BUILT UP AREA SUMMARY

FLOOR	TOWER 1	TOWER 2	TOWER 3	TOWER 5	TOWER 6
LOWER BASEMENT 1					
LOWER BASEMENT 2					
GR FLOOR	20.05	-	-	-	20.73
1ST PODIUM	-	391.48	404.77	-	-
2nd PODIUM	327.58	391.48	404.77	-	-
3rd PODIUM	321.75	391.48	404.77	-	-
4th PODIUM	321.75	391.48	404.77	-	-
5th FLOOR	314.57	396.68	402	-	-
6th FLOOR	290.08	370.07	381.88	-	-
7th FLOOR	456.51	370.26	586.77	805.73	576.92
8th REFUGE FLOOR	649.02	272.23	692.4		804.37
9th FLOOR	606.21	565.13	790.04		804.37
10th FLOOR	603	560.14	785.66		804.37
11th FLOOR	603	560.14	785.66		804.37
12th FLOOR	603	560.14	785.66		804.37
13th FLOOR	603	560.14	785.66		804.37
14th FLOOR	603	560.14	785.66	384.11	804.37
15th REFUGE FLOOR	539.44	176.56	673.15		804.37
16th FLOOR	606.04	565.13	799.04		584.11
17th FLOOR	602.83	560.14	794.66		804.37
18th FLOOR	602.83	560.14	794.66		584.11
19th FLOOR	602.83	560.14	794.66		804.37
20th FLOOR	602.83	570.59	803.53		634.96
21st FLOOR	602.83	570.59	803.53		577.07
22nd REFUGE FLOOR	537.83	200.87	646.66		803.65
23rd FLOOR	606.04	575.39	807.71		803.65
24th FLOOR	602.83	570.59	803.33		803.65
25th FLOOR	602.83	570.59	803.33		803.65
26th FLOOR	602.83	570.59	803.33		803.65
27th FLOOR	602.83	570.59	803.33		803.65
28th FLOOR	602.83	570.59	803.33	713.46	803.65
29th REFUGE FLOOR	565.39	200.83	696.50		803.65
30th FLOOR	638.33	593.14	817.48		803.65
31st FLOOR	635.12	587.88	813.10		
32nd FLOOR	635.12	587.88	813.10		
33rd FLOOR	635.12	587.88	813.10		
34th FLOOR	635.12	587.88	813.10		
35th FLOOR	635.12	587.88	813.10		
36th REFUGE FLOOR	566.41	410.12	655.91		
37th FLOOR	638.33	587.88	817.48		
38th FLOOR	635.12	587.88	813.10		
39th FLOOR	635.12	587.88	813.10		
40th FLOOR	-	-	813.10		
41st FLOOR	-	-	813.10		
42nd FLOOR	-	-	813.10		
43rd REFUGE FLOOR	-	-	581.60		
44th FLOOR	-	-	813.10		
45th FLOOR	-	-	813.10		
46th FLOOR	-	-	813.10		
47th FLOOR	-	-	813.10		
48th FLOOR	-	-	813.10		
49th FLOOR	-	-	813.10		
50th FLOOR	-	-	-		
51st FLOOR	-	-	-		
52nd FLOOR	-	-	-		
53rd FLOOR	-	-	-		
TERRACE	-	-	-	16.12	16.12
TOTAL AREA	21494.47	19049.12	35508.52	821.85	17959.52
TOTAL BUILT UP AREA			94833.48		

STAIRCASE LIFT LOBBY AREA SUMMARY

FLOOR	TOWER 1	TOWER 2	TOWER 3	TOWER 5	TOWER 6
LOWER BASEMENT 1					
LOWER BASEMENT 2					
GR FLOOR					
1ST PODIUM					
2nd PODIUM	241.62	146.48	224.53		
3rd PODIUM	241.09	146.48	224.53		
4th PODIUM	241.09	146.48	224.53		
5th FLOOR	238.09	240.33	225.19		
6th FLOOR	241.16	146.74	224.09		
7th FLOOR	246.30	145.90	221.50	167.29	167.29
8th REFUGE FLOOR	235.04	141.39	223.66		169.73
9th FLOOR	235.78	142.57	221.28		169.73
10th FLOOR	235.78	142.57	221.28		169.73
11th FLOOR	235.78	142.57	221.28		169.73
12th FLOOR	235.78	142.57	221.28		169.73
13th FLOOR	235.78	142.57	221.28		169.73
14th FLOOR	235.78	142.57	221.28		167.29
15th REFUGE FLOOR	234.23	141.14	220.73		169.73
16th FLOOR	234.22	142.57	220.88		169.73
17th FLOOR	234.22	142.57	220.88		169.73
18th FLOOR	234.22	142.57	220.88		169.73
19th FLOOR	234.22	142.57	220.88		169.73
20th FLOOR	234.22	142.09	220.73		169.89
21st FLOOR	234.22	142.09	220.73		167.29
22nd REFUGE FLOOR	234.26	140.79	220.75		169.69
23rd FLOOR	234.22	142.09	220.90		169.69
24th FLOOR	234.22	142.09	220.90		169.69
25th FLOOR	234.22	142.09	220.90		169.69
26th FLOOR	234.22	142.09	220.90		169.69
27th FLOOR	234.22	142.09	220.90		169.69
28th FLOOR	234.22	142.09	220.90		167.49
29th REFUGE FLOOR	233.94	140.56	220.20		169.69
30th FLOOR	233.93	142.04	220.13		169.69
31st FLOOR	233.93	142.04	220.13		
32nd FLOOR	233.93	142.04	220.13		
33rd FLOOR	233.93	142.04	220.13		
34th FLOOR	233.93	142.04	220.13		
35th FLOOR	233.93	142.04	220.13		
36th REFUGE FLOOR	233.73	140.33	220.21		
37th FLOOR	233.93	142.04	220.13		
38th FLOOR	233.93	142.04	220.13		
39th FLOOR	233.93	142.04	220.13		
40th FLOOR			220.13		
41st FLOOR			220.13		
42nd FLOOR			220.13		
43rd REFUGE FLOOR			220.21		
44th FLOOR			220.13		
45th FLOOR			220.13		
46th FLOOR			220.13		
47th FLOOR			220.13		
48th FLOOR			220.13		
49th FLOOR			220.13		
50th FLOOR					
51st FLOOR					
52nd FLOOR					
53rd FLOOR					
TOTAL	8951.24	5517.40	10608.53	167.29	4063.80

FITNESS AREA STATEMENT

TOTAL BUA (T1 - T3, T5 , T6)	95290.03	SQ.MT
FITNESS CERNTER PERMISSIBLE 2%	1905.80	SQ.MT

FITNESS CENTER PROPOSED

T1	433.23	SQ.MT
T2	357.77	SQ.MT
T3	402.74	SQ.MT
GYM	407.62	SQ.MT
BADMINTON COURT	364.75	SQ.MT
FITNESS CENTER -P2	319.45	SQ.MT
INDOOR GYMNASTIC,FITNESS CENTER -P3	612.89	SQ.MT
TOTAL FITNESS AREA	2898.41	SQ.MT
EXCESS FITNESS CENTER COUNTED IN FSI	992.61	SQ.MT

TOTAL BUILT UP AREA SUMMARY

	BUILT UP AREA	STAIRCASE LIFT AREA
TOWER-1	21494.47	8951.24
TOWER-2	19049.12	5517.40
TOWER-3	35508.52	10608.53
TOWER-5	821.85	167.29
TOWER-6	17959.52	4063.80
EXCESS FITNESS CENTER AREA	992.58	
EXCESS METER ROOM / UTILITY AREA	86.54	-
RECREATIONAL GARDEN/HALL	370.01	
TOTAL BUILT UP AREA	96282.61	29308.26

PARKING STATEMENT (TOWER - 1)

FLOOR	PARK REQUIRED	NO.OF FLATS	PERML.PARK
BELOW 45.00 SQ.MT	1 FOR1FLATS		0
45.00 TO 60.00 SQ.MT	1 FOR 1 FLATS	103	103
60.00 TO 90.00SQ.MT	1 FOR 1 FLATS	173	173
ABOVE 90.00 SQ.MT	2 FOR 1 FLATS	0	0
TOTAL		**276**	**276**
10% FOR VISITORS PARKING		**28**	
TOTAL PARKING REQUIRED		=	**304**

PARKING STATEMENT (TOWER -2)

FLOOR	PARK REQUIRED	NO.OF FLATS	PERML.PARK
BELOW 45.00 SQ.MT	1 FOR1FLATS	0	0
45.00 TO 60.00 SQ.MT	1 FOR 1 FLATS	166	166
60.00 TO 90.00SQ.MT	1 FOR 1 FLATS	32	32
ABOVE 90.00 SQ.MT	2 FOR 1 FLATS	0	0
TOTAL		**198**	**198**
10% FOR VISITORS PARKING			**20**
TOTAL PARKING REQUIRED		=	**218**

PARKING STATEMENT (TOWER -3)

FLOOR	PARK REQUIRED	NO.OF FLATS	PERML.PARK
BELOW 45.00 SQ.MT	1 FOR1FLATS	0	0
45.00 TO 60.00 SQ.MT	1 FOR 1 FLATS	0	0
60.00 TO 90.00SQ.MT	1 FOR 1 FLATS	181	181
ABOVE 90.00 SQ.MT	2 FOR 1 FLATS	173	346
TOTAL		**354**	**527**
10% FOR VISITORS PARKING			53
TOTAL PARKING REQUIRED		=	580

PARKING STATEMENT TOWER-5 AS PER DCPR 2034

FLOOR	Parking permissible as per D.C. rules	NO OF FLATS	Parking Requirement
BELOW 45.00 SQ.MT	1FOR 4 FLATS	0	0.00
45.00 TO 60.00 SQ.MT	1 FOR 2 FLATS		0.00
60.00 TO 90.00 SQ.MT	1 FOR 1 FLATS	2	2.00
ABOVE 90.00 SQ.MT	2 FOR 1 FLATS	3	6.00
TOTAL		**5**	**8.00**
10% FOR VISITORS PARKING			0.80
PARKING REQUIRED RESL. (B)			**8.80**
SAY			**9**

PARKING STATEMENT WING T6 AS PER DCPR 2034

FLOOR	Parking permissible as per D.C. rules	NO OF FLATS	Parking Requirement
BELOW 45.00 SQ.MT	1FOR 4 FLATS	0	0.00
45.00 TO 60.00 SQ.MT	1 FOR 2 FLATS		0.00
60.00 TO 90.00 SQ.MT	1 FOR 1 FLATS	126	126.00
ABOVE 90.00 SQ.MT	2 FOR 1 FLATS	52	104.00
TOTAL		**178**	**230.00**
10% FOR VISITORS PARKING			23.00
PARKING REQUIRED RESL. (B)			**253.00**
SAY			**253**

TOTAL PARKING REQUIRED FOR TOWER 1, 2,3 ,5,6

TOWER 1	304
TOWER 2	218
TOWER 3	580
TOWER 5	9
TOWER 6	253
TOTAL	**1364.00**
say	**1364**

PROPOSED CAR PARKING STATEMENT- PHASE III

FLOOR	BIG CAR	SMALL CAR	TOTAL	T.W.
2ND BASEMENT	233	206	439	6
1ST BASEMENT	302	253	555	8
LOWER GR / BASEMENT 1	263	155	418	0
LOWER-1ST PODIUM/ GR FLOOR	251	181	432	0
2nd PODIUM	177	143	320	18
3rd PODIUM	189	157	346	0
4th PODIUM	170	61	231	0
5th PODIUM	15	4	19	10
TOTAL PARKING NOS PROPOSED	**2760**			**42**

TOTAL PARKING REQUIRED	1364 NOS
TOTAL PARKING PROPOSED	2760 NOS.

ELECTRIC METER ROOM/SERVICE UTILITY ROOM

TOTAL TENEMENTS	1011.00	SQ.MT
METER ROOM/ SERVICE UTILITY ROOM BUA - 10 SQM PER 50 TENEMENTS	202.20	SQ.MT
METER ROOM/UTILITY/ SERVICE RROM PROPOSED	288.74	SQ.MT
EXCESS METER ROOM COUNTED IN FSI	86.54	SQ.MT

Construction area For Approval (T1,T2,T3,T5 & T6)

	Sq.mt
Built up Area (FSI)	96282.61
Non FSI Area	134372.24
Total	230654.85

PLOT - A

PROPOSED R.G.AREA SUMMARY

R.G. NO.		TOTAL	SQ.MT
R.G.I	=	4079.30	SQ.MT
R.G.II	=	690.64	SQ.MT
R.G.III	=	1512.56	SQ.MT
R.G.IV	=	1192.28	SQ.MT
R.G.V	=	4667.98	SQ.MT
R.G.V-A	=	122.65	SQ.MT
R.G.V-B	=	201.09	SQ.MT
R.G.VI	=	2178.45	SQ.MT
R.G.VII	=	498.95	SQ.MT
R.G.VIII	=	663.42	SQ.MT
R.G.IX	=	919.07	SQ.MT
R.G.IX(A)	=	2126.13	SQ.MT
R.G.IX(B)	=	336.59	SQ.MT
R.G.X	=	4617.41	SQ.MT
R.G.XI	=	1765.55	SQ.MT
R.G.XII	=	483.02	SQ.MT
R.G.XIII	=	236.31	SQ.MT
R.G.XIV	=	228.05	SQ.MT
R.G.XV	=	309.85	SQ.MT
R.G.XVI	=	322.62	SQ.MT
R.G.XVII	=	3683.59	SQ.MT
R.G.XVIII	=	4978.40	SQ.MT
R.G.XIX	=	824.06	SQ.MT
R.G.XX	=	155.36	SQ.MT
R.G.XXI	=	1132.12	SQ.MT
R.G.XXI-A	=	888.48	SQ.MT
R.G.XXII	=	569.60	SQ.MT
TOTAL	=	**39383.53**	**SQ.MT**

RG REQUIREMENT

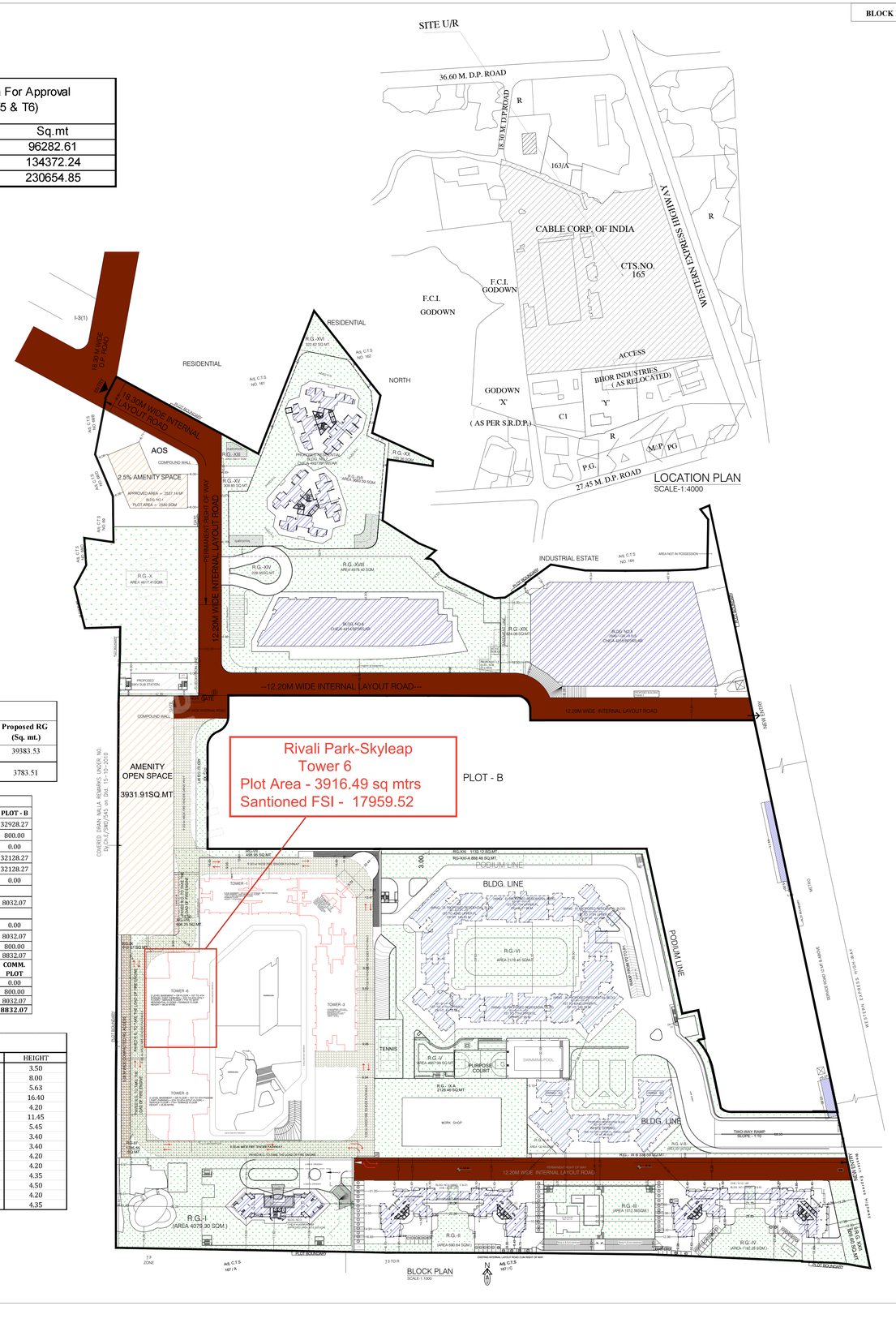
Item	Required RG (Sq. mt.)	Proposed RG (Sq. mt.)
TOTAL REQUIRED FOR PLOT A	39315.94	39383.53
ADDITIONAL LOS ON 5TH PODIUM FLOOR		3783.51

LOS

		TOTAL	PLOT - A	PLOT - B
PLOT AREA		151172.25	118243.98	32928.27
LESS 10% ADD. R.G.	10%	15117.23	14317.23	800.00
LESS 7.50% AMENITY SPACE		3931.91	3931.91	0.00
NET PLOT AREA		132123.12	99994.85	32128.27
Plot as per DCR 2034		68815.02	36686.75	32128.27
Plot as per DCPR 1991		63308.10	63308.10	0.00
LOS				
LOS as per DCR 2034	25%	17203.76	9171.69	8032.07
Los as per DCPR 1991	25%	15827.02	15827.02	0.00
Total LOS		33030.78	24998.71	8032.07
ADD. 10% R.G.		15117.23	14317.23	800.00
TOTAL PHYSICAL R.G. REQD.		48148.00	39315.94	8832.07
		TOTAL	**RESI. PLOT**	**COMM. PLOT**
MOTHER EARTH		2751.51	2751.51	0.00
ON GROUND		26494.79	25694.79	800.00
ON PODIUM		18901.71	10869.64	8032.07
TOTAL R.G. REQUIRED		**48148.00**	**39315.94**	**8832.07**

FITNESS CENTER HEIGHT STATEMENT

FITNESS CENTER AREA	FLOOR NAME	HEIGHT
GYM	GROUND FLOOR	3.50
BADMINTON COURT	GROUND FLOOR	8.00
FITNESS CENTER -T4	GROUND FLOOR	5.63
RECREATIONAL GARDEN/HALL	2ND PODIUM FLOOR	16.40
FITNESS CENTER	2ND PODIUM FLOOR	4.20
RECREATIONAL GARDEN/HALL	3RD PODIUM FLOOR	11.45
INDOOR GYMNASTIC SPACE	3RD PODIUM FLOOR	5.45
INDOOR SPORTS	3RD PODIUM FLOOR	3.40
FITNESS CENTER	3RD PODIUM FLOOR	3.40
LOWER LEVEL FITNESS CENTER-T1	5TH PODIUM FLOOR	4.20
LOWER LEVEL FITNESS CENTER-T2	5TH PODIUM FLOOR	4.20
LOWER LEVEL FITNESS CENTER-T3	5TH PODIUM FLOOR	4.35
UPPER LEVEL FITNESS CENTER-T1	7TH FLOOR	4.50
UPPER LEVEL FITNESS CENTER-T2	7TH FLOOR	4.20
UPPER LEVEL FITNESS CENTER-T3	7TH FLOOR	4.35



PROFORMA (Plot A)

No		Particulars	Sqm	
1		Gross Plot Area (including Plot A +B)		1,51,327.90
		a)Merged Road setback		-
		b)Road Setback		-
		c) Widening Road		-
		d) Area under reservation		-
		e) Not in possession		155.65
				155.65
		Net Plot Area		1,51,172.25
2		Deduction		
	A	Road Widening/ Road Area		-
		a Road setback Handed Over		-
		b Proocked Road to be handed over		-
		c Reservation to be handed over		-
				-
	B	For Amenity area		
		a (AOS to be handed Over as per 14(A)		-
		b (AOS to be handed Over as per 14(B)		3,931.91
		c (AOS to be handed Over as per 14(C)		-
		d (AOS to be handed Over as per 35		-
				3,931.91
3		Total Deduction		4,087.56
4		Plot Area Under Plot For FSI purpose		1,47,240.34
5		Plot Area Under Development		1,47,240.34
6		Less Plot		32,928.27
7		Balance Plot for Residential		1,14,312.07
8		Plot Considered for FSI purpose		1,14,312.07
			Max Perm	Now permissible
	a	Zonal Basic	1,14,312.07	1,14,312.07
	b	Premium FSI	57,156.04	57,156.04
		TDR =Road + Self TDR FSI CREDIT AVAILABLE BY DEVELOPMENT RIGHTS (100%) (Permissible = 114312.70) (10000.00 SQ.MT.(DRC NO.SRA/780/CR/587) + 1730.00 SQ.MT. (DRC NO. GRAT/TDC/CR/571) + 410.00 60 MT. (DRC NO. SRAA/79/LAND) + 17270.00 SQ.MT.(DRC NO. SRA/2500/Land) + 1010.00 SQ.MT. (DRC NO. SRA/TDR/Land +AOS F/AMENITY HANDED OVER BENIFIT=2537.14+ 16,216.29 Sq. Mt (DRC No. 000933+12474.06 Sq. Mt (DRC No. 000933/Reservation)	1,14,312.07	61,835.46
	c			
	d	Additional FSI as per 33(18)	-	-
7		Permissible Built up area	2,85,780.18	2,33,103.59
8		Proposed Built up Area		
			DCR 1991	
9		BUA with Occupation Certificate	pre 6/10/12 post 6/20/12 DCPR 2034	Total
	A	(A) TAINED STRUTURE (SPECTRAL)	2,722.88 -	2,722.88
		AMENITY BUILD (CHEA+ELEMBER/WEIGAR)	- -	-
	B		2,537.14 -	2,537.14
	C	TEMPORARY STRUTURE	- -	-
			- -	-
	D	1. CHEJA-3112/BP/MISAR BLDG NO. 1 (EXISTING) K	13,409.31 -	13,409.31
			- -	-
	E	2. CHEJA-3109/BP/MISAR BLDG NO. 2 (EXISTING) K	10,585.96 -	10,585.96
			- -	-
	F	3. CHEJA-4143/BP/MISAR BLDG NO. 3 (EXISTING) K	6,209.57 -	6,209.57
			- -	-
	G	5. CHEJA-4315/BP/MISAR BLDG NO. 5 (EXISTING) K	24,852.11 -	24,852.11
			- -	-
	H	6. CHEJA-4314/BP/MISAR BLDG NO. 6 (EXISTING) KC	19,252.57 -	19,252.57
			- -	-
	I	7. CHEJA-4937/BP/MISAR BLDG NO. 7 (EXISTING) KR	13,992.72 1,026.11 -	15,018.83
		4. CHEJA-3016/BP/MISAR BLDG NO. 4 (EXISTING) CC/ R White		
	J	hiring	- 15,527.81 -	15,527.81
	K	4. CHEJA-3016/BP/MISAR BLDG NO. 4(APPROVED) CC/ R Water green	- - 51,003-15	51,003.15
	L	T1+T2+T3+T5+T6	- - 71,320.45	71,320.45
		TOTAL (A)+B+C+D+E+F+G+H+I+J+K+L	93,562.26 16,553.92 1,22,323.60	2,32,439.78
10		Proposed Buitup area	93,562.26 16,553.92 1,22,323.60	2,32,439.78
11	A	Purely Residential area prior to FSI	93,562.26 - -	93,562.26
		BLDG 7	- 1,026.11 -	1,026.11
		BLDG 4 WHITE BIHING	- 15,527.81 -	15,527.81
	B	SHOP	- - 673.06	673.06
		BLDG 4 WINTER BIHING	- - 50,430.09	50,430.09
		Residential T1,T2,T3,T5,T6	- - 71,320.45	71,320.45
12		Total Buitup Area	93,562.26 16,553.92 1,22,323.60	2,32,439.78
13		FSI CONSUMED		
14		Fungible Built Up Area		
	A	Residential Existing (For Bldg 7)	- 359.14 -	359.14
	B	Residential (Exeting) For Bldg 4)	- 5,434.73 17,590.13	23,024.86
	C	Residential T1,T2,T3,T5,T6	- - 24,982.16	24,982.16
	D	SHOP	- - 200.57	200.57
			- - -	-
15		Total Fungible Buitup Area	5,793.87 42,782.86	48,576.73
		Total Built Up Area (12+14)	93,562.26 22,347.79 1,65,076.46	2,80,996.51
15A		BALANCE FSI (6D-11B)		683.80
16		FSI CONSUMED ON NET HOLDING		2.03
16		Tenements Statement		
		(i) Proposed BUA		96282.61
		(ii) Less Deduction of Non - Residential BUA		
		(iii) Area Available for Tenement		96282.61
		(iv) Tenements Permissible (Density Of Tenements / Hectare) (Area Available for Tenement*450/1000)		4332.72
		(v) Total No Of Tenements Proposed On The Plot		1011.00
17		Parking Statement		
		(i) Parking Required By Regulation For		
		Car		1364.00
		Scooter / Motor Cycle		
		Outsiders (Visitors)		
		(iii) Parking Proposed		
		Car		2760.00
		Scooter / Motor Cycle		42.00
		Outsiders (Visitors)		
		(iii) Covered Garage Permissible		
		(iv) Covered Garage Proposed		
		(v) Total Parking Proposed		2760.00

PLAN FOR APPROVAL

NOTE :
1) ALL DIMENSIONS ARE IN METER.
2) THIS PLAN IS DIGITALLY SIGNED AND PHYSICAL SIGN. NOT REQUIRED
3) THIS CANCELS THE EARLIER APPROVAL ONLINE ISSUED UNDER NO.CHE/A -3016/BP(WS) /AR. DATED -18-03-2024
4) THIS DRAWING SHALL BE READ IN CONJUNCTION WITH LETTER ISSUED UNDER NO CHE/A - 3016/BP(WS) /AR. ON EVEN DATED

Rohit Sureshchandra Sonar — Digitally signed by Rohit Sureshchandra Sonar, Date: 2025.10.09 13:09:49 +05'30'
S.E.(B.P)'R-2'

PANKAJKUMAR LILACHAND JADHAV — Digitally signed by PANKAJKUMAR LILACHAND JADHAV, Date: 2025.10.09 14:33:38 +05'30'
A.E.B.P.(R/C)

SANTOSH HARISHCHANDRA SANKHE — Digitally signed by SANTOSH HARISHCHANDRA SANKHE, Date: 2025.10.09 17:17:51 +05'30'
E.E.(B.P)'R-2'

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL BLDG. ON PLOT BEARING CTS. NO. 165 & 163/A OF VILLAGE MAGATHANE, DATTAPADA ROAD BORIVALI (EAST), MUMBAI - 400066.

JOB NO./DWG NO. REVISIONS	DATE	SCALE	DISCRIPTION
DRAWN BY-			
CHECKEDBY-			

NORTH

NAME OF THE DEVELOPER
M/S CCI PROJECTS PVT. LTD.
VINOD DWARKADAS MOTIRAMANI
AUTHORIZED SIGNATURE

NAME , ADDRESS OF DESIGN ARCHITECT
HAFEEZ CONTRACTOR
29 Bank Street
Mumbai - 400 023.

NAME AND ADDRESS OF LICENSED SURVEYOR (L.S)
SPACEAGE CONSULTANTS
B-106, Natraj Building, Mulund Goregaon Link Road Mulund (w), Mumbai : 400 080

SIGNATURE
Shashikant Laxman Jadhav