R		RAGE ER13	RILE	ES 42	\$ EP.568
SITE Sanction	1		90.3	Sand Bando Bras	EP-S51
-EP-\$140	HARIYALI-I	ILIPAMARS I	8	848:43	San da EF 54 San dior
		1		20545	- Lambara
1525		1 1 E	S 38	H.	ED915

LOCATION PLAN SCALE = 1:4000

		AREA SUMMAR	Y TOWER A (IN :	Q.MTS.)			
FLOOR	BUILT UP AREA	EXCESS REFUGE AREA IN FSI	SERVICE UTILITY IN FSI	TOTAL BUILT UP AREA	STAIRCASE AREA	NON FSI AREA	TOTAL CONSTRUCTION AREA
						4130.98	4130.98
Lower Ground				0.00		2988.05	2988.05
Upper Ground			68.94	68.94		3152.30	3221.24
1st Podium				34.86		3096.33	3131.19
2nd Podium				0.00		3590.92	3590.92
3rd Podium				0.00		3121.42	3121.42
4th Podium				0.00		3276.07	3276.07
Service Floor				0.00		957.74	957.74
5th Podium	585.11			585.11	160.06	486.63	1071.74
	499.57	0.00	0.48	500.05	160.06	340.91	840.96
	678.80		2.36	681.16	160.06	160.06	841.22
8th Floor	678.80		2.36	681.16	160.06	160.06	841.22
9th Floor	678.80		2.36	681.16	160.06	160.06	841.22
10th Floor	678.80		2.36	681.16	160.05	160.06	841.22
11th Floor	678.80		2.36	681.16	160.06	160.06	841.22
12th Floor	678.80		2.36	681.16	160.05	160.06	841.22
13th Floor	499.57	0.00	0.48	500.05	160.06	340.91	840.96
14th Floor	678.80		2.36	681.16	160.06	160.06	841.22
15th Floor	678.80		2.36	681.16	160.05	160.06	841.22
16th Floor	678.80		2.36	681.16	160.06	160.06	841.22
17th Floor	678.80		2.36	681.16	160.06	160.06	841.22
18th Floor	678.80		2.36	681.16	160.06	160.06	841.22
19th Floor	678.80		2.36	681.16	160.05	160.06	841.22
20th Floor	499.57	0.00	0.48	500.05	160.06	340.91	840.96
	678.80		2.36	681.16	160.05	160.06	841.22
22nd Floor	678.80		2.36	681.16	160.05	160.06	841.22
23rd Floor	678.80		2.36	681.16	160.06	160.06	841.22
24th Floor	678.80		2.36	681.16	160.05	160.06	841.22
25th Floor	678.80		2.36	681.16	160.05	160.06	841.22
26th Floor	678.80		2.36	681.16	160.05	160.06	841.22
27th Floor	522.79	116.87	0.48	640.14	160.06	200.82	840.96
28th Floor	413.99		2.36	416.35	160.05	160.06	576.41
Terrace						161.35	161.35
LMR/OHT						199.03	199.03
Counted in FSI			3.00	3.00		865.94	868.94
TOTAL GROSS BUILT UP AREA	15239.00	116.87	118.70	15509.43	3841.44	30291.45	45800.88
Tower A - Total BUA				15509.43			

LOOR	BUILT UP AREA	EXCESS REFUGE AREA IN FSI	SERVICE UTILITY IN FSI	TOTAL BUILT UP AREA	STAIRCASE AREA	NON FSI AREA	TOTAL CONSTRUCTION AREA
sement						217.76	217.76
ower Ground			8.04	8.04		1023.34	
pper Ground						212.95	212.95
t Floor	587.13		3.17	590.30	203.28	203.28	793.58
nd Floor	587.13		3.17	590.30	203.28	203.28	793.58
d Floor	587.13		3.17	590.30	203.28	203.28	793.58
h Floor	587.13		3.17	590.30	203.28	203.28	793.58
h Floor	587.13		3.17	590.30	203.28	203.28	793.58
h Flaor	587.13		3.17	590.30	203.28	203.28	793.58
h Floor	624.50	0.00	2.07	626.57	200.61	432.38	1058.95
h Floor	853.37		3.17	856.54	202.41	202.41	1058.95
h Floor	853.37		3.17	856.54	202.41	202.41	1058.95
Oth Floor	853.37		3.17	856.54	202.41	202.41	1058.95
Lth Floor	853.37		3.17	856.54	202.41	202.41	1058.95
th Floor	853.37		3.17	856.54	202.41	202.41	1058.95
8th Floor	853.37		3.17	856.54	202.41	202.41	1058.95
ith Floor	624.50	0.00	2.07	626.57	200.61	432.38	1058.95
5th Floor	853.37		3.17	856.54	202.41	202.41	1058.95
5th Floor	853.37		3.17	856.54	202.41	202.41	1058.95
th Floor	853.37		3.17	856.54	202.41	202.41	1058.95
8th Floor	853.37		3.17	856.54	202.41	202.41	1058.95
9th Floor	853.37		3.17	856.54	202.41	202.41	1058.95
Oth Floor	853.37		3.17	856.54	202.41	202.41	1058.95
errace						227.23	227.23
MR/OHT						254.08	254.08
OTAL GROSS BUILT UP AREA	15012.22	0.00	69.24	15081.46	4049.82	6448.72	21522.14
ower B - Total BUA				15081.46			

	E 000	SMALL		STACK	PARKING	TAND	EM	PIT PA	RKING	TRANSPORT	***********	TOTAL
. NO	FLOOR	SWIALL	BIG	SMALL	BIG	SMALL	BIG	SMALL	BIG	VEHICLE	TWO WHEELER	
1	BASEMENT FLOOR	4	26	68	27	4	26	0	0	0	6	155
2	LOWER GROUND FLOOR	46	45	0	0	0	0	0	0	2	6	93
3	UPPER GROUND FLOOR	40	54	0	0	2	0	0	0	0	0	96
4	1ST PODIUM FLOOR	49	58	0	0	0	0	0	0	0	4	107
5	2nd PODIUM FLOOR	54	44	0	0	0	0	0	0	0	5	98
6	3rd PODIUM FLOOR	43	58	0	0	0	0	0	0	0	9	101
7	4th PODIUM FLOOR	0	0	82	116	0	0	0	0	0	5	198
	TOTAL	236	285	150	143	6	26	0	0	2	35	848

			TENEMENT	STATEMENT			PARKING STATEMENT FOR (COMMERCIAL)					
AL	FLOOR	Wing	A		Wing B		TOTAL BUILT-UP AREA	PARKING PERMISSIBLE AS PER D.C.P.R 20234	PARKING REQUIRE			
UCTION	PLOOR	less than 45	above 90	less than 45	60-90 SM	above 90	TOTAL BOILT OF AREA	THE OTHER POPULATION OF THE PO	Tremmino medome			
EA	1st Floor	0	0	4	2	2		ONE PARK SPACE FOR EVERY 40.00 SQ.M. OF				
	2nd Floor	0	0	4	2	2		RETAIL SPACE UP TO 800 SQ.M.	20			
	3rd Floor	0	0	4	2	2						
.76	4th Floor	0	0	4	2	2		800 SQ M / 40				
3.34	5th Floor	0	0	4	2	2	Mercantile (Markets,	ONE PARK SPACE FOR EVERY 80 SQ.M.				
.95	6th Floor	0	4	4	2	2	Departmental stores, Shops	ADITIONAL SPACE FOE AREA EXCESSDING 800	11.32			
.58	7th Floor	1	5	3	1	3	and other commercial uses)	SQ.M.				
.58	8th Floor	1	5	4	2	4	(1705.88 SQ.M)	(1705.88-800) = 905.88 SQ M/80				
.58	9th Floor	1	5	4	2	4	(1705.86 SQ, IVI)					
.58	10th Floor	1	5	4	2	4		parking spaces for transport vehicles				
.58	11th Floor	1	5	4	2	4		one space for each 2000 sq.m of floor area or				
.58	12th Floor	1	5	4	2	4		part thereof exceeding the first 400 sq.m of				
3.95	13th Floor	0	4	4	2	4		floor area.				
3.95	14th Floor	1	5	3	1	3	TOTAL PARKING (RETAIL) for BU		33.32			
3.95	15th Floor	1	5	4	2	4		33.32				
3.95	16th Floor	1	5	4	2	4		PARKING STATEMENT FOR (OFFICES)				
3.95	17th Floor	1	5	4	2	4	TOTAL BUILT-UP AREA	PARKING PERMISSIBLE AS PER D.C.P.R 20234	PARKING REQUIRE			
1.95	18th Floor	1	5	4	2	4		ONE PARK SPACE FOR EVERY 37.50 SQ.M. OF				
	19th Floor	1	5	4	2	4			40			
3.95	20th Floor	0	4	4	2	4	GPVERMENT OR SEMI PUBLIC	OFFICE SPACE UP TO 1500 SQ.M.				
3.95	21st Floor	1	5				OR PRIVATE BUSINESS OFFICE	1500 SQ M / 37.5				
3.95	22nd Floor	1	5				BLDG.	ONE PARK SPACE FOR EVERY 75.00 SO.M.				
3.95	23rd Floor	1	5									
3.95	24th Floor	1	5				(1690.16 SQ.M)	ADITIONAL SPACE FOE AREA EXCESSDING	2.54			
3.95	25th Floor	1	5					1500 SQ, M.				
8.95	26th Floor	1	5					(1690.16-1500) =190.16 SQ M /75				
3.95	27th Floor	1	4				TOTAL PARKING (OFFICES) for I	BUA 1687.64 SQ M	42.54			
.23	28th Floor	1	3				TOTAL PARKING (RETAIL + OFFIC	(FS)	75.86			
.08	TOTAL	20	109	78	38	66	10 % VISITER PARKING		7.59			
2.14				311			TOTAL PARKING REQUIRED		83.44			
									84			
							TOTAL PARKING REQUIRED SAY					
_							TOTAL PARKING PROPOSED		84			

FITNESS CENTER AREA CALCULATION	
TOTAL BUILT UP AREA PROPOSED (Tower A+ Tower B)	30590.89
PERMISSIBLE FITNESS CENTER AREA 2% ON GROSS BUILT UP	611.82
PROVIDED FITNESS CENTER AREA AT 5th PODIUM	497.94
PROVIDED FITNESS CENTER AREA AT 4TH PODIUM	123.23
PROVIDED FITNESS CENTER AREA AT 2ND PODIUM	263.16
TOTAL PROPOSED FITNESS CENTER AREA	884.33
EXCESS AREA FOR FITNESS CENTER AREA COUNTED IN	272.51

RERA Carpet area of flats Parking per No. of							
KEK	A Carpet area of flats	flat	flats	Required			
i.	upto 45 Sq. mt.	0.25 for 1flats	0.25 for 1flats 98				
ii.	between 45 - 60 Sq. mt.	0.5 for 1 flats	0	0			
iii.	between 60 - 90 Sq. mt.	1 for 1 flat	38	38			
iv.	more than 90 Sq. mt.	2 for 1 flats	175	350			
٧.	Parking required	TOTAL	311	412.50			
vi.	10 % Visitor's parking 41.25						
vii	Total Parking Requ	ired For (v+vi)		454			
viii	Additional 50% parking	permissible (vii)	50%	227			
	(vii) + (viii) total per	missible Parking		680.63			
ix	parking perm	issible say		681			
х	Parking proposed	(TOWER A + B)		764.00			
xi	Parking proposed (Retail + Offices)		84			
xii	TOTAL parking pr	oposed (ix + x)		848			

AREA SUMMARY RETAIL (IN SQ.MTS.)								
FLOOR	TOTAL BUILT UP AREA	STAIRCASE AREA	NON FSI AREA	TOTAL CONSTRUCTION AREA				
Ground Floor (Retail level @Upper Ground)	860.80	106.01	172.94	1033.74				
1st Floor (Retail level)	845.08	106.01	112.66	957.74				
2nd Floor (Office level)	845.08	106.01	112.66	957.74				
3rd Floor (Office level)	845.08	106.01	112.66	957.74				
TOTAL GROSS BUILT UP AREA	3396.04	424.04	510.92	3906.96				
Retail - Total BUA	3396.04							

	BUA SUM	MARY STATEMENT (S	Q. MT.)		
		BUA (SQ. MT.)	Non-FSI (SQ. MT.)	TOTAL Construction Area (SQ. MT.)	RCA (SQ. MT.)
1	TOWER A	15509.43	30291.45	45800.88	16780.0
2	TOWER B	15081.46	6448.72	21530.18	22594.0
3	Excess FSI in Fitness Centre (5Th Podium)	272.51			
	TOTAL PROPOSED BUA (Residential)	30863.40	36740.17	67603.57	39374.13
4	Commercial (Retail + Office)	3396.04	510.92	3906.96	2939.69
	TOTAL PROPOSED BUA	34259.44	37251.09	71510.53	42313.82
5	Commercial Required	3372.00			
5A	Commercial Provided	3396.04			
6	I TO R Required	3372.00			
6A	I TO R Provided	2213.72			

SUM	MARY OF I TO R FLA	ATS BUA IN TOWE	R B				
FLOORS	FLATS NO. 02	FLATS NO. 03	FLATS NO. 06	FLATS NO. 10			
TYPICAL FLOOR							
1ST TO 6TH, 8TH TO 13TH,	24.06	24.06	20.89	20.68			
15TH TO 20TH							
TYPICAL REFUGE FLOOR	24.06	24.06		20.68			
7TH & 14th	24.06	24.06	-	20.68			
TOTAL NO. OF UNITS	20	20	18	20			
TOTAL BUA	481.2	481.2	376.02	413.6			
GRAND TOTAL		170	2.02				
(I TO R UNITS)		1/5	52.02				
SUMMARY OF I TO R FLATS BUA	IN TOWER A						
FLOORS	FLATS NO. 05A						
TYPICAL FLOOR							
7Th TO 12TH, 14TH TO 19TH,	24.3						
21TH TO 26TH & 28TH							
TYPICAL REFUGE FLOOR							
6TH, 13TH, 20TH, & 27TH	-						
TOTAL NO. OF UNITS	19						
TOTAL BUA	461.7						
GRAND TOTAL	461.7						

		PERFORMA -A		01/26
		PROFOEMA -A (As per DCPR 2034)		
				Area in SM
1 G	oss p	lot area (as per PR Cards)		15,817.48
а		Area of Road setback		1,938.37
		tions for		
		back area as per DCPR 16		1,938.37
To		eductions [Total of 2A]		1,938.37
3	Bala	ance Plot area		13,879.11
4 A		% As per Reg 14 B (I TO R)		1,387.91
		Railway reservation area need to handover againt AOS		699.17
	b	Additional AOS area need to handover		688.74
	с	AOS area proposed		689.78
5 Ba	lance	e Plot Area for Developmeaent		12,490.16
6		Zonal Basic FSI	1.00	12,490.16
7		Premium FSI	0.50	6,245.08
8		Permisible TDR (Self generated TDR 2 times of AOS Area)		2,775.82
9 Sc	t Bac	kFSI (over & above)	2	3,876.74
10 Pe	ermisi	ible BUA (6+7+8+9)		25,387.80
11 Pe	ermisi	ible Fungible area 35%	35%	8,885.73
12 Pe	ermisi	ible BUA & Fungible area		34,273.53
13 Pr	opos	ed BUA		
	Α	Residantial		22,861.78
	В	Commercial		2,515.59
		[A + B] Total Proposed Built up Area		25,377.36
14 Ft	ngib	le Compensatory FSI		
	а	Residantial	35%	8,001.62
	b	Commercal	35%	880.45
		[a+b] Total Proposed Fungible BUA		8,882.08
15 Pr	opos	ed BUA & Fungible area		
	а	Residantial		30,863.40
	b	Commercal		3,396.04
		[a+b] Total Proposed BUA		34,259.44
16		Total proposed built up area including fungible(15)		34,259.44
		e BUA (12-15)		14.09
		sumed (15/5)		2.47
19 Te		ent Statement		
		Proposed built up area (14 above)		34,259.44
		Less deduction of Non- residental area(Shop etc.)		3,396.04
	(iii)	Area available for tenements [(i) minus (ii).]		30,863.40
	(iv)	Tenement permissibe (Density of tenements/hectaer)-450		
	(10)	per hectare for FSI 1[10 (C)/10000*450]		1,389
	(v)	Total number of Tenements proposed on the plot		311.00
20 Te	nem	ent Statement		
	1	Min.PARK. REQD.BY RULE (Considering 10% Visitor)		453.75
	ii	Max.parking permissible (Considering 10% visitor)		681
21		TOTAL PARKING PROVIED		848
22		TRANSPORT VEHICLES PARKING		2.00

BLOCK PLAN, LOCATION PLAN, PLOT AREA CALCULATION & BUILT UP AREA STATEMENT

APPROVED SUBJECT TO CONDITION MENTIONED IN THIS OFFICE LETTER U/NO. P-18798/2023/(112A/1)/S WARD /HARIYALI-W/337

Suhas
Vasant
Nema
Nema
ne Sachin Bhaska Market and section of the section of E.E.(B.P.)E.S.- II S.E.(B.P.)S/W

CERTIFICATE FOR AREA

CERTIFIED THAT THE I HAVE SURVEYED THE PLOT UNDER REFERENCE ON AND THAT THE DIMENSIONS OF THE SIDES, ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON THE STEA AND THE AREA SO WORKED OUT IS AND TALLIES WITH THE AREA STATED IN THE AREA STATED.

DESCRIPTION OF PROPOSAL & PROPERTY
PROPOSED RESIDENTIAL & COMMERCIAL DEVELOPMENT ON LAND BEARING C.T.S.
NO. -112A/1,112A/2 & 112A/3 OF HARIYALI-W VILLAGE SITUATED IN S WARD,
MUMBAI.

NORTH LINE	JOB NO.	DATE	DRN. BY	CHKD. BY	SCALE
1			MAYUR	RAFAY	AS SHOWN
-					

NAME OF OWNER

K RAHEJA CORP. REAL ESTATE PVT. LTD.
CA. to CINNEVSTA LTD.
SHEAT HORR AND HOS CO-SH BLOCK.
DIRECT HORR AND HOS CO-SH BLOCK.
RATINGS HORR AND H

SAMBAPRASAD PINGE (CAPOVI3213) ARCHITECT

Sambapras Digitally signed by Sambaprased Ravindra Ravindra Pinge Date 2024.04.05 16:39:20 + 05'30'

77/6, JAI HANUMAN SOCIETY, PARANJPE B SCHEME, ROAD NO. 1, OPP. MAHILA SANGH SCHOOL, VILE PARLE (E), MUMBAI- 400057

NAME ANY ARY STOWN AND ADDRESS TOWN AS A STORY AS A STORY AND ADDRESS TOWN AS A STORY AS A STORY AND ADDRESS TOWN AS A STORY	,
45.70 MT WIDE J. V. L. ROAD	