

BUILDING FLOORS													
BUILDING	FLOORS	COMM.	RES.	IND.	SPECIAL	WIDEZ.	PROSP.	PROSP.	LIFT	LIFTWELL	DUCT	VENT	Other
B WING ADITYA AURA	4 FLOOR AND 5TH FLOOR	0.00	102.80	0.00	0.00	0.00	0.00	0.00	5.38	5.38	0.00	0.00	0.00
B WING ADITYA AURA	3 FLOOR AND 4TH FLOOR	0.00	177.44	0.00	0.00	0.00	0.00	0.00	5.37	5.37	0.00	0.00	0.00
B WING ADITYA AURA	2 FLOOR	0.00	201.42	0.00	0.00	0.00	0.00	0.00	2.69	2.69	0.00	0.00	0.00
B WING ADITYA AURA	1 FLOOR	0.00	162.48	0.00	0.00	0.00	0.00	0.00	2.69	2.69	0.00	0.00	0.00
B WING ADITYA AURA	0 FLOOR	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
B WING ADITYA AURA	Total	0.00	1274.14	0.00	0.00	0.00	0.00	0.00	18.83	18.83	0.00	0.00	0.00

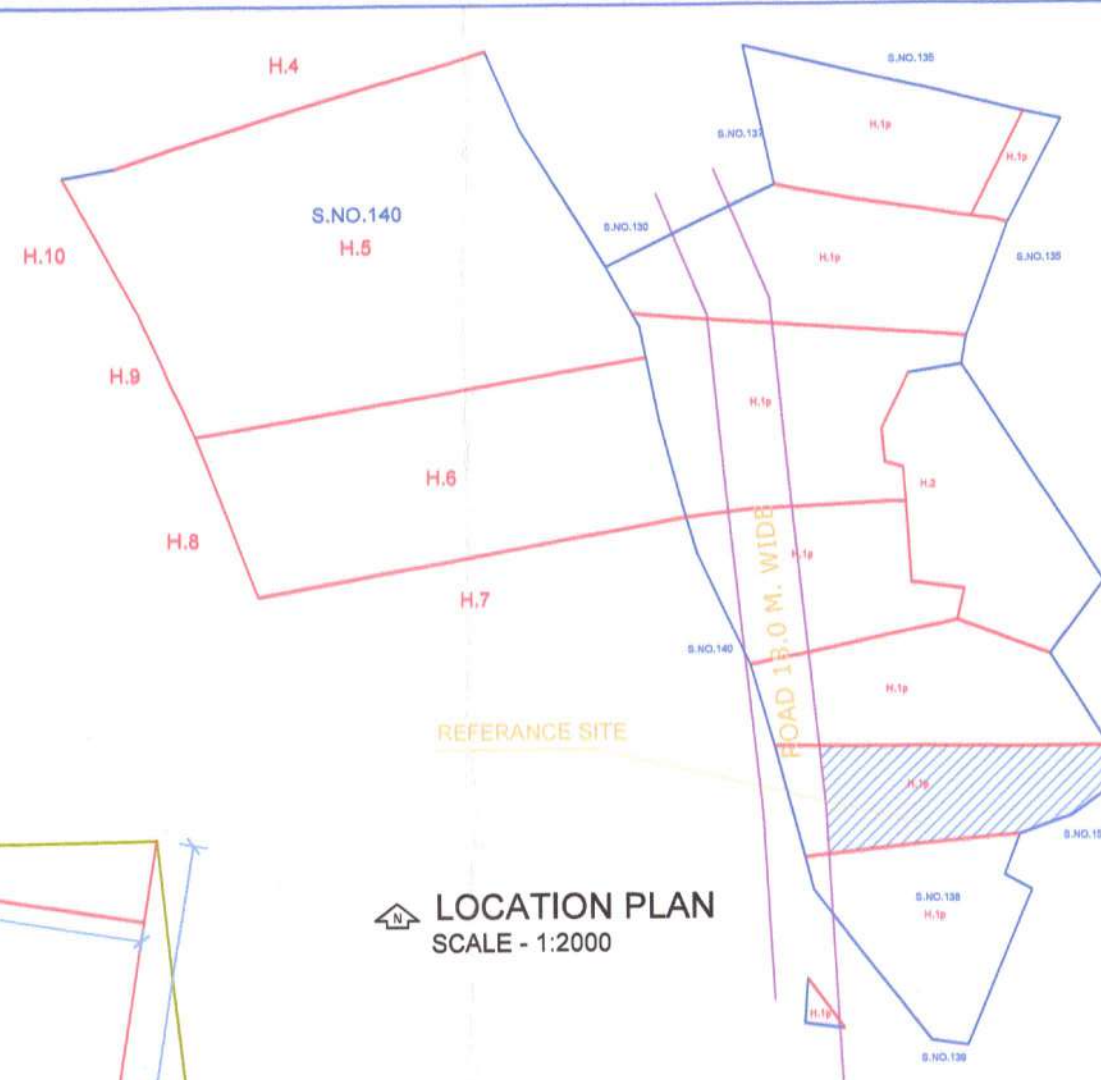
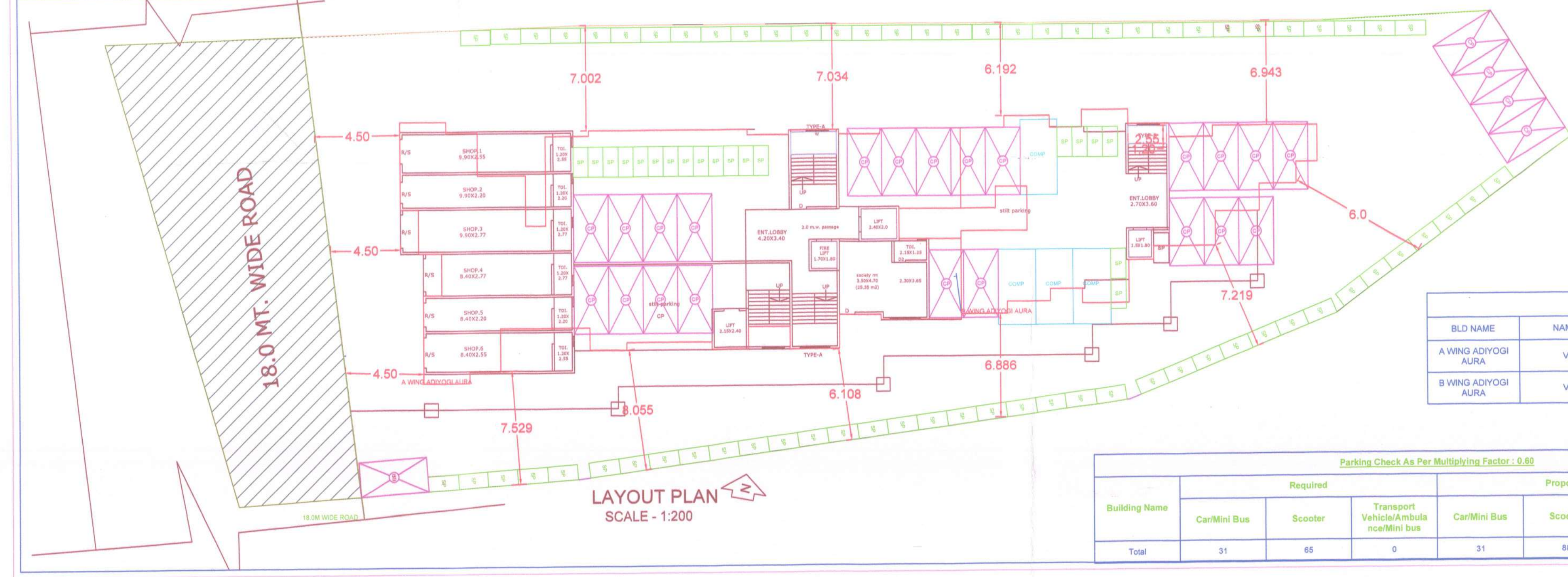
BUILDING FLOORS													
BUILDING	FLOORS	COMM.	RES.	IND.	SPECIAL	WIDEZ.	PROSP.	PROSP.	LIFT	LIFTWELL	DUCT	VENT	Other
A WING ADITYA AURA	4 FLOOR AND 5TH FLOOR	0.00	102.80	0.00	0.00	0.00	0.00	0.00	18.88	18.88	0.00	0.00	0.00
A WING ADITYA AURA	3 FLOOR AND 4TH FLOOR	0.00	1432.74	0.00	0.00	0.00	0.00	0.00	23.52	23.52	0.00	0.00	0.00
A WING ADITYA AURA	2 FLOOR	0.00	688.52	0.00	0.00	0.00	0.00	0.00	7.84	7.84	0.00	0.00	0.00
A WING ADITYA AURA	1 FLOOR	411.28	128.55	0.00	0.00	0.00	0.00	0.00	12.89	12.89	0.00	0.00	0.00
A WING ADITYA AURA	0 FLOOR	196.89	87.85	0.00	0.00	0.00	0.00	0.00	12.89	12.89	0.00	0.00	0.00
A WING ADITYA AURA	Total	698.27	1393.25	0.00	0.00	0.00	0.00	0.00	73.92	73.92	0.00	0.00	0.00

Bldg. Type	Area (sq. m)	Area (sq. m)	Area (sq. m)	Area (sq. m)	Area (sq. m)	Area (sq. m)	Area (sq. m)	Area (sq. m)	Area (sq. m)	Area (sq. m)	Area (sq. m)	Area (sq. m)	Area (sq. m)
1. Permissible	1.10	0.00	0.70	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2. Existing	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3. Balance	1.10	0.00	0.70	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4. Total	2284.17	687.50	1657.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5. Balance	2284.17	687.50	1657.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6. Balance	1.10	0.00	0.70	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Building Name	Floor Name	Current name	Current Area	Enclosed Area	Normal Building Area	Total Current Area
B WING ADITYA AURA	1 FLOOR	101	1	48.10	0.00	48.10
B WING ADITYA AURA	1 FLOOR	102	1	52.42	0.00	52.42
B WING ADITYA AURA	1 FLOOR	103	1	50.37	0.00	50.37
B WING ADITYA AURA	2 FLOOR	201	1	48.10	0.00	48.10
B WING ADITYA AURA	2 FLOOR	202	1	52.42	0.00	52.42
B WING ADITYA AURA	2 FLOOR	203	1	50.37	0.00	50.37
B WING ADITYA AURA	3 FLOOR	301	1	48.10	0.00	48.10
B WING ADITYA AURA	3 FLOOR	302	1	52.42	0.00	52.42
B WING ADITYA AURA	3 FLOOR	303	1	50.37	0.00	50.37
B WING ADITYA AURA	4 FLOOR	401	1	48.10	0.00	48.10
B WING ADITYA AURA	4 FLOOR	402	1	52.42	0.00	52.42
B WING ADITYA AURA	4 FLOOR	403	1	50.37	0.00	50.37

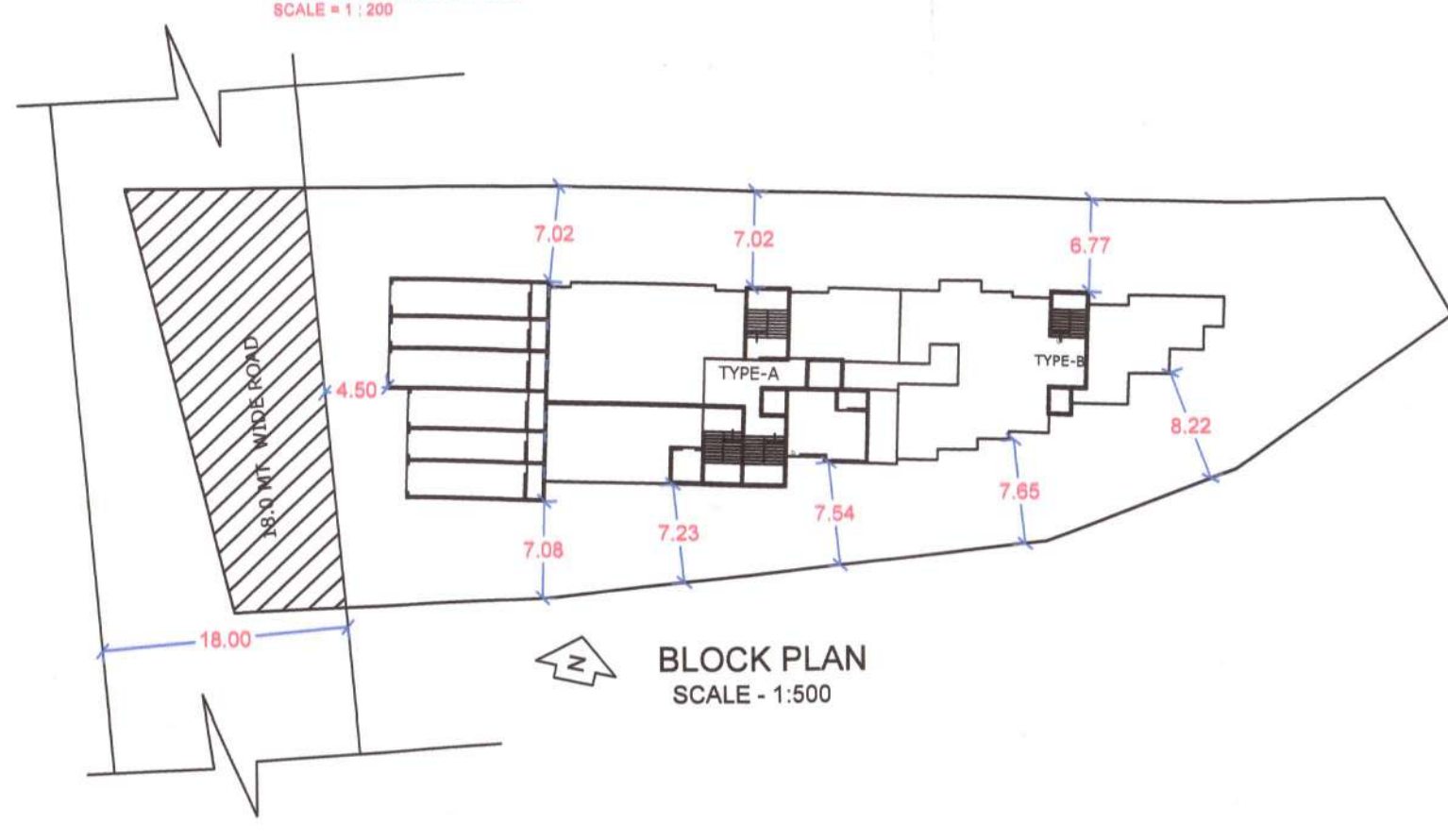
Description of area utilization	Area (sq. m)	Area (sq. m)	Area (sq. m)	Area (sq. m)	Area (sq. m)	Area (sq. m)	Area (sq. m)	Area (sq. m)	Area (sq. m)	Area (sq. m)	Area (sq. m)	Area (sq. m)	Area (sq. m)
-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	2284.17	687.50	1657.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Building Name	USE	TERMINAL	RATIO	NO. OF TERMINALS	NO. OF TERMINALS	NO. OF TERMINALS	NO. OF TERMINALS	NO. OF TERMINALS	NO. OF TERMINALS	NO. OF TERMINALS	NO. OF TERMINALS	NO. OF TERMINALS	NO. OF TERMINALS
B WING ADITYA AURA	Residential	For every 100 sq. m, 1 terminal shall be provided	1	2	21	10.50	21.00	-	-	-	-	-	-
A WING ADITYA AURA	Commercial	For every 100 sq. m, 1 terminal shall be provided	2	6	157.85	3.16	3.47	-	-	-	-	-	-
A WING ADITYA AURA	Commercial	For every 200 sq. m, 1 terminal shall be provided	3	11	272.89	4.50	15.00	-	-	-	-	-	-
A WING ADITYA AURA	Residential	For every 100 sq. m, 1 terminal shall be provided	1	2	38	19.00	38.00	-	-	-	-	-	-
A WING ADITYA AURA	Residential	For every 100 sq. m, 1 terminal shall be provided	1	2	12	6.00	12.00	-	-	-	-	-	-
Total	-	-	-	-	-	42.75	83.47	-	-	-	-	-	-
Total	-	-	-	-	-	1.78	3.55	-	-	-	-	-	-
Total	-	-	-	-	-	44.53	86.00	-	-	-	-	-	-



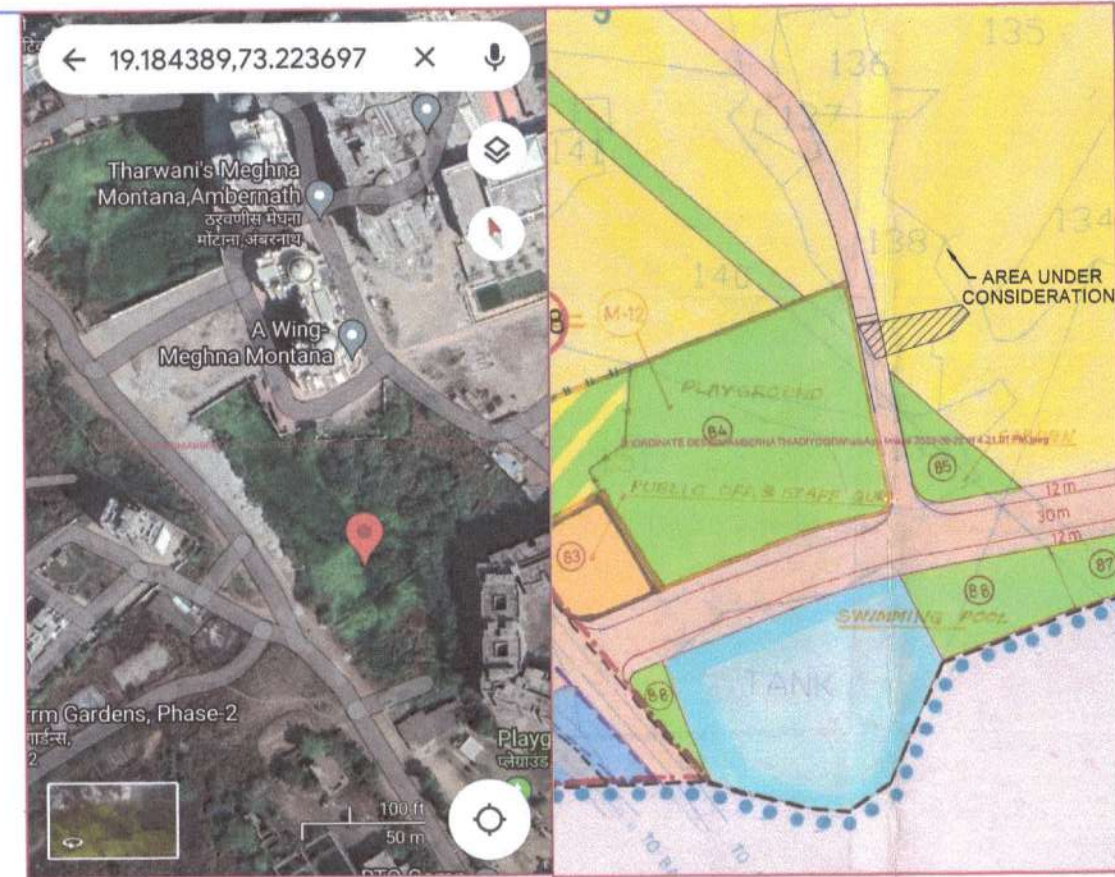
Bldg. Type	Floor No.	Total B.U. Area as per Outer Construction Line (3)
---	Ground	---
---	1st Floor	189.79
---	2nd Floor	198.73
---	3rd Floor	189.79
---	4th Floor	198.71
---	5th Floor	189.79
---	6th Floor	198.71
---	7th Floor	189.79
TOTAL		1355.31

Bldg. Type	Floor No.	Total B.U. Area as per Outer Construction Line (3)
---	Ground	---
---	1st Floor	524.17
---	2nd Floor	444.75
---	3rd Floor	435.80
---	4th Floor	467.17
---	5th Floor	435.80
---	6th Floor	467.17
---	7th Floor	435.80
TOTAL		3482.21



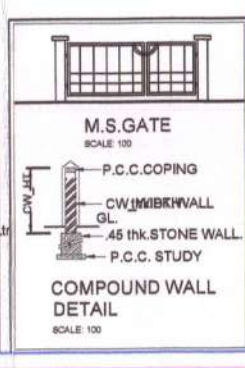
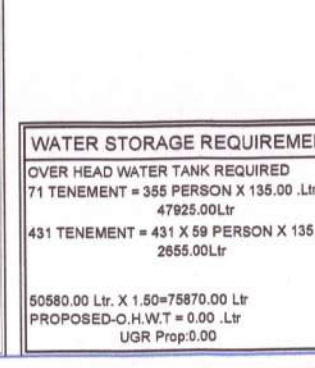
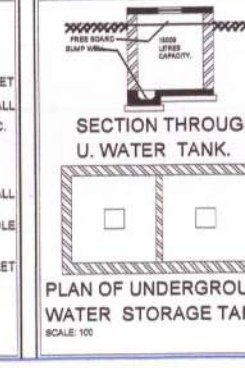
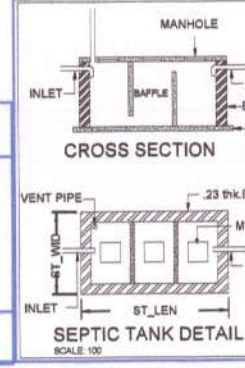
Project Details	
Building Type - Building Development	
Zone Type - Residential Zone with Shop line. (R-2)	
Location - Non-Congested	
Ward No -	
Plot No. - 0	
Cts No./Survey No. - 138	
Sheet No. - 1	
Zone Number:	
Ward Name:	
Prorate Value:	0.00

LEGENDS:
PLOT BOUNDARY SHOWN WHITE
PROPOSED WORK SHOWN RED
DRAINAGE LINE SHOWN YELLOW LIGHT
WATER LINE SHOWN BLUE DOTTED
ENCLOSED BAL SHOWN BROWN
TERRACE SHOWN DARK YELLOW
OPEN BAL SHOWN BROWN
EXISTING SHOWN BLUE HATCHED



AREA STATEMENT.	
1. AREA OF PLOT	2225.00 m2
(a) as per ownership documents (7/12, CTS extract)	2225.00 m2
(b) as per measurements sheet	2225.00 m2
(c) as per site	2225.00 m2
2. DEDUCTION FOR	
(a) proposed D.P./D. Road widening area/service road /highway widening	330.37 m2
(b) Any D.P. Reservation area	330.37 m2
(Total a+b)	660.74 m2
3. BALANCE AREA OF PLOT 1-2	1894.63 m2
4. AMENITY SPACE (if applicable)	
a) Required -	0.00
b) Adjustment of 2(b), if any -	0.00
c) Balance Proposed	0.00
5. NET PLOT AREA [3-(c)]	1894.63 m2
6. Recreation Open space (if applicable)	
a) Required - 10% of i.e.	0.00
b) Proposed -	0.00
7. Internal Road area	
8. Plotable area (if applicable)	
9. Built up area with reference to basic F.S.I as per front road width (Sr.No. 5, basic F.S.I.) 1894.63 x 1.10 = 2084.09 m2	2084.09 m2
10. Addition of F.S.I on payment of premium (0.30)	
a) Maximum permissible premium FSI - based on road width /TOD zone	667.50 m2
b) proposed FSI on payment of premium. (as above) 2225.00 x 30% =	667.50 m2
11. In-situ FSI / TDR loading	
a) In-situ area against D.P. Road [2.0 x Sr.No.2 (a)], if any 330.37 x 2	660.74
b) In-situ area against amenity space if handed over (2.00 or 1.85 x s.no. 4 (b) and /or (c))	
(c) TDR area (2200.00 X 0.70 = 1540.00 m2 permissible) (2225.00 X 0.70 = 1557.50 - 660.74 = 896.76 m2 BALANCE TDR)	
(d) Total In-situ / TDR loading proposed (11 (a)+(b)+(C))	3412.33 m2
12. Redevelopment Built up Area.	
13. Total entitlement of FSI in the proposal	3412.33 m2
a) [9+10(b)+11(d)] or 12 whichever is applicable.	3412.33 m2
b) Ancillary commercial area FSI upto 80% with payment of charges. total consumed area 325.86 x 80% = 260.68 m2 balance ancillary area	
c) Ancillary residential area FSI upto 60% with payment of charges. total consumed area 3086.47 x 60% = 1851.88-1425.19=426.69 m2 balance ancillary area	1425.19
d) Total entitlement (a+b+c)	4837.52 m2
14. Maximum utilization limit if FSI (building potential) permissible as per road width (as per regulation no. 6.1 or 6.2 or 6.3 or 6.4 as applicable) x1.6 or 1.8	4837.52 m2
15. Total Built up area in proposal (excluding area at sr.no.17 b)	4837.52 m2
a) Existing Built up Area.	4837.52 m2
b) Proposed Built up Area (as per 'P-line')	4837.52 m2
c) Total (a+b)	4837.52 m2
16. FSI consumed (15/13) (should not be more than serial no. 14 above.)	0.99<1.00
17. Area for inclusive housing, if any	
a) Required (20% of sr.no.5)	
b) Proposed	

BLD NAME	NAME	LENGTH	HEIGHT	NOS.
A WING ADITYA AURA	V	0.66	1.20	62
B WING ADITYA AURA	V	0.66	1.20	24



Parking Check As Per Multiplying Factor: 0.50	
Building Name	Required
Car/Mini Bus	31
Scoter	65
Transport Vehicle/Ambulance/Mini bus	0
Car/Mini Bus	31
Scoter	88
Transport Vehicle/Ambulance/Mini bus	0
Status	OK

Proforma 1: Area Statement	
1. Area of plot	2225.00
2. Area of plot (a, b, c to be considered) or subplot with sanctioned layout	2225.00
3. Area of plot (a, b, c to be considered) or subplot with sanctioned layout	2225.00
4. Area of plot (a, b, c to be considered) or subplot with sanctioned layout	2225.00
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14. Area of plot (a, b, c to be considered) or subplot with sanctioned layout	2225.00
15. Area of plot (a, b, c to be considered) or subplot with sanctioned layout	2225.00
16. Area of plot (a, b, c to be considered) or subplot with sanctioned layout	2225.00
17. Area of plot (a, b, c to be considered) or subplot with sanctioned layout	2225.00
18. Area of plot (a, b, c to be considered) or subplot with sanctioned layout	2225.00
19. Area of plot (a, b, c to be considered) or subplot with sanctioned layout	2225.00
20. Area of plot (a, b, c to be considered) or subplot with sanctioned layout	2225.00

Owner details	
Owner Name	Contact Number
ADIYOGI INFRA	9822652286
SACHIN HARISHCHANDRA BHOIR	
SOHAM JAYRAM KONDILKAR	
NEERAJ BRIJESHOR JAIN	
MADHUKAR DATTU MHATRE	
PRVIN BALKRISHNA BHOIR	

SUBMISSION DRAWING	
SCALE: 1:100	Date: 12/10/23
JOB NO: CATAM-23-54256	CHECK BY: --