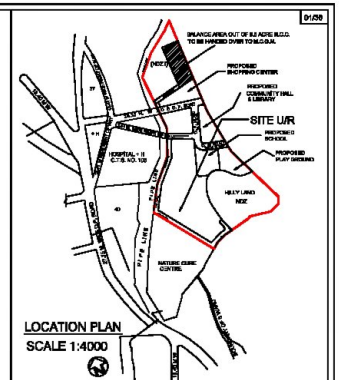

PROFORMA - A		
	AREA STATEMENT	SQ.MT.
1	AREA OF PLOT	34,305.61
2	I.R.S.R =	
	(a) N.D.Z. (N.D.Z.-1) 6826 PLOT-A (16719.84 – 4458.00)	12,261.84
	(b) N.D.Z. (N.D.Z.-1) 6826 PLOT-A1	4458.00
	(c) N.D.Z. (N.D.Z.-II) 6826 PLOT-C	19,971.12
	(d) TOTAL (a+b+c)	36,690.96
3	BALANCE AREA OF THE PLOT (1 MINUS 2)	30,616.11
4	DEDUCT	
	(a) D.P. ROAD (SUB PLOT-B6)	3,137.75
	(b) SCHOOL (SUB PLOT-B4)	4,048.32
	(c) PLAY GROUND (SUB PLOT-B4)	4,048.32
	(d) SHOPPING CENTER (SUB PLOT-B1)	4,048.32
	(e) COMMUNITY HALL & LIBRARY (SUB PLOT-B2)	4,048.32
	TOTAL DEDUCTION	21,315.07
5	BALANCE AREA OF PLOT (3 MINUS 4)	27,301.04
6	DEDUCTION FOR 10% RECREATIONAL GROUND/ 10% AMENITY SPACE (IF DEDUCTIBLE FOR IND.)	NIL
7	NET AREA OF THE PLOT (5 MINUS 6)	27,301.04
8	ADDITION FOR FLOOR SPACE INDEX	
	50x10/15 FOR D.P.ROAD (SEE-6(NOC - 2137/15 W.E.)	10,255.50
	30/100% AS PER DCR 38 (60% OF 9700.00)	–
	20/27.00A. AS PER ROAD WIDTH (16.50 MT WIDE ROAD) (SEE-6(NOC - 2137/15 W.E.) (10,255.50 A.R.) Now-did not TDR = 10,413.00 sq.mt.	10,918.50
9	TOTAL PERMISSIBLE AREA (7 PLUS 8)	38,556.54
10	FLOOR SPACE INDEX PERMISSIBLE (RESTRICTED TO)	1.40
11	FLOOR SPACE INDEX CREDIT AVAILABLE BY DEVELOPMENT RIGHTS (RESTRICTED TO—% OF THE BALANCE AREA NEC.3.4(VIII))	
	DRD NO.——	—
	DRD NO.——	
12	PERMISSIBLE FLOOR AREA (9 × 10)	38,556.54
13	EXISTING FLOOR AREA	—
14	PROPOSED BUILT UP AREA	53,470.00
14A	PROPOSED BUILT UP AREA	5,124.00
15	EXCESS BUILT UP AREA (14-12)	—
15A	PURELY RESIDENTIAL BUILT UP AREA	30,709.21
16D	REMAINING NON-RESIDENTIAL BUILT UP AREA	5000.00
16	TOTAL BUILT UP AREA PROPOSED (15A+16D) (NB PLUS/LD APPROVED PLAN ST. ——)	35,403.21
8	DETAILS OF FSI AVAILED AS PER DCR 38(4)	
1	NUMBER & BUILT UP AREA CONSUMED PROPOSED VIDE DCR 38(4) FOR PURELY RESIDENTIAL (Different Wings)	3,469.00
2	NUMBER & BUILT UP AREA CONSUMED PROPOSED VIDE DCR 38(4) FOR NON - RESIDENTIAL — OR = [14A MINUS 3]	—
3	TOTAL PURELY BUILT UP AREA VIDE DCR 38(4) — (1A + 2D)	3,469.00
4	TOTAL CONSTRUCTED FLOOR AREA PROPOSED (SEE-6(NOC-2137/15-W.E.)	53,141.00
5	FSI CONSUMED ON NET HOLDING = 15/7.5	1.93
C	TENEMENT STATEMENT	
1	PROPOSED AREA ITEM (SEE-6(NOC))	30,141.00
2	DEDUCTION OF NON RESI. AREA (SHOPPING ETC.)	5000.00
3	AREA OF TENEMENTS (15C1 - 15C2)	25,150.21
4	TENEMENT PROPOSED (SEE-6(NOC-2137/15-W.E.)	224
5	AVERAGE TENEMENT SIZE (3 / 4)	112
6	TENEMENTS EXISTING	—
7	TOTAL TENEMENTS (5C+5B)	640
D	PARKING STATEMENT	
1	PARKING REQUIRED RULE (6.10.2 + 6.10.3 + 6.10.4) (SEE-6(NOC-2137/15-W.E.)	427
2	PARKING PROVIDED AS PER PROPOSAL (6.10.1 + 6.10.2 + 6.10.3 + 6.10.4)	1506
6	NOTE	

PROFORMA - B	
	CONTENTS OF SHEET
	BLOCK PLAN & LOCATION PLAN, BUILDING SUMMARY, TENEMENT & PARKING STATEMENT, F.S.I. CALCULATIONS & DETAILS, SITE PLAN & COMPOUND WALL DETAIL.
	STAMP OF APPROVAL OF PLANS
	This amends approval to the previous Plans Sanctioned under no./ CE/1125/E/TS&AS Dated-25/3/2019
	Approved subject to the conditions mention in this office Letter No./CE/1125/E/TS&AS
	LOTAN SUKADEO AHIRE — Executive Engineer Bldg.Prop.(E/S)-II
	VIJAY SOPAN PAWAR — A.E. (B.P.) (S/W)
	ARUN CHUNDU SUDAM — A.E. (B.P.) (S & T)
	STAMP OF DATE OF RECEIPT OF PLANS
	DESCRIPTION OF PROPOSAL & PROPERTY
	ARCHITECT NARROTT AM CHITTARA NUAN SHARMA
	NAME & ADDRESS OF ARCHITECT

TOTAL PARKING STATEMENT			
FLOORS	BIG PARKING	SMALL PARKING	TOTAL
BASEMENT	416	0	416
1ST PODIUM	367	0	367
2ND PODIUM	329	0	329
3RD PODIUM	347	0	347
STILT	29	0	29
TOTAL	1509	0	1508

BUILDING NO. -A (WING - A,B,C,D,E &F) TOTAL TENEMENT STATEMENT	
WING - 'A'	= 160 NOS.
WING - 'B'	= 160 NOS.
WING - 'C'	= 184 NOS.
WING - 'D'	= 96 NOS.
WING - 'E'	= 96 NOS.
WING - 'F'	= 64 NOS.
TOTAL TENEMENTS PROP. =	640 NOS.

BUILDING NO.-A (WING - A,B,C,D,E &F) TOTAL PARKING REQUIRED (Including reduction as per DCR 38(1)(ii))	
WING - 'A'	= 304.00 NOS.
WING - 'B'	= 128.00 NOS.
WING - 'C'	= 174.00 NOS.
WING - 'D'	= 308.00 NOS.
WING - 'E'	= 13.00 NOS.
WING - 'F'	= 51.00 NOS.
TOTAL REQUIRED PARKING =	1008.00 NOS.

TOTAL PROP. PARKING = 1508 NOS.

TOTAL PROPOSED PARKING OF WING

WING - 'A' TO 'F'			
PROPOSED PARKING STATEMENT AT ALL LEVELS			
FLOORS	NO. ALLOTTED	SMALL PARKING	TOTAL
ALL LEVELS	1508	—	1508

F.W.S/ L.I.G AREA STATEMENT		
A	AREA STATEMENT	SQ.MT.
1	AREA OF PLOT	34,305.61
2	LESS =	
	(a) N.D.Z. (N.D.Z.-1) 6826 PLOT-A (16719.84 – 4458.00)	12,261.84
	(b) N.D.Z. (N.D.Z.-1) 6826 PLOT-A1	4458.00
	(c) N.D.Z. (N.D.Z.-II) SUB PLOT-C	19,971.12
	(d) TOTAL (a+b+c)	36,690.96
3	BALANCE AREA OF THE PLOT (1 MINUS 2)	28,616.11
4	DEDUCT	
	(a) D.P. ROAD (SUB PLOT-B6)	3,137.75
	(b) SCHOOL (SUB PLOT-B3)	4,048.32
	(c) PLAY GROUND (SUB PLOT-B4)	4,048.32
	(d) SHOPPING CENTER (SUB PLOT-B1)	4,048.32
	(e) COMMUNITY HALL &LIBRARY (SUB PLOT-B2)	4,048.32
	TOTAL DEDUCTION	21,315.07
5	BALANCE AREA OF PLOT (3 MINUS 4)	57,301.04
6	DEDUCTION FOR 10% RECREATIONAL GROUND/ 10% AMENITY SPACE (IF DEDUCTIBLE FOR IND.)	NIL
7	NET AREA OF THE PLOT (3 MINUS 6)	57,301.04
8	REQUIRED FOR F.W.S. AREA = STOT.(M.T.)(A)	7643.01

TDR UTILISATION TABLE (BLUE, NO2)				
AREA IN SQ.MT.	DESIGNATION	FIELD NO.	DEVELOPER	UTILISATION PERM.
1397.00	6.13 12(4) 6.14 (a) & 6.17 (7) 6.6(B) A, B, C) & (D)- 6(B),(D), 12(1) OF RGAMS 2034	Survey/Sheet No.(Part) CTS/FP/Village Name Taluka/District	TDR / PP / RETARDING ITEM	6917

	BALANCE AREA OF THE PLOT SHOWED IN THICK BLACK. PROPOSED WORK BE ENHANCED, FILLED IN. EXISTING WORK TO BE DEMOLISHED IN RED. AREA UNDER REFUGE BEING NOT TAKEN INTO ACCOUNT. STRUCTURES TO BE DEMOLISHED IN ROOM DOTTED YELLOW. DIMENSIONS OF ALL DOORS ARE GIVEN IN CENTIMETERS

CERTIFICATE FOR AREA

CERTIFIED THAT IN PLOT UNDER REFERENCE WAS SURVEYED BY ME AS PER AND THE DIMENSIONS OF AREAS ETC. OF THE PLOT STATED BELOW ARE AS MEASURED ON SITE AND THE WORK SO WORKED OUT ALREADY AND TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / T.P.SCHEME.

Name / Address / Signature of Architect

SIGNATURE OF ARCHITECT

Sheet No.	Revision	Revised Date	Issued Date
1			

D1/38