTABLE AREA (If conditional)	------
6		BUILT UP AREA WITH REFERENCE TO BASIC F.S.I AS PER FRONT ROAD WIDTH (Sc. no. 9 % basic F.S.I. (1.1))	21641.86
		RESIDENTIAL / S.E.C. ON PAYMENT OF PREMIUM	------
	(A)	MAXIMUM PERMISSIBLE PREMIUM FSI - BASED ON ROAD WIDTH FOR JUNE - 2017 (0.6 X (A))	10286.30
	(B)	PROPOSED FSI ON PAYMENT OF PREMIUM (no 1 (b) & 1 (c)) (PREVIOUS SANCTIONED FSI BY PREMIUM + 2833.41 SQ.MT. BALANCE FSI BY PREMIUM 10286.30 - 2833.41)= 7452.89 SQ.MT.	2833.41
	(C)	IHK - SELF - ALL FOR LOADING MAXIMUM PERMISSIBLE FSI LOADING BASED ON ROAD WIDTH (1.5 X (A)) = 20567.(A) sq.mt.(1.5 X(A))	28851.64
	(D)	PM-BRT/ LA AS AGAINST DP. ROAD	1080.00
		ROAD GRC (Sq. 2.0) (Residentiaal) Purposed 1720 sq.mt. (But as per Regulatory incentive, area is already offered)	1720.00
	(E)	TOTAL IN SITU / TDR LOADING PROPOSED (11 Bch+(c))	2850.00
7		PODIUM/ P.L.I. AREA UNDER CHAPTER NO.7	------
8		TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	------
		(1+11(b)+11(c) + 12 WHICH EVER IS APPLICABLE	27079.27
9		SITE EXISTING BUILT AREA (ALREADY APPROVED)	2184.17
10		BALANCE BUILT AREA - for LOCPR	6357.18
11		NET PLOT AREA (10) TIMES ONE OR MORE OF CHARGES (13)(a) 40% (0.0357) (a & 40% = 31.04.20)	2475.00
12		TOTAL ENTITLEMENT OF PROJECT FOR LOCPR(14+8)	7682.18
13		TOTAL ENTITLEMENT FOR LOCPR (9+11)	29261.27
14		MAXIMUM UTILIZATION LIMIT OF FSI (building permissible/permissible de per road width) (Sub per Regulation No. 42 or (i) 2 or 2.5 or 3 or 4.5 as applicable) & Fsi (or 1.8) (2.0 X F.sp)	------
		(E) BASIC FSI + (1 HA ADDITIONAL FSI (0.25) + FOR (1.40) 1 + (R.J. L.)	------
15		TOTAL BUILT UP AREA IN PROPOSAL (Min Permissible of Sr. No. 13 & 14)	21868.11
16		EXISTING BUILT UP AREA	21868.11
17		PROPOSED BUILT UP AREA (Col 3 + Col 4 + Col 5 + Col 6 + Col 7)	7079.01
		TOTAL LOADING	28953.12
		BURDEN & AREA OF FSI (Col - 15 - 2)	1215
		F.S.I. CONSUMED (1 (Col / Sr) (should not be more than 1 (Col 4 / Sr))	0.996
18		AREA FOR INCLUSIVE HOUSING, IF ANY	
	(a)	REQUIRED (30% of Sr. no. 5)	3413.20
	(b)	PROVIDED	3413.87

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME / US AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENTS DRAWN BY

SIGNATURE OF LICENSED ARCHITECT

PROJECT TITLE :

PROPOSED LAYOUT ON PLOT BEARING S.NO. - S.NO. -35/1/8 S.NO.20/2/8/1/8 S.NO.20/2/8/2, S.NO. 21/11A, S.NO. - 22/5, S.NO. - 21/9 S.NO. - 23/2/1, S.NO. - 23/3/1, S.NO. - 23/4, S.NO. - 21/1, AT VILLAGE - WADAVALI, DIST.- THANE (W).

CLIENT : M/S.PURANIK TOKYO BAY PRIVATE LIMITED

STAMP :

M/S.PURANIK TOKYO BAY PRIVATE LIMITED

DRAWING TITLE : MUNICIPAL DRAWING

SCALE : 1:500 — DATE : 06.02.2023

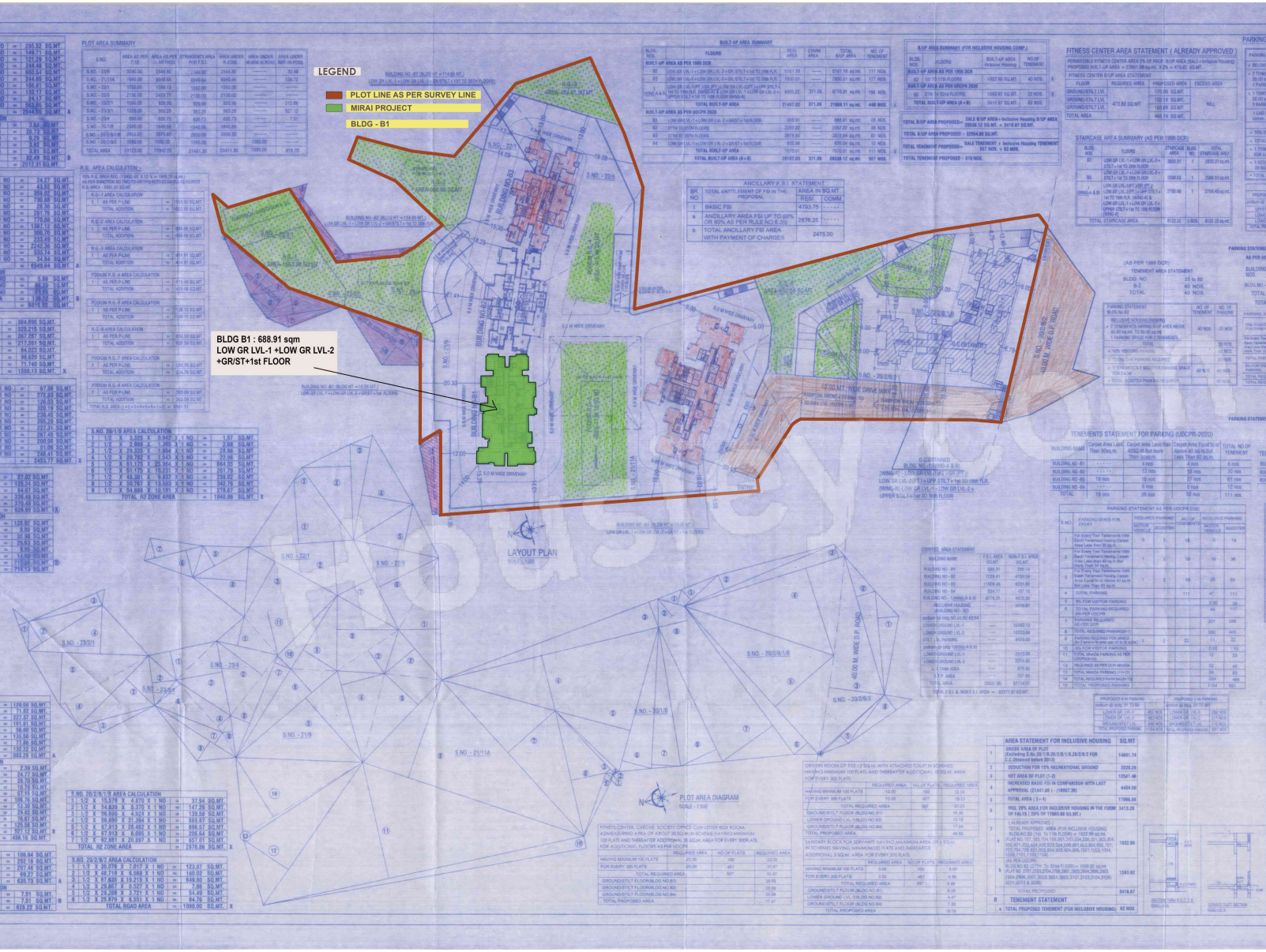
SHEET NO. : 01 / 09

Architects & Interior Designers

Vastushilp

Purank One, Kanchan Pushpa, G.B. road, Thane (w)

AR. AMEETA S. AMBEKAR
CA/96/20685
Puraniks One, Kanchan Pushp,Ghodbunder Road, Kasar Vadavali, Thane(W)- 400 607



S.NO. 21/9 AREA CALCULATION				
1	1/2 X 21.781 X 14.140 X 1 NO	=	295.52 SQ.MT.	
2	1/2 X 22.300 X 13.308 X 1 NO	=	148.71 SQ.MT.	
3	1/2 X 24.801 X 9.733 X 1 NO	=	121.29 SQ.MT.	
4	1/2 X 52.446 X 15.070 X 1 NO	=	248.48 SQ.MT.	
5	1/2 X 45.280 X 29.170 X 1 NO	=	660.54 SQ.MT.	
6	1/2 X 45.280 X 13.004 X 1 NO	=	294.66 SQ.MT.	
7	1/2 X 37.810 X 5.728 X 1 NO	=	108.81 SQ.MT.	
8	1/2 X 37.810 X 5.683 X 1 NO	=	107.17 SQ.MT.	
9	1/2 X 16.990 X 3.398 X 1 NO	=	28.77 SQ.MT.	
10	1/2 X 47.293 X 23.942 X 1 NO	=	565.65 SQ.MT.	
	TOTAL R2 ZONE AREA	=	2574.60 SQ.MT.	A
	NOT IN POSSESSION AREA CALCULATION			
1	1/2 X 6.313 X 1.869 X 1 NO	=	5.89 SQ.MT.	
2	1/2 X 10.890 X 3.891 X 1 NO	=	21.12 SQ.MT.	
3	1/2 X 0.847 X 0.958 X 1 NO	=	0.40 SQ.MT.	
4	1/2 X 1.511 X 0.601 X 1 NO	=	0.45 SQ.MT.	
5	1/2 X 1.511 X 0.919 X 1 NO	=	0.69 SQ.MT.	
	TOTAL NOT IN POSSESSION AREA	=	28.49 SQ.MT.	B
	TOTAL AREA (A - B)	=	2572.31 SQ.MT.	
S.NO. 21/11A AREA CALCULATION				
1	1/2 X 1.335 X 3.205 X 1 NO	=	2.14 SQ.MT.	
2	1/2 X 11.331 X 7.691 X 1 NO	=	43.52 SQ.MT.	
3	1/2 X 27.773 X 6.207 X 1 NO	=	86.02 SQ.MT.	
4	1/2 X 75.082 X 15.487 X 1 NO	=	581.88 SQ.MT.	
5	1/2 X 22.973 X 2.480 X 1 NO	=	28.36 SQ.MT.	
6	1/2 X 43.905 X 12.924 X 1 NO	=	283.76 SQ.MT.	
7	1/2 X 71.880 X 21.496 X 1 NO	=	770.56 SQ.MT.	
8	1/2 X 28.602 X 9.295 X 1 NO	=	132.72 SQ.MT.	
9	1/2 X 36.638 X 19.465 X 1 NO	=	356.16 SQ.MT.	
10	1/2 X 110.347 X 4.212 X 1 NO	=	232.49 SQ.MT.	
11	1/2 X 110.347 X 40.842 X 1 NO	=	2242.36 SQ.MT.	
12	1/2 X 59.218 X 19.027 X 1 NO	=	563.74 SQ.MT.	
13	1/2 X 47.892 X 1.457 X 1 NO	=	34.84 SQ.MT.	
	TOTAL R2 ZONE AREA	=	5945.44 SQ.MT.	A
	NOT IN POSSESSION AREA CALCULATION			
1	1/2 X 8.788 X 1.328 X 1 NO	=	5.88 SQ.MT.	
2	1/2 X 22.792 X 2.144 X 1 NO	=	48.89 SQ.MT.	
3	1/2 X 23.776 X 2.672 X 1 NO	=	63.55 SQ.MT.	
	TOTAL NOT IN POSSESSION AREA	=	118.32 SQ.MT.	B
	TOTAL AREA (A - B)	=	5827.12 SQ.MT.	
S.NO. 22/1 AREA CALCULATION				
1	1/2 X 35.195 X 21.507 X 1 NO	=	384.895 SQ.MT.	
2	1/2 X 35.195 X 18.480 X 1 NO	=	325.215 SQ.MT.	
3	1/2 X 33.996 X 21.869 X 1 NO	=	367.787 SQ.MT.	
4	1/2 X 23.937 X 15.170 X 1 NO	=	181.393 SQ.MT.	
5	1/2 X 21.989 X 7.786 X 1 NO	=	84.023 SQ.MT.	
6	1/2 X 20.617 X 9.836 X 1 NO	=	99.620 SQ.MT.	
7	1/2 X 20.837 X 6.953 X 1 NO	=	71.740 SQ.MT.	
	TOTAL R2 ZONE AREA	=	1558.13 SQ.MT.	X
S.NO. 22/1 AREA CALCULATION				
1	1/2 X 9.275 X 4.483 X 1 NO	=	67.98 SQ.MT.	
2	1/2 X 32.798 X 16.537 X 1 NO	=	272.83 SQ.MT.	
3	1/2 X 32.798 X 5.889 X 1 NO	=	96.69 SQ.MT.	
4	1/2 X 34.598 X 17.406 X 1 NO	=	300.78 SQ.MT.	
5	1/2 X 29.379 X 16.239 X 1 NO	=	238.45 SQ.MT.	
6	1/2 X 34.270 X 23.084 X 1 NO	=	395.26 SQ.MT.	
7	1/2 X 34.270 X 13.286 X 1 NO	=	227.31 SQ.MT.	
8	1/2 X 25.899 X 7.080 X 1 NO	=	91.67 SQ.MT.	
9	1/2 X 26.701 X 15.534 X 1 NO	=	207.99 SQ.MT.	
10	1/2 X 16.624 X 6.351 X 1 NO	=	52.98 SQ.MT.	
11	1/2 X 32.140 X 15.334 X 1 NO	=	246.41 SQ.MT.	
	TOTAL R2 ZONE AREA	=	2453.77 SQ.MT.	X
S.NO. 23/2/1 AREA CALCULATION				
1	1/2 X 18.539 X 3.478 X 1 NO	=	32.22 SQ.MT.	
2	1/2 X 29.429 X 8.518 X 1 NO	=	125.34 SQ.MT.	
3	1/2 X 27.997 X 4.020 X 1 NO	=	56.07 SQ.MT.	
4	1/2 X 40.943 X 16.241 X 1 NO	=	332.49 SQ.MT.	
5	1/2 X 40.943 X 16.278 X 1 NO	=	332.65 SQ.MT.	
	TOTAL R2 ZONE AREA	=	878.77 SQ.MT.	A
	NOT IN POSSESSION AREA CALCULATION			
1	1/2 X 24.180 X 10.002 X 1 NO	=	120.91 SQ.MT.	
2	1/2 X 2.293 X 0.776 X 1 NO	=	0.90 SQ.MT.	
3	1/2 X 19.088 X 3.248 X 1 NO	=	30.98 SQ.MT.	
4	1/2 X 23.285 X 6.503 X 1 NO	=	75.63 SQ.MT.	
5	1/2 X 8.918 X 2.003 X 1 NO	=	8.95 SQ.MT.	
6	1/2 X 8.918 X 4.009 X 1 NO	=	17.86 SQ.MT.	
	TOTAL NOT IN POSSESSION AREA	=	255.23 SQ.MT.	B
	TOTAL AREA (A - B)	=	623.54 SQ.MT.	
S.NO. 23/3/1 AREA CALCULATION				
1	1/2 X 29.073 X 10.181 X 1 NO	=	129.00 SQ.MT.	
2	1/2 X 17.351 X 8.275 X 1 NO	=	71.82 SQ.MT.	
3	1/2 X 33.441 X 13.399 X 1 NO	=	227.37 SQ.MT.	
4	1/2 X 34.526 X 9.378 X 1 NO	=	161.81 SQ.MT.	
5	1/2 X 26.545 X 4.265 X 1 NO	=	56.60 SQ.MT.	
6	1/2 X 23.924 X 11.327 X 1 NO	=	135.56 SQ.MT.	
7	1/2 X 32.728 X 4.758 X 1 NO	=	77.86 SQ.MT.	
8	1/2 X 32.728 X 8.080 X 1 NO	=	132.22 SQ.MT.	
	TOTAL R2 ZONE AREA	=	983.23 SQ.MT.	A
	NOT IN POSSESSION AREA CALCULATION			
1	1/2 X 3.907 X 1.366 X 1 NO	=	2.39 SQ.MT.	
2	1/2 X 21.298 X 2.326 X 1 NO	=	24.77 SQ.MT.	
3	1/2 X 23.288 X 2.465 X 1 NO	=	28.70 SQ.MT.	
4	1/2 X 13.297 X 2.828 X 1 NO	=	18.79 SQ.MT.	
5	1/2 X 13.516 X 0.134 X 1 NO	=	0.91 SQ.MT.	
6	1/2 X 25.386 X 8.847 X 1 NO	=	56.76 SQ.MT.	
7	1/2 X 25.386 X 5.799 X 1 NO	=	73.57 SQ.MT.	
8	1/2 X 23.799 X 2.038 X 1 NO	=	29.62 SQ.MT.	
9	1/2 X 11.397 X 4.696 X 1 NO	=	26.74 SQ.MT.	
10	1/2 X 11.397 X 7.947 X 1 NO	=	125.96 SQ.MT.	
	TOTAL NOT IN POSSESSION AREA	=	537.12 SQ.MT.	B
	TOTAL AREA (A - B)	=	446.10 SQ.MT.	
S.NO. 23/4 AREA CALCULATION				
1	1/2 X 21.083 X 18.130 X 1 NO	=	190.94 SQ.MT.	
2	1/2 X 26.212 X 19.240 X 1 NO	=	252.19 SQ.MT.	
3	1/2 X 26.076 X 15.916 X 1 NO	=	207.49 SQ.MT.	
4	1/2 X 23.924 X 5.791 X 1 NO	=	69.27 SQ.MT.	
	TOTAL R2 ZONE AREA	=	635.73 SQ.MT.	A
	NOT IN POSSESSION AREA CALCULATION			
1	1/2 X 5.273 X 2.873 X 1 NO	=	7.51 SQ.MT.	
	TOTAL NOT IN POSSESSION AREA	=	7.51 SQ.MT.	B
	TOTAL AREA (A - B)	=	628.22 SQ.MT.	
S.NO. 20/2/8/1/8 AREA CALCULATION				
1	1/2 X 15.578 X 4.870 X 1 NO	=	37.94 SQ.MT.	
2	1/2 X 54.829 X 5.370 X 1 NO	=	147.25 SQ.MT.	
3	1/2 X 56.600 X 4.924 X 1 NO	=	139.58 SQ.MT.	
4	1/2 X 56.600 X 21.384 X 1 NO	=	604.87 SQ.MT.	
5	1/2 X 67.913 X 26.462 X 1 NO	=	896.57 SQ.MT.	
6	1/2 X 67.913 X 9.693 X 1 NO	=	328.54 SQ.MT.	
7	1/2 X 92.881 X 20.897 X 1 NO	=	637.01 SQ.MT.	
	TOTAL R2 ZONE AREA	=	2976.56 SQ.MT.	X
S.NO. 20/2/8/2 AREA CALCULATION				
1	1/2 X 35.078 X 7.017 X 1 NO	=	123.07 SQ.MT.	
2	1/2 X 48.719 X 6.569 X 1 NO	=	160.02 SQ.MT.	
3	1/2 X 67.835 X 19.215 X 1 NO	=	649.80 SQ.MT.	
4	1/2 X 29.867 X 0.527 X 1 NO	=	7.86 SQ.MT.	
5	1/2 X 29.288 X 3.721 X 1 NO	=	54.49 SQ.MT.	
6	1/2 X 25.879 X 3.551 X 1 NO	=	91.78 SQ.MT.	
	TOTAL ROAD AREA	=	1086.00 SQ.MT.	X

PLOT AREA SUMMARY

S.NO.	AREA AS PER 7/12	AREA AS PER LAY OUT	STRAINGERY AREA FOR F.S.I	AREA UNDER R-ZONE	AREA UNDER 40.00M (A ROAD)	AREA UNDER NOT-IN-PZ(NL)
S.NO. - 21/9	3240.00	2944.80	2544.80	2544.80	------	32.49
S.NO. - 21/11A	7440.00	6949.66	6949.66	6949.66	------	338.72
S.NO. - 22/1	1550.00	1550.13	1550.00	1550.00	------	------
S.NO. - 22/5	2130.00	2453.77	2130.00	2130.00	------	------
S.NO. - 23/2/1	1065.00	928.66	928.66	928.66	------	212.89
S.NO. - 23/3/1	1035.00	983.23	983.23	983.23	------	537.12
S.NO. - 23/4	660.00	635.73	635.73	635.73	------	7.51
S.NO. - 20/1/8	2366.00	1849.66	1849.66	1849.66	------	------
S.NO. - 20/2/8/1/8	4102.00	2976.56	2976.56	2976.56	------	------
S.NO. - 20/2/8/2	1086.00	1086.00	1086.00	------	1086.00	------
TOTAL AREA	24125.00	21842.06	21491.30	20491.30	1086.00	918.70

R.G. AREA CALCULATION :-

10% R.G. AREA REQ. (1949.39 X 10 % = 195.39 sq.m.)
AS PER SANCTION NO.TMC/TD-(P)/Plan 4220/22.04.2022-12/10/2022
R.G. AREA - 5561.51 SQ.MT.

R.G.-1 AREA CALCULATION			
1	AS PER P-LINE	=	1553.50 SQ.MT.
	TOTAL ADDITION	=	1553.50 SQ.MT.
R.G.-2 AREA CALCULATION			
1	AS PER P-LINE	=	889.86 SQ.MT.
	TOTAL ADDITION	=	889.86 SQ.MT.
R.G.-3 AREA CALCULATION			
1	AS PER P-LINE	=	461.91 SQ.MT.
	TOTAL ADDITION	=	461.91 SQ.MT.
PODIUM R.G.-4 AREA CALCULATION			
1	AS PER P-LINE	=	415.49 SQ.MT.
	TOTAL ADDITION	=	415.49 SQ.MT.
PODIUM R.G.-5 AREA CALCULATION			
1	AS PER P-LINE	=	1138.16 SQ.MT.
	TOTAL ADDITION	=	1138.16 SQ.MT.
R.G.-6 AREA CALCULATION			
1	AS PER P-LINE	=	602.50 SQ.MT.
	TOTAL ADDITION	=	602.50 SQ.MT.
PODIUM R.G.-7 AREA CALCULATION			
1	AS PER P-LINE	=	304.76 SQ.MT.
	TOTAL ADDITION	=	304.76 SQ.MT.
PODIUM R.G.-8 AREA CALCULATION			
1	AS PER P-LINE	=	369.09 SQ.MT.
	TOTAL ADDITION	=	369.09 SQ.MT.
TOTAL R.G. AREA (1+2+3+4+5+6+7+8) = 5561.51			

S.NO. 20/1/8 AREA CALCULATION				
1	1/2 X 3.325 X 0.947 X 1 NO	=	1.57 SQ.MT.	
2	1/2 X 3.888 X 1.285 X 1 NO	=	2.50 SQ.MT.	
3	1/2 X 29.335 X 1.964 X 1 NO	=	28.86 SQ.MT.	
4	1/2 X 29.782 X 1.543 X 1 NO	=	22.96 SQ.MT.	
5	1/2 X 25.964 X 7.000 X 1 NO	=	844.95 SQ.MT.	
6	1/2 X 51.175 X 10.231 X 1 NO	=	261.79 SQ.MT.	
7	1/2 X 45.387 X 13.037 X 1 NO	=	295.02 SQ.MT.	
8	1/2 X 50.767 X 13.563 X 1 NO	=	342.76 SQ.MT.	
9	1/2 X 54.880 X 10.191 X 1 NO	=	279.67 SQ.MT.	
	TOTAL R2 ZONE AREA	=	1840.88 SQ.MT.	X

BUILT-UP AREA SUMMARY

BLDG. NOS.	FLOORS	RESI. AREA	COMM. AREA	TOTAL B/UP AREA	NO. OF TENEMENT
BUILT-UP AREA AS PER 1995 DCR					
B2	LOW GR LVL-1 +LOW GR LVL-2+GR/ST+1st TO 20th FLR.	5161.15	------	5161.15 sq.mt.	111 NOS.
B3	LOW GR LVL-1+LOW GR LVL-2+GR/ST+1st TO 20th FLR.	7650.41	------	7650.41 sq.mt.	117 NOS.
B1 (WING-A & B)	LOW GR LVL-1/UPT LVL-(P1)/LOW GR LVL-2/UPT LVL-(P2)/ST+1st TO 19th FLR. (WING-A) & LOW GR LVL-1+LOW GR LVL-2+GR/ST+1st TO 19th FLOOR (WING-B)	8403.22	371.06	8774.31 sq.mt.	158 NOS.
	TOTAL BUILT-UP AREA	21497.02	371.06	21868.11 sq.mt.	446 NOS.
BUILT-UP AREA AS PER UDCPR 2020					
B3	LOW GR LVL-1+LOW GR LVL-2+GR/ST+1st FLOOR.	688.91	------	688.91 sq.mt.	08 NOS.
B2	27TH TO 35TH FLOORS	2087.22	------	2087.22 sq.mt.	30 NOS.
B3	21TH TO 35TH FLOORS	3918.84	------	3918.84 sq.mt.	60 NOS.
B4	LOW GR LVL-1+LOW GR LVL-2+GR/ST+1st FLOOR.	615.04	------	615.04 sq.mt.	12 NOS.
	TOTAL BUILT-UP AREA	7310.01	------	7310.01 sq.mt.	111 NOS.
	TOTAL BUILT-UP AREA (A+B)	28807.03	371.06	29538.12 sq.mt.	557 NOS.

ANCILLARY F.S.I STATEMENT			
SR NO.	TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	AREA IN SQ.MT. RESI.	COMM.
1	BASIC FSI	4793.75	------
a	ANCILLARY AREA FSI UP TO 60% OR 60% AS PER RULE NO.6.3(i)	2876.25	------
b	TOTAL ANCILLARY FSI AREA WITH PAYMENT OF CHARGES	2475.00	

B/UP AREA SUMMARY (FOR INCLUSIVE HOUSING COMP.)

BLDG. NOS.	FLOORS	B/UP AREA Inclusive Housing	NO.OF TENEMENT
BUILT-UP AREA AS PER 1995 DCR			
B2	1st TO 19 FLOORS	10872.35 SQ.MT.	40 NOS.
BUILT-UP AREA AS PER UDCPR 2020			
B2	21th TO 35th FLOORS	10893.92 SQ.MT.	22 NOS.
	TOTAL BUILT-UP AREA (A+B)	21766.27 SQ.MT.	62 NOS.
TOTAL B/UP AREA PROPOSED -	SALE B/UP AREA + Inclusive Housing B/UP AREA 28538.12 SQ.MT. + 3418.87 SQ.MT.		
TOTAL B/UP AREA PROPOSED -	32956.99 SQ.MT.		
TOTAL TENEMENT PROPOSED -	SALE TENEMENT + Inclusive Housing TENEMENT 557 NOS. + 62 NOS.		
TOTAL TENEMENT PROPOSED -	619 NOS.		

FITNESS CENTER AREA STATEMENT (ALREADY APPROVED)

PERMISSIBLE FITNESS CENTER AREA 2% OF PROP. B/UP AREA (SALE+Inclusive Housing)
PROPOSED BUILT-UP AREA = 27901.08 sq.mt. X 2% = 478.02 SQ.MT.

FITNESS CENTER B/UP AREA STATEMENT

FLOOR	REQUIRED AREA	PROPOSED AREA	EXCESS AREA
GROUND/STILT LVL	473.82 SQ.MT.	159.66 SQ.MT.	NILL
GROUND/STILT LVL		132.15 SQ.MT.	
GROUND/STILT LVL		183.69 SQ.MT.	
TOTAL AREA		475.50 SQ.MT.	

STAIRCASE AREA SUMMARY (AS PER 1995 DCR)

BLDG. NOS.	FLOORS	STAIRCASE AREA	NOS.	TOTAL STAIRCASE AREA
B2	LOW GR LVL-1+LOW GR LVL-2+ STILT+1st TO 20th FLOOR	2833.31	1	2833.31 sq.mt.
B3	LOW GR LVL-1+LOW GR LVL-2+ STILT+1st TO 20th FLOOR	2588.53	1	2588.53 sq.mt.
B1 (WING-A & B)	LOW GR LVL-1/UPT LVL-(P1) + LOW GR LVL-2/UPT LVL-(P2)/ST+1st TO 19th FLOOR (WING-A) & LOW GR LVL-1+LOW GR LVL-2+GR/ST+1st TO 19th FLOOR (WING-B)	2700.48	1	2700.48 sq.mt.
TOTAL STAIRCASE AREA				8122.32 sq.mt.

PARKING STATEMENT (O.C.OBTAINED BLDG.No.1 wing-A & B)

PARKING STATEMENT AS PER 1995 DCR	NO. OF TENEMENT	NO. OF PARKING
1 BELOW 35.00 SQ.MT. NO PARKING	------	------
2 TENEMENTS HAVING B/UP AREA ABOVE 35.00 sq.mt. TO 75.00 sq.mt. 1 PARKING SPACE FOR 2 TENEMENTS	64 NOS.	32 NOS.
3 TENEMENTS HAVING B/UP AREA ABOVE 75.00 sq.mt. TO 150.00 sq.mt. 1 PARKING SPACE FOR 1 TENEMENTS	94 NOS.	94 NOS.
4 CAR PARKING SPACE SHALL every 25 sq.mt. carpet area upto 400 sq.mt.	371.09 sq.mt.	15 NOS.
TOTAL		141 NOS.
10% VISITORS PARKING		14 NOS.
TOTAL CAR PARKING REQUIRED		155 NOS.
1 TENEMENTS 1 SCOOTER PARKING SPACE FOR EACH	158 NOS.	158 NOS.
1 SCOOTER PARKING SPACE FOR EVERY 20 SQ.MT.	371.09 (25)	19 NOS.
TOTAL SCOOTER PARKING REQUIRED		177 NOS.

PROPOSED PARKING STATEMENT

PROPOSED B-PARKING		PROPOSED 2-A PARKING	
podium @ 3.0 sq.mt. (3.5 X 5.5)		podium @ 3.0 sq.mt. (3.0 X 5.5)	
UPPER STILT LVL	29 NOS	UPPER STILT LVL	8
LOWER GR. LVL-1	30 NOS.	LOWER GR. LVL-1	53 NOS
LOWER GR. LVL-2	30 NOS.	LOWER GR. LVL-2	53 NOS
TOTAL PROPOSED PARKING	164 NOS.	TOTAL PROPOSED PARKING	170 NOS.

PARKING STATEMENT (INCLUSIVE HOUSING)

AS PER UDCPR 2020

BUILDING NOS.	Carpet Area Less than 40SQ.M But more Than 30SQ.M.	Carpet Area Equal to or Above 40 sq.m.But Less Than 60 sq.m.	TOTAL NO. OF TENEMENT
BLDG.NO. 62	22 nos	------	------
TOTAL	22 nos	------	------

TOTAL INCLUSIVE HOUSING TENEMENT(40+22)=62 NOS

PARKING STATEMENT AS PER UDCPR PARKING TYPE 02				
FINE PREMIUM @ 40% FOR 2 PARKING	NO. OF TENEMENT	REQUIRED PARKING		
	MOTOR VEHICLE	SCOOTER		
For Every Two Tenements FSI Bank Guarantee Parking space Area Less than 40 sq.m.But Less Than 30 sq.m.	2	2	22	44
TOTAL PARKING			22	44
BALANCE PREMIUM PARKING			20	20
TOTAL REQUIRED PARKING			14	64
TOTAL REQUIRED MHADA PARKING(CONCIDERD)			34	84

PARKING STATEMENT (SALE)

PARKING STATEMENT BLDG.No.02	NO. OF TENEMENT	NO. OF PARKING
INCLUSIVE HOUSING PARKING		
2 TENEMENTS HAVING B/UP AREA ABOVE 30.00 sq.mt. TO 50.00 sq.mt. 1 PARKING SPACE FOR 2 TENEMENTS	40 NOS.	20 NOS.
10% VISITORS PARKING		02 NOS.
TOTAL CAR PARKING REQUIRED		22 NOS.
1 TENEMENTS 1 SCOOTER PARKING SPACE FOR EACH	40 NOS.	40 NOS.
TOTAL SCOOTER PARKING REQUIRED		40 NOS.

(AS PER 1995 DCR)

TENEMENT AREA STATEMENT

BLDG. NO.	
B-2	35 to 60
TOTAL	40 NOS.
	40 NOS.

TENEMENTS STATEMENT FOR PARKING (UDCPR-2020)

BUILDING NAME	Carpet Area Less Than 30sq.m.	Carpet Area Less than 40SQ.M But more Than 30sq.m.	Carpet Area Equal to or Above 40 sq.m.But Less Than 60 sq.m.	TOTAL NO.OF TENEMENT
BUILDING NO. -61	------	4 nos	4 nos	8 nos
BUILDING NO. -62	------	12 nos	18 nos	30 nos
BUILDING NO. -63	16 nos	16 nos	29 nos	61 nos
BUILDING NO. -64	------	6 nos	6 nos	12 nos
TOTAL	16 nos	38 nos	55 nos	111 nos

TENEMENTS STATEMENT FOR PARKING (AS PER 1995 DCR)

BUILDING NAME	BELOW - 35	35 to 50	50 to 75	TOTAL
BUILDING NO. -62	------	59 nos	52 nos	111 nos
BUILDING NO. -63	52 nos	47 nos	78 nos	177 nos
TOTAL	52 nos	106 nos	130 nos	288 nos

PARKING STATEMENT AS PER UDCPR 2020

S.NO.	PARKING SPACE FOR EVERY	REQUIRED PARKING				REQUIRED PARKING	
		VISITOR VEHICLE	SCOOTER	NO. OF TENEMENTS		MOTOR VEHICLE	SCOOTER
1	For Every Two Tenements With Each Tenement Having Carpet Area Less than 30 sq.m.	0	2	16	0.5	8	16
2	For Every Two Tenements