

PARKING AREA STATEMENT (EXISTING)

CARPET AREA	PARKING REQ. BY RULE	No. OF TENEMENTS	TOTAL PARKING REQ.
60.00 TO 90.0 SQ.M.	ONE FOR EVERY 1 TENEMENT.	---	---
ABOVE 90.0 SQ.M.	TWO FOR EVERY 1 TENEMENT.	72	144 NOS
TOTAL TENEMENT		72	144 NOS
FOR VISITORS	10% OF ABOVE REQUIREMENT. (144 x 10%)		14.40 NOS
TOTAL NO. OF PARKING REQUIRED			158.40 NOS
Additional 50% permissible as per Reg.31(1)			79.20 NOS
TOTAL NO. OF PARKING REQUIREMENT			238 NOS

PARKING AREA STATEMENT (PROPOSED)

CARPET AREA	PARKING REQ. BY RULE	No. OF TENEMENTS	TOTAL PARKING REQ.
UP TO 45.00 SQ.M.	ONE FOR EVERY 2 TENEMENT.	---	---
45.00 TO 60.0 SQ.M.	ONE FOR EVERY 1 TENEMENT.	---	---
60.00 TO 90.0 SQ.M.	ONE FOR EVERY 1 TENEMENT.	---	---
ABOVE 90.00 SQ.M.	TWO FOR EVERY 1 TENEMENT.	56	112
TOTAL TENEMENT		56	
FOR VISITORS	10% OF ABOVE REQUIREMENT. (112 x 10%)		11.20 NOS
TOTAL NO. OF PARKING REQUIRED			123.20 NOS
Additional 50% permissible as per Reg.31(1) (123.00 x 50%)			61.50 NOS
TOTAL			184.70 NOS
SAYS			185 NOS

TOTAL NO OF PARKING REQUIREMENT ( A + B ) = 282 NOS.  
 Additional 50% permissible as per Reg.31(1) = 141 NOS.  
 TOTAL NO OF PARKING = 423 NOS.  
 TOTAL NO OF PARKING PROPOSED = 388 NOS.

FLOOR	BIG	SMALL	TOTAL
GROUND FLOOR	67 NOS.	47 NOS.	114 NOS.
1ST FLOOR LVL.	40 NOS.	32 NOS.	72 NOS.
TOTAL	107 NOS.	79 NOS.	186 NOS.

BUILT UP AREA SUMMURY IN SQ. MT. ( WING - A & B )

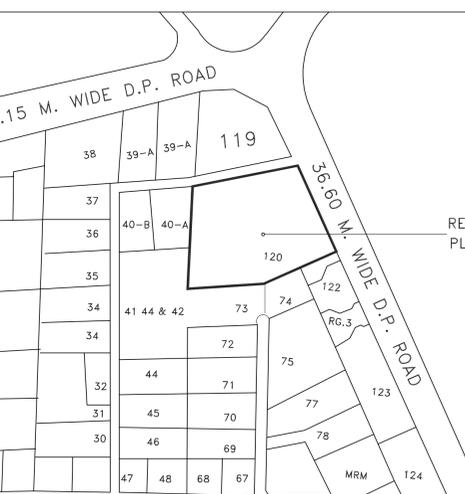
FLOOR NO.	BUILT-UP AREA	EXCESS BALC.	PASSAGE AREA	REFUGE AREA	TOTAL CONST AREA
STILT	27.54	---	---	---	27.54
1st FLOOR	339.23	2.08	50.22	---	391.53
2nd FLOOR	339.23	2.08	50.22	---	391.53
3rd FLOOR	339.23	2.08	50.22	---	391.53
4th FLOOR	339.23	2.08	50.22	---	391.53
5th FLOOR	339.23	2.08	50.22	---	391.53
6th FLOOR	209.68	---	45.98	---	255.66
7th FLOOR	323.58	3.64	44.90	---	372.12
8th FLOOR	339.23	2.08	50.22	---	391.53
9th FLOOR	339.23	2.08	50.22	---	391.53
10th FLOOR	339.23	2.08	50.22	---	391.53
11th FLOOR	339.23	2.08	50.22	---	391.53
12th FLOOR	209.68	---	45.98	---	255.66
13th FLOOR	323.58	3.64	44.90	---	372.12
14th FLOOR	339.23	2.08	50.22	---	391.53
15th FLOOR	339.23	2.08	50.22	---	391.53
16th FLOOR	339.23	2.08	50.22	---	391.53
17th FLOOR	339.23	2.08	50.22	---	391.53
18th FLOOR	209.68	---	45.98	---	255.66
19th FLOOR	323.58	3.64	44.90	---	372.12
20th FLOOR	339.23	2.08	50.22	---	391.53
21st FLOOR	339.23	2.08	50.22	---	391.53
22nd FLOOR	339.23	2.08	50.22	---	391.53
23rd FLOOR	339.23	2.08	50.22	---	391.53
24th FLOOR	209.68	---	45.98	---	255.66
25th FLOOR	323.58	3.64	44.90	---	372.12
26th FLOOR	339.23	2.08	50.22	---	391.53
27th FLOOR	339.23	2.08	50.22	---	391.53
28th FLOOR	339.23	2.08	50.22	---	391.53
29th FLOOR	339.23	2.08	50.22	---	391.53
30th FLOOR	209.68	---	45.98	---	255.66
31st FLOOR	323.58	3.64	44.90	---	372.12
32nd FLOOR	339.23	2.08	50.22	---	391.53
33rd FLOOR	339.23	2.08	50.22	---	391.53
34th FLOOR	339.23	2.08	50.22	---	391.53
35th FLOOR	415.18	---	52.30	133.79	467.48
36th FLOOR	384.29	---	52.30	---	436.59
TOTAL AREA	11634.83	68.12	1764.28	133.79	13601.02

FITNESS CENTER PERMISSIBLE FOR WING A&B AFTER ADDING PASSAGE AREA = 255.28 SQ.MT.  
 EXISTING PROPOSED AREA = 247.54 SQ.MT.  
 NO EXCESS AREA / SAME IS NOW CLAIM FREE OF FSI ( 11634.83 - 27.54 = 11607.29 SQ.MT )



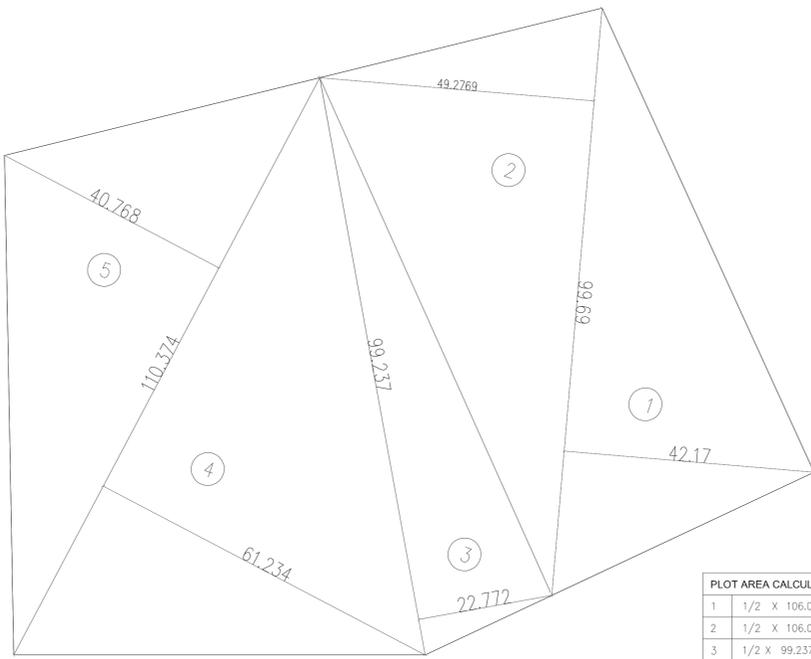
BLOCK PLAN

SCALE:- 1 : 500.



LOCATION PLAN

SCALE : 1 : 4000



LINE DIAGRAM OF PLOT

SCALE:- 1 : 500

BUILT UP AREA SUMMURY IN SQ. MT. (BLDG. 2)

BUILT UP AREA STATEMENT ( WING - C & D )

FLOORS	B.U.A	STAIRCASE, LIFT & LOBBY PREMIUM AREA	ABOVE 70 SQ.M. FLAT
Basement	0.00	0.00	0
Ground Floor Level	0.00	0.00	0
1st Floor Level		PARKING	0
2nd Floor Level		PARKING	0
3rd Floor Level	704.25	206.20	2
4th Floor Level	704.25	206.20	2
5th Floor Level	704.25	206.20	2
6th Floor Level	704.25	206.20	2
7th Floor Level	704.25	206.20	2
8th Floor Level	704.25	206.20	2
9th Floor Level	704.25	206.20	2
10th Floor Level (Refuge)	589.68	197.34	2
11th Floor Level	704.25	206.20	2
12th Floor Level	704.25	206.20	2
13th Floor Level	704.25	206.20	2
14th Floor Level	704.25	206.20	2
15th Floor Level	704.25	206.20	2
16th Floor Level	704.25	206.20	2
17th Floor Level (Refuge)	589.68	197.34	2
18th Floor Level	704.25	206.20	2
19th Floor Level	704.25	206.20	2
20th Floor Level	704.25	206.20	2
21st Floor Level	704.25	206.20	2
22nd Floor Level	704.25	206.20	2
23rd Floor Level	704.25	206.20	2
24th Floor Level (Refuge)	589.68	197.34	2
25th Floor Level	704.25	206.20	2
26th Floor Level	704.25	206.20	2
27th Floor Level	704.25	206.20	2
28th Floor Level	704.25	206.20	2
29th Floor Level	704.25	206.20	2
30th Floor (Duplex Lower Level)	687.25	223.20	2
31st Floor (Duplex Upper Level)	360.06	140.60	2
TOTAL	19718.35	5904.62	56

FSI IN SQ.MT. (19718.35/1.35) = 14606.19  
 FUNGIBLE FSI IN SQ.MT. (14606.19 X 35%) = 5112.16  
 TOTAL GROSS FSI IN SQ.MT. = 19718.35

AS PER APPROVED PLAN	FSI APPROVED AREA IN SQ.MT.	FUNGIBLE AREA IN SQ.MT.	TOTAL AREA IN SQ.MT.
APPROVED OCC ON 12-11-2008	11748.24	NIL	NO PROVISION
AMENDED PLAN APPROVED ON 30-12-2021	1405.97	492.10	(1405.97 + 492.10) = 1898.07
PROPOSED PLAN UR	1405.97	492.10	(1405.97 + 492.10) = 1898.07

AS PER APPROVED PLAN	FSI APPROVED AREA IN SQ.MT.	FUNGIBLE AREA IN SQ.MT.	TOTAL AREA IN SQ.MT.
APPROVED OCC ON 12-11-2008	45.29	NIL	NO PROVISION
AMENDED PLAN APPROVED ON 05-04-2024	9119.95	3191.98	(9119.95 + 3191.98) = 12311.93
PROPOSED PLAN UR	14606.19	5112.16	(14606.19 + 5112.16) = 19718.35

FITNESS CENTER & SOCIETY OFFICE AT GROUND FLOOR OF WING A & B (BLDG. NO.1)  
 SIZE = 11.125 x 11.125 x 2 NOS. = 247.54 SQ.MT  
 AREA OF FITNESS CENTER = 200.00 SQ.MT  
 ALLOWED FREE OF F.S.I NOW PROPOSED AREA ( 1764.28 X 2% ) = 35.28 SQ.MT  
 AREA OF SOCIETY OFFICE = 20.00 SQ.MT  
 ALLOWED FREE OF F.S.I  
 TOTAL = 255.28 SQ.MT

TOTAL PERMISSIBLE AREA INCLUDING FUNGIBLE AREA = 33293.86 SQ.MT.  
 LESS EXISTING AREA FOR BLDG. NO. 1 = 11675.41 SQ.MT.  
 BALANCE AREA INCLUDING FUNGIBLE = 21618.45 SQ.MT.  
 AREA FOR PROPOSED BLDG. NO.1 INCLUDING FUNGIBLE = 1764.28 SQ.MT.  
 FSI = 1306.87 SQ.MT  
 FUNGIBLE = 133.79 SQ.MT.  
 = 1898.07 SQ.MT.  
 BALANCE AREA INCLUDING FUNGIBLE FOR BLDG. NO.2 = 19720.38 SQ.MT.  
 PROPOSED AREA INCLUDING FUNGIBLE FOR BLDG. NO.2 = 19718.35 SQ.MT.

PASSAGE AREA COUNTED IN FSI FOR BLDG.NO.1 (WING-A & B)  
 i.e = 1764.28 SQ.MT  
 FSI = 99.10 SQ.MT  
 FUNGIBLE = 457.41 SQ.MT  
 TOTAL = 1764.28 SQ.MT

REFUGE @ 35TH FL. AREA COUNTED IN FSI FOR BLDG.NO.1 (WING-A & B)  
 i.e = 133.79 SQ.MT  
 FSI = 99.10 SQ.MT  
 FUNGIBLE = 34.69 SQ.MT  
 TOTAL = 133.79 SQ.MT

1	1/2 X 106.050 X 44.860 X 1 NO	= 2378.70 SQ.MT.
2	1/2 X 106.050 X 49.2769 X 1 NO	= 2612.91 SQ.MT.
3	1/2 X 99.237 X 22.772 X 1 NO	= 1129.91 SQ.MT.
4	1/2 X 110.374 X 61.234 X 1 NO	= 3379.32 SQ.MT.
5	1/2 X 110.374 X 40.768 X 1 NO	= 2249.86 SQ.MT.
TOTAL ADDITION		= 11750.70 SQ.MT. X

APPROVAL OF PLAN

- THIS IS DIGITALLY SIGNED AND ISSUED.
- THIS CANCELS APPROVAL TO THE PREVIOUS PLANS SANCTIONED UNDER NO. CE/6688/BPWS/AK DATED. 05.04.2024
- APPROVED SUBJECT TO CONDITIONS MENTIONED IN THIS OFFICE LETTER UNDER NO. CE/6688/BPWS/AK DATED. 12/12/2024

**RAMESH KALPNATH YADAV**  
 AE BP(K/W)N

**RAJENDRA HILAL PAGAR**  
 EE BP(K/W)

PROFORMA - A

CONTENTS OF SHEET	FORM 1	AREA IN SQ.MT	AREA IN DCR 2034	TOTAL IN SQ.MT
1	AREA OF PLOT	11750.70	11750.70	11750.70
	(a) AREA OF RESERVATION IN PLOT	NIL	NIL	NIL
	(b) ROAD SET BACK AREA	NIL	NIL	NIL
	(c) AREA OF D.P.ROAD	NIL	NIL	NIL
	TOTAL	NIL	NIL	NIL
2	DEDUCTION FOR --			
	(A) FOR RESERVATION /ROAD AREA			
	(a) ROAD SET-BACK AREA TO BE HANDED OVER (100%REGULATION NO.16)	--	NIL	NIL
	(b) PROPOSED D.P.ROAD TO BE HANDED OVER(100%REGULATION NO.16)	--	NIL	NIL
	(c) RESERVATION AREA TO BE HANDED OVER (100%REGULATION NO.17)	--	NIL	NIL
	(d)RESERVATION AREA TO BE HANDED OVER AS PER (REGULATION NO.17)	--	NIL	NIL
	TOTAL	--	NIL	NIL
	(B) FOR AMENITY AREA			
	(a) AREA OF AMENITY PLOT/PLOTS TO BE HANDED OVER AS PER DCR 14(A)	--	675.07	675.07
	(b) AREA OF AMENITY PLOT/PLOTS TO BE HANDED OVER AS PER DCR 14(B)	--	NIL	NIL
	(c) AREA OF AMENITY PLOT/PLOTS TO BE HANDED OVER AS PER DCR 35(B)REVENUE	--	NIL	NIL
	TOTAL	--	675.07	675.07
	(C) DEDUCTIONS FOR EXISTING BUA TO BE RETAINED IF ANY /LAND COMPONENT OF EXISTING BUA/EXISTING BUA AS PER REGULATION UNDER WHICH THE DEVELOPMENT WAS ALLOWED:			
	3 TOTAL DEDUCTIONS [ 2(A)+2(B) + 2(C) AS AND WHEN APPLICABLE.]	--	NIL	NIL
	4 BALANCE AREA OF PLOT (AMENITY 3)	11750.70	11075.63	11075.63
	5 PLOT UNDER DEVELOPMENT AFTER AREAS TO BE HANDED OVER TO MCGM/ APPROPRIATE AUTHORITY AS PER SR&NO 4 ABOVE.	--	NIL	NIL
	6 ZONAL (BASIC) FS (1:00)	1.00	1.00	1.00
	7 BUILT UP AREA AS PER ZONAL (BASIC) FS (5%)	11750.70	11075.63	11075.63
	8 BUILT UP EQUAL TO AREA OF LAND HANDED OVER AS PER REGULATION 30(A)			
	(i) AS PER 2(A) AND 2(B) EXCEPT 2(A)(c) (I) ABOVE WITH IN CAP OF "ADMISSIBLE TOR" AS COLUMN 6 OF TABLE-12 ON REMAINING/BALANCE PLOT.)	--	NIL	NIL
	(ii) IN CASE OF 2(A) (c) (I) PERMISSIBLE OVER AND ABOVE PERMISSIBLE BUA ON REMAINING/ BALANCE PLOT.	--	NIL	NIL
	9 BUILT UP AREA IN LIEU OF COST OF CONSTRUCTION OF BUILT UP AMENITY TO BE HANDED OVER (WITHIN THE LIMIT OF PERMISSIBLE BUA ON REMAINING PLOT)	--	NIL	NIL
	10 BUILT UP AREA DUE TO "ADDITIONAL FSI ON PAYMENT OF PREMIUM" AS PER TABLE NO.12 OF REGULATION NO.30(A) ON REMAINING/ BALANCE PLOT.	--	5537.82	5537.82
	11 BUILT UP AREA DUE TO "ADMISSIBLE TOR" AS PER TABLE NO.12 OF REGULATION NO.30(A) AND 32 ON REMAINING/ BALANCE PLOT.			
	i) TOR U/DRC No. 59A/1473/SP/LOWER = ( 2224.00 SQ.MT. ) = 5537.80 (SLIM TOR)			
	ii) TOR U/DRC No. 59A/1473/SP/LOWER = ( 3313.00 SQ.MT. ) = 5537.80 (RESERVATION TOR)			
	iii) TOR U/DRC No. ROAD/0032/2022 = ( 3327.00 SQ.MT. ) = 5538.29 (RESERVATION TOR)			
	iv) TOR U/DRC No. ROAD/0049/2023 = ( 2211.29 SQ.MT. ) = 5538.29 (RESERVATION TOR)			
	12 PERMISSIBLE BUILT UP AREA [AS THE CASE MAY BE WITH/ WITHOUT BUA PER 2 (C)] (11075.63 + 5537.82 + 11075.29)	11750.70	27688.74	27688.74
	13 EXISTING BUA FOR BLDG. NO-1 A & B FOR WHICH OCC GRANTED ON 12-11-2008	11748.24	--	--
	(i) PROPOSED BUILT UP AREA FOR BUILDING NO. 1	--	13081.38	13081.38
	(ii) PROPOSED BUILT UP AREA FOR BUILDING NO. 2	--	14806.19	14806.19
	TOTAL BUILT UP AREA	--	27687.57	27687.57
	14 TOR GENERATED IF ANY AS PER REGULATION 30(A) AND 32.	--	NIL	NIL
	15 PERMISSIBLE FUNGIBLE COMPENSATORY AREA AS PER REGULATION No.31(5) FOR BLDG. NO. 2			
	(a) (i) PERMISSIBLE FUNGIBLE COMPENSATORY AREA FOR REHAB COMPONENT WITHOUT CHARGING PREMIUM	--	NIL	NIL
	(ii) FUNGIBLE COMPENSATORY AREA APPLIED FOR REHAB COMPONENT WITHOUT CHARGING PREMIUM ( 27688.74 - 11675.41 = 16013.33 X 35% = 5604.66 )	--	5604.66	5604.66
	TOTAL PERMISSIBLE BUILT UP AREA INCLUDING FUNGIBLE COMPENSATORY AREA ( 27688.74 + 5604.66 )	--	33293.40	33293.40
	17 TOTAL BUILT UP AREA INCLUDING FUNGIBLE COMPENSATORY AREA ( 11607.29 + 68.12 + 1764.28 + 133.79 = 19718.35 )	--	33291.83	33291.83
	18 FSI CONSIGNED ON NET PLOT =13/4	0.99	2.499	
	OTHER REQUIREMENTS			
	(II) (A) RESERVATION/DESIGNATION			
	a) NAME OF RESERVATION			
	b) AREA OF RESERVATION AFFECTING THE PLOT			
	c) AREA OF RESERVATION LAND TO BE HANDED OVER AS PER RESERVATION NO.17			
	d) BUILT UP AREA OF AMENITY TO			