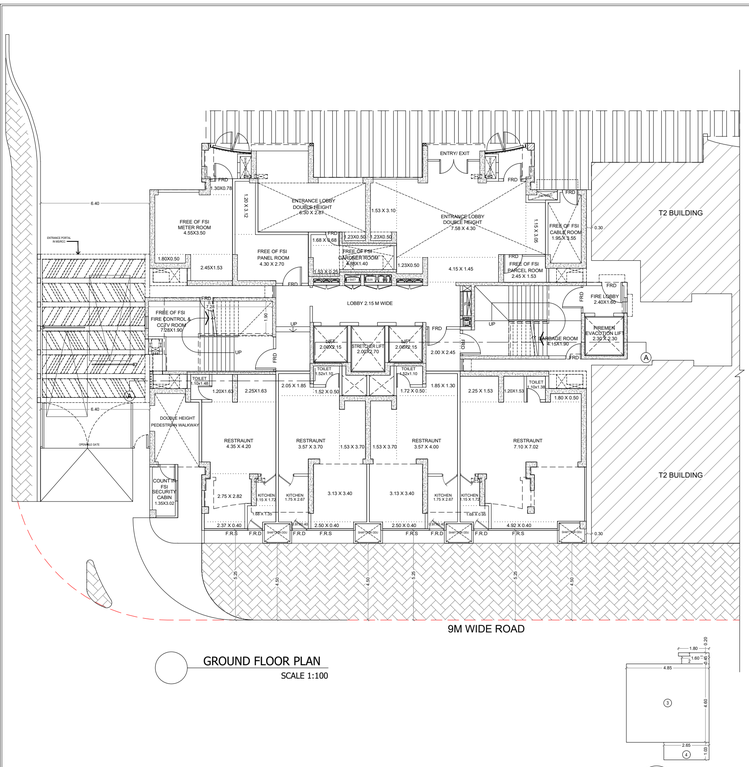
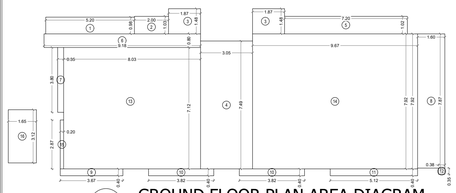


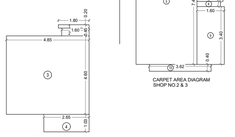

GROUND FLOOR PLAN

SCALE 1:100



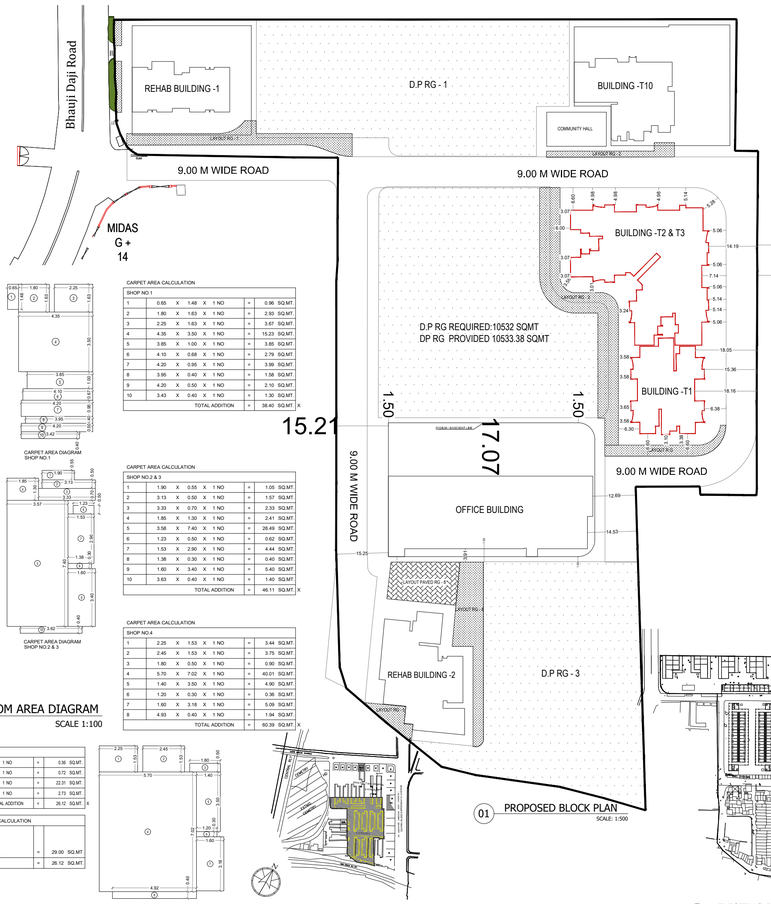
GROUND FLOOR PLAN AREA DIAGRAM

SCALE 1:100



METER ROOM AREA DIAGRAM

SCALE 1:100




PROPOSED BLOCK PLAN

SCALE : 1:500

CARPET AREA CALCULATION

SHOP NO.1

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 1 | 0.65 | X | 1.48 | X | 1 NO | = | 0.96 SQ.MT. |
| 2 | 1.80 | X | 1.63 | X | 1 NO | = | 2.93 SQ.MT. |
| 3 | 2.25 | X | 1.63 | X | 1 NO | = | 3.67 SQ.MT. |
| 4 | 4.35 | X | 3.50 | X | 1 NO | = | 15.23 SQ.MT. |
| 5 | 3.85 | X | 1.00 | X | 1 NO | = | 3.85 SQ.MT. |
| 6 | 4.10 | X | 0.68 | X | 1 NO | = | 2.79 SQ.MT. |
| 7 | 4.20 | X | 0.95 | X | 1 NO | = | 3.99 SQ.MT. |
| 8 | 3.95 | X | 0.40 | X | 1 NO | = | 1.58 SQ.MT. |
| 9 | 4.20 | X | 0.50 | X | 1 NO | = | 2.10 SQ.MT. |
| 10 | 3.43 | X | 0.40 | X | 1 NO | = | 1.30 SQ.MT. |
| | | | TOTAL ADDITION | | | = | 38.40 SQ.MT. X |

CARPET AREA DIAGRAM SHOP NO.1

CARPET AREA CALCULATION

SHOP NO.2 & 3

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 1 | 1.90 | X | 0.55 | X | 1 NO | = | 1.05 SQ.MT. |
| 2 | 3.13 | X | 0.50 | X | 1 NO | = | 1.57 SQ.MT. |
| 3 | 3.33 | X | 0.70 | X | 1 NO | = | 2.33 SQ.MT. |
| 4 | 1.85 | X | 1.30 | X | 1 NO | = | 2.41 SQ.MT. |
| 5 | 3.58 | X | 7.40 | X | 1 NO | = | 26.49 SQ.MT. |
| 6 | 1.23 | X | 0.50 | X | 1 NO | = | 0.62 SQ.MT. |
| 7 | 1.53 | X | 2.90 | X | 1 NO | = | 4.44 SQ.MT. |
| 8 | 1.38 | X | 0.30 | X | 1 NO | = | 0.40 SQ.MT. |
| 9 | 1.60 | X | 3.40 | X | 1 NO | = | 5.40 SQ.MT. |
| 10 | 3.63 | X | 0.40 | X | 1 NO | = | 1.40 SQ.MT. |
| | | | TOTAL ADDITION | | | = | 46.11 SQ.MT. X |

CARPET AREA DIAGRAM SHOP NO.2 & 3

CARPET AREA CALCULATION

SHOP NO.4

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 1 | 2.25 | X | 1.53 | X | 1 NO | = | 3.44 SQ.MT. |
| 2 | 2.45 | X | 1.53 | X | 1 NO | = | 3.75 SQ.MT. |
| 3 | 1.80 | X | 0.50 | X | 1 NO | = | 0.90 SQ.MT. |
| 4 | 5.70 | X | 7.02 | X | 1 NO | = | 40.01 SQ.MT. |
| 5 | 1.40 | X | 3.50 | X | 1 NO | = | 4.90 SQ.MT. |
| 6 | 1.20 | X | 0.30 | X | 1 NO | = | 0.36 SQ.MT. |
| 7 | 1.60 | X | 3.18 | X | 1 NO | = | 5.09 SQ.MT. |
| 8 | 4.93 | X | 0.40 | X | 1 NO | = | 1.94 SQ.MT. |
| | | | TOTAL ADDITION | | | = | 60.39 SQ.MT. X |

CARPET AREA DIAGRAM SHOP NO.4

BUILT UP AREA CALCULATION

GROUND FLOOR

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 1 | 5.20 | X | 0.98 | X | 1 NO | = | 5.10 SQ.MT. |
| 2 | 2.00 | X | 1.03 | X | 1 NO | = | 2.06 SQ.MT. |
| 3 | 1.87 | X | 1.48 | X | 2 NOS | = | 5.54 SQ.MT. |
| 4 | 3.05 | X | 7.49 | X | 1 NO | = | 22.84 SQ.MT. |
| 5 | 7.20 | X | 1.03 | X | 1 NO | = | 7.42 SQ.MT. |
| 6 | 9.18 | X | 0.80 | X | 1 NO | = | 7.34 SQ.MT. |
| 7 | 0.35 | X | 3.80 | X | 1 NO | = | 1.33 SQ.MT. |
| 8 | 1.60 | X | 7.86 | X | 1 NO | = | 12.61 SQ.MT. |
| 9 | 3.68 | X | 0.40 | X | 1 NO | = | 1.47 SQ.MT. |
| 10 | 3.83 | X | 0.40 | X | 2 NOS | = | 3.06 SQ.MT. |
| 11 | 5.13 | X | 0.40 | X | 1 NO | = | 2.05 SQ.MT. |
| 12 | 0.38 | X | 0.35 | X | 1 NO | = | 0.13 SQ.MT. |
| 13 | 8.03 | X | 7.12 | X | 1 NO | = | 57.17 SQ.MT. |
| 14 | 9.68 | X | 7.92 | X | 1 NO | = | 76.67 SQ.MT. |
| 15 | 0.20 | X | 2.87 | X | 1 NO | = | 0.57 SQ.MT. |
| 16 | 1.65 | X | 3.12 | X | 1 NO | = | 5.15 SQ.MT. |
| | | | TOTAL ADDITION | | | = | 210.51 SQ.MT. X |

BUILT UP AREA CALCULATION

METER ROOM

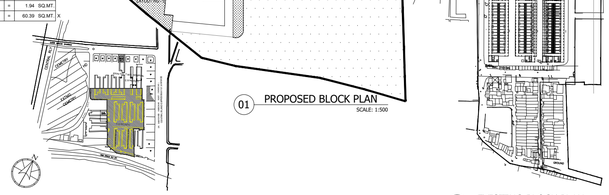
| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 1 | 1.80 | X | 0.20 | X | 1 NO | = | 0.36 SQ.MT. |
| 2 | 1.80 | X | 0.45 | X | 1 NO | = | 0.72 SQ.MT. |
| 3 | 4.85 | X | 4.60 | X | 1 NO | = | 22.31 SQ.MT. |
| 4 | 2.65 | X | 1.03 | X | 1 NO | = | 2.73 SQ.MT. |
| | | | TOTAL ADDITION | | | = | 26.12 SQ.MT. X |

PERMISSIBLE METER ROOM AREA CALCULATION

| | | |
|---|---|---|
| PERMISSIBLE METER ROOM AREA =10 SQ.MT PER 50 TENANT TOTAL NO OF TENANTS = 145 NO. OF TENANTS 145 X 0.2 SQM | = | 29.00 SQ.MT. |
| PROPOSED METER ROOM AREA | = | 26.12 SQ.MT. |

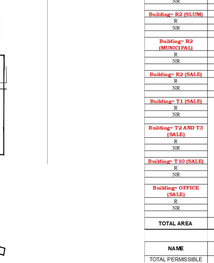


CARPET AREA DIAGRAM SHOP NO.4




LOCATION PLAN

SCALE : NTS



EXISTING BLOCK PLAN

SCALE: N.T.S

## T1

SUMMARY OF STAIRCASE /LIFT/LOBBY/BUILT-UP AREA GROUND FLOOR TO 38TH FLOORS

| FLOORS | BUA AREA PROPOSED (SQ.MTRS) |
|---|---|
| PROPOSED GROUND FLOOR | 000.00 |
| PROPOSED 1ST FLOOR | 120.65 |
| PROPOSED 2ND FLR. | 120.65 |
| PROPOSED 3RD FLR. | 120.65 |
| PROPOSED 4TH FLR. | 120.65 |
| PROPOSED 5TH FLR. | 120.65 |
| PROPOSED 6TH FLOOR. | 120.65 |
| PROPOSED 7TH FLOOR.(REFUGE) | 120.65 |
| PROPOSED 8TH FLOOR. | 120.65 |
| PROPOSED 9TH FLOOR | 120.65 |
| PROPOSED 10TH FLOOR | 120.65 |
| PROPOSED 11TH FLOOR. | 120.65 |
| PROPOSED 12TH FLOOR. | 120.65 |
| PROPOSED 13TH FLOOR. | 120.65 |
| PROPOSED 14TH FLOOR.(REFUGE) | 120.65 |
| PROPOSED 15TH FLOOR. | 120.65 |
| PROPOSED 16TH FLOOR. | 120.65 |
| PROPOSED 17TH FLOOR. | 120.65 |
| PROPOSED 18TH FLOOR. | 120.65 |
| PROPOSED 19TH FLOOR. | 120.65 |
| PROPOSED 20TH FLOOR. | 120.65 |
| PROPOSED 21ST FLOOR.(REFUGE) | 120.65 |
| PROPOSED 22ND FLOOR. | 120.65 |
| PROPOSED 23RD FLOOR. | 120.65 |
| PROPOSED 24TH FLOOR. | 120.65 |
| PROPOSED 25TH FLOOR. | 120.65 |
| PROPOSED 26TH FLOOR. | 120.65 |
| PROPOSED 27TH FLOOR. | 120.65 |
| PROPOSED 28TH FLOOR.(REFUGE) | 120.65 |
| PROPOSED 29TH FLOOR. | 120.65 |
| PROPOSED 30TH FLOOR. | 120.65 |
| PROPOSED 31ST FLOOR. | 120.65 |
| PROPOSED 32ND FLOOR. | 120.65 |
| PROPOSED 33RD FLOOR. | 120.65 |
| PROPOSED 34TH FLOOR. | 120.65 |
| PROPOSED 35TH FLOOR.(REFUGE) | 120.65 |
| PROPOSED 36TH FLOOR. | 120.65 |
| PROPOSED 37TH FLOOR. | 120.65 |
| PROPOSED 38TH FLOOR. | 121.29 |
| TOTAL BUILT-UP AREA PROPOSED | 4585.34 |

## T1

SUMMARY OF BUILT-UP AREA GROUND FLOOR TO 38TH FLOORS

| FLOORS | BUA AREA PROPOSED (SQ.MTRS) | SHOP PLATS |
|---|---|---|
| PROPOSED GROUND FLOOR | | |
| PROPOSED 1ST FLOOR | 339.99 | 04 |
| PROPOSED 2ND FLR. | 339.99 | 04 |
| PROPOSED 3RD FLR. | 339.99 | 04 |
| PROPOSED 4TH FLR. | 339.99 | 04 |
| PROPOSED 5TH FLR. | 339.99 | 04 |
| PROPOSED 6TH FLOOR. | 339.99 | 04 |
| PROPOSED 7TH FLOOR.(REFUGE) | 244.26 | 03 |
| PROPOSED 8TH FLOOR. | 339.99 | 04 |
| PROPOSED 9TH FLOOR | 339.99 | 04 |
| PROPOSED 10TH FLOOR | 339.99 | 04 |
| PROPOSED 11TH FLOOR. | 339.99 | 04 |
| PROPOSED 12TH FLOOR. | 339.99 | 04 |
| PROPOSED 13TH FLOOR. | 339.99 | 04 |
| PROPOSED 14TH FLOOR.(REFUGE) | 244.26 | 03 |
| PROPOSED 15TH FLOOR. | 339.99 | 04 |
| PROPOSED 16TH FLOOR. | 339.99 | 04 |
| PROPOSED 17TH FLOOR. | 339.99 | 04 |
| PROPOSED 18TH FLOOR. | 339.99 | 04 |
| PROPOSED 19TH FLOOR. | 339.99 | 04 |
| PROPOSED 20TH FLOOR. | 339.99 | 04 |
| PROPOSED 21ST FLOOR.(REFUGE) | 244.26 | 03 |
| PROPOSED 22ND FLOOR. | 339.99 | 04 |
| PROPOSED 23RD FLOOR. | 339.99 | 04 |
| PROPOSED 24TH FLOOR. | 339.99 | 04 |
| PROPOSED 25TH FLOOR. | 339.99 | 04 |
| PROPOSED 26TH FLOOR. | 339.99 | 04 |
| PROPOSED 27TH FLOOR. | 339.99 | 04 |
| PROPOSED 28TH FLOOR.(REFUGE) | 244.26 | 03 |
| PROPOSED 29TH FLOOR. | 339.99 | 04 |
| PROPOSED 30TH FLOOR. | 339.99 | 04 |
| PROPOSED 31ST FLOOR. | 339.99 | 04 |
| PROPOSED 32ND FLOOR. | 339.99 | 04 |
| PROPOSED 33RD FLOOR. | 339.99 | 04 |
| PROPOSED 34TH FLOOR. | 339.99 | 04 |
| PROPOSED 35TH FLOOR.(REFUGE) | 273.64 | 03 |
| PROPOSED 36TH FLOOR. | 339.99 | 04 |
| PROPOSED 37TH FLOOR. | 333.49 | 04 |
| PROPOSED 38TH FLOOR. | 331.02 | 02 |
| PROPOSED TERRACE | 13.95 | |
| TOTAL BUILT-UP AREA PROPOSED | 12679.34 | 04/145 |

## BUILDING NO - T2 AND T3

STAIRCASE AND LIFT FOR PREMIUM FROM GROUND FLOOR TO 38TH FLOOR

| FLOOR | AREA IN SQ.MT. | INTERNAL STAIRCASE 100% PREMIUM AREA IN SQ.MT. |
|---|---|---|
| PROPOSED GROUND FLOOR | 00.00 | 00.00 |
| PROPOSED 1ST FLOOR | 207.25 | 00.00 |
| PROPOSED 2ND FLOOR | 207.25 | 00.00 |
| PROPOSED 3RD FLOOR | 207.25 | 00.00 |
| PROPOSED 4TH FLOOR | 207.25 | 00.00 |
| PROPOSED 5TH FLOOR | 207.25 | 00.00 |
| PROPOSED 6TH FLOOR | 207.25 | 00.00 |
| PROPOSED 7TH FLOOR | 207.25 | 00.00 |
| PROPOSED 8TH FLOOR | 207.25 | 00.00 |
| PROPOSED 9TH FLOOR | 207.25 | 00.00 |
| PROPOSED 10TH FLOOR | 207.25 | 00.00 |
| PROPOSED 11TH FLOOR | 207.25 | 00.00 |
| PROPOSED 12TH FLOOR | 207.25 | 00.00 |
| PROPOSED 13TH FLOOR | 207.25 | 00.00 |
| PROPOSED 14TH FLOOR | 207.25 | 00.00 |
| PROPOSED 15TH FLOOR | 207.25 | 00.00 |
| PROPOSED 16TH FLOOR | 207.25 | 00.00 |
| PROPOSED 17TH FLOOR | 207.25 | 00.00 |
| PROPOSED 18TH FLOOR | 207.25 | 00.00 |
| PROPOSED 19TH FLOOR | 207.25 | 00.00 |
| PROPOSED 20TH FLOOR | 207.25 | 00.00 |
| PROPOSED 21ST FLOOR | 207.25 | 00.00 |
| PROPOSED 22ND FLOOR | 207.25 | 00.00 |
| PROPOSED 23RD FLOOR | 207.25 | 00.00 |
| PROPOSED 24TH FLOOR | 207.25 | 00.00 |
| PROPOSED 25TH FLOOR | 207.25 | 00.00 |
| PROPOSED 26TH FLOOR | 207.25 | 00.00 |
| PROPOSED 27TH FLOOR | 207.25 | 00.00 |
| PROPOSED 28TH FLOOR | 207.25 | 00.00 |
| PROPOSED 29TH FLOOR | 207.25 | 00.00 |
| PROPOSED 30TH FLOOR | 207.25 | 00.00 |
| PROPOSED 31ST FLOOR | 207.25 | 00.00 |
| PROPOSED 32ND FLOOR | 207.25 | 00.00 |
| PROPOSED 33RD FLOOR | 207.25 | 00.00 |
| PROPOSED 34TH FLOOR | 207.25 | 00.00 |
| PROPOSED 35TH FLOOR | 207.25 | 00.00 |
| PROPOSED 36TH FLOOR | 207.25 | 00.00 |
| PROPOSED 37TH FLOOR | 207.25 | 00.00 |
| PROPOSED 38TH FLOOR | 207.25 | 29.29 |
| PROPOSED TERRACE | | 29.29 |
| TOTAL STAIRCASE & LIFT LOBBY AREA | 7875.32 | 57.53 |
| | 7827.03 | |

SUMMARY OF BUILT-UP AREA GROUND FLOOR TO 38TH FLOORS

| FLOOR | BUILT-UP AREA AREA IN SQ.MT. |
|---|---|
| PROPOSED GROUND FLOOR | 642.88 |
| PROPOSED 1ST FLOOR | 855.42 |
| PROPOSED 2ND FLOOR | 855.42 |
| PROPOSED 3RD FLOOR | 855.42 |
| PROPOSED 4TH FLOOR | 855.42 |
| PROPOSED 5TH FLOOR | 855.42 |
| PROPOSED 6TH FLOOR | 855.42 |
| PROPOSED 7TH FLOOR | 613.22 |
| PROPOSED 8TH FLOOR | 855.42 |
| PROPOSED 9TH FLOOR | 855.42 |
| PROPOSED 10TH FLOOR | 855.42 |
| PROPOSED 11TH FLOOR | 855.42 |
| PROPOSED 12TH FLOOR | 855.42 |
| PROPOSED 13TH FLOOR | 855.42 |
| PROPOSED 14TH FLOOR | 613.22 |
| PROPOSED 15TH FLOOR | 855.42 |
| PROPOSED 16TH FLOOR | 855.42 |
| PROPOSED 17TH FLOOR | 855.42 |
| PROPOSED 18TH FLOOR | 855.42 |
| PROPOSED 19TH FLOOR | 855.42 |
| PROPOSED 20TH FLOOR | 855.42 |
| PROPOSED 21ST FLOOR | 613.22 |
| PROPOSED 22ND FLOOR | 855.42 |
| PROPOSED 23RD FLOOR | 855.42 |
| PROPOSED 24TH FLOOR | 855.42 |
| PROPOSED 25TH FLOOR | 855.42 |
| PROPOSED 26TH FLOOR | 855.42 |
| PROPOSED 27TH FLOOR | 855.42 |
| PROPOSED 28TH FLOOR | 613.22 |
| PROPOSED 29TH FLOOR | 855.42 |
| PROPOSED 30TH FLOOR | 855.42 |
| PROPOSED 31ST FLOOR | 855.42 |
| PROPOSED 32ND FLOOR | 855.42 |
| PROPOSED 33RD FLOOR | 855.42 |
| PROPOSED 34TH FLOOR | 855.42 |
| PROPOSED 35TH FLOOR | 855.42 |
| PROPOSED 36TH FLOOR | 855.42 |
| PROPOSED 37TH FLOOR | 717.28 |
| PROPOSED 38TH FLOOR | 855.42 |
| PROPOSED TERRACE | 894.67 |
| PROPOSED TERRACE | 55.16 |
| TOTAL AREA | 32045.11 |

## PARKING STATEMENT T1 WING (SALE)

SALE PARKING IS AS PER RERA
(DCPR 2034) As per DC Regn 44 TABLE 21, SR. NO. 1 (NOTE. (i))

| S.NO | DESCRIPTION | NO.S | PARKING REQUIRED |
|---|---|---|---|
| 1 | CARPET AREA UPTO 40.00 SQ.MT | 04 | 0.00 NOS |
| 2 | CARPET AREA UP TO 60.00 SQ.MT | 42 | 2.00 NOS |
| 3 | CARPET AREA UP TO 90.00 SQ.MT | 139/1 | 139.00 NOS |
| 4 | CARPET AREA MORE THAN 90.00 SQ.MT | 20/5 | 4.00 NOS |
| 5 | COMMERCIAL VCHR 40 SQ.MT UP TO 60 SQ.MT & MORE THAN 60 SQ.MT PARKING 1 FOR 30 SQ.MT. | 210-51.46 | 5.26 NOS |
| 6 | TOTAL | | 150.26 NOS |
| 7 | ADD 10% MIN VISITOR PARKING | | 15.02 NOS |
| 8 | TOTAL PARKING REQUIRED (6+7) | | 165.28 NOS |
| 9 | 50 % EXTRA | | 82.64 NOS |
| 10 | TOTAL (8+9) | | 247.92 NOS |
| | TOTAL PROPOSED | | ---- NOS |

## PARKING STATEMENT T2 & T3 WING (SALE)

SALE PARKING IS AS PER RERA
(DCPR 2034) As per DC Regn 44 TABLE 21, SR. NO. 1 (NOTE. (i))

| S.NO | DESCRIPTION | NO.S | PARKING REQUIRED |
|---|---|---|---|
| 1 | CARPET AREA UPTO 40.00 SQ.MT | 04 | 0.00 NOS |
| 2 | CARPET AREA UP TO 60.00 SQ.MT | 02 | 0.00 NOS |
| 3 | CARPET AREA UP TO 90.00 SQ.MT | 0/1 | 0.00 NOS |
| 4 | CARPET AREA MORE THAN 90.00 SQ.MT | 215/0.5 | 430.00 NOS |
| 5 | COMMERCIAL VCHR 40 SQ.MT UP TO 60 SQ.MT & MORE THAN 60 SQ.MT PARKING 1 FOR 30 SQ.MT. | 543.88/40 | 16.09 NOS |
| 6 | TOTAL | | 446.09 |
| 7 | ADD 10% MIN VISITOR PARKING | | 44.60 NOS |
| 8 | TOTAL PARKING REQUIRED (6+7) | | 490.69 NOS |
| 9 | 50 % EXTRA | | 245.34 NOS |
| 10 | TOTAL (8+9) | | 736.03 NOS |
| | TOTAL PROPOSED | | ---- NOS |

## DETAILED OF F.S.I.

| NAME OF BUILDING | REHAB AREA: PROPOSED AREA BUA (Sq.m) | REHAB AREA: PROPOSED FUNGIBLE BUA (Sq.m) | REHAB AREA: TOTAL PROPOSED BUA | SALE AREA: PROPOSED AREA BUA (Sq.m) | SALE AREA: PROPOSED FUNGIBLE BUA (Sq.m) | SALE AREA: TOTAL PROPOSED BUA |
|---|---|---|---|---|---|---|
| **Building- R11 (Amenity)** | | | | | | |
| R | 6285.07 | 1035.41 | 7321.48 | 53.99 | 18.90 | 72.89 |
| NR | 892.88 | 20.67 | 913.55 | 40.36 | 14.51 | 54.11 |
| | **7177.95** | **1127.08** | **8305.03** | **94.37** | **33.03** | **127.40** |
| **Building- R2 (SLUM)** | | | | | | |
| R | 1829.27 | 374.84 | 2204.11 | 1216.56 | 425.79 | 1642.33 |
| NR | 103.50 | 19.33 | 122.83 | 2.53 | 0.88 | 3.42 |
| | **2062.77** | **394.19** | **2456.96** | **1219.07** | **426.67** | **1645.74** |
| **Building- R2 (MUNICIPAL)** | | | | | | |
| R | 3499.27 | 871.92 | 4371.19 | 1652.73 | 578.46 | 2231.19 |
| NR | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| | **3499.27** | **871.92** | **4371.19** | **1652.73** | **578.46** | **2231.19** |
| **Building- R2 (SALE)** | | | | | | |
| R | | | | 1052.23 | 368.28 | 1420.51 |
| NR | | | | 0.00 | 0.00 | 0.00 |
| | | | | **1052.23** | **368.28** | **1420.51** |
| **Building- T1 (SALE)** | | | | | | |
| R | | | | 1324.65 | 293.59 | 1218.24 |
| NR | | | | 171.64 | 60.38 | 231.99 |
| | | | | **1296.26** | **353.73** | **1450.09** |
| **Building- T2 AND T3 (SALE)** | | | | | | |
| R | | | | 23038.65 | 8063.53 | 31102.18 |
| NR | | | | 479.12 | 167.69 | 646.81 |
| | | | | **23517.77** | **8231.22** | **31748.99** |
| **Building- T10 (SALE)** | | | | | | |
| R | | | | 9207.13 | 3222.50 | 12429.63 |
| NR | | | | 0.00 | 0.00 | 0.00 |
| | | | | **9207.13** | **3222.50** | **12429.63** |
| **Building- OFFICE (SALE)** | | | | | | |
| R | | | | 0.00 | 0.00 | 0.00 |
| NR | | | | 17888.11 | 4193.04 | 16373.15 |
| | | | | **11980.11** | **4193.04** | **16173.15** |
| **TOTAL AREA** | **12759.99** | **2393.19** | **15153.18** | **58019.78** | **20306.92** | **78326.70** |

| NAME | AREA BUA (Sq.m) | FUNGIBLE BUA (Sq.m) | PERMISSIBLE BUA |
|---|---|---|---|
| TOTAL PERMISSIBLE AREA | 77336.34 | 27075.42 | 104433.76 |
| TOTAL PROPOSED AREA | 70779.77 | 22900.11 | 93679.88 |
| **BALANCE AREA** | **6578.57** | **4175.31** | **10753.88** |

| A. | Proforma A | | Plan as per DCR |
|---|---|---|---|
| 1 | Area of Plot | | 26379.97 SQ.M |
| | Deductions for | | SQ.M |
| 2 | (a) Road set-back area | | 5055.87 SQ.M |
| | (b) Proposed road | | SQ.M |
| | (c) Any reservation (only plot ) 40% RG | | 10551.98 SQ.M |
| | (d) % amenity space as per DCR 30/37 (only plot ) | | SQ.M |
| | other | | SQ.M |
| 3 | Balance area of plot (1 minus 2) | | 9832.32 SQ.M |
| | | FERMISSIB | PROPOSED |
| 4 | Deduction for 8% Recreational ground as per dcr 33(7) | **852.36** | **956.12** SQ.M |
| | Plot C | 147.84 | 146.149 SQ.M |
| | Plot D | 458.35 | 700.25 SQ.M |
| | Plot E & F | 246.16 | 246.72 SQ.M |
| 5 | Net area of plot (3 minus 4) | 8840.20 | SQ.M |
| 6 | Additions for floor space index | | SQ.M |
| | (2a) 100% for D.P Road | | SQ.M |
| | (2b) 100% for Set back | | SQ.M |
| 7 | Total Areas (5 plus 6) | 26329.97 | SQ.M |
| 8 | Floor Space Index permissible as per DCR 33(7) | 3.05 & 1.33 | |
| 9 | 9a) Floor Space Index credit available by Development Rights (Restricted to ---% of the balance area vide 5 above) | NIL | |
| | Additions for floor space index | | |
| | 9b) 0.33 F.S.I as per DCR 37 | NIL | |
| | 9c) ---% as per DCR -33 ( 2 ) | | |
| 10 | Permissible Floor Area as per DCR 33(7) (26329.97 - 976.99)X3 + (976.99 X 1.33) | **77358.34** | SQ.M |
| 11 | Existing floor area to be demolished | | SQ.M |
| 12 | Proposed built up area - Building 1 | | SQ.M |
| 13 | Excess balcony area taken in Floor Space Index | | SQ.M |
| 15 | FSI consumed on net holding # 14/3 | | SQ.M |
| **B.** | **Details of FSI availed as per DCR 33 (8)** | **PERMISSI** | **PROPOSED** |
| 1 | Pungible Built Up Area component Permissible( proposed vide DCR 35(4) for purely Residential - ? as 4(1)(b x 0.35) | 2210.25 | 6246.24 * 35% = 1094.44 SQ.M |
| 2 | Pungible Built Up Area component permissible( proposed vide DCR 35(4) for Non-residential( as 4(1)(b x 0.35) | 339.03 | 892.88 * 35% = 93.16 SQ.M |
| 3 | Total Pungible Built Up Area Permissible( proposed vide DCR 35(4) =(b.1+b.2) | 2549.28 | 1187.60 SQ.M |
| 4 | Total Gross BUILT UP AREA permissible( proposed (14 + B.3) | 9832.34 | 8432.430 |
| 5 | DEFICIATE | 1318.83 | |
| 6 | NET PERMISSIBLE / PROPOSED | **8498.11** | **8432.43** SQ.M |
| **C.** | **Tenement Statement** | | |
| (i) | Proposed area (Item A, 12 above) | | |
| (ii) | Less deduction of Non Residential area (Shop etc.) | | |
| (iii) | Area available for tenements (ii) minus (i) ) | | |
| (iv) | Tenements permissible (Density of tenements/Tenement) | | |
| (v) | Tenements proposed. | | |
| (vi) | Tenements existing. | | |
| | Total tenements on the plot | | |
| **D.** | **Parking Statement** | | |
| (i) | Parking required by Regulations for = Scooter/Motor Cycle | | |
| | Outsiders (visitors) 25% | | |
| (ii) | Covered garage permissible | | |
| (iii) | Covered garages proposed | | |
| (iv) | Car | | |
| | Scooter/Motor Cycle | | |
| | Outsider (Visitors) | | |
| | Total parking provided | 48 cars | |
| **E.** | **Transport Vehicles Parking** | | |
| (i) | Spaces for transport vehicles parking required by Regulations | | |
| (ii) | Total no. of transport vehicles parking spaces provided | | |

AREA STATEMENT FOR LAYOUT

| | | | | |
|---|---|---|---|---|
| 1 | Total Permissible BUA | | 77358.34 | Sq.M as per Proforma A |
| 2 | Total BR Carpet Areas | | | |
| 3a | 77 Nos. commercial | 441.88 | Sq.M | |
| 3b | 5 Nos. occupational therapy center | 336.32 | Sq.M | |
| 3c | 7 Nos. T2 Workshop | 134.26 | Sq.M | |
| 3d | Surjiba Atitha Graha | 139.96 | Sq.M | |
| 3 | Carpet area of BR tenements | 954.42 | Sq.M | Taken from Annexure 2 |
| 4 | BR tenements BUA (954.42*1.20) | 1145.30 | Sq.M | |
| 5 | Balance BUA of RER tenements | 76213.04 | Sq.M | |
| 6 | RER Tenants Permissible BUA including 20% fungible area | 10380.60 | Sq.M | |
| 7 | RR Tenants Permissible BUA including 20% fungible area | 1374.36 | Sq.M | |
| 8 | | | | |
| 9 | **Total Permissible BUA in layout (102987.60+1374.36)** | **104361.96** | Sq.M | |

**NOTE :-**

BOUNDARY OF THE PLOT BOUNDED BLACK
PROPOSED WORK SHOWN PINK.
'B' DENOTES BALCONY
AREA UNDER SET BACK SHOWN IN YELLOW.
AREA UNDER 12.00 M WIDE ROAD SHOWN IN DOTTED YELLOW
RECREATION SHOWN IN GREEN.
AREA UNDER PROPOSED ROAD SHOWN IN BROWN
DIMENSIONS OF BALCONIES ARE OUTSIDE DIMENSIONS
DRAINAGE SHOWN IN YELLOW LINES.

**PERFORMA - B**

**CONTENT OF SHEET**

**DESCRIPTION OF PROPOSAL & PROPERTY**

PROPOSED REDEVELOPMENT OF MUNICIPLE PROPERTY KNOWN AS BARRACKS NO. T/57, T/58, T/59 ON PLOT BEARING S.C. NO.6 (PT) OF F/NORTH WARD, SION DIVISION, SITUATED AT VISHRAMBAGH, BHAUDAJI RD. SION MUMBAI-400022 D.C.REGULATION 33(7).

| NAME OF OWNER | SIGNATURE |
|---|---|
| M/S. SAFAL DEVELOPERS PVT. LTD. RAHAT PLAZA CO - OPERATIVE SOCIETY (PROPOSED) | |
| **NAME, ADDRESS OF ARCHITECT** | **SIGNATURE** |
| **M.D.CHANGANI** OF **B.N.SHAH & ASSOCIATES** 316, WADALA UDYOG BHAVAN, NAGAON CROSS RD, WADALA(E), MUMBAI 400031 +91 22 24144465 info@studioec.in | |

| JOB NO. | DWG NO. | SCALE | DATE | DAWN BY | CHKD BY |
|---|---|---|---|---|---|
| 0000 | 0000 | 1:100 | 23.02.2023 | BHAVESH | AR.MILIND |

**NORTH**

**CERTIFICATE OF AREA**

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS GOT SURVEYED BY ME ON AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SHOWN ON PLAN IS ACCORDING TO THE AREA AS PER D.C. DOCUMENTS

D e s i g n e d L i m i t t o t h e A r e a a s p e r D o c u m e n t

FILE NO./CHE/CITY/1323/FN/337

SHEET NO.02/10

DIGITAL SIGN FOR DRAFT APPROVAL OF PLANS

SUB. - ENG. | ASST. - ENG. | EXE. - ENG.

STAMP OF APPROVAL FOR CFO OF PLANS

A.D.F.O | D.F.O | DY.C.F.O