

		ABSTRACT			
		IN ACRES	IN SQ.M.		
	TOTAL SITE AREA	7.349	29702.451		
	Area of the Immunisation Component	170%	5133.333		
	Community Component	30%	2.2731		
S NO.	DESCRIPTION	PENNSIBLE	ASIOC GRANTED	PROPOSED AREA FOR APPROVAL	ACHIEVED
		(IN SQ.M.T.)	(IN SQ.M.T.)	(IN SQ.M.T.)	(IN SQ.M.T.)
1	GROUND COVERAGE	18422.071 60%	4284.42 14.000%	7197.92 23.442%	11486.0453 37.442%
DESCRIPTION		FAR AREA			
	PENNSIBLE	OC Grand FAR	BALANCE FAR		
		(in sqm)	(in sqm)		
1	FAR AREA	92710.353			
2	Immunisation Component	300%			
3	Community Component	30%			
	TOTAL FAR AREA	27033.106 70%	1785.72 95600.11	25848.386 9700.857	35550.425

PROJECT SUMMARY									
S.NO.	BUILDING TYPE	DESCRIPTION	OC GRANTED FAR AREA (SQM.) AS PER MEMO NO. 27- 618/AD/OC/2024/11055		OC GRANTED NON-FAR AREA (SQM.) AS PER MEMO NO. 27- 618/AD/OC/2024/11055		Report sent to Directorate But not considered of the time of OC		REVISD/PROPOSED GROUND COVERAGE (SQM.)
			OC GRANTED GROUND COVERAGE	FAR (IN SQM.)	NON FAR (IN SQM.)	NON FAR (IN SQM.)			
			G.C. AREA (IN SQM.)	COMMERCE (IN SQM.)	IT & LAB (IN SQM.)	G.C. AREA (IN SQM.)	COMMERCE (IN SQM.)	IT & LAB (IN SQM.)	REVISD/PROPOSED TOTAL FAR AREA (IN SQM.)
1	TOWER-1	G+12	28.30	0.00	0.00	0.00	47.81.66	18003.59	0.00
2	TOWER-3	G+12	54.23	1386.69	1412.86	0.00	47.81.66	18003.59	0.00
3	TOWER-4	G+12	65.75	307.46	1702.86	0.00	47.81.66	18003.59	0.00
4	TOWER-4A	G+5+11.5	65.75	231.19	18113.28	0.00	47.81.66	18003.59	0.00
5	TOWER-5	G+11	1621.83	231.19	18113.28	0.00	47.81.66	18003.59	0.00
6	BA.SHEMEN-1	-	4.50	5462.39	7153.94	0.00	47.81.66	18003.59	0.00
7	BA.SHEMEN-2	-	3.80	0.00	0.00	0.00	47.81.66	18003.59	0.00
8	BA.SHEMEN-3	-	3.70	0.00	0.00	0.00	47.81.66	18003.59	0.00
9	GENERAL COLONY	G	2032.72	0.00	0.00	0.00	47.81.66	18003.59	0.00
TOTAL			4298.42	1783.72	54173.39	0.00	47.81.66	18003.59	0.00
TOTAL FAR			5560.11		92181.79		5073.77		15352.43
TOTAL BUILT UP AREA = FAR + NON FAR									15352.43
PARKING CALCULATION									
TOTAL BUILTUP AREA									
A. DETAIL AS PER APPROVED									

PHASING PLAN

NET PLANNED AREA	THIS IS A "PROVISIONAL BUILDING PLAN" approved only for the purpose of inviting objections from the general public DDP(HO) Member Secretary BMC DDP(HO) Member Secretary BMC DDP(HO) Member Secretary BMC DDP(HO) Member Secretary BMC
AREA IN SOM	DDP(HO) Member Secretary BMC DDP(HO) Member Secretary BMC DDP(HO) Member Secretary BMC DDP(HO) Member Secretary BMC
PERCENTAGE	DDP(HO) Member Secretary BMC DDP(HO) Member Secretary BMC DDP(HO) Member Secretary BMC DDP(HO) Member Secretary BMC

S.NO.		BUILDING TYPE		OC GRANTED FAR AREA (SQM.) AS PER MEMO NO. JP-618/AD(ON)/2024/11055		REvised/PROPOSED AREA FOR APPROVAL		Total proposed + DC Granted	
						TOTAL FAR AREA (IN SQM.)			
		COMMERCIAL		IT AREA		COMMERCIAL		IT AREA	
1	TOWER-1		0.00		0.00		0.00		18637.59
2	TOWER-3	1369.06	0.00	1429.86	0.00	1564.92	0.00	1564.92	0.00
3	TOWER-4	391.48	0.00	17074.86	0.00	1547.75	0.00	15014.69	0.00
4	TOWER-4A		0.00		0.00		0.00	9292.95	0.00
5	BA-SEGMENT 1	181.98	0.00	181.98	0.00	1592.03	0.00	17044.66	0.00
6	BA-SEGMENT 2		0.00		0.00		0.00	4079.40	0.00
7	BA-SEGMENT 3		0.00		0.00		0.00	303.73	0.00
8	BA-SEGMENT 3		0.00		0.00		0.00	0.00	0.00
9	CENTRAL COURT		0.00		0.00		0.00	0.00	0.00
TOTAL FAR		1783.72		5478.37		2586.75		959.59	
BALANCE FAR		5454.11				3553.34			
BALANCE COMMERCIAL FAR						166.909			
BALANCE ITES FAR		22.631							
		144.278							

SNO	DESCRIPTION	CARPET AREA		TOTAL
		COMMERCIAL	RES	
1	TOWER-1	1080.40	0	
2	MULTI-TEX/CHINA/TECS EVERY 4 SEAS (751 SEAS)	188	-	
3	TOWER-3	1215.29	1023.76	136
4	TOWER-4	1596.52	1250.76	32
5	TOWER-4	1243.90	6255.10	25
6	TOWER-3	22.18	14209.62	0
7	BASHEMEN-1	3596.21	430.23	72
	TOTAL	18925.41	4597.46	559
	TOTAL ECU REQUIRED			1167

SUBTRACTING
DISCOUNT NUMBER 4887 (50M)

STATUS OF BUILDING PLANS.

AREA	STATUS OF	AREA INOC
TOWER-1		0
TOWER-2		17642.54
TOWER-3		18123.87
TOWER-4		0
TOWER-5		18564.39
BASEMENT-1		12616.33
BASEMENT-2		12616.33
BASEMENT-3		12616.33
TOTAL BUA		92181.17
TOTAL PROJECT BUA		142917.55

SR. NO.	PHASE NO.	AREA IN ACRES	OC GRANTED P&R IN SQMT	RENTATIVE PROPOSED P&R IN SQMT	GRAND TOTAL P&R IN SQMT	GRAND TOTAL COMMERCIAL (B+E)
		IT (A)	(B)	IT (D)	COMMERCIAL (D+E=F)	IT (A+B)
			(A+B) = C			
1	PHASE - I (EXISTING TOWER-4&5) OC STAND GRANTED AND DOO STAND FIED	4.235	54775.39	0	1547.75	54775.39
2	PHASE - II (TOWER-1)	2.846	0	0	22746.59	0
3	PHASE - III (TOWER-4A)	0.504	0	0	1532.01	1532.01
	TOTAL AREA	7.587	54775.39	1783.72	35393.83	44332.97
				36590.11	28267.55	27610.47

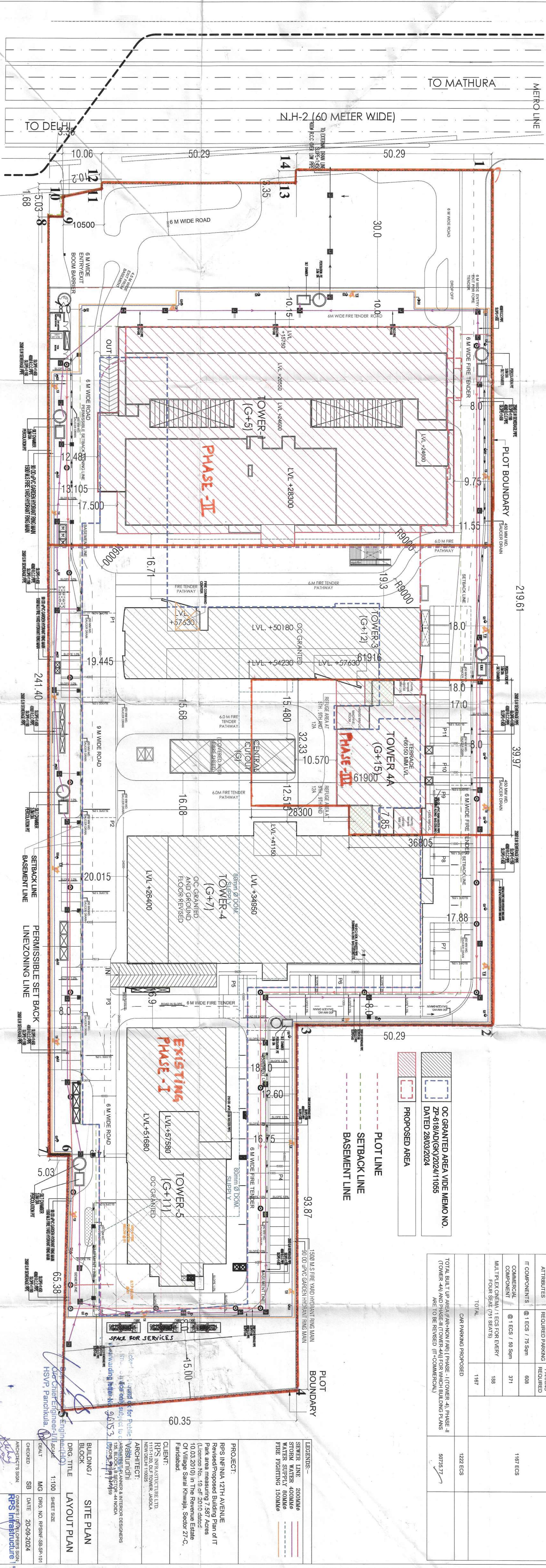
	7.59 ACRES	30703.451
PERMISSIBLE GROUND COVERAGE	1642.071	60
GROUND COVERAGE FOR WHICH OC ALREADY GRANTED (EXISTING)	4289.42	14
REMOVED PROPOSED GROUND COVERAGE	7197.92	23.442
TOTAL GROUND COVERAGE (ACHIEVED-PROPOSED)	11486.94	37.44
PERMISSIBLE FAR	92110.353	300.0
PERMISSIBLE FAR UNDER IT COMPONENT	64477.247	74% OF TOTAL PERMISSIBLE FAR
FAR UNDER IT FOR WHICH OC ALREADY GRANTED (EXISTING)	54478.39	
REMOVED PROPOSED FAR UNDER IT COMPONENT	9456.96	

PARKING CALCULATION (COMMERCIAL & IT)											
PARKING CALCULATION											
#NO	DESCRIPTION	ECS AREA			PROPOSED ECS				EXISTING ECS PROPOSED ECS ADDITIONAL OF PROJECT		
		ECS OPEN	ECS COVERED	REMOVED/PROPOSED AREA FOR REMOVAL	AREA	ECS	OC RECEIVED AREA	AREA		ECS	PARKING PROVIDED
1	BA SEMENT - 1	-	32	727.61	7	0	5473.58	171	152	0	
2	BA SEMENT - 2	-	32	568.67	158	158	10288.18	337	320	478	
3	BA SEMENT - 3	-	32	5890.26	168	168	10288.18	337	320	468	
4	BA SEMENT - 4	-	32	4252.54	171	171	5080	445	420	468	
5	5087.56	22				441			772		
TOTAL ECS (50%)						1304.46		845		1222	

[illegible]

SR. NO.	PHASE NO.	AREA IN ACRES	OC GRANTED FAR IN SQMT		REVERSE PROPOSED FAR IN SQMT		GRAND TOTAL COMMERCIAL (B+E)
			IT (A)	(B)	IT (D)	(E)	
1	PHASE - I (EXISTING) (TOWER-4A) OC STAND GRANTED AND DSD STAND FIELD	54,776.39	178,372	59,680.11	0	1,54,775	54,776.39
2	PHASE - II (TOWER-1)	2,448	0	0	0	22,746.89	22,746.89
3	PHASE - III (TOWER-4A)	0.004	0	0	0	15,522.01	15,522.01
TOTAL AREA		57,228.39	1,78,372	59,680.11	0	1,72,764.78	73,047.27

	PERMISSIBLE FAR	PERMISSIBLE FAR
PERMISSIBLE FAR UNDER COMMERCIAL COMPONENT	28033.106	30% OF TOTAL PERMISSIBLE FAR
FAR UNDER COMMERCIAL FOR WHICH OC ALREADY GRANTED (EXISTING)	1783.72	
REVERSED PROPOSED FAR UNDER COMMERCIAL COMPONENT	28262.75	
TOTAL FAR (AVERGED UNDER COMMERCIAL COMPONENT (EXISTING+PROPOSED))	27810.47	29.97% OF TOTAL PERMISSIBLE FAR
TOTAL FAR (AVERGED UNDER COMPONENT + COMMERCIAL COMPONENT) (EXISTING+PROPOSED)	(96333.97-27810.47) = 93544.20	259.469% AGAINST PERMISSIBLE (30%)



MEMORANDUM
C.O.A. No. CA/2010/48359
Authorized Signatory