

SHANKAR PARAJI AVHAD
 Digitally signed by SHANKAR PARAJI AVHAD
 DN: c=IN, o=PERSONAL, pseudonym=64ff815eb2154a5e, beef97d760a1b7ef, 2.5.4.20-61549d6a17792bdf91d524368a1847141e46b328f685b175991d2538ca0a7ec, postalCode=410210, st=Maharashtra, serialNumber=f03c9dd14ee97da640bf19367deb9d001969c36222fad6a6477cf3993f58, cn=SHANKAR PARAJI AVHAD
 Date: 2024.10.09 12:03:51 +05'30'



SR.N	BLOCK NO.	BCC BUA		APPROVED AREA		CANCELLED AREA FROM APPROVED	PROPOSED AREA	NO. OF FLOORS
		Area	Approved Date & Nos.	Area	Approved Date & Nos.			
1	A1	2360.98	EE/SPADOM A-27376/2014, Dt:24/01/2014					2(G+1)
2	A2/1			1668.778	EE/SPAKBI/B-04879/2023, Dtd: 25/03/2023			3(G+2)
3	A2/2			1823.243	EE/SPAKBI/B-04879/2023			3(G+2)
4	A3	2360.98	EE/SPADOM B-64073/2016, Dt:31/05/2016					2(G+1)
5	A4	2378.11	EE/SPAKBI/A-06129/2019	1214.56	vide no. E-33498, Dt:27/12/2018			3(G+2)
6	A5	2360.98	EE/SPADOM B-57288/2015, Dt:27/05/2015					2(G+1)
7	A6	3575.50	EE/SPAKBI/C-52971/2019, Dt:26/07/2022		vide no. E-33498, Dt:27/12/2018			3(G+2)
8	A7	3575.49			vide no. E-33498, Dt:27/12/2018			3(G+2)
9	A8	2360.98	EE/SPADOM A-27376/2014, Dt:24/01/2014					2(G+1)
10	A9	2360.98						2(G+1)
11	A10/1	1151.06	EE/SPADOM B-64073/2016, Dt:31/05/2016					2(G+1)
12	A10/2	1151.06	EE/SPADOM B-64073/2016, Dt:31/05/2016					2(G+1)
13	A11	2296.84	EE/SPADOM B-57288/2015					2(G+1)
14	B1	2360.98	EE/SPADOM A-27376/2014, Dt:24/01/2014					2(G+1)
15	B2	2360.98						2(G+1)
16	B3	2123.31	EE/SPAPlot No. 1/KBIC-76962/17	307.98	vide no. E-09795, Dt:09/12/2016			3(G+2)
17	B4	2891.83	EE/SPADOM B-57288/2015, Dt:27/05/2015		vide no. E-33498, Dt:27/12/2018			3(G+2)
18	B5	2360.98						2(G+1)
19	B6	3545.90	45898/2023, Dt:28/04/2023					3(G+2)
20	B7	3545.90						3(G+2)
21	B8	2940.88			vide no. E-33498, Dt:27/12/2018			3(G+2)
22	B9	3575.61						3(G+2)
23	B10	3575.50	EE/SPAKBI/C-52971/2019, Dt:26/07/2022					3(G+2)
24	B11	3575.49			vide no. E-33498, Dt:27/12/2018			3(G+2)
25	B12	3575.62						3(G+2)
26	B13	3569.31						3(G+2)
27	B14	3533.54						3(G+2)
28	B15	2360.98						2(G+1)
29	B16	2360.98						2(G+1)
30	C1	2360.98	EE/SPADOM A-27376/2014, Dt:24/01/2014					2(G+1)
31	C5	2360.98						2(G+1)
32	C6	2360.98						2(G+1)
33	C7	2360.98						2(G+1)
34	TAP	7811.52	EE/SPAPlot No. 1/KBIC-76962/17					2(G+1)
35	D1	4556.35	EE/SPADOM A-27376/2014, Dt:24/01/2014	178.58	vide no. E-33498, Dt:27/12/2018			4(G+3)
36	D2A	4005.45	EE/SPAPlot No. 1/KBIC-76962/17					4(G+3)
37	D2B	5187.02	EE/SPADOM B-64073/2016, Dt:31/05/2016	42.08	vide no. E-33498, Dt:27/12/2018			4(G+3)
38	D3A	8288.26	EE/SPADOM B-57288/2015, Dt:27/05/2015	305.11				4(G+3)
39	D3B	7711.18	EE/SPADOM A-27376/2014, Dt:24/01/2014		vide no. E-33498, Dt:27/12/2018			4(G+3)
40	E1A	7999.73	EE/SPAPlot No. 1/KBIC-76962/17	42.09				4(G+3)
41	E1B	7999.73			vide no. E-33498, Dt:27/12/2018			4(G+3)
42	E2A	7999.73	EE/SPADOM B-64073/2016, Dt:31/05/2016	42.09				4(G+3)
43	E2B	7999.73						4(G+3)
44	ESA-E5B	12054.96	EE/SPADOM B-57288/2015, Dt:27/05/2015	308.69				4(G+3)
45	E6A-E6B			29260.18	approval No. C-91148/2022, Dt:30/08/2022			6(G+5)
46	CFC1	1008.88	EE/SPAPlot No. 1/KBIC-76962/17					4(G+3)
47	CFC3	3114.20	EE/SPAPlot No. 1/KBIC-76962/17					4(G+3)
48	CFC5	1165.11						4(G+3)
49	ESQ2			12702.60	No/EE/SPAKBI/B-21851/2022, Dt:07/04/2022			15(G+14)
50	Demolition Permission A-2 bldg.	(-) 98.649	EE/SPAKBI/B-04879/2023, Dt:25/03/2023					
51	Cancellation of BUA of A-2 BUA	(-) 3476.281						
52	ESQ3			9382.95				12(G+11)
53	E4			5882.75				6(G+5)
54	CLUB HOUSE	FREE OF FSI		1138.39				(G+1)
55	B8			12253.98				6(G+5)
56	CFC2			17324.605				8(G+7)
57	A3 (2nd Floor)			1151.82				3(G+2)
58	A5 (2nd Floor)			1216.39				3(G+2)
59	C4,C5,C7 (2nd Flr)			4164.905				3(G+2)
60	B4/2 (2nd Floor)	-577.92						3(G+2)
61	Cancellation of BUA of B2 BUA	-2360.98						2(G+1)
62	B2/1			1159.74				2(G+1)
63	B2/2			1201.24				2(G+1)
64	E-4 (6th Floor)			1106.987				6(G+5)
65	E-8 (6th&7th Floors)			7395.840				7(G+6)
66	A/11-1 (2nd Floor)			630.780				3(G+2)
67	A/2-1 (Mezzanine)			556.350				3(G+2)
68	Building No. B4-2 Propose for revision in 2nd floor height from 3.66 mtr. To 5 mtr Treated as combined approval of Building No. B4/2 & building height from 14.62 mtr. To 15.98 mtr. Previous approval vide no. I/25675 Dated 07/11/2023.			577.92				3(G+2)
69	SELENE-TOWER-1-ESQ-2 (15TH FLOOR)					1224.660		15(G+14)
R	TOTAL APPROVED AREA					1224.660		279989.542
S	TOTAL PROPOSED FSI OF (SELENE-TOWER-1-ESQ-2)							1224.660
T	TOTAL PROPOSED BUA							281214.206

Asmeeta Infratech Ltd		FSI STATEMENT		
Descriptions	Area in Sq.m.			
A Total Plot Area	242,814.00			
B 10% Open Space Area	24,281.40			
C 5% Amenity Space Area	12,140.70			
D Net Plot Area (A-C)	230,673.30			
E Permissible Basic 1.0 FSI = (D X 1.00)	230,673.30			
F Permissible Additional 1.5 FSI = (D X 1.50)	346,009.95			
G Maximum Building Potential on Plot (E + F)	576,683.25			
H Area to be Retained/ Existing/ OC issued area and FSI	279,989.546			
J Balance Potential of Plot for calculation of Ancillary FSI	296,693.700			
K Ancillary Area FSI (80% of J)	237,354.960			
L Maximum Permissible Built-up Area (BUA) and FSI (G + K)	814,038.21			
M Total Approved Area	279,989.546			
N Total Proposed BUA (Building Code ESQ2)	1,224.660			
P Total FSI Area Consumed = (M + N)	281,214.206			
Q Consumed FSI (P / D)	1.2191			
LAND-USE AREA STATEMENT				
SR.NO.	DESCRIPTION	%	PLOT AREA IN SQ. MT.	
1	AREA UNDER BUILDING AND INTERNAL PATHWAY	85.0	206311.09	
2	AREA UNDER AMINITIES	5.0	12140.70	
3	AREA UNDER OPEN SPACE	10.0	24362.21	
4	TOTAL PLOT AREA	100	242814.00	
AMINITIES AREA STATEMENT				
Sr. NO	DESCRIPTION	PLOT AREA IN SQ. MT.	No of Floors	BUA (Sq.MT.)
1	AMENITY 1	1372.85	4 (G+3)	1008.88
2	AMENITY 2	6055.11	8 (G+7)	17324.61
3	AMENITY 3	2696.13	4 (G+3)	3114.2
4	AMENITY 4	567.87	-	-
5	AMENITY 5	1448.74	4 (G+3)	1165.11
	TOTAL AMINITIES AREA	12140.70		0.00
OPEN SPACE AREA STATEMENT				
SR.N.	LEGEND	AREA IN SQ. M.		
1	OPEN SPACE-1	1289.93		
2	OPEN SPACE-2	3625.05		
3	OPEN SPACE-3	2248.85		
4	OPEN SPACE-4	7957.90		
5	OPEN SPACE-5	980.94		
6	OPEN SPACE-6	1208.58		
7	OPEN SPACE-7	1807.03		
8	OPEN SPACE-8	1740.61		
9	OPEN SPACE-9	826.88		
10	OPEN SPACE-10	2676.44		
	TOTAL OPEN SPACE AREA	24362.21		
INDUSTRIAL AREA STATEMENT				
SR.N.	LEGEND	Percentage	AREA IN SQ. M.	
1	Area under industrial	90.00	196679.34	
2	Permissible Area under essential staff quarters	10.00	21853.26	

DRAWING TITLE	MASTER PLAN LAYOUT- SELENE-TOWER-1- ESQ-2				
OWNER SIGNATURE	ASMEETA INFRATECH LTD.				
ARCHITECT SIGNATURE					
PROJECT	PROPOSED TEXTILE PARK AT PLOT-1, ADDL. KALYAN BHIWANDI INDUSTRIAL AREA, VILLAGE KONE, TALUKA-BHIWANDI, DISTRICT-THANE				
ARCHITECT	MAGUS Magus Consulting Pvt. Ltd. 601, HUBTOWN SOLARIS, 6TH FLOOR, PROF. N. S. PHADKE MARG, OPP. TELI GALLI, VIJAY NAGAR, ANDHERI EAST, MUMBAI 400069, INDIA T: +91 22 6735 4700/ 01 F: +91 22 6735 4702				
JOB NO.	SCALE	DRAWN BY	CHECKED BY	DATE	NORTH
04	-	IAK	SG	28.06.2024	↑
DRG. NO.	MCPL/ASM/MP/SPA/01 (T-1/ESQ2)				