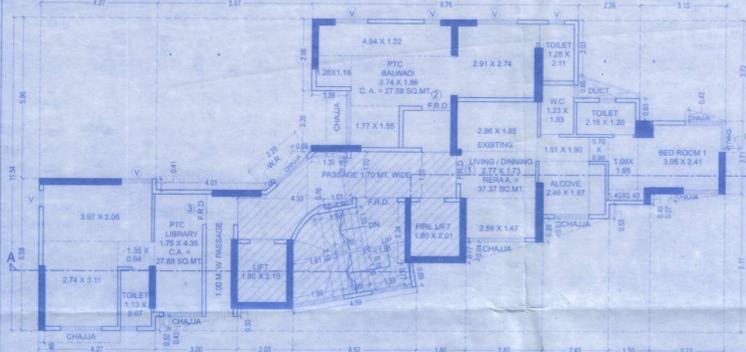
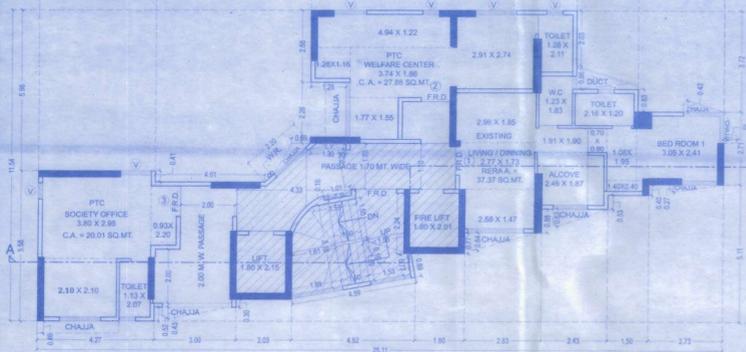


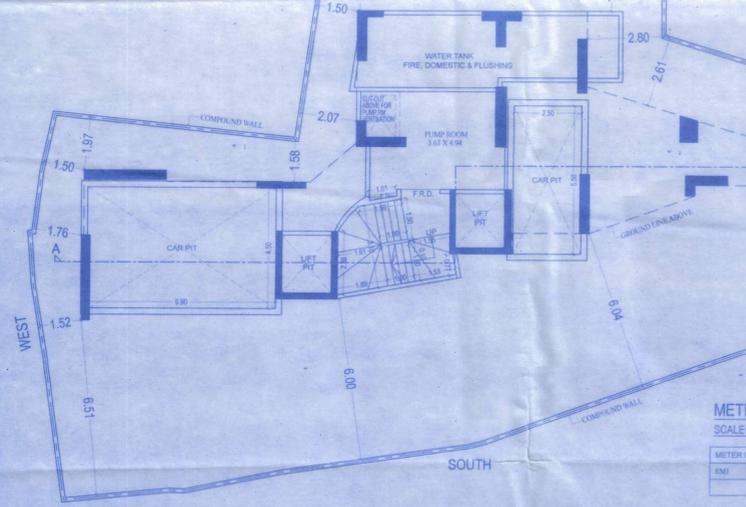
3RD FLOOR PLAN SCALE 1:100



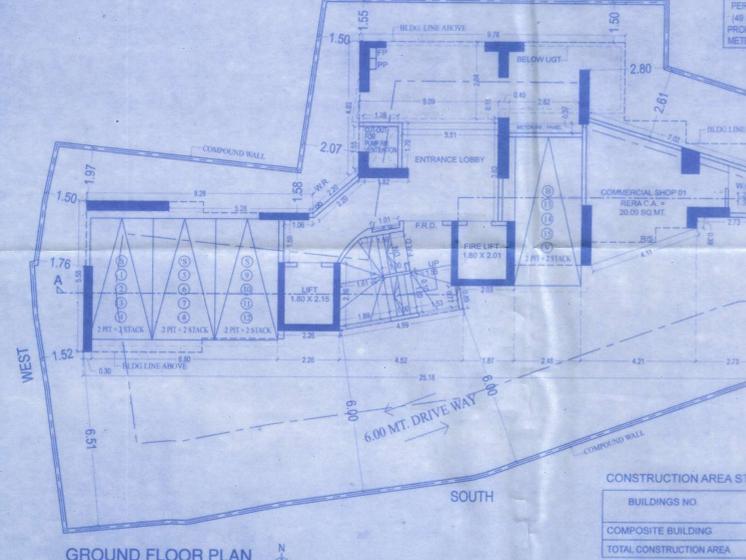
2ND FLOOR PLAN SCALE 1:100



1ST FLOOR PLAN SCALE 1:100



SERVICE BASEMENT FLOOR PLAN SCALE 1:100



GROUND FLOOR PLAN SCALE 1:100

TABLE SHOWING TOTAL TENANT STATEMENT (COMPOSITE BUILDING)

FLOOR NOS	RESIDENTIAL	COMMERCIAL	SHOPS	WELFARE CENTER	SOCIETY OFFICE	LIBRARY	DRILL DEVELOPMENT	P.A.P. UNITS	P.T.C. UNITS	RESIDENTIAL
GR FLOOR	01	01	01	01	01	01	01	01	01	01
1ST FLOOR	01	01	01	01	01	01	01	01	01	01
2ND FLOOR	01	01	01	01	01	01	01	01	01	01
3RD FLOOR	01	01	01	01	01	01	01	01	01	01
4TH FLOOR	01	01	01	01	01	01	01	01	01	01
5TH FLOOR	01	01	01	01	01	01	01	01	01	01
6TH FLOOR	01	01	01	01	01	01	01	01	01	01
7TH FLOOR	01	01	01	01	01	01	01	01	01	01
8TH FLOOR	01	01	01	01	01	01	01	01	01	01
9TH FLOOR	01	01	01	01	01	01	01	01	01	01
10TH FLOOR	01	01	01	01	01	01	01	01	01	01
11TH FLOOR	01	01	01	01	01	01	01	01	01	01
12TH FLOOR	01	01	01	01	01	01	01	01	01	01
13TH FLOOR	01	01	01	01	01	01	01	01	01	01
14TH FLOOR	01	01	01	01	01	01	01	01	01	01
15TH FLOOR	01	01	01	01	01	01	01	01	01	01
16TH FLOOR	01	01	01	01	01	01	01	01	01	01
17TH FLOOR	01	01	01	01	01	01	01	01	01	01
18TH FLOOR	01	01	01	01	01	01	01	01	01	01
19TH FLOOR	01	01	01	01	01	01	01	01	01	01
TOTAL	13	01	01	01	01	01	01	06	06	18

TABLE SHOWING TOTAL (COMPOSITE BUILDING) SALE & P.T.C BUILT UP AREA STATEMENT

FLOOR NOS	RESIDENTIAL BUA	COMM BUA	FUNGIBLE BUA	P.T.C BUA
GR FLOOR	23.25	---	---	---
1ST FLOOR	40.81	---	76.24 + 0.38	---
2ND FLOOR	40.81	---	76.24 + 0.38	---
3RD FLOOR	40.81	---	76.24 + 0.38	---
4TH FLOOR	40.81	---	76.24 + 0.38	---
5TH FLOOR	40.81	---	76.24 + 0.38	---
6TH FLOOR	40.81	---	76.24 + 0.38	---
7TH FLOOR	37.80	---	47.94 + 0.38	---
8TH FLOOR	40.81	---	76.24 + 0.38	---
9TH FLOOR	77.01	---	40.04 + 0.38	---
10TH FLOOR	77.01	---	40.04 + 0.38	---
11TH FLOOR	117.05 + 0.38	---	---	---
12TH FLOOR	117.05 + 0.38	---	---	---
13TH FLOOR	117.05 + 0.38	---	---	---
14TH FLOOR	117.05 + 0.38	---	---	---
15TH FLOOR	117.05 + 0.38	---	---	---
16TH FLOOR	117.05 + 0.38	---	84.78 + 1973 + 0.38	---
17TH FLOOR	32.50	---	84.55 + 0.38	---
18TH FLOOR	---	---	58.73 + 4.74 + 0.38	---
19TH FLOOR	---	---	---	---
TOTAL	1084.57	23.25	146.74	684.70
GRAND TOTAL	1107.82	---	---	---

PARKING STATEMENT

FLOOR	C.A. BELOW 45 SQ MT	C.A. BETWEEN 45 TO 80 SQ MT
REQUIRED	1 Parking = 1 FLAT	1 Parking = 1 FLAT
GROUND	24 + 12	00
TOTAL	36 + 12	00

TOTAL PARKING = 48 NOS
 VISITORS PARKING 10% OF 48 NOS = 4.8 NOS (RND UP TO 5 NOS)
 80% EXCESS PARKING OF 43 NOS = 3.44 NOS (RND UP TO 4 NOS)
 TOTAL PARKING (48 + 5 + 4) = 57 NOS

TOTAL COMMERCIAL AREA = 23.25 SQ MT
 FOR SHOP UP TO 20 SQ MT AREA
 COMMERCIAL (SHOP) + PARKING FOR 100 SQ MT
 COMMERCIAL AREA = 23.25 / 100 = 0.16 SPT 1 NOS
 VISITORS PARKING 10% OF 1 NOS = 0.1 NOS (RND UP TO 1 NOS)
 TOTAL PARKING REQUIRED = 45 NOS (10 + 35)
 TOTAL PARKING PROVIDED = 57 NOS

DETAILS OF FUNGIBLE FSI PERMISSIBLE / PROPOSED FOR EXISTING OCCUPANTS / TENANTS

S.R. NO.	USER	NAME OF TENANT	EXISTING FLAT NO.	DETAILS OF EXISTING CARPET AREA	PROPOSED FLAT NO.	DETAILS OF PROPOSED CARPET AREA	PERMISSIBLE EXISTING BUILT UP AREA (REHAB)	PROPOSED BUILT UP AREA
1	RESIDENTIAL	KIRAN BOHRI KORADIA	1	39.48	90	48.87	48.87	48.87
2	RESIDENTIAL	KIRAN BOHRI KORADIA	2	30.19	90	37.37	37.37	37.37
3	RESIDENTIAL	SATYANAND VENKATRAMAN BHAT	3	36.19	201	37.37	37.37	37.37
4	RESIDENTIAL	ABHIRAM PRASAD SANKAR	4	39.48	100	48.87	48.87	48.87
5	RESIDENTIAL	SHRUTI R. THAMALAKAR	5	30.19	201	37.37	37.37	37.37
6	RESIDENTIAL	LEENA NILESH SHAIH	6	36.19	100	48.87	48.87	48.87
7	RESIDENTIAL	SANDEEP P. SAWANT	7	39.48	120	48.87	48.87	48.87
8	RESIDENTIAL	ASHOK C. MEDHA	8	36.19	100	48.87	48.87	48.87
9	RESIDENTIAL	SHARIKANT T. AMAR	9	30.19	201	37.37	37.37	37.37
10	RESIDENTIAL	BALKRISHNA T. KARAM MORE	10	30.19	201	37.37	37.37	37.37
11	RESIDENTIAL	SWATI MILIND PRADHAN	11	30.19	201	37.37	37.37	37.37
12	RESIDENTIAL	ANIL KANAN DUBE	12	36.19	201	37.37	37.37	37.37
13	COMMERCIAL	SHALINI ANKUSH KANDARKAR	SR08-13	110.81	110	110.81	110.81	110.81
TOTAL				404.09		525.94	525.94	525.94

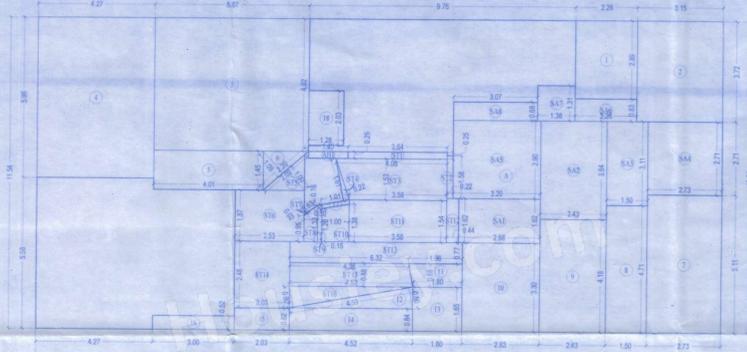
SALE BUILDING FUNGIBLE AREA

PERMISSIBLE SALE BUA - 1107.82 SQ MT
 PERMISSIBLE SALE FUNGIBLE AREA - 387.74 SQ MT (1107.82 X 35%)
 PROPOSED SALE FUNGIBLE AREA - 146.74 SQ MT

PERMISSIBLE P.T.C. AREA - 684.70 SQ MT
 PROPOSED P.T.C. AREA - 684.70 SQ MT

FITNESS CENTER

PERMISSIBLE (1.0048 X 2%) AREA = 26.18 SQ MTR.
 PROPOSED FITNESS CENTER AREA = 29.85 SQ MTR.
 EXCESS FITNESS CENTER AREA COUNTED IN SALE FSI = 4.74 SQ MTR (29.85 - 25.18)



TYPICAL 1ST TO 6TH & 8TH FLOOR BUA DIAGRAM SCALE 1:100

PLOT AREA LINE DIAGRAM SCALE 1:500



PLOT AREA CALCULATION

C.T.S. NO.	WIDTH	LENGTH	AREA
1	10.2	10.41	106.20
2	10.2	14.40	146.88
3	10.2	13.20	134.64
4	10.2	15.90	162.18
5	10.2	16.32	166.54
6	10.2	16.32	166.54
7	10.2	18.95	193.37
8	10.2	18.95	193.37
9	10.2	13.67	139.43
10	10.2	14.21	144.90
11	10.2	11.18	114.02
12	10.2	14.87	151.67
TOTAL ADDITION			1445.13

BUILT UP AREA CALCULATION

TYPICAL 1ST TO 6TH & 8TH FLOOR

25.11	11.14	1.10	=	280.77
TOTAL ADDITION = 280.77 SQ.MT				

DEDUCTIONS

2	2.26	1.28	1.80	=	4.83
3	3.15	1.32	1.80	=	11.72
4	5.67	1.42	1.80	=	21.90
5	4.27	1.56	1.80	=	25.47
6	6.01	1.45	1.80	=	5.81
7	10.2	2.30	1.80	=	1.20
8	2.75	1.51	1.80	=	15.95
9	1.90	1.41	1.80	=	7.07
10	5.43	1.48	1.80	=	16.16
11	2.83	1.50	1.80	=	9.34
12	1.80	1.96	1.2	=	1.65
13	1.80	1.64	1.80	=	1.84
14	1.80	1.64	1.80	=	2.97
15	4.12	1.84	1.80	=	3.80
16	2.10	1.80	1.80	=	1.66
17	3.00	1.52	1.80	=	1.58
18	0.16	1.10	1.80	=	0.18
19	1.38	2.10	1.80	=	2.80
TOTAL DEDUCTION				=	133.37
TOTAL BUILT UP AREA (X-1)				=	144.40

I.V. AREA CALCULATION

TYPICAL FLOOR

1.40	0.25	1.80	=	0.36
TOTAL I.V. AREA PER FL. (TYPICAL FLOOR) = 0.36 SQ.MT				

STAIRCASE AREA CALCULATION

TYPICAL FLOOR	AREA
ST1	3.64 X 0.25 X 1.80 = 0.81 SQ.MT
ST2	0.21 X 1.98 X 1.80 = 0.73 SQ.MT
ST3	3.58 X 0.88 X 1.2 X 1.83 X 1.80 = 5.86 SQ.MT
ST4	1.0 X 1.81 X 0.22 X 1.80 = 0.68 SQ.MT
ST5	1.0 X 2.02 X 1.00 X 1.80 = 1.00 SQ.MT
ST6	2.94 X 0.87 X 1.80 = 4.75 SQ.MT
ST7	2.5 X 0.60 X 0.82 X 1.80 = 0.61 SQ.MT
ST8	0.85 X 1.31 X 1.2 X 0.90 X 1.80 = 0.87 SQ.MT
ST9	1.33 X 1.33 X 1.2 X 0.15 X 1.80 = 0.19 SQ.MT
ST10	1.33 X 1.33 X 1.2 X 1.00 X 1.80 = 1.20 SQ.MT
ST11	5.58 X 1.54 X 1.80 = 5.51 SQ.MT
ST12	0.41 X 1.62 X 1.80 = 0.71 SQ.MT
ST13	4.32 X 0.77 X 1.80 = 4.81 SQ.MT
ST14	2.83 X 2.48 X 1.80 = 5.83 SQ.MT
ST15	4.98 X 4.52 X 1.2 X 0.88 X 1.80 = 3.81 SQ.MT
ST16	1.0 X 4.59 X 0.80 X 1.80 = 1.84 SQ.MT
TOTAL STAIRCASE AREA PER FL. (TYPICAL FLOOR)	= 36.99 SQ.MT

SALE AREA CALCULATION

TYPICAL FLOOR	AREA
SA1	2.98 X 1.82 X 1.80 = 4.85 SQ.MT
SA2	2.43 X 3.44 X 1.80 = 1.87 SQ.MT
SA3	1.90 X 3.11 X 1.80 = 4.87 SQ.MT
SA4	2.73 X 2.73 X 1.80 = 3.40 SQ.MT
SA5	2.20 X 2.90 X 1.80 = 9.20 SQ.MT
SA6	2.28 X 0.83 X 1.80 = 1.80 SQ.MT
SA7	1.98 X 1.33 X 1.80 = 1.80 SQ.MT
SA8	3.07 X 0.98 X 1.80 = 2.89 SQ.MT
TOTAL SALE AREA PER FL. (TYPICAL FLOOR)	= 40.81 SQ.MT

NET BUILT UP AREA (P.T.C. AREA)

(X-1) (X-1) (X-1) = 76.34 SQ.MT

COMPOSITE BUILDING SERVICES BASEMENT + GR. STILT + 1ST TO 17TH FLR. (HT = 57.79 MT)



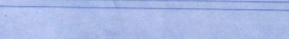
GR. FLOOR BUA DIAGRAM SCALE 1:100

BUILT UP AREA CALCULATION	AREA
GROUND FLOOR	38.31
TOTAL ADDITION	38.31

DEDUCTIONS

1	12	7.36	3.00	1.80	=	7.94
2	2.75	1.80	1.80	=	4.90	
3	12	4.11	1.32	1.80	=	2.71
TOTAL DEDUCTION				=	15.56	
TOTAL BUILT UP AREA (X-1)				=	23.25	

LOCATION PLAN SCALE 1:500



FORM - I COMPOSITE BUILDING 01 04

SR. NO. 1
 AREA STATEMENT
 1 AREA OF PLOT
 2 AREA OF RESERVATION IN PLOT
 3 AREA OF ROAD SET BACK
 4 AREA OF DP ROAD
 5 DEDUCTIONS FOR
 6 FOR RESERVATION ROAD AREA
 7 ROAD SET BACK AREA TO BE HANDED OVER (100% REGULATION NO 16)
 8 PROPOSED D. ROAD TO BE HANDED OVER (100% REGULATION NO 16)
 9 RESERVATION AREA TO BE HANDED OVER (100% REGULATION NO 17)
 10 RESERVATION AREA TO BE HANDED OVER AS PER (REGULATION NO 17)
 11 FOR AMENITY AREA
 12 AREA OF AMENITY PLOT/LOTS TO BE HANDED OVER AS PER DCR 14(A)
 13 AREA OF AMENITY PLOT/LOTS TO BE HANDED OVER AS PER DCR 14(B)
 14 AREA OF AMENITY PLOT/LOTS TO BE HANDED OVER AS PER DCR 35(A) (ABYANCE)
 15 DEDUCTIONS FOR EXISTING BUA TO BE RETAINED IF ANY LAND COMPONENT OF EXISTING BUA EXISTING BUA AS PER REGULATION UNDER WHICH THE DEVELOPMENT WAS ALLOWED.
 16 TOTAL DEDUCTIONS [(2A) + (2B) + (2C) AS AND WHEN APPLICABLE]
 17 BALANCE AREA OF PLOT (1 MINUS 16)
 18 PLOT AREA UNDER DEVELOPMENT AFTER AREAS TO BE HANDED OVER TO MCGM/ APPROPRIATE AUTHORITY AS PER SR. NO. 4 ABOVE.
 19 ROAD SET BACK AREA FOR ADDITIONAL FLOOR SPACE INDEX
 20 MINIMUM FSI TO BE ATTAINED AS PER CLAUSE 3.8 OF 33 (10) OF DCPRI 2034
 21 PERMISSIBLE FSI AS PER 33(1)(A)
 22 (IN CASE OF MILL LAND PERMISSIBLE BUA KEPT IN ABYANCE)
 23 BUILT UP EQUAL TO AREA OF LAND HANDED OVER AS PER REGULATION 30(A)
 24 AS PER 2(A) AND 2