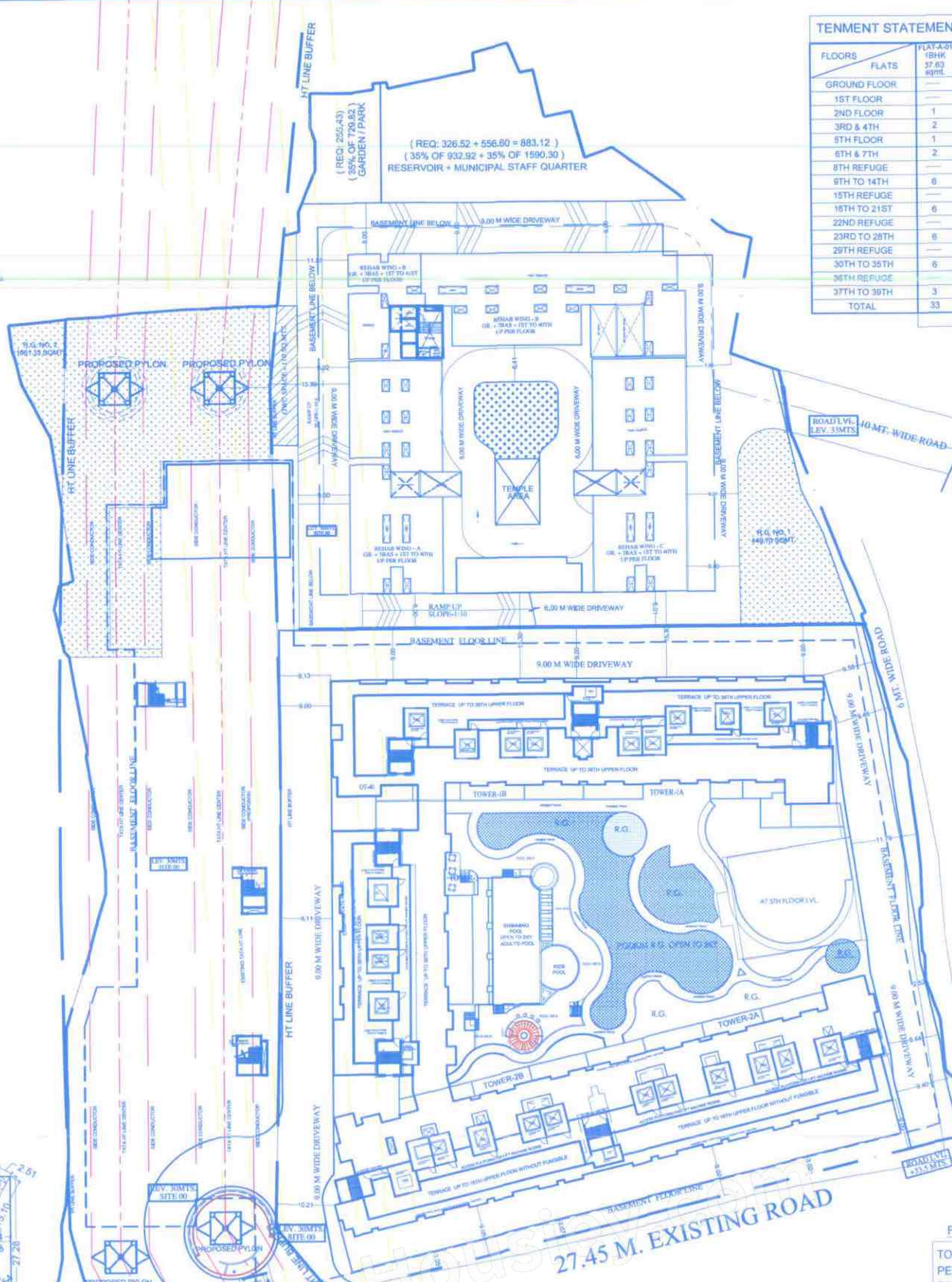




FLOORS	FLAT-1 68.93	FLAT-2 68.93	FLAT-3 70.52	FLAT-4 77.05	FLAT-5 66.79	FLAT-6 66.79	FLAT-7 37.49	FLAT-8 37.49	FLAT-9 37.03	FLAT-10 37.03	FLAT-11 37.49
GROUND FLOOR											
1ST FLOOR				1	1	1	1				
2ND FLOOR	1	1									1
3RD & 4TH	2	2	2	2	2	2	2	2	2	2	1
5TH FLOOR	1	1	1	1	1	1	1	1	1	1	1
6TH & 7TH	2	2	2	2	2	2	2	2	2	2	2
8TH REFUGE											
9TH TO 14TH	5	5	5	5	5	5	5	5	5	5	6
15TH REFUGE	1	1	1	1	1	1	1	1	1	1	1
16TH TO 21ST	6	6	6	6	6	6	6	6	6	6	6
22ND REFUGE	1	1	1	1	1	1	1	1	1	1	1
23RD TO 28TH	6	6	6	6	6	6	6	6	6	6	6
29TH REFUGE	1	1	1	1	1	1	1	1	1	1	1
30TH TO 35TH	6	6	6	6	6	6	6	6	6	6	6
36TH REFUGE	1	1	1	1	1	1	1	1	1	1	1
37TH TO 38TH	3	3	3	3	3	3	3	3	3	3	3
TOTAL	38	38	38	39	39	39	38	38	34	33	33

FLYNN STATEMENT FOR SALE BUILDING TOWER - 2B													
FLATS	FLAT 1	FLAT 2	FLAT 3	FLAT 4	FLAT 5	FLAT 6	FLAT 7	FLAT 8	FLAT 9	FLAT 10	FLAT 11	FLAT 12	FLAT 13
	37.41	37.41	37.41	37.41	37.22	38.39	87.54	101.26	56.33	63.97	80.00	80.00	80.00
GROUND FLOOR													
1ST FLOOR													
2ND FLOOR								1	1	1	1	1	1
3RD & 4TH	2	2	2	2	2	2	2	2	2	2	2	2	2
5TH TO 10TH	0	0	0	0	0	0	0	0	0	0	0	0	0
11TH REFUGE						1	1	1	1	1	1	1	1
12TH TO 14TH	6	6	6	6	6	6	6	6	6	6	6	6	6
15TH REFUGE											1	1	1
16TH FLR.	1	1	1	1	1	1	1	1	1	1	1	1	1
TOTAL	12	12	12	12	14	14	14	16	15	15	15	15	15
							152						

ER - 3		
PLAT-07 20-HK 65.0 sqm	PLAT-08 20-HK 75.0 sqm	PLAT-09 180-HK 42.75 sqm
1	1	—
2	2	—
3	3	—
—	1	—
6	6	—
—	1	—
6	6	—
—	1	—
6	6	—
—	1	—
6	6	—
—	1	1
3	3	—
34	39	6.6

[illegible]

TOTAL BUILT UP AREA	= 114417.46 sq.m
PERMISSIBLE FITNESS CENTER AREA (2%)	= 2288.35 sq.m
PROPOSED FITNESS CENTER AREA	= 2542.99 sq.m
EXCESS FITNESS CENTER AREA	= 254.64 sq.m

SUMMARY OF BUILT UP AREA FOR SALE BUILDING TOWER - A										
FLOORS	CONSTRUCTION AREA	ST LFT 1 LOBBY AREA	METER ROOM	SERVER TOWER	ENTRANCE LOBBY	ED 1A FLOOR	REFUSE AREA	TOTAL BUILT UP AREA	EXCESS BUILT UP AREA	
	RECID	RECID	RECID	RECID	RECID	RECID	RECID	RECID	RECID	
GROUND FLOOR	1943.21	359.11	180.64	66.60	23.96	96.12	11.22	2281.54	—	
1ST FLOOR	238.21	238.21	—	22.76	—	87.23	—	1184.30	76.97	
2ND FLOOR	2339.49	301.98	180.66	—	—	10.31	—	1154.21	663.20	
3RD TO 7TH	10219.45 X 5	300.62 X 5	—	—	—	16.26 X 5	21.30	—	1316.56 X 5	
	5147.20	1503.12	—	—	—	81.30	—	—	6562.00	
8TH REFUGE	1664.54	300.62	—	—	—	10.26	370.85	—	962.71	
9TH TO 14TH	16219.46 X 6	300.62 X 6	—	—	—	16.26 X 6	371.68 X 6	—	1374.56 X 6	
	97316.56	1803.72	—	—	—	97.56	2230.08	—	10621.44	
15TH REFUGE	1664.54	300.62	—	—	—	10.26	370.85	—	962.71	
16TH REFUGE	1624.95	300.62	—	—	—	10.26	—	—	1716.58	
17TH FLOOR	—	—	—	—	—	—	—	—	—	
TOTAL	20924.99	5155.20	541.94	66.60	46.72	—	162.34	3589.07	18548.56	
	—	—	—	—	—	175.57	741.90	—	2719.59	
	—	—	—	—	—	—	—	3589.07	18547.43	

SUMMARY OF BUILT UP AREA FOR SALE BUILDING TOWER - 3										
FLOORS	CONSTRUCTION AREA	ST. LIFT & LOBBY AREA	METER ROOM	SERVICE AREA	ENTRANCE	FITNESS CENTER	EQ & TO AREA	REFUSE AREA	TOTAL B.U.A AREA	PERCENT FITNES CENTER
GROUND FLOOR	358.03	397.72	70.12	91.34	66.89	—	2.95	—	—	—
1ST FLOOR	505.25	194.98	—	—	20.44	—	2.68	—	317.15	—
2ND FLOOR	863.70	130.54	—	—	—	406.96	2.68	—	135.62	294.15
3TH TO 7TH	759.96 X 3 3760.40	138.54 X 5 692.70	—	—	—	—	1.66 X 5 8.30	—	616.96 X 5 3084.30	—
8TH REFUGE	754.94	130.54	—	—	—	—	2.68	168.07	—	—
9TH TO 14TH	754.94 X 6 4548.48	138.54 X 6 831.24	—	—	—	—	1.66 X 6 10.03	—	616.96 X 6 3701.16	—
15TH REFUGE	754.94	130.54	—	—	—	—	2.68	168.07	—	—
16TH TO 21ST	754.94 X 6 4548.48	138.54 X 6 831.24	—	—	—	—	1.66 X 6 10.03	—	616.96 X 6 3701.16	—
22ND REFUGE	754.94	130.54	—	—	—	—	2.68	168.07	—	—
23RD TO 28TH	754.94 X 6 4548.48	138.54 X 6 831.24	—	—	—	—	1.66 X 6 10.03	—	616.96 X 6 3701.16	—
29TH REFUGE	754.94	130.54	—	—	—	—	2.68	168.07	—	—
30TH TO 35TH	754.94 X 6 4548.48	138.54 X 6 831.24	—	—	—	—	1.66 X 6 10.03	—	616.96 X 6 3701.16	—
36TH REFUGE	754.94	130.54	—	—	—	—	2.68	99.22	536.00	—
37TH TO 40TH	754.94 X 3 2274.24	138.54 X 3 415.62	—	—	—	—	0.66 X 3 2.04	—	616.96 X 3 1850.88	—
TOTAL	28937.70	5597.22	70.12	91.34	87.33	406.96	107.08	168.00	22649.31	254



R/G. AREA CALCULATION

R/G. NO. 1 CALCULATION

1	$0.87 \times 8.56 \times 2.37 \times 180$	=	15.18 SQM
2	$1/2 \times 10.28 \times 0.84 \times 180$	=	4.52 SQM
3	$1/2 \times 12.31 \times 0.81 \times 180$	=	92.56 SQM
4	$1/2 \times 28.63 \times 11.04 \times 180$	=	159.18 SQM
5	$1/2 \times 26.58 \times 0.62 \times 180$	=	8.08 SQM
6	$1/2 \times 25.97 \times 6.21 \times 180$	=	79.43 SQM
7	$1/2 \times 21.70 \times 14.84 \times 180$	=	146.01 SQM
	TOTAL ADDITION	=	470.72 SQM

R/G. NO. 2 CALCULATION

2	$1/2 \times 27.28 \pm 0.15$	1.70 ± 0.05	63.89	5.00
3	$1/2 \times 13.57 \pm 0.08$	1.00 ± 0.03	64.25	5.00
4	$1/2 \times 13.57 \pm 0.08$	1.00 ± 0.03	16.53	5.00
5	$1/2 \times 14.00 \pm 0.10$	1.30 ± 0.05	39.52	5.00
6	$1/2 \times 14.00 \pm 0.10$	1.30 ± 0.05	67.38	5.00
7	$1/2 \times 14.00 \pm 0.10$	1.30 ± 0.05	9.44	5.00
8	$1/2 \times 11.86 \pm 0.07$	1.00 ± 0.03	9.44	5.00
9	$1/2 \times 11.86 \pm 0.07$	1.00 ± 0.03	27.08	5.00
10	$1/2 \times 12.09 \pm 0.05$	1.00 ± 0.03	36.85	5.00
11	$1/2 \times 12.09 \pm 0.05$	1.00 ± 0.03	14.86	5.00
12	$1/2 \times 12.09 \pm 0.05$	1.00 ± 0.03	14.86	5.00
13	$1/2 \times 16.47 \pm 0.17$	1.90 ± 0.10	73.21	5.00
14	$1/2 \times 16.47 \pm 0.17$	1.90 ± 0.10	65.12	5.00
15	$1/2 \times 11.26 \pm 0.14$	1.00 ± 0.03	52.03	5.00
16	$1/2 \times 11.26 \pm 0.14$	1.00 ± 0.03	52.15	5.00
17	$1/2 \times 12.68 \pm 0.06$	1.27 ± 0.04	7.67	5.00
18	$1/2 \times 10.89 \pm 0.20$	1.00 ± 0.03	7.71	5.00
19	$1/2 \times 10.89 \pm 0.20$	1.00 ± 0.03	7.71	5.00
20	$1/2 \times 14.34 \pm 0.49$	1.30 ± 0.05	63.47	5.00
21	$1/2 \times 14.34 \pm 0.49$	1.30 ± 0.05	30.93	5.00
22	$1/2 \times 14.17 \pm 0.55$	1.30 ± 0.05	38.81	5.00
23	$1/2 \times 14.17 \pm 0.55$	1.30 ± 0.05	38.81	5.00
24	$1/2 \times 14.68 \pm 0.58$	1.30 ± 0.05	27.03	5.00
25	$1/2 \times 9.83 \pm 0.40$	1.00 ± 0.03	73.87	5.00
26	$1/2 \times 9.83 \pm 0.40$	1.00 ± 0.03	16.72	5.00
27	$1/2 \times 9.83 \pm 0.40$	1.00 ± 0.03	16.72	5.00

TENEMENT STATEMENT FOR REFUGEE STATEMENTS												
	Refugee statements				Animals							
	Refugee Head	R/C	Refugee Comm	Beltway	Western Corridor	Library	SEA day	Voce	Gender	Gender	Gender	TOTAL
FLOOR	---	---	85	---	---	---	---	---	---	---	---	85
GROUND	---	---	---	---	---	---	---	---	---	---	---	---
1ST	---	---	11	---	---	---	---	---	---	---	---	11
2ND	57	01	58	02	04	02	04	04	04	01	06	04
3TH TO 7TH	44 X 05 = 220	---	---	---	---	---	---	---	---	---	---	220
8TH REFUGE	32	---	---	---	---	---	---	---	---	---	---	32
9TH TO 14TH	44 X 06 = 264	---	---	---	---	---	---	---	---	---	---	264
15TH REFUGE	32	---	---	---	---	---	---	---	---	---	---	32
16TH TO 21TH	44 X 06 = 264	---	---	---	---	---	---	---	---	---	---	264
22ST REFUGE	32	---	---	---	---	---	---	---	---	---	---	32
23ND TO 28TH	44 X 06 = 264	---	---	---	---	---	---	---	---	---	---	264
29TH REFUGE	32	---	---	---	---	---	---	---	---	---	---	32
30TH TO 35TH	44 X 06 = 264	---	---	---	---	---	---	---	---	---	---	264
36TH REFUGE	32	---	---	---	---	---	---	---	---	---	---	32
37TH TO 40TH	44 X 04 = 176	---	---	---	---	---	---	---	---	---	---	176
41ST	04	---	---	---	---	---	---	---	---	---	---	04
TOTAL	1628	01	15	07	07	02	04	04	04	17	05	1755

REFUGEE AREA	ENTRAN LOBBY	SALE AREA		EXCESS COMMUNITY HALL AREA	REHAB COMPONENT	PASSAGE AREA	AMENITY AREA	FITNESS CENTER AREA	RELIGIOUS STRUCTURE	TOTAL REHAB BUILT UP AREA		FLUNGIBLE AREA			
		RESI	COMM							COMM	RESI	COMMON TOE AREA	FLOWER BED AREA	COMMUNITY HALL AREA	EXCESS REFUGE
					119.88				119.88						
635.34	15.18		4.81		21158.89	3761.66	384.91			157.73	18854.59	213.63	888.06		31.90
775.75			2.30	6.56	28797.16	4222.10	743.14	200.00		343.73	23282.21	-	1268.09	6.56	0.18
662.56	9.57		7.83		21200.13	3709.03	270.69			620.46	16599.95	-	878.10		51.64
2063.68	24.75		15.34	6.56	71276.08	11892.79	1404.74	200.00	110.68	1121.92	56736.75	213.63	3035.25	6.56	83.78
			15.24								57856.67		3339.22		

BASE AREA	SERVICE AREA	COMMON TOILET AREA	FLOWER BED AREA	METER ROOM AREA	ED AREA
4	79.10	—	—	260.14	—
3	716.85	—	—	—	—
3	1332.97	—	—	—	—
23	—	213.63	888.06	—	23
42	—	—	1268.09	—	36
32	—	—	879.10	—	23
67	2128.92	213.63	3035.25	260.14	85

FLOOR AREA (CALCULATED)		WING		GROSS AREA	PARKING AREA	STAIR
REAR UNIT	AREA IN 30MT					
LIVING	4.00 X 2.50 = 10.00					
KITCHEN	2.50 X 1.75 = 3.67					
BEDROOM	3.15 X 2.30 = 7.24					
BATH	1.20 X 1.20 = 1.40					
W.C.	1.00 X 1.25 = 1.31					
	0.15 X 1.00 = 0.15					
	0.15 X 0.75 = 0.11					
	0.15 X 0.75 = 0.11					
DOOR JAMB	0.15 X 0.75 = 0.11					
	0.15 X 0.75 = 0.11					
PASSAGE	2.0 X 0.50 = 1.00					
TOTAL	27.88					
		1ST BASEMENT	3985.67	3288.99	21	
		2ND BASEMENT	4515.15	3557.17	21	
		3RD BASEMENT	4515.15	2941.05	21	
		WING B	26248.00			
		WING B	42147.58			
		WING C	26161.62			
		TOTAL	105872.45	9787.21	3	

AREA STATEMENT	Square Meters
(1) : Area of plot	26736.38
(a) Area of Reservation in plot (Garden)	255.43
(b) Area of Reservation in plot (Reservoir + Municipal Staff Quarter)	883.12
(c) Area of Road set-back	
(d) Area of D.P.Road.	
(2) : Deductions for	
(A) : For Reservation / Road Area	
i) Road Set Back Area To Be Handled Over (100%) (REG NO. 16)	
ii) Prop. D.P.Road To Be Handled Over (100%) (REG NO.16)	
iii) Reservation Area To Be Handled Over (100%) (REG.17)	
iv) Reservation Area To Be Handled Over As Per (REG. NO. 17)	1138.55

(1)	For Amenity Area:	
(a)	Area of Amenity Plot (i) to be handed over as per DCR 14(A)	
(b)	Area of Amenity Plot (ii) to be handed over as per DCR 14(B)	
(c)	Area of Amenity Plot (iii) to be handed over as per DCR 35(A) (Beyance)	
(C)	Deductions for existing BUA to be retained if any / land component of existing BUA / Existing BUA as per regulations under which the development was allowed	
(3)	Total Deduction = $1/2 \times (2A + 2B + 2C)$ as when applicable	1138.59
(4)	Balance area of plot (1 minus 3)	25237.83
(5)	Plot area under development above to be handed over to MCGM / Appropriate authority as per Sec 46, 49	25237.83
(6)	Zonal (Basic) FSI (1 to 60) or 0.75 or per lot or 33.33	1.00
(7)	SRI 1 / Minimum FSI to be battened as per clause 3.8 of 33(3) OF DCR 2034	4.00
(8)	Permissible FSI As per Sec 31(1A)	
(9)	Build up area as per net (basic) FSI (50%) (in case of null land permissible BUA kept in reserve)	109591.32
(10)	Build up equal to area of land handed over as per REG 30(A) (as per 2(A) and 2(B) Except 2(A)(C)) Above with in cap of admissible TDR as column 6 of table-12 on remaining balance plot	
(i)	in case of 2(A)(C)	
(ii)	Permissible over and above permissible BUA on remaining balance plot	
(9)	Build up area in lieu of cost of construction of Buiupg authority to be handed over (within the limit of permissible BUA on remaining plot.	
(10)	Build up area due to "additional FSI on payment of premium" as per table no. 12 of regulation no 30(A) on remaining balance plot.	
(11)	Build up area due to "admissible TDR" as per table 12 of regulation no 30(A) and 32 on remaining balance plot.	
(12)	Build up area on the area, prior to the conversion, but without BUA as per 21(C)	

SR2	1 Proposed BUA for Rehab	57858.67
	Rehab Component	71267.68
	Permissible Sale Component (incentive X.R Component) (1.20 X Rehab)	8551.29
SR2	2 Permissible BUA for Transit tenement for SR4 (of total additional BUA)	8551.29
	Permissible BUA for Sale Component of total additional BUA	8551.29
	SR2 total BUA are sanctioned for the project	143399.96
(13)	Proposed BUA (as the case may be) without BUA as per2(C)	
	SR4.1 Total built up area contained in all SR4	143399.96
	2 Proposed BUA for Transit tenements for SR4(of total additional BUA)	
	Proposed BUA for sale component of total additional BUA	
(14)	TOR generated if any as per regulation 30(A) and 32	
(15)	SR5 TOR generated in scheme	
	Fungible compensatory areas as per regulation no. 31(3)	
	a) i) Permissible Fungible compensatory area for rehab component without charging premium	20250.63
	i) Fungible compensatory area available for rehab component without charging premium	33329.22
	b) i) Permissible Fungible compensatory area as charging premium	29635.95
	i) Fungible compensatory available on charging of premium for sale	
	ii) SR6 i) total BUA including fungible for rehab component	61197.89
	a) total BUA including fungible for sale component	
	Total BUA proposed including fungible compensatory area (31+35a)(ii) + 150(B)(i)	175885.23
	(7) FSI computed on net plot-15 SR4 14A	5.08

I)	Other requirement	
A)	Reservations/ designation	
a)	Name of reservation	
a)	Area of reservation affecting the plot	
a)	Area of reservation land to be handed/ handed over as per regulation no. 17	
a)	Built up area of amenity to be handed over as per regulation no. 17	
a)	Area built up area of designation	
B)	Plot area/built up amenity to be handed over as per regulation no.	
i)	14(A)	
i)	14(B)	
i)	15	
C)	Requirement of recreational open space in layout as per regulation no. 27/	As per statement
D)	Tenement statement	
i)	Proposed built up area(13 above)	
i)	Less deduction of non-residential area(shop etc.)	
ii)	Area available for tenements (i) minus (ii)	
iii)	Tenements permissible/density of tenements/hectare)	650 T/S
iv)	Total number of tenements proposed on the plot	1952
E)	Parking statement	
i)	Parking required by regulations for car scooter/motor cycle outsider(vistor)	As per statement
i)	Covered garage permissible	
i)	Covered garage proposed	
i)	car scooter/ motorcycle outsider(vistor)	
i)	Total parking provided	
F)	Transport vehicles parking	
i)	Space for transport vehicles parking required by regulations	
i)	Total no. of transport vehicles parking spaces provided	
NOTE	The Proforma is for illustrative guidance only. The proforma may be modified to suit the provisions of DCR. Under which the development is proposed	

NOTE : TOWER 2 IS RESTRICTED UP TO 16TH FLOOR (WITHOUT FUNGIBLE)

PROPOSED S.R. SCHEME IV FLATS C.S NO RPT-1, RPT-2 TO 2 IPT) OF SALT PAN DEVIATION FOR "NIRMAL NAGAR CHS".	
NAME AND ADDRESS OF THE DEVELOPER	
STAMP & SIGNATURE OF DEVELOPER 	
SEJAL SHAKTI REALTORS LLP SEZAL ENCLASA - 13/174-SV ROAD OPP BATA SHOW ROOM KANDIVALI (W), MUMBAI-400 067	
NAME AND ADDRESS OF THE ARCHITECT	
STAMP & SIGNATURE OF ARCHITECT  	
DRAWING BY : YATIEL	NORTH
CHECKED BY :	
SHEET :	
SCALE : AS SHOWN //	
DATE MO DAY / /	
REVISION :	
	
Prepared By: Yatiel Shakti Realtors, Mumbai Checked By: _____ Date: _____ Tel: 022-2614-4334, 022-2614-4335 Email: info@sejalshaktirealtors.com	

NOTE : TOWER 2 IS RESTRICTED UP TO 16TH FLOOR (WITHOUT FUNGIBLE)

PROPOSED S.R. SCHEME ON PLOT BEARING
C.S.NO.6(PT),16(PT) TO 21(PT) OF SALT PAN DEVISION
& 12 (PT) OF SION DEVISION FOR
"NIRMAL NAGAR CHS".

NAME AND ADDRESS OF THE DEVELOPER

STAMP & SIGNATURE OF DEVELOPER

Sangulika

SEJAL SNAKTI REALTORS LLP
SEZAL ENCASA, 173/174, S.V. ROAD, OPP. BATA SHOW ROOM
KANDIVALI (W), MUMBAI-400 067

NAME AND ADDRESS OF THE ARCHITECT	
STAMP & SIGNATURE OF ARCHITECT	

Shamp

DRAWN BY : YARUB CHECK BY : DATE :	NORTH
--	-----------

SCALE	AS SHOWN		
ORG NO	DOT / /		
REVISION	00		

Ground Floor Foundation Plan, Second Phase Block, Malleshwara Kalyan Nagar, Bangalore.

Ar. Manoj Kumar (Signature)

Kilgus, David S., Mowbray, Bill (S) Tel.: (802) 215-7195 / Fax: (802) 247-7475 email: bill@mowbray.com		A. Kilgus-Mowbray
--	--	-------------------