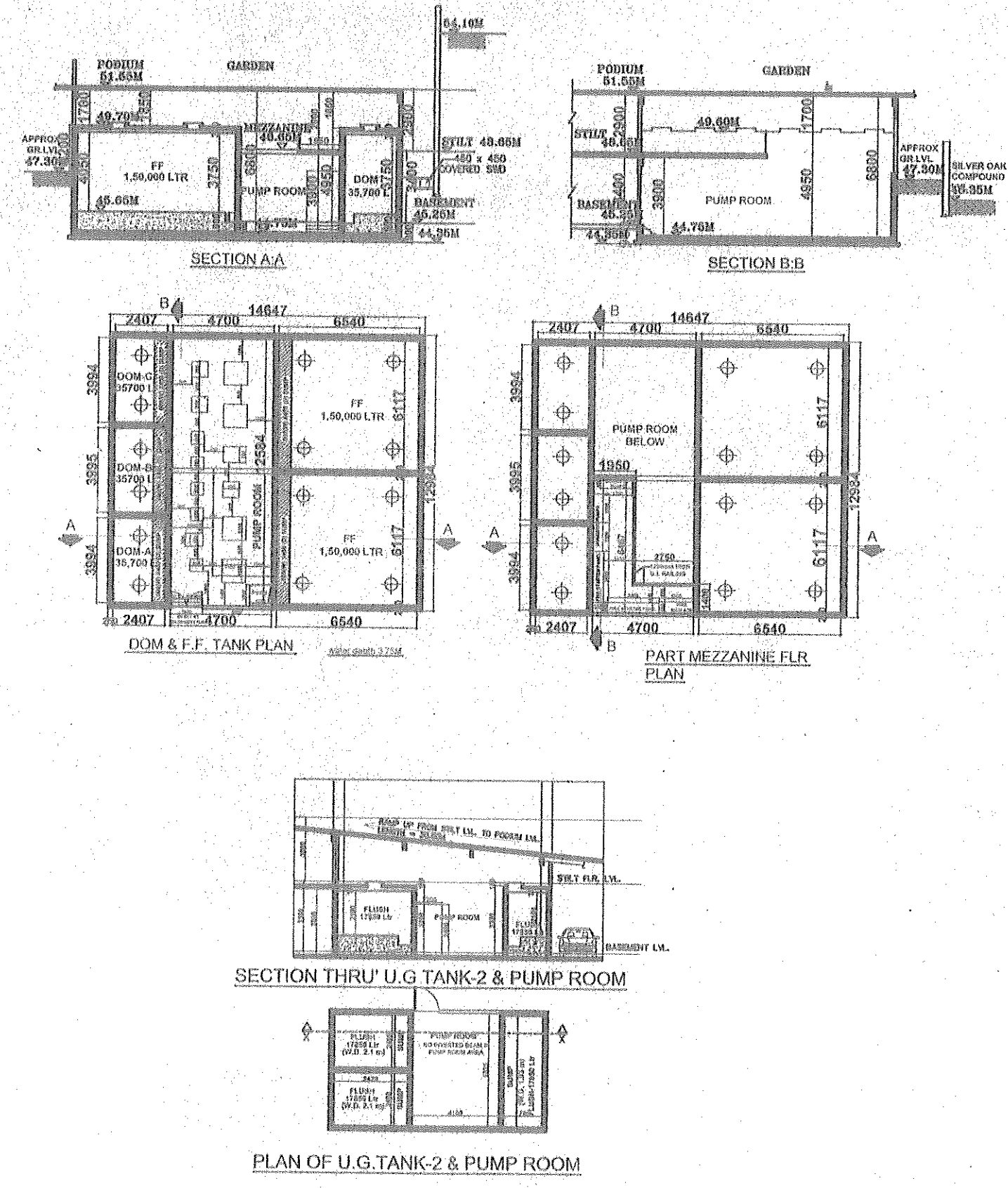
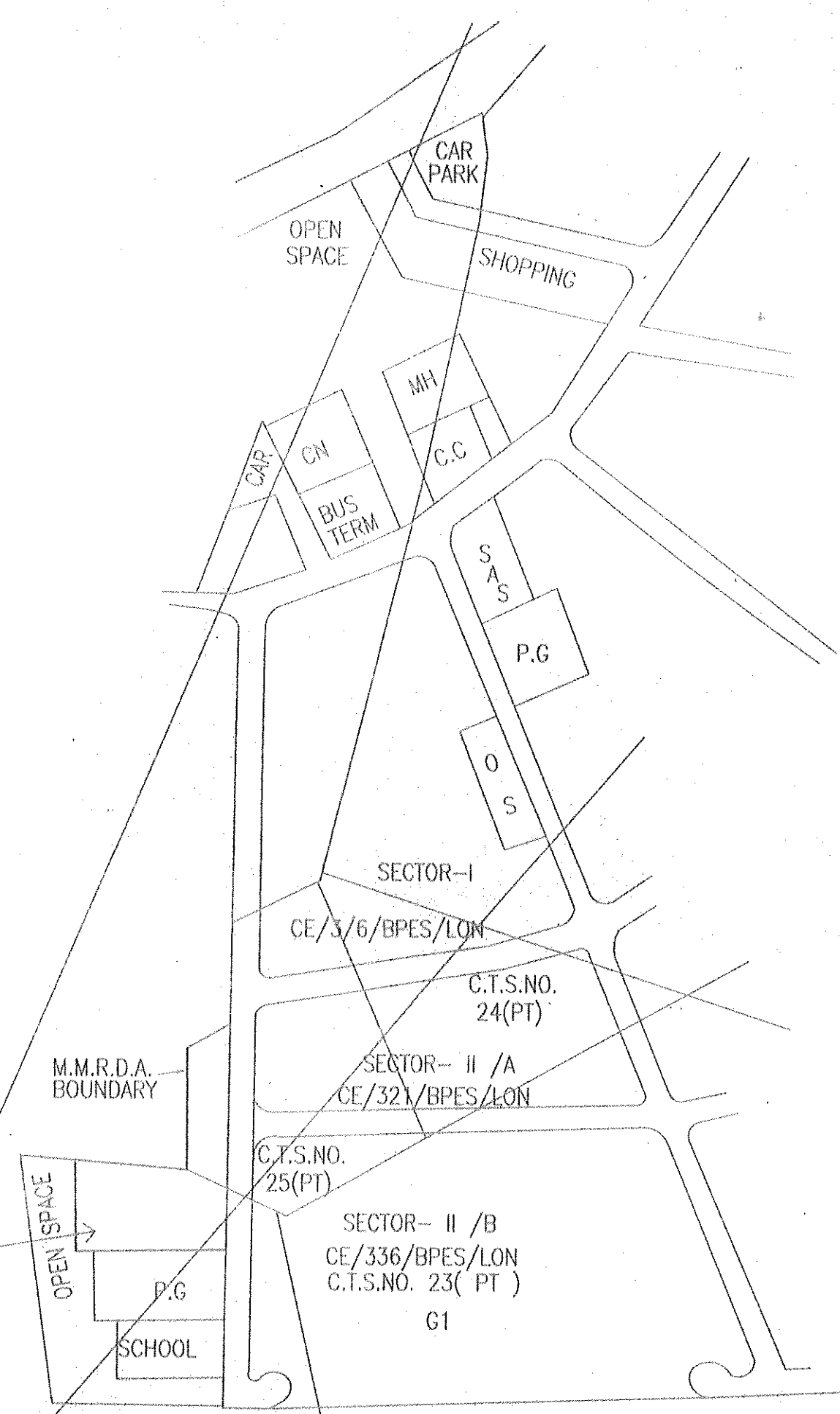
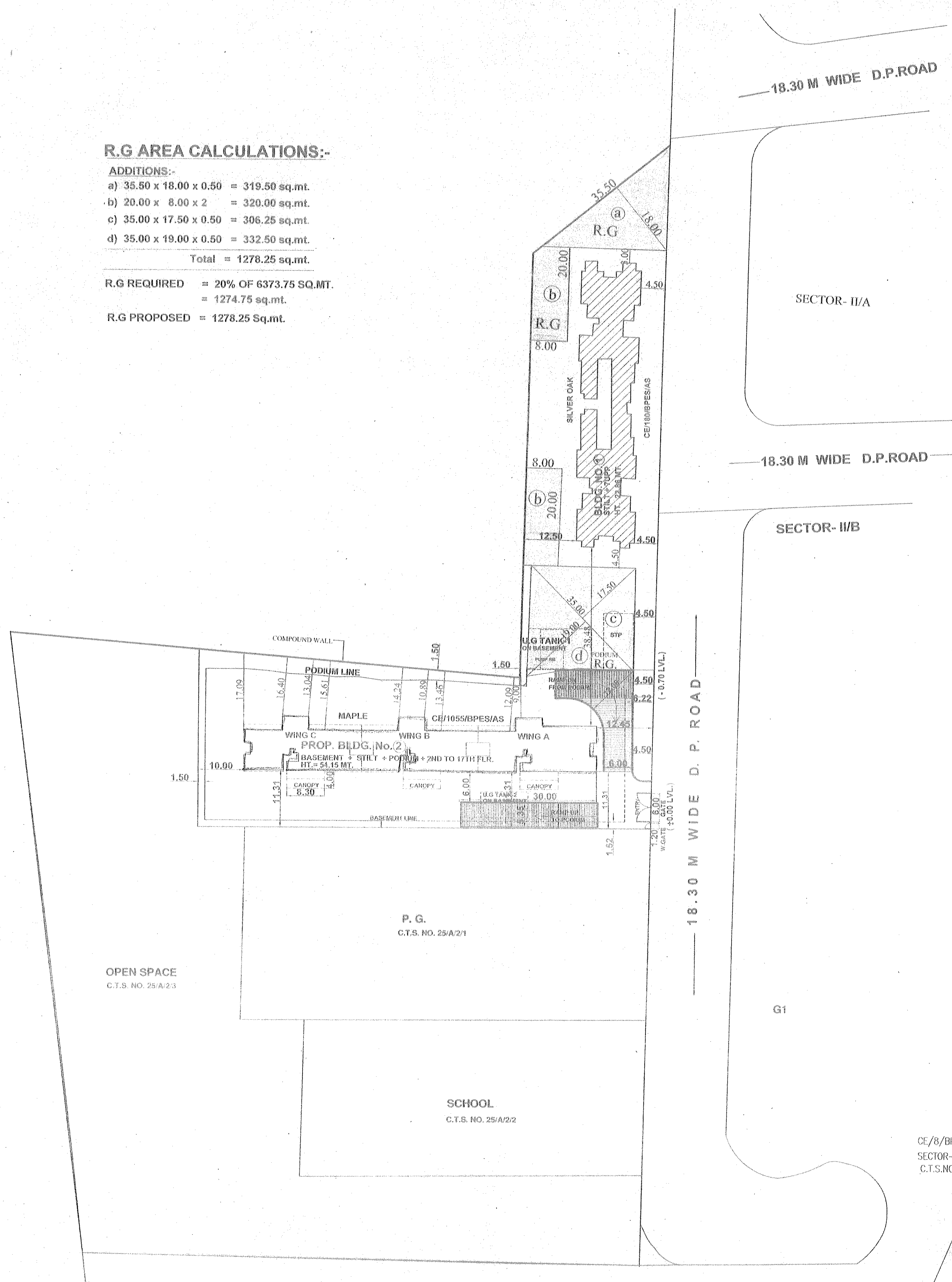


| BLDG.NO.  | FILE NO.        | PROPOSED<br>B.U.A(SQ.MT) | FUNGIBLE<br>AREA(SQ.MT) | EXISTING<br>B.U.A(SQ.MT) | TENEMENT       |                | TOTAL |
|-----------|-----------------|--------------------------|-------------------------|--------------------------|----------------|----------------|-------|
|           |                 |                          |                         |                          | UPTO 40 SQ.MT. | UPTO 80 SQ.MT. |       |
| BLDG.NO.1 | CE/180/BPES/AS  |                          |                         | 4064.14                  | 56             | 28             | 84    |
| BLDG.NO.2 | CE/1055/BPES/AS | 7594.42                  | 2658.05                 |                          | 231            |                | 231   |
| TOTAL     |                 | 10252.47                 | 4064.14                 | 287                      | 28             |                | 315   |



**R.G AREA CALCULATIONS:-**

**ADDITIONS:-**  
a) 35.50 x 18.00 x 0.50 = 319.50 sq.mt.  
b) 20.00 x 8.00 x 2 = 320.00 sq.mt.  
c) 35.00 x 17.50 x 0.50 = 306.25 sq.mt.  
d) 35.00 x 19.00 x 0.50 = 332.50 sq.mt.  
**Total = 1278.25 sq.mt.**  
**R.G REQUIRED = 20% OF 6373.75 SQ.MT.**  
**= 1274.75 sq.mt.**  
**R.G PROPOSED = 1278.25 sq.mt.**



**LOCATION PLAN**  
SCALE: 1:4000

| BMC LAYOUT FOR BLDG. 2 17 FLRS                                                                                                                                                                                                                                                                                |                                  |                                                                                                                                                                                                                                                             |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PROFORMA-A                                                                                                                                                                                                                                                                                                    |                                  | STAMP OF DATE OF RECEIPT OF PLAN                                                                                                                                                                                                                            |
| STAMP OF DATE OF APPROVAL OF PLAN                                                                                                                                                                                                                                                                             |                                  | This Cancels Approval to the Previous Plans Sanctioned under no./ CE/1055/BPES/AS/ Dated 08/02/2016<br><b>28 OCT 2016</b><br>Approved subject to the conditions mentioned in this office letter No. 1055/BPES/AS/ dated 28/10/16<br>S.E.B.P. A.E. (B.P.)S&T |
| A. PROFORMA - 1                                                                                                                                                                                                                                                                                               | PLAN as per AMENDED after 6.1.12 | TOTAL                                                                                                                                                                                                                                                       |
| 1. AREA OF PLOT                                                                                                                                                                                                                                                                                               | 19777.70                         |                                                                                                                                                                                                                                                             |
| 2. DEDUCTION FOR<br>a. ROAD SET-BACK AREA<br>b. PROPOSED ROAD<br>c. ANY RESERVATION (sub-plots) O.S., SCHOOL, P.G.<br>d. % AMENITY SPACE AS PER DCR 56/57 (sub-plot ) OTHER                                                                                                                                   | 13403.95                         |                                                                                                                                                                                                                                                             |
| 3. BALANCE AREA OF PLOT (1 minus 2)                                                                                                                                                                                                                                                                           | 6373.75                          |                                                                                                                                                                                                                                                             |
| 4. DEDUCTION FOR 15% RECREATIONAL GROUND/10%AMENITY SPACE (if deductible for Ind)                                                                                                                                                                                                                             | 956.06                           |                                                                                                                                                                                                                                                             |
| 5. NET AREA OF PLOT (3 minus 4)                                                                                                                                                                                                                                                                               | 5417.69                          |                                                                                                                                                                                                                                                             |
| 6. ADDITION FOR FLOOR SPACE INDEX<br>2(a) 100% for D.P.Road (Restricted to 40% or 80% of net plot area)<br>2(b) 100% for set-back (Restricted to 40% or 80% of net plot area)                                                                                                                                 |                                  |                                                                                                                                                                                                                                                             |
| 7. TOTAL AREA (5 plus 6)                                                                                                                                                                                                                                                                                      | 5417.69                          |                                                                                                                                                                                                                                                             |
| 8. FLOOR SPACE INDEX PERMISSIBLE                                                                                                                                                                                                                                                                              | 1.00                             |                                                                                                                                                                                                                                                             |
| 9. 9 (a) FLOOR SPACE INDEX CREDIT AVAILABLE BY DEVELOPMENT RIGHTS<br>ADDITIONS FOR FLOOR SPACE INDEX<br>9 (b) 0.33 F.S.I. as per DCR 32<br>9 (c) 47% as per DCR 33 ( )<br>9 (d) other 20% slum                                                                                                                | 2100.00<br>2993.75<br>1280.00    |                                                                                                                                                                                                                                                             |
| 10. PERMISSIBLE FLOOR AREA (7 X 8) PLUS 9 ABOVE                                                                                                                                                                                                                                                               | 11791.44                         |                                                                                                                                                                                                                                                             |
| 11. EXISTING BUILT UP AREA ( Bldg. No.1 )                                                                                                                                                                                                                                                                     | 4064.14                          |                                                                                                                                                                                                                                                             |
| 12. PROPOSED BUILT UP AREA ( Bldg. No. 2 )                                                                                                                                                                                                                                                                    | 7594.42                          |                                                                                                                                                                                                                                                             |
| 13. EXCESS BALCONY AREA TAKEN IN FLOOR SPACE INDEX                                                                                                                                                                                                                                                            | N.A                              |                                                                                                                                                                                                                                                             |
| 14. TOTAL BUILT-UP PROPOSED ( 11+12 +13 )                                                                                                                                                                                                                                                                     | 11658.56                         |                                                                                                                                                                                                                                                             |
| 15. FSI CONSUMED ON NET HOLDING = 14/3                                                                                                                                                                                                                                                                        | 1.829                            |                                                                                                                                                                                                                                                             |
| B. DETAILS OF RESIDENTIAL / NON RESIDENTIAL AREAS                                                                                                                                                                                                                                                             |                                  |                                                                                                                                                                                                                                                             |
| 1. PURELY RESIDENTIAL BUILT UP AREA ( Bldg.No. 2 )                                                                                                                                                                                                                                                            | 7594.42                          |                                                                                                                                                                                                                                                             |
| 2. REMAINING NON-RESIDENTIAL BUILT UP AREA                                                                                                                                                                                                                                                                    |                                  |                                                                                                                                                                                                                                                             |
| C. DETAILS OF FSI AVAILABLE AS PER DCR 35 (4)                                                                                                                                                                                                                                                                 |                                  |                                                                                                                                                                                                                                                             |
| 1. FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCR 35 (4) FOR PURELY RESIDENTIAL = or < (B1 X 0.35) ( Bldg.No. 2 )                                                                                                                                                                                         | 2658.05                          |                                                                                                                                                                                                                                                             |
| 2. FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCR 35 (4) FOR NON-RESIDENTIAL = or < (B2 X 0.20)                                                                                                                                                                                                           |                                  |                                                                                                                                                                                                                                                             |
| 3. TOTAL FUNGIBLE BUILT UP AREA VIDE DCR 35 (4) = (C1+C2)                                                                                                                                                                                                                                                     | 2658.05                          |                                                                                                                                                                                                                                                             |
| 4. TOTAL GROSS BUILT UP AREA PROPOSED (14+C3) Bldg. No.1 & 2                                                                                                                                                                                                                                                  | 14316.61                         |                                                                                                                                                                                                                                                             |
| D. TENEMENT STATEMENT                                                                                                                                                                                                                                                                                         |                                  |                                                                                                                                                                                                                                                             |
| (i) PROPOSED AREA (Item A,12 above )                                                                                                                                                                                                                                                                          |                                  |                                                                                                                                                                                                                                                             |
| (ii) LESS DEDUCTION OF NON RESIDENTIAL AREA ( shop etc.)                                                                                                                                                                                                                                                      |                                  |                                                                                                                                                                                                                                                             |
| (iii) AREA AVAILABLE FOR TENEMENTS [ (i) minus (ii) ]                                                                                                                                                                                                                                                         |                                  |                                                                                                                                                                                                                                                             |
| (iv) TENEMENTS PERMISSIBLE ( Density of tenements/hectare)                                                                                                                                                                                                                                                    |                                  |                                                                                                                                                                                                                                                             |
| (v) TENEMENTS PROPOSED                                                                                                                                                                                                                                                                                        |                                  |                                                                                                                                                                                                                                                             |
| (vi) TENEMENTS EXISTING                                                                                                                                                                                                                                                                                       |                                  |                                                                                                                                                                                                                                                             |
| TOTAL TENEMENTS ON THE PLOT                                                                                                                                                                                                                                                                                   |                                  |                                                                                                                                                                                                                                                             |
| E. PARKING STATEMENT                                                                                                                                                                                                                                                                                          |                                  |                                                                                                                                                                                                                                                             |
| (i) PARKING REQUIRED BY REGULATIONS FOR CAR BLDG NO.2                                                                                                                                                                                                                                                         |                                  |                                                                                                                                                                                                                                                             |
| SCOOTER / MOTOR CYCLE                                                                                                                                                                                                                                                                                         |                                  |                                                                                                                                                                                                                                                             |
| CERTIFICATE OF AREA                                                                                                                                                                                                                                                                                           |                                  |                                                                                                                                                                                                                                                             |
| CERTIFIED THAT 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 SITE AND THE AREA SO WORKED OUT IS 19777.70 SQ.MT. AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP/ TOWN PLANNING SCHEME RECORDS. |                                  |                                                                                                                                                                                                                                                             |
| SIGNATURE OF ARCHITECT                                                                                                                                                                                                                                                                                        |                                  |                                                                                                                                                                                                                                                             |
| DESCRIPTION OF PROPOSAL & PROPERTY                                                                                                                                                                                                                                                                            |                                  |                                                                                                                                                                                                                                                             |
| PROPOSED RESIDENTIAL BLDG. No.2 ON SECTOR-VII ON PLOT BEARING C.T.S Nos. 25A/2, 25A/2/1, 25A/2/2 & 25A/2/3 OF VILLAGE POWAI.                                                                                                                                                                                  |                                  |                                                                                                                                                                                                                                                             |
| NAME OF OWNER                                                                                                                                                                                                                                                                                                 |                                  |                                                                                                                                                                                                                                                             |
| SHRI.NIRANJAN HIRANANDANI<br>SHRI.SURENDRA HIRANANDANI } C.A.TO OWNERS                                                                                                                                                                                                                                        |                                  |                                                                                                                                                                                                                                                             |
| DRG NO.                                                                                                                                                                                                                                                                                                       | SCALE                            |                                                                                                                                                                                                                                                             |
|                                                                                                                                                                                                                                                                                                               | 1:500<br>1:4000                  |                                                                                                                                                                                                                                                             |
| DATE                                                                                                                                                                                                                                                                                                          | DRN. BY                          |                                                                                                                                                                                                                                                             |
|                                                                                                                                                                                                                                                                                                               | A.R                              |                                                                                                                                                                                                                                                             |
| NORTH                                                                                                                                                                                                                                                                                                         | CHK. BY                          |                                                                                                                                                                                                                                                             |
|                                                                                                                                                                                                                                                                                                               |                                  |                                                                                                                                                                                                                                                             |
| SUHAS JOSHI<br>ARCHITECT<br>OLYMPIA, CENTRAL AVENUE,<br>HIRANANDANI BUSINESS PARK,<br>POWAI, MUMBAI - 400076                                                                                                                                                                                                  |                                  |                                                                                                                                                                                                                                                             |