



Ref. No.: 1409/22/RG/S-92(X-5/A)

Date: 25th July, 2022

TO WHOMSOEVER IT MAY CONCERN

This is to certify that plans for development of the property bearing C.T.S. No.1D(Pt) and 46(Pt) in Sector No.R-5/A of Village Chandivali in Nahar Amrit Shakti project have been approved by M.C.G.M. under No. P-6648/2021/(46(pt) and 1D(pt))/L Ward/CHANDIVALI dated 31.01.2022 and C.C. up to plinth has been granted on 28.02.2022.

The amended plans have been approved by M.C.G.M. under No.P-6648/2021/(46(pt) and 1D(pt))/L Ward/CHANDIVALI/337/2/Amend dated 21.07.2022 for building comprising of part basement for underground tank & services, Gr. Floor partly having shops and partly Entrance Foyer and other ancillary areas, car lifts, staircase, lift and lift lobby, 1st to 3rd floor podium for car parking, 1st to 7th floors having residential flats and 8th floor part having Gymnasium and recreation facilities including swimming pool, etc. The building has two wings with two separate staircase and lifts and having two flats per floor in each wing. The total construction area of the building including non FSI area such as entrance lobby, meter room, podium for car parking area is 8507.14 sq. mtrs. and BUA excluding non FSI area is 4584.51 sq.mtrs.

BUA details are as under:

Net Area of the Plot	=	1524.60 sq.mtrs.
Total Permissible BUA	=	3402.91 sq.mtrs.
Add Fungible @ 35%	=	1191.01 sq.mtrs.
Total	=	4593.92 sq.mtrs.

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The RERA carpet area and other area such as balcony and utility area of the various units as per the amended plans are annexed hereto separately. The floor wise construction area of the proposed building are as under:

Basement	=	138.00 sq.mtrs.
Ground Floor	=	706.89 sq.mtrs.
1 st Floor	=	863.79 sq.mtrs.
2 nd Floor	=	855.69 sq.mtrs.
3 rd Floor	=	855.69 sq.mtrs.
1 st Floor to 7 th Floor Residential Flats 672.56 x 7	=	4707.92 sq.mtrs.
8 th Floor Gymnasium and recreation area including lift, meter room, staircase, lift, lift lobby, etc.	=	379.16 sq.mtrs.
Total	=	8507.14
sq.mtrs.		
	=	91570.85 sq.ft.

Yours faithfully,
For Kapadia Consultants

Ravindra
Gordhand
as Kapadia
(R.G. Kapadia)

Digitally signed by
Ravindra
Gordhandas
Kapadia
Date: 2022.07.25
11:40:50 +05'30'

Encl: as above

Carpet Area as per proposed Plans						
Ground Floor	Shops 1	29.36	✓			
	Shops 2	30.83	✓			
	Shops 3	26.72	✓			
	Shops 4	25.24	✓			
	Shops 5	26.86	✓			
	Shops 6	26.84	✓	165.85		
	Shops 7	26.67	✓			
	Shops 8	27.82	✓			
	Shops 9	25.69	✓			
	Shops 10	28.01	✓			
	Shops 11	26.28	✓			
	Shops 12	26.87	✓	161.34	327.19	
1st Podium	Parking					
2nd Podium	Parking					
3rd Podium	Parking					
Floors	Wings	Nos	Types	RERA CA in sqmt	Other Area in sqmt Balcony + Utility Area	
1st Floor	Wing A	A1	3 BHK	125.79	9.01	
	Wing A	A2	3 BHK	126.94	8.86	
	Wing B	B1	3 BHK	126.94	8.86	
	Wing B	B2	3 BHK	125.79	9.01	505.46
2nd Floor	Wing A	A1	3 BHK	125.79	9.01	
	Wing A	A2	3 BHK	126.94	8.86	
	Wing B	B1	3 BHK	126.94	8.86	
	Wing B	B2	3 BHK	125.79	9.01	505.46
3rd Floor	Wing A	A1	3 BHK	125.79	9.01	
	Wing A	A2	3 BHK	126.94	8.86	
	Wing B	B1	3 BHK	126.94	8.86	
	Wing B	B2	3 BHK	125.79	9.01	505.46
4th Floor	Refuge Floor					
4th Floor	Wing A	A1	2 BHK	97.77	3.26	
	Wing A	A2	3 BHK	125.29	8.86	
	Wing B	B1	2 BHK	125.29	8.86	
	Wing B	B2	3 BHK	97.77	3.26	446.12

5th Floor	Wing A	A1	3 BHK	⁷ 125.79	9.01	
	Wing A	A2	3 BHK	126.94	8.86	
	Wing B	B1	3 BHK	126.94	8.86	
	Wing B	B2	3 BHK	⁸ 125.79	9.01	505.46
6th Floor	Wing A	A1	3 BHK	⁹ 125.79	9.01	
	Wing A	A2	3 BHK	126.94	8.86	
	Wing B	B1	3 BHK	126.94	8.86	
	Wing B	B2	3 BHK	¹⁰ 125.79	9.01	505.46
7th Floor	Wing A	A1	3 BHK	¹¹ 125.79	9.01	
	Wing A	A2	3 BHK	126.94	8.86	
	Wing B	B1	3 BHK	126.94	8.86	
	Wing B	B2	3 BHK	¹² 125.79	9.01	505.46
Total RERA Carpet Area of Resi. [A]				3478.88	238.68	
Total RERA Carpet Area of Shops [B]				327.19		
Total RERA Carpet Area [A+B]				3806.07		