Form of Statement 1
(Sr. No. 9 (a) (iii))
Existing building(s) to be retained

SR.NO.	SUB PLOT	FLOOR NO.	PLINTH AREA	TOTAL FLOOR AREA OF EXISTING BUILDING	USE / OCCUPANCY OF FLOOR/S.
		(1)	(2)	(3)	(4)
1	RES.PLOT-1	WING - A	ST.+POD.+23FL.	365.07	7941.39 SQ.MT.	RESIDENTIAL
		WING - A	ST.+POD.+24FL.	314.87	7939.70 SQ.MT.	RESIDENTIAL
		WING - A	ST.+POD.+25FL.	314.87	7939.70 SQ.MT.	RESIDENTIAL
		WING - D	ST.+POD.+30FL.	365.07	7941.39 SQ.MT.	RESIDENTIAL
		TOTAL			31746.15 SQ.MT.	
2	RES. PLOT - 2	WING - B	ST/L.F + 18 FL.	203.16	4738.11 SQ.MT.	RESIDENTIAL
		WING - B	ST/L.F + 19 FL.	208.75	5037.53 SQ.MT.	RESIDENTIAL
		TOTAL			9775.63 SQ.MT.	
3	RES.PLOT- 4	WING - A	ST/L.F + 20 FL.	371.35	8253.52 SQ.MT.	RESIDENTIAL
		WING - B	ST/L.F + 20 FL.	273.40	6315.54 SQ.MT.	RESIDENTIAL
		WING - C	ST/L.F + 20 FL.	214.75	4868.58 SQ.MT.	RESIDENTIAL
		WING - D	S+ST. + 20 FL.	261.03	2935.70 SQ.MT.	RESIDENTIAL
		WING - E	ST/L.F + 20 FL.	213.56	894.3 + 4755.56	COMMERCIAL
		TOTAL			10777.22 SQ.MT.	
4	RES.PLOT - 5	WING - AB	ST.+POD.+22 FL.	617.32	13133.12 SQ.MT.	RESIDENTIAL
		WING - CD	ST.+POD.+23 FL.	627.14	15464.18 SQ.MT.	RESIDENTIAL
		WING - E	ST.+POD.+23 FL.	351.17	8315.37 SQ.MT.	RESIDENTIAL
		HDH	ST.+ 10 FL.	333.98	1851.91 SQ.MT.	RESIDENTIAL
		TOTAL			38965.48 SQ.MT.	
5	RES.PLOT-5	WING - A	ST.+POD.+30FL. GR.+1ST FL.	730.27	13088.82 SQ.MT.	RESIDENTIAL
					3725.25 SQ.MT.	COMMERCIAL
		WING - B	ST.+POD.+30FL. GR.+1ST FL.	355.54	6769.52 SQ.MT.	RESIDENTIAL
			GR. FL. ONLY		126.21 SQ.MT.	COMMERCIAL
		WING - C	ST.+POD.+30FL. GR.+1ST FL.	732.12	13138.76 SQ.MT.	RESIDENTIAL
					389.84 SQ.MT.	COMMERCIAL
		WING - E	ST.+POD.+30FL.	568.33	13719.52 SQ.MT.	RESIDENTIAL
		WING - F	ST.+POD.+30FL.	568.33	13581.04 SQ.MT.	RESIDENTIAL
		WING - G	ST.+POD.+30FL.	568.33	13581.04 SQ.MT.	RESIDENTIAL
		WING - H	ST.+POD.+30FL.	568.33	13716.74 SQ.MT.	RESIDENTIAL
		WING - I	ST.+POD.+30FL. GR. + 2ND FL.	641.93	15335.11 SQ.MT.	RESIDENTIAL
					1408.98 SQ.MT.	COMMERCIAL
		WING - J	ST.+POD.+30FL. GR. + 2ND FL.	541.41	12741.61 SQ.MT.	RESIDENTIAL
					1859.11 SQ.MT.	COMMERCIAL
		WING - K	ST.+POD.+30FL. GR. + 2ND FL.	608.39	14247.02 SQ.MT.	RESIDENTIAL
					1844.07 SQ.MT.	COMMERCIAL
		TOTAL			145,000.69 SQ.MT.	
6	RES.PLOT - 7	BLDG.NO-1	LB+GB+ST.+20 FL.	648.50	13427.46 SQ.MT.	RESIDENTIAL
7	SCHOOL PLOT-1	SCHOOL BLDG.	B + ST.+7 FL.	1858.77	8057.75 SQ.MT.	CAR PARKING

HANDOVER AREA NOT CONSIDERED FOR F.S.I.		
1 HANDOVER AREA UNDER TDR/CONCESSION RESERVATION	TMC BLDG.	24477.97 SQ.MT.
2 HANDOVER AREA HDH UNDER HDH RESERVATION	HDH PHASE-I BLDG. (15% FSI AT ground)	2844.00 SQ.MT.
	HDH PHASE-II BLDG. (5% FLAT)	3630.49 SQ.MT.
3 HANDOVER AREA UNDER FIRE STATION	RES. BLDG + COMM. BLDG	1013.97 SQ.MT.
4 TOTAL HANDOVER BUILT UP AREA		32116.43 SQ.MT.

SOCIAL HOUSING BLDG. H.O. BUILT UP AREA DETAIL — **SOCIAL HOUSING PLOT**

SR. NOS.	WING	NO OF FLOOR	BLDG. HEIGHT	TOTAL BUILT UP AREA AS PER A.LINE	NO. OF TENEMENTS
1	A	GST + 31ST FLOOR	96.60 M	16313.22 SQ.MT.	393 NOS.
2	B	GST + 23RD FLOOR	72.10 M	8484.34 SQ.MT.	193 NOS.
3	C	GST + 31ST FLOOR	96.60 M	16718.82 SQ.MT.	393 NOS.
H3+3	TOTAL PROPOSED SOCIAL HOUSING BLDG. FLOOR BUILT UP AREA			39,540.68 SQ.MT.	796 NOS.

SOCIAL HOUSING BLDG. H.O. CONSTRUCTION AREA DETAIL — **SOCIAL HOUSING PLOT**

SR. NOS.	DESCRIPTION	TOTAL BUILT UP AREA AS PER P.LINE	NO. OF TENEMENTS
1	SOCIAL HOUSING BLDG. A, B & C BUILT UP AREA	39,540.68 SQ.MT.	795 NOS.
2	SOCIAL HOUSING BASEMENT AREA	5,910.34 SQ.MT.	
3	TOTAL SOCIAL HOUSING CONSTRUCTION AREA (1 + 2)	44,533.02 SQ.MT.	795 NOS.

PARKING STATEMENT (SOCIAL HOUSING PLOT)

SR. NOS.	DESCRIPTION	NO. OF TENEMENT	NO. OF CAR PARKING	NO. OF TWO WHEELER
1	For every two tenements with each tenement having carpet area less than 30 Sq.m. 8 CAR PARKING SPACE FOR 2 FLAT 2 TWO WHEELER PARKING SPACE FOR 2FLAT	428 NOS	N/A	428 NOS
2	For every two tenements with each tenement having carpet area less than 45 Sq.m. but more than 30 sq.m. 1 CAR PARKING SPACE FOR 2 FLAT 2 TWO WHEELER PARKING SPACE FOR 2FLAT	300 NOS	150 NOS	300 NOS
3	For every two tenements with each tenement having carpet area equal to or above 45 sq.m. but less than 60 sq.m. 1 CAR PARKING SPACE FOR 2 FLAT 2 TWO WHEELER PARKING SPACE FOR 2FLAT	62 NOS	31 NOS	62 NOS
4	TOTAL (1 + 2 + 3)	544 NOS	181 NOS	790 NOS
5	5% VISITORS PARKING (4 x 5%)		9 NOS.	40 NOS
6	624 NOS.TWO WHEELER PARKING CONVERTED TO CAR PARKING AT RATIO OF 6 NOS. TWO WHEELERS FOR 1 CAR PARKING		104 NOS.	LESS - 624 NOS
7	RESIDENTIAL PARKING REQUIRED (4 + 5 + 6)		294 NOS.	206 NOS.
8	TOTAL PARKING PROVIDED		294 NOS.	206 NOS.

PARKING STATEMENT — RESI. SUB PLOT-8A

SR. NOS.	DESCRIPTION	NO. OF TENEMENT	NO. OF CAR PARKING	NO. OF TWO WHEELER
1	For every two tenements with each tenement having carpet area less than 30 Sq.m. but less than 60 sq.m. 2 CAR PARKING SPACE FOR 2 FLAT 2 TWO WHEELER PARKING SPACE FOR 2FLAT	1148 NOS	574 NOS	1148 NOS
2	For every two tenements with each tenement having carpet area equal to or above 60 sq.m. but less than 150 sq.m. 1 CAR PARKING SPACE FOR 1 FLAT 1 TWO WHEELER PARKING SPACE FOR 1 FLAT	210 NOS	210 NOS	210 NOS
3	TOTAL (1 + 2)	1358 NOS	784 NOS	1358 NOS
4	7% VISITORS PARKING (3 x 7%)		55 NOS.	68 NOS
5	30% ADDITIONAL CAR PARKING FREE OF FSI (3 x 30%)		392 NOS.	
6	1423 NOS.TWO WHEELER PARKING CONVERTED TO CAR PARKING AT RATIO OF 6 NOS. TWO WHEELERS FOR 1 CAR PARKING		237 NOS.	LESS-1423 NOS
7	RESIDENTIAL PARKING REQUIRED (3 + 4 + 5)		1393 NOS.	54 NOS
8	RETAIL CARPET AREA (AS PER UDCPR 2020) 2 CAR PARKING FOR CARPET 100.0 SQ.MT 1 TWO WHEELER PARKING FOR 100.0 SQ.MT	878.34 M²	18 NOS.	54 NOS.
9	40 NOS. TWO WHEELER PARKING CONVERTED TO CAR PARKING AT RATIO OF 6 NOS. TWO WHEELERS FOR 1 CAR PARKING		08 NOS.	LESS - 48 NOS
10	COMMECIAL PARKING REQUIRED (8 + 9)		26 NOS.	06 NOS
11	RESIDENTIAL + COMMECIAL PARKING REQUIRED (7 + 10)		1393 NOS.	10 NOS
12	TOTAL PARKING PROVIDED (WITH 30% ADDITIONAL PARKING)		1463 NOS.	10 NOS
13	LOADING UNLOADING PARKING	878.34 M²	1 NOS.	1 NOS

PARKING STATEMENT

NEW PARKING NORMS

	AREA IN SQ.MT.	NO. OF CAR PARKING	NO. OF TWO WHEELER
1 PARK FOR EVERY 500.00 SQ.MT	121.94 SQ.MT.	4 NOS.	284 NOS.
1 TWO WHEELER PARK FOR EVERY CLASS ROOM AUDITORIUM 1,2,3,5 (1,161 + 1,161) + AUDITORIUM 1,2,3,5 (467 + 1,161) + 900.92 SQ.MT. = 5,103.84 SQ.MT.	74 NOS.		284 NOS.
AUDITORIUM 4 (seats for 11 seats and 2 wheeler parking room for 11 seats	132 NOS.	13 NOS.	13 NOS.
TOTAL PARKING REQUIRED		17 NOS.	309 NOS
TOTAL PARKING PROVIDED		17 NOS.	309 NOS

SCHOOL PLOT - 1(M.P-485/S.S-3)

SR. NOS.	DESCRIPTION	REQUIRED AREA IN SQ.MT.	PROPOSED AREA IN SQ.MT.
1	PLOT AREA	3919.19	7844.74
2	BUILT-UP AREA	1014.46	1018.46 (I.E. IN 3 SHIFT 1014.46 SQ.MT. + IN 2 SHIFT 670.31 SQ.MT. (NOTE-2) WITH 34 % 3 SHIFT 1014.46 SQ.MT. + 670.31 SQ.MT. = 1684.77 SQ.MT.)
3	PG PROVIDED FOR SCHOOL	3920.00 (I.E. 50% OF PLOT AREA 7844.74 SQ.MT.) (NOTE-1) WHICH IS PERMISSIBLE BY GOVERNMENT OF MAHARASTRA UNDER G.R. DEVELOPMENT WISE TOTAL TP/4227/MNCR-37/2020/12 DATED- 23/12/2019	4396.00 (WITHIN SCHOOL PLOT) AND REMAINING 476 SQ.MT. IN ADJACENT PG PLOT NO. 6 (PARK)

COMMERCIAL PARKING STATEMENT

PLOT	FSI	REGULATION		MUNICIPAL PARKING REQD.	
		CAR	2 WHEELER	CAR	2 WHEELER
COMMERCIAL PLOT-2 4251.65	3000.00	1 NO. FOR EVERY 100 SQ.MT. CARPET AREA	3 NOS. FOR EVERY 100 SQ.MT. CARPET AREA	50	250

PARKING STATEMENT — RESI. PLOT - 1 / RESI. PLOT - 2 / RESI. PLOT - 4 / RESI. PLOT - 5 / RESI. PLOT - 6 / RESI. PLOT - 7

OLD PARKING NORMS	NO. OF TENEMENT	NO. OF CAR PARKING	NO. OF TWO WHEELER	NO. OF TENEMENT	NO. OF CAR PARKING	NO. OF TWO WHEELER	NO. OF TENEMENT	NO. OF CAR PARKING	NO. OF TWO WHEELER	NO. OF TENEMENT	NO. OF CAR PARKING	NO. OF TWO WHEELER	NO. OF TENEMENT	NO. OF CAR PARKING	NO. OF TWO WHEELER	NO. OF TENEMENT	NO. OF CAR PARKING	NO. OF TWO WHEELER
BELOW 50.00 SQ.MT. PARKING NOT NEED													110 NOS.	55 NOS.				
1 TENEMENTS HAVING BUILT UP AREA ABOVE 50 SQ.MT. BUT NOT EXCEEDING 80 SQ.MT. 1 PARKING SPACE FOR EACH																		
1 TENEMENTS HAVING BUILT UP AREA ABOVE 80 SQ.MT. BUT NOT EXCEEDING 100 SQ.MT. 1 PARKING SPACE FOR EACH	256 NOS.	128 NOS.	N.A.	55 NOS.	28 NOS.	N.A.												
1 TENEMENTS HAVING BUILT UP AREA ABOVE 100 SQ.MT. 1 PARKING SPACE FOR EACH	216 NOS.	216 NOS.	N.A.	34 NOS.	34 NOS.	N.A.												
1 TENEMENTS HAVING BUILT UP AREA (RESIDENTIAL)		33 NOS.			6 NOS.									55 NOS.				
PARKING REQUIRED		344 NOS.	N.A.		34 NOS.	N.A.								55 NOS.	110 NOS.			
NEW PARKING NORMS																		
BELOW 50.00 SQ.MT. PARKING NOT NEED							8 NOS.			8 NOS.	N.A.	N.A.						
1 TENEMENTS HAVING BUILT UP AREA ABOVE 50 SQ.MT. BUT NOT EXCEEDING 80 SQ.MT. 1 PARKING SPACE FOR EACH							31 NOS.	31 NOS.	31 NOS.				55 NOS.	55 NOS.	110 NOS.			
1 TENEMENTS HAVING BUILT UP AREA ABOVE 80 SQ.MT. BUT NOT EXCEEDING 100 SQ.MT. 1 PARKING SPACE FOR EACH							200 NOS.	200 NOS.	200 NOS.	440 NOS.	440 NOS.	440 NOS.	1320 NOS.	1320 NOS.	2134 NOS.	214 NOS.	214 NOS.	214 NOS.
1 TENEMENTS HAVING BUILT UP AREA ABOVE 100 SQ.MT. 1 PARKING SPACE FOR EACH													330 NOS.	330 NOS.	495 NOS.	33 NOS.	33 NOS.	33 NOS.
EXISTING SAKET BALCONI ROAD													670.00					
10% PISTORIS PARKING		12 NOS												55 NOS.				
PARKING REQUIRED		228 NOS.											330 NOS.	385 NOS.	495 NOS.	33 NOS.	33 NOS.	33 NOS.
⁄4TH. AREA							31 nos.	31 NOS.	12 NOS.				220 ST. NOS.	110 NOS.	165 NOS.			
1 TENEMENTS HAVING BUILT UP AREA IN EXCESS OF 4/3RD (133.33 SQ.MT.) TWO WHEELER PARKING FOR 4/3 SQ.MT.													440 SQ. NOS.	220 NOS.	330 NOS.			
1 TENEMENTS HAVING BUILT UP AREA UP TO 1/3RD EXCESS AREA (44.44 SQ.MT.) TWO WHEELER PARKING FOR 1/3 SQ.MT.							62 NOS.	31 NOS.	62 NOS.				110 NOS.	55 NOS.	110 NOS.			
COMMERCIAL PARKING REQUIRED																		
RESIDENTIAL +COMM. PARKING REQUIRED	344 NOS.	216 NOS.		11 NOS.			19 NOS.	17 NOS.		440 NOS.	220 NOS.		990 NOS.	440 NOS.	715 NOS.			
TOTAL PARKING PROVIDED	256 NOS.	217 NOS.		11 NOS.			106 NOS.	106 NOS.		440 NOS.	220 NOS.		990 NOS.	440 NOS.	715 NOS.			

PROPOSED WING - D & L SUMMARY (UDCPR)

WING	NO OF FLOOR	TOTAL GROSS B/UP AREA AS PER P - LINE AREA	NO. OF TENEMENTS
D	ST+ 4 FOD + 41 FLOOR	24523.99 SQ.MT.	284 NOS.
L	ST/L.F + 4 FOD + 41 FLOOR	29817.29 SQ.MT.	320 NOS.
TOTAL BUP AREA		54,340.29 SQ.MT.	574 NOS.

PARKING STATEMENT (SUB PLOT-6 -WING D & L (AS PER UDCPR)

SR. NOS.	DESCRIPTION	NO. OF TENEMENT	NO. OF CAR PARKING	NO. OF TWO WHEELER
1	For every two tenements with each tenement having carpet area less than 60 Sq.m. but not more than 30 sq.m. 1 CAR PARKING SPACE FOR 2 FLAT 1 TWO WHEELER PARKING SPACE FOR 2FLAT	574 NOS	- 287 NOS	1435 NOS
2	TOTAL (1)	574 NOS	287 NOS	1435 NOS
3	5% VISITORS PARKING (2 x 5%)		14 NOS.	72 NOS
4	50% ADDITIONAL CAR PARKING FREE OF FSI (2 x 50%)		143 NOS.	LESS- 358 NOS
5	785 NOS. TWO WHEELER PARKING CONVERTED TO CAR PARKING AT RATIO OF 6 NOS. TWO WHEELERS FOR 1 CAR PARKING			
6	RESIDENTIAL PARKING REQUIRED (3 + 4 + 5)		288 NOS.	849 NOS.
7	TOTAL PARKING PROVIDED		288 NOS.	852 NOS.

SUMMARY AS PER UDCPR 2020 — **RESI. SUB PLOT-8**

WING	NO OF FLOOR	TOTAL GROSS B/UP AREA AS PER P - LINE AREA	BASE FSI	ANCILLARY FSI IN SQ.MTRS.	NO. OF TENEMENTS
A	3 BASE+ST.+45 +RECREATION FL.	28970.42 SQ.MT.	17850.43	10597.45	282 NOS.
B	3 BASE+ST.+45 +RECREATION FL.	28239.98 SQ.MT.	17850.43	10597.45	282 NOS.
C	3 BASE+ST.+45 +RECREATION FL.	28654.92 SQ.MT.	17850.43	11223.85	310 NOS.
A+B+C	DRIVER ROOM	62.83			
	SANITARY BLOCK	28.14			
	SOCIETY OFFICE CUM LETTER BOX	95.19	664.16 SQ.MT.	427.60	256.56
	B.M.S. ROOM	36.39			
	ENTRANCE LOBBY	91.78			
	FITNESS CENTER & CRECHE	307.24			
	TOTAL FOR SWIMMING POOL	17.43			
TOTAL		87,854.30 SQ.MT.	54,998.98	33,845.40	1019 NOS.

PARKING STATEMENT — RESI. SUB PLOT-8

SR. NOS.	DESCRIPTION	NO. OF TENEMENT	NO. OF CAR PARKING
1	For every two tenements with each tenement having carpet area less than 42 Sq.m. but not more than 30 sq.m. 1 CAR PARKING SPACE FOR 2 FLAT 1 TWO WHEELER PARKING SPACE FOR 2FLAT	184 NOS	92 NOS	184 NOS
2	For every two tenements with each tenement having carpet area equal to or above 42 sq.m. but less than 60 sq.m. 1 CAR PARKING SPACE FOR 1 FLAT 1 TWO WHEELER PARKING SPACE FOR 1FLAT	918 NOS	469 NOS	3540 NOS
3	For every tenement having carpet area equal to or above 60 sq.m. but less than 150 sq.m. 2 CAR PARKING SPACE FOR 1 FLAT 2 TWO WHEELER PARKING SPACE FOR 1FLAT	57 NOS	57 NOS	111 NOS
4	TOTAL (1 + 2 + 3)	1019 NOS	618 NOS	2335 NOS
5	5% VISITORS PARKING (4 x 5%)		30 NOS.	39 NOS.
6	50% ADDITIONAL CAR PARKING FREE OF FSI (4 x 50%)		264 NOS.	264 NOS.
7	2640 NOS. TWO WHEELER PARKING CONVERTED TO CAR PARKING AT RATIO OF 4 NOS. TWO WHEELERS FOR 1 CAR PARKING		660 NOS.	LESS-2640 NOS
8	RESIDENTIAL PARKING REQUIRED (4 + 5 + 7)		894 NOS.	398 NOS.
9	TOTAL PARKING PROVIDED		1191 NOS.	398 NOS.

SUMMARY AS PER UDCPR 2020 — **RESI. SUB PLOT-8A**

BLDG.	NO OF FOOR	BLDG. HEIGHT	TOTAL GROSS B/UP AREA AS PER P - LINE AREA A + B	TOTAL GROSS B/UP AREA AS PER P - LINE AREA RESIDENTIAL	TOTAL GROSS B/UP AREA AS PER P - LINE AREA COMMERCIAL	NO. OF TENEMENTS
WING - A	4 B+GST.+43 +SERVICE FL. +RECREATION FL.	174.55 M	45,005.89 SQ.MT.	44,972.31 SQ.MT.	33.58 SQ.MT.	520 NOS.
WING - B	4 B+GST.+43 +SERVICE FL. +RECREATION FL.	174.55 M	46,643.57 SQ.MT.	46,310.09 SQ.MT.	334.57 SQ.MT.	539 NOS.
WING - C	4 B+GST.+44 +SERVICE FL. +RECREATION FL.	174.55 M	35,959.53 SQ.MT.	35,908.83 SQ.MT.	—	318 NOS.
TOTAL			1,31,558.39 SQ.MT.	1,29,001.24 SQ.MT.	957.15 SQ.MT.	1358 NOS.
BASE FSI			75,967.63 SQ.MT.	75,375.79 SQ.MT.	591.75 SQ.MT.	
ANCILLARY FSI			45,650.86 SQ.MT.	45,225.46 SQ.MT.	425.40 SQ.MT.	

AREA STATEMENT

S.NO.	DESCRIPTION	PLOT AREA	NO. OF BLDG	NO. OF TENEMENTS	NO. OF FLOORS	RESIDENTIAL	COMMERCIAL	ANCILLARY RES.90%	ANCILLARY COMM.50%	TOTAL WITH ANCILLARY FSI
										AREA IN SQ.MT.
	EXISTING AS PER OLD DCR					31744.15				31744.15
1	RESIDENTIAL PLOT-1	11457.37	4	410	ST.+POD.+23FL.	7757.65				7757.65
2	RESIDENTIAL PLOT-2	4277.17	2	106	ST.+POD.+23FL.					
3	RESIDENTIAL PLOT-3	7000.00	1	306	ST.+POD.+20FL.	16082.81	694.41			16777.22
4	RESIDENTIAL PLOT-4	14637.50	1	512	ST.+POD.+20FL.	32083.46				33253.46
			1	64	ST.+POD.+15FL.					
			1	44	ST.+POD.+10FL.					
5	RESIDENTIAL PLOT-5	40349.27	3	411	ST.+4POD+20FL.	134377.55	5691.54			140069.09
			2	1488	ST.+4POD+20FL.					
6	RESIDENTIAL PLOT-7	4272.50	1	224	2BASE+ST.+23FL.	13437.63				13437.63
7	SCHOOL PLOT-1	7844.74	1	1	BASE+GR.+2FL.		8057.75			8057.75
A	TOTAL (1 + 2 + 3 + 4 + 5 + 6 + 7)	89	2937			2,36,873.56	14,443.67			2,51,318.67
A	PROPOSED AS PER UDCPR 2020									
1	RESIDENTIAL PLOT-8	2	574		ST.+4POD+41FL.	33962.68	31377.61			54340.29
2	RESIDENTIAL PLOT-8A	11606.00	3	1019	3B+ST.+4POD+41FL. & RESIDENTIAL FL.	54008.99	32945.40			87854.39
3	RESIDENTIAL PLOT-8A	29420.26	3	1358	4B+GST.+43FL. +SERVICE FL. +RECREATION FLOOR	75,375.79	45225.46			1,20,601.24
4	SOCIAL HOUSING PLOT	7004.00	2	610	B+GST.+41FL.	53,623.29	331.75	425.40		957.15
5	COMMERCIAL PLOT-2	9081.00	1	185	GR. + 1 FL.	5000.00				5000.00
TOTAL			12	3761		1,64,241.65	98,543.47	425.40		2,68,753.07

SOCIAL HOUSING AREA STATEMENT (CLAUSE 14.1.1.9)

1	NET GROSS AREA FOR FSI FOR HDH CONSIDERED	4,41,826.81 SQ.MT.
2	60% RESIDENTIAL AS PER CLAUSE 14.1.17 (iv) OF ITP (4,41,826.81 X 60%)	2,64,719.09 SQ.MT.
3	15% SOCIAL HOUSING AS PER CLAUSE 14.1.9 (iii) OF ITP	39,748.41 SQ.MT.

SOCIAL HOUSING PROPOSED AREA STATEMENT

1	SOCIAL HOUSING COMPONENT PROPOSED AGAINST EARLIER APPROVED AREA	19,362.66 SQ.MT.	
2	SOCIAL HOUSING COMPONENT PROPOSED AGAINST NEWLY PROPOSED BUILT UP AREA 15% OF 1,29,065.65 SQ.MT.	19,362.85 SQ.MT.	
3	REGD. SOCIAL HOUSING BUILT UP AREA	38,725.70 SQ.MT.	
	DESCRIPTION	EWS/LIG AREA IN SQ.MT.	REMARK
	SOCIAL HOUSING BUILT UP AREA AS PER NEW PROPOSED BUILT UP AREA (EWS/LIG/AFFORDABLE HOUSING)	38,585.43	AREA PROPOSED FOR SOCIAL HOUSING
	RENTAL HOUSING TO BE SOLD BY DEVELOPER	13,030.48	13% OF 39,485.43
	LIG FOR MHADA HOUSING (75%) MHADA ALLOTTEE	19,342.775	75% OF 39,085.43 X 33
	EWS FOR MHADA HOUSING (25%) MHADA ALLOTTEE	6,514.24	25% OF (39,085.43 X 25%)
	PROPOSED SOCIAL HOUSING BUP AREA (WING-A+B+C)	38542.85 SQ.MT.	

50% PROV. HDH SUMMARY

PERMI. R.B.H. AREA	53081.20 SQ.MT.
DEMERIT	21% =6677
NO OF TENEMENTS	931 NOS.
REGD. FLAT AS PER 50%	350 NOS.
PROVIDED FLAT	352 NOS.
EXCESS	NO OF FLAT
G.I.H. BLDG. 50% FLAT PROVIDED	352 NOS.
HDH PHASE-I + HDH PHASE-II (RESPLOT-2)	282 NOS.
WING-B (SOCIAL HOUSING PLOT)	70 NOS.
TOTAL (282 + 70)	352 NOS.
25% HANDING OVER TO T.M.C. (H.O.H. RESERVATION)	
HDH PLOT AREA IN MAYDOT	= 53081.20 SQ.MT.
LESS 15% TO AREA	= 7962.18 SQ.MT.
NET HDH AREA	= 53081.20 SQ.MT.
FSI PERMISSIBLE	= 1.00
PERMISSIBLE HDH AREA	53081.20 SQ.MT.
25% FLAT HANDO OVER TO TMC OF PERM. HDH AREA	
53081.20 X 25%	= 6700.00 SQ.MT.
HDH PHASE-I BLDG. HANDOVER BUILT UP AREA AS PER HDH PHASE-I A.R.W.S.P.	3844.00 SQ.MT.
HDH PHASE-II BLDG. HANDOVER BUILT UP AREA (TEN FLAT &1/3 SHOP AREA = 634.49 SQ.MT.)	3633.49 SQ.MT.
TOTAL HDH HANDOVER BUILT UP AREA	= 6700.49 SQ.MT.
HDH PHASE-I + PHASE-II	
HDH RESID. NOS OF FLAT = 6700.07 / AVG. SLAT SQ.MT. =	278 NOS
PROVIDED BLDG.WISE TO TMC AREA	
BLDG. NO.	NO OF FLAT
1-B.G.+Stilt+ Typical floor (G.+21)	197 NOS
HDH PHASE-I (PHASE-I) (G.+15)	197 NOS
HDH PHASE-I (PHASE-II) (GR. + 1ST FL.)	278 NOS
TOTAL HAND OVER FLAT	278 NOS

30% HANDING OVER TO T.M.C. (TOWNCENTRE RESERVATION)

1	TOTAL PLOT AREA OF TOWNCENTRE	= 1,89,091.56 SQ.MT.	
2	SUB PLOT-1 & 2 DEVELOPED UNDER TOWNCENTRE AS PER EARLIER POLICY & AS PER APPENDIX-'P' OF REG.46 OF DCR	= 59,152.85 SQ.MT.	
3	BALANCE PLOT AREA UNDER TOWNCENTRE (1 - 2)	= 1,74,686.72 SQ.MT.	
4	REGD. 30% CONSTRUCTION AREA HANDOVER TO TMC	= 52,405.62 SQ.MT.	(A)
	(1,74,686.72 X 30%)		
5	PROP. 30% CONSTRUCTION AREA HANDOVER TO TMC	= 52,405.62 SQ.MT.	(A)

DEVELOPMENT OF 2% AMENITY PLOT AS PER REGULATION 7.3 TABLE 7.1 (E) AS PER TMC'S REQUIREMENT

1	MAXIMUM BUILT UP AREA POTENTIAL PERMISSIBLE @ 1.5 AS PER CLAUSE 2 OF TABLE 7.1 OF 'UDCPR 2020'	AREA OF PLOT = 8,551.91 SQ.MT. 26944.55 SQ.MT.	(B)
2	TENURE MAXIMUM PERMISSIBLE B/UP AREA PROPOSED FOR HANDOVER TO TMC	A + B = 35,496.46 SQ.MT.	
3	PROPOSED AMENITY PLOT AREA	12,450.00=B944.43 + 11,994.15 SQ.MT.	
4	PROPOSED CONSTRUCTION AREA OF TMC HANDOVER BLDG.	80,211.73 SQ.MT.	

TMC HANDOVER NET BUILT UP AREA STATEMENT

SUB PLOT	SUB PLOT AREA IN SQ.MT.	BLDG.	FLOORS	AREA H.O. TO TMC AREA IN SQ.MT.
TMC PLOT-1	12000.00	BLDG-1	G +15 FL.	39351.00
		BLDG-2	G +13 FL.	27557.85
		BLDG-3	G + 3 FL.	2694.65
AMENITY PLOT	9551.51	BLDG-4	B+LOWER GR.+ UPPER GR. FL.	4323.67
TOTAL	21551.51			74,127.97

TMC HANDOVER PLOT DETAILS

SR.NO.	SUB PLOT	SUB PLOT AREA IN SQ.MT.
1	TMC PLOT-1	12000.00
2	AMENITY PLOT	9551.51
3	TOTAL	21551.51

TYPE OF USER

		PLOT AREA IN SQ.MT.
1	COMMERCIAL PLOT-1	
	1) PUBLIC & SEMI PUBLIC FACILITIES, TOWN HALL, AUDITORIUM, LIBRARY	16598.00
	2) ECONOMIC ACTIVITIES- MARKET, MULTIPLEX, MALL, INFORMATION TECHNOLOGY, HOSPITALS, STAR CATEGORY HOTELS, CONVENTION CENTERS, CINEMAHALL, RECREATION CENTER	
	3) TOTAL COMMERCIAL AREA (4+5)	37960.00
2	COMMERCIAL PLOT-2	
	1) ECONOMIC ACTIVITIES- MARKET, MULTIPLEX, MALL, INFORMATION TECHNOLOGY, HOSPITALS, STAR CATEGORY HOTELS, CONVENTION CENTERS, GYMKHANA, RECREATION CENTER	
	2) TOTAL COMMERCIAL AREA (4+5+6)	3,338.00
3	SCHOOL PLOT - 1 (RESERVATION)	7,844.74
4	TMC PLOT - 1	12,000.00
5	2% AMENITY PLOT	8,551.51
7	COMMERCIAL I