

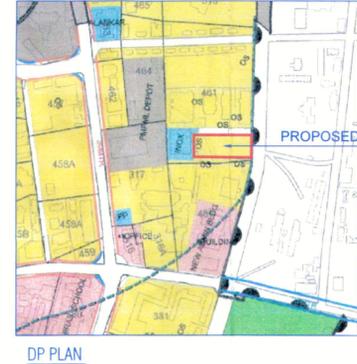
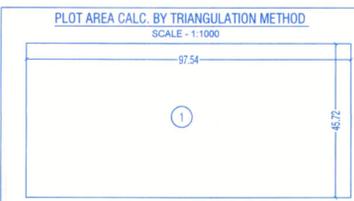
| BUILT-UP AREA STATEMENT  |                 |                 |           |                |              |                   |           |
|--------------------------|-----------------|-----------------|-----------|----------------|--------------|-------------------|-----------|
| Floor                    | Comm. Area      | Resi. Area      | Tenement  | Fire Lift Area | Lift Area    | Lift Machine room | Height M. |
| Basement Floor           | 0               | 0               | 0         |                |              |                   |           |
| Ground Floor             | 1201.11         | 0.00            | 0         | 5.75           | 28.76        | 0                 |           |
| Parking-1 Floor          | 0               | 0.00            | 0         |                |              |                   |           |
| Parking-2 Floor          | 0               | 0.00            | 0         |                |              |                   |           |
| Parking-3 Floor          | 0               | 96.80           | 0         |                |              |                   |           |
| Parking-4 Floor          | 0               | 0.00            | 0         |                |              |                   |           |
| Service Floor            | 0               | 0.00            | 0         |                |              |                   |           |
| MCP Terrace/             |                 |                 |           |                |              |                   |           |
| 1st Floor                | 0               | 652.95          | 1         |                |              |                   |           |
| 2nd Floor - Refuge       | 0               | 650.40          | 1         |                |              |                   |           |
| 3rd Floor                | 0               | 650.40          | 1         |                |              |                   |           |
| 4th Floor                | 0               | 650.40          | 1         |                |              |                   |           |
| 5th Floor                | 0               | 650.40          | 1         |                |              |                   |           |
| 6th Floor - Refuge       | 0               | 650.40          | 1         |                |              |                   |           |
| 7th Floor                | 0               | 650.40          | 1         |                |              |                   |           |
| 8th Floor                | 0               | 650.40          | 1         |                |              |                   |           |
| 9th Floor                | 0               | 650.40          | 1         |                |              |                   |           |
| 10th Floor - Refuge      | 0               | 650.40          | 1         |                |              |                   |           |
| 11th Floor               | 0               | 650.40          | 1         |                |              |                   |           |
| 12th Floor               | 0               | 650.40          | 1         |                |              |                   |           |
| 13th Floor               | 0               | 650.40          | 1         |                |              |                   |           |
| 14th Floor - Refuge      | 0               | 650.40          | 1         |                |              |                   |           |
| 15th Floor               | 0               | 650.40          | 1         |                |              |                   |           |
| 16th Floor               | 0               | 650.40          | 1         |                |              |                   |           |
| 17th Floor               | 0               | 650.40          | 1         |                |              |                   |           |
| 18th Floor - Refuge      | 0               | 650.40          | 1         |                |              |                   |           |
| 19th Floor               | 0               | 650.40          | 1         |                |              |                   |           |
| 20th Floor               | 0               | 650.40          | 1         |                |              |                   |           |
| 21st Floor               | 0               | 650.40          | 1         |                |              |                   |           |
| 22nd Floor - Refuge      | 0               | 650.40          | 1         |                |              |                   |           |
| 23rd Floor               | 0               | 650.40          | 1         |                |              |                   |           |
| 24th Floor               | 0               | 650.40          | 1         |                |              |                   |           |
| 25th Floor               | 0               | 650.40          | 1         |                |              |                   |           |
| 26th Floor - Refuge      | 0               | 692.20          | 1         |                |              |                   |           |
| 27th Floor               | 0               | 493.35          | 0         |                |              |                   |           |
| 28th Floor               | 0               | 692.20          | 1         |                |              |                   |           |
| 29th Floor               | 0               | 511.66          | 0         |                |              |                   |           |
| 30th Floor               | 0               | 204.12          | 0         |                |              |                   |           |
| <b>Total</b>             | <b>1201.11</b>  | <b>18952.88</b> | <b>27</b> | <b>5.75</b>    | <b>28.76</b> | <b>0.00</b>       |           |
| <b>Total Comm.+ Resi</b> | <b>20153.99</b> |                 |           |                |              |                   |           |

| PARKING STATEMENT   |           |           |    |
|---|-----------|-----------|----|
| TENEMENT  | CAR       | SCOOTER   |    |
| For every Tenement having Carpet area of 150 sq.mt. and above | 27        | 54        | 27 |
| Total   | 27        | 54        | 27 |
| 5% Visitor Parking  | 3         | 6         | 3  |
| Required parking (X)  | 57        | 28        |    |
| Parking allowed free of FSI upto 50% & above - (Y)            | 28        | 14        |    |
| Total Required parking(X+Y)                                   | 85        | 42        |    |
| Proposed Parking  |           |           |    |
| Ground LVL  | 0         | 0         |    |
| Parking LVL-1   | 19        | 0         |    |
| Parking LVL-2   | 22        | 22        |    |
| Parking LVL-3   | 22        | 20        |    |
| Parking LVL-4   | 22        | 0         |    |
| <b>Total Provided parking</b>                                 | <b>85</b> | <b>42</b> |    |

| PROPOSED PARKING AREA STATEMENT |                        |                |
|---------------------------------|------------------------|----------------|
| Area Required                   | Area Proposed          |                |
| CAR                             | 85 nos x 12.50 sq.mt.  | 1062.5         |
| SCOOTER                         | 42 nos. x 02.00 sq.mt. | 84.00          |
| <b>Total</b>                    |                        | <b>1146.50</b> |

| PROP. REFUGEE AREA CALCULATION |                 |               |
|--------------------------------|-----------------|---------------|
| Wing                           | Refuge area     |               |
| 1                              | 32.50 x 7 floor | 227.50        |
| <b>Total</b>                   |                 | <b>227.50</b> |

**REFUGEE AREA CALCULATION**  
 Permissible Refuge Area =  
 (Built up Area/12.50 sq. m. per person x 2 Floor x 0.30 sq.m. per person)  
 Permissible Refuge Area = (652.95 + 692.20 = 1345.15 / 12.50 = 107.61)  
 say 108 x 0.30 sq.m. = 32.40 sq.m.  
 Prop. Refuge Area = 32.50 sq.m.

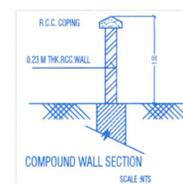


| T.D.R. STATEMENT                   |          |   |              |
|------------------------------------|----------|---|--------------|
| D.R.C. NO.                         |          | 0003224, 0003225, 004562, 004541 & 005446 |              |
| T.D.R. CERTIFICATE NO.3224         |          | 803.00                                    | SQ.M.        |
| T.D.R. CERTIFICATE NO.3225         |          | 794.33                                    | SQ.M.        |
| <b>Total utilised Area</b>         |          | <b>1597.33</b>                            | <b>SQ.M.</b> |
| D.R.C. NO.                         | DRC Area | Utilised Area                             |              |
| T.D.R. CERTIFICATE NO.4562         | 1705     | 1420.78                                   | SQ.M.        |
| T.D.R. CERTIFICATE NO.4541         | 1361     | 1134.12                                   | SQ.M.        |
| T.D.R. CERTIFICATE NO.5446         | 1315     | 975.05                                    | SQ.M.        |
| <b>Total utilised Area</b>         |          | <b>3529.95</b>                            | <b>SQ.M.</b> |
| <b>T.D.R. PERM. (4458.50X1.15)</b> |          | <b>5127.28</b>                            | <b>SQ.M.</b> |
| <b>T.D.R. Utilised Area</b>        |          | <b>5127.28</b>                            | <b>SQ.M.</b> |

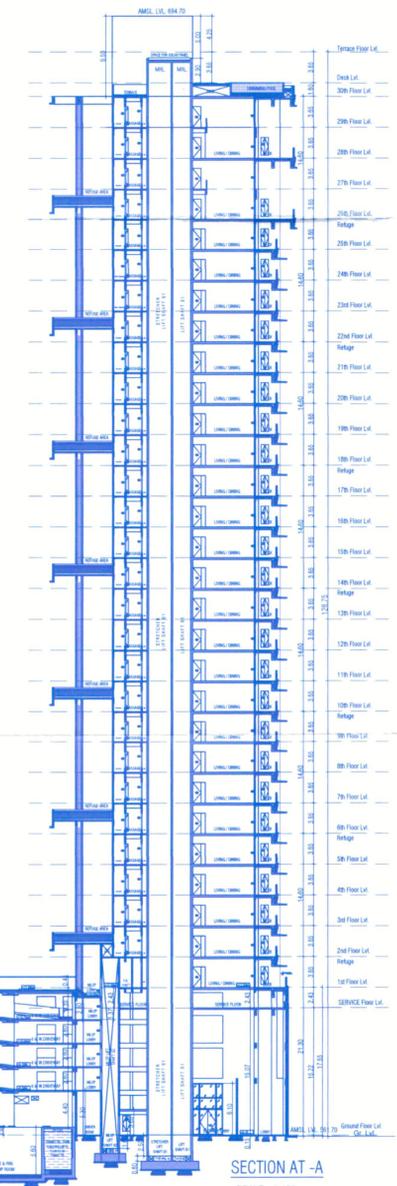
| WATER STORAGE CAPACITY CALCULATIONS                                     |               |
|---|---------------|
| <b>A) FOR PERSON GROUND FLOOR (B/UP AREA = 1201.11)</b>                 | 1201.11       |
| NO. OF OCCUPANTS (B/UP AREA X 0.85 / 3)                                 | 340           |
| WATER REQUIRED PER PERSON   | 45            |
| <b>TOTAL REQUIRED WATER CAPACITY OF O.H</b>                             | <b>15300</b>  |
| <b>B) FOR RESL. TOTAL NO. OF TENEMENTS</b>                              | <b>27</b>     |
| WATER REQUIRED PER PERSON PER DAY                                       | 135           |
| 5 PERSON IN EACH TENEMENT   | 675           |
| <b>TOTAL RESI. REQUIRED WATER CAPACITY OF O.H</b>                       | <b>18225</b>  |
| <b>C) TOTAL PROVIDED O.H. WATER TANK CAPACITY IN LITERS (A+B)</b>       | <b>33525</b>  |
| ADD WATER REQUIRED FOR FIRE FIGHTING IN LITERS                          | 30000         |
| <b>TOTAL PROVIDED O.H. WATER TANK CAPACITY IN LITERS</b>                | <b>63525</b>  |
| <b>D) TOTAL REQUIRED U.G. WATER TANK CAPACITY (1.5 TIMES) (C X 1.5)</b> | 50288         |
| ADD WATER REQUIRED FOR FIRE FIGHTING IN LITERS                          | 20000         |
| <b>E) TOTAL REQUIRED U.G. WATER TANK CAPACITY IN LITERS</b>             | <b>250288</b> |
| REFER LAYOUT PLAN FOR COMMON UGT CAPACITY                               | 264465        |

| OCCUPANCY LOAD AREA CALCULATIONS (Table No. 9E) |                          |
|---|--------------------------|
| 1 For Ground floor Floor                        | 1201.11                  |
| No. of persons carpet                           | 1201.11 X 0.85 / 3 = 340 |
| Total Persons For Comm. Persons                 | 340                      |

| Sanitation Requirement - Public Toilet for Floating Population (Table 12-0) |            |              |  |
|---|------------|--------------|--|
| For Ground person = 340   |            |              |  |
| Fixture   | Male       | Female       |  |
| Water Closet  | 1 per 50   | 1 per 50     |  |
| Urinals   | 1 per 50   | ---          |  |
| Permissible Sanitation For Commercial                                       |            |              |  |
| Fixture   | Male (50%) | Female (50%) |  |
| Water Closet  | 4          | 4            |  |
| Urinals   | 4          | 0            |  |



| PARKING AREA  |                |
|---------------|----------------|
| Parking LVL.  | Area Sq.M.     |
| Raft Area     | 1975.00        |
| Ground LVL.   | 0.00           |
| Parking LVL-1 | 1291.00        |
| Parking LVL-2 | 1305.50        |
| Parking LVL-3 | 1305.50        |
| Parking LVL-4 | 1305.50        |
| <b>Total</b>  | <b>7182.50</b> |



Revised Resi. Dt. 28/03/2025  
 APPROVED SUBJECT TO CONDITION  
 CERTIFICATE NO. CC/14493/2025



| Sr. No. | AREA STATEMENT Description   | Area             |
|---------|--|------------------|
| 1       | Area of Plot (Minimum area of a, b, c to be considered)                              | 4,458.50         |
|         | (a) As per ownership document (7/12, C.T.S. Extract)                                 | -                |
|         | (b) As per measurement sheet   | -                |
|         | (c) As per site  | -                |
| 2       | Deductions For -   | 0                |
|         | (a) Proposed D.P./D.P. Road widening area  | 0                |
|         | (b) Any D.P. Reservation area  | 0.00             |
|         | <b>Total (+/-)</b>   | <b>0.00</b>      |
| 3       | Balance Area of plot (Sr. No. 1 - Sr. No. 2)   | 4,458.50         |
| 4       | Amenity Space (If applicable) -  | -                |
|         | (a) Required (15% of Sr. No. 3) -  | -                |
|         | (b) Proposed -   | -                |
| 5       | Net plot area (Sr. No. 3 - Sr. No. 4b)   | 4,458.50         |
| 6       | Recreational open space (If applicable) -  | -                |
|         | (a) Required (10% of Sr. No. 3) -  | 445.85           |
|         | (b) Proposed -   | 445.85           |
| 7       | Internal Road area   | -                |
| 8       | Plotable area (If applicable)  | 4,458.50         |
| 9       | Built up area with reference to Basic FSI as per front road width (Sr. No. 5 x 1.10) | 4,904.35         |
| 10      | Additional FSI on payment of premium -   | -                |
|         | (a) Maximum permissible premium FSI based on road width/TOD zone                     | -                |
|         | Permissible FSI on payment of premium (Sr. No. 1 x 0.50) (4458.50 x 0.50 = 2229.25)  | 2,229.25         |
|         | Previously Sanction Paid FSI   | 2,229.25         |
| 11      | In-situ FSI/ TDR loading -   | -                |
|         | (a) In-situ area against D.P./R.P. Road (Sr. No. 2(a) x 2.00)                        | 0.00             |
|         | (b) In-situ area against Amenity space, if handed over (Sr. No. 2(a) x 2.00)         | -                |
|         | (c) Permissible TDR on Plot (Sr. No. 1 x 1.15)                                       | 5,127.28         |
|         | (d) Previously Sanction TDR (1597.33 + 3529.95)                                      | 5,127.28         |
|         | (e) Proposed TDR   | -                |
|         | (f) Total TDR permissible on plot (a+b+d+e)  | 5,127.28         |
| 12      | Incentive for Green Buildings as per Reg. 7.10 (i) (Platinum rating - 7%)            | 343.30           |
| 13      | Total area available fsi (9+10b+11f+12)  | 12,604.18        |
|         | (a) Comm. Ancillary Area FSI upto 80% with payment of charges. (12604.18 x 0.6)      | 7,562.51         |
| 14      | Resi. Ancillary Area FSI upto 60% with payment of charges. (12604.18 x 0.6)          | 7,562.51         |
| 15      | Total Permissible Built up area (12+13)  | 20,166.69        |
| 16      | Total Built up area proposed on plot- (a) Existing B-Up Area                         | -                |
|         | (b) Proposed Commercial B-Up Area (as per p-line)                                    | 1,201.11         |
|         | (c) Proposed Residential B-Up Area (as per p-line)                                   | 18,952.88        |
|         | <b>Total (a+b+c)</b>   | <b>20,153.99</b> |
| 17      | FSI CONSUMED (154/13) (SHOULD NOT BE MORE THAN AREA NO.14 ABOVE)                     | 0.999            |
| 18      | Required 20% OF =  | -                |
|         | (b) Proposed -   | -                |

CERTIFICATE OF AREA  
 I, PRAKASH KULKARNI, ARCHITECT, certify that the area and dimensions of the plot shown on the plan are as measured on site and the area is worked out before the area is added to the record of Survey No. 17, Scheme No. 10, Land Records Department/City Survey records.

Signature: PRAKASH KULKARNI  
 Name of Architect (Licensed Engineer/ Supervisor):  
 Owner's Declaration:  
 I/We undertake hereby confirm that I/We would abide by plans approved by authority/collector. I/We would execute the structure as per approved plans, and I/We would ensure the work under supervision of proper technical persons so as to ensure the quality and safety of the work site.

HOMECREST CONSTRUCTIONS PRIVATE LIMITED AND M/S MACROTECH DEVELOPERS LIMITED Through Mr. Tushar Yeole  
 OWNER

PRASHANT KULKARNI ARCHITECT  
 21 March 2025  
 SCALE: 1:200  
 SWAPNIL R4

| 10% OPEN SPACE AREA CALCULATION |                      |               |        |
|---------------------------------|----------------------|---------------|--------|
| Open Space Required             | 445.85               | sq.mt.        |        |
| Proposed OPEN SPACE Area        | 445.85               | sq.mt.        |        |
| <b>OPEN SPACE</b>               |                      |               |        |
| 1                               | 29.46 x 11.244 x 0.5 | 165.62        | sq.mt. |
| 2                               | 29.46 x 11.28 x 0.5  | 166.15        | sq.mt. |
| 3                               | 15.52 x 7.35 x 0.5   | 57.04         | sq.mt. |
| 4                               | 15.52 x 7.35 x 0.5   | 57.04         | sq.mt. |
| <b>Total O.S. Area</b>          | <b>445.85</b>        | <b>sq.mt.</b> |        |

