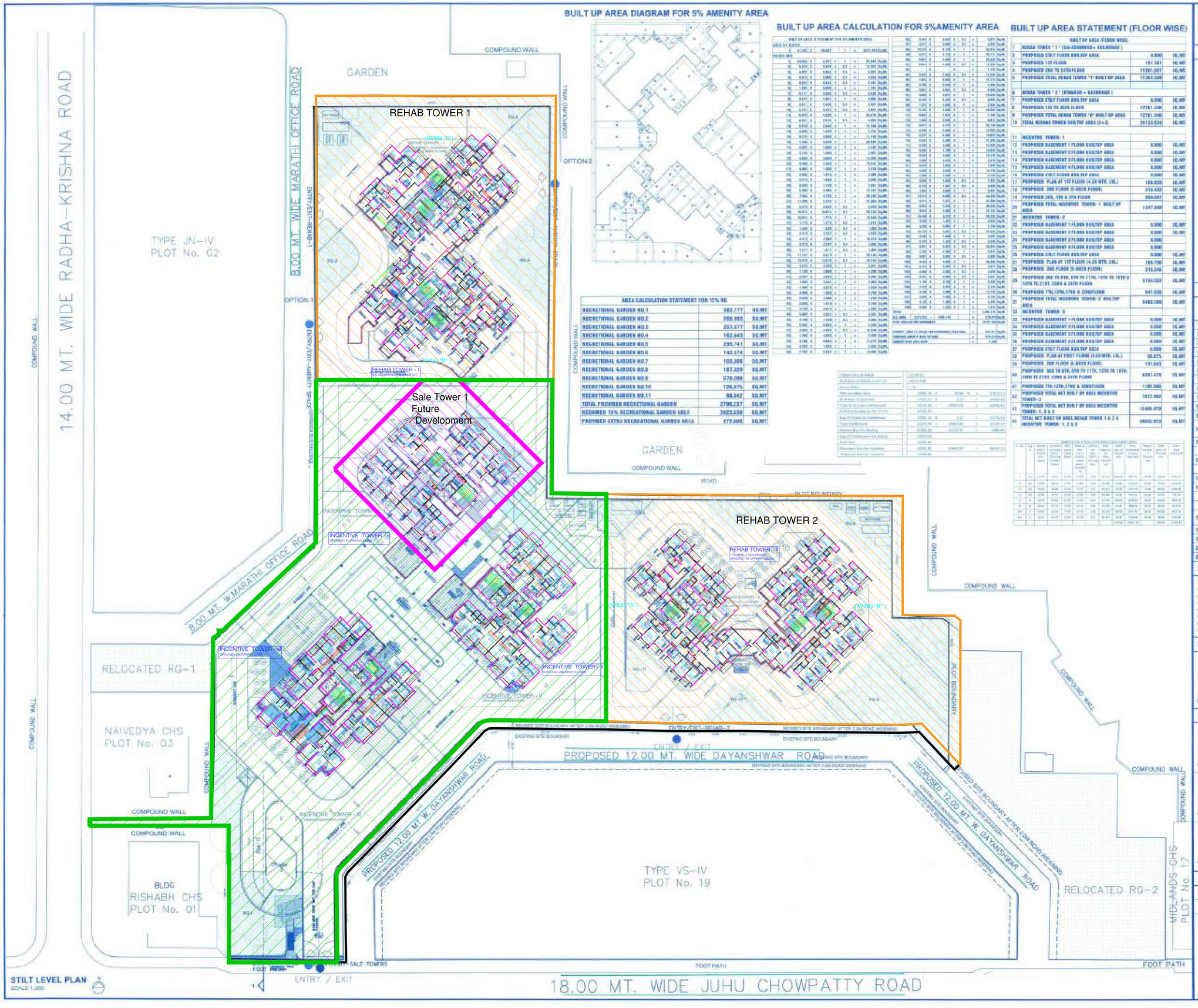

STILT LEVEL PLAN
SCALE 1:200

BUILT UP AREA DIAGRAM FOR 5% AMENITY AREA

BUILT UP AREA CALCULATION FOR 5%AMENITY AREA

AREA CALCULATION STATEMENT FOR 15% RG		
RECREATIONAL GARDEN NO.1	382.777	SQ.MT
RECREATIONAL GARDEN NO.2	369.883	SQ.MT
RECREATIONAL GARDEN NO.3	257.377	SQ.MT
RECREATIONAL GARDEN NO.4	162.643	SQ.MT
RECREATIONAL GARDEN NO.5	295.741	SQ.MT
RECREATIONAL GARDEN NO.6	142.574	SQ.MT
RECREATIONAL GARDEN NO.7	105.388	SQ.MT
RECREATIONAL GARDEN NO.8	187.329	SQ.MT
RECREATIONAL GARDEN NO.9	178.198	SQ.MT
RECREATIONAL GARDEN NO.10	129.875	SQ.MT
RECREATIONAL GARDEN NO.11	88.942	SQ.MT
TOTAL PROVIDED RECREATIONAL GARDEN	2706.237	SQ.MT
REQUIRED 15% RECREATIONAL GARDEN AREA	2423.630	SQ.MT
PROVIDED EXTRA RECREATIONAL GARDEN AREA	272.608	SQ.MT

BUILT UP AREA STATEMENT (FLOOR WISE)

BUILT UP AREA (FLOOR WISE)			
1	REHAB TOWER " 1 " (SAI-ASHIRWAD + GULMOHAR)		
2	PROPOSED STILT FLOOR BUILTUP AREA	0.000	SQ.MT
3	PROPOSED 1ST FLOOR	181.581	SQ.MT
4	PROPOSED 2ND TO 24TH FLOOR	11201.207	SQ.MT
5	PROPOSED TOTAL REHAB TOWER "1" BUILT UP AREA	11382.588	SQ.MT
6	REHAB TOWER " 2 " (UTKARSH + GULMOHAR)		
7	PROPOSED STILT FLOOR BUILTUP AREA	0.000	SQ.MT
8	PROPOSED 1ST TO 24TH FLOOR	12781.348	SQ.MT
9	PROPOSED TOTAL REHAB TOWER "2" BUILT UP AREA	12781.348	SQ.MT
10	TOTAL REHAB TOWER BUILTUP AREA (1+2)	24163.936	SQ.MT
11	INCENTIVE TOWER-1		
12	PROPOSED BASEMENT 1 FLOOR BUILTUP AREA	0.000	SQ.MT
13	PROPOSED BASEMENT 2 FLOOR BUILTUP AREA	0.000	SQ.MT
14	PROPOSED BASEMENT 3 FLOOR BUILTUP AREA	0.000	SQ.MT
15	PROPOSED BASEMENT 4 FLOOR BUILTUP AREA	0.000	SQ.MT
16	PROPOSED STILT FLOOR BUILTUP AREA	0.000	SQ.MT
17	PROPOSED PLAN AT 1ST FLOOR (4.20 MTR. LIL)	169.526	SQ.MT
18	PROPOSED 2ND FLOOR (5-DECK FLOOR)	215.420	SQ.MT
19	PROPOSED 3RD, 4TH & 5TH FLOOR	850.007	SQ.MT
20	PROPOSED TOTAL INCENTIVE TOWER- 1 BUILT UP AREA	1247.898	SQ.MT
21	INCENTIVE TOWER- 2		
22	PROPOSED BASEMENT 1 FLOOR BUILTUP AREA	0.000	SQ.MT
23	PROPOSED BASEMENT 2 FLOOR BUILTUP AREA	0.000	SQ.MT
24	PROPOSED BASEMENT 3 FLOOR BUILTUP AREA	0.000	
25	PROPOSED BASEMENT 4 FLOOR BUILTUP AREA	0.000	
26	PROPOSED STILT FLOOR BUILTUP AREA	0.000	SQ.MT
27	PROPOSED PLAN AT 1ST FLOOR (4.20 MTR. LIL)	169.196	SQ.MT
28	PROPOSED 2ND FLOOR (5-DECK FLOOR)	215.245	SQ.MT
29	PROPOSED 3RD TO 6TH, 8TH TO 11TH, 13TH TO 18TH & 19TH TO 21ST, 23RD & 24TH FLOOR	5154.553	SQ.MT
30	PROPOSED 7TH,12TH,17TH & 22ND FLOOR	847.036	SQ.MT
31	PROPOSED TOTAL INCENTIVE TOWER- 2 BUILTUP AREA	6385.029	SQ.MT
32	INCENTIVE TOWER- 3		
33	PROPOSED BASEMENT 1 FLOOR BUILTUP AREA	0.000	SQ.MT
34	PROPOSED BASEMENT 2 FLOOR BUILTUP AREA	0.000	SQ.MT
35	PROPOSED BASEMENT 3 FLOOR BUILTUP AREA	0.000	SQ.MT
36	PROPOSED BASEMENT 4 FLOOR BUILTUP AREA	0.000	SQ.MT
37	PROPOSED STILT FLOOR BUILTUP AREA	0.000	SQ.MT
38	PROPOSED PLAN AT FIRST FLOOR (4.20 MTR. LIL)	92.875	SQ.MT
39	PROPOSED 2ND FLOOR (5-DECK FLOOR)	137.043	SQ.MT
40	PROPOSED 3RD TO 6TH, 8TH TO 11TH, 13TH TO 18TH, 19TH TO 21ST, 23RD & 24TH FLOOR	4381.478	SQ.MT
41	PROPOSED 7TH,12TH,17TH & 22ND FLOOR	1181.096	SQ.MT
42	PROPOSED TOTAL NET BUILT UP AREA INCENTIVE TOWER- 3	7672.492	SQ.MT
43	PROPOSED TOTAL NET BUILT UP AREA INCENTIVE TOWER- 1, 2 & 3	15408.979	SQ.MT
44	TOTAL NET BUILT UP AREA REHAB TOWER 1 & 2 & INCENTIVE TOWER- 1, 2 & 3	39552.913	SQ.MT

STILT LEVEL PLAN
REHAB TOWER 2 AMENITY AREA DIAGRAM AND CALCULATION
BUILT UP AREA CALCULATION STATEMENT FLOOR WISE

01/30

STAMP WITH DATE OF APPROVAL

PROPOSAL FOR COMMENCEMENT CERTIFICATE

1	AREA OF PLOT DOCUMENTED		
2	AREA OF PLOT SAI-ASHIRWAD CHS	8917.480	SQ.MT
3	AREA OF PLOT GULMOHAR CHS / UTKARSH CHS	9245.136	SQ.MT
4	TOTAL DOCUMENTED PLOT AREA	18162.616	SQ.MT
5	TOTAL PLOT AREA (AS PER SURVEY)	18272.716	SQ.MT
6	ADDITIONAL PLOT AREA	2115.180	SQ.MT
7	FSI ON DOCUMENTED AREA OF PLOT	18157.536	SQ.MT
8	15% RECREATIONAL GARDEN	2423.630	SQ.MT
9	FLOOR SPACE INDEX PERMISSIBLE	2.50	
10	PERMISSIBLE FLOOR AREA ON DOCUMENTED AREA	40393.825	SQ.MT
11	DEDUCTION FOR 5% AMENITY AREA	807.877	SQ.MT
12	BALANCE PERMIBLE AREA ON DOCUMENTED PLOT AREA	39585.949	SQ.MT
13	REHAB TOWER 1 (SAI ASHIRWAD + GULMOHAR)	11382.588	SQ.MT
	REHAB TOWER 2 (GULMOHAR + UTKARSHA)	12781.348	SQ.MT
14	TOTAL REHAB TOWER 1 & 2 PROPOSED BUILT UP AREA	24163.936	SQ.MT
	TOTAL SALE AREA DUE TO REDEVELOPMENT PROPOSAL	15422.015	SQ.MT
15	TOTAL PROPOSED BUA AREA ON DOCUMENTED AREA	39585.949	SQ.MT
16	INCENTIVE TOWER 1	1247.898	SQ.MT
	INCENTIVE TOWER 2	6385.029	SQ.MT
	INCENTIVE TOWER 3	7672.492	SQ.MT
17	TOTAL INCENTIVE TOWER 1,2 & 3 PROPOSED BUILT UP AREA	15408.979	SQ.MT
18	TOTAL BALANCE INCENTIVE AREA	53.036	SQ.MT
19	EXCESS BALCONY AREA TAKEN IN FSI	NIL	
20	FSI CONSUMED	2.447	
21	FSI BALANCED	0.053	

DESCRIPTION OF PROPOSAL

Proposal for Redevelopment

NAME & SIGN. OF DEVELOPER

SUNCITY INFRASTRUCTURE (Mumbai) LLP

NAME & SIGN. OF OWNER

*GULMOHAR CO-OP-HSG SOCIETY LTD

*SAI-ASHIRWAD CO-OP-HSG SOCIETY LTD

*UTKARSH CO-OP-HSG SOCIETY LTD

NAME & SIGN. OF ARCHITECT

DRAWN BY	CHECKED BY	SCALE	REVISION	DATE
AKSHAYA PARAB	YOGIRAJ RAJPURKAR	1:200	00	07/11/2025

LILADHAR PARAB

AR. LILADHAR PARAB