



D.P. RESERVATION AREA (GARDEN)		AREA OF PORTION CARVED OUT OF LAYOUT	
SURVEY NO.	AREA	SURVEY NO.	AREA
131A(PT)	325.07	131A(PT)	325.07
131A(PT)	41.46	131A(PT)	41.46
131A(PT)	52.77	131A(PT)	52.77
131A(PT)	473.95	131A(PT)	473.95
131A(PT)	40.74	131A(PT)	40.74
Total	944.99	Total	944.99

Proforma - I: Area Statement

No.	Area of plot	Permissible	Proposed
1	Area of plot	10 sq. mt.	10 sq. mt.
(a)	As per ownership document (7/12, CTS extract)	1,21,378.72	1,21,378.72
(b)	As per Triangulation Method (Physical Area in possession)	1,15,422.25	1,15,422.25
(c)	As per Conveyance	1,15,940.22	1,15,940.22
(d)	Carved Out area	672.00	672
(e)	(Minimum area of a, b, c to be considered) minus (d)	1,13,268.22	1,13,268.22
2	Deductions for		
(a)	Proposed D.P. / D.P. Road widening Area/Service Road/Highway widening	24,898.75	24,898.75
(b)	D.P. Reservation area (Garden)	966.21	966.21
(c)	D.P. Reservation area (Truck Terminals)	2,491.103	2,491.10
(Total a+b)		28,356.06	28,356.06
3	Balance area of plot (1-2)	84,912.16	84,912.16
4	Amenity Space (if applicable) (Not applicable as per 3.5.1 (vi))		
(a)	Required - (84912.16 x 5%)	4,245.61	4,245.61
(b)	Adjustment of 2.01 if any Area adjusted as per Reservation	1,095.24	1,095.24
(c)	Balance Proposed as per Earlier approval	3,150.87	3,150.87
5	Net Plot Area (3-4 (c))	81,761.79	81,761.79
6	Recreational Open Space (if applicable) (ROS)		
(a)	Required (10% of 5 Above)	8,176.18	8,176.18
(b)	Proposed	18,660.48	18,660.48
7	Internal Road area		
(a)	Plotable area (if applicable)		
9	Built up area with reference to Basic F.S.I. as per front road width 60 Mtr. (Sr. No. 5 as Basic FSI)	89,937.97	89,937.97
10	Addition of FSI on payment of premium		
(A)	Maximum permissible premium FSI - based on road width (1e) X 0.50	56,634.11	32,818.52
(B)	Proposed FSI on payment of premium		
11	In-situ FSI / TDR loading		
(A)	Maximum permissible In-Situ FSI/TDR - based on road width (1e) X 1.40	1,58,575.51	
(B)	Proposed In-situ FSI/TDR (refer table 2 & 3)	35,344.73	35,344.73
12	Additional FSI Area Over and above as per Reg. No. 4.1.1 of Notification No. TPS-1813/2007/CR-122/MCOEP/Kokan/DV/12/10-13, Dtd 25/01/2016 (Retained as per earlier approval vide No. 1972/2020-21 Dated - 02/12/2020) (Refer Table - 1)	53,017.30	53,017.30
13	Total entitlement of FSI in the proposal		
(a)	Total Entitlement (9 + 10(A)+11(A)) + 12	3,58,164.89	2,11,118.52
(b)	Existing BUA (Proposed to be retained As per DCR - 1995)	1,51,794.97	
(c)	Balance Permissible BUA for which Ancillary FSI is applicable (a-b)	2,06,369.92	
(d)	Permissible 60% or 80% Ancillary Commercial Ancillary (1662.49 X 80%)	1,329.99	
(e)	Residential Ancillary (2.06,369.92 - 1662.49 = 2,04,707.43 X 60%)	1,22,824.46	
(f)	Total Permissible ancillary (Commercial + Residential)	1,24,154.45	
(g)	Total Entitlement (a + (d) + (e) + (f))	4,82,319.34	
(h)	Total Proposed FSI (9 + 10(B)+11(B)) + 12		2,11,118.52
(i)	Ancillary Area FSI upto 60% or 80% with payment of charges. (refer table)		35,926.61
(j)	Total Permissible BUA at this stage (f + g)		2,47,045.13
14	Maximum utilization limit of F.S.I. (including potential Permissible as per Road width (As per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.6 or 1.8)	4.8/5/4.0	
15	Total Built-up Area in proposal. (excluding area at Sr. No. 17 (b))		
(A)	Existing Built-up Area (Proposed to be Retained)		
a	BLDG-2A (still + 1st & 2nd podium + 3rd to 23rd Floor)		6911.59
b	BLDG-2B (still + 1st & 2nd podium + 3rd to 23rd Floor)		7221.84
c	BLDG-2C (still + 1st & 2nd podium + 3rd to 23rd Floor)		5229.03
d	BLDG-2D (still + 1st & 2nd podium + 3rd to 23rd Floor)		4688.97
e	BLDG-3A (part still + 1st & 2nd podium + 3rd to 23rd Floor)		7634.94
f	BLDG-3B (part still + 1st & 2nd podium + 3rd to 23rd Floor)		6964.00
g	BLDG-4A (part still/G.R. + 1st & 2nd podium/G.R.) + 3rd to 23rd Floor		8551.18
h	BLDG-4B (part still/G.R. + 1st & 2nd podium/G.R.) + 3rd to 23rd Floor		8551.18
i	BLDG-4C (part still/G.R. + 1st & 2nd podium/G.R.) + 3rd to 23rd Floor		7671.88
j	BLDG-4D (part still/G.R. + 1st & 2nd podium/G.R.) + 3rd to 23rd Floor		7671.88
k	BLDG-5 (2nd Basement + 5th + 1st to 33rd Floor)		15587.95
l	BLDG-1A (part still + part gr. till to 33rd Floor)		11091.94
m	BLDG-1B (part still + part gr. till to 33rd Floor)		11244.31
n	School Bldg. (Gr. + 1st to 7th Floor)		4437.31
o	Temp (Ground Floor) Proposed		3832.64
p	Temp (Ground Floor) Proposed		65.15
q	Temp (Ground Floor) Proposed		1,51,794.97
(Approved Built up Area (As per UDCR - 2008))			
(i)	Bldg - 5 (34th & 35th Floor)		1,458.30
(ii)	Bldg - 9 (34th & 35th Floor)		5,360.57
(iii)	Bldg - 1 (34th to 35th Floor)		2,072.11
Total Approved BUA (As per UDCR - 2008) (i) + (ii) + (iii) + (q)			8,890.88
(C) Additional Built up Area now Proposed (As per 'P. Line')			
(i)	Bldg - 8 (Wing - B1, B2, C1 & C2) (Gr. to 40th Floor)		86,409.28
(ii)	Total BUA Proposed at this stage (a-h+k)		2,47,045.13
16	F.S.I. Consumed (15/1) (should not be more than serial No. 14 above.)		2.035
17	Area for inclusive Housing, if any (Not applicable)		

BUILT UP AREA STATEMENT

Building No.	As per DCR - 1995	As per DCR - 2008	Total
1	1,31,794.97	1,31,794.97	1,31,794.97
2	1,51,794.97	-	1,51,794.97
Total Existing BUA			1,51,794.97
Approved BUA (As per UDCR - 2008)			
Residential BUA (No. 5 (M+8) (8th Floor))	911.38	948.82	1,460.20
Residential BUA (No. 9 (34th to 35th Floor))	3,350.88	2,070.11	5,420.99
Residential BUA (No. 1 (34th & 35th Floor))	1,303.82	794.79	2,098.61
Total Approved BUA (As per UDCR - 2008) (1 + a + b + c)	5,566.08	3,813.72	9,379.80
Now Proposed BUA (As per UDCR - 2008)			
Commercial BUA (No. 1 (M+8) (8 & 9))	1,362.41	1,320.99	2,683.40
Residential BUA (No. 8 (M+8) (8 & 9))	53,195.50	11,281.80	64,477.30
Total Area Now Proposed (8 + c)	54,557.91	12,602.79	67,160.70
Total Proposed BUA (1 + a + b + c)	3,118.50	36,708.81	39,827.31
Total Permissible BUA (As per UDCR)	1,51,794.97	89,222.81	2,41,017.78
Balance BUA			1,89,220.81

PILOT AREA

Survey No.	Area as per 7/12 Extract	Area as per Conveyance/DA/POA/TDR Agreement	Area in D.P. Road
1101(PT)	661.00	661.00	-
1112(PT)	4,899.00	4,899.00	-
1122(PT)	921.00	921.00	-
1131(PT)	476.00	476.00	-
1137	480.00	480.00	-
1169	350.00	350.00	-
1172	300.00	300.00	-
1173	230.00	230.00	-
1174	300.00	300.00	-
1175	1,000.00	1,000.00	-
1176	1,540.00	1,540.00	-
1182	2,380.00	2,380.00	-
1183	2,380.00	2,380.00	-
1184	2,000.00	2,000.00	-
1185	400.00	400.00	-
1187	350.00	350.00	-
1216	900.00	900.00	-
1218	1,000.00	1,000.00	-
1219	350.00	350.00	-
1220	1,000.00	1,000.00	-
1221	1,000.00	1,000.00	-
1222	850.00	850.00	-
1223	18,425.00	18,425.00	-
1224	3,435.00	3,435.00	-
1225	70.00	70.00	-
1226	5,000.00	5,000.00	-
1227	3,900.00	3,900.00	-
1228	2,800.00	2,800.00	-
1229	1,200.00	1,200.00	-
1230	1,200.00	1,200.00	-
1231	1,200.00	1,200.00	-
1232	1,200.00	1,200.00	-
1233	1,200.00	1,200.00	-
1234	1,200.00	1,200.00	-
1235	1,200.00	1,200.00	-
1236	1,200.00	1,200.00	-
1237	1,200.00	1,200.00	-
1238	1,200.00	1,200.00	-
1239	1,200.00	1,200.00	-
1240	1,200.00	1,200.00	-
1241	1,200.00	1,200.00	-
1242	1,200.00	1,200.00	-
1243	1,200.00	1,200.00	-
1244	1,200.00	1,200.00	-
1245	1,200.00	1,200.00	-
1246	1,200.00	1,200.00	-
1247	1,200.00	1,200.00	-
1248	1,200.00	1,200.00	-
1249	1,200.00	1,200.00	-
1250	1,200.00	1,200.00	-
1251	1,200.00	1,200.00	-
1252	1,200.00	1,200.00	-
1253	1,200.00	1,200.00	-
1254	1,200.00	1,200.00	-
1255	1,200.00	1,200.00	-
1256	1,200.00	1,200.00	-
1257	1,200.00	1,200.00	-
1258	1,200.00	1,200.00	-
1259	1,200.00	1,200.00	-
1260	1,200.00	1,200.00	-
1261	1,200.00	1,200.00	-
1262	1,200.00	1,200.00	-
1263	1,200.00	1,200.00	-
1264	1,200.00	1,200.00	-
1265	1,200.00	1,200.00	-
1266	1,200.00	1,200.00	-
1267	1,200.00	1,200.00	-
1268	1,200.00	1,200.00	-
1269	1,200.00	1,200.00	-
1270	1,200.00	1,200.00	-
1271	1,200.00	1,200.00	-
1272	1,200.00	1,200.00	-
1273	1,200.00	1,200.00	-
1274	1,200.00	1,200.00	-
1275	1,200.00	1,200.00	-
1276	1,200.00	1,200.00	-
1277	1,200.00	1,200.00	-
1278	1,200.00	1,200.00	-
1279	1,200.00	1,200.00	-
1280	1,200.00	1,200.00	-
1281	1,200.00	1,200.00	-
1282	1,200.00	1,200.00	-
1283	1,200.00	1,200.00	-
1284	1,200.00	1,200.00	-
1285	1,200.00	1,200.00	-
1286	1,200.00	1,200.00	-
1287	1,200.00	1,200.00	-
1288	1,200.00	1,200.00	-
1289	1,200.00	1,200.00	-
1290	1,200.00	1,200.00	-
1291	1,200.00	1,200.00	-
1292	1,200.00	1,200.00	-
1293	1,200.00	1,200.00	-
1294	1,200.00	1,200.00	-
1295	1,200.00	1,200.00	-
1296	1,200.00	1,200.00	-
1297	1,200.00	1,200.00	-
1298	1,200.00	1,200.00	-
1299	1,200.00	1,200.00	-
1300	1,200.00	1,200.00	-
1301	1,200.00	1,200.00	-
1302	1,200.00	1,200.00	-
1303	1,200.00	1,200.00	-
1304	1,200.00	1,200.00	-
1305	1,200.00	1,200.00	-
1306	1,200.00	1,200.00	-
1307	1,200.00	1,200.00	-
1308	1,200.00	1,200.00	-
1309	1,200.00	1,200.00	-
1310	1,200.00	1,200.00	-
1311	1,200.00	1,200.00	-
1312	1,200.00	1,200.00	-
1313	1,200.00	1,200.00	-
1314	1,200.00	1,200.00	-
1315	1,200.00	1,200.00	-
1316	1,200.00	1,200.00	-
1317	1,200.00	1,200.00	-
1318	1,200.00	1,200.00	-
1319	1,200.00	1,200.00	-
1320	1,200.00	1,200.00	-
1321	1,200		