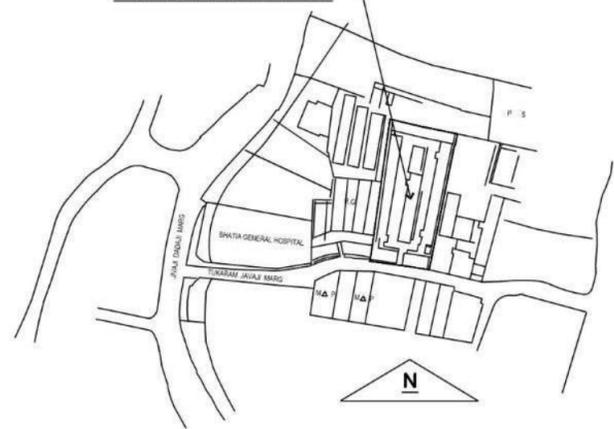
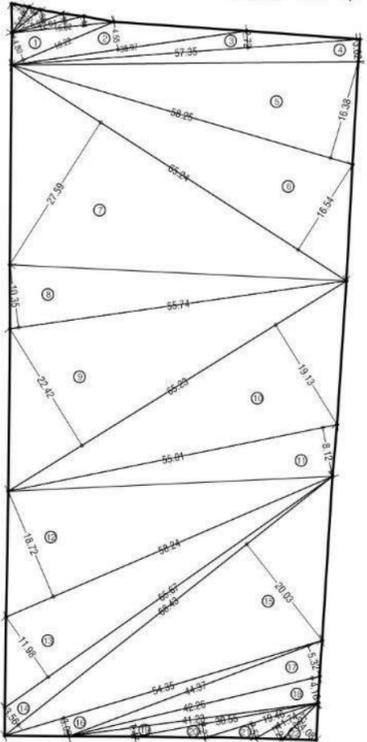


SITE UNDER REFERENCE



LOCATION PLAN

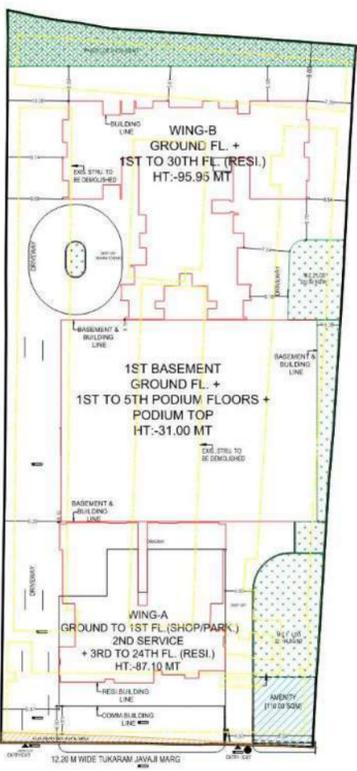
SCALE 1 : 2500
'D' WARD - PART - II, IV



PLOT AREA DIAGRAM
SCALE - 1:500



SET BACK AREA DIAGRAM
SCALE - 1:500



BLOCK PLAN
SCALE - 1:500

AMENITY AREA CALCULATION

ADDITION	DESCRIPTION	AREA (SQ.MT)
1	11.09 X 4.10 X 0.50 X 1 =	24.30
2	14.00 X 2.69 X 0.50 X 1 =	27.49
3	14.00 X 4.91 X 0.50 X 1 =	36.30
4	10.05 X 2.54 X 0.50 X 1 =	13.73
5	10.23 X 1.97 X 0.50 X 1 =	7.62
TOTAL AMENITY AREA (A)		110.00



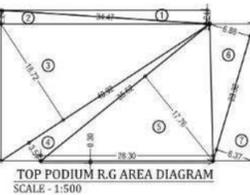
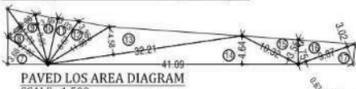
AMENITY AREA DIAGRAM
SCALE - 1:500

PLOT AREA CALCULATION

ADDITION	DESCRIPTION	AREA (SQ.MT)
1	18.22 X 4.80 X 0.50 X 1 =	43.73
2	5.04 X 2.73 X 0.50 X 1 =	6.88
3	5.93 X 1.47 X 0.50 X 1 =	4.36
4	8.87 X 3.93 X 0.50 X 1 =	8.56
5	12.04 X 1.19 X 0.50 X 1 =	7.16
6	16.82 X 1.44 X 0.50 X 1 =	12.11
7	38.97 X 4.55 X 0.50 X 1 =	88.66
8	57.35 X 2.72 X 0.50 X 1 =	78.00
9	47.35 X 3.62 X 0.50 X 1 =	103.80
10	58.25 X 16.38 X 0.50 X 1 =	477.07
11	65.24 X 16.54 X 0.50 X 1 =	539.51
12	65.24 X 27.59 X 0.50 X 1 =	899.94
13	55.74 X 10.35 X 0.50 X 1 =	288.45
14	65.23 X 22.42 X 0.50 X 1 =	731.23
15	65.23 X 19.13 X 0.50 X 1 =	623.92
16	53.01 X 8.12 X 0.50 X 1 =	223.34
17	58.24 X 18.72 X 0.50 X 1 =	545.13
18	45.67 X 11.90 X 0.50 X 1 =	399.36
19	68.43 X 3.56 X 0.50 X 1 =	121.81
20	68.43 X 20.03 X 0.50 X 1 =	685.33
21	16.54 X 3.09 X 0.50 X 1 =	83.97
22	44.37 X 5.32 X 0.50 X 1 =	118.02
23	42.26 X 4.16 X 0.50 X 1 =	87.90
24	41.23 X 1.47 X 0.50 X 1 =	30.30
25	30.55 X 2.27 X 0.50 X 1 =	34.67
26	19.46 X 2.53 X 0.50 X 1 =	24.62
27	11.74 X 2.24 X 0.50 X 1 =	13.15
28	8.27 X 4.08 X 0.50 X 1 =	16.87
TOTAL (X)		6291.86

SET BACK AREA CALCULATION

ADDITION	DESCRIPTION	AREA (SQ.MT)
1	8.95 X 1.62 X 0.50 X 1 =	7.25
2	10.40 X 1.80 X 0.50 X 1 =	7.28
3	8.86 X 1.36 X 0.50 X 1 =	6.02
4	10.73 X 1.17 X 0.50 X 1 =	6.28
5	10.59 X 1.02 X 0.50 X 1 =	5.40
6	6.94 X 0.82 X 0.50 X 1 =	2.85
7	4.74 X 0.85 X 0.50 X 1 =	2.01
8	4.14 X 0.81 X 0.50 X 1 =	1.69
9	12.97 X 0.35 X 0.50 X 1 =	2.27
10	22.09 X 0.25 X 0.50 X 1 =	2.06
TOTAL (X)		43.17



LOS AREA CALCULATION

ADDITION	DESCRIPTION	AREA (SQ.MT)
1	1.46 X 1.75 X 0.50 X 1 =	1.27
2	12.99 X 2.35 X 0.50 X 1 =	15.17
3	13.03 X 1.12 X 0.50 X 1 =	7.45
4	15.71 X 3.26 X 0.50 X 1 =	25.51
5	17.46 X 1.69 X 0.50 X 1 =	14.78
6	17.46 X 0.29 X 0.50 X 1 =	2.57
TOTAL ME LOS 1 AREA (A)		71.64
TOTAL ME LOS 2 AREA (B)		222.89
TOTAL ME LOS AREA (A+B)		294.53

PAVED LOS AREA CALCULATION

ADDITION	DESCRIPTION	AREA (SQ.MT)
1	7.85 X 1.68 X 0.50 X 1 =	6.61
2	11.23 X 2.68 X 0.50 X 1 =	15.05
3	11.23 X 3.08 X 0.50 X 1 =	17.30
4	10.85 X 3.49 X 0.50 X 1 =	18.85
5	8.67 X 3.03 X 0.50 X 1 =	13.14
6	12.18 X 3.29 X 0.50 X 1 =	19.92
7	12.11 X 4.59 X 0.50 X 1 =	27.79
8	41.09 X 4.64 X 0.50 X 1 =	95.34
9	18.21 X 3.55 X 0.50 X 1 =	32.52
10	9.87 X 3.75 X 0.50 X 1 =	18.51
11	9.87 X 0.22 X 0.50 X 1 =	1.09
TOTAL PAVED LOS AREA (D)		315.83
TOTAL PAVED LOS AREA (C-D)		375.33

TABLE - II
DETAIL OF FUNGIBLE BUA FOR REHAB / SALE & PREMIUM CALCULATION

SR.NO	DESCRIPTION	N/R Cess	R - Cess	SALE	TOTAL
1	PERMISSIBLE BUA (SR.NO. - 14 OF PROFORMA - A)	609.69	10977.84	9038.27	20625.80
2	PERMISSIBLE FUNGIBLE BUA (1 X 0.35)	213.39	3842.24	3163.40	7219.03
3	TOTAL PERMISSIBLE BUA (1 + 2)	823.08	14820.08	12201.67	27844.83
4	TOTAL PROPOSED BUA INCLUDING FUNGIBLE F.S.L. (14+83 OF PROFORMA - A) [CHECK - SHALL NOT BE MORE THAN 3 (TOTAL A+B OF COL. NO.19 OF TABLE - I)]	879.23	16860.38	9981.94	27721.54
5	PERMISSIBLE FUNGIBLE BUA FOR REHAB, MHADA & MCGM. COMPONENT (TOTAL A+B OF COL. NO. 15 OF TABLE - I)	211.05	3842.24	0.00	4053.29
6	FUNGIBLE BUA UTILIZED FOR REHAB, MHADA & MCGM. COMPONENT (COL. 19-14-20 OF TABLE NO. - 1) [CHECK - SHALL NOT BE MORE THAN 5 ABOVE & SHALL BE EQUAL TO 5 COL. NO.21 OF TABLE - I]	190.39	3741.00	0.00	3931.39
7	PERMISSIBLE FUNGIBLE BUA FOR SALE COMPONENT (2 - 5)	2.34	0.00	3163.40	3163.74
8	FUNGIBLE BUA UTILIZED FOR SALE COMPONENT (4 - 1 - 6) [CHECK - SHALL NOT BE MORE THAN 5 ABOVE]	79.15	2141.54	943.66	3164.35
9	READY ROCKNOR RATE OF YEAR 2016	0.00	0.00	0.00	0.00
10	% OF READY ROCKNOR RATE	-	-	-	-
11	PREMIUM AMOUNT TO BE RECOVERED (8 X 9 X 10)	-	-	-	-
TOTAL PREMIUM AMOUNT TO BE PAID		-	-	-	-
PAYMENT RECEIPT NO. & DATE		-	-	-	-

	BASIC FSI (a)	Fung. BUA (b)	Excess Fung. (c)	TOTAL BUA With Fung. (a+b+c)
PERM. BUA	20,625.80	190.39	79.15	879.23
N/R CESS	609.69	3,741.00	2,141.54	16,860.38
R-CESS	10,977.84	-	-	9,981.94
Prop. Sale @ BUA	9,038.27	-	-	9,981.94
TOTAL BUA	20,625.80	3,931.39	3,164.35	27,721.54

	BASIC FSI (a)	FUNGIBLE AREA (b)	Excess Fung. (c)	TOTAL BUA With Fung. (a+b+c)
RESI	20,016.11	3,741.00	3,085.20	26,842.31
COMMERCIAL	609.69	190.39	79.15	879.23
TOTAL	20,625.80	3,931.39	3,164.35	27,721.54

BUILT UP AREA SUMMARY (WING - A)

FLOOR	BUILT UP AREA	STAIRCASE AREA	AREA IN SQ.MT
GROUND	400.58	217.99	
1ST FLOOR	423.64	195.80	
2nd FL. (SERVICE FLOOR)	0.00	0.00	
3rd FLOOR	513.52	127.47	
4th FLOOR	464.85	127.47	
5th FLOOR	464.85	127.47	
6th FLOOR	464.85	127.47	
7th REFUGE FLOOR	384.97	123.35	
8th FLOOR	464.85	127.47	
9th FLOOR (FITNESS CEN.)	279.20	122.63	
10th FLOOR	501.36	123.34	
11th FLOOR	488.22	123.34	
12th FLOOR	488.22	123.34	
13th FLOOR	488.22	123.34	
14th REFUGE FLOOR	356.13	123.37	
15th FLOOR	488.22	123.37	
16th FLOOR	488.22	123.37	
17th FLOOR	488.22	123.37	
18th FLOOR	488.22	123.37	
19th FLOOR	488.22	123.37	
20th FLOOR	488.22	123.37	
21st REFUGE FLOOR	424.58	123.36	
22nd FLOOR	504.66	123.10	
23rd FLOOR	504.66	123.10	
24th FLOOR (PT.TERR.)	238.39	126.54	
TOTAL	10785.07	3150.17	13935.24

FITNESS CENTER/GYM. PURPOSE AREA STATEMENT (WING = A)

GR. +1ST, 3RD TO 24TH NET BUA = (A)	10505.87	SQ.MT.
REQUIRED 2% of (A)	210.12	SQ.MT.
PROVIDED AREA	489.32	SQ.MT.
EXCESS AREA (1)	279.20	SQ.MT.
PROPOSED BUILT UP AREA	10785.07	SQ.MT.

LOS Statement

SR	DESCRIPTION	Required	Proposed
1	Net Plot Area	6139.35	6139.35
2	RG Required (10% Cess)	613.93	613.93
3	RG on Ground - min. 60%	368.36	749.56
a	On Mother Earth [50% of (3)]	184.18	434.53
b	Paved [50% of (3)]	184.18	315.03
4	On podium Top -max. 40%	245.57	1012.15

Commercial (NR Cess)

Category	Area (SQ.MT)	Rate	Amount
Total CARPET floor area	667.82	-	-
1 car parking for every 40 sqm of floor area upto 800 sqm	16.70	-	-
1 car parking for every 80 sqm of spaces for area areas exceeding 800 sqm	-	-	-
Parking Required	16.70	-	-
10% Visitor Parking Required	1.67	-	-
Min. Comm Parking Required (A)	18.37	-	-

Considering 25% Visitor Car Parking

RESI. REHAB PARKING AREA STATEMENT (WING = B)

FLOOR	PARK REQUIRED	NO. OF FLATS	PERM. PARK
BELOW 45.00 SQ.MT	1 FOR 3 FLATS	44	15.50
45.00 TO 60.00 SQ.MT	1 FOR 4 FLATS	219	54.75
60.00 TO 90.00 SQ.MT	1 FOR 2 FLATS	18	9.00
ABOVE 90.00 SQ.MT	1 FOR 1 FLATS	40	40.00
TOTAL		281	69.25
25% FOR VISITORS PARKING			17.31
REQUIRED PARKING FOR RESI. (B)			87

RESI. SALE PARKING AREA STATEMENT (WING = A) (Minimum)

FLOOR	PARK REQUIRED	NO. OF FLATS	PERM. PARK
BELOW 45.00 SQ.MT	1 FOR 3 FLATS	44	15.50
45.00 TO 60.00 SQ.MT	1 FOR 4 FLATS	219	54.75
60.00 TO 90.00 SQ.MT	1 FOR 2 FLATS	18	9.00
ABOVE 90.00 SQ.MT	1 FOR 1 FLATS	40	40.00
TOTAL		281	119.25
25% FOR VISITORS PARKING			29.81
REQUIRED PARKING FOR RESI. (B) Minimum			89.44

RESI. SALE PARKING AREA STATEMENT (WING = A) (Maximum)

FLOOR	PARK REQUIRED	NO. OF FLATS	PERM. PARK
BELOW 45.00 SQ.MT	1 FOR 1 FLATS	0	0.00
45.00 TO 60.00 SQ.MT	1 FOR 1 FLATS	0	0.00
60.00 TO 90.00 SQ.MT	1 FOR 1 FLATS	37	37.00
ABOVE 90.00 SQ.MT	2 FOR 1 FLATS	40	80.00
TOTAL		77	117.00
25% FOR VISITORS PARKING			29.25
REQUIRED PARKING FOR RESI. (C) Maximum			146

TOTAL PERMISSIBLE PARKING

Category	Minimum	Maximum
REQUIRED PARKING FOR COMM. (A)	18	18
REQUIRED PARKING FOR REHAB RESI. (B)	87	87
REQUIRED PARKING FOR SALE RESI. (C)	73	146
TOTAL PARKING REQUIRED (A+B+C)	178	251
Adult 50% Parking as per Reg 31 (to be calculated as per 5% visitor) (E)	0	70
TOTAL PERMISSIBLE PARKING (D+E)	178	321
TWO WHEELER PARKING PROPOSED (F)	0	0
EQUIVALENT FOUR WHEELER PARKING (F/4)	0	0
TOTAL PARKING PROPOSED	178	321

TABLE III (WING - A & B)

FLOOR (A)	FLOOR (B)	N/R CESS (WING-A)	R CESS (WING-B)	RSALE (WING-A)	RSALE (WING-B)	TOTAL
GROUND	GROUND	416.75	421.07	3815	921.70	4167.50
1ST FLOOR	1ST FLOOR	462.49	529.72	3796	567.67	1022.16
2nd FL. (SERVICE FLOOR)	2nd FLOOR	-	575.39	530.77	1106.17	1106.17
3rd FLOOR	3rd FLOOR	-	588.01	482.10	1070.12	1070.12
4th FLOOR	4th FLOOR	-	589.88	482.10	1071.99	1071.99
5th FLOOR	5th FLOOR	-	591.76	482.10	1073.87	1073.87
6th FLOOR	6th FLOOR	-	593.64	482.10	1075.74	1075.74
7th REFUGE FLOOR	7th REFUGE FLOOR	-	595.52	482.10	1077.62	1077.62
8th FLOOR	8th FLOOR	-	597.40	482.10	1079.50	1079.50
9th FLOOR (FITNESS CEN.)	9th FLOOR	-	599.28	482.10		