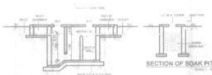
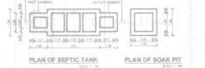
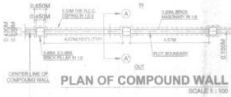
SECURITY CABIN PLAN







ALL BUILDING
PROPOSED TERRACE AREA STATEMENT IN SQ. MTS.

FLOORS	BUILDING NAMES					TOTAL
	JP GALAXY	EARTH	VENUS	NEPTUNE	JUPITER	
GROUND	--NIL---	--- NIL ---	--- NIL ---	--- NIL ---	--- NIL ---	--- NIL ---
FIRST/STILT-1	--NIL---	--- NIL ---	--- NIL ---	--- NIL ---	--- NIL ---	--- NIL ---
SECOND	--NIL---	26.714	19.019	49.360	78.992	174.085
THIRD	--NIL---	38.731	30.589	57.572	79.700	206.592
FOURTH	--NIL---	26.714	19.019	49.360	78.992	174.085
FIFTH	--NIL---	77.462	45.630	57.572	79.700	260.364
SIXTH	--NIL---	53.429	28.272	49.360	78.992	210.053
SEVENTH	--NIL---	77.462	45.630	57.572	79.700	260.364
EIGHTH	--NIL---	36.340	28.272	37.160	77.672	179.444
NINTH	--NIL---	77.462	45.630	57.572	79.700	260.364
TENTH	--NIL---	53.429	28.272	49.360	78.992	210.053
ELEVENTH	--NIL---	77.462	45.630	57.572	79.700	260.364
TWELFTH	--NIL---	53.429	28.272	49.360	78.992	210.053
TOTAL	--NIL---	**598.634**	**364.235**	**571.820**	**871.132**	**2405.821**

(FUTURE DEVELOPMENT AS CONSTRUCTION AMENITY TDR AFTER HANDING OVER POSSESSION OF SHOPPING CENTRE AND VEGETABLE MARKET. ALL BUILDING PROPOSED TERRACE AREA STATEMENT IN SQ. MTS.

FLOORS	BUILDING NAMES					TOTAL
	JP GALAXY	EARTH	VENUS	NEPTUNE	JUPITER	
TWELFTH	--NIL---	--NIL---	--NIL---	--NIL---	--NIL---	--NIL---
THIRTEEN	--NIL---	77.462	45.630	57.572	74.816	255.480
FOURTEEN	--NIL---	53.429	28.272	49.360	78.992	210.053
FIFTEEN	--NIL---	77.462	45.630	57.572	79.700	260.364
SIXTEEN	--NIL---	53.429	28.272	49.360	78.992	210.053
SEVENTEEN	--NIL---	77.462	45.630	57.572	79.700	260.364
TOTAL	--NIL---	**339.244**	**193.434**	**271.436**	**392.200**	**1196.314**

(FUTURE DEVELOPMENT AS CONSTRUCTION AMENITY TDR/DR OF CONSTRUCTING 19 MTS. WIDE D.P. ROAD + AFTER PURCHASING BALANCE TDR AREA FROM THE OPEN MARKET.) ALL BUILDING PROPOSED TERRACE AREA STATEMENT IN SQ. MTS.

FLOORS	BUILDING NAMES					TOTAL
	JP GALAXY	EARTH	VENUS	NEPTUNE	JUPITER	
SEVENTEEN	--NIL---	--NIL---	--NIL---	--NIL---	--NIL---	--NIL---
EIGHTEEN	--NIL---	53.429	28.272	49.360	78.992	210.053
NINETEEN	--NIL---	77.462	45.630	57.572	46.550	227.214
TWENTY	--NIL---	53.429	28.272	49.360	--- NIL ---	131.061
TWENTY ONE	--NIL---	60.839	45.630	57.572	--- NIL ---	164.041
TWENTY TWO	--NIL---	--- NIL ---	--- NIL ---	--- NIL ---	--- NIL ---	--- NIL ---
TWENTY THIRD	--NIL---	06.425	29.456	--- NIL ---	--- NIL ---	35.881
TOTAL	--NIL---	**251.584**	**177.260**	**213.864**	**125.542**	**768.250**

ALL BUILDING
EXCESS BALCONY AREA STATEMENT IN SQ. MTS.

FLOORS	BUILDING NAMES					TOTAL
	JP GALAXY	EARTH	VENUS	NEPTUNE	JUPITER	
GROUND	--- NIL ---	--- NIL ---	--- NIL ---	--- NIL ---	--- NIL ---	--- NIL ---
FIRST/STILT-1	01.804	--- NIL ---	--- NIL ---	--- NIL ---	--- NIL ---	1.804
SECOND	--- NIL ---	--- NIL ---	--- NIL ---	00.050	--- NIL ---	0.050
THIRD	06.221	--- NIL ---	--- NIL ---	00.050	--- NIL ---	6.271
FOURTH	--NIL---	--- NIL ---	--- NIL ---	00.050	--- NIL ---	0.050
FIFTH	--NIL---	0.818	--- NIL ---	00.050	--- NIL ---	0.868
SIXTH	--NIL---	0.818	--- NIL ---	00.050	--- NIL ---	0.868
SEVENTH	--NIL---	0.818	--- NIL ---	00.050	--- NIL ---	0.868
EIGHTH	--NIL---	--- NIL ---	1.076	03.207	--- NIL ---	4.283
NINTH	--NIL---	0.818	--- NIL ---	00.050	--- NIL ---	0.868
TENTH	--NIL---	0.818	--- NIL ---	00.050	--- NIL ---	0.868
ELEVENTH	--NIL---	0.818	--- NIL ---	00.050	--- NIL ---	0.868
TWELFTH	--NIL---	0.818	--- NIL ---	00.050	--- NIL ---	0.868
TOTAL	8.025	5.726	1.076	03.707	--- NIL ---	**18.534**

(FUTURE DEVELOPMENT AS CONSTRUCTION AMENITY TDR AFTER HANDING OVER POSSESSION OF SHOPPING CENTRE AND VEGETABLE MARKET. ALL BUILDING EXCESS BALCONY AREA STATEMENT IN SQ. MTS.

FLOORS	BUILDING NAMES					TOTAL
	JP GALAXY	EARTH	VENUS	NEPTUNE	JUPITER	
TWELFTH	--NIL---	--NIL---	--NIL---	--NIL---	--NIL---	--NIL---
THIRTEEN	--NIL---	--- NIL ---	1.076	03.207	--- NIL ---	4.283
FOURTEEN	--NIL---	0.818	--NIL---	00.050	--- NIL ---	0.868
FIFTEEN	--NIL---	0.818	--NIL---	00.050	--- NIL ---	0.868
SIXTEEN	--NIL---	0.818	--NIL---	00.050	--- NIL ---	0.868
SEVENTEEN	--NIL---	0.818	--NIL---	00.050	--NIL---	0.868
TOTAL	--NIL---	3.272	1.076	3.407	--NIL---	**7.755**

(FUTURE DEVELOPMENT AS CONSTRUCTION AMENITY TDR/DR OF CONSTRUCTING 18 MTS. WIDE D.P. ROAD + AFTER PURCHASING BALANCE TDR AREA FROM THE OPEN MARKET.) ALL BUILDING EXCESS BALCONY AREA STATEMENT IN SQ. MTS.

FLOORS	BUILDING NAMES					TOTAL
	JP GALAXY	EARTH	VENUS	NEPTUNE	JUPITER	
SEVENTEEN	--NIL---	--NIL---	--NIL---	--NIL---	--NIL---	--NIL---
EIGHTEEN	--NIL---	0.818	--NIL---	00.050	02.623	3.491
NINETEEN	--NIL---	--NIL---	1.076	03.207	12.116	16.399
TWENTY	--NIL---	0.818	--NIL---	00.050	--- NIL ---	0.868
TWENTY ONE	--NIL---	--NIL---	--NIL---	00.050	--- NIL ---	0.050
TWENTY TWO	--NIL---	--NIL---	0.190	03.350	--- NIL ---	3.540
TWENTY THIRD	--NIL---	--NIL---	--NIL---	--NIL---	--- NIL ---	--- NIL ---
TOTAL	--NIL---	**1.636**	**1.266**	**6.707**	**14.739**	**24.348**

ALL BUILDING
BUILT-UP AREA STATEMENT IN SQ. MTS.

FLOORS	BUILDING NAMES					TOTAL
	JP GALAXY	EARTH	VENUS	NEPTUNE	JUPITER	
BASEMENT FREE OF FSI	-		**8343.715**	-		**8343.715**
GROUND	729.887	09.520	163.570	338.548	10.080	1251.605
FIRST/STILT-1	1078.974	09.520	10.220	09.520	10.080	1118.314
SECOND	1170.846	257.529	239.757	432.443	417.697	2518.272
THIRD	235.261	263.907	239.757	432.443	417.697	1589.065
FOURTH	--NIL---	257.529	239.757	432.443	417.697	1347.426
FIFTH	--NIL---	455.714	349.721	432.443	417.697	1655.575
SIXTH	--NIL---	455.714	349.721	432.443	417.697	1655.575
SEVENTH	--NIL---	455.714	349.721	432.443	417.697	1655.575
EIGHTH	--NIL---	440.594	321.166	411.398	393.188	1566.346
NINTH	--NIL---	455.714	349.721	432.443	417.697	1655.575
TENTH	--NIL---	455.714	349.721	432.443	417.697	1655.575
ELEVENTH	--NIL---	455.714	349.721	432.443	417.697	1655.575
TWELFTH	--NIL---	455.714	349.721	432.443	--NIL---	1237.878
TOTAL	**3214.968**	**4428.597**	**3662.274**	**5083.896**	**4172.621**	**20562.356**

(FUTURE DEVELOPMENT AS CONSTRUCTION AMENITY TDR AFTER HANDING OVER POSSESSION OF SHOPPING CENTRE AND VEGETABLE MARKET. ALL BUILDING BUILT-UP AREA STATEMENT IN SQ. MTS.

FLOORS	BUILDING NAMES					TOTAL
	JP GALAXY	EARTH	VENUS	NEPTUNE	JUPITER	
TWELFTH	--NIL---	--NIL---	--NIL---	--NIL---	417.697	417.697
THIRTEEN	--NIL---	440.594	321.166	411.398	393.188	1566.346
FOURTEEN	--NIL---	455.714	349.721	432.443	417.697	1655.575
FIFTEEN	--NIL---	455.714	349.721	432.443	417.697	1655.575
SIXTEEN	--NIL---	455.714	349.721	432.443	417.697	1655.575
SEVENTEEN	--NIL---	455.714	349.721	432.443	--NIL---	1237.878
TOTAL	--NIL---	**2263.450**	**1720.050**	**2141.170**	**2063.976**	**8188.646**

(FUTURE DEVELOPMENT AS CONSTRUCTION AMENITY TDR/DR OF CONSTRUCTING 18 MTS. WIDE D.P. ROAD + AFTER PURCHASING BALANCE TDR AREA FROM THE OPEN MARKET.) ALL BUILDING BUILT-UP AREA STATEMENT IN SQ. MTS.

FLOORS	BUILDING NAMES					TOTAL
	JP GALAXY	EARTH	VENUS	NEPTUNE	JUPITER	
SEVENTEEN	--NIL---	--NIL---	--NIL---	--NIL---	417.697	417.697
EIGHTEEN	--NIL---	455.714	349.721	432.443	428.697	1666.575
NINETEEN	--NIL---	440.594	321.166	411.398	252.564	1425.722
TWENTY	--NIL---	455.714	349.721	432.443	--NIL---	1237.878
TWENTY ONE	--NIL---	386.338	349.721	432.443	--NIL---	1168.502
TWENTY TWO	--NIL---	362.394	357.190	413.981	--NIL---	1133.565
TWENTY THIRD	--NIL---	202.253	223.568	221.935	--NIL---	647.756
TOTAL	--NIL---	**2303.007**	**1951.087**	**2344.843**	**1098.958**	**7697.695**

STAMP FOR APPROVAL

PROFORMA I

		AREA STATEMENT	SQ. MTS.
01	a	AREA OF S. NO. 68 H. NO. 1/2 VILLAGE : PALE, TAL : AMBARNATH, DIST : THANE	12500
	b	AREA OF S. NO. 68 H. NO. 1/1 VILLAGE : PALE, TAL : AMBARNATH, DIST : THANE	3385
		TOTAL PLOT AREA (12500 + 3385)	15885
02		**DEDUCTIONS FOR :-**	
	a	ROAD ACQUISITION AREA S. NO. 68 H. NO. 1/1 (16.00 MTS. WIDE D.P. ROAD)	2160
	b	PROPOSED ROAD	--- NIL ---
	c	ACCOMMODATION RESERVATION GR. DATED : 10-05-2016 REF : CLAUSE (1) AND GENERAL CONDITIONS TO ALLOW DEVELOPMENT UNDER ABOVE REGULATIONS.[CLAUSE NO.(3) (ACCOMMODATION RESERVATION DEVELOPMENT OF RESERVATION SITE NO. 183 OF SHOPPING CENTRE & VEGETABLE MARKET)] **RESERVATION AREA = 3700 SQ. MTS.** (186.00_X(3_FOR SHOPPING CENTRE AND 1000.00_X(2_MTS_FOR VEGETABLE MARKET)/20 MTS) **FOR VEGETABLE MARKET** 1850 X 50% = 925 SQ. MTS. TO BE HANDED OVER TO AMC AS CONSTRUCTED AMENITY IN LIEU OF CONSTRUCTION AMENITY TDR. INDEPENDENT PLOT TO BE HANDED OVER TO AMC FOR VEGETABLE MARKET 1850 X 40% = 740 SQ. MTS. **FOR SHOPPING CENTRE** 1850 X 50% = 925 SQ. MTS. TO BE HANDED OVER TO AMC AS CONSTRUCTED AMENITY IN LIEU OF CONSTRUCTION AMENITY TDR. REGARDING INDEPENDENT PLOT TO BE HANDED OVER TO AMC FOR SHOPPING CENTRE (READ GENERAL CONDITIONS TO ALLOW DEVELOPMENT UNDER ABOVE REGULATIONS.[CLAUSE NO.(3) OF ACCOMMODATION RESERVATION GR. DATED : 10-05-2016) * **ADOPTED PREMIUM TO BE PAID**	3700
		TOTAL DEDUCTION (a + b + c)	TOTAL RESERVATION AREA = 3700 (S. NO. 68 H. NO. 1/1 = 2860 S. NO. 68 H. NO. 1/2 = 840) TOTAL = 3700 SQ. MTS.
03		REMAINING GROSS AREA OF PLOT (11 - 2) (15885 - 5885)	10005
04		**DEDUCTIONS FOR :-**	
	a	RECREATIONAL OPEN SPACE AS PER REGULATION NO.13.3	1000.50
	b	INTERNAL ROAD	--- NIL ---
	c	AMENITY SPACE IF ANY (5%)	--- NIL ---
		TOTAL DEDUCTION	1000.50
05		**NET AREA OF PLOT FOR FSI CALCULATIONS = 0.90 X (1-2+4C)** **0.90 X (15885 - 1000 + NIL))** **= 9004.50 SQ. MTS.**	**9004.50**
06		**PERMISSIBLE BUILT UP AREA =** BASIC FSI 1.00 ON 9004.50 MTS. BASIC FSI 0.25 = 1000.50 MTS. (HORIZ. FSI) BASIC FSI 0.25 = 1000.50 SQ. MTS. (TIS/ BY PAYING PREMIUM) = 12006.00 SQ. MTS.	PERMISSIBLE BUILT UP AREA **12006.30 SQ. MTS.**
	a	FULL PERMISSIBLE FSI OF THE ENTIRE PLOT is 3700 SQ. MTS. RESERVATION AREA AS PER GR OF ACCOMMODATION RESERVATION DATED 10-05-1016 CLASE NO. 3 (1) & 3 (2a) REFER (4)	3700 **SQ. MTS.**	PERMISSIBLE BUILT UP AREA **36637.30**
	b	AND PERMISSIBLE FOR POTENTIAL OF THE ENTIRE PLOT is (3700 - 740 = 2960 X 1.45 = 4144.00) MTS. (AS PER GR OF ACCOMMODATION RESERVATION DATED 10-05-1016 CLASE NO. 3 (1) & 3 (2a) REFER (4)	TDR **4144 SQ. MTS.**	
	c	T.D.R. PERMISSIBLE OF BALANCE PLOT AREA (80 MTS. ROAD) (AS PER ADDENDUM GR TPO / BP-3/CORP/CORP/CHANGE B/1/2 GD-13 DATED - 7-5-2016) (9900 X 1.40 = 14007 SQ. MTS.)	TDR **14007 SQ. MTS.**	
07		ROAD WIDENING FSI OF THE VERY BAD PLOT	**2180 SQ. MTS.**	
	d	SELF ROAD TORDER (AS PER 4.1 (FOR 18MTS. WIDE D.P. ROAD) OF NEW REGULATION NO. 37 OF DCR AND GR. NO. TPS-1013/2007/CR-120/13/MC/UDD-10 DATED 9-2-2016, 2180 SQ. MTS. X 2.7 (BASE THE AREA OF SURROUNDING) ROAD AREA 16 MTS. WIDE) = 5886 SQ. MTS. - 50% INCENTIVE = 2943 SQ. MTS.	SELF ROAD TORDER **4796 SQ. MTS.**	SELF ROAD TORDER 4796 SQ. MTS.
	e	**CONSTRUCTION AMENITY TDR AS PER GR. NO. TPS-1013/2007/CR-120/13/MC/UDD-10 DATED 9-2-2016 OF SHOPPING CENTRE.** 3700 (1) + 1850 SQ. MTS. (1850 X 50% = 925 SQ. MTS.) GROUND FLOOR PLAN BUILT UP AREA = 925 X 2.0000 = 1850 SQ. MTS. = 1850/2000 X 1.25 = 1156 SQ. MTS. = 14306.640 X 1.25 = 17883.300 SQ. MTS. = 4296.300 SQ. MTS. SAY = 4296.300 SQ. MTS.	CONSTRUCTION AMENITY TDR OF SHOPPING CENTRE **4299 SQ. MTS.**	SELF ROAD TORDER 4796 SQ. MTS. CONSTRUCTION AMENITY TDR OF SHOPPING CENTRE & VEGETABLE MARKET 4299 + 4299 = 8598 SQ. MTS.
		CONSTRUCTION AMENITY TDR AS PER GR. NO. TPS-1013/2007/CR-120/13/MC/UDD-10 DATED 9-2-2016 OF VEGETABLE MARKET 3700 (1) + 1850 SQ. MTS. (1850 X 50% = 925 SQ. MTS.) GROUND FLOOR PLAN BUILT UP AREA = 925 X 2.0000 = 1850 SQ. MTS. = 1850/2000 X 1.25 = 1156 SQ. MTS. = 14306.640 X 1.25 = 17883.300 = 4296.300 SAY = 4296.300 SQ. MTS.	CONSTRUCTION AMENITY TDR OF VEGETABLE MARKET **4299 SQ. MTS.**	**13394 SQ. MTS.** CONSTRUCTION AMENITY TDR OF CONSTRUCTING 18 MTS. WIDE D.P. ROAD **UNDER PROCESS**
		CONSTRUCTION AMENITY TDR/DR OF CONSTRUCTING 18 MTS. WIDE DP ROAD (2180 SQ. MTS. X 2.0000 = 4360 SQ. MTS.) (LANDTAKE OF FSI) (2180 SQ. MTS. X 1.4000 = 3052 SQ. MTS.) = 1.28 (2180 SQ. MTS. X 1.4000 = 3052 SQ. MTS.) = 1.28	UNDER PROCESS	
07		PERMISSIBLE BUILT-UP AREA		**36637.30**
08	a	(i) PROPOSED BUILT-UP AREA (ii) EXCESS BALCONY AREA TAKEN IN F.S.I (AS PER Bcc BELOW) (iii) EXCESS CLUB HOUSE AREA TAKEN IN F.S.I (iv) MOTTAPIN FLOOR, STEAM ,JACUZZI,SAUNA,SERVENTS & ATTENDENTS TOILET ROOM IN STILT UP AREA (ANY %) = 0	PROPOSED 20562.356 18.534 59.318 61.781	PERMISSIBLE BUILT UP AREA = 36637.30 - 3700 = 4796 (21102.30 SQ.MTS.)
		PERMISSIBLE BUILT UP AREA (12006.30 + 3700 - 4796 = 21102.30 SQ. MTS.)	20701.959	PROPOSED AREA = **20701.959**
	b	(i) FUTURE DEVELOPMENT AS CONSTRUCTION AMENITY TDR AFTER HANDING OVER POSSESSION OF SHOPPING CENTRE AND VEGETABLE MARKET (4299+4299 = 8598 SQ. MTS. PERMISSIBLE AREA)	8598.646	BALANCE AREA = 21102.30-20701.959 = 400.341 SQ. MTS.
				PROPOSED AREA = **8196.401**
	(ii)	EXCESS BALCONY AREA TAKEN IN F.S.I (AS PER Bcc BELOW)	7.755 **8196.401**	BALANCE AREA = 8598 - 8196.401 = 401.598 SQ. MTS.
	c	FUTURE DEVELOPMENT AS CONSTRUCTION AMENITY TDR/DR OF CONSTRUCTING 18MTS. WIDE D.P. ROAD (AFTER PURCHASING BALANCE TDR AREA FROM THE OPEN MARKET) (9001.87 (1) + 1.36 (2) 36.36 x108 = 2700.00) (9001.87 (1) + 1.36 (2) 36.36 x108 = 2700.00) (36.36 x108 = 2700.00) (