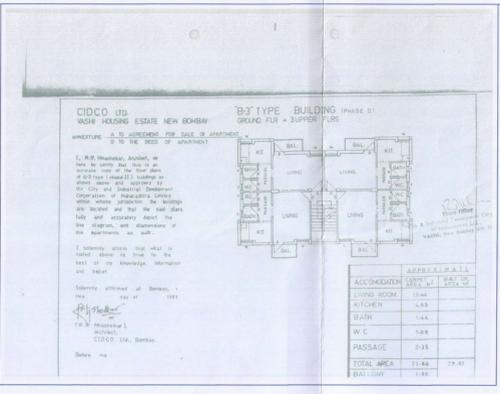


श्री. निवृत्ती विश्वा च. लि. द्वारा
दिनांक २६/०७/२०२४ र. २२/०७/२०२४
प्रमाणित करण्यात आले आहे.
प्रमाणित करणारी / प्रमाणित करणारा
श्री. निवृत्ती विश्वा च. लि.
प्रमाणित करणारी / प्रमाणित करणारा

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DESCRIPTION RATE RATIO

AS PER ANNUAL SCHEDULE OF RATES FOR YEAR 2023 IN RUPEES / SQ.M. FOR BUILT UP AREA

LAND RATE (LR)	15000	
RATE OF CONSTRUCTION (RC)	26500	
BASIC WATER (BW)	1500	1.00

TABLE - 10E

BASIC RATION (BASIC INCENTIVE) (AS % OF ADMISSIBLE REHABILITATION AREA)

ABOVE 1.00	20%
ABOVE 2.00 AND UPTO 3.00	30%
ABOVE 3.00 AND UPTO 4.00	40%
ABOVE 4.00 AND UPTO 5.00	50%
UPTO 1.00	200%

10% INCENTIVE ON REHAB BUILT UP AREA (666.64 X 10%) = 66.66

REHAB + INCENTIVE (666.64 + 66.66) = 733.30

AS REHAB INCENTIVE IS MORE THAN POTENTIAL (a) 3FSI - NO SHARING

SCHEDULE OF DOORS AND WINDOWS

TYPE	SIZE	AREA	DESCRIPTION
DOORS	D1 1.500 X 2.500	2.318	T.W. PANELLED DOORS
	D2 0.900 X 2.100	1.890	T.W. FLUSH DOORS
	D3 0.750 X 2.100	1.575	SYNTEX DOOR
WINDOWS	W1 2.100 X 3.000	3.960	ALUMINIUM SLIDING GLAZED WINDOWS
	W2 1.200 X 1.400	1.680	ALUMINIUM SLIDING GLAZED WINDOWS
	W3 2.100 X 2.100	4.410	ALUMINIUM SLIDING GLAZED WINDOWS
	W4 1.800 X 2.000	3.600	ALUMINIUM SLIDING GLAZED WINDOWS
	W5 1.200 X 2.000	2.400	ALUMINIUM SLIDING GLAZED WINDOWS
	W6 0.600 X 0.900	0.540	LOUVERS OPENABLE WINDOWS
	W7 0.450 X 0.900	0.405	LOUVERS OPENABLE WINDOWS

BASEMENT PODIUM AREA CALCULATION

BASEMENT-1	A 43.870 X 87.702 X 1 NO	= 3842.286 SQ.MT.
	B 203 X 8.917 X 1 NO	= 1821.242 SQ.MT.
	TOTAL ADDITION	= 5663.528 SQ.MT.

DEDUCTIONS

1	1.310 X 0.300 X 1 NO	= 0.393 SQ.MT.
2	1.310 X 0.300 X 1 NO	= 0.393 SQ.MT.
3	3.300 X 2.600 X 1 NO	= 8.580 SQ.MT.
4	10 X 8.917 X 2.491 X 1 NO	= 224.840 SQ.MT.
5	2.800 X 1.400 X 1 NO	= 3.920 SQ.MT.
6	8.000 X 1.150 X 1 NO	= 9.200 SQ.MT.
7	4.150 X 7.000 X 1 NO	= 29.050 SQ.MT.
8	8.917 X 31.700 X 1 NO	= 281.917 SQ.MT.
9	2.800 X 2.800 X 1 NO	= 7.840 SQ.MT.
10	3.100 X 2.800 X 1 NO	= 8.680 SQ.MT.
	TOTAL DEDUCTION	= 364.882 SQ.MT.
	TOTAL BUILT UP AREA (X-Y)	= 5298.646 SQ.MT.

RESI. & COMM. METER RM, FIRE CONTROL RM. AREA CALCULATION

GROUND FLOOR	A 14.800 X 8.000 X 1 NO	= 118.400 SQ.MT.
	B 203 X 8.917 X 1 NO	= 1821.242 SQ.MT.
	TOTAL ADDITION	= 1939.642 SQ.MT.

DEDUCTIONS

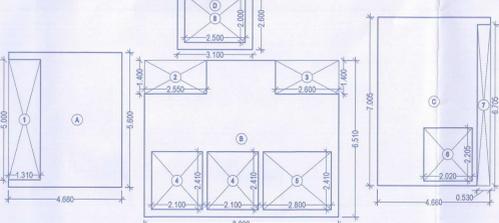
1	1.310 X 0.300 X 1 NO	= 0.393 SQ.MT.
2	2.100 X 0.300 X 1 NO	= 0.630 SQ.MT.
3	3.310 X 0.300 X 1 NO	= 0.993 SQ.MT.
4	8.000 X 0.400 X 1 NO	= 3.200 SQ.MT.
5	7.800 X 2.100 X 1 NO	= 16.380 SQ.MT.
6	1.150 X 0.900 X 1 NO	= 1.035 SQ.MT.
7	7.700 X 0.870 X 1 NO	= 6.699 SQ.MT.
	TOTAL DEDUCTION	= 22.920 SQ.MT.
	TOTAL BUILT UP AREA (X-Y)	= 1916.722 SQ.MT.

GROUND FLOOR

No. of Units	Existing Carpet Area	Existing Built-up Area (Estimated)	Basic Estimated Carpet Area (10% on existing carpet area)	Basic Estimated Floor Area (10% on existing carpet area)	Additional Estimated Carpet Area (10% on existing carpet area)	Carpet Area for (Basic + Additional)	Carpet Area for (Basic + Additional + 10% on existing carpet area)	Carpet Area for (Basic + Additional + 10% on existing carpet area + 10% on existing carpet area)	Total BUA for Rehab
A	160	283.54	27.43	310.78	31.08	341.86	376.05	415.66	666.64
B									
Total Area		283.54		310.78	31.08	341.86	376.05	415.66	666.64

GROSS BUILT-UP AREA STATEMENT

Floors	Net BUA	STAIR/ LOBBY AREA	FIRE CONTROL ROOM AREA	BASEMENT/ PODIUM/ AMBUDY AREA	RESTROOM/ T.O. SET AREA	Refugey (Fire)	NATURAL TERRACE AREA	Munify Area	Stilt Area
BASEMENT		75.241		2124.745					
Ground Floor	738.846								
1st	1479.906	35.710	59.487	106.705	46.981		97.945		408.090
2nd	1461.343	35.710					106.861		122.623
3rd	591.921								
4th	591.921								
5th	591.921								
6th	591.921								
7th	591.921					48.150			
8th	591.921								
9th	591.921								
10th	591.921								
11th	591.921								
12th	591.921					48.150			
13th	591.921								
14th	591.921								
15th	591.921								
16th	591.921								
17th	591.921					48.150			
18th	591.921								
19th	591.921								
20th	591.921								
21st	591.921								
22nd	591.921					48.150			
23rd	591.921								
24th	591.921								
25th	591.921								
26th	591.921								
27th	547.955								
Terrace							310.864		
Total	20087.419	146.661	59.487	2330.227	46.981	192.600	327.229	319.874	408.090
GROSS BUILT-UP AREA									23918.538



BASEMENT STAIRCASE/LOBBY AREA CALCULATION

BASEMENT	A 4.800 X 5.800 X 1 NO	= 27.840 SQ.MT.
	B 8.000 X 6.910 X 1 NO	= 55.320 SQ.MT.
	C 4.800 X 7.800 X 1 NO	= 37.440 SQ.MT.
	D 3.100 X 2.800 X 1 NO	= 8.680 SQ.MT.
	TOTAL ADDITION	= 129.280 SQ.MT.

DEDUCTIONS

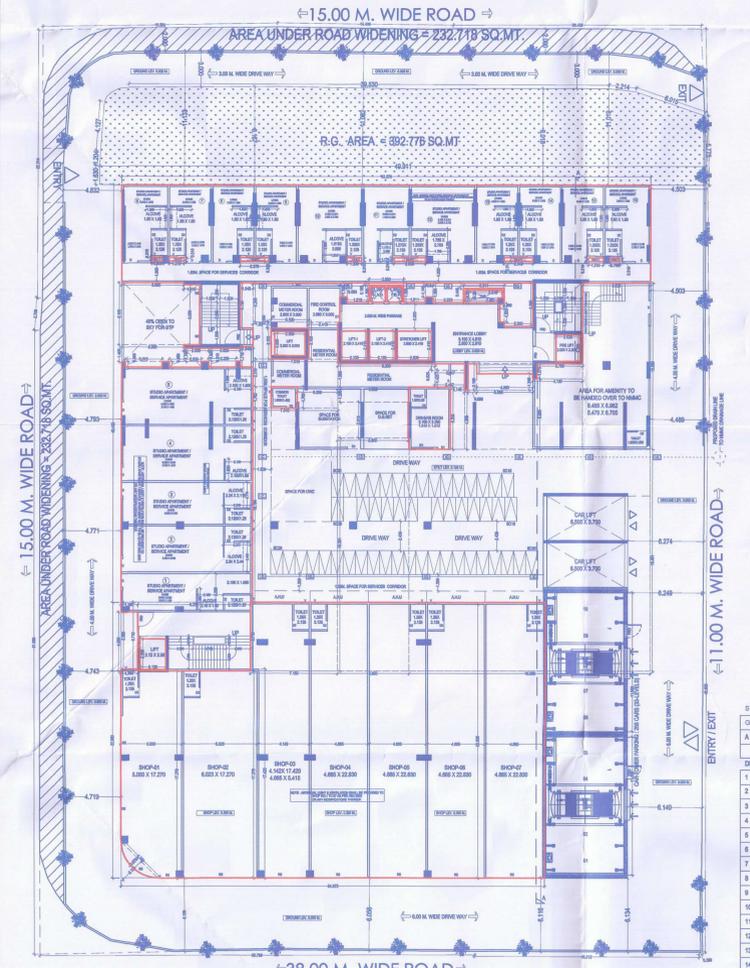
1	1.310 X 0.300 X 1 NO	= 0.393 SQ.MT.
2	2.800 X 1.400 X 1 NO	= 3.920 SQ.MT.
3	2.800 X 1.400 X 1 NO	= 3.920 SQ.MT.
4	2.100 X 2.410 X 2 NO	= 10.122 SQ.MT.
5	2.800 X 2.410 X 1 NO	= 6.768 SQ.MT.
6	2.800 X 2.800 X 1 NO	= 7.840 SQ.MT.
7	0.870 X 0.780 X 1 NO	= 0.678 SQ.MT.
8	2.800 X 2.800 X 1 NO	= 7.840 SQ.MT.
	TOTAL DEDUCTION	= 43.880 SQ.MT.
	TOTAL BUILT UP AREA (X-Y)	= 85.400 SQ.MT.

FLOORWISE AREA STATEMENT

FLOOR	AREA
GROUND COMM.	738.846
GROUND RES.	748.332
1ST FLOOR	1479.906
2ND FLOOR	1461.343
3RD FLOOR	600.990
4TH FLOOR	591.921
5TH FLOOR	591.921
6TH FLOOR	591.921
7TH FLOOR	591.921
8TH FLOOR	591.921
9TH FLOOR	591.921
10TH FLOOR	591.921
11TH FLOOR	591.921
12TH FLOOR	591.921
13TH FLOOR	591.921
14TH FLOOR	591.921
15TH FLOOR	591.921
16TH FLOOR	591.921
17TH FLOOR	591.921
18TH FLOOR	591.921
19TH FLOOR	591.921
20TH FLOOR	591.921
21ST FLOOR	591.921
22ND FLOOR	591.921
23RD FLOOR	793.387
24TH FLOOR	793.387
25TH FLOOR	793.387
26TH FLOOR	793.387
27TH FLOOR	547.955
TOTAL BUILT UP AREA	20087.419

SCHEDULE OF ROOM LIGHT AND VENTILATION

USER	CARPET AREA (SQ.MT.)	APERTURE PROVIDED (SQ.MT.)	APERTURE PROVIDED (SQ.MT.)	USER	CARPET AREA (SQ.MT.)	APERTURE PROVIDED (SQ.MT.)	APERTURE PROVIDED (SQ.MT.)
3RD TO 22ND FLOOR	13,546.7	1,354.67	1,354.67	27TH FLOOR	1,354.67	1,354.67	1,354.67
23RD TO 27TH FLOOR	1,354.67	1,354.67	1,354.67				

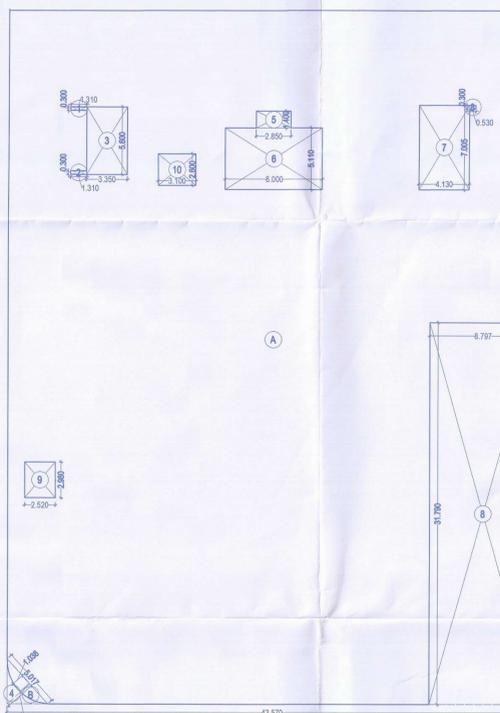
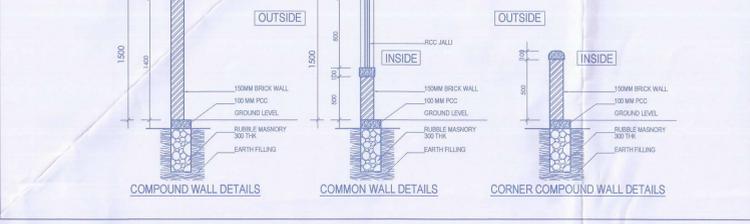


STILT AREA CALCULATION

GROUND FLOOR	A 20.816 X 29.649 X 1 NO	= 616.347 SQ.MT.
	TOTAL ADDITION	= 616.347 SQ.MT.

DEDUCTIONS

1	1.046 X 2.204 X 1 NO	= 2.307 SQ.MT.
2	7.010 X 8.108 X 1 NO	= 56.837 SQ.MT.
3	4.108 X 3.443 X 1 NO	= 14.149 SQ.MT.
4	0.243 X 9.272 X 1 NO	= 2.254 SQ.MT.
5	0.810 X 0.870 X 1 NO	= 0.705 SQ.MT.
6	1.810 X 12.265 X 1 NO	= 22.298 SQ.MT.
7	2.260 X 13.065 X 1 NO	= 29.514 SQ.MT.
8	0.800 X 12.266 X 1 NO	= 9.813 SQ.MT.
9	0.600 X 0.600 X 1 NO	= 0.360 SQ.MT.
10	1.046 X 6.635 X 1 NO	= 6.943 SQ.MT.
11	0.300 X 0.871 X 1 NO	= 0.261 SQ.MT.
12	3.311 X 4.885 X 1 NO	= 16.098 SQ.MT.
13	2.300 X 4.635 X 1 NO	= 10.665 SQ.MT.
14	2.861 X 1.000 X 1 NO	= 2.861 SQ.MT.
15	3.310 X 1.300 X 1 NO	= 4.303 SQ.MT.
16	8.408 X 13.817 X 1 NO	= 116.097 SQ.MT.
17	0.800 X 0.800 X 1 NO	= 0.640 SQ.MT.
18	0.200 X 0.200 X 1 NO	= 0.040 SQ.MT.
19	0.200 X 1.310 X 1 NO	= 0.262 SQ.MT.
20	1.847 X 7.008 X 1 NO	= 12.946 SQ.MT.
	TOTAL DEDUCTION	= 459.387 SQ.MT.
	TOTAL BUILT UP AREA (X-Y)	= 157.000 SQ.MT.

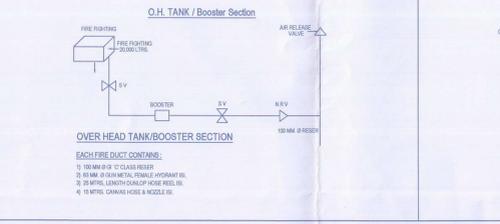
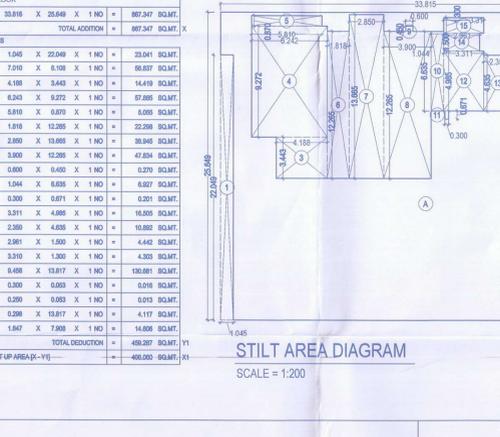


RESI. & COMM. METER RM, FIRE CONTROL RM. AREA CALCULATION

GROUND FLOOR	A 14.800 X 8.000 X 1 NO	= 118.400 SQ.MT.
	B 203 X 8.917 X 1 NO	= 1821.242 SQ.MT.
	TOTAL ADDITION	= 1939.642 SQ.MT.

DEDUCTIONS

1	1.310 X 0.300 X 1 NO	= 0.393 SQ.MT.
2	2.100 X 0.300 X 1 NO	= 0.630 SQ.MT.
3	3.310 X 0.300 X 1 NO	= 0.993 SQ.MT.
4	8.000 X 0.400 X 1 NO	= 3.200 SQ.MT.
5	7.800 X 2.100 X 1 NO	= 16.380 SQ.MT.
6	1.150 X 0.900 X 1 NO	= 1.035 SQ.MT.
7	7.700 X 0.870 X 1 NO	= 6.699 SQ.MT.
	TOTAL DEDUCTION	= 22.920 SQ.MT.
	TOTAL BUILT UP AREA (X-Y)	= 1916.722 SQ.MT.



PROFORMA - 1

AREA OF PLOT

1	A) AREA OF PLOT AS PER 7/12 EXTRACT	4109.640
2	B) AREA OF PLOT AS PER T.I.L.R	0.000
3	C) AREA OF PLOT AS PER DEMARCATION PLAN	4109.640
4	D) AREA OF PLOT CONSIDERED (LEAST OF (A), (B) & (C) ABOVE)	4109.640
5	DEDUCTION FOR	0.000
6	a) Proposed D.P. Road widening area/ Service Road/ Highway widening	232.718
7	b) Any D.P. Reservation area	0.000
8	TOTAL = (A+B+C)	0.000
9	BALANCE AREA OF PLOT	3876.922
10	A) AMENITY SPACE (IF APPLICABLE) 5% OF GROSS PLOT	0.000
11	(a) Required	205.482
12	(b) Proposed	205.482
13	NET AREA OF PLOT	3876.922
14	RECREATIONAL OPEN SPACE (If applicable)	
15	(a) Required RG as per Reg. 10.10.2.3.vi (10% OF NET PLOT AREA)	387.692
16	(b) RG Area Provided on Ground	392.776
17	(c) Total Proposed RG Area	392.776
18	INTERNAL ROAD AREA	0.000
19	PLOTABLE AREA OF ANY	0.000
20	BUILT UP AREA WITH REFERENCE OF BASIC FSI, AS PER FRONT ROAD WIDTH	N.A.
21	ADDITION FSI ON PAYMENT OF PREMIUM	N.A.
22	a) Maximum permissible premium FSI, based on road width/TOD zone	N.A.
23	b) Proposed FSI, on payment of premium	N.A.
24	a) BASIC FSI, Reg. 10.10.2.1 (TABLE NO. 10C)	3
25	b) FSI, ON PAYMENT OF PREMIUM	