

CONSTRUCTION AREA FOR MOEF PURPOSE AS PER AMENDED APPROVAL	
BUILTUP AREA (FSI)	53548.01
NON FSI AREA	70586.51
TOTAL	124134.52

COMMERCIAL BUA STATEMENT		
Basic PSI consumed for Rest.		18122.13
Basic PSI consumed for Comm.		3624.43
Reqd. Commercial BUA (20% x 18122.13 x 1.35)	20%	4892.97
Total Proposed Commercial BUA		6126.20
I TO STATEMENT		
Required 20% BUA of Flat Having Carpet < 50 sqm		
Basic PSI consumed for Rest.		18122.13
Reqd. BUA of I to R flats	20%	3624.43
Proposed BUA		5026.27

STAIRCASE, LIFT, LOBBY, PASSAGE PREMIUM AREA (RESIDENTIAL BLDG.)			
TOWER	AREA	LESS LIFT VOID	BALANCE PREMIUM AREA
T - 1	0.00	0.00	0.00
T - 2	9710.98	2229.04	7481.94
T - 3	9485.31	2178.38	7306.93
TOTAL (A)	19196.29	4407.42	14788.87
STAIRCASE, LIFT, LOBBY, PASSAGE PREMIUM AREA (COMMERCIAL BLDG.)			
COMMERCIAL BLDG.	576.45	68.80	507.65
TOTAL (B)	576.45	68.80	507.65
TOTAL (A+B)	19772.74	4476.22	15296.52

[illegible]

TOTAL PARKING PROPOSED RESIDENTIAL BLDG.				
FLOOR	BIG CAR	SMALL CAR	TOTAL	
GROUND FLOOR	= 110	50	160	
1st FLOOR	= 86	68	154	
2nd FLOOR	= 86	68	154	
3rd FLOOR	= 86	68	154	
4th FLOOR	= 86	68	154	
5th FLOOR	= 86	68	154	
6th FLOOR	73	58	131	
7th FLOOR	61	68	129	
TOTAL	= 674	516	1190	
TOTAL PARKING	=	1190		

TOTAL PARKING PROPOSED COMMERCIAL BLDG.				
FLOOR	BIG CAR	SMALL CAR	TOTAL	
LOWER BASEMENT	= 30	22	52	
UPPER BASEMENT	= 33	29	62	
TOTAL PARKING	=	124		

FLAT SUMMATION (POWER-2, 3 & 4)				
WINGS	BELOW 45	45-60	60-ABOVE	TOTAL FLATS
POWER-2	0	0	302	1
POWER-3	0	0	85	0
POWER-4	0	228	187	415
TOTAL PLAT	0	228	187	616

PARKING AREA STATEMENT (T1,T2 & T3)				
FLOOR	PARK REQUIRED	NO OF PLATS	PERM. PARKING	
BELOW 45.00 SQ.MT	1 PER 1 PLATS	0	114	
45.00 TO 60.00 SQ.MT	1 PER 1 PLATS	228	0	
60.00 TO 90.00 SQ.MT	1 PER 1 PLATS	387	387	
ABOVE 90.00 SQ.MT	2 PER 1 PLATS	1	2	
TOTAL		616	593	
10% FOR VISITORS PARKING			59	
RESIDENTIAL PARKING REQUIRED (A)			553	
50% ADDITIONAL PARKING PER (B)			277	
TOTAL PARKING PERMISSIBLE (A+B)			830	
TOTAL PARKING PROPOSED			893	

BUILD AREA SUMMARY (F+Z)		
FLOOR	BUILD AREA	
GROUND FLOOR	113.10	
1st FLOOR	187.42	
2nd FLOOR	337.59	
3rd FLOOR	337.59	
4th FLOOR	337.59	
5th FLOOR	337.59	
6th FLOOR	337.59	
7th FLOOR	337.59	
8th FLOOR	15.92	
9th FLOOR	337.59	
10th FLOOR	685.13	
11th FLOOR	685.13	
12th FLOOR	685.13	
13th FLOOR	685.13	
14th FLOOR	685.13	
15th FLOOR	483.84	
16th FLOOR	685.13	
17th FLOOR	685.13	
18th FLOOR	685.13	
19th FLOOR	685.13	
20th FLOOR	685.13	
21st FLOOR	685.13	
22nd FLOOR	410.34	
23rd FLOOR	685.13	
24th FLOOR	685.13	
25th FLOOR	685.13	
26th FLOOR	685.13	
27th FLOOR	685.13	
28th FLOOR	685.13	
29th FLOOR	410.34	
30th FLOOR	685.13	
31st FLOOR	685.13	
32nd FLOOR	685.13	
33rd FLOOR	685.13	
34th FLOOR	685.13	
35th FLOOR	685.13	
36th FLOOR	483.84	
37th FLOOR	685.13	
38th FLOOR	685.13	
39th FLOOR	685.13	
40th FLOOR	685.13	
41st FLOOR	685.13	
42nd FLOOR	685.13	
43rd FLOOR	630.07	
44th FLOOR	685.13	
45th FLOOR	685.13	
TOTAL	25943.0	

BUILT UP AREA SUMMARY (T-3)		
FLOOR	BUILT UP AREA	
GROUND FLOOR	69.95	
1st FLOOR	255.90	
2nd FLOOR	403.43	
3rd FLOOR	403.43	
4th FLOOR	403.43	
5th FLOOR	403.43	
6th FLOOR	403.43	
7th FLOOR	403.43	
8th FLOOR	268.94	
9th FLOOR	403.43	
10th FLOOR	535.89	
11th FLOOR	535.89	
12th FLOOR	535.89	
13th FLOOR	535.89	
14th FLOOR	535.89	
15th FLOOR	401.82	
16th FLOOR	535.89	
17th FLOOR	535.89	
18th FLOOR	535.89	
19th FLOOR	535.89	
20th FLOOR	535.89	
21st FLOOR	535.89	
22nd FLOOR	401.82	
23rd FLOOR	535.89	
24th FLOOR	535.89	
25th FLOOR	535.89	
26th FLOOR	535.89	
27th FLOOR	535.89	
28th FLOOR	535.89	
29th FLOOR	401.82	
30th FLOOR	535.89	
31st FLOOR	535.89	
32nd FLOOR	535.89	
33rd FLOOR	535.89	
34th FLOOR	535.89	
35th FLOOR	535.89	
36th FLOOR	401.82	
37th FLOOR	535.89	
38th FLOOR	535.89	
39th FLOOR	535.89	
40th FLOOR	535.89	
41st FLOOR	535.89	
42nd FLOOR	535.89	
43rd FLOOR	515.29	
TOTAL	2107.2	

BUILT UP AREA SUMMARY (FITNESS CENTER)	
FLOOR	AREA
GROUND FL.	277.25
1st FLOOR	15.60
2nd FLOOR	540.34
3rd FLOOR	508.41
TOTAL	1341.60

BUILT UP AREA SUMMARY (COMMERCIAL)	
FLOOR	BUILT-UP AREA
GROUND FLOOR	1134.72
1st FLOOR	1247.87
2nd FLOOR	1247.87
3rd FLOOR	1247.87
4th FLOOR	1247.87
TOTAL	6126.20

FITNESS CENTRE AREA STATEMENT		
PERMISSIBLE FITNESS CENTER 2% OF PROPOSED RESIDENTIAL BUILT-UP AREA (X)	940.46	SQ.MT
47022.82 X 2%		
PROPOSED FITNESS CENTER		
PROPOSED FITNESS CENTER (Y)	1341.60	SQ.MT
EXCESS FITNESS CENTER AREA COUNT IN FSI (Y-X)	402.14	SQ.MT

AREA SUMMARY	
TOWER	BUILT-UP AREA
COMMERCIAL BUILDING (a)	6126.20
T - 1	0.00
T - 2	25943.00
T - 3	21077.62
TOTAL (RESI. AREA) (b)	47020.62
EXCESS FITNESS CENTER AREA (c)	401.19
TOTAL RESI. AREA (e = b+c)	47421.81
TOTAL GROSS BUA AREA=(a + e)	53548.01


PROFORMA - A		Reservation (Municipal Market RSA 1.1)	
PROFORMA - A		Unreserved Plot	Total
S. No.	Particulars	Sqm	Sqm
1	Plot Area (As per PRC)	23,001.91	4,110.99
2	Deduction For		
	a) DP Road/ Setback	1,777.29	-
	b) Not in possession	-	1,777.29
	c) Any Other Reservation	-	-
3	Total of (a+b+c)	1,777.29	-
4	Balance area of plot	21,224.62	4,110.99
5	Deduct amenity space		
	Amenity Space as per DCR 14(B)	-	3,067.12
	Net Plot area	21,224.62	22,668.49
7	Area of the plot for FSI calculation	21,224.62	1,043.87
	Plot area to be developed under AR	-	1,043.87
	Plot area to be surrendered as per AR	50%	521.93
	Balance plot area available for Planning	21,224.62	521.93
	BUA to be handed over under AR	50%	521.93
8	Basic / Zonal FSI @ 1.00	1.00	21,224.62
	Additional Premium FSI	0.50	10,612.31
	Permissible TDR (Based on roof width)	1.00	-
	Permissible TDR (In lieu of ADS as per 14(B)	-	6,134.24
11	Add FSI for Road Setback	-	3,554.58
11a	Add FSI for AR Land Handled over (assuming hand over within 5 years)	1	-
12	Total Permissible BUA		43,091.56
	Proposed Built-up area		
	Residential BUA		38,536.27
	Commercial BUA		4,555.29
12	Total Proposed BUA		43,091.56
13	Add Fungible FSI		
	a) Fungible FSI - Resi.	-	8,885.54
	b) Fungible FSI - Comm.	-	1,570.31
	Total Proposed Fungible BUA		10,455.85
14	Total Proposed BUA including Fungible		53,548.01
	TDR generated from amenity/Reservation/ Road setback	2	6,134.24
16	Slum TDR	20%	6,134.24
16	General TDR required to be purchased		
17	Excess TDR available for Sale		
18	Tenement Statement		
i)	Proposed Area	53,548.01	53,548.01
ii)	Less deduction for Non Resi. Area	6,126.20	6,126.20
iii)	Area available for tenement (i-ii)	47,421.81	47,421.81
iv)	Tenement Permissible	2,133.98	2,133.98
v)	Tenement Proposed	280.00	280.00
19	Parking Statement		
i)	Min. parking Required by rule (Considering 10% visitor)	877.00	877.00
ii)	Coverd Garages Permissible	-	-
iii)	Coverd Garages Proposed	-	-
iv)	Total Parking Provided	1,314.00	1,314.00

SIGNATURE OF LICENSED SURVEYOR (L.S.)

<p>STAMP AND DATE OF RECEIPT OF PLAN</p> <p>THIS CANCELS APPROVAL TO THE PREVIOUS PLANS SANCTION UNDER NO. CE/1068/BPES/AS Dated: 26.04.2024</p>

APPROVED SUBJECT TO THE CONDITIONS MENTIONED
IN THIS OFFICE LETTER NO. CE/1068/BPES/AS

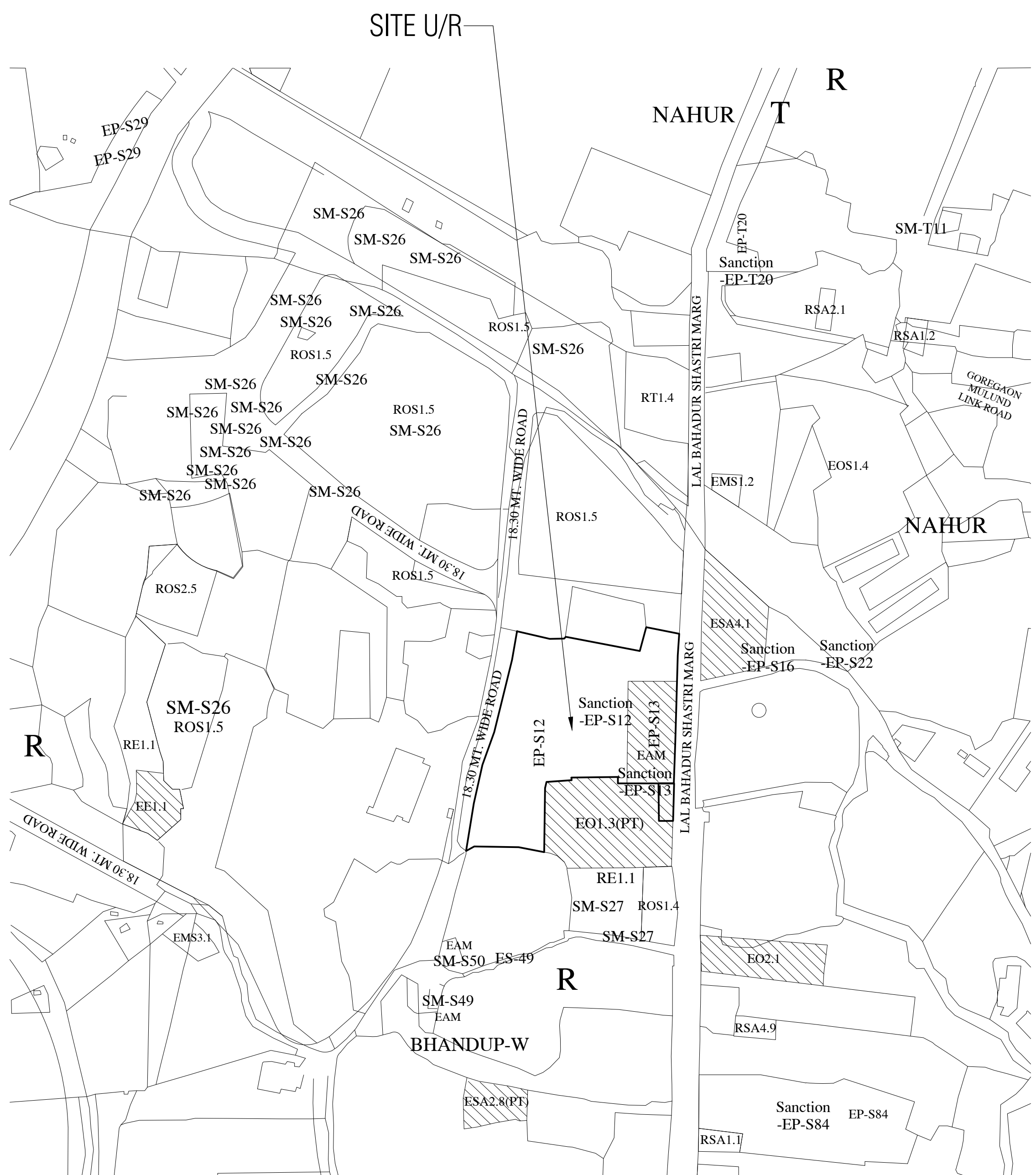
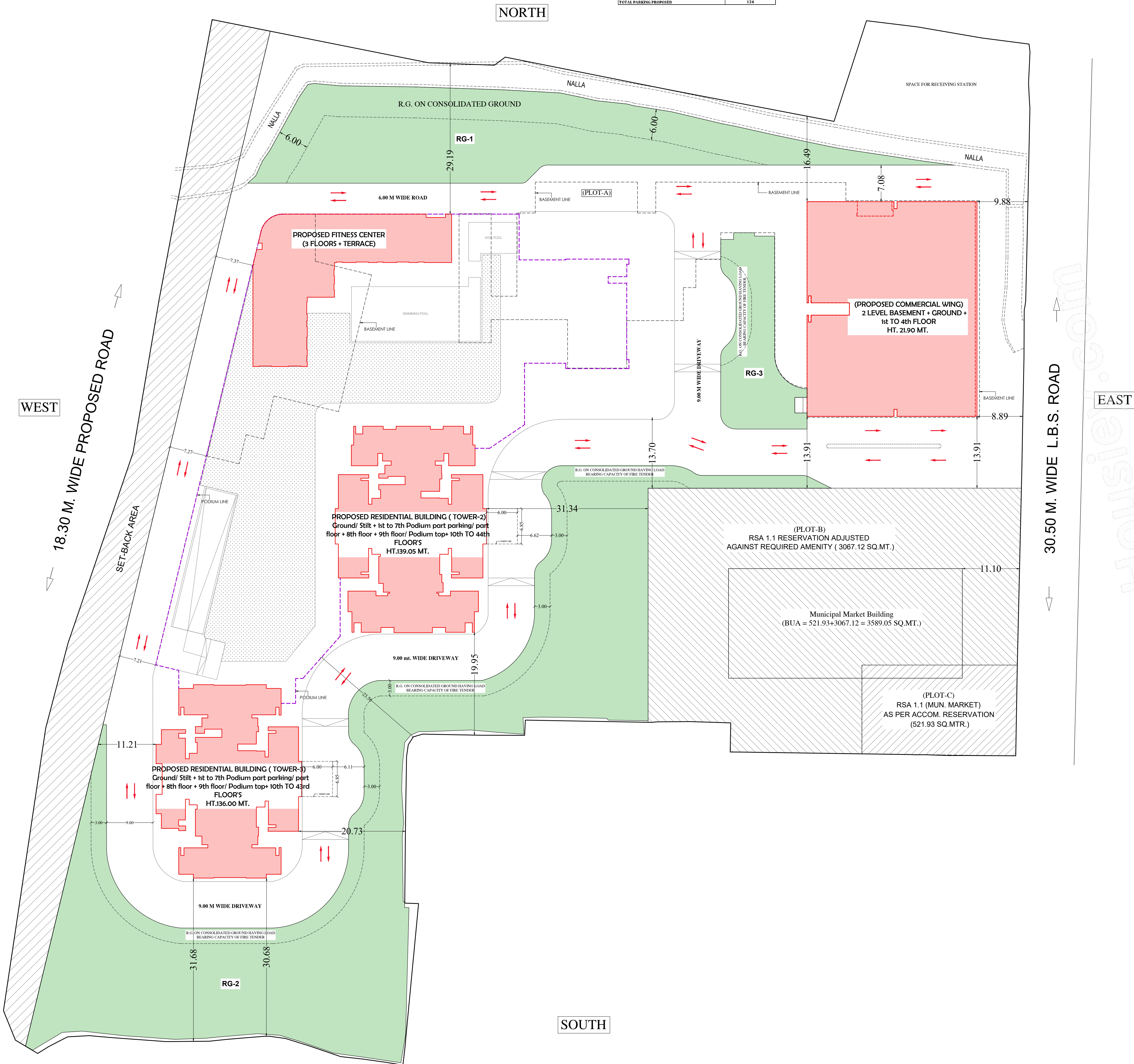
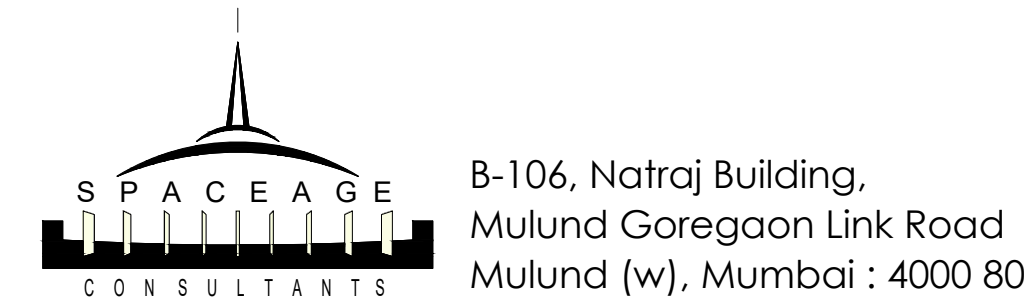
DESCRIPTION OF PROPOSAL & PROPERTY
PROPOSED BUILDING ON LAND BEARING C.T.S. NO.216-A & 216-C(PT). OF VILLAGE BHANDUP AT L.B.S. MARG, BHANDUP (W) 'S-WARD'.

NORTH	JOB. NO.	DRG. NO.	DRAWN BY
	467	01/25	Vikram
	SCALE	DATE	CHECKED BY
	(as specified)	26.07.2024	-

NAME OF THE OWNER	SIGNATURE
-------------------	-----------

Godrej Properties Limited
Regd. Office : Godrej One
5th floor, Pirojshanagar,
Eastern Express Highway,
Vikhroli (E), Mumbai-400 079

NAME ADDRESS AND SIGNATURE OF LICENSED SURVEYOR (L.S)	SIGNATURE
---	-----------



B-106, Natraj Building,
Mulund Goregaon Link Road
Mulund (w), Mumbai : 4000 80