

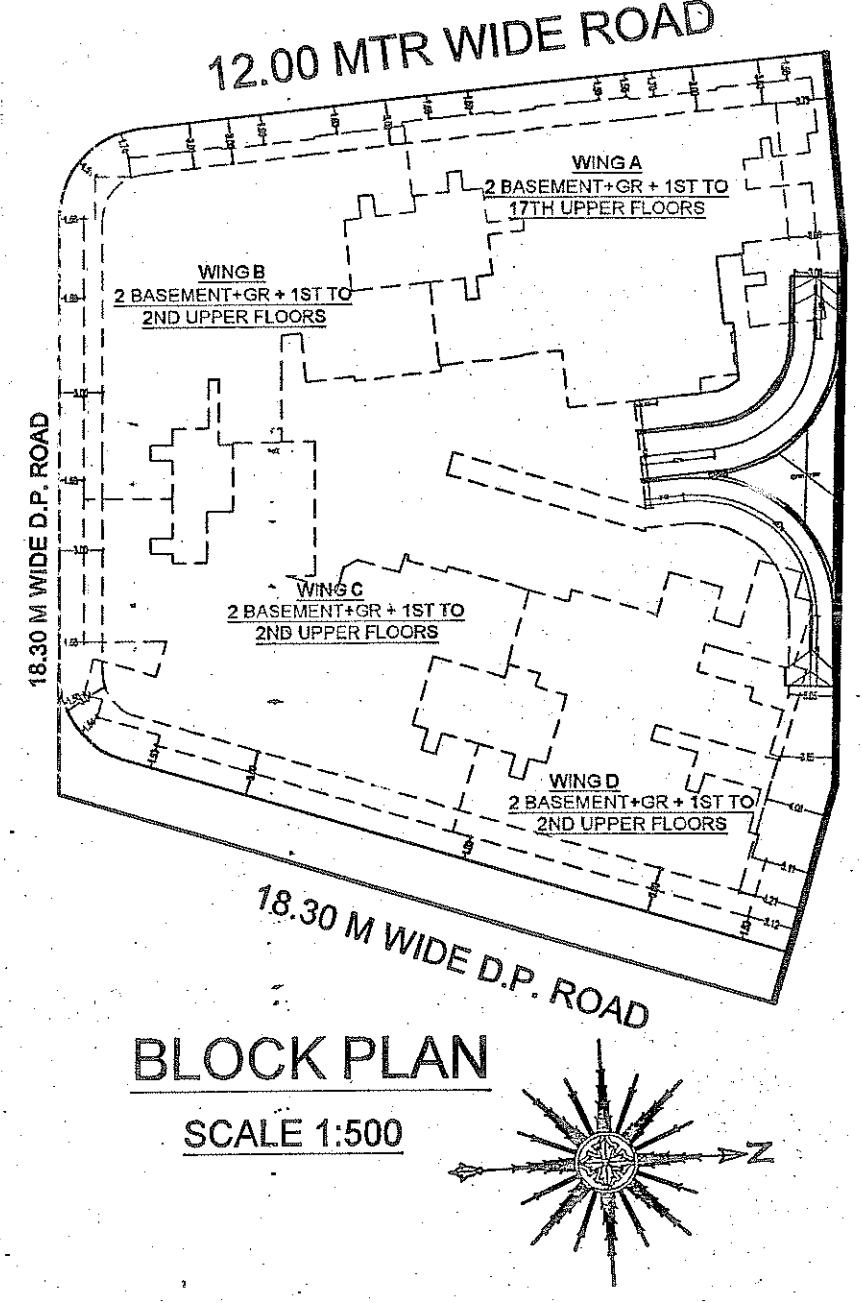
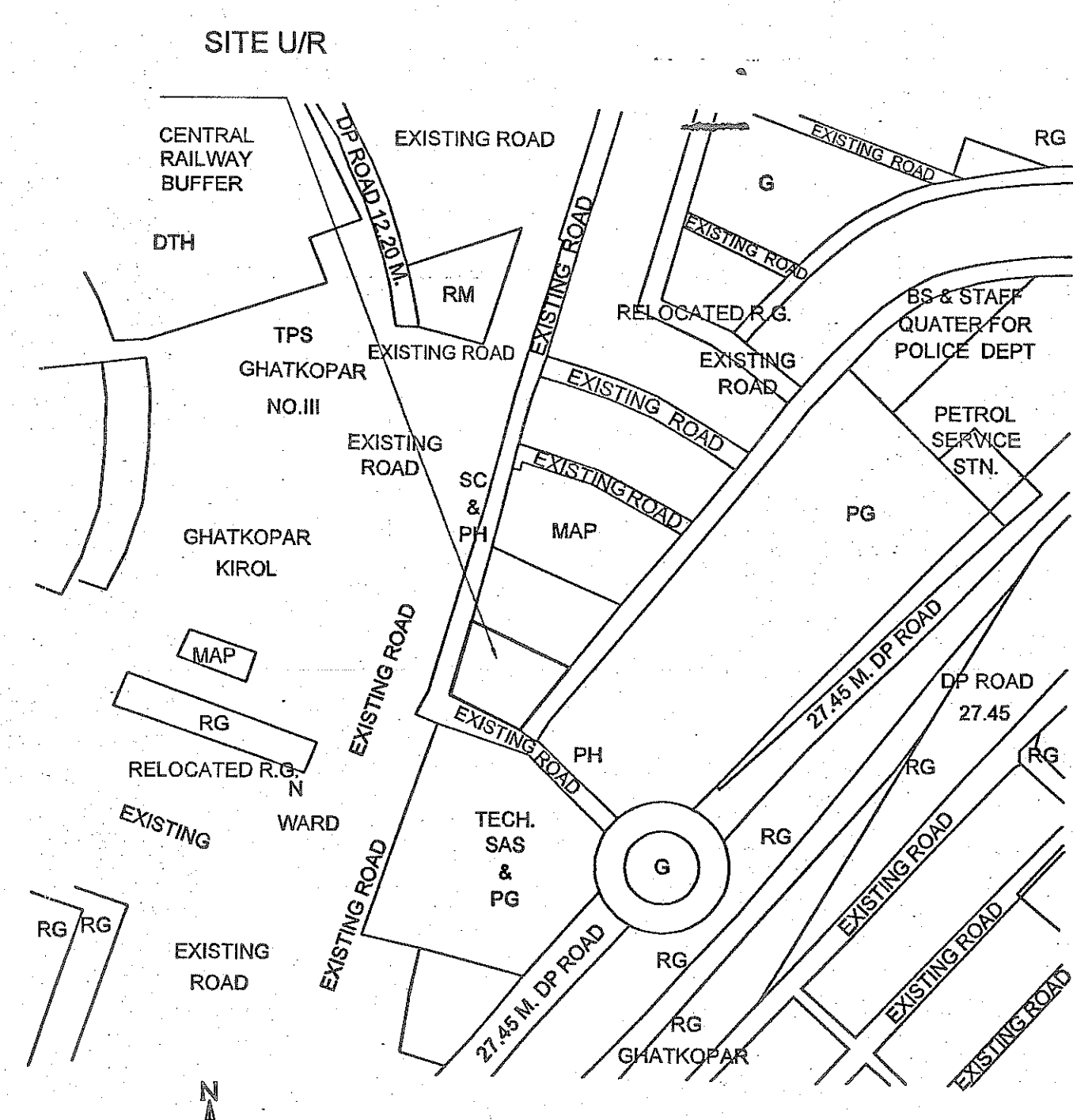
12.00 MTR WIDE ROAD

18.30 M WIDE D.P. ROAD

18.30 M WIDE D.P. ROAD

PARKING STATEMENT FOR RESIDENTIAL		
CARPET AREA	NO. OF FLATS	PARKING PERMISSIBLE
BELOW 45 SQ.MTS.	01	1 PARKING
45 TO 60 SQ.MTS.	110.00	1 PARKING
60 TO 90 SQ.MTS.	11.00	1 PARKING
ABOVE 90 SQ.MTS.	NIL	1 PARKING
TOTAL	122.00 NOS.	33.13 NOS.
VISITORS 5%		1.65 NOS.
TOTAL PARKING REQUIRED		34.78 NOS.
COMM AREA	800/40	20 NOS.
COMM AREA (360.61/90)		4.91 NOS.
OFFICE AREA (252.37/37.50)		6.73 NOS.
TOTAL PARKING PROVIDED		50.43 NOS.
TOTAL PARKING REQUIRED		31.24 NOS.
VISITORS 10%		3.12 NOS.
TOTAL PARKING REQUIRED		69.36 NOS.
50% ADDITIONAL PARKING		34.68 NOS.
TOTAL PARKING REQUIRED		104.04 NOS.
TOTAL PARKING PROVIDED		104.00 NOS.

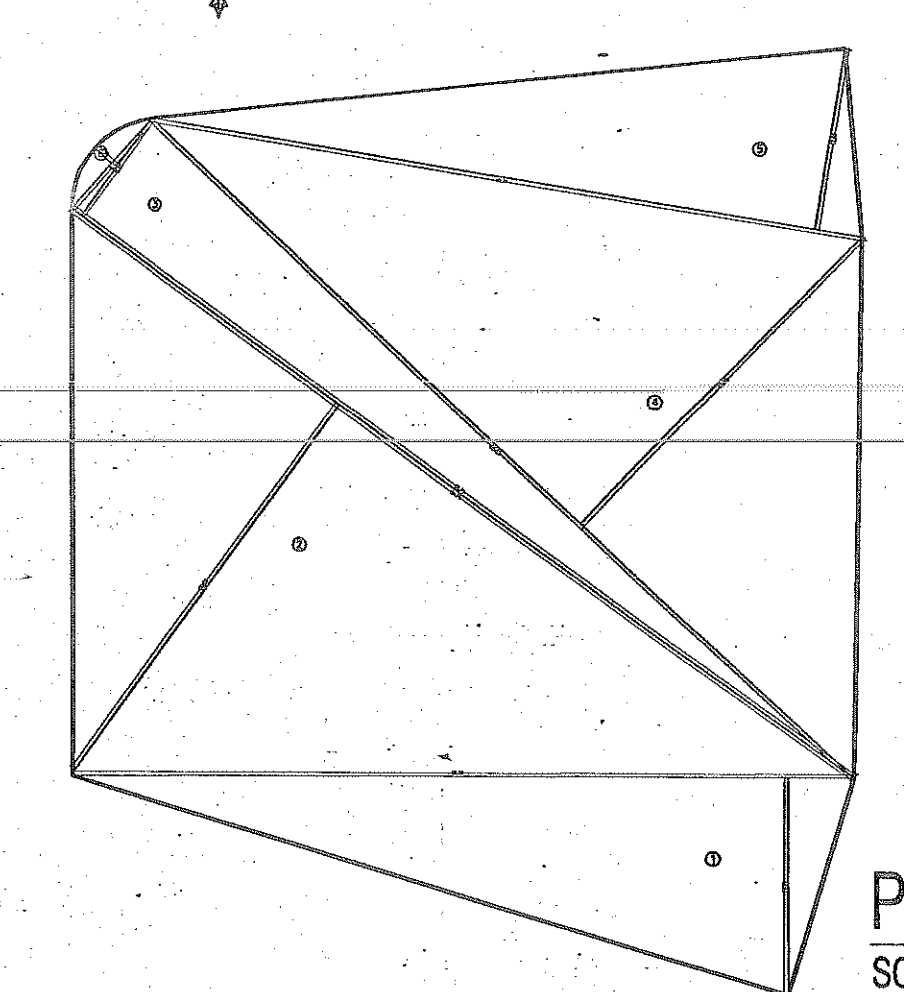
BIG CARS = 28 NOS
SMALL CARS = 76 NOS



SET BACK AREA DIAG
SCALE:1:500

ROAD SET BACK AREA	NO.	AREA (SQ. MTS.)	TOTAL ADDITION
1	1/2 X 9.89 X 3.11 X 1NO	= 15.38 SQ.MT.	
2	1/2 X 28.04 X 2.21 X 1NO	= 30.98 SQ.MT.	
3	1/2 X 49.45 X 3.34 X 1NO	= 82.58 SQ.MT.	
4	1/2 X 21.87 X 2.17 X 1NO	= 23.73 SQ.MT.	
5	1/2 X 8.2 X 1.75 X 1NO	= 7.37 SQ.MT.	
6	1/2 X 8.67 X 4.33 X 1NO	= 17.47 SQ.MT.	
TOTAL ADDITION		= 177.51 SQ.MT.	
DEDUCTIONS			
0	1/2 X 7.23 X 1.15 X 1NO	= 4.16 SQ.MT.	
TOTAL DEDUCTION		= 4.16 SQ.MT.	
TOTAL BUILT UP AREA [X - 11]		= 173.35 SQ.MT.	

LOCATION PLAN
SCALE 1:4000



FLAT AREA CALC.

1	1/2 X 52.25 X 14.61 X 1NO	= 381.69 SQ.MT.
2	1/2 X 64.71 X 30.55 X 1NO	= 987.89 SQ.MT.
3	1/2 X 64.71 X 8.07 X 1NO	= 261.10 SQ.MT.
4	1/2 X 64.40 X 26.99 X 1NO	= 869.08 SQ.MT.
5	1/2 X 48.01 X 12.31 X 1NO	= 295.50 SQ.MT.
6	2/3 X 8.13 X 1.56 X 1NO	= 8.46 SQ.MT.
TOTAL ADDITION		= 2803.72 SQ.MT.

SUMMARY

FLOOR	WING A	WING B	WING C	WING D	COMMERCIAL REHAB	COMMERCIAL SALE	TOTAL AREA
GROUND FLOOR	380.38 SQ.MT	269.70 SQ.MT	267.04 SQ.MT	1349.67 SQ.MT	188.49 SQ.MT	1538.16 SQ.MT	1275.88 SQ.MT
1ST FLOOR	380.38 SQ.MT	375.57 SQ.MT	415.55 SQ.MT	373.59 SQ.MT	104.04 SQ.MT	254.72 SQ.MT	1455.09 SQ.MT
2ND FLOOR	380.38 SQ.MT	183.63 SQ.MT	350.35 SQ.MT	380.38 SQ.MT			864.91 SQ.MT
3RD FLOOR	380.38 SQ.MT						380.38 SQ.MT
4TH FLOOR	380.38 SQ.MT						380.38 SQ.MT
5TH FLOOR	380.38 SQ.MT						380.38 SQ.MT
6TH FLOOR	380.38 SQ.MT						380.38 SQ.MT
7TH FLOOR	380.38 SQ.MT						380.38 SQ.MT
8TH FLOOR	380.38 SQ.MT						380.38 SQ.MT
9TH FLOOR	380.38 SQ.MT						380.38 SQ.MT
10TH FLOOR	380.38 SQ.MT						380.38 SQ.MT
11TH FLOOR	380.38 SQ.MT						380.38 SQ.MT
12TH FLOOR	380.38 SQ.MT						380.38 SQ.MT
13TH FLOOR	380.38 SQ.MT						380.38 SQ.MT
14TH FLOOR	380.38 SQ.MT						380.38 SQ.MT
15TH FLOOR	380.38 SQ.MT						380.38 SQ.MT
16TH FLOOR	380.38 SQ.MT						380.38 SQ.MT
17TH FLOOR	380.38 SQ.MT						380.38 SQ.MT
TOTAL	6328.40 SQ.MT	559.20 SQ.MT	685.25 SQ.MT	590.63 SQ.MT	1453.71 SQ.MT	443.21 SQ.MT	10058.40 SQ.MT

EXCESS REFUSE = 9.29 SQ.MT.
EXCESS WASTE CENTER = 8.84 SQ.MT.
TOTAL BUA = 10058.40 + 9.29 + 8.84 = 10076.52 SQ.MT.

COMP. FUNGIBLE FSI STATEMENT

USERS	PERMISSIBLE BUA EXCL. FUNGIBLE FSI	PERMISSIBLE BUA FUNGIBLE FSI	TOTAL PERMISSIBLE BUA INCL. FUNGIBLE FSI	REMARKS
RESIDENTIAL	7243.53	2535.23	9778.76	PERMISSIBLE
COMMERCIAL	1667.63	583.67	2251.30	
TOTAL RESIDENTIAL & COMMERCIAL	8911.16	3118.90	12030.06	
USERS	PROPOSED BUA EXCL. FUNGIBLE FSI	PROPOSED BUA FUNGIBLE FSI	TOTAL PROPOSED BUA INCL. FUNGIBLE FSI	PROPOSED
RESIDENTIAL	7199.06	980.54	8179.60	
COMMERCIAL	1667.63	229.29	1896.92	
TOTAL RESIDENTIAL & COMMERCIAL	8866.69	1209.83	10076.52	

FLAT CARPET AREA STATEMENT FOR PARKING PURPOSE ONLY.

PROPOSED FLOORS	FLAT NOS.	CARPET AREA UP TO 45 SQ.MTS.	CARPET AREA ABOVE 45 & BELOW 60 SQ.MTS.	CARPET AREA ABOVE 60 & BELOW 90 SQ.MTS.	CARPET AREA ABOVE 90 SQ.MTS.	TOTAL NOS. AREA IN OF FLAT.	TOTAL NOS. AREA IN OF FLAT.	TOTAL NOS. AREA IN OF FLAT.	TOTAL NOS. AREA IN OF FLAT.
WING A	FLAT NO. 1	1	48.04	-	-	1	48.04	-	-
	FLAT NO. 2	1	47.07	-	-	1	47.07	-	-
	FLAT NO. 3	1	47.37	-	-	1	47.37	-	-
	FLAT NO. 4	1	47.68	-	-	1	47.68	-	-
	FLAT NO. 5	1	47.90	-	-	1	47.90	-	-
	FLAT NO. 6	1	48.26	-	-	1	48.26	-	-
8TH FLOOR	FLAT NO. 1	1	48.04	-	-	1	48.04	-	-
	FLAT NO. 2	1	47.07	-	-	1	47.07	-	-
	FLAT NO. 3	1	47.37	-	-	1	47.37	-	-
	FLAT NO. 4	1	47.68	-	-	1	47.68	-	-
	FLAT NO. 5	1	47.90	-	-	1	47.90	-	-
	FLAT NO. 6	1	48.26	-	-	1	48.26	-	-
15TH FLOOR	FLAT NO. 1	1	48.04	-	-	1	48.04	-	-
	FLAT NO. 2	1	47.07	-	-	1	47.07	-	-
	FLAT NO. 3	1	47.37	-	-	1	47.37	-	-
	FLAT NO. 4	1	47.68	-	-	1	47.68	-	-
	FLAT NO. 5	1	47.90	-	-	1	47.90	-	-
	FLAT NO. 6	1	48.26	-	-	1	48.26	-	-
TOTAL NOS. OF FLAT.		98		1		60.53			

FLAT CARPET AREA STATEMENT FOR PARKING PURPOSE ONLY.

PROPOSED FLOORS	FLAT NOS.	CARPET AREA UP TO 45 SQ.MTS.	CARPET AREA ABOVE 45 & BELOW 60 SQ.MTS.	CARPET AREA ABOVE 60 & BELOW 90 SQ.MTS.	CARPET AREA ABOVE 90 SQ.MTS.	TOTAL NOS. AREA IN OF FLAT.	TOTAL NOS. AREA IN OF FLAT.	TOTAL NOS. AREA IN OF FLAT.	TOTAL NOS. AREA IN OF FLAT.
WING B	FLAT NO. 1	1	59.65	-	-	1	59.65	-	-
	FLAT NO. 2	1	59.99	-	-	1	59.99	-	-
	FLAT NO. 3	1	57.34	-	-	1	57.34	-	-
	FLAT NO. 4	1	58.03	-	-	1	58.03	-	-
	FLAT NO. 5	1	54.47	-	-	1	54.47	-	-
3RD FLOOR	FLAT NO. 1	1	58.03	-	-	1	58.03	-	-
	FLAT NO. 2	1	54.47	-	-	1	54.47	-	-
	FLAT NO. 3	1	59.65	-	-	1	59.65	-	-
	FLAT NO. 4	1	59.99	-	-	1	59.99	-	-
	FLAT NO. 5	1	57.34	-	-	1	57.34	-	-
TOTAL NOS. OF FLAT.		7				61.60			

FLAT CARPET AREA STATEMENT FOR PARKING PURPOSE ONLY.

PROPOSED FLOORS	FLAT NOS.	CARPET AREA UP TO 45 SQ.MTS.	CARPET AREA ABOVE 45 & BELOW 60 SQ.MTS.	CARPET AREA ABOVE 60 & BELOW 90 SQ.MTS.	CARPET AREA ABOVE 90 SQ.MTS.	TOTAL NOS. AREA IN OF FLAT.	TOTAL NOS. AREA IN OF FLAT.	TOTAL NOS. AREA IN OF FLAT.	TOTAL NOS. AREA IN OF FLAT.
WING C	FLAT NO. 1	1	61.60	-	-	1	61.60	-	-
	FLAT NO. 2	1	60.96	-	-	1	60.96	-	-
	FLAT NO. 3	1	60.58	-	-	1	60.58	-	-
1ST FLOOR	FLAT NO. 1	1	59.30	-	-	1	59.30	-	-
	FLAT NO. 2	1	61.60	-	-	1	61.60	-	-
	FLAT NO. 3	1	60.96	-	-	1	60.96	-	-
2ND FLOOR	FLAT NO. 1	1	59.35	-	-	1	59.35	-	-
	FLAT NO. 2	1	61.60	-	-	1	61.60	-	-
	FLAT NO. 3	1	60.96	-	-	1	60.96	-	-
TOTAL NOS. OF FLAT.		3				61.60			

FLAT CARPET AREA STATEMENT FOR PARKING PURPOSE ONLY.

PROPOSED FLOORS	FLAT NOS.	CARPET AREA UP TO 45 SQ.MTS.	CARPET AREA ABOVE 45 & BELOW 60 SQ.MTS.	CARPET AREA ABOVE 60 & BELOW 90 SQ.MTS.	CARPET AREA ABOVE 90 SQ.MTS.	TOTAL NOS. AREA IN OF FLAT.	TOTAL NOS. AREA IN OF FLAT.	TOTAL NOS. AREA IN OF FLAT.	TOTAL NOS. AREA IN OF FLAT.
WING D	FLAT NO. 1	1	59.30	-	-	1	59.30	-	-
	FLAT NO. 2	1	61.60	-	-	1	61.60	-	-
	FLAT NO. 3	1	60.96	-	-	1	60.96	-	-
	FLAT NO. 4	1	51.64	-	-	1	51.64	-	-
1ST FLOOR	FLAT NO. 1	1	59.30	-	-	1	59.30	-	-
	FLAT NO. 2	1	61.60	-	-	1	61.60	-	-
	FLAT NO. 3	1	60.96	-	-	1	60.96	-	-
	FLAT NO. 4	1	51.64	-	-	1	51.64	-	-
2ND FLOOR	FLAT NO. 1	1	59.30	-	-	1	59.30	-	-
	FLAT NO. 2	1	61.60	-	-	1	61.60	-	-
	FLAT NO. 3	1	60.96	-	-	1	60.96	-	-
	FLAT NO. 4	1	51.64	-	-	1	51.64	-	-
TOTAL NOS. OF FLAT.		3				61.60			

Approved subject to conditions mentioned in this office letter No. 19100D-1/571 dated 14/06/2020
 Engr. Bipin P. ...
 Maharashtra Housing & Area Development Authority

A. PROFORMA - A

NO.	DESCRIPTION	AREA (SQ. MTS.)
1	AREA OF PLOT	2803.72
2	DEDUCTIONS FOR ROAD SET BACK AREA	172.03
3	PROPOSED ROAD	-
4	ANY RESERVATION (SUB-PLOT)	-
5	% AMENITY SPACE AS PER DCR 5057 (SU) - PLOT	-
6	OTHER	-
TOTAL (1+2+3+4+5+6)		172.03
7	BALANCE AREA OF PLOT (1-2)	2631.69
8	DEDUCTION FOR 15% RECREATIONAL GROUND	-
9	NET AREA OF PLOT (3-4)	2631.69
10	ADDITIONS FOR FLOOR SPACE INDEX	-
11(a)	100% FOR LF ROAD (RESTRICTED TO 40% OR 80% OF B) ABOVE	172.03
12	100% FOR SET BACK (RESTRICTED TO 40% OR 80% OF B) ABOVE	2834.72
13	TOTAL (5+8+9+11)	3003.72
14	FLOOR SPACE INDEX PERMISSIBLE	3.00
15	F.S.I. CREDIT AVAILABLE BY DEVELOPMENT RIGHT	-
16	ADDITIONS FOR FLOOR SPACE INDEX	-
17	0.50 FSI AS PER DCR 32	-
18	% AS PER DCR 33 (5) JMHADA	-
19	PRO-RATA SHARE	500.00
20	PERMISSIBLE FLOOR AREA (7 X 8 + 9) PLUS 8 ABOVE	8911.16
21(a)	PROPOSED BUILT UP AREA OF WING A,B,C,D, RESIDENTIAL BUILDING, PROP. BLDG. UR	7199.06
21(b)	PROPOSED BUILT UP AREA OF COMM	1667.63
22	TOTAL PROPOSED BUILT UP AREA	8866.69

B. DETAILS OF RESIDENTIAL / NON RESIDENTIAL AREAS

NO.	DESCRIPTION	AREA (SQ. MTS.)
1	PURELY RESIDENTIAL BUILT UP AREA	7199.06
2	REMAINING NON-RESIDENTIAL BUILT UP AREA	1667.63
3	DETAILS OF FSI AVAILABLE AS PER DCR 31 (3)	-
4	FUNGIBLE BUILT UP AREA COMPONENT PROPOSED WIDE DCR 31(3) FOR PURELY RESIDENTIAL - OR (81 X 0.38)	980.54
5	FUNGIBLE BUILT UP AREA COMPONENT PROPOSED WIDE DCR 31(3) FOR NON-RESIDENTIAL - OR (82 X 0.38)	229.29
6	TOTAL FUNGIBLE BUILT UP AREA WIDE DCR 31(3) = (C1 + C2)	1209.83
7	TOTAL GROSS BUILT UP AREA PROPOSED (12 + C3)	10076.52
8	TENEMENT STATEMENT	-
9	PROPOSED AREA (ITEM A12 ABOVE)	-
10	LESS DEDUCTION OF NON-RES. AREA (COMMERCIAL)	-
11	AREA AVAILABLE FOR TENEMENT ((1) MINUS (1))	-
12	TENEMENT PERMISSIBLE (DENSITY OF TENEMENTS / RECTRE)	-
13	TENEMENT PROPOSED (WING A-WING B-WING C)	-
14	TENEMENT EXISTING	-
15	TOTAL TENEMENTS ON THE PLOT	-
16	TENEMENT STATEMENT	-
17	PARKING PROVIDED BY REGULATION FOR CAR	104.00
18	SCOOTER / M CYCLE OUTSIDES / VISITERS	-
19	PARKING PROVIDED FOR CAR	-
20	SCOOTER / M CYCLE OUTSIDES / VISITERS	-
21		