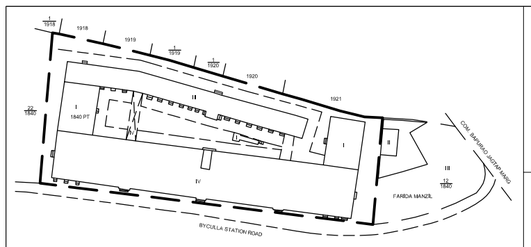
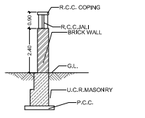


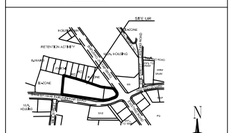

# BLOCK PLAN

SCALE - 1CM = 5 MT.



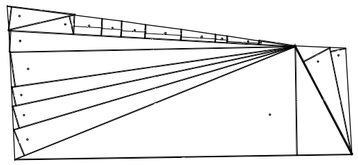

SECTION THROUGH COMPOUND WALL

SCALE - N.T.S.



# LOCATION PLAN

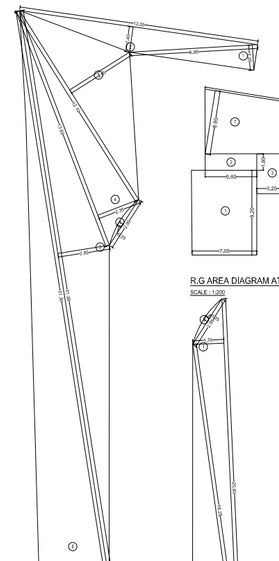
SCALE - 1:24000



PLOT AREA DIAGRAM

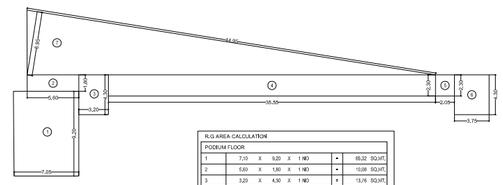
| PLOT AREA CALCULATION | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| A | 1/2 | X | 29.95 | X | 4.17 | X 1 NO | = | 62.45 | SQ.MT. |
| B | 1/2 | X | 33.47 | X | 8.30 | X 1 NO | = | 139.73 | SQ.MT. |
| C | 1/2 | X | 33.67 | X | 0.07 | X 1 NO | = | 1.18 | SQ.MT. |
| D | 1/2 | X | 92.78 | X | 29.91 | X 1 NO | = | 1387.32 | SQ.MT. |
| E | 1/2 | X | 85.10 | X | 7.72 | X 1 NO | = | 320.77 | SQ.MT. |
| F | 1/2 | X | 80.74 | X | 6.24 | X 1 NO | = | 251.81 | SQ.MT. |
| G | 1/2 | X | 79.41 | X | 5.24 | X 1 NO | = | 208.13 | SQ.MT. |
| H | 1/2 | X | 76.79 | X | 9.99 | X 1 NO | = | 378.95 | SQ.MT. |
| I | 1/2 | X | 76.78 | X | 5.87 | X 1 NO | = | 231.22 | SQ.MT. |
| J | 1/2 | X | 19.78 | X | 6.45 | X 1 NO | = | 63.57 | SQ.MT. |
| K | 1/2 | X | 18.63 | X | 5.00 | X 1 NO | = | 46.58 | SQ.MT. |
| L | 5.21 | + | 4.64 | ) / 2 | X | 7.68 | X 1 NO | = | 37.42 | SQ.MT. |
| M | 4.64 | + | 4.22 | ) / 2 | X | 5.42 | X 1 NO | = | 24.31 | SQ.MT. |
| N | 4.22 | + | 3.81 | ) / 2 | X | 6.60 | X 1 NO | = | 25.84 | SQ.MT. |
| O | 3.81 | + | 2.91 | ) / 2 | X | 9.88 | X 1 NO | = | 32.21 | SQ.MT. |
| P | 2.91 | + | 2.02 | ) / 2 | X | 9.45 | X 1 NO | = | 23.37 | SQ.MT. |
| Q | 2.02 | + | 1.79 | ) / 2 | X | 3.23 | X 1 NO | = | 6.10 | SQ.MT. |
| R | 1.79 | + | 0.93 | ) / 2 | X | 8.70 | X 1 NO | = | 11.70 | SQ.MT. |
| S | 1/2 | X | 9.95 | X | 0.92 | X 1 NO | = | 4.58 | SQ.MT. |
| | | | | | | TOTAL ADDITION | = | 3253.74 | SQ.MT. X |

| | | |
|---|---|---|
| REQUIRED R.G 10% OF 3253.74 SQ.MT = 325.37 SQ.MT | | |
| PROPOSED R.G. AREA ON GROUND | = 195.02 SQ.MT | (A) |
| PROPOSED R.G. AREA ON PODIUM | = 347.42 SQ.MT | (B) |
| TOTAL R.G AREA PROPOSED | = 542.44 SQ.MT | |



R.G AREA DIAGRAM OF GROUND (UNPAVED)

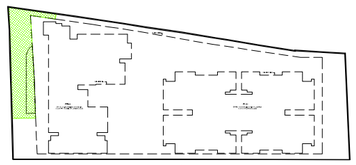
SCALE - 1:100



R.G AREA DIAGRAM AT PODIUM

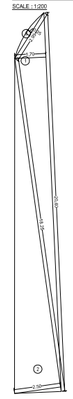
SCALE - 1:200

| R.G AREA CALCULATION | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| PODIUM FLOOR | | | | | | | | | |
| 1 | 7.10 | X | 9.20 | X | 1 NO | = | 65.32 | SQ.MT. | |
| 2 | 5.60 | X | 1.90 | X | 1 NO | = | 10.64 | SQ.MT. | |
| 3 | 3.20 | X | 4.30 | X | 1 NO | = | 13.76 | SQ.MT. | |
| 4 | 35.55 | X | 2.30 | X | 1 NO | = | 81.76 | SQ.MT. | |
| 5 | 2.05 | X | 2.30 | X | 1 NO | = | 4.72 | SQ.MT. | |
| 6 | 3.75 | X | 4.30 | X | 1 NO | = | 16.13 | SQ.MT. | |
| 7 | 92 | X | 44.05 | X | 6.95 | X 1 NO | = | 156.20 | SQ.MT. |
| | | | | | | TOTAL ADDITION | = | 347.42 | SQ.MT. X |



PROPOSED BLOCK PLAN

SCALE:- 1:500

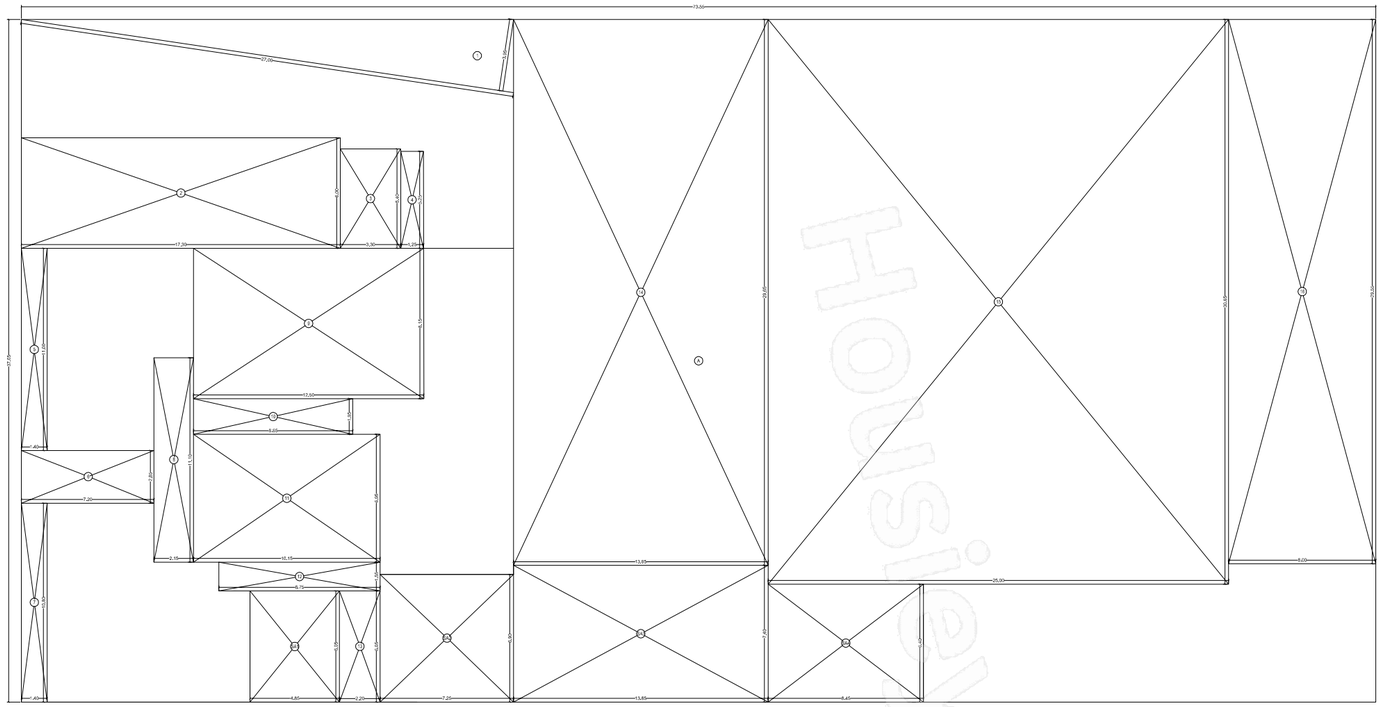


R.G AREA DIAGRAM OF GROUND (PAVED)

SCALE - 1:100

| R.G. AREA CALCULATION OF GROUND | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| PAVED | | | | | | | | | |
| 1 | 1/2 | X | 20.60 | X | 1.70 | X 1 NO | = | 17.50 | SQ.MT. |
| 2 | 1/2 | X | 18.25 | X | 2.50 | X 1 NO | = | 22.81 | SQ.MT. |
| 3 | 2.13 | X | 2.95 | X | 0.25 | X 1 NO | = | 0.52 | SQ.MT. |
| | | | | | | TOTAL ADDITION | = | 40.83 | SQ.MT. X |

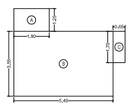
| R.G. AREA CALCULATION OF GROUND | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| UNPAVED | | | | | | | | | |
| 1 | 1/2 | X | 6.95 | X | 1.20 | X 1 NO | = | 4.09 | SQ.MT. |
| 2 | 1/2 | X | 13.05 | X | 1.40 | X 1 NO | = | 9.14 | SQ.MT. |
| 3 | 1/2 | X | 13.15 | X | 3.85 | X 1 NO | = | 25.29 | SQ.MT. |
| 4 | 1/2 | X | 13.65 | X | 2.25 | X 1 NO | = | 15.04 | SQ.MT. |
| 5 | 1/2 | X | 31.30 | X | 2.85 | X 1 NO | = | 44.60 | SQ.MT. |
| 6 | 1/2 | X | 31.30 | X | 3.75 | X 1 NO | = | 58.69 | SQ.MT. |
| | | | | | | TOTAL ADDITION | = | 154.58 | SQ.MT. X |
| DEDUCTIONS | | | | | | | | | |
| 1 | 2.13 | X | 2.95 | X | 0.25 | X 1 NO | = | 0.49 | SQ.MT. |
| | | | | | | TOTAL DEDUCTION | = | 0.49 | SQ.MT. Y1 |
| TOTAL BUILT UP AREA (X - Y1) | | | | | | | = | 154.09 | SQ.MT. X1 |



BUILT UP AREA DIAGRAM GROUND FLOOR

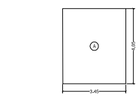
SCALE:- 1:100

| BUILT UP AREA CALCULATION | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| GROUND FLOOR | | | | | | | | | |
| A | 73.55 | X | 37.05 | X | 1 NO | = | 2725.03 | SQ.MT. | |
| | | | | | | TOTAL ADDITION | = | 2725.03 | SQ.MT. X |
| DEDUCTIONS | | | | | | | | | |
| 1 | 1/2 | X | 27.00 | X | 3.95 | X 1 NO | = | 53.33 | SQ.MT. |
| 2 | 17.30 | X | 6.60 | X | 1 NO | = | 103.80 | SQ.MT. |
| 3 | 3.30 | X | 5.40 | X | 1 NO | = | 17.82 | SQ.MT. |
| 4 | 1.25 | X | 5.25 | X | 1 NO | = | 6.56 | SQ.MT. |
| 5 | 1.40 | X | 11.00 | X | 1 NO | = | 15.40 | SQ.MT. |
| 6 | 7.70 | X | 2.85 | X | 1 NO | = | 39.52 | SQ.MT. |
| 7 | 1.40 | X | 10.80 | X | 1 NO | = | 15.12 | SQ.MT. |
| 8 | 2.15 | X | 11.10 | X | 1 NO | = | 23.87 | SQ.MT. |
| 9 | 12.50 | X | 8.15 | X | 1 NO | = | 101.88 | SQ.MT. |
| 10 | 8.65 | X | 1.95 | X | 1 NO | = | 16.87 | SQ.MT. |
| 11 | 10.15 | X | 6.95 | X | 1 NO | = | 70.54 | SQ.MT. |
| 12 | 8.75 | X | 1.55 | X | 1 NO | = | 13.56 | SQ.MT. |
| 13 | 2.20 | X | 6.05 | X | 1 NO | = | 13.31 | SQ.MT. |
| 14 | 13.85 | X | 29.65 | X | 1 NO | = | 410.65 | SQ.MT. |
| 15 | 20.30 | X | 30.85 | X | 1 NO | = | 626.25 | SQ.MT. |
| 16 | 8.30 | X | 29.55 | X | 1 NO | = | 245.26 | SQ.MT. |
| | | | | | | TOTAL DEDUCTION | = | 1884.16 | SQ.MT. Y1 |
| TOTAL BUILT UP AREA (X - Y1) | | | | | | | = | 840.87 | SQ.MT. X1 |
| SALE AREA CALCULATION | | | | | | | | | |
| TYPICAL FLOOR | | | | | | | | | |
| SA1 | 4.85 | X | 6.05 | X | 1 NO | = | 29.34 | SQ.MT. | |
| SA2 | 7.25 | X | 6.90 | X | 1 NO | = | 50.03 | SQ.MT. | |
| SA3 | 13.85 | X | 7.40 | X | 1 NO | = | 102.49 | SQ.MT. | |
| SA4 | 8.45 | X | 6.40 | X | 1 NO | = | 54.08 | SQ.MT. | |
| TOTAL SALE AREA PER FL. (TYPICAL FLOOR) | | | | | | | = | 235.93 | SQ.MT. X2 |
| NET BUILT UP AREA (X1 - Y2) | | | | | | | = | 604.70 | SQ.MT. X3 |
| BMS & FIRE CONTROL ROOM AREA (X1 - Y3) | | | | | | | = | 36.63 | SQ.MT. X4 |
| BMS & FIRE CONTROL ROOM AREA (Y3 + Y4) | | | | | | | = | 641.33 | SQ.MT. X5 |



BMS ROOM & FIRE CONTROL ROOM AREA DIAGRAM-WING-B

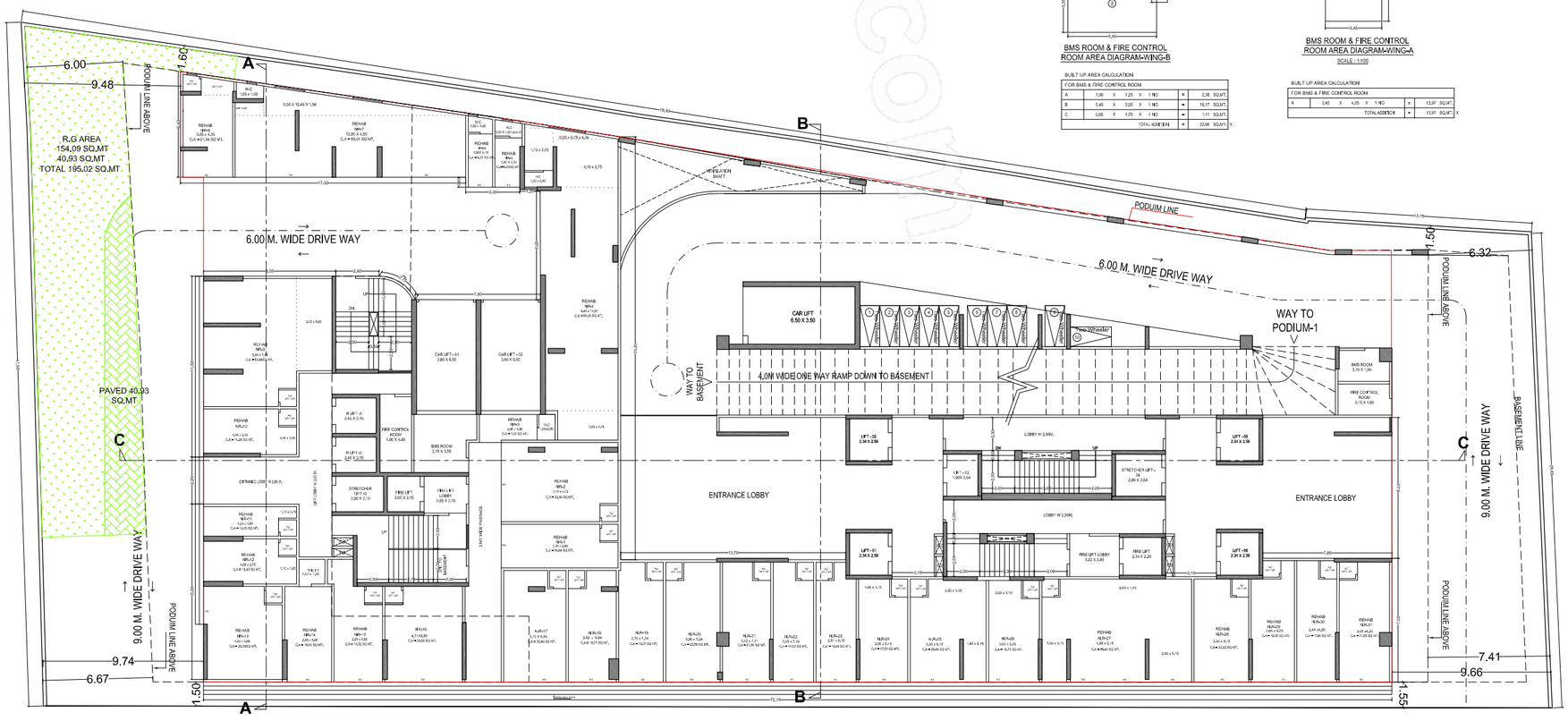
| BUILT UP AREA CALCULATION | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| FOR BMS & FIRE CONTROL ROOM | | | | | | | | | |
| A | 1.90 | X | 1.25 | X | 1 NO | = | 2.38 | SQ.MT. | |
| B | 5.40 | X | 3.05 | X | 1 NO | = | 16.47 | SQ.MT. | |
| C | 0.65 | X | 1.70 | X | 1 NO | = | 1.11 | SQ.MT. | |
| | | | | | | TOTAL ADDITION | = | 22.06 | SQ.MT. X |



BMS ROOM & FIRE CONTROL ROOM AREA DIAGRAM-WING-A

SCALE - 1:100

| BUILT UP AREA CALCULATION | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| FOR BMS & FIRE CONTROL ROOM | | | | | | | | | |
| A | 3.45 | X | 4.05 | X | 1 NO | = | 13.97 | SQ.MT. | |
| | | | | | | TOTAL ADDITION | = | 13.97 | SQ.MT. X |




GROUND FLOOR PLAN

SCALE:- 1:100

| BUILT-UP AREA STATEMENT | | | | | | | |
|---|---|---|---|---|---|---|---|
| REHAB BUILT-UP AREA | | | | | | | |
| FLOOR | PROP. BUA REHAB (SQ.MT) | PROP. BUA NON REHAB (SQ.MT) | EXCESS REF. AREA (SQ.MT) | TOTAL BUA OF REHAB | NO. OF SHOPS | NO. OF FLATS | NO. OF NON REHAB HOUSING FLATS |
| | (A) | (B) | (C) | (A+B+C) | | | |
| GROUND | 641.33 | | 0 | 641.33 | 21.00 | | |
| P1 FLOOR | PARKING | | | | | | |
| P2 FLOOR | PARKING | | | | | | |
| P3 FLOOR | PARKING | | | | | | |
| 4TH FLOOR | AMENITY | | | | | | |
| 1ST F.LOOR | 339.27 | 50.72 | | 389.99 | | 8 | 1 |
| 2ND FLOOR | 339.27 | 50.35 | | 389.62 | | 8 | 1 |
| 3RD FLOOR | 253.40 | 50.35 | 0 | 303.75 | | 6 | 1 |
| 4TH FLOOR | 339.27 | 50.35 | | 389.62 | | 8 | 1 |
| 5TH FLOOR | 339.27 | 50.35 | | 389.62 | | 8 | 1 |
| 6TH FLOOR | 339.27 | 50.35 | | 389.62 | | 8 | 1 |
| 7TH FLOOR | 339.27 | 50.35 | | 389.62 | | 8 | 1 |
| 8TH FLOOR | 339.27 | 50.35 | | 389.62 | | 8 | 1 |
| 9TH FLOOR | 339.27 | 50.35 | | 389.62 | | 8 | 1 |
| 10TH FLOOR | 253.40 | 50.35 | 0 | 303.75 | | 6 | 1 |
| 11TH FLOOR | 339.27 | 50.35 | | 389.62 | | 8 | 1 |
| 12TH FLOOR | 339.27 | 50.35 | | 389.62 | | 8 | 1 |
| 13TH FLOOR | 339.27 | 50.35 | | 389.62 | | 8 | 1 |
| 14TH FLOOR | 339.27 | 50.35 | | 389.62 | | 8 | 1 |
| 15TH FLOOR | 339.27 | 50.35 | | 389.62 | | 8 | 1 |
| 16TH FLOOR | 339.27 | 50.35 | | 389.62 | | 8 | 1 |
| 17TH FLOOR | 253.40 | 50.35 | 0 | 303.75 | | 6 | 1 |
| 18TH FLOOR | 339.27 | 50.35 | | 389.62 | | 8 | 1 |
| 19TH FLOOR | 339.27 | 50.35 | | 389.62 | | 8 | 1 |
| 20TH FLOOR | 339.27 | 50.35 | | 389.62 | | 8 | 1 |
| 21ST FLOOR | 339.27 | 50.35 | | 389.62 | | 8 | 1 |
| 22ND FLOOR | 339.27 | 50.35 | | 389.62 | | 8 | 1 |
| 23RD FLOOR | 339.27 | 50.35 | | 389.62 | | 8 | 1 |
| 24TH FLOOR | 253.40 | 50.35 | 0 | 303.75 | | 6 | 1 |
| 25TH FLOOR | 339.27 | 50.35 | | 389.62 | | 8 | 1 |
| 26TH FLOOR | 339.27 | 50.35 | | 389.62 | | 8 | 1 |
| 27TH FLOOR | 339.27 | 50.35 | | 389.62 | | 8 | 1 |
| 28TH FLOOR | 339.27 | 50.35 | | 389.62 | | 8 | 1 |
| 29TH FLOOR | 339.27 | 50.35 | | 389.62 | | 8 | 1 |
| 30TH FLOOR | 390.05 | | | 390.05 | | 9 | |
| 31ST FLOOR | 347.47 | | 18.48 | 365.95 | | 9 | |
| 32ND FLOOR | 214.90 | | | 214.90 | | 4 | |
| TOTAL | 11068.10 | 1460.52 | 18.48 | 12568.30 | 21.00 | 246.00 | 29.00 |

| BUILT-UP AREA STATEMENT | | | |
|---|---|---|---|
| SALE BUILT-UP-AREA | | | |
| FLOOR | PROP. BUA SALE (SQ.MT) | EXCESS REF. AREA (SQ.MT) | TOTAL BUA OF SALE | NO. OF FLATS |
| | (A) | (B) | (A+B) | |
| GROUND | 236.17 | | 236.17 | 10 |
| P1 FLOOR | PARKING | | | 0 |
| P2 FLOOR | PARKING | | | 0 |
| P3 FLOOR | PARKING | | | |
| P4 FLOOR | | | | |
| 5TH FLOOR | AMENITY | | | |
| 1ST F.LOOR | 395.80 | 0.00 | 395.80 | 8 |
| 2ND FLOOR | 541.20 | | 541.20 | 12 |
| 3RD FLOOR | 541.20 | | 541.20 | 12 |
| 4TH FLOOR | 541.20 | | 541.20 | 12 |
| 5TH FLOOR | 541.20 | | 541.20 | 12 |
| 6TH FLOOR | 541.20 | | 541.20 | 12 |
| 7TH FLOOR | 541.20 | | 541.20 | 12 |
| 8TH FLOOR | 395.80 | 0.00 | 395.80 | 08 |
| 9TH FLOOR | 541.20 | | 541.20 | 12 |
| 10TH FLOOR | 541.20 | | 541.20 | 12 |
| 11TH FLOOR | 541.20 | | 541.20 | 12 |
| 12TH FLOOR | 541.20 | | 541.20 | 12 |
| 13TH FLOOR | 541.20 | | 541.20 | 12 |
| 14TH FLOOR | 541.20 | | 541.20 | 12 |
| 15TH FLOOR | 541.20 | | 541.20 | 12 |
| 16TH FLOOR | 541.20 | | 541.20 | 12 |
| 17TH FLOOR | 541.20 | | 541.20 | 12 |
| 18TH FLOOR | 541.20 | | 541.20 | 12 |
| 19TH FLOOR | 541.20 | | 541.20 | 12 |
| 20TH FLOOR | 541.20 | | 541.20 | 12 |
| 21ST FLOOR | 541.20 | | 541.20 | 12 |
| 22ND FLOOR | 416.94 | 7.22 | 424.16 | 9 |
| 23RD FLOOR | 541.20 | | 541.20 | 12 |
| 24TH FLOOR | 541.20 | | 541.20 | 12 |
| 25TH FLOOR | 541.20 | | 541.20 | 12 |
| 26TH FLOOR | 541.20 | | 541.20 | 12 |
| 27TH FLOOR | 183.72 | | 183.72 | 4 |
| TOTAL | 13932.83 | 7.22 | 13940.05 | 311.00 |

| | | |
|---|---|---|
| PROP. REHAB AREA = | = | B.U.A. + MUNICIPAL HOUSING + EXCESS REFUGE |
| | = | 11089.10 + 1460.52 + 18.48 |
| TOTAL PROP. REHAB AREA | = | 12568.30 SQ.MT |
| PROP. SALE AREA = | | B.U.A. + EXCESS REFUGE + EXCESS AREA |
| | = | 13932.83 + 7.22 |
| TOTAL PROP. SALE AREA | = | 13940.05 SQ.MT |
| TOTAL REHAB+ SALE AREA | = | 26508.35 SQ.MT |

| | PERM. | PROP. | EXCESS AREA DEDUCT FROM REHAB FSI | EXCESS AREA ADDED INTO SALE FSI | TOTAL PROP. | DEF. | EXCESS |
|---|---|---|---|---|---|---|---|
| REHAB | 13061.77 | 11107.78 | 0.0000 | | 11107.78 | 1953.99 | |
| M.H | 1460.52 | 1460.52 | 0.0000 | | 1460.52 | 0.00 | |
| SALE | 13978.53 | 13940.05 | | 0.0000 | 13940.05 | 38.48 | |
| TOTAL | 28500.82 | 26508.35 | | | 26508.35 | 1992.47 | |

| PERMISSIBLE AREA STATEMENT | | | |
|---|---|---|---|
| (A) | ON PLOT AREA :- | | |
| I) | AREA OF THE PLOT$_{S}$ ---------- | 3253.74 SQ.MT | |
| II) | SET BACK AREA | — | |
| III) | NET PLOT AREA ( I - II ) | 3253.74 SQ.MT | |
| IV) | PERMISSIBLE BUA AREA 3.00 X (I) ----- 33(7) | 9761.22 SQ.MT | |
| (B) | AS PER 100% INCENTIVE - REHABILATION AREA | | |
| I) | CARPET AREA REQUIRED FOR REHABILITATION OF EXISTING TENANTS | 8062.82 SQ.MT | |
| I) | REHAB BUILT UP AREA (8062.82 X 1.20) | 9675.39 SQ.MT | |
| III) | CARPET AREA CONSIDERED FOR 100% INCENTIVE | 7735.24 SQ.MT | |
| IV) | BUA CONSIDERED FOR 100% INCENTIVE FOR SALE (7735.24 X 1.20) | 9282.29 SQ.MT | |
| V) | 100% INCENTIVE FOR SALE (9282.29 X 100%) | 9282.29 SQ.MT | (B) |
| | PERMISSIBLE FSI REHAB + INCENTIVE | 18957.68 SQ.MT | |
| (C) | ADDITIONAL FSI ON RESERVATION HANDINGOVER TO MCGM | | |
| I) | BUA OF MUNICIPAL HOUSING (INCLUDING FUNGIBLE) | 1081.86 SQ.MT | |
| I) | INCENTIVE FSI FOR SALE 1.50(30250/61810)X1460.00 | 1072.18 SQ.MT | |
| I) | TOTAL FSI PERMISSIBLE IN PROJECT (18957.68+ 1081.86 + 1072.18 ) | 21111.72 SQ.MT | |
| (D) | FUNGIBLE COMPENSATORY FSI OVER AND ABOVE PERMISSIBLE BUA I.e | | |
| | FUNGIBLE AREA CALCULATION FOR REHAB | | |
| | REHAB BUILT UP AREA ( 8062.82 X 1.20 ) | 9675.39 SQ.MT | (i) |
| | 35% FUNGIBLE FSI PERMISSIBLE FOR REHAB --------- | 3386.38 SQ.MT | (II) |
| | TOTAL PERMISSIBLE BUA FOR REHAB (i) + (iii) ---------- | 13061.77 SQ.MT | (iii) |
| (F) | FUNGIBLE AREA CALCULATION FOR MUNICIPAL HOUSING | | |
| | BUILT UP AREA OF MUNICIPAL HOUSING | 1081.86 SQ.MT | (I) |
| | 35% FUNGIBLE FSI PERMISSIBLE FOR M.H | 378.66 SQ.MT | (II) |
| | TOTAL PERMISSIBLE MH (I) + (II) ---------- | 1460.52 SQ.MT. | (iii) |
| | TOTAL PERMISSIBLE BUA REHAB + MH (I) (III) + (III)) ---------- | 14522.29 SQ.MT | (III) |
| (G) | FUNGIBLE AREA CALCULATION FOR SALE | | |
| | BUILT UP AREA OF OF SALE (9282.29 + 1072.18) | 10354.47 SQ.MT | (II) |
| | 35% FUNGIBLE FSI PERMISSIBLE FOR SALE | 3624.06 SQ.MT | (III) |
| | TOTAL PERMISSIBLE BUA FOR SALE (II) + (III) ---------- | 13978.53 SQ.MT | (iv) |
| H) | TOTAL PERMISSIBLE B.U.A. OF REHAB AND SALE | 21111.72 SQ.MT | |
| I) | TOTAL PERMISSIBLE FUNGIBLE OF REHAB AND SALE | 7389.10 SQ.MT | |
| J) | TOTAL PERMISSIBLE FSI OF REHAB AND SALE | 28500.82 SQ.MT | |

| REFUGE AREA STATEMENT OF SALE WING-A | | | |
|---|---|---|---|
| 1ST. FLR. AREA | = 395.80 x 1 | = 395.80 | SQ.M |
| 2ND. TO 7TH FLR. | = 541.30 x 6 | = 3247.80 | SQ.M |
| | | 3643.60 | SQ.M |
| 3643.60 SQ.MT. x 4% | | = 145.74 | SQ.M |
| 3643.60 SQ.MT. x 4.25% | | = 154.85 | SQ.M |
| REFUGE AREA PROVIDED ON 1ST. FLR. | | = 145.80 | SQ.M |
| EXCESS REFUGE AREA COUNTED IN FSI | | = 0.00 | SQ.M |
| 8TH. FLR. AREA | = 395.80 x 1 | = 395.80 | SQ.M |
| 9TH. TO 14TH FLR. | = 541.30 x 6 | = 3247.80 | SQ.M |
| | | 3643.60 | SQ.M |
| 3643.60 SQ.MT. x 4% | | = 145.74 | SQ.M |
| 3643.60 SQ.MT. x 4.25% | | = 154.85 | SQ.M |
| REFUGE AREA PROVIDED ON 8TH. FLR. | | = 145.80 | SQ.M |
| EXCESS REFUGE AREA COUNTED IN FSI | | = 0.00 | SQ.M |
| 15TH. FLR. AREA | = 395.80 x 1 | = 395.80 | SQ.M |
| 16TH. TO 21ST FLR. | = 541.30 x 6 | = 3247.80 | SQ.M |
| | | 3643.60 | SQ.M |
| 3643.60 SQ.MT. x 4% | | = 145.74 | SQ.M |
| 3643.60 SQ.MT. x 4.25% | | = 154.85 | SQ.M |
| REFUGE AREA PROVIDED ON 15TH FLR. | | = 145.80 | SQ.M |
| EXCESS REFUGE AREA COUNTED IN FSI | | = 0.00 | SQ.M |
| 22ND. FLR. AREA | = 416.94 x 1 | = 416.94 | SQ.M |
| 23RD. TO 26TH FLR. | = 541.30 x 4 | = 2165.20 | SQ.M |
| 27TH FLR. | = 183.72 x 1 | = 183.72 | SQ.M |
| | | 2765.86 | SQ.M |
| 2765.86 SQ.MT. x 4% | | = 110.63 | SQ.M |
| 2765.86 SQ.MT. x 4.25% | | = 117.55 | SQ.M |
| REFUGE AREA PROVIDED ON 22ND FLR. | | = 124.77 | SQ.M |
| EXCESS REFUGE AREA COUNTED IN FSI | | = 7.22 | SQ.M |

| REFUGE AREA STATEMENT OF REHAB WING-B | | | |
|---|---|---|---|
| 3RD. FLR. AREA | = 303.75 x 1 | = 303.75 | SQ.M |
| 4TH. TO 9TH FLR. | = 389.62 x 6 | = 2337.72 | SQ.M |
| | | 2641.47 | SQ.M |
| 2641.47 SQ.MT. x 4% | | = 105.65 | SQ.M |
| 2641.47 SQ.MT. x 4.25% | | = 112.26 | SQ.M |
| REFUGE AREA PROVIDED ON 3RD FLR | | = 105.80 | SQ.M |
| EXCESS REFUGE AREA COUNTED IN FSI | | = 0.00 | SQ.M |
| 10TH. FLR. AREA | = 303.75 x 1 | = 303.75 | SQ.M |
| 11TH. TO 16TH FLR. | = 389.62 x 6 | = 2337.72 | SQ.M |
| | | 2641.47 | SQ.M |
| 2641.47 SQ.MT. x 4% | | = 105.65 | SQ.M |
| 2641.47 SQ.MT. x 4.25% | | = 112.26 | SQ.M |
| REFUGE AREA PROVIDED ON 10TH FLR | | = 105.80 | SQ.M |
| EXCESS REFUGE AREA COUNTED IN FSI | | = 0.00 | SQ.M |
| 17TH. FLR. AREA | = 303.75 x 1 | = 303.75 | SQ.M |
| 18TH. TO 23RD FLR. | = 389.62 x 6 | = 2337.72 | SQ.M |
| | | 2641.47 | SQ.M |
| 2641.47 SQ.MT. 4% | | = 105.65 | SQ.M |
| 2641.47 SQ.MT. 4.25% | | = 112.26 | SQ.M |
| REFUGE AREA PROVIDED ON 17TH FLR | | = 105.80 | SQ.M |
| EXCESS REFUGE AREA COUNTED IN FSI | | = 0.00 | SQ.M |
| 24TH. FLR. AREA | = 303.75 x 1 | = 303.75 | SQ.M |
| 25TH. TO 29TH FLR. | = 389.62 x 5 | = 1948.10 | SQ.M |
| 30TH FLR. | = 390.05 x 1 | = 390.05 | SQ.M |
| | | 2641.90 | SQ.M |
| 2641.90 SQ.MT. 4% | | = 105.68 | SQ.M |
| 2641.90 SQ.MT. 4.25% | | = 112.29 | SQ.M |
| REFUGE AREA PROVIDED ON 24TH FLR | | = 105.80 | SQ.M |
| EXCESS REFUGE AREA COUNTED IN FSI | | = 0.00 | SQ.M |
| 31ST. FLR. AREA | = 347.47 x 1 | = 347.47 | SQ.M |
| 32ND FLR. | = 214.90 x 1 | = 214.90 | SQ.M |
| | | 562.37 | SQ.M |
| 562.37 SQ.MT. 4% | | = 22.49 | SQ.M |
| 562.37 SQ.MT. 4.25% | | = 23.90 | SQ.M |
| REFUGE AREA PROVIDED ON 31ST FLR | | = 42.58 | SQ.M |
| EXCESS REFUGE AREA COUNTED IN FSI | | = 18.68 | SQ.M |

THIS PLAN IS DIGITALLY SIGNED & ISSUED APPROVED SUBJECT TO CONDITION MENTIONED IN THE FILE NO. - P – 9281 / 2021 / (1840) / E Ward / BYCULLA / 337 / 1 / New

| S.E.B.P. (CITY) | A.E.B.P. (CITY) | E.E.B.P. (CITY) |
|---|---|---|
| Rahul Prabhakar Pavangiran | Amol marutiraj o chaungulge | Dinesh Shivram Naik |
| OWNER SIGN. | ARCH / L.S. SIGN. | |

## PROFORMA - A

| | | AS PER DCPR 2034 |
|---|---|---|
| A. | AREA STATEMENT | |
| 1. | Area of plot | 3253.74 |
| 2. | Deduction for. (a) Road sea-back area (b) Proposed road (c) Any reservation (sub-plot_) | |
| 3. | Balance area of plot (1 minus 2a) | |
| 4. | LOS Required @ 10% (applicable if plot area greater than 1000 sq.mt) | -- |
| 4a. | LOS proposed | -- |
| 5. | AOS Required as per DCPR 14(applicable to net plot area more than 4000 sq.mt) | -- |
| 5a. | AOS proposed | -- |
| 6. | Net area of plot (3 minus 4) | |
| 7. | Additions for FSI purpose including Setback and AOS | |
| 7a. | Total plot area considered for FSI purpose | 3253.74 |
| 8. | Permissible FSI as per DCPR 33(7) | 3.00 |
| 9. | Permissible BUA as per 3 FSI/ Incentive | 21111.72 |
| 10. | Additional permissible BUA for additional carpet area to Rehab( 5%) | -- |
| 11. | Additions for floor space index as per DCR 33 (18) | -- |
| 12. | Total Permissible BUA Rehab & Sale | 21111.72 |
| 13. | FSI Consumed | 6.49 |

| B. | DETAILS OF FSI AVAILED AS DCR 31 (3) | PERMISS. | PROP. | DEFICIT |
|---|---|---|---|---|
| 1. | Fungible Builup Area component proposed vide DCR 31 (3) for Rehab | 3768.04 | 1811.05 | 1953.99 |
| 2. | Fungible Builup Area component proposed vide DCR 31(3) for Sale | 3624.06 | 3585.58 | 38.48 |
| 3. | Total fungible Builup Area vide DCR 31(3)=(B.1+B.2) | 7389.10 | 5396.63 | 1992.47 |
| 4. | Total Gross BUILTUP AREA proposed (14+B.3) | 28500.82 | 26508.35 | |

| C. | TENEMENT STATEMENT | | |
|---|---|---|---|
| (1) | Proposed area (Item B.4 above) | | |
| (2) | Less deduction of non residential area (shop etc.) | | |
| (3) | Area available for tenements (1) minus (2) | | |
| (4.) | Tenements permissible (Density of tenements/hectare) | AS PER STATEMENT | |
| (5) | Tenements proposed. | | |
| (6) | Tenements existing. | | |

| D. | PARKING STATEMENT | | |
|---|---|---|---|
| (1) | Parking required by regulations for- Car / Scooter/Motor Cycle / Outsiders (visitors) | AS PER STATEMENT | |
| (2) | Covered garage permissible. | | |
| (3) | Covered garage proposed. Car / Scooter/Motor Cycle / Outsiders (visitors) | | |
| E. | Transport Vehicles Parking | | |
| (1) | Spaces for transport vehicles parking required by regulations. | | |
| (2) | Total no.of transport vehicles parking spaces provided | | |

## PROFORMA B

CONTENTS OF SHEET

PROPOSED BLOCK PLAN, LOCATION PLAN, GROUND FLOOR PLAN, PLOT AREA DIAGRAMS & CALCULATION, SET BACK PLAN, AREA DIAGRAMS & CALCULATION, R.G AREA DIAGRAMS & CALCULATION, FITNESS CENTER AREA STATEMENT, SECTION THROUGH COMPOUND WALL, BUILT-UP AREA SUMMARY.

CERTIFICATE OF AREA

CERTIFIED that I have surveyed the plot under reference on site and that the dimensions of the plot stated on the plan are as measured on site and the area so worked out is 3253.74 sq.mt and tallies area stated in document ownership, area stated in document ownership.

STAMP OF APPROVAL OF PLAN

SIGNATURE OF L.S.

| REVISION | DESCRIPTION | DATE | SIGNATURE |
|---|---|---|---|

DESCRIPTION OF PROPOSAL & PROPERTY

REDEVELOPMENT OF PROPERTY BEARING C.S.NO. 1840 (PT) OF BYCULLA DIVISION, 'E' WARD, MUMBAI

B.M.C. FILE NO. .....
.....
L.I.D.D. approved on .....
A1 approved on .....
A2 approved on .....
A3 approved on .....

NAME OF THE OWNER

RUBBERWALA HOUSING & INFRASTRUCTURE

(AUTHORISE SIGNATORY) FOR

LICENSED SURVEYOR

NORTH LINE

shaikh & associates
Rubberwala House, Dr. A.R. Nair Road, Agripada, Mumbai-11
Tel : 2302 7800

| FILE NO. | DRAWN BY | SCALE | CHECKED BY | DATE | DRG. NO. |
|---|---|---|---|---|---|
| | SHAJIYA | 1 : 100 | | 29-12-2021 | |