BUP AREA SUMMARY (SALE)

BLDG NO	FLOORS	BUILT-UP AREA COMMERCIAL	RESIDENTIAL	TOTAL AREA	TENEMENTS
BLDG. NO-1	UPP. LVL. & LOW LVL. BASEMENT +GR./STILT(PT.)+ PODIUM LVL.1+ PODIUM LVL.2+ 1ST.2ND(PT.) TO 6TH(pt) FLR. 6TH(pt) FLR. TO 7TH FLR. 14TH(pt). 15TH(PT) TO 16TH(pt). 16TH(pt) REF.FLR. & 20TH(pt) TO 23RD (pt) FLR.	283.76	3281.10	3674.03	34 NOS.
BLDG. NO-2	UPP. LVL. & LOW LVL. BASEMENT +GR./STILT(PT.)+ PODIUM LVL.1+ PODIUM LVL.2+ 1ST.(PT.) 2ND FLR. 2ND TO 7TH FLR. 8TH REF. FLR. 7(PT)&8 TO 13TH&R 14TH REF.FLR. 13TH (pt) TO 16TH(pt). 16TH(pt) REF.FLR. & 20TH(pt) TO 23RD (pt) FLR.	830.17	3750.83	4200.68	46 NOS.
TOTAL AREA		1100.93	7143.93	7927.82	84 NOS.
TOTAL BUP AREA		7927.82 SQ.MT.			

TENEMENTS STATEMENT

BLDG NO	WING	FLOORS	G TO 2ND FLR	3RD TO 6TH FLR	7TH TO 13TH FLR	14TH TO 16TH FLR	TOTAL TENEMENTS
1		UPP. LVL. & LOW LVL. BASEMENT +GR./STILT(PT.)+ PODIUM LVL.1 + PODIUM LVL.2+ 1ST.2ND(PT.) TO 6TH(pt) FLR. 6TH(pt) FLR. TO 7TH FLR. 14TH(pt). 15TH(PT) TO 16TH(pt). 16TH(pt) REF.FLR. & 20TH(pt) TO 23RD (pt) FLR.	–	–	21	26	109
2		UPP. LVL. & LOW LVL. BASEMENT +GR./STILT(PT.)+ PODIUM LVL.1 + PODIUM LVL.2+ 1ST.(PT.) 2ND FLR. 2ND TO 7TH FLR. 8TH REF. FLR. 7(PT)&8 TO 13TH&R 14TH REF. FLR. 13TH (pt) TO 16TH(pt). 16TH(pt) REF.FLR. & 20TH(pt) TO 23RD (pt) FLR.	–	32	20	19	84
TOTAL TENEMENTS			–	32	26	17	113

PROPOSED PARKING STATEMENT (REGULATION)

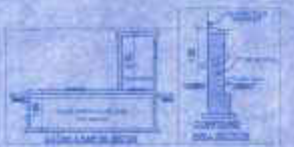
DESCRIPTION (RESIDENTIAL)	NO. OF TENEMENTS	NO. OF PARKING
BASEMENT FLOOR NO. 1		
2 TENEMENTS ON EACH FLOOR EACH AREA ABOVE 30 TO 90 SQMT. 1 PARKING SPACE FOR EACH	30 NOS.	30 NOS.
1 TENEMENTS ON EACH FLOOR EACH AREA ABOVE 90 TO 150 SQMT. 1.5 PARKING SPACE FOR EACH	60 NOS. (30 NOS. + 30 NOS.)	90 NOS.
1 TENEMENTS ON EACH FLOOR EACH AREA ABOVE 150 SQMT. 2 PARKING SPACE FOR EACH	113 NOS.	226 NOS.
10% VISITORS PARKING		36 NOS.
TOTAL CAR PARKING REQUIRED (NOS.)		382 NOS.
TENEMENTS (SCOOTER PARKING SPACE FOR EACH	113 NOS.	227 NOS.

DESCRIPTION (COMMERCIAL)		NO. OF PARKING
2 PARKING SPACE FOR EACH 100 SQ.MT. UP TO 400 SQ.MT.	283.07 (400 - 116.93)	06 NOS.
& 4 PARKING SPACE FOR EACH 100 SQ.MT. IN EXCESS	3674.03 - 739	128 NOS.
TOTAL CAR PARKING REQUIRED (COMM.)		134 NOS.
2 SCOOTER PARKING SPACE FOR EVERY 100 SQ.MT.	739 SQ.MT.	15 NOS.
TOTAL CAR PARKING REQUIRED (RESIDENTIAL + COMMERCIAL)		516 NOS.
10% VISITORS PARKING = 382 NOS. + 134 NOS. = 516 NOS.		
TOTAL CAR PARKING PROVIDED = 516 NOS.		
TOTAL SCOOTER PARKING REQUIRED (RES. & COMM.)		242 NOS.
TOTAL SCOOTER PARKING PROVIDED = 242 NOS.		

STAIRCASE AREA SUMMARY

BLDG. NO	FLOORS	STAIRCASE AREA
1	UPP. LVL. & LOW LVL. BASEMENT +GR./STILT(PT.)+ PODIUM LVL.1 + PODIUM LVL.2+ 1ST.2ND(PT.) TO 6TH(pt) FLR. 6TH(pt) FLR. TO 7TH FLR. 14TH(pt). 15TH(PT) TO 16TH(pt). 16TH(pt) REF.FLR. & 20TH(pt) TO 23RD (pt) FLR.	274.41 SQ.MT.
2	UPP. LVL. & LOW LVL. BASEMENT +GR./STILT(PT.)+ PODIUM LVL.1 + PODIUM LVL.2+ 1ST.(PT.) 2ND FLR. 2ND TO 7TH FLR. 8TH REF. FLR. 7(PT)&8 TO 13TH&R 14TH REF. FLR. 13TH (pt) TO 16TH(pt). 16TH(pt) REF.FLR. & 20TH(pt) TO 23RD (pt) FLR.	3396.31 SQ.MT.
TOTAL ST.MARCADE AREA		3670.72 SQ.MT.

ELEVATED R.G. ON UPPER STILT LVL. -2AREA DIAG.
SCALE 1:200



PLOT AREA DIAG.
SCALE 1:200

PROFORMA - A (FOR MHADA)

		SQ.MT.
A	AREA STATEMENT	
1	4,200 NET BUILT AREA FOUND OVER TO MHADA (4200.68 TO BE = 4201.00 SQ.MT.	3370.28
1	TOTAL REQUIRED BUP AREA (1)	3397.28
1	TOTAL PROPOSED AREA (MHADA)	3397.28
B	TENEMENTS STATEMENT	
1	TOTAL PROPOSED TENEMENTS (MHADA)	84 NOS.

FLOOR BUILT UP SUMMARY (MHADA COMPONENT)			
TYPE OF BLDG.	BLDG NO./WING	BUILT UP AREA	BUILT TENEMENTS
RESIDENTIAL - 1	1ST TO 6TH FLOOR, 8TH REF. FLR.	3396.31	71 NOS.
TOTAL BUILT UP AREA		3396.31	71 NOS.

PROFORMA - I

	AREA STATEMENT	SQ. M.	
1	AREA OF PLOT (AS PER P.R. CARD)	7927.00	
1	AREA OF PLOT (AS PER DEMARCATION)	7927.82	
1	AREA OF PLOT (CONSIDERED FOR FSI)	7927.82	
2	DEDUCTION - DUE PLOT - E	1311.82	
3	TOTAL (1 - 2)	6616.00	
4	DEDUCTING FOR		
a	AREA UNDER M.C.T.L. RESERVATION ON KANDARA CHS	688.82	
5	BALANCE PLOT AREA (3 - 4)	6928.81	
6	DEDUCTION FOR DP/ RECREATIONAL GROUND (TPS) R.G. PROVIDED ON THE ESCAPE PLOT E NO. 208 B-2		
7	NET AREA OF PLOT (5 - 6)	6928.81	
8	PERMISSIBLE F.S.I	BASIC F.S.I. 1.33	PREMIUM AND F.S.I. 0.33
9	DEDUCTION FOR F.S.I. (TOTAL BUILT UP AREA PURPOSE)		
a	AREA UNDER M.C.T.L. RESERVATION (2552.82 X 3)	487.04	
b	AS PER D.R. DATED 2-9-2019 Floor Space Index credit as entitle by Development Rights (restricted to 100% of the Generic area, less than 5 storey) 100% PERMISSIBLE F.S.I. IS 6, SO 6928.81 X 100%= 6928.81 X 1= 6928.81 SQ.MT. 50% IN LIEU F.S.I. OF 6230.81 X 50%= 3397.36 SQ.MT.	3397.36	
c	M.R. REMOVED IN OWN PLOT = 487.04 SQ.MT. T.R.R. FOR STILT/OUTER 7644.25 (487.04 + 3397.36) = 4078.67 SQ.MT.	4078.67	
c	TOTAL (a + b)	7644.25	
d	AS PER G.R. DATED - 22/05/2015 ZONE AGGREGATE F.S.I. WITH PREMIUM 6928.81 X 0.15% = 1039.32 SQ.MT.	1067.36	
e	TOTAL (a+b+c)	8889.97	
10	TOTAL PERMISSIBLE PLOT POTENTIAL AREA (7 + 9c)	14889.97	
11	PERMISSIBLE AREA CONSIDERED FOR PROPOSAL (7 + 9a + 9d)	7991.53	7927.82
12	TOTAL PROPOSED BUILT-UP AREA	3927.82	1991.47
13	BALANCE AREA (10 - 12)	7700.80	
14	TOTAL BUILT UP AREA CONSUMED ITEM NO (12/11)	0.509	

BALCONY AREA STATEMENT

PERMISSIBLE BALCONY AREA		
PROPOSED BALCONY AREA	6519.61 NOS.	
EXCESS BALCONY AREA		

TENEMENT STATEMENT

a	TOTAL PROPOSED AREA ITEM A 12 ABOVE	7927.82	7927.82
b	LESS DEDUCTION OF NON RESIDENTIAL AREA (SHOPS ETC)	784.84	------
	TOTAL TENEMENT AREA (a - b)	7143.03	7927.82
c	TENEMENTS PERMISSIBLE (AS PER ABOVE ITEM) (SIZE)	113 NOS.	71 NOS.
c1	TOTAL TENEMENT	113 NOS.	71 NOS.
e	PROPOSED TENEMENT (SALE TENEMENT + MHADA TENEMENT)	84 NOS.	71 NOS.
f	EXCESS TENEMENT	------	------
g	TOTAL TENEMENT (d+e)	84 NOS.	71 NOS.

PARKING STATEMENT

CAR PARKING REQUIRED BY REGULATION	382 NOS.	71 NOS.
TOTAL CAR PARKING PROVIDED	516 NOS.	34 NOS.
SCOOTER PARKING REQUIRED BY REGULATION	113 NOS.	71 NOS.
TOTAL SCOOTER PARKING PROVIDED	242 NOS.	34 NOS.

SCHEDULE OF DOORS & WINDOWS

NOS.	SIZE	REMARK
D	1.00 X 2.20	T.W. FRAMED WOOD DOOR
D1	0.87 X 2.20	T.W. FRAMED PANELED DOOR
D2	0.75 X 2.20	T.W. FRAMED PANELED DOOR
D3	1.50 X 2.20	T.W. FRAMED FP DOOR
W	1.00 X 1.20	ALUM. FRAMED GLAZING WINDOW
W1	1.20 X 1.20	ALUM. FRAMED GLAZING WINDOW
W2	1.20 X 1.20	ALUM. FRAMED GLAZING WINDOW
W3	1.50 X 1.20	ALUM. FRAMED GLAZING WINDOW
W4	2.00 X 1.20	ALUM. FRAMED GLAZING WINDOW
W5	1.00 X 1.20	ALUM. FRAMED SLIDING WINDOW
V	0.60 X 0.75	LOUVERED WINDOW
V1	0.45 X 1.20	LOUVERED WINDOW

NOTES

PLOT BOUNDARY SHOWN IN BLACK

PROPOSED WORK SHOWN IN RED

DRAINAGE LINE SHOWN IN DOTTED RED

EXISTING WORK SHOWN IN YELLOW

C. D. WORK SHOWN IN GREEN

RECREATION GROUND SHOWN IN GREEN

LOCATION PLAN

LAYOUT PLAN
SCALE 1:500

ELEVATED R.G. AREA CALCULATION

R.G. REQUIRED = 6256.01 X 20% = 1251.20 SQ.MT.

PROPOSED R.G. AREA = 1251.61 SQ.MT.

ELEVATED R.G. AREA CALCULATION (UPP. STILT LVL.)

ADDITION						
1	1.80	X 0.70	X 0.8	=	1.008	SQ.MT.
2	10.96	X 6.97	X 1	=	306.31	SQ.MT.
3	35.97	X 7.65	X 2.0	=	550.06	SQ.MT.
4	20.05	X 6.97	X 2.0	=	279.39	SQ.MT.
5	34.80	X 13.60	X 2.0	=	632.77	SQ.MT.
6	11.70	X 7.21	X 2.0	=	168.65	SQ.MT.
		TOTAL ADDITION		=	1951.26	SQ.MT.
DEDUCTION						
a	12.70	X 2.44	X 0.67	=	20.84	SQ.MT.
b	12.70	X 7.40	X 0.67	=	25.04	SQ.MT.
		TOTAL DEDUCTION		=	45.88	SQ.MT.
	TOTAL ELEVATED R.G. AREA (1951.26 - 45.88)			=	1905.38	SQ.MT.

PROFORMA - II

CONTENTS OF SHEETS

LAYOUT PLAN, PLOT AREA, R.G. AREA DIAGRAMS & CALC., BUILT-UP & STAIRCASE AREA STATEMENT, PARKING STATEMENT, SECTION OF COMPOUND WALL, U.G.TANK.

STAMP OF APPROVAL OF PLAN

STAMP OF RECEIPT OF PLAN

CERTIFICATE OF AREA

DESCRIPTION

PROPOSED DEVELOPMENT ON PLOT BEARING C.T.S.NO.1341/1-9, OF SCHEME NO.1, AT VILLAGE - PAHADI GOREGAON (E.), DIST. - THANE.

NAME & SIGNATURE OF OWNER/S/POA

M/S. BOMBAY REALTY LLP

ARCHITECT

10 FOLDS
ARCHITECTS & CONSULTANTS