BUILDING NO. - B

STAMP OF APPROVAL OF PLAN

01/15

Construction Area Statement (Wing - A, B & C)

	Residential Wing - A (A1,A2)	Wing - B (B1,B2)	Wing - C (C1,C2)	Total Residential Area	Total Commercial	Total FSI (Commercial + Residential)	NON FSI Area	Total Construction Area
	1	2	3	4 (1+2+3)	5	6 (4+5+6)	7	(6+7=8)
Basement For Services							2,648.53	2648.53
Ground Floor	432.33	408.84	723.73	1,564.90	1,233.23	2,587.54	5,254.62	7842.16
Mezzanine Floor					680.44	680.44		680.44
1st Floor	428.30	408.84	850.48	1,687.62	1,812.36	3,499.98	2,166.00	5665.98
2nd Floor	604.32	690.82	146.40	1,441.54	1,612.06	3,053.60	2,132.27	5185.73
3rd Floor	604.32	690.82	146.40	1,441.54	1,612.06	3,053.60	2,132.27	5185.73
4th Floor	604.32	690.82	146.40	1,441.54		1,441.54	2,504.183	3945.73
5th Floor	604.32	690.82	146.40	1,441.54		1,441.54	2,504.183	3945.73
6th Floor	861.74	621.38	890.08	2,373.20		2,373.20	2,044.83	4418.03
7th Floor	861.74	621.38	890.08	2,373.20		2,373.20	2,044.83	4418.03
8th Floor	861.74	621.38	890.08	2,373.20		2,373.20	2,044.83	4418.03
9th Floor	847.74	621.38	890.08	2,359.20		2,359.20	2,058.83	4418.03
10th Refuge Floor	498.99	589.17	773.51	1,861.67		1,861.67	2,556.36	4418.03
11th Floor	861.74	621.38	890.08	2,373.20		2,373.20	2,044.83	4418.03
12th Floor	861.74	348.78	890.08	2,100.59		2,100.59	2,317.44	4418.03
13th Floor	861.74	348.78	890.08	2,100.59		2,100.59	2,317.44	4418.03
MEZZ FLOOR CENTERAL				63.00		63.00	0	63.00
14th Floor	1,195.49	1,129.28	1,138.18	3,462.75		3,462.75	992.64	4522.36
15th Refuge Floor	1,195.49	1,384.03	1,138.18	3,717.70		3,717.70	804.66	4522.36
16th Floor	1,704.03	1,489.58	1,104.54	4,298.15		4,298.15	224.21	4522.36
17th Floor	1,704.03	1,489.58	1,104.54	4,298.15		4,298.15	224.21	4522.36
18th Floor	1,704.03	1,489.58	1,104.54	4,298.15		4,298.15	224.21	4522.36
19th Floor	1,704.03	1,489.58	1,104.54	4,298.15		4,298.15	224.21	4522.36
20th Refuge Floor	1,704.03	1,489.58	980.80	4,174.41		4,174.41	348.95	4523.36
21st Floor	1,704.03	1,489.58	1,104.54	4,298.15		4,298.15	224.21	4522.36
22nd Floor	1,704.03	1,489.58	1,104.54	4,298.15		4,298.15	224.21	4522.36
23rd Floor	1,704.03	1,489.58	1,104.54	4,298.15		4,298.15	224.21	4522.36
24th Floor	1,704.03	1,489.58	1,104.54	4,298.15		4,298.15	224.21	4522.36
25th Refuge Floor	1,704.03	1,489.58	980.80	4,174.41		4,174.41	348.95	4523.36
26th Floor	1,704.03	1,489.58	1,104.54	4,298.15		4,298.15	224.21	4522.36
27th Floor	1,704.03	1,489.58	1,104.54	4,298.15		4,298.15	224.21	4522.36
28th Refuge Floor	1,704.03	1,489.58	980.80	4,174.41		4,174.41	348.95	4523.36
29th Floor	1,704.03	1,489.58	1,104.54	4,298.15		4,298.15	224.21	4522.36
30th Floor	1,704.03	1,489.58	1,104.54	4,298.15		4,298.15	224.21	4522.36
31st Floor	1,704.03	1,489.58	1,104.54	4,298.15		4,298.15	224.21	4522.36
32nd Refuge Floor	1,704.03	1,489.58	980.80	4,174.41		4,174.41	348.95	4523.36
33rd Floor	1,704.03	1,489.58	1,104.54	4,298.15		4,298.15	224.21	4522.36
34th Floor	1,704.03	1,489.58	1,104.54	4,298.15		4,298.15	224.21	4522.36
35th Floor	1,704.03	1,489.58	1,104.54	4,298.15		4,298.15	224.21	4522.36
36th Refuge Floor	1,704.03	1,489.58	980.80	4,174.41		4,174.41	348.95	4523.36
37th Floor	1,704.03	1,489.58	1,104.54	4,298.15		4,298.15	224.21	4522.36
38th Floor	1,704.03	1,489.58	1,104.54	4,298.15		4,298.15	224.21	4522.36
39th Refuge Floor	1,704.03	1,489.58	980.80	4,174.41		4,174.41	348.95	4523.36
40th Floor	1,704.03	1,489.58	1,104.54	4,298.15		4,298.15	224.21	4522.36
41st Floor	1,704.03	1,489.58	1,104.54	4,298.15		4,298.15	224.21	4522.36
42nd Refuge Floor	1,704.03	1,489.58	980.80	4,174.41		4,174.41	348.95	4523.36
43rd Floor	1,704.03	1,489.58	1,104.54	4,298.15		4,298.15	224.21	4522.36
44th Floor	1,704.03	1,489.58	1,104.54	4,298.15		4,298.15	224.21	4522.36
45th Refuge Floor	1,704.03	1,489.58	980.80	4,174.41		4,174.41	348.95	4523.36
46th Floor	1,704.03	1,489.58	1,104.54	4,298.15		4,298.15	224.21	4522.36
47th Floor	1,704.03	1,489.58	1,104.54	4,298.15		4,298.15	224.21	4522.36
Total	45,086.55	39,355.50	34,456.19	1,18,898.24	4,737.81	1,23,636.05	72,985.28	1,29,421.92

Built-up Area for Residential - 49,080.10 Sq. Meters

Built-up Area Commercial - 2655.03 Sq. Meters

Total Built-up Area - 53735.13 Sq. Meters

1	Total Built-up Area in proposal (including area of 'B' bldg. (2 to) - TABLE 'A'	
2	Area of Long Back use Area Proposed to be Re-Used and also added (Refer Sr. No. 1.1)	
3	BLDG-1A (WING + Stilt & 2nd podium + 3rd to 15th Floor)	6913.98
	Occupation granted Vide No. MRP/NA/375/2013-20 Dated 26/09/2014	
4	BLDG-1B (WING + Stilt & 2nd podium + 3rd to 15th Floor)	7213.88
	Occupation granted Vide No. MRP/NA/375/2013-20 Dated 26/09/2014	
5	BLDG-2C (WING + Stilt & 2nd podium + 3rd to 23rd Floor)	12210.03
	Occupation granted Vide No. MRP/NA/375/2013-20 Dated 26/09/2014	
6	BLDG-2D (WING + Stilt & 2nd podium + 3rd to 23rd Floor)	4808.97
	Occupation granted Vide No. MRP/NA/375/2013-20 Dated 26/09/2014	
7	BLDG-3A (Stilt and + 1st & 2nd podium + 3rd to 23rd Floor)	7234.04
	Occupation granted Vide No. MRP/NA/375/2013-20 Dated 26/09/2014	
8	BLDG-3B (Stilt and + 1st & 2nd podium + 3rd to 23rd Floor)	6984.60
	Occupation granted Vide No. MRP/NA/375/2013-20 Dated 26/09/2014	
9	BLDG-4A (Stilt and Wing + 1st & 2nd podium Floor) + Stilt to 23rd Floor)	9151.08
	Occupation granted Vide No. MRP/NA/375/2013-20 Dated 01/06/2021	
10	BLDG-4B (Stilt and Wing + 1st & 2nd podium Floor) + Stilt to 23rd Floor)	8941.08
	Occupation granted Vide No. MRP/NA/375/2013-20 Dated 01/06/2021	
11	BLDG-5C (Stilt and Wing + 1st & 2nd podium Floor) + Stilt to 23rd Floor)	7871.08
	Occupation granted Vide No. MRP/NA/375/2013-20 Dated 01/06/2021	
12	BLDG-5D (Stilt and Wing + 1st & 2nd podium Floor) + Stilt to 23rd Floor)	9828.08
	Occupation granted Vide No. MRP/NA/375/2013-20 Dated 01/06/2021	
13	Building Clubhouse (Basement + Stilt + Stilt to 23rd Floor)	19287.00
	Approval No. MB/MRP/NA/375/2018-20 Dated 08/05/2019	
14	BLDG-1E (part stilt + podium) for Wing Room	13203.00
	Approval No. MB/MRP/NA/375/2018-20 Dated 15/10/2020	
15	BLDG-1F (part stilt + podium) for 1st Wing Room	12344.20
	Approved No. MB/MRP/NA/375/2018-20 Dated 15/12/2020	
16	Wing D Wing 1A, 1B, 2C, 2D upper stilt/Stilt + 1st Part podium + 2nd to 23rd Floor	39557.00
	Approved No. MB/MRP/NA/375/2018-21 Dated 01/10/2020	
17	Temple (Deleted Floor) Proposed	60.00
	Approved No. MB/MRP/NA/375/2018-20 Dated 04/09/2020	
18	Total Approved BUA (as per DCR - 2034)	1,47,317.06

BUILT UP AREA STATEMENT - TABLE 'B'

	AUA	Ancillary BUA	Total BUA
Approved BUA (As per UDCPR - 2020)			
Residential BUA Bldg No. - 1 (Wing- B Stilt Floor)	311.38	344.82	1,656.20
As per UDCPR Approved vide no.2185/2021-22 Dated - 21.10.2021			
Residential BUA Bldg No. - 1 (Wing- A, with Floor)	4,990.96	2,550.25	5,486.67
As per UDCPR Approved vide no.2185/2021-22 Dated - 21.10.2021			
Residential BUA Bldg No. - 1 (Wing-A, Stilt Floor)	1,284.67	754.29	2,022.33
As per UDCPR Approved vide no.2185/2021-22 Dated - 21.10.2021			
Area of Clubhouse (2 floor)	2,626.35	1,591.79	4,154.42
Commercial BUA Bldg. No. - 1 (Wing - B & C)	1,985.66	1,572.52	3,558.18
As per UDCPR Approved vide no.2185/2021-22 Dated - 21.10.2021			
Residential FUA Bldg. No. - 1 (Wing - B & C)	35,192.70	39,175.42	96,480.32
As per UDCPR Approved vide no.2185/2021-22 Dated - 21.10.2021			
Total Approved BUA For Sub Plot - A (unprotected)	46,392.16	45,988.62	1,95,358.12
Building No. 1 (Wing-D)	24,404.32	21,931.23	43,838.23
Building No. 2 (Wing-D)	25,985.83	11,032.19	36,924.20
Total Approved BUA For Sub Plot - A & B (unprotected)	1,16,862.31	78,952.04	2,76,120.55

Built Up Area Statement Commercial (Wing - A, B & C)

Floor	Commercial
Ground Floor	1,723.23
Mezzanine Floor	680.44
1st Floor	1,612.06
2nd Floor	1,612.06
3rd Floor	1,612.06
Total	8,237.85

BUA DISTRIBUTION FOR BUILDING NO. B FROM TO SOUTH WG. NO 38.2.1 As per UDCPR Approved vide no.2185/2021-22 Dated - 21.10.2021 Table 7.2			
	NON FSI	ANCILLARY BUA	TOTAL BUA
COMMERCIAL	1,234.00	1,175.12	2,187.30
RESIDENTIAL	35,192.70	39,175.42	96,480.32
TOTAL	37,426.70	40,350.54	98,667.62

ADDITIONAL BUA PROPOSED FOR BUILDING NO B FLOORS (UDCPR WG NO 38.2.1)			
	NON FSI	ANCILLARY BUA	TOTAL BUA
COMMERCIAL	1,172.00	1,000.00	2,172.00
RESIDENTIAL	35,192.70	39,175.42	96,480.32
TOTAL	36,417.00	40,175.42	98,652.32

BUA PROPOSED FOR BUILDING BLOCK			
	NON FSI	ANCILLARY BUA	TOTAL BUA
COMMERCIAL	2,406.00	2,175.12	4,359.30
RESIDENTIAL	70,584.41	78,350.84	192,960.64
TOTAL	72,990.41	80,525.96	197,319.94

TABLE-C

DEVELOPMENT RIGHTS TO BE ATTACHED AS PER UDCPR (BUILDABLE AREA OF THE UNIT SHALL BE EQUAL TO THE AREA UNDER UNDER RES. BLDG. L.I.G. RES. BLDG. L.I.G. Area of Residential Bldg. 39% AREA/ABOVE/A-1(Under Residential Bldg. Area) Area Not Used with Clarification vide WG. NO. A.1.1 Note: DD as per Notification No. TPS-1812/MAHCR-ADDL.COMM/Notification No. 2(2) dt. 03/04/2020 (Additional as per profile approval vide no. 2185/2021-22 Dated - 21/10/2021)

Particulars	Area	Incentive BUA
AREA UNDER LIG BLDG. (WING BLDG. NO. 1 Residential Area Approved Table 7.2 UDCPR)	1,400.00	1,400.00
AREA UNDER LIG BLDG. (WING BLDG. NO. 1 Residential Area Approved Table 7.2 UDCPR)	1,000.40	8,003.36
AREA UNDER LIG BLDG. (WING BLDG. NO. 1 Residential Area Approved Table 7.2 UDCPR)	4,372.56	10,000.00
ROAD SETBACK AREA (1.5 METER) (Wing - A) Area Approved Table 7.2 UDCPR	77.48	155.16
ROAD SETBACK AREA (1.5 METER) (Wing - B) Area Approved Table 7.2 UDCPR	3,084.00	1,542.00
ROAD SETBACK AREA (1.5 METER) (Wing - C) Area Approved Table 7.2 UDCPR	38.32	19.16
ROAD SETBACK AREA (1.5 METER) (Wing - D) Area Approved Table 7.2 UDCPR	6,024.00	12,048.00
LIG BLDG. FOR ROAD SETBACK (Wing - A) Area Approved Table 7.2 UDCPR	160.50	321.00
LIG BLDG. FOR ROAD SETBACK (Wing - B) Area Approved Table 7.2 UDCPR	2,945.00	5,890.00
LIG BLDG. FOR ROAD SETBACK (Wing - C) Area Approved Table 7.2 UDCPR	1,147.00	2,294.00
LIG BLDG. FOR ROAD SETBACK (Wing - D) Area Approved Table 7.2 UDCPR	24.15	48.30
ROAD SETBACK AREA (1.5 METER) (Wing - D) Area Approved Table 7.2 UDCPR	26.75	53.50
Total Area	20,304.16	40,804.32
ROAD SETBACK AREA (1.5 METER) (Wing - D) Area Not Used	20.60	19.00
Total Used Area	20,284.76	

TABLE-D

DEVELOPMENT RIGHTS AVAILABLE FOR ATTACHED AGAINST BUILDING UNIT OF ABOVE DEVELOPMENT RIGHTS TO BE ATTACHED AS PER UDCPR (BUILDABLE AREA OF THE UNIT SHALL BE EQUAL TO THE AREA UNDER UNDER RES. BLDG. L.I.G. RES. BLDG. L.I.G. Area of Residential Bldg. 39% AREA/ABOVE/A-1(Under Residential Bldg. Area) Area Not Used with Clarification vide WG. NO. A.1.1 Note: DD as per Notification No. TPS-1812/MAHCR-ADDL.COMM/Notification No. 2(2) dt. 03/04/2020 (Additional as per profile approval vide no. 2185/2021-22 Dated - 21/10/2021)

Particulars	AREA	Incentive BUA
AREA UNDER LIG BLDG. (WING BLDG. NO. 1 Residential Area Approved Table 7.2 UDCPR)	1,400.00	1,400.00
AREA UNDER LIG BLDG. (WING BLDG. NO. 1 Residential Area Approved Table 7.2 UDCPR)	1,000.40	8,003.36
AREA UNDER LIG BLDG. (WING BLDG. NO. 1 Residential Area Approved Table 7.2 UDCPR)	4,372.56	10,000.00
ROAD SETBACK AREA (1.5 METER) (Wing - A) Area Approved Table 7.2 UDCPR	77.48	155.16
ROAD SETBACK AREA (1.5 METER) (Wing - B) Area Approved Table 7.2 UDCPR	3,084.00	1,542.00
ROAD SETBACK AREA (1.5 METER) (Wing - C) Area Approved Table 7.2 UDCPR	38.32	19.16
ROAD SETBACK AREA (1.5 METER) (Wing - D) Area Approved Table 7.2 UDCPR	6,024.00	12,048.00
LIG BLDG. FOR ROAD SETBACK (Wing - A) Area Approved Table 7.2 UDCPR	160.50	321.00
LIG BLDG. FOR ROAD SETBACK (Wing - B) Area Approved Table 7.2 UDCPR	2,945.00	5,890.00
LIG BLDG. FOR ROAD SETBACK (Wing - C) Area Approved Table 7.2 UDCPR	1,147.00	2,294.00
LIG BLDG. FOR ROAD SETBACK (Wing - D) Area Approved Table 7.2 UDCPR	24.15	48.30
ROAD SETBACK AREA (1.5 METER) (Wing - D) Area Approved Table 7.2 UDCPR	26.75	53.50
Total Area	20,304.16	40,804.32
ROAD SETBACK AREA (1.5 METER) (Wing - D) Area Not Used	20.60	19.00
Total Used Area	20,284.76	

Additional Rights Not Used	TO BE PROPOSED TOWARDS FUTURE USE	
Total Area Used LIG Area	Area Used for Residential	1,57,032
Total Area Used LIG Area	Area Used for Residential	1,69,032
Total Area Used LIG Area	Area Used for Residential	1,69,032
	Total	4,95,096.32
	Total Area Used	4,95,096.32

PLOT AREA

Survey No.	Area as per 7/12 extract	Area as per Development Plan/ ALPHA FIDE ALIGNMENT	Area in D. P. Road	Area under Under Reservation	Area under Reservation	Area under Reserve Reservation	Additional Area	Area Deed out of layout	Relation Area as per layout
	Sq. mtr.	Sq. mtr.	Sq. mtr.	Sq. mtr.	Sq. mtr.	Sq. mtr.	Sq. mtr.	Sq. mtr.	Sq. mtr.
112/1(P1)	464.00	464.00							464.00
112/1(P1)	6,885.00	6,885.00							6,885.00
112/1(P1)	314.00	314.00							314.00
114/1(P1)	476.00	476.00							476.00
116/6	780.00	780.00							780.00
116/3	350.00	350.00							350.00
117/1	210.00	210.00							210.00
117/3	230.00	230.00							230.00
117/4	395.00	395.00							395.00
117/5	1,600.00	1,491.00							1,600.00
117/6	1,546.00	1,546.00							1,546.00
118/2	2,360.00	2,360.00							2,360.00
118/3	2,280.00	2,280.00							2,280.00
119/4	3,035.00	3,035.00		344.42					3,035.32
119/5	460.00	460.00							460.00
119/7	200.00	200.00							200.00
119/8	310.00	310.00							310.00
120/2	680.00	680.00							680.00
120/4	1,160.00	1,160.00							1,160.00
120/5	300.00	300.00	248.22				700.00		1,248.22
120/6	960.00	960.00	283.78				100.00		1,143.78
120/7	1,000.00	1,000.00	894.05						894.05
120/8	380.00	380.00							380.00
120/9	650.00	650.00							650.00
120/10	1,246.00	1,246.00							1,246.00
120/11	730.00	730.00							730.00
120/12	1,010.00	1,010.00							1,010.00
120/13	1,470.00	1,470.00							1,470.00
120/14	780.00	780.00							780.00
120/15	50.00	50.00							50.00
120/16	1,000.00	1,000.00							1,000.00
120/17	490.00	490.00							490.00
120/18	780.00	780.00							780.00
120/19	380.00	380.00							380.00
120/20	300.00	300.00	292.00						592.00
120/21	400.00	400.00	299.00						699.00
120/22	1,510.00	1,510.00	280.00				50.00		1,840.00
25/2A + 27/2B(P1)	7,997.00	7,997.00				333.00			8,330.00
26/1	2,897.00	2,897.00	355.42						3,252.42
26/2	15,405.00	15,405.00	1,002.35			460.00			17,867.00
26/3	3,470.00	3,470.00							3,470.00
26/4(P1)	70.00	70.00							70.00
27/1	1,000.00	1,000.00							1,000.00
27/5	2,586.00	2,380.00	1,409.05						3,995.05
27/2	280.00	280.00							280.00
27/6	300.00	300.00							300.00
27/3	400.00	400.00							400.00
27/4	300.00	300.00							300.00
28/1	4,100.00	4,100.00	1,048.78				387.00		2,704.13
28/2(P1)	500.00	500.00	1,000.00						1,000.00
29/2A + 31/2B(P1)	3,793.00	3,793.00	3,035.08						6,828.08
29/3	310.00	310.00	248.00						558.00
110/1(P1)	434.00	434.00	349.00						783.00
110/1	604.00	604.00	376.00						980.00
110/2	850.00	850.00	480.00	61.00					1,391.00
110/3	450.00	450.00	360.00						810.00
110/4	680.00	680.00	680.00						1,360.00
110/5	1,186.00	1,186.00	1,186.00	62.70					2,434.70
112/2(P1)	880.00	880.00	880.00						1,760.00
112/3	1,148.00	1,148.00	1,148.00		870.50				2,018.50
22/1A	1,250.00	1,250.00	1,250.00						2,500.00
22/2	1,090.00	1,090.00	1,090.00						2,180.00
22/3	380.00	380.00	380.00						760.00
22/4	250.00	250.00							250.00
22/5	1,750.00	1,750.00							1,750.00
22/6	380.00	380.00							380.00
22/7	380.00	380.00							380.00
22/8	380.00	380.00							380.00
22/9	1,130.00	1,130.00							1,130.00
110/4	1,050.00	1,050.00	1,035.54						686.77
110/6	720.00	720.00	186.76						906.76
110/7	350.00	350.00							350.00
110/8	350.00	350.00		680.00					1,030.00
110/9	350.00	350.00	350.00	80.00					780.00
110/10	11,470.00	11,470.00	1,432.00						12,902.00
114/1	630.00	630.00	98.74						728.74
114/4	450.00	450.00							450.00
114/6	1,530.00	1,530.00							1,530.00
114/7	1,000.00	1,000.00							1,000.00
116/1	480.00	480.00							480.00
116/2(P1)	1,000.00	1,000.00							1,000.00
116/5	1,290.00	1,290.00							1,290.00
116/4	1,000.00	1,000.00							1,000.00
116/7	300.00	300.00							300.00
116/8	380.00	380.00							380.00
116/9	350.00	350.00	26.13						376.13
117/2	1,730.00	1,730.00							1,730.00
118/1	350.00	350.00		680.00					1,030.00
118/4	490.00	490.00	190.57	80.00					760.57
122/2(P1)	11,470.00	11,470.00							11,470.00
119/1	630.00	630.00	98.74						728.74
119/2	450.00	450.00							450.00
119/3	1,530.00	1,530.00							1,530.00
119/6	1,000.00	1,000.00							1,000.00
120/1	480.00	480.00							480.00
120/3(P1)	1,000.00	1,000.00							1,000.00
120/3	1,290.00	1,290.00							1,290.00
120/4	1,000.00	1,000.00							1,000.00
120/5	300.00	300.00							300.00
120/6	380.00	380.00							380.00
120/7	380.00	380.00							380.00
120/8	1,130.00	1,130.00							1,130.00
120/9	350.00	350.00	50.00						400.00
120/10	350.00	350.00	350.00						700.00
120/11	350.00	350.00							350.00
120/12	350.00	350.00							350.00
120/13	350.00	350.00							350.00
120/14	350.00	350.00							350.00
120/15	350.00	350.00							350.00
120/16	350.00	350.00	50.00						400.00
Total	1,04,979.37	1,07,666.14	28,016.61	4,178.12	2,483.18	3,031.00	874.00	202.00	92,232.10

Proforma Of Sub-plot A

		Sub Plot - A Permissible	Sub Plot - A Proposed
1.	Area of plot including area of plots under Acquisition	10,224.44	10,224.44
	(a) As per ownership document (7/12, CTS extract)		
	(b) As per Transportation Method (Physical Area in possession)		
	(c) As per Contract/Agreement, R.A./PCOC/DP Agreement		
	(d) Area of plot to be considered (Minimum area of a, b, c)		
	(e) Area of plot Deleted Of Road Carved Out of Scheme		
	Area of Plot (Deleted Plot) - (1) earmarked for Development of School reservation as per approved MB/MRP/NA/2538/2022-2023 dated 08.10.2022		
	(2) Area of plot to be considered (Minimum area of a, b, c)		
	Area of Plot (Deleted Plot) - (2) earmarked for Development of School reservation as per approved MB/MRP/NA/2538/2022-2023 dated 08.10.2022		
2.	Balance area of plot in the layout (1(a-d + e))		
	(a) Deduction for		
	(b) Area of D.P. Road affecting the Plot		
	(c) Area of Special Reservation including Amenities		
	(d) Area of Town Transport Reservation handed over to MMRC		
	(e) Area of Amenities Area (Landed proposed to be developed under 68 Rules Reg. 3))		
	(f) Total (a+b+c+d)		
3.	Balance area of plot (2) - (e)		
4.	Net area (area of plot (3) - (f) applicable)		
	(a) Area of Accepted to be retained as per fact approved before UDCPR 2020 Approval No. MB/MRP/NA/375/2020-21 Dated 02/12/2020		
	Additional 20% Amenity Area required to be provided as additional open space(provided if to be taken after sanctioned of UDCPR-2020)As Per UDCPR Table 7.1 Sr.No.2 (Wing A & B)		
	(c) Area of Amenity area Retained		
	Net Plot Area (3-4-(c))		
5.	Total permissible Open space (20%)		
	Proposed (15% of 5 above)		
	Proposed		
	(a) Internal Road area		
	(b) Balance open (if applicable)		
	(c) Total open for FSI purpose		
	Min area of Portion of D.P. Reservation (Garden) plot (30% of total area) being retained as per Table15 no of sr. no 1 (Under Reg. 11) of UDCPR - 2020 (Reservation of garden approved under reg. 11.1(b) of old UDCPR approved vide no. MB/MRP/NA/375-2020-2021 dated 03.03.2021		
6.	Net plot area to be considered for FSI purpose (4+5)	75,726.00	75,726.00
	Permissible area with reference to Basic F.S.I. as per FSI+Fi (Sold with 40% premium)		
	(a) Residential Basic FSI	93,356.00	93,356.00
	(b) Additional FSI on payment of premium		
	(c) Additional permissible premium FSI - based on road width (11) 100.00%	42,778.52	41,778.52
7.	(a) Residential - TDR loading		
	(b) Additional permissible TDR - based on road width	42,262.00	2,111.78(0)
	(c) Total permissible additional	42,778.52	41,778.52
	(d) Total Permissible additional	42,778.52	41,778.52
	(e) Total FSI to be availed after deducting anticipated cuts FSI/TDR	1,05,856.52	2,05,856.52
8.	Amenities FSI		
	(a) Residential and Deed and above as per Reg. 40 A.1.1.iii Notification Reg. TPS-1812/MAHCR-ADDL.COMM/Notification/No/12/Dt-13. Dtd. 24/08/2020 (In 2nd earlier approval vide no. 0472/2020-21 Dated - 10/12/2020) Refer Table- 11	53,017.50	53,017.50
	(b) Commercial		
9.	Total permissible FSI in the proposal		
	(a) Residential (1+2+3(a)+3(b)+4(a)(c) + 12	4,19,154.21	4,19,154.21
	(b) Approved BUA as per earlier UCR-1999 Refer TABLE-A)	1,42,267.69	1,42,267.69
	(c) Deduct BUA on which premium FSI is applicable (a-b)	2,76,886.52	2,76,886.52
	(d) Approved BUA for sub plot A as per UDCPR 2020 Refer TABLE B)	90,828.19	90,828.19
	(e) N.A.P. to be availed (c-d)	1,86,058.33	1,86,058.33
10.	Total Permissible of Amenity FSI in the proposal		
	Approved additional BUA for sub plot A as per UDCPR 2020 Refer TABLE B)	20,644.62	20,644.62
	(a) Residential BUA proposed	1,77,118	1,77,118
	(b) Balance residential BUA	104,598.39	86,430.69
	(c) Permissible Commercial Ancillary BUA (14(a) + 30%)	1,42,267	1,42,267
	(d) Permissible Residential Ancillary BUA (14(c) + 30%)	1,21,758.65	23,080.21
	Total Permissible BUA - (1(a) + 14(a) + 14(c) + 14(d))	4,55,696.79	
	(e) Total BUA Proposed at this stage (For Building No. 3)		18,940.21
	Total BUA Proposed for Sub plot A - 1(b)+14(a)+(e)		1,17,363.82

Proforma Of Layout Plot

		Total Permissible Area	Sub Plot - A	Sub Plot - B
1.	Area of plot including Area of plots Under Acquisition	19,56,215	19,56,215	19,56,215
	(a) As per ownership document (7/12, CTS extract)			
	(b) As per Transportation Method (Physical Area in possession)	18,345.45		
	(c) As per Contract/Agreement, R.A./PCO