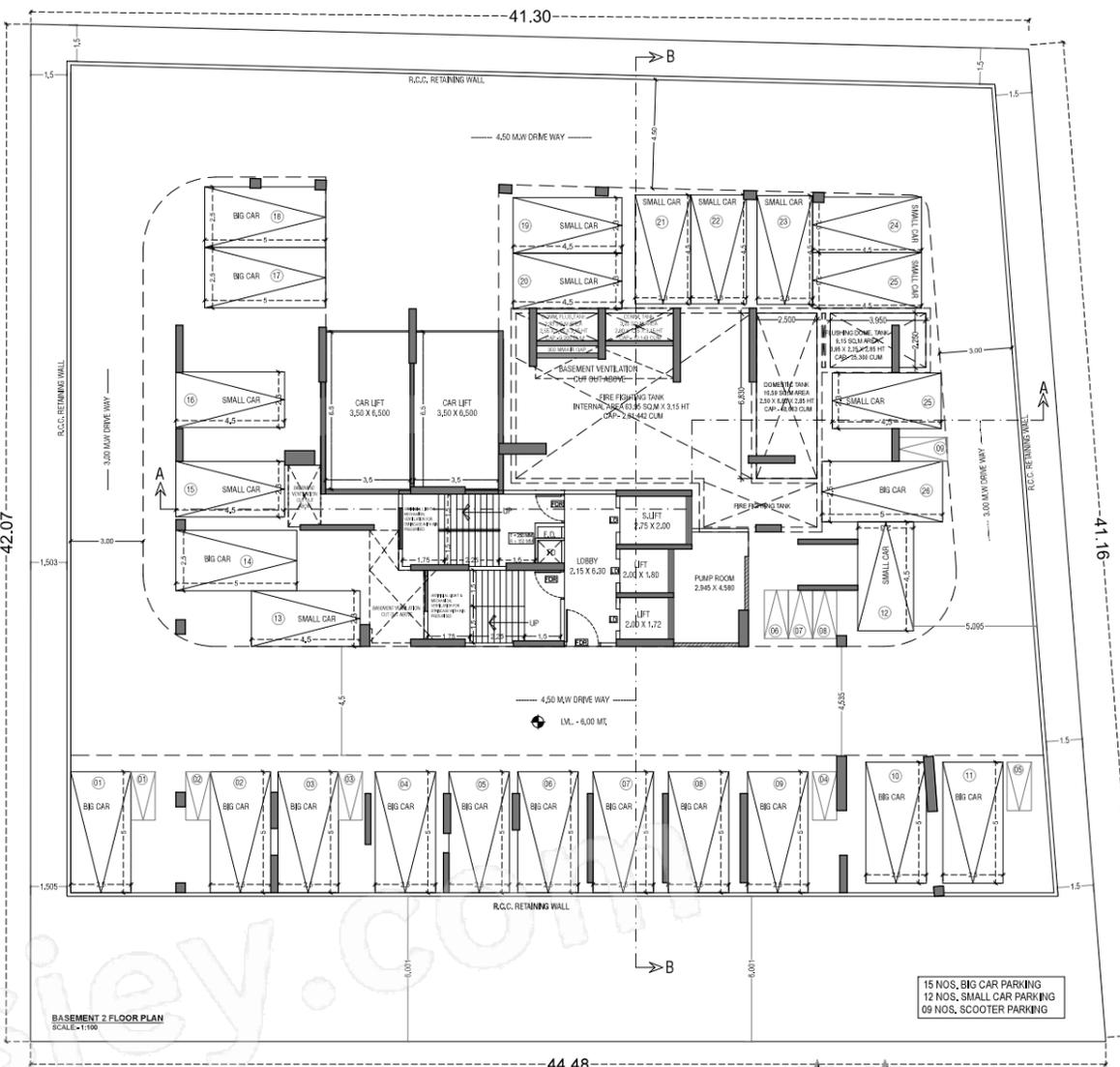
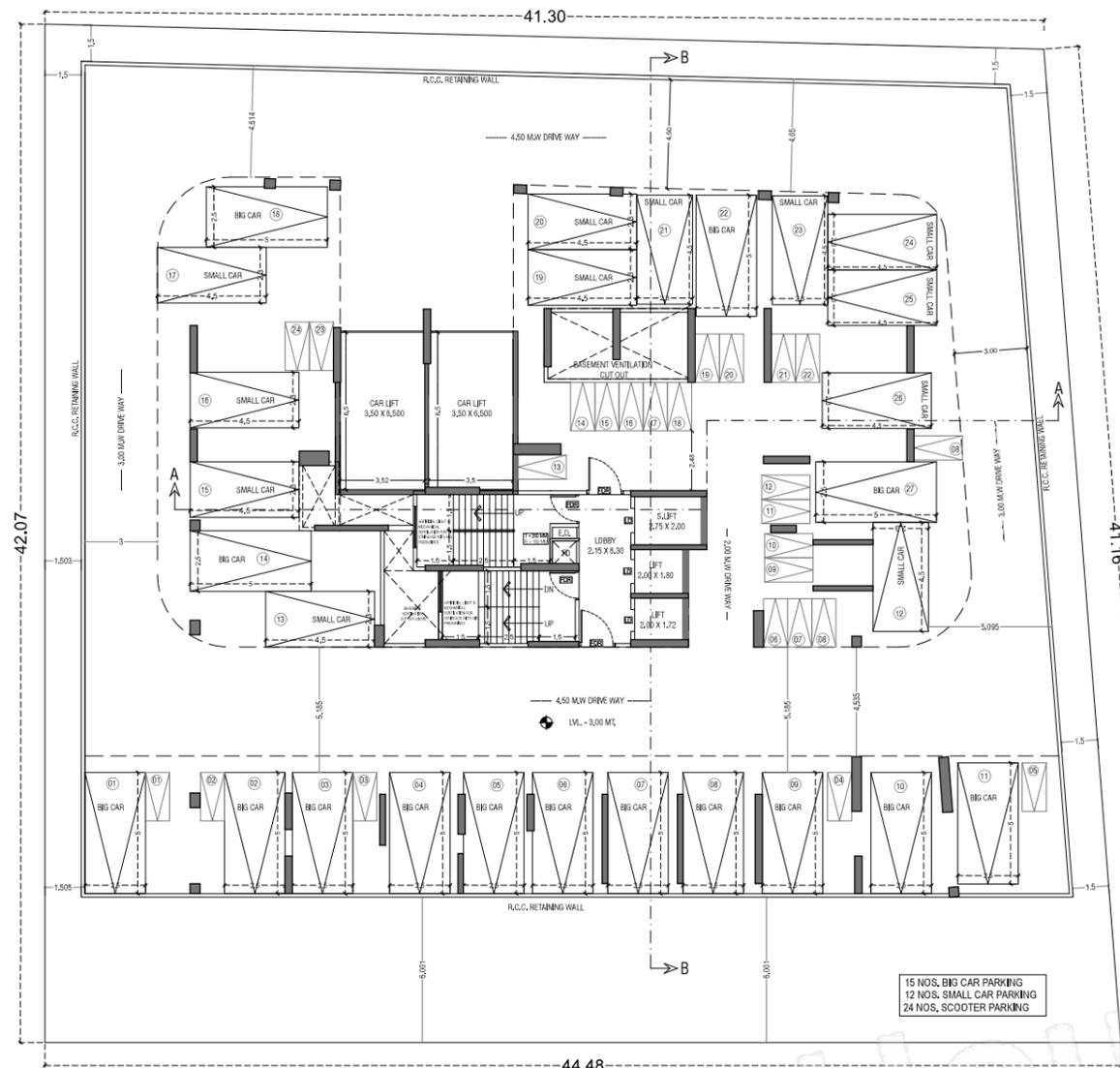


APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN This Office Letter
 No. CIDCO/BP-18300/TPO(NM & K)/2022/13929
 Dtd. 28 Apr 2025

Signature valid

BASEMENT 1 FLOOR PLAN SCALE: 1:100

BASEMENT 2 FLOOR PLAN SCALE: 1:100

TABLE NO. 88 - PARKING REQUIREMENTS FOR MULTI FAMILY RESIDENTIAL WITH COMMERCIAL AREA

Non Congested Area As Per Notification Date (28-12-2022)

SR. NO.	OCCUPANCY	REQUIRED PARKING RATE	TOTAL NO. OF FLAT				PARKING SPACE REQ.			
			CAR	SCOOTER	CAR	SCOOTER	CAR	SCOOTER		
1	RESIDENTIAL	For every tenement having carpet area 150 sq.m. AND ABOVE	0	2	1	0	0	0	0	
2	RESIDENTIAL	For every tenement having carpet area equal to or above 80 sq.m. but less than 150 sq.m.	37	1	1	37	37	0	0	
3	RESIDENTIAL	For every two tenement with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m.	42	1	2	21	42	0	0	
4	RESIDENTIAL	For every two tenement with each tenement having carpet area less than 40 sq.m. but more than 30 sq.m.	0	1	2	0	0	0	0	
5	RESIDENTIAL	For every two tenement with each tenement having carpet area less than 30 sq.m.	0	0	2	0	0	0	0	
6	SHOP	For every 100 sq.m. carpet area or fraction thereof	381.491	2	6	8	23	0	0	
7	OFFICE	For every 200 sq.m. carpet area or fraction thereof	263.749	3	11	4	15	0	0	
PARKING Requirement (Quantum)			Residential	58	79	12	37	0	0	
5% Visitor parking for residential			Commercial	3	4	3	4	0	0	
TOTAL			72	120	0	0	0	0	0	
With Multiplying Factor on total parking as per Table BC - 0.8			58	120	0	0	0	0	0	
PARKING REQUIREMENT			CAR	58	120	0	0	0	0	
SIX SCOOTERS PARKING MAY BE ALLOWED TO BE CONVERTED IN ONE CAR PARKING			15	90	0	0	0	0	0	
TOTAL PARKING REQUIRED			73	30	0	0	0	0	0	
PROPOSED PARKING			88	47	54	34	0	0	0	

NOTE: PARKING REQUIRED AS PER STIPULATED IN TABLE 88 & BC. MAY BE PERMITTED FOR FULL PERMISSIBLE POTENTIAL OF THE PLOT EVEN THROUGH BUILDING PERMISSION ISSUED FOR 75% COVERED FOR ONLY OF THE FULL POTENTIAL. IN SUCH CASES THE DIFFERENCE BETWEEN NO. OF PARKING REQUIRED FOR SUCH PART POTENTIAL & FULL PERMISSIBLE POTENTIAL SHALL BE LIABLE FOR CHARGES AS ABOVE, AT THE TIME OF FINAL OCCUPANCY CERTIFICATE. FOR SUCH SANTIIONED PERMISSION, OR IF THE BUILDING PERMISSION PROPOSAL FOR THE BALANCE POTENTIAL IS NOT SUBMITTED BEFORE SUH FINAL OCCUPANCY CERTIFICATE, THEN SUCH EXCESS PARKING SHALL BE TREATED AS PUBLIC PARKING & SHALL BE HANDLED OVER FOR THE SAME PURPOSE TO THE AUTHORITY FREE OF COST.

GROSS BUILT-UP AREA STATEMENT

FLOORS	FSI (A)		NON - FSI (B)					
	NET BUA	BASEMENT & POODUM FLOOR AREA	U.G TANK	CHAJIA	O.H.TANK	METER ROOM & O.W.C	REFUGE BALCONY (Fire)	MUMTY AREA
1ST BASEMENT FLOOR	-	1264.630	114.811			5.361		
2ND BASEMENT FLOOR	-	1277.329				10.523		
GROUND FLOOR	540.866							
1ST FLOOR	391.210	422.384						
2ND FLOOR	483.363	827.007		1.725				
3RD FLOOR	554.114			1.725				
4TH FLOOR	540.866			1.725				
5TH FLOOR	540.866			10.391				
6TH FLOOR	540.866			10.391				
7TH FLOOR	540.866			10.391				
8TH FLOOR	519.515			5.850		28.750		
9TH FLOOR	540.866			10.391				
10TH FLOOR	540.866			10.391				
11TH FLOOR	540.866			10.391				
12TH FLOOR	540.866			10.391				
13TH FLOOR	519.515			5.850		28.750		
14TH FLOOR	540.866			6.263				
15TH FLOOR	540.866			6.263				
16TH FLOOR	540.866			6.263				
17TH FLOOR	554.114			1.725				
18TH FLOOR	521.520			1.725		28.750		
19TH FLOOR	542.979			1.725				
TERRACE FLOOR	0.000					59.400		80.413
Total	10057.470	3791.530	114.811	103.185	59.400	15.884	86.250	80.413
GROSS BUILT-UP AREA (A + B)								4518.530

PROPOSED BUILT UP AREA STATEMENT

FLOOR	AREA IN SQ.MT
Ground Floor (Commercial)	442.481
Ground Floor lobby & common toilet	98.405
1st Floor (Commercial)	335.901
1st Floor (Residential)	55.310
3rd Floor	483.363
4th Floor	554.114
5th Floor	540.866
6th Floor	540.866
7th Floor	540.866
8th Floor	519.515
9th Floor	540.866
10th Floor	540.866
11th Floor	540.866
12th Floor	540.866
13th Floor	519.515
14th Floor	548.064
15th Floor	548.064
16th Floor	548.064
17th Floor	554.114
18th Floor	521.520
19th Floor	542.979
TOTAL PROPOSED AREA	10057.471

CARPET AREA STATEMENT (RESIDENTIAL)

NO. OF FLAT	RERA CARPET AREA SQ.MT.	ENCLOSED BALCONY/ NA, TERR	OPEN BALCONY	TOTAL AREA	NO. OF FLOOR
1 (3BHK)	90.751		16.345	107.096	1
2 (3BHK)	97.325		23.154	120.479	1
(4TH FLOOR)					
1 (3BHK)	90.751		16.345	107.096	1
2 (3BHK)	97.325		23.154	120.479	1
3 (2BHK)	59.501		14.906	74.407	1
4 (2BHK)	59.817		13.107	72.924	1
5 (2BHK)	61.979	3.203	14.586	79.768	1
(5TH FLOOR)					
1 (3BHK)	90.751		16.345	107.096	1
2 (3BHK)	97.325		23.154	120.479	1
3 (2BHK)	59.051	3.08	11.546	73.677	1
4 (2BHK)	58.917	5.31	7.707	71.934	1
5 (2BHK)	61.517	3.08	11.226	75.823	1
(6TH, 7TH, 9TH, 10TH, 11TH, 12TH FLOORS)					
1 (3BHK)	90.751		16.345	107.096	6
2 (3BHK)	97.325		23.154	120.479	6
3 (2BHK)	59.051		11.546	70.597	6
4 (2BHK)	58.917		7.707	66.624	6
5 (2BHK)	61.517		11.226	72.743	6
8TH & 13TH FLOOR RESIDENTIAL CARPET AREA FLOOR					
1 (3BHK)	90.751		16.345	107.096	2
2 (3BHK)	97.325		23.154	120.479	2
3 (3BHK)	96.993		20.636	117.629	2
5 (2BHK)	61.517		11.226	72.743	2
(14TH, 15TH & 16TH FLOORS)					
1 (3BHK)	90.751		16.345	107.096	3
2 (3BHK)	97.325		23.154	120.479	3
3 (2BHK)	59.501		14.906	74.407	3
4 (2BHK)	59.817		7.707	67.524	3
5 (2BHK)	61.979		14.586	76.565	3
17TH FLOOR RESIDENTIAL CARPET AREA FLOOR					
1 (3BHK)	90.751		16.345	107.096	1
2 (3BHK)	97.325		23.154	120.479	1
3 (2BHK)	59.501		14.906	74.407	1
4 (2BHK)	51.437	8.38	13.107	72.924	1
5 (2BHK)	61.979		14.586	76.565	1
18TH FLOOR RESIDENTIAL CARPET AREA FLOOR					
1 (3BHK)	90.751		16.345	107.096	1
2 (3BHK)	97.325		23.154	120.479	1
3 (3BHK)	93.288	7.250	20.891	121.429	1
5 (2BHK)	56.080	6.580	13.906	76.566	1
19TH FLOOR RESIDENTIAL CARPET AREA FLOOR					
1 (3BHK)	90.751		16.345	107.096	1
2 (3BHK)	97.325		23.154	120.479	1
3 (2BHK)	53.451	6.05	14.198	73.699	1
4 (2BHK)	43.057	8.38	13.242	64.679	1
5 (2BHK)	56.097	4.97	13.251	74.318	1
TOTAL NO. OF FLAT					79

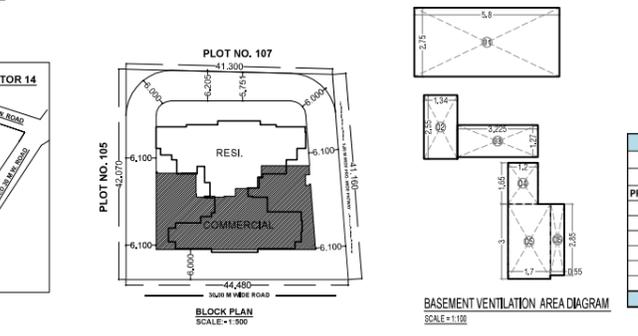
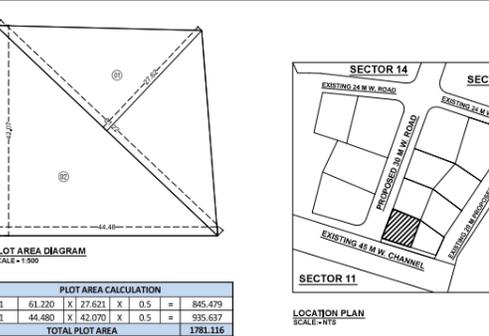
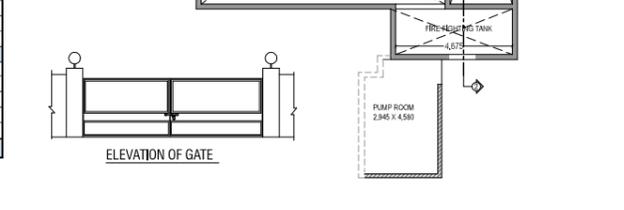
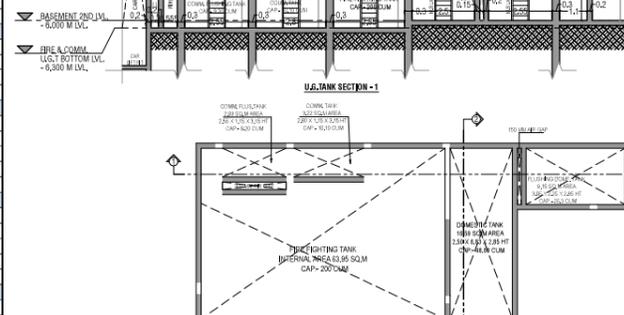
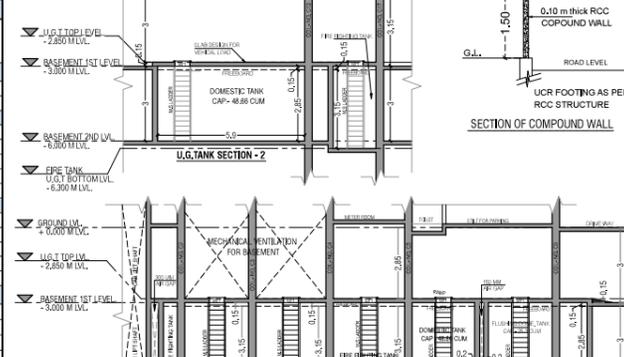
COMMERCIAL CARPET AREA STATEMENT

NO. OF SHOP	CARPET AREA SQ.MT.
SHOP-1	57.135
SHOP-2	57.513
SHOP-3	31.522
SHOP-4	27.905
SHOP-5	31.005
SHOP-6	31.005
SHOP-7	47.578
SHOP-8	54.317
SHOP-9	46.466
TOTAL	384.445
1ST FLOOR (OFFICE)	
OFFICE - 1	144.555
OFFICE - 2	53.097
OFFICE - 3	66.097
TOTAL	263.749

BASEMENT VENTILATION AREA CALCULATION

BASEMENT AREA 2.5% VENTILATION REQD.
 1264.63 X 2.5% = 31.616 SQ.MT.

PROPOSED BASEMENT AREA	AREA	NO.
1 5.800 X 2.750	15.950	1
2 1.340 X 2.550	3.417	1
3 3.225 X 1.270	4.096	1
4 1.200 X 1.650	1.980	1
5 1.700 X 3.000	5.100	1
6 0.550 X 2.860	1.573	1
TOTAL BUILT UP AREA	32.116	



Proforma-1

Sr.No	Particulars	Area (sq.m)
1	Area of plot (Minimum area of a, b, c to be considered)	1781.130
a	As per ownership document (7/13, CTS extract)	0.000
b	As per measurement sheet	1781.130
c	As per site	1781.130
2	Deductions for	
a	Proposed D.P./D.P. Road widening Area/Service Road /Highway widening	0.000
b	Any D.P. Reservation area	0.000
c	Trunk area	0.000
3	Balance area of plot (1-2)	1781.130
4	Amenity Space (if applicable)	0.000
a	Required	0.000
b	Adjustment of (b), if any	0.000
c	Balance Proposed	0.000
5	Net Plot Area (3-4)	1781.130
6	Recreational Open space (if applicable)	0.000
a	Required	0.000
b	Proposed	0.000
7	Internal Road area	0.000
8	Potable area (if applicable)	1781.130
9	Build up area with reference to Basic F.S.I. as per front road width (Sr.No. Submittal FSI) - Min. of 1.1 as per UDPR & 1.5 As per agreement to lease	2671.696
a	Permissible commercial area 30%	267.170
b	Proposed commercial area (basic-excluding ancillary)	432.434
Addition of FSI on payment of premium		
10	Maximum permissible premium FSI - based on road width / 7000 Zone.	890.565
a	plot area 10% premium FSI Plus Additional FSI as per Note 3 of 10.10.1	890.565
b	Proposed FSI on payment	0.000
In-situ FSI / TDR loading		
11	In-situ area against D.P. road (2.0 x Sr. No. 2) (a) if any	0.000
a	In-situ area against Amenity Space if handed over (2.00 car/18x Sr. No. 4) (b) and (c) (d)	2861.920
b	TDR permissible area (1.49)	2861.920
d	Total in-situ / TDR loading proposed (plot area * 1.4) as per NOC	2463.562
e	enhancement fsi (0.1)	178.113
Additional FSI area under Chapter No. 7		
12	Total entitlement of FSI in the proposal	6333.955
a	(10a + 10b) / 11(d) or 12 whichever is applicable.	6333.955
13	Permissible Ancillary Area FSI upto 60% or 80% on balance potential with payment of charges. (i) As per old NOC 3171.95 (ii) As per old NOC 657.423	3829.379
a	Proposed Ancillary area FSI (if provided NOC)	3829.379
b	Total entitlement (a+b)	10663.338
14	Maximum utilization limit of F.S.I. (Building potential) Permissible as per Road width (as per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.0 or 1.5, read with Note 3 of 10.10.1	3.500
a	Existing Built-up Area	0.000
b	Proposed Built-up Area (as per 'P-line')	3067.471
c	Commercial	9279.09
d	Total (a+b) (shall not be more than 13(d))	3067.471
15	F.S.I. Consumed (Total basic fsi/plot area) (should not be more than serial No.14 above)	3.499
16	Area for Inclusive Housing, if any	0.000
a	Required (20% of Sr.No.3)	0.000
b	Proposed	0.000
TOTAL COMMERCIAL UNITS		
a	Existing	12
b	Proposed	79
TOTAL RESIDENTIAL UNITS		
a	Existing	0
b	Proposed	79
TOTAL UNITS		
a	Existing	0
b	Proposed	79

Distribution of proposed Built up area as per UDPR

Sr.No	Particulars	Residential	Non-residential
1	BASIC FSI	3791.491	432.434
2	Proposed Ancillary Area FSI	3479.658	345.940
3	% of ancillary area FSI	60%	80%
4	TOTAL PROPOSED BUILT-UP AREA (Together shall not exceed 18(d))	9279.09	778.380

Summary of proposed Plines area as per UDPR

Sr.No	FLOOR
-------	-------