

Total Commercial BUA	
Zonal Basic FSI	60.038.50
REQ. Commercial BUA	12,007.70
Total proposed commercial BUA (Building Under Reference) Bldg.No.2 School Building for commercial purpose of File No. P-3502/2015/C86.87 & 112 & Other/s ward/Paspoti/337/Ne w As per Hon'ble M.C.'s approval dated-16/08/2021 (Bldg.No.1)	13,048.34
Total Commercial Gross BUA	23,768.40
I TO R STATEMENT	
REQUIRED 20% BUA OF Flat Having Carpet < 50 sqm	
Zonal Basic FSI	60.038.50
Reqd BUA	12,007.70
Proposed BUA	17,475.92

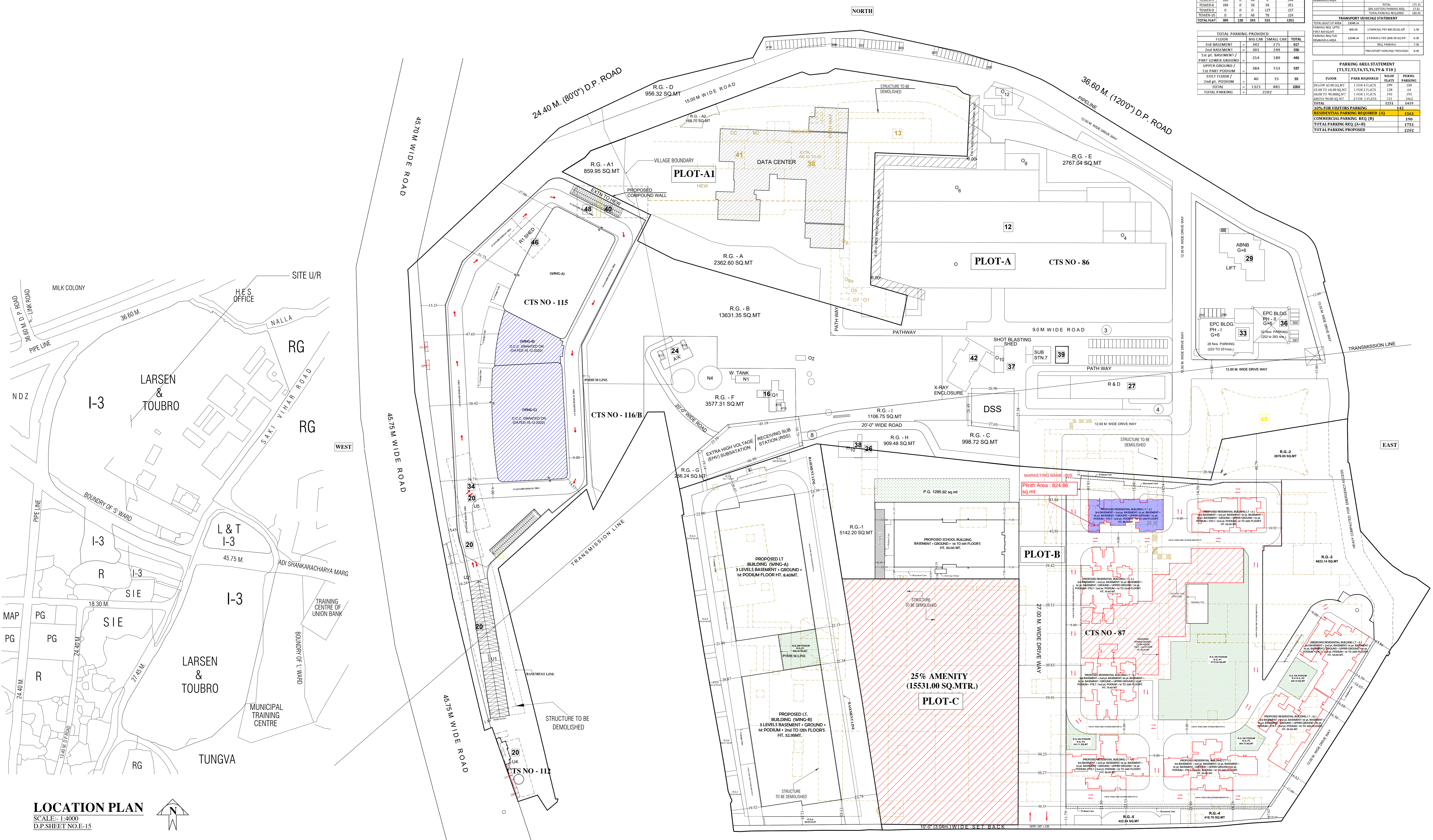
R.G. REQUIREMENT				
PARTICULARS	SQ.MT.	SQ.MT.	SQ.MT.	TOTAL
TOTAL R.G. REQUIRED	3,338.66	20,147.42	15,009.63	38495.71
TOTAL R.G. PROVIDED - (I)-(II)	3,391.25	26,783.02	19,850.84	50025.11
PROVIDED R.G. ON GROUND (MOTHER EARTH) - (I)				44,931.30
PROVIDED R.G. ON PODIUM - (II)				5,093.81
TOTAL R.G. PROVIDED - (I)-(II)				50,025.11

STAIRCASE, LIFT, LOBBY, PASSAGE PREMIUM AREA (RESI.)	
TOWER	AREA
T-1	4746.19
T-2	4721.44
T-3	5517.45
T-4	5500.19
T-5	5111.00
T-6	4858.97
T-9	4754.90
T-10	4702.59
TOTAL (A)	39912.73
RETAIL	1263.99
TOTAL (B)	1263.99
TOTAL (A+B)	41176.72

CONSTRUCTION AREA FOR MOEF PURPOSE AS PER CONCESSION APPROVAL	
BUILTUP AREA (FSI)	148590.94
NON FSI AREA	179030.42
TOTAL	327621.36

BUILD UP AREA SUMMARY (TOWER 1 TO 10)	
FLOOR	BUILT UP AREA
1ST FLOOR	484.00
2ND FLOOR	577.81
3RD FLOOR	74.87
4TH FLOOR	482.07
5TH FLOOR	548.87
6TH FLOOR	548.87
7TH FLOOR	548.87
8TH FLOOR	548.87
9TH FLOOR	548.87
10TH FLOOR	548.87
TOTAL	5488.00

AREA SUMMARY	
TOWER	BUILT-UP AREA
T-1	13048.34
T-2	20026.29
T-3	14674.17
T-4	14417.93
T-5	13108.28
T-6	14245.08
T-9	0.00
T-10	19928.53
TOTAL (RESI. AREA)	134660.99
CLUB HOUSE AREA (C)	1181.63
TOTAL RESIDENTIAL AREA (B+C)	135842.60
TOTAL GROSS BUA AREA (A+B+C)	148990.94



LOCATION PLAN
SCALE: 1:4000
D.P. SHEET NO. E-15

BLOCK PLAN
SCALE: 1:1000

EXISTING SAKI-VIHAR ROAD TO BE WIDENED TO 27.45 (90'-0")

PROFORMA - A		1/41
S. No.	Particulars	Residential
1	Gross Plot Area (As Consider) PLOT-B	76,248.27
	a) Merged Road setback	
	b) Road Setback	678.77
	c) Proposed Road	-
	d) Area under reservation	-
	e) Not in possession	678.77
2	Net Plot Area	75,569.50
	Deduction For	
A	Reservation / Road Area	
a	Road Setback to be handed Over	678.77
b	Proposed D.P. Road to be handed over	-
c	Reservation to be handed over	-
B	For Amenity area	
a	AOS to be handed Over as per 14(A)	-
b	AOS to be handed Over as per 14(B)	15,531.00
c	AOS to be handed Over as per 14(C)	-
d	AOS to be handed Over as per 35	-
	Total	15,531.00
3	Total Deduction	16,209.77
4	Balance Area Of Plot	60,038.50
5	Plot Area Under Development	Net 60,038.50
	Permissible Area	
a	Zonal Basic	1.00 60,038.50
b	Premium FSI	0.50 30,019.25
c	TDR	1.00
d	Road fsj TDR + General TDR Self Gen TDR	0.80 30,000.00
e	Slum TDR	0.20 -
d	Add. Benefit of over & above Road-setback (678.77X2)	2.00 1,357.54
7	Total Permissible Built up area	1,21,415.29
8	Existing Floor Area	-
9	Proposed Built up Area in Other Bldg. in Layout	
a	School Bldg. (P-3502/2015/C86.87 & 112 & S ward/Paspoti/337/New.)	7,940.78
10	Proposed Built up Area in Proposed Bldg.	
a	Residential Building (CHE/ES/2335/S/337 (NEW))	1,00,401.93
b	Commercial	9,665.44
	Total Builtup Area Proposed	1,18,068.15
	Fungible Built up Area	
A	Fungible BUA in other buildings	
a	School Building (CHE/ES/3502/S/337 (NEW))	35%
B	Fungible BUA in building under reference	
a	Residential Fungible	35%
b	Commercial Fungible	35%
c	Industrial Fungible	35%
	Total fungible Built up Area vide DCR 31(3)	41,302.85
	Total Gross Built up Area proposed (9 + 11B)	1,59,311.00
C	Tenement statement	
1	Proposed area	1,35,542.60
2	Deduct Non-Residential area	23,768.39
3	Area available for tenements	
4	Tenement perm. (450/Hectare)	6,099.42
5	Tenements proposed	1,251
6	Tenements Existing	1,251
7	Total Tenement	1,251
D	Parking statement	
1	Parking Required by rule	1,751
2	Covered garages permissible	-
3	Covered garages proposed	-
4	Total parking provided	2,202

PROFORMA - B			
CONTENTS OF SHEET			
BLOCK PLAN, LOCATION PLAN, PARKING STATEMENT, R.G. AREA STATEMENT, BUILT-UP AREA SUMMARY.			
CERTIFICATE OF AREA			
CERTIFIED THAT THE PLOT UNDER REFERENCE IS GOT SURVEYED THROUGH SURVEYING AGENCY TO ASCERTAIN THE CORRECTNESS OF THE AREA MENTIONED IN THE PROPERTY CARD. THE SAID SURVEY HAS BEEN CARRIED OUT ON THE BASIS OF THE BOUNDARIES OF THE PROPERTY SHOWN BY THE OWNERS. THE SAID AREA AS PER SURVEY NOW WORKS OUT TO 2,44,952.18 SQ.MTS.			
SIGNATURE OF LICENSED SURVEYOR (L.S.) Shashikanth Laxman Jadhav			
STAMP AND DATE OF APPROVAL OF PLAN			
THIS CANCELS APPROVAL TO THE PREVIOUS PLANS SANCTION UNDER NO. CHE/ES/2335/S/337(NEW) DT.12.09.2022			
APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE LETTER NO. CHE/ES/2335/S/337(NEW)/JOD/1/NEW			
SIGNATURE OF DESIGN ARCHITECT Sachin Bhaskar Wadve SE (B.P.) S/W			
SIGNATURE OF LICENSED SURVEYOR (L.S.) Suhans Vasant NEMAN E EX. ENG. (B.P.) ES-II			
STAMP AND DATE OF RECEIPT OF PLAN			
DESCRIPTION OF PROPOSAL & PROPERTY			
PROPOSED RESIDENTIAL BUILDING ON LAND BEARING CTS NO. 87 (P.T.) OF VILLAGE PASPOLI AT POWAI-WEST MUMBAI-72			
NORTH	JOB. NO. 410	DRG. NO. 01/41	DRAWN BY Vikram
	SCALE (as specified)	DATE 27.02.2024	CHECKED BY -
REVISIONS			
R-0	DESCRIPTION:		
NAME AND ADDRESS OF DESIGN ARCHITECT			
ATUL DESAI CONSULTANTS HOUSE OF PETALS, 4TH FLOOR PLOT NO 48, 18th ROAD, OFF NORTH AVENUE, SANTACRUZ (W), MUMBAI - 400 054			
NAME OF THE OWNER			
M/S. LARSEN & TOUBRO LIMITED POWAI WORKS, SAKI-VIHAR ROAD, POWAI, BOMBAY - 400 072.			
NAME AND ADDRESS OF LICENSED SURVEYOR (L.S.)			
Shashikanth Laxman Jadhav B-106, Natraj Building, Mulund Goregaon Link Road Mulund (W), Mumbai - 400 080			