BUILT UP AREA STATEMENT (WING A)

FLOOR	GROSS BUILT UP AREA (A)	STAIRCASE, LIFT, LOBBY AREA (B)	ENTRANCE LOBBY AREA (C)	ELECT DUCT(D)	SERVANT Toilet AREA (E)	TOTAL BUILT UP AREA (F) (A-B-C-D)	DECK AREA (1.50 TIMES) (G)	Net BUILT UP AREA (H)= (F+G)	FUNGIBLE FSI PROP. (I)= (H-J)	Net FSI (J)=H/1.35
1ST PODIUM								11.60	3.01	8.59
GR	857.80	200.34	82.85	4.76	2.03	567.82	–	567.82	147.24	420.58
1ST	857.29	200.34	0.00	4.76	2.03	650.16	–	650.16	168.56	481.60
2ND	857.29	200.34	0.00	4.76	2.03	650.16	–	650.16	168.56	481.60
3RD	718.27	200.34	0.00	4.76	2.03	511.14	–	511.14	132.52	378.62
4TH	857.29	200.34	0.00	4.76	2.03	650.16	–	650.16	168.56	481.60
5TH	857.29	200.34	0.00	4.76	2.03	650.16	–	650.16	168.56	481.60
6TH	857.29	200.34	0.00	4.76	2.03	650.16	–	650.16	168.56	481.60
7TH	857.29	200.34	0.00	4.76	2.03	650.16	–	650.16	168.56	481.60
8TH	857.29	200.34	0.00	4.76	2.03	650.16	–	650.16	168.56	481.60
9TH	886.75	200.34	0.00	4.76	2.03	679.62	14.73	694.35	180.02	514.33
10TH	723.04	200.34	0.00	4.76	2.03	515.91	2.44	518.35	134.39	383.96
11TH	886.75	204.77	0.00	4.76	2.03	675.19	14.73	689.92	178.87	511.05
12TH	862.16	200.34	0.00	4.76	2.03	655.03	2.44	657.47	170.46	487.01
13TH	862.16	200.34	0.00	4.76	2.03	655.03	2.44	657.47	170.46	487.01
14TH	862.16	200.34	0.00	4.76	2.03	655.03	2.44	657.47	170.46	487.01
15TH	862.16	200.34	0.00	4.76	2.03	655.03	2.44	657.47	170.46	487.01
16TH	886.75	200.34	0.00	4.76	2.03	679.62	14.73	694.35	180.02	514.33
17TH	724.02	200.34	0.00	4.76	2.03	516.89	2.44	519.33	134.64	384.69
18TH	900.60	200.34	0.00	4.76	2.03	693.47	16.99	710.46	184.19	526.27
19TH	876.01	200.34	0.00	4.76	2.03	668.88	–	668.88	173.41	495.47
20TH	876.01	200.34	0.00	4.76	2.03	668.88	–	668.88	173.41	495.47
21TH	876.01	200.34	0.00	4.76	2.03	668.88	–	668.88	173.41	495.47
22ND	876.01	200.34	0.00	4.76	2.03	668.88	–	668.88	173.41	495.47
23RD	900.60	200.34	0.00	4.76	2.03	693.47	16.99	710.46	184.19	526.27
24TH	849.99	200.34	0.00	4.76	2.03	642.86	–	642.86	166.67	476.19
	21288.16	5012.93	82.85	119.00	50.75	16022.85	92.81	16127.26	4181.14	11946.12

BUILT UP AREA STATEMENT (WING B)

FLOOR	GROSS BUILT UP AREA (A)	STAIRCASE, LIFT, LOBBY AREA (B)	ENTRANCE LOBBY (C)	ELECT DUCT(D)	SERVANT TOILET AREA (E)	TOTAL BUILT UP AREA (F) (A-B-C-D-E)	DECK AREA (1.50 TIMES) (G)	DUPLEX AREA & EXCESS REFUGE COUNTED IN FSI (H)	TOILET AREA COUNTED IN FSI (I)	NET BUILT UP AREA (J)= (F+G+H+I)	FUNGIBLE FSI PROP. (K)=J-L	NET FSI (L)=J/1.35
1ST PODIUM	–	–	–	–	–	–	–	–	43.08	43.08	11.17	31.91
2ND PODIUM	–	–	–	–	–	–	–	–	71.52	71.52	18.54	52.98
3RD PODIUM	–	–	–	–	–	–	–	–	71.52	71.52	18.54	52.98
GR	718.32	200.46	62.16	4.76	2.03	448.91	–	–	–	448.91	116.38	332.53
1ST	714.54	200.46	–	4.76	2.03	507.29	–	–	–	507.29	131.52	375.77
2ND	714.54	200.46	–	4.76	2.03	507.29	–	–	–	507.29	131.52	375.77
3RD	575.14	200.46	–	4.76	2.03	368.89	–	–	–	368.89	95.64	273.25
4TH	714.54	200.46	–	4.76	2.03	507.29	–	–	–	507.29	131.52	375.77
5TH	714.54	200.46	–	4.76	2.03	507.29	–	–	–	507.29	131.52	375.77
6TH	714.54	200.46	–	4.76	2.03	507.29	–	–	–	507.29	131.52	375.77
7TH	714.54	200.46	–	4.76	2.03	507.29	–	–	–	507.29	131.52	375.77
8TH	714.54	200.46	–	4.76	2.03	507.29	–	–	–	507.29	131.52	375.77
9TH	756.89	200.46	–	4.76	2.03	549.64	21.18	–	–	570.82	147.99	422.83
10TH	581.47	200.46	–	4.76	2.03	374.22	2.44	–	–	376.66	97.65	279.01
11TH	756.89	200.46	–	4.76	2.03	549.64	21.18	–	–	570.82	147.99	422.83
12TH	719.41	200.46	–	4.76	2.03	512.16	2.44	–	–	514.60	133.41	381.19
13TH	719.41	200.46	–	4.76	2.03	512.16	2.44	–	–	514.60	133.41	381.19
14TH	719.41	200.46	–	4.76	2.03	512.16	2.44	–	–	514.60	133.41	381.19
15TH	719.41	200.46	–	4.76	2.03	512.16	2.44	–	–	514.60	133.41	381.19
16TH	756.89	200.46	–	4.76	2.03	549.64	21.18	–	–	570.82	147.99	422.83
17TH	582.69	200.46	–	4.76	2.03	375.44	2.44	–	–	377.88	97.97	279.91
18TH	770.58	200.46	–	4.76	2.03	563.33	23.44	–	–	586.77	152.13	434.64
19TH	733.09	200.46	–	4.76	2.03	525.84	–	–	–	525.84	136.33	389.51
20TH	733.09	200.46	–	4.76	2.03	525.84	–	–	–	525.84	136.33	389.51
21TH	733.09	200.46	–	4.76	2.03	525.84	–	–	–	525.84	136.33	389.51
22ND	733.09	200.46	–	4.76	2.03	525.84	–	–	–	525.84	136.33	389.51
23RD	770.58	200.46	–	4.76	2.03	563.33	23.44	–	–	586.77	152.13	434.64
24TH	711.20	200.46	–	4.76	2.03	503.95	–	–	–	503.95	130.65	373.30
	17793.43	5011.50	62.16	119.00	50.75	12550.02	126.06	–	186.12	12851.20	3334.39	9526.81

BUILT UP AREA STATEMENT (WING - C)

FLOOR	GROSS BUILT UP AREA (A)	STAIRCASE, LIFT, LOBBY AREA (B)	ENTRANCE LOBBY (C)	ELECT DUCT(D)	SERVANT TOILET AREA (E)	TOTAL BUILT UP AREA (F) (A-B-C-D-E)	DECK AREA (1.50 TIMES) (G)	SECURITY CABIN (H)	NET BUILT UP AREA (I)= (F+G+H)	FUNGIBLE FSI PROP. (J)=I-K	NET FSI (K)=J/1.35
STILT/ PODIUM	754.33	199.04	62.21	6.12	2.18	484.78	–	15.09	499.87	129.60	370.27
1ST	755.94	199.04	–	6.12	2.18	548.60	–	–	548.60	142.23	406.37
2ND	755.94	199.04	–	6.12	2.18	548.60	–	–	548.60	142.23	406.37
3RD	636.48	195.02	–	6.12	2.18	433.16	–	–	433.16	112.30	320.86
4TH	755.94	199.04	–	6.12	2.18	548.60	–	–	548.60	142.23	406.37
5TH	755.94	199.04	–	6.12	2.18	548.60	–	–	548.60	142.23	406.37
6TH	755.94	199.04	–	6.12	2.18	548.60	–	–	548.60	142.23	406.37
7TH	755.94	199.04	–	6.12	2.18	548.60	–	–	548.60	142.23	406.37
8TH	755.94	199.04	–	6.12	2.18	548.60	–	–	548.60	142.23	406.37
9TH	793.84	199.04	–	6.12	2.18	586.50	19.28	–	605.78	157.05	448.73
10TH	641.21	195.02	–	6.12	2.18	437.89	2.37	–	440.26	114.14	326.12
11TH	793.84	199.04	–	6.12	2.18	586.50	19.28	–	605.78	157.05	448.73
12TH	760.00	199.04	–	6.12	2.18	552.66	2.37	–	555.03	143.90	411.13
13TH	760.00	199.04	–	6.12	2.18	552.66	2.37	–	555.03	143.90	411.13
14TH	760.00	199.04	–	6.12	2.18	552.66	2.37	–	555.03	143.90	411.13
15TH	760.00	199.04	–	6.12	2.18	552.66	2.37	–	555.03	143.90	411.13
16TH	793.84	199.04	–	6.12	2.18	586.50	19.28	–	605.78	157.05	448.73
17TH	641.21	195.02	–	6.12	2.18	437.89	2.37	–	440.26	114.14	326.12
18TH	806.50	199.04	–	6.12	2.18	599.16	16.92	–	616.08	159.72	456.36
19TH	772.67	199.04	–	6.12	2.18	565.33	–	–	565.33	146.57	418.76
20TH	772.67	199.04	–	6.12	2.18	565.33	–	–	565.33	146.57	418.76
21TH	772.67	199.04	–	6.12	2.18	565.33	–	–	565.33	146.57	418.76
22ND	772.67	199.04	–	6.12	2.18	565.33	–	–	565.33	146.57	418.76
23RD	806.50	199.04	–	6.12	2.18	599.16	16.92	–	616.08	159.72	456.36
24TH	757.10	199.04	–	6.12	2.18	549.76	–	–	549.76	142.53	407.23
	18847.11	4963.94	62.21	153.00	54.50	13613.46	105.90	15.09	13734.45	3560.78	10173.67

NOTE : METER ROOM SHALL BE ... [illegible]

BUILT UP AREA STATEMENT (WING - D)

FLOOR	GROSS BUILT UP AREA (A)	STAIRCASE, LIFT, LOBBY AREA (B)	ENTRANCE LOBBY (C)	ELECT DUCT(D)	SERVANT TOILET AREA (E)	TOTAL BUILT UP AREA (F) (A-B-C-D-E)	DECK AREA (1.50 TIMES) (G)	DUPLEX AREA & EXCESS REFUGE COUNTED IN FSI (H)	NET BUILT UP AREA (I)= (F+G+H)	FUNGIBLE FSI PROP. (J)= (I-K)	NET FSI (K)=I/1.35
STILT/ GROUND	750.94	184.80	85.85	7.14	1.40	471.75	–	–	471.75	122.31	349.44
1ST	761.80	186.24	–	7.14	1.40	567.02	–	–	567.02	147.01	420.01
2ND	761.80	186.24	–	7.14	1.40	567.02	–	–	567.02	147.01	420.01
3RD	634.71	183.96	–	7.14	1.40	442.21	–	–	442.21	114.65	327.56
4TH	761.80	186.24	–	7.14	1.40	567.02	–	–	567.02	147.01	420.01
5TH	761.80	186.24	–	7.14	1.40	567.02	–	–	567.02	147.01	420.01
6TH	761.80	186.24	–	7.14	1.40	567.02	–	–	567.02	147.01	420.01
7TH	761.80	186.24	–	7.14	1.40	567.02	–	–	567.02	147.01	420.01
8TH	761.80	186.24	–	7.14	1.40	567.02	–	–	567.02	147.01	420.01
9TH	793.63	186.24	–	7.14	1.40	598.85	15.92	–	614.77	159.38	455.39
10TH	648.53	184.60	–	7.14	1.40	455.39	2.32	–	457.71	118.67	339.04
11TH	793.63	186.24	–	7.14	1.40	598.85	15.92	–	614.77	159.38	455.39
12TH	766.43	186.30	–	7.14	1.40	571.59	2.32	–	573.91	148.79	425.12
13TH	766.43	186.24	–	7.14	1.40	571.65	2.32	–	573.97	148.81	425.16
14TH	766.43	186.30	–	7.14	1.40	571.59	2.32	–	573.91	148.79	425.12
15TH	766.43	186.24	–	7.14	1.40	571.65	2.32	–	573.97	148.81	425.16
16TH	793.64	186.30	–	7.14	1.40	598.80	15.92	–	614.72	159.37	455.35
17TH	649.38	184.60	–	7.14	1.40	456.24	0.52	–	456.76	118.42	338.34
18TH	797.17	186.24	–	7.14	1.40	602.39	13.61	14.90	630.90	163.57	467.33
19TH	777.99	206.75	–	7.14	1.40	562.70	–	–	562.70	145.89	416.81
20TH	777.99	186.42	–	7.14	1.40	583.03	–	–	583.03	151.16	431.87
21TH	777.99	186.42	–	7.14	1.40	583.03	–	–	583.03	151.16	431.87
22ND	777.99	186.42	–	7.14	1.40	583.03	–	–	583.03	151.16	431.87
23RD	805.20	186.30	–	7.14	1.40	610.36	–	–	610.36	158.24	452.12
24TH	751.87	186.30	–	7.14	1.40	556.83	–	–	556.83	144.36	412.47
	18928.78	4670.35	85.85	178.50	35.00	13959.08	73.49	14.90	14047.47	3641.94	10405.53

BUILT UP AREA STATEMENT (WING - E)

FLOOR	GROSS BUILT UP AREA (A)	STAIRCASE, LIFT, LOBBY AREA (B)	ENTRANCE LOBBY (C)	ELECT DUCT(D)	SERVANT TOILET AREA (E)	SERVANT TOILET AREA (COUNTED IN FSI) (F)	DECK AREA (1 TIMES) (G)	DECK AREA (0.50 TIMES) (H)	REFUGE (COUNTED IN FSI) (I)	TOTAL BUILT UP AREA (J) (A-B-C-D-E-F+G+H+I)	FUNGIBLE FSI PROP. (K)=J-L	NET FSI (L)=K/1.35
STILT/ PODIUM	[illegible]	[illegible]	[illegible]	[illegible]	2.20	0.06		–		411.18	106.60	304.58
1ST	[illegible]	[illegible]	[illegible]	[illegible]	2.20	0.06		–		482.83	125.18	357.65
[illegible]												
17TH	[illegible]	188.37	–	4.57	2.20	0.06		–	0.00	554.57	143.78	410.79
18TH	[illegible]	192.31	–	4.57	2.20	0.06	21.64	8.29	0.00	708.13	183.59	524.54
19TH	[illegible]	192.31	–	4.57	2.20	0.06		–		682.36	176.91	505.45
20TH	[illegible]	192.31	–	4.57	2.20	0.06		–		682.36	176.91	505.45
21TH	[illegible]	192.31	–	4.57	2.20	0.06		–		682.36	176.91	505.45
22ND	[illegible]	192.31	–	4.57	2.20	0.06		–		682.36	176.91	505.45
23RD	[illegible]	192.31	–	4.57	2.20	0.06	21.64	8.29	0.00	708.13	183.59	524.54
24TH	[illegible]	192.31	–	4.57	2.20	0.06		–	2.00	654.62	169.72	484.90
	21117.12	4794.99	–	114.25	55.00	1.50	108.20	41.45	2.00	16306.03	4227.49	12078.54

BUILT UP AREA STATEMENT (WING - F)

FLOOR	GROSS BUILT UP AREA (A)	STAIRCASE, LIFT, LOBBY AREA (B)	ENTRANCE LOBBY (C)	ELECT DUCT(D)	SERVANT TOILET AREA (E)	SERVANT TOILET AREA (COUNTED IN FSI) (F)	[illegible]	[illegible]	[illegible]
STILT/ PODIUM	611.04	193.15	–	4.57	2.20	0.06	[illegible]	[illegible]	[illegible]
1ST	660.07	190.53	–	4.57	2.20	0.06	[illegible]	[illegible]	[illegible]
[illegible]									
17TH	749.65	188.37	–	4.57	2.20	0.06	–		[illegible]
18TH	877.22	192.31	–	4.57	2.20	0.06	–	21.64	[illegible]
19TH	881.38	192.31	–	4.57	2.20	0.06	–		[illegible]
20TH	881.38	192.31	–	4.57	2.20	0.06	–		[illegible]
21TH	881.38	192.31	–	4.57	2.20	0.06	–		[illegible]
22ND	881.38	192.31	–	4.57	2.20	0.06	–		[illegible]
23RD	877.22	192.31	–	4.57	2.20	0.06	–	21.64	[illegible]
24TH	851.64	192.31	–	4.57	2.20	0.06	–		[illegible]
	21117.12	4794.99	–	114.25	55.00	1.50	14.01	108.20	[illegible]

TOTAL PARKING STATEMENT

FLOORS	BIG PARKING	SMALL PARKING	TOTAL
BASEMENT	406	72	478
GROUND/STILT	127	0	127
1ST PODIUM	448	84	532
2ND PODIUM	374	56	430
3RD PODIUM	368	60	428
TOTAL	1723	272	1995

BLDG NO. 2 (WING - A,B,C,D,E & F)

PARKING STATEMENT

	PARKING REQUIRED (A)	PERMISSIBLE 50% PARKING (C)	TOTAL PERMISSIBLE (A+C)	TOTAL PAKIING PROPOSED (B+D)
WING A	210.65	105.33	315.98	220
WING B	143.55	71.78	215.33	312.00
WING C	198.00	99.00	297.00	283.00
WING D	209.00	104.50	313.50	292.00
WING E	313.50	156.75	470.25	352.00
WING F	313.50	156.75	470.25	536.00
TOTAL TENAMENTS PROP.	1388.20	694.10	2082.30	1995.00

BLDG NO. 2 (WING - A,B,C,D,E & F)

TOTAL STAIRCASE AREA STATEMENT

	EARLIER STAIRCASE AREA (APPROVED ON DT. 27.10.2021)	STAIRCASE AREA PROPOSED
WING A	6203.24	5012.93
WING B	6205.34	5011.50
WING C	6185.04	4963.94
WING D	5862.56	4670.35
WING E	5731.04	4794.99
WING F	5348.52	4794.99
TOTAL TENAMENTS PROP.	35535.74	29248.70

BLDG NO. 2 (WING - A,B,C,D,E & F)

	TOTAL BUA PROP	TEMPORARY STR.	TOTAL FUNGIBLE AREA PROP
	–	385.69	–
WING A	11946.12	–	4181.14
WING B	9526.81	–	3334.39
WING C	10173.67	–	3560.78
WING D	10405.53	–	3641.94
WING E	12078.54	–	4227.49
WING F	12088.92	–	4231.12
TOTAL TENAMENTS PROP.	66219.59	385.69	23176.86
	66605.28		

BLDG NO. 2 (WING - A,B,C,D,E & F)

TOTAL TENEMENT STATEMENT PROPOSED

WING A	186
WING B	192
WING C	171
WING D	169
WING E	167
WING F	167
TOTAL TENAMENTS PROP.	1052

AREA OF AMENITY PLOT TO BE HANDED OVER AS PER REG. 14 (A)

500 + (10% OF 43,388.32) 4,338.83 = 4,838.83 sqmt
(53,388.32 - 10,000 = 43,388.32)

4046.82 (play ground)
4046.82 (school) - 792.01 = 3254.81 sq.mt.

Req. Amenity as per Reg.14 (A) = 4,838.83 sq.mt.
Prop. Amenity as per Reg.14 (A) = 4,838.83 sq.mt.

DESCRIPTION	PROPOSED
AS PER DCPR-2034 Reg 27, Required LOS Area	Required 37201.04 x 25% = 9300.26 Sq.mt. PROPOSED= 9523.86Sq.mt
As per DCPR-2034 Reg. 27, MAX LOS on Podium is to be 40%	MAX (40% OF 9523.86) = 3809.54 SQ.MT., PROP.=1206.19 SQ.MT. (12.66% of 9523.86)
As per DCPR-2034 Reg. 27, Min LOS on Ground is to be 60%	MIN (60% OF 9523.86)=5714.32 SQ.MT., PROP.=8317.67 SQ.MT. (87.34% of 9523.86)
Maxium 50% of LOS to be provided on Ground (paved)	MAX (50% of 8317.67SQ.MT)=4158.84 SQ.MT. PROP. PAVED RG.= 3777.60 SQMTS. (45.42% of 8317.67)
Minimum 50% of LOS to be provided on Ground (mother earth)	MINIMUM 50% OF 8317.67SQ.MT FOR MOTHER EARTH R.G. = 4158.83SQ.MTS. PROP. MOTHEREARTH R.G. = 4540.07SQ.MT (54.58% of 8317.67)

AREA CALCULATION OF 25% R.G AREA CALCULATION

25% R.G REQUIRED = 9300.26 SQMT
PROPOSED R.G PROVIDED = 9523.86 SQMT

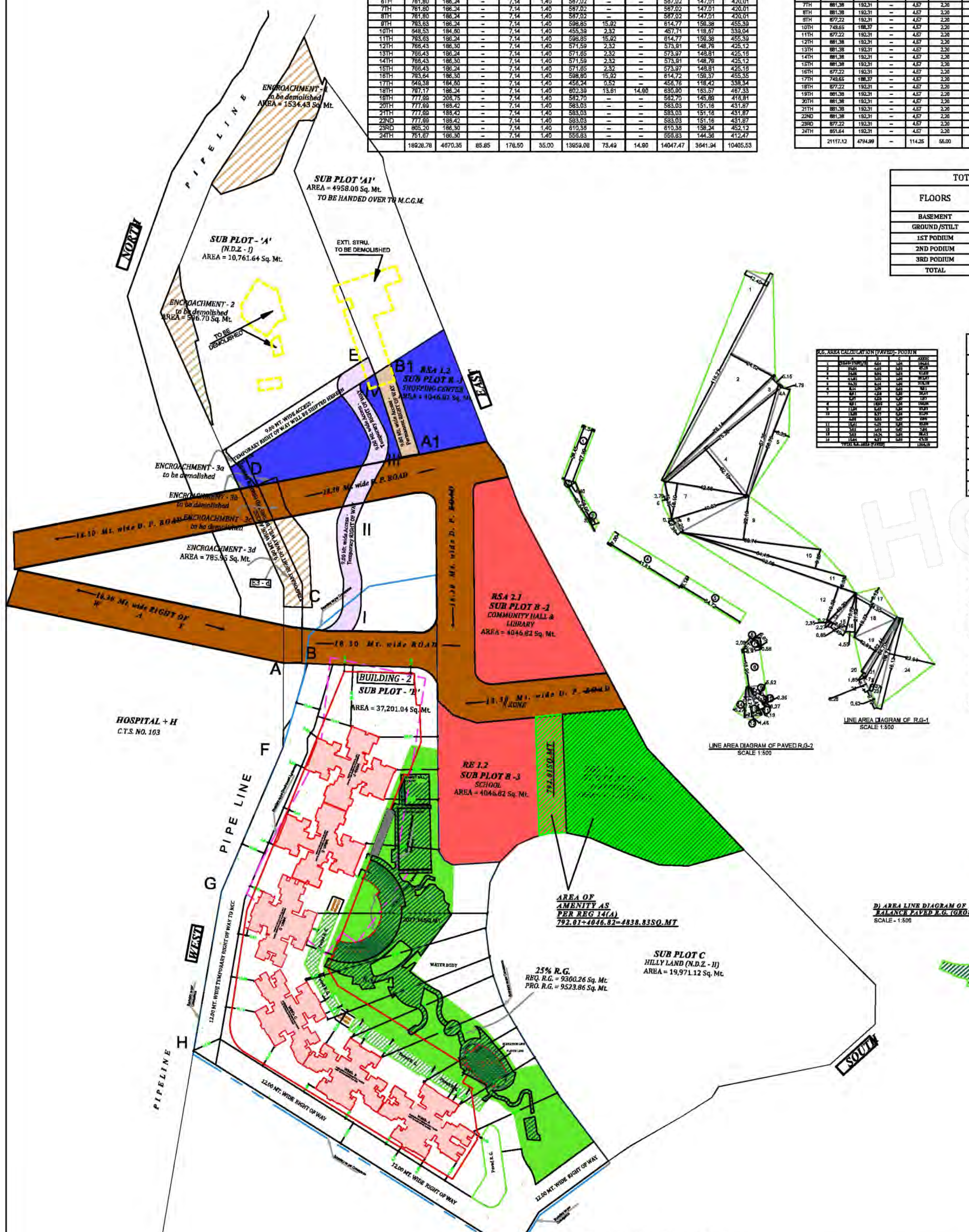
R.G -1 (GROUND)	8317.67
R.G -2 (PODIUM PAVED)	1206.19
TOTAL	9523.86

25% R.G AREA CALCULATION

1	R.G -1 (GROUND)	8317.67
2	BIFURCATION OF PAVED RG(1) AREA	
A	CLUBHOUSE - 1 (PLINTH AREA)	679.12
B	CLUBHOUSE - 2 (PLINTH AREA)	250.54
C	PAVED RG (488+193.94+88.85+2077.14)	2847.94
3	TOTAL (2A+2B+2C)	3777.60
4	BALANCE MOTHER EARTH R.G. (1-3)	4540.07

AREA SUMMARY FOR CLUB HOUSE

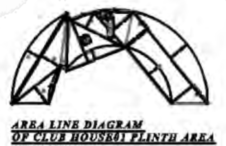
25% R.G REQUIRED	9300.26 SQMT
PROPOSED R.G PROVIDED	9525.23 SQMT
PERMISSIBLE PLINTH AREA FOR CLUB HOUSE 1 & 2	930.02 SQMT
PROPOSED PLINTH AREA	
CLUBHOUSE 1	679.12 SQMT
CLUBHOUSE 2	250.54 SQMT
TOTAL PROPOSED	929.66 SQMT
PERMISSIBLE BUILT UP AREA 15 % OF 9300.26 SQMT	1395.03 SQMT
CLUBHOUSE 1	1095.83 SQMT
CLUBHOUSE 2	246.17 SQMT
TOTAL BUA PROPOSED	1342.00 SQMT


NORTH
EAST
WEST
SOUTH
PIPE LINE
PIPELINE
ENCROACHMENT - 1 to be demolished AREA = 1534.43 Sq. Mt.
SUB PLOT 'A1' AREA = 4958.00 Sq. Mt. TO BE HANDED OVER TO M.C.G.M.
SUB PLOT - 'A' (N.D.Z - I) AREA = 10,761.64 Sq. Mt.
EXTI. STRU. TO BE DEMOLISHED
ENCROACHMENT - 2 to be demolished
ENCROACHMENT - 3a to be demolished
ENCROACHMENT - 3b to be demolished
ENCROACHMENT - 3c
ENCROACHMENT - 3d AREA = 785.00 Sq. Mt.
RSA 1.2 SUB PLOT B-1 SHOPPING CENTER AREA = 4046.82 Sq. Mt.
18.30 Mt. wide D. P. ROAD
13.40 Mt. wide D.P. ROAD
RSA 2.1 SUB PLOT B-2 COMMUNITY HALL & LIBRARY AREA = 4046.82 Sq. Mt.
BUILDING - 2 SUB PLOT 'B' AREA = 37,201.04 Sq. Mt.
RE 1.2 SUB PLOT B-3 SCHOOL AREA = 4046.82 Sq. Mt.
HOSPITAL + H C.T.S. NO. 103
AREA OF AMENITY AS PER REG 14(A) 792.01+4046.82=4838.83SQ.MT
25% R.G. REQ. R.G. = 9300.26 Sq. Mt. PRO. R.G. = 9523.86 Sq. Mt.
SUB PLOT C HILLY LAND (N.D.Z - II) AREA = 19,971.12 Sq. Mt.
12.00 MT. WIDE RIGHT OF WAY
A
A1
B
B1
C
D
E
F
G
H
I
II
LINE AREA DIAGRAM OF PAVED R.G-1 SCALE 1:500
LINE AREA DIAGRAM OF PAVED R.G-2 SCALE 1:500

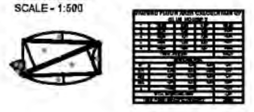
BLOCK PLAN
SCALE - 1:500

TDR UTILIZATION TABLE (BLDG. NO.2)

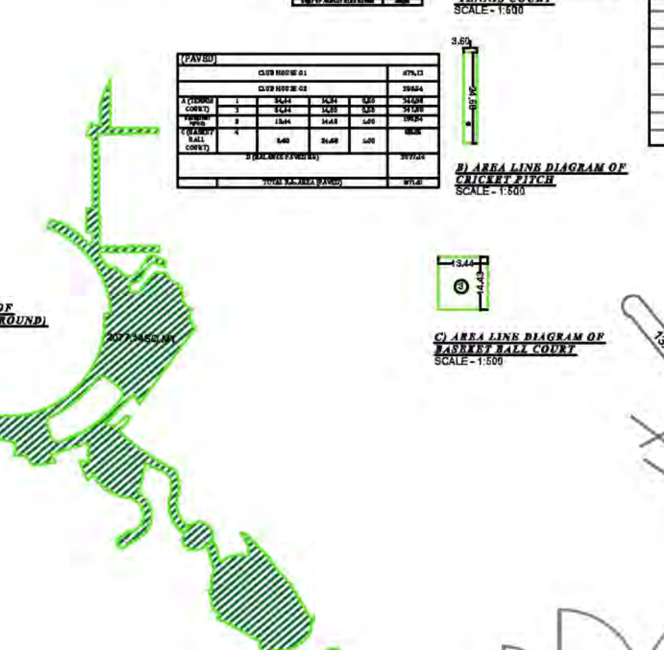
AREA IN SQ.MT	GENERATED FROM	FOLIO NO	DRC.CERTI.NO	UTILIZATION FORM
10910.00	C.T.S NO-16,16/1 to 24 & 17 OF TDR / SRP / CITY/ES/WS/ KE-25 CHAKALA & C.T.S NO- 232,233, 233/1 TO 6 OF VILLAGE MULGAON	WARD Phase/Const.	SRA/1333/Const TDR/SRP/WS/KE-25 WARD Phase/const./U-4 dt -09.08.2019	48517

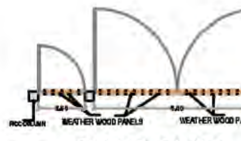


AREA LINE DIAGRAM OF CLUB HOUSE01 PLINTH AREA
CLUBHOUSE 1
SCALE - 1:500

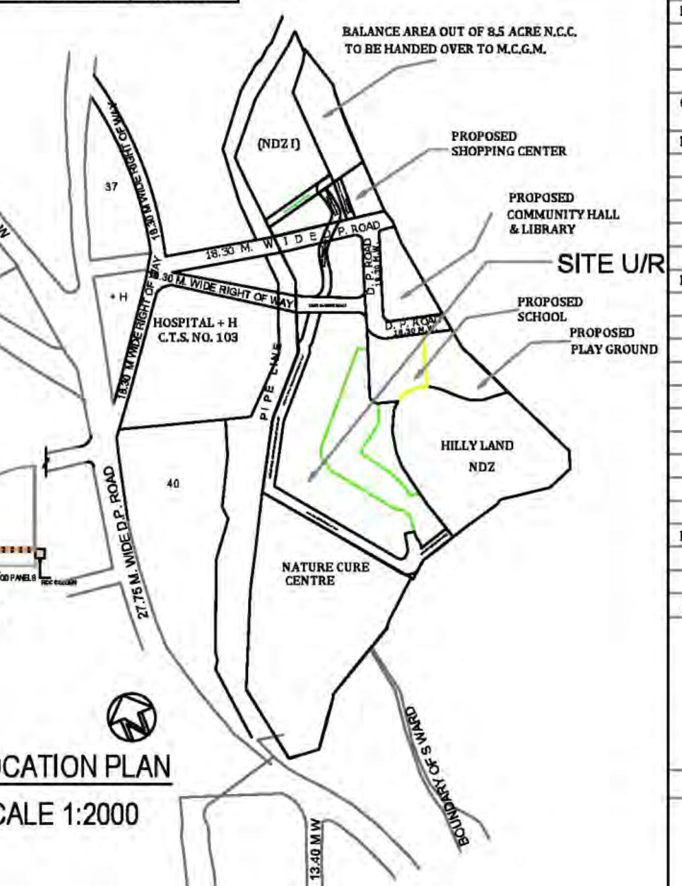


AREA LINE DIAGRAM OF CLUB HOUSE02 PLINTH AREA
CLUBHOUSE 2
SCALE - 1:500

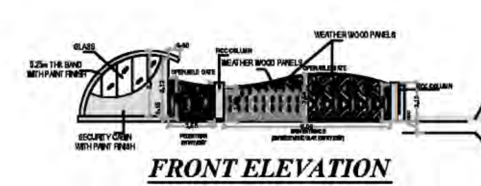

A) AREA LINE DIAGRAM OF TENNIS COURT SCALE - 1:500
B) AREA LINE DIAGRAM OF CRICKET PITCH SCALE - 1:500
C) AREA LINE DIAGRAM OF BADMINTON HALL COURT SCALE - 1:500
D) AREA LINE DIAGRAM OF BALANCE PAVED R.G. (GROUND) SCALE - 1:500



GATE PLAN
SCALE - 1:100


BALANCE AREA OUT OF 8.5 ACRE N.C.C. TO BE HANDED OVER TO M.C.G.M.
(NDZ I)
PROPOSED SHOPPING CENTER
PROPOSED COMMUNITY HALL & LIBRARY
SITE U/R
PROPOSED SCHOOL
PROPOSED PLAY GROUND
HOSPITAL + H C.T.S. NO. 103
HILLY LAND NDZ
NATURE CURE CENTRE
12.00 MT. WIDE RIGHT OF WAY

LOCATION PLAN
SCALE 1:2000



FRONT ELEVATION
SCALE - 1:100
PROPOSED AS PER REG NO 37(24) (ii)

PROFORMA - I

Proposal in (9-6b)

A		PROFORMA - I			
(I)		AREA STATEMENT	Approved Area As per DCR- 1991 SQ.MTS.	Proposed Area As per DCPR- 2034 SQ.MTS.	Total Proposed Area As per DCPR- 2034 SQ.MTS.
1	1	AREA OF PLOT (AS PER P.R.C.)	1,23,046.60	94,206.87	94,206.87
	a	Area of Reservation in plot	—	—	—
	a1	Nature cure centre SRDP - 1991	29,440.38	—	—
	a2	N.D.Z. (N.D.Z.-I + II) SRDP - 1991	35,690.76	—	—
	a3	Balance Area Of the Plot [1 - (a1+a2)]	57,915.46	—	—
	(i)	N.D.Z (N.D.Z - I) SUB PLOT-A (15719.64 - 4958.00)	—	10,761.64	10,761.64
	(ii)	N.D.Z (N.D.Z - I) SUB PLOT-A1	—	4958.00	4958.00
	(iii)	N.D.Z (N.D.Z - II) SUB PLOT-C	—	19,971.12	19,971.12
	(iv)	D.P ROAD (SUB PLOT-B5)	5,127.79	5,127.79	5,127.79
	(v)	SCHOOL (SUB PLOT-B3) (RE - 1.2)	4,046.82	4,046.82	4,046.82
	(vi)	SHOPPING CENTER (SUB PLOT-B1) (RSA - 1.2)	4,046.82	4,046.82	4,046.82
	(vii)	COMMUNITY HALL & LIBRARY (SUB PLOT-B2) (RSA - 2.1)	4,046.82	4,046.82	4,046.82
	(viii)	PLAY GROUND (SUB PLOT-B4) (ROS - 1.4) Reservation area ROS 1.4 to be adjusted against Amenity as per DCPR 14A (ii)	4,046.82	4,046.82	4,046.82
	b	Area of Road set back	—	—	—
	c	Area of D P Road	5127.79	5127.79	5127.79
2		DEDUCTIONS FOR			
	A	For Reservation / Road Area	—	—	—
	a	Road set-Back area to be handed over (100%) Reg. No.16	—	—	—
	b	Proposed D P Road to be handed over (100%) Reg. No.16	5127.79	5127.79	5127.79
	c	i) Reservation area (Plot) to be handed over (100%) Reg. No.17	—	—	—
		ii) Reservation area (Plot) to be handed over as per AR Reg. No.17 Note : All reservations are in EP, on finalization same will be reflected			
	(i)	SCHOOL (SUB PLOT-B3) (RE - 1.2)	4,046.82	4,046.82	4,046.82
	(ii)	SHOPPING CENTER (SUB PLOT B-1) (RSA - 1.2)	4,046.82	4,046.82	4,046.82
	(iii)	COMMUNITY HALL & LIBRARY (SUB PLOT-B2) (RSA - 2.1)	4,046.82	4,046.82	4,046.82
	(iv)	PLAY GROUND (SUB PLOT-B4) (ROS - 1.4) Reservation area ROS 1.4 to be adjusted against Amenity as per DCPR 14A (ii)	4,046.82	4,046.82	4,046.82
	d	i) N.D.Z (N.D.Z - I) SUB PLOT-A (15719.64 - 4958.00)	—	10761.64	10761.64
		ii) N.D.Z (N.D.Z - I) SUB PLOT-A1	—	4958.00	4958.00
		iii) N.D.Z (N.D.Z - II) SUB PLOT-C	—	19,971.12	19,971.12
B		For Amenity area			
	a	Area of Amenity plot to be handed over as per DCR 14(A) Req. AOS area = 4,838.83 (Ref.table of Amenity plot to be handed over) Total of all reservation area on plot = 16,187.28	—	—	—
	b	Area of Amenity plot to be handed over as per DCR 14(B) Note : Plot is in R Zone	—	—	—
	c	Area of Amenity plot to be handed over as per DCR 35 (abeyance)	—	—	—
C		Deduction for existing built-up area to be retained if any land component of Existing BUA as per regulation under which the development was allowed	—	—	—
	a	Land component of existing b.u.a./existing b.u.a. as per rgulation under which the development was allowed	—	—	—
3		Total deductions [2(A)+2(B)+2(C)]	21,315.07	57005.83	57005.83
		Balance area of plot (a3 - 3) & (1 minus 3)	36,600.39	37,201.04	37,201.04
		TOTAL ENCROACHMENT AREA	-	-	785.00
3A		Balance area of plot (a3 - 3) & (1 minus 3)	36,600.39	37,201.04	36,416.04
		Area of Plot as per Conveyance deed & P.O.A. to KANAKIA FUTURE REALTY PVT. LTD.		33,102.00	33,102.00
4a		Deduction for 15% Rexreational / 10% Amenity space (if deductible for Ind)	5,490.06	—	—
5		Plot area under Development after areas to be handed over to MCGM / Appropriate Authority as per Sr.no.4 above (4 - 4a)	31,110.33	33,102.00	33,102.00
6		Zonal (Basic) FSI (1 or 1.33)	1.00	1.00	1.00
7		Built up area as per Zonal(Basic) FSI (5 x 6)	31,110.33	33,102.00	33,102.00
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) (ii) Above with in cap of Addimissible TDR as coloumn no.6 of Table no.12 on Remaining / Balance plot (5127.79 x 2)	5,127.78	10,255.58	10,255.58
	(ii)	In case of 2(A)(c) (ii) permissible over and above permissible Built area on Remaining / Balance plot	—	—	—
9		Built up area in lieu of cost of Construction of Built up amenity to be handed over (within the limit of permissible built area on remaining plot)	—	—	—
10		Built up area due to "Additional FSI on Payment of Premium" as per (33,102.00 x 0.50) table no. 12 of Regulation 30(A) and 32 on Remaining / Balance plot (Already Purchased Premium = 18600.52) (Now Claimed = 16551.00) (UNUTILIZED Additional FSI= 2049.52)	—	16,551.00	16,551.00
11		Built up area due to admissible TDR "TDR" as per table no. 12 of Regulation 30(A) and 32 on Remaining / Balance plot 0.90 X 33,102.00 = 29791.80 - 10255.58 (Setback) = 19536.22 (Already Claimed TDR = 10910.00)	—	10910.00	10910.00
12 13		Permissible Built up area (as the case may be with / without built area as per 2(c) (33,102.00 + 10255.58 + 16,551.00 + 10,910.00)		70818.58	70818.58
13		Proposed Built up area (as the case may be with / without built	—	—	—
14		Floor space index permissible	—	—	—
14a		area as per 2(c) SALE BLDG. NO.2 :- WING-A = 11946.12 sq.mt. WING-B = 9526.81 sq.mt. WING-C = 10173.67 sq.mt. WING-D = 10405.53 sq.mt. WING-E = 12078.54 sq.mt. WING-F = 12088.92 sq.mt.	—	66219.59	66605.28
		TEMPORARY STR. 1+2 385.69 sq.mt.	385.69	385.69	
14b		TDR generated if any as per regulation30 (A)	—	—	—
15		Fungible Compensatory area as per regulation no 31(3)	—	—	—
16 17	i.	Permissible Fungible Compensatory area for Rehab component without Charging Premium	—	—	—
	ii.	Fungible Compensatory area availed for Rehab component without Charging Premium	—	—	—
4	i.	Fungible Comensatory area availed on Payment of Premium (Already purchased - 26757.58) WING-A = 4181.14 sq.mt. (UNUTILIZED = 3580.72) WING-B = 3334.39 sq.mt. WING-C = 3560.78 sq.mt. WING-D = 3641.94 sq.mt. WING-E = 4227.49 sq.mt. WING-F = 4231.12 sq.mt.	—	23176.86	23176.86
		Total Built up area Proposed including Fungible Compensatory area	—	89782.14	89782.14
		FSI Consumed on Net Plot [14/3A]		1.829	1.829
(II)		Other Requirements			
		Reservation / Designation			
	a	Name of Reservation	—	—	—
	b	Area of Reservation affecting the plot	—	—	—
	c	Area of Reservation land to be handed over as per Regulation No. 17			
	d	Built up area of Amenity to be handed over as per Regulation No.17	—	—	—
	e	area / built up area of Designation	—	—	—
B		Plot area / Built up Amenity to be handed over as per regulation No.			
	i	14(A) N.A. as per serial no. 2 B (a)	—	—	—
	ii	14(B) - N.A.	—	—	—
	ii	15	—	—	—
C		Requirenment of Recreational Open space in Layout / Plot as per Regulation No. 27			
D		Tenement statement			
	i.	Proposed Built up area (13 above)	—	89782.14	89782.14
	ii.	Less Deduction of Non - residential area(Shop Etc.)	—	385.69	385.69
	iii.	Area available for tenements [(i)minus(ii)]	—	89396.45	89396.45
	iv.	Tenements permissible (Density of tenements / Hectare) 450/HECT	—	4022.84 NOS	4022.84 NOS
	v.	Total number of Tenements proposed on the plot	—	1052 NOS	1052 NOS
E		Parking statement			
	i.	Parking Required by regulation for (Bldg.no-2 Wing- A,B,C,D,E & F)	—	1388 NOS	1388 NOS
		Car	—	1388 NOS	1388 NOS
		Scooter / Motor cycle	—		—
		Outsiders (Visitors)	—	—	—
	ii.	Covered garage Permissible	—	—	—
	iii.	Covered garage Proposed	—	—	—
		Car	—	—	—
		Scooter / Motor cycle	—	—	—
		Outsiders (Visitors)	—	—	—
	iv.	Total parking provided	—	1995 NOS	1995 NOS
F		Transport Vehicles parking			
	i.	Spaces for transport vehicles parking required by Regulations	—	—	—
	ii.	Total No. of transport vehicles parking spaces provided	—	—	—

G NOTES

BOUNDARY OF THE PLOT BOUNDED THICK BLACK
PROPOSED WORK SHOWN RED FILLED IN
RECREATION AREA SHOWN GREEN WASH
AREA UNDER SETBACK SHOWN DOTTED BROWN
STRUCTURES TO BE DEMOLISHED SHOW DOTTED YELLOW
AREA UNDER PROPOSED ROAD SHOW BROWN WASH
DRAINAGE SHOWN RED
DIMENSIONS OF BALCONIES ARE OUTSIDE DIMENSIONS

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 04-05-02 AND THAT THE DIMENSION OF SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT 94,206.87 SQ.MT. AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / T.P. SCHEME RECORD

MANOJ VALJIBHAI DAISARIA
Digitally signed by MANOJ VALJIBHAI DAISARIA
Date: 2022.07.28 15:56:09 +05'30'

SIGNATURE OF ARCHITECT

01/50

PROFORMA - B

CONTENTS OF SHEET

BLOCK PLAN & LOCATION PLAN,
B.U.AREA SUMMARY,
TENAMENT & PARKING STATEMENT
R.G.AREA DIAGRAM & CALCULATION,
U.G. TANK & COMPOUND WALL DETAIL.

STAMP OF APPROVAL OF PLANS

This Cancels Approval to the Previous Plans Sanctioned under no. CE/1193/BPES/AS Dated 27.10.2021

Approved subject to the conditions mentioned in this office letter No.CE/1193/BPES/AS

Lotan Sukadeo Ahire

Executive Engineer Bldg.Prop.(E/S.)-II

Sachin Bhaskar Walve

S.E. (B.P.) S/W

Nitin Vasantrao Patil

A.E. (B.P.) S & T

STAMP OF DATE OF RECEIPT OF PLANS

DESCRIPTION OF PROPOSAL & PROPERTY

AMENDED BUILDING 2

PROPOSED BUILDING 2 WING A,B,C,D,E & F
ON PROPERTY BEARING C.T.S.NO. 101, S.NO.38(Pt.)
OF VILLAGE-TIRANDAZ ,TAL-KURLA

NAME OF OWNER

Rasesh Babubhai Kanakia
Digitally signed by Rasesh Babubhai Kanakia
Date: 2022.07.28 16:16:05 +05'30'

KANAKIA FUTURE REALTY PVT. LTD.
C.A. to owner

SIGN.NAME & ADDRESS OF ARCHITECT

MANOJ VALJIBHAI DAISARIA

M.V. DAISARIA

DAISARIA ASSOCIATES
601, SKYLINE EPITOME, MIRXL ROAD, NEAR JOLLY GYMKHANA, VIDYAVIHAR (WEST), MUMBAI - 400086

NORTH LINE	REMARKS	JOB NO: 585	SCALE: AS SHOWN
	BLOCK PLAN A,B,C,D,E & F	DRG. NO: 01	DRAWN BY: PK/SK
		DATE: 21.07.22	CHK. BY: M.V.D