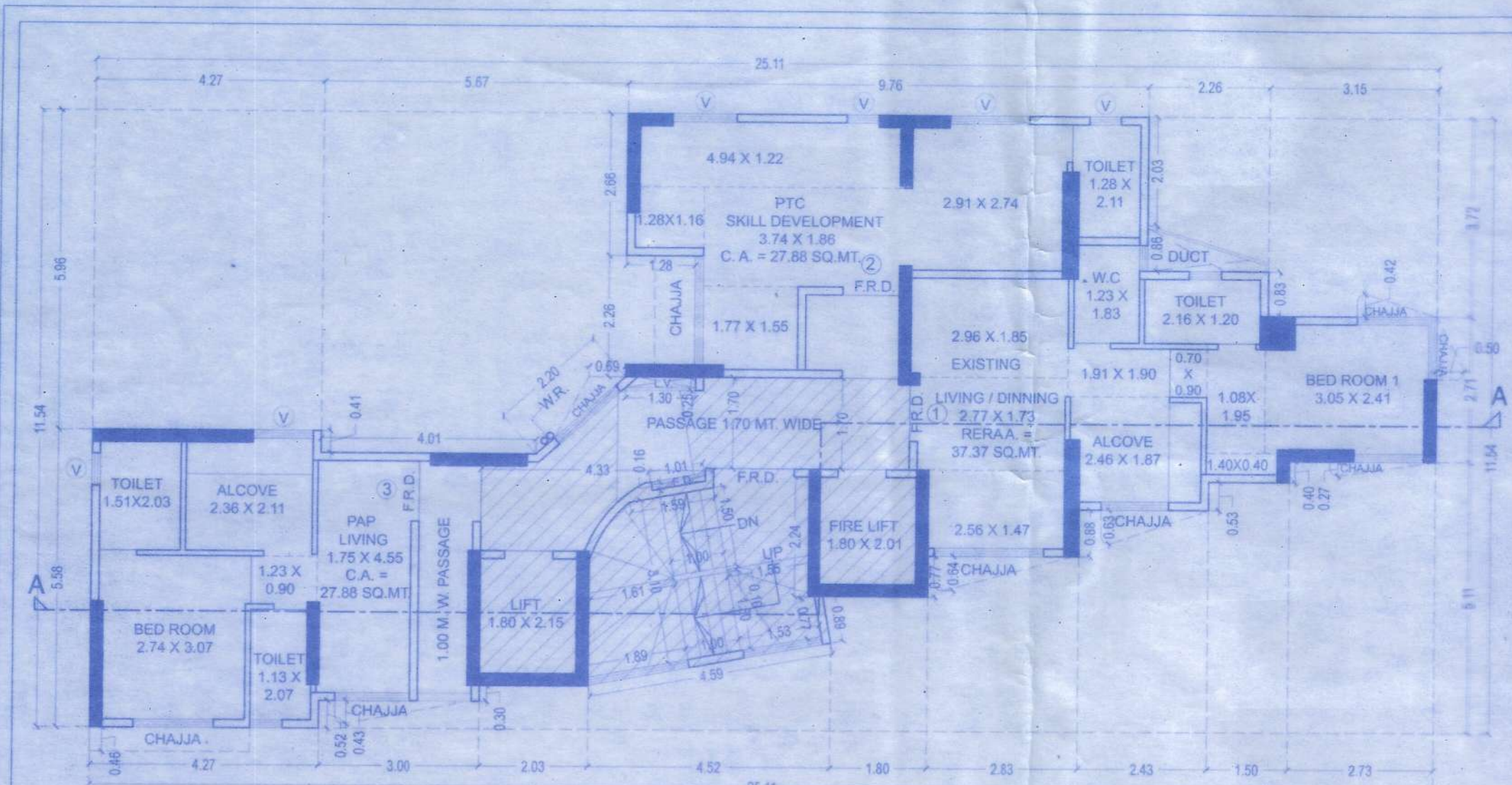
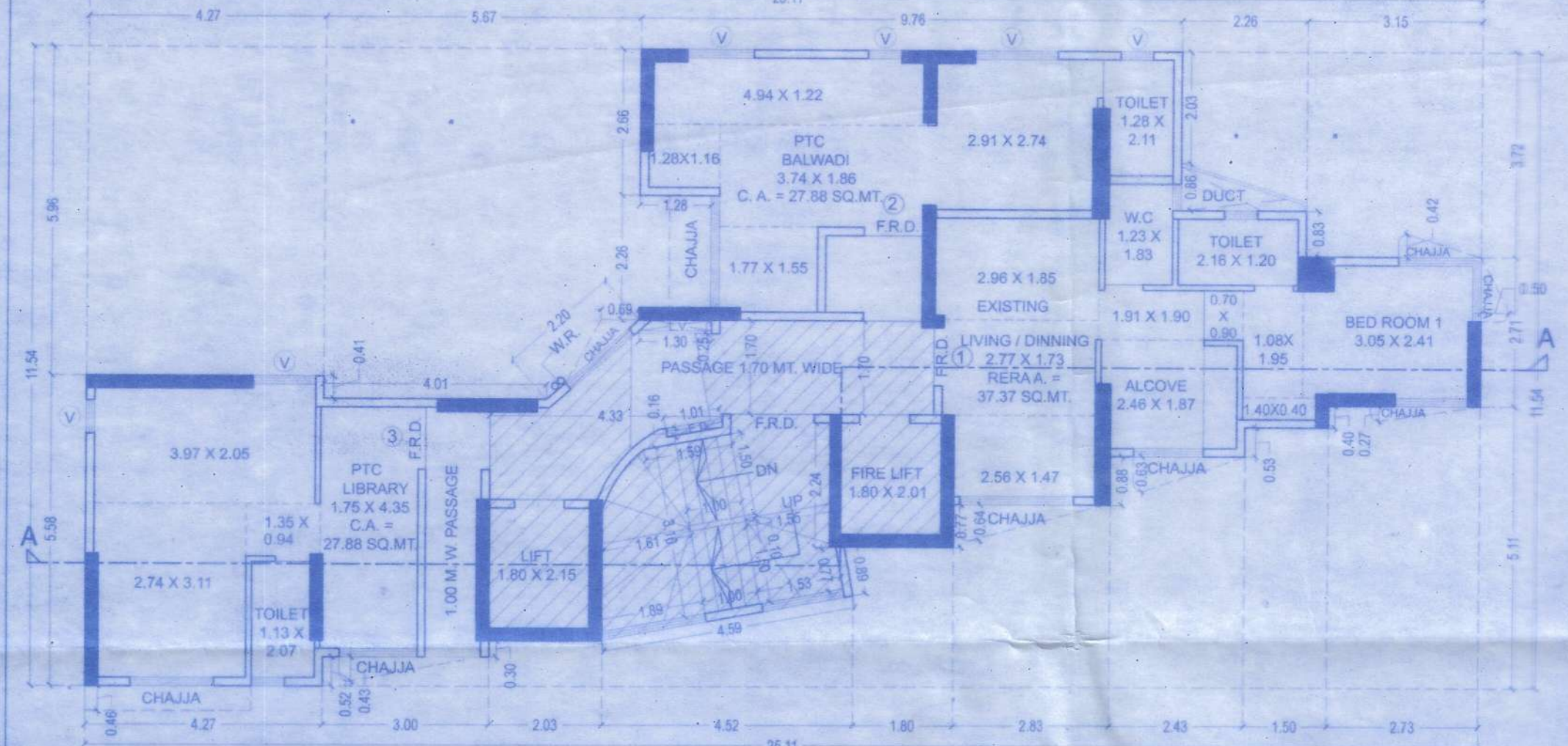
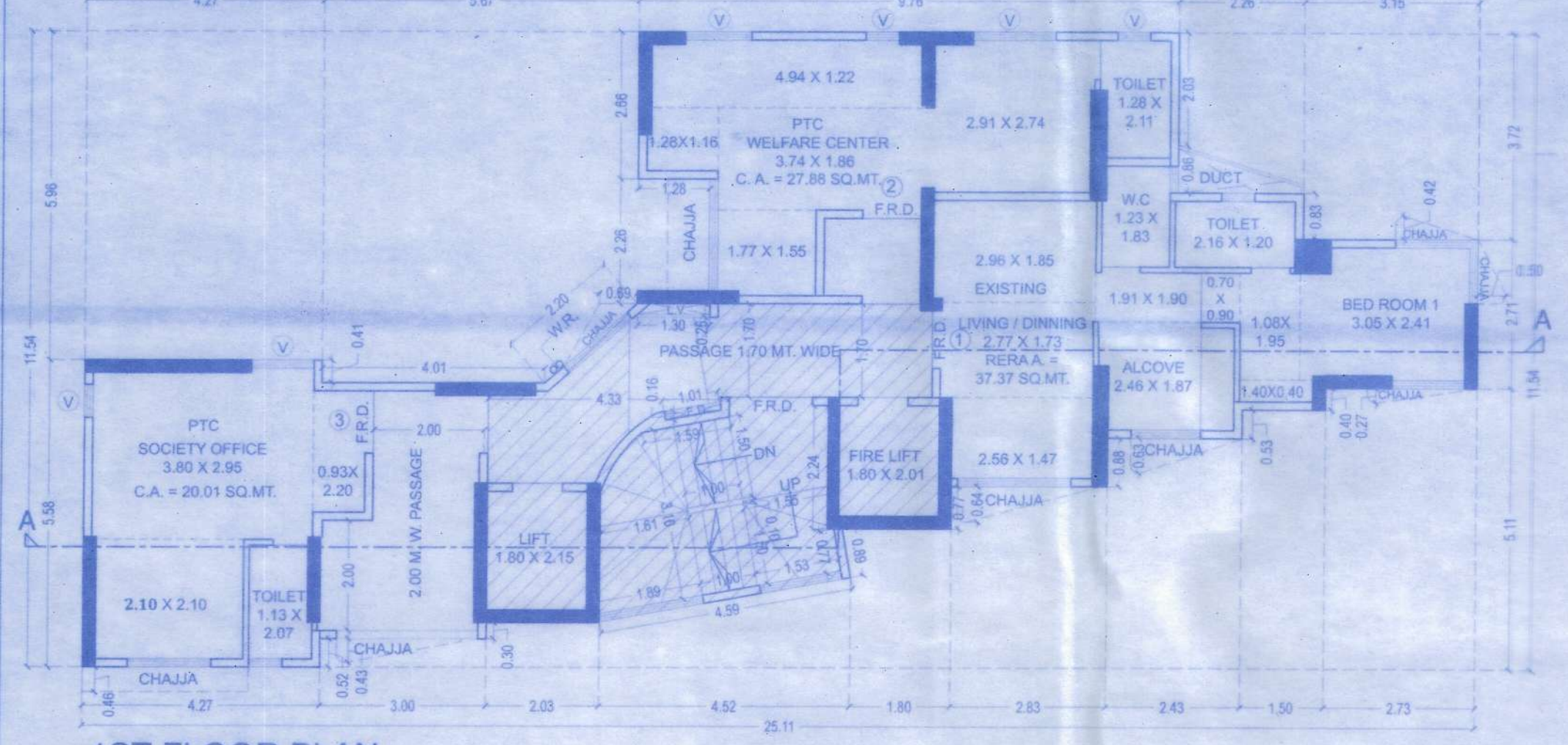




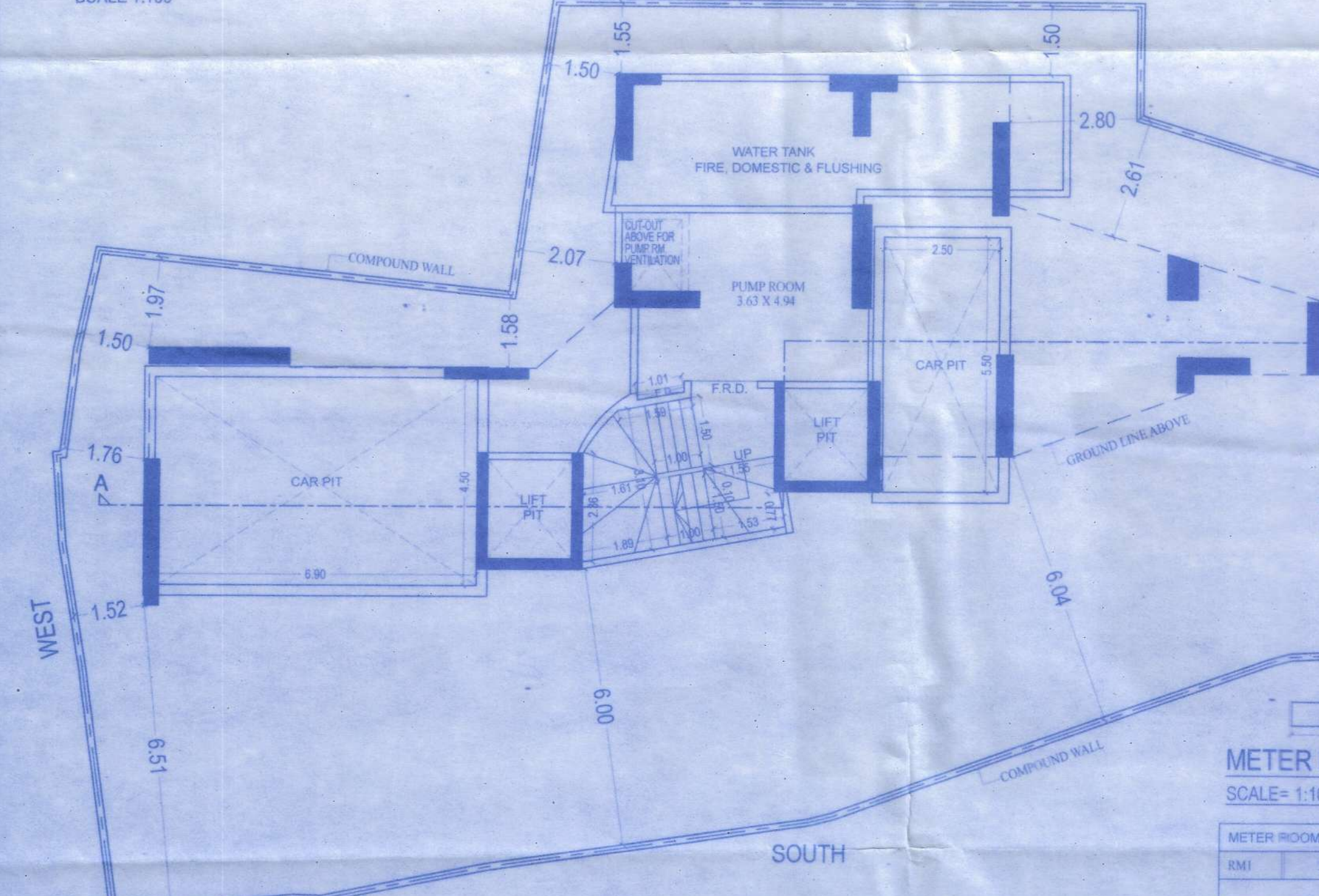
3RD FLOOR PLAN
SCALE 1:100



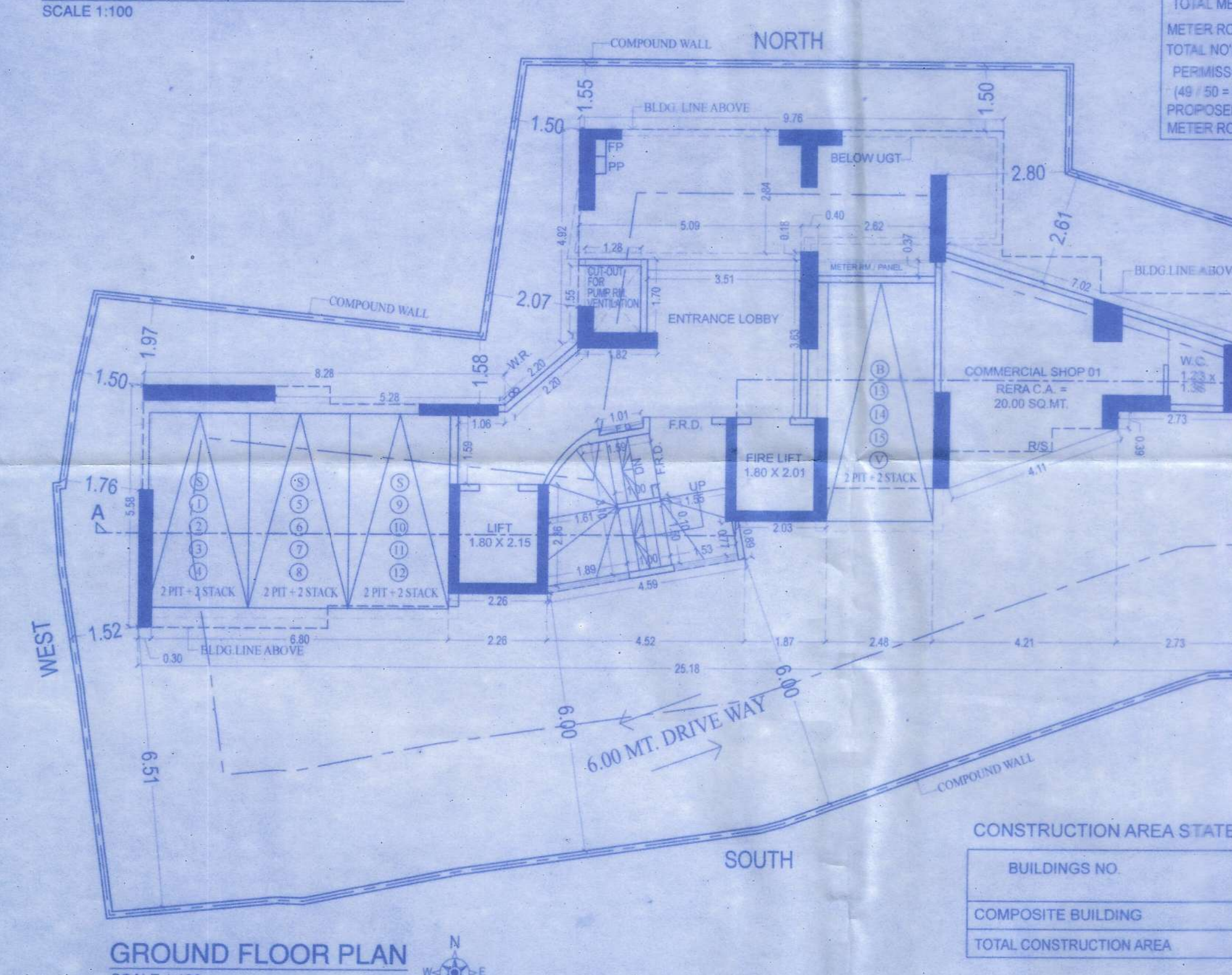
2ND FLOOR PLAN
SCALE 1:100



1ST FLOOR PLAN
SCALE 1:100



SERVICE BASEMENT FLOOR PLAN
SCALE 1:100



GROUND FLOOR PLAN
SCALE 1:100

TABLE SHOWING TOTAL TENANT STATEMENT (COMPOSITE BUILDING)

FLOOR NOS	EXISTING TENANT	PTC UNITS	SALE UNITS
GR FLOOR	RESIDENTIAL	COMMERCIAL	SALE UNITS
1ST FLOOR	01	01	01
2ND FLOOR	01	01	01
3RD FLOOR	01	01	01
4TH FLOOR	01	01	01
5TH FLOOR	01	01	01
6TH FLOOR	01	01	01
7TH FLOOR	01	01	01
8TH FLOOR	01	01	01
9TH FLOOR	01	01	01
10TH FLOOR	01	01	01
11TH FLOOR	01	01	01
12TH FLOOR	01	01	01
13TH FLOOR	01	01	01
14TH FLOOR	01	01	01
15TH FLOOR	01	01	01
16TH FLOOR	01	01	01
17TH FLOOR	01	01	01
TOTAL	12	01	01

PARKING STATEMENT

FLOOR	C.A. BELOW 45 SQ.MT	C.A. BETWEEN 45 TO 85 SQ.MT
GROUND	24 + 12	06
1ST TO 17TH	24 + 12	06
TOTAL	24 + 12	06

PARKING REQUIRED: 30 (8 + 40) NOS. (8 NOS. IN 1ST FLOOR, 40 NOS. IN 1ST TO 17TH FLOORS)

TOTAL PARKING: 30 (8 + 40) NOS. (8 NOS. IN 1ST FLOOR, 40 NOS. IN 1ST TO 17TH FLOORS)

80% EXTRA PARKING: 24 + 12 = 36 NOS. (24 NOS. IN 1ST FLOOR, 12 NOS. IN 1ST TO 17TH FLOORS)

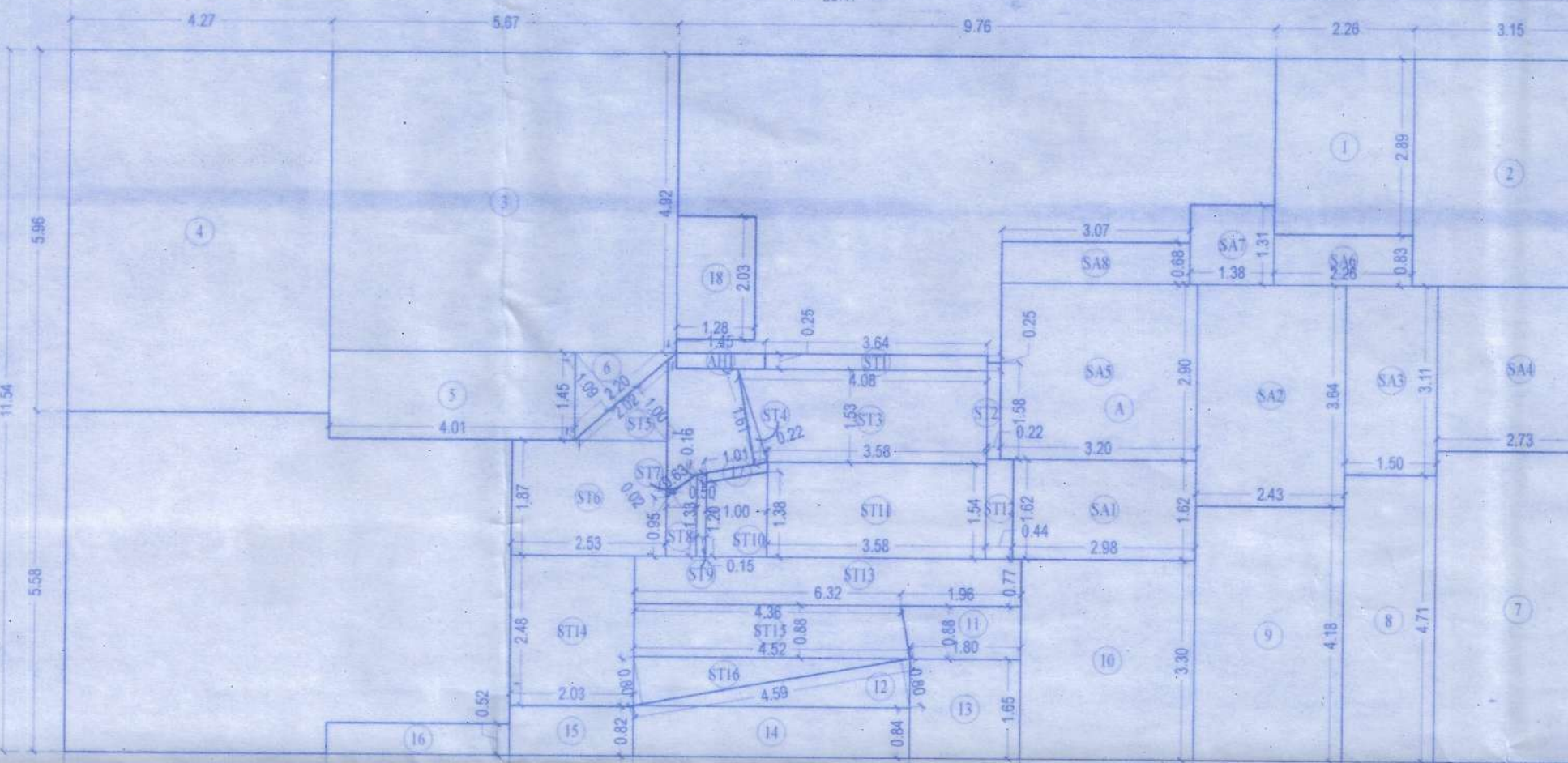
TOTAL PARKING: 30 (8 + 40) NOS. (8 NOS. IN 1ST FLOOR, 40 NOS. IN 1ST TO 17TH FLOORS)

TOTAL PARKING REQUIRED: 45 NOS. (24 + 21)

TOTAL PARKING PROVIDED: 15 NOS.

FITNESS CENTER

PERMISSIBLE (1.00 X 2.00) X 1.00 AREA = 20.00 SQ. MT.
PROPOSED FITNESS CENTER AREA = 20.00 SQ. MT.
EXCESS FITNESS CENTER AREA COUNTED IN SALE FSI = 4.74 SQ. MT. (20.00 - 15.26)



TYPICAL 1ST TO 6TH & 8TH FLOOR BUA DIAGRAM
SCALE 1:100

METER RM. LINE DIAGRAM

METER ROOM AREA CALCULATION
R.M. 2.00 X 0.50 X 1.00 = 1.00 SQ. MT.
TOTAL ADDITION = 1.00 SQ. MT.

METER ROOM AREA STATEMENT

TOTAL METER ROOM AREA = 1.54 SQ. MT.
METER ROOM AREA OF 10 SQ. MT. PER 50 TENEMENTS
TOTAL NOS. OF TENEMENTS = 49 NOS.
PERMISSIBLE METER ROOM AREA = 9.80 SQ. MT. (49 / 50 = 0.98 X 10 = 9.80)
PROPOSED METER ROOM AREA = 1.54 SQ. MT.
METER ROOM AREA COUNTED IN SALE FSI = NIL

CONSTRUCTION AREA STATEMENT

BUILDINGS NO. FSI AREA NON FSI AREA TOTAL CONSTRUCTION STAIRCASE
IN SQ. MT. IN SQ. MT. IN SQ. MT. IN SQ. MT.

COMPOSITE BUILDING 1919.26 820.80 2740.06 665.82

TOTAL CONSTRUCTION AREA 1919.26 820.80 2740.06 665.82

TABLE SHOWING TOTAL (COMPOSITE BUILDING) SALE & PTC BUILT UP AREA STATEMENT

FLOOR NOS	RESIDENTIAL BUA	COMM. BUA	FUNGIBLE BUA	PTC BUA
GR FLOOR	—	23.25	—	—
1ST FLOOR	40.81	—	—	76.24 + 0.36
2ND FLOOR	40.81	—	—	76.24 + 0.36
3RD FLOOR	40.81	—	—	76.24 + 0.36
4TH FLOOR	40.81	—	—	76.24 + 0.36
5TH FLOOR	40.81	—	—	76.24 + 0.36
6TH FLOOR	40.81	—	—	76.24 + 0.36
7TH FLOOR	37.80	—	—	47.34 + 0.36
8TH FLOOR	40.81	—	—	76.24 + 0.36
9TH FLOOR	77.01	—	—	40.04 + 0.36
10TH FLOOR	77.01	—	—	40.04 + 0.36
11TH FLOOR	117.05 + 0.36	—	—	—
12TH FLOOR	117.05 + 0.36	—	—	—
13TH FLOOR	117.05 + 0.36	—	—	—
14TH FLOOR	84.78 + 19.73 + 0.36	—	—	—
15TH FLOOR	117.05 + 0.36	—	—	—
16TH FLOOR	32.50	—	84.55 + 0.36	—
17TH FLOOR	—	—	58.73 + 4.74 + 0.36	—
TOTAL	1084.57	23.25	146.74	664.70
GRAND TOTAL	1107.82	—	—	—

DETAILS OF FUNGIBLE FSI PERMISSIBLE / PROPOSED FOR EXISTING OCCUPANTS / TENANTS

S.R. NO.	USER	NAME OF TENANT	EXISTING FLOOR NO.	DETAILS OF EXISTING CARPET AREA	PROPOSED FLOOR NO.	DETAILS OF PROPOSED CARPET AREA	PERMISSIBLE EXISTING BUILT UP AREA (REHAB)	PROPOSED BUILT UP AREA
1	RESIDENTIAL	KIRAN ROHIT KORADIA	1	39.48	901	48.87	48.87	48.87
2	RESIDENTIAL	KIRAN ROHIT KORADIA	2	30.19	1001	37.37	37.37	37.37
3	RESIDENTIAL	SANJAY YENKATRAMAN BHAT	3	30.19	201	37.37	37.37	37.37
4	RESIDENTIAL	ABHIRAM PRASAD KANANT	4	30.19	301	37.37	37.37	37.37
5	RESIDENTIAL	SHREYAS PHARMALKAR	5	30.19	401	37.37	37.37	37.37
6	RESIDENTIAL	LEENA NILESH SHAH	6	30.19	501	37.37	37.37	37.37
7	RESIDENTIAL	SANDEEP R. SAWANT	7	30.19	601	37.37	37.37	37.37
8	RESIDENTIAL	ANAND K. MEDHA	8	30.19	701	37.37	37.37	37.37
9	RESIDENTIAL	SHABANT T. AMAR	9	30.19	801	37.37	37.37	37.37
10	RESIDENTIAL	BALKRISHNA T. KARAM MORE	10	30.19	901	37.37	37.37	37.37
11	RESIDENTIAL	SWATI MILIND PRADHAN	11	30.19	1001	37.37	37.37	37.37
12	RESIDENTIAL	ANIL KISHAN DOL	12	30.19	1101	37.37	37.37	37.37
13	COMMERCIAL	SHALINI ANAND KANDARKAR	13	30.19	1201	37.37	37.37	37.37
TOTAL				404.09		525.94	525.94	525.94

SALE BUILDING FUNGIBLE AREA

PERMISSIBLE SALE BUA - 1107.82 SQ. MT.
PERMISSIBLE SALE FUNGIBLE AREA - 387.74 SQ. MT. (1107.82 X 35%)
PROPOSED SALE FUNGIBLE AREA - 146.74 SQ. MT.

PERMISSIBLE PTC AREA - 664.70 SQ. MT.

PROPOSED PTC AREA - 664.70 SQ. MT.

BUILT UP AREA CALCULATION

TYPICAL 1ST TO 6TH & 8TH FLOOR
A. 23.21 X 11.54 X 1.00 = 267.77 SQ. MT.
TOTAL ADDITION = 267.77 SQ. MT.

DEDUCTIONS

1	2.26 X 2.89 X 1.00	=	6.53 SQ. MT.
2	3.15 X 3.72 X 1.00	=	11.72 SQ. MT.
3	5.67 X 4.02 X 1.00	=	22.80 SQ. MT.
4	4.27 X 5.96 X 1.00	=	25.45 SQ. MT.
5	6.01 X 1.45 X 1.00	=	0.87 SQ. MT.
6	10.2 X 2.30 X 1.00 X 1.00	=	1.20 SQ. MT.
7	2.75 X 5.11 X 1.00	=	14.05 SQ. MT.
8	1.80 X 4.71 X 1.00	=	7.07 SQ. MT.
9	2.43 X 4.18 X 1.00	=	10.16 SQ. MT.
10	2.83 X 3.30 X 1.00	=	9.34 SQ. MT.
11	1.80 X 1.96 X 1.00 X 1.00	=	0.65 SQ. MT.
12	1.02 X 4.59 X 0.80 X 1.00	=	1.84 SQ. MT.
13	1.80 X 1.65 X 1.00	=	2.97 SQ. MT.
14	4.52 X 0.94 X 1.00	=	0.42 SQ. MT.
15	2.03 X 0.82 X 1.00	=	1.66 SQ. MT.
16	1.00 X 0.52 X 1.00	=	0.52 SQ. MT.
17	0.16 X 1.01 X 1.00	=	0.16 SQ. MT.
18	1.28 X 2.03 X 1.00	=	2.60 SQ. MT.
TOTAL DEDUCTION		=	135.37 SQ. MT.
TOTAL BUILT UP AREA (X-Y)		=	154.40 SQ. MT.

L.V. AREA CALCULATION

TYPICAL FLOOR
A. 1.43 X 0.25 X 1.00 = 0.36 SQ. MT.
TOTAL L.V. AREA PER FL. (TYPICAL FLOOR) = 0.36 SQ. MT.

STAIRCASE AREA CALCULATION

S11	3.64 X 0.25 X 1.00	=	0.91 SQ. MT.
S12	0.21 X 1.58 X 1.00	=	0.33 SQ. MT.
S13	1.58 X 4.08 X 1.00 X 1.00	=	6.45 SQ. MT.
S14	1.02 X 1.81 X 0.22 X 1.00	=	0.48 SQ. MT.
S15	1.02 X 2.02 X 1.00 X 1.00	=	2.04 SQ. MT.
S16	2.34 X 1.87 X 1.00	=	4.37 SQ. MT.
S17	2.5 X 0.63 X 0.62 X 1.00	=	0.97 SQ. MT.
S18	0.95 X 1.33 X 1.00 X 1.00	=	1.26 SQ. MT.
S19	1.33 X 1.33 X 1.00 X 1.00	=	1.77 SQ. MT.
S20	1.33 X 1.33 X 1.00 X 1.00	=	1.77 SQ. MT.
S21	3.58 X 1.34 X 1.00	=	4.80 SQ. MT.
S22	0.41 X 1.62 X 1.00	=	0.67 SQ. MT.
S23	4.32 X 0.77 X 1.00	=	3.33 SQ. MT.
S24	2.83 X 2.48 X 1.00	=	7.03 SQ. MT.
S25	4.58 X 4.52 X 1.00 X 1.00	=	20.70 SQ. MT.
S26	1.02 X 4.59 X 0.80 X 1.00	=	3.64 SQ. MT.
TOTAL STAIRCASE AREA PER FL. (TYPICAL FLOOR)		=	36.99 SQ. MT.

SALE AREA CALCULATION

S31	2.98 X 1.42 X 1.00	=	4.23 SQ. MT.
S32	3.43 X 3.44 X 1.00	=	11.80 SQ. MT.
S33	1.50 X 3.11 X 1.00	=	4.67 SQ. MT.
S34	2.72 X 2.72 X 1.00	=	7.41 SQ. MT.
S35	1.20 X 2.90 X 1.00	=	3.48 SQ. MT.
S36	1.20 X 0.82 X 1.00	=	0.98 SQ. MT.
S37	1.36 X 1.32 X 1.00	=	1.80 SQ. MT.
S38	3.07 X 0.68 X 1.00	=	2.09 SQ. MT.
TOTAL SALE AREA PER FL. (TYPICAL FLOOR)		=	40.81 SQ. MT.

NET BUILT UP AREA (PTC AREA)

(X-Y) (12-13) = 76.24 SQ. MT.

COMPOSITE BUILDING SERVICES BASEMENT + GR. STILT + 1ST TO 17TH FLR.

(HT = 57.79 MT.)

SECTION THROUGH U/G WATER TANK

SECTION THROUGH U/G WATER TANK

BLOCK PLAN

SCALE 1:500

SITE U/R

SCALE 1:500

GR. FLOOR BUA DIAGRAM

SCALE 1:100

BUILT UP AREA CALCULATION

GROUND FLOOR
A. 5.94 X 5.52 X 1.00 = 32.81 SQ. MT.
TOTAL ADDITION = 32.81 SQ. MT.

DEDUCTIONS

1	12 X 7.36 X 2.05 X 1.00	=	17.41 SQ. MT.
2	2.75 X 1.80 X 1.00	=	4.95 SQ. MT.
3	12 X 4.11 X 1.32 X 1.00	=	6.31 SQ. MT.
TOTAL DEDUCTION		=	28.67 SQ. MT.
TOTAL BUILT UP AREA (X-Y)		=	23.14 SQ. MT.

LOCATION PLAN

SCALE 1:500

COMPOSITE BUILDING				SR. NO. IN SQA
	AREA STATEMENT			
1	AREA OF PLOT			443.13
A	AREA OF RESERVATION IN PLOT			---
B	AREA OF ROAD SET BACK			---
C	AREA OF DP ROAD			---
2	DEDUCTIONS FOR FOR RESERVATION/ROAD AREA			---
A	ROAD SET-BACK AREA TO BE HANDED OVER (100%) (REGULATION NO 16)			---
B	PROPOSED D. P. ROAD TO BE HANDED OVER (100%) (REGULATION NO 16)			---
C	RESERVATION AREA TO BE HANDED OVER (100%) (REGULATION NO 17)			---
D	RESERVATION AREA TO BE HANDED OVER AS PER (AR) (REGULATION NO 17)			---
B	FOR AMENITY AREA			---
A	AREA OF AMENITY PLOT/LOTS TO BE HANDED OVER AS PER DOR 14(A)			---
B	AREA OF AMENITY PLOT/LOTS TO BE HANDED OVER AS PER DOR 14(B)			---
C	AREA OF AMENITY PLOT/LOTS TO BE HANDED OVER AS PER DOR 35(A) (ABEYANCE)			---
C	DEDUCTIONS FOR EXISTING BUA TO BE RETAINED IF ANY LAND COMPONENT OF EXISTING BUA/ EXISTING BUA AS PER REGULATION UNDER WHICH THE DEVELOPMENT WAS ALLOWED.			---
3	TOTAL DEDUCTIONS (2(A) + 2(B) + 2(C) AS AND WHEN APPLICABLE)			---
4	BALANCE AREA OF PLOT (1 MINUS 3)			443.13
5	PLOT AREA UNDER DEVELOPMENT AFTER AREAS TO BE HANDED OVER TO MCGM/ APPROPRIATE AUTHORITY AS PER SR. NO. 4 ABOVE.			---
6	ROAD SET BACK AREA FOR ADDITIONAL FOR FLOOR SPACE INDEX			---
SR1	MINIMUM FSI TO BE ATTAINED AS PER CLAUSE 3.8 OF 33 (10) OF DCPR 2034			443.13
SR2	PERMISSIBLE FSI AS PER 33(11) A			4.00
7	PERMISSIBLE BUILT UP AREA AS PER ZONAL (BASIC) FSI (50%) (IN CASE OF MILL LAND PERMISSIBLE BUA KEPT IN ABEYANCE)			1772.52
8	BUILT UP EQUAL TO AREA OF LAND HANDED OVER AS PER REGULATION 30(A)			---
A	AS PER 2(A) AND 2(B) EXCEPT 2(A)(II) ABOVE WITH IN CAP OF ADMISSIBLE TDR AS COLUMN 6 OF TABLE -12 ON REMAINING / BALANCE PLOT			---
B	IN CASE OF 2(A)(C) IF PERMISSIBLE OVER AND ABOVE PERMISSIBLE BUA ON REMAINING / BALANCE PLOT			---
9	BUILT UP AREA IN LIEU OF COST OF CONSTRUCTION OF BUILT UP AMENITY TO BE HANDED OVER (WITHIN THE LIMIT OF PERMISSIBLE BUA ON REMAINING PLOT)			---
10	BUILT UP AREA DUE TO ADDITIONAL FSI ON PAYMENT OF PREMIUM AS PER TABLE NO. 12 OF REGULATION NO 30(A) ON REMAINING / BALANCE PLOT			---
11	BUILT UP AREA DUE TO ADMISSIBLE TDR AS PER TABLE NO 12 OF REGULATION NO 30(A) AND 32 ON REMAINING / BALANCE PLOT			---
12	PERMISSIBLE BUILT UP AREA (AS THE CASE MAY BE WITH / WITHOUT BUAS PER 2 (C))			---
SR2	PROPOSED BUILT UP AREA OF REHAB REHAB COMPONENT			---
	PERMISSIBLE SALE COMPONENT (INCENTIVE X REHAB COMPONENT)			---
SR2	PERMISSIBLE BUA FOR TRANSIT TENEMENTS FOR SRV / OF TOTAL ADDITIONAL BUA (443.13 X 1.50)			664.70
	PERMISSIBLE BUA FOR SALE COMPONENT OF TOTAL ADDITIONAL BUA (443.13 X 2.5 FSI)			1107.82
SR3	TOTAL BUA SANCTIONED FOR THE PROJECT			1772.52
13	PROPOSED BUA (AS THE CASE MAY BE WITH / WITHOUT BUAS PER 2(C))			1772.52
SR4	TOTAL BUA PROPOSED TO BE CONSIDERED IN SQA			1772.52
SR4	PROPOSED BUA FOR TRANSIT TENEMENTS FOR SRV / OF TOTAL ADDITIONAL BUA			664.70
SR4	PROPOSED BUA FOR SALE COMPONENT OF TOTAL ADDITIONAL BUA			1107.82
14	TDR GENERATED IF ANY AS PER REGULATION 30 (A) AND 32			---
SR5	TDR GENERATED IN SCHEME			---
15	FUNGIBLE COMPENSATORY AREAS AS PER REGULATION NO 31(D)			---
A	PERMISSIBLE FUNGIBLE COMPENSATORY AREA FOR REHAB COMPONENT WITHOUT CHARGING PREMIUM			---
B	FUNGIBLE COMPENSATORY AREA AWAILED FOR REHAB COMPONENT WITHOUT CHARGING PREMIUM			---
C	PERMISSIBLE FUNGIBLE COMPENSATORY AREA BY CHARGING PREMIUM FOR SALE			387.74
D	FUNGIBLE COMPENSATORY AREA AWAILED ON PAYMENT OF PREMIUM FOR SALE			146.74
15	TOTAL BUA INCLUDING FUNGIBLE FOR REHAB COMPONENT			664.70
16	TOTAL BUA INCLUDING FUNGIBLE FOR SALE COMPONENT			1254.56
	TOTAL BUILT UP AREA PROPOSED INCLUDING REHAB AND SALE COMPENSATORY AREA (15/56) + SR5(6)			1919.26
17	FSI CONSUMED ON NET PLOT-13 SR4-1 / 4			4.00
A	OTHER REQUIREMENTS			---
A1	RESERVATION / DESIGNATION			---
B	NAME OF RESERVATION			---
C	AREA OF RESERVATION AFFECTING THE PLOT			---
D	AREA OF RESERVATION LAND TO BE HANDED/HANDED OVER AS PER REGULATION NO 17			---
E	BUILT UP AREA OF AMENITY TO BE HANDED OVER AS PER REGULATION NO. 17			---
F	AREA BUILT UP AREA OF DESIGNATION			---
B	PLOT AREA/BUILT UP AMENITY TO BE HANDED OVER AS PER REGULATION NO			---
1	14(A)			---
2	14(B)			---
3	15			---
C	REQUIREMENT OF RECREATIONAL OPEN SPACE IN LAYOUT/ PLOT AS PER REGULATION NO- 27			---
D	TENEMENT STATEMENT			---
1	PROPOSED BUILT UP AREA (13 ABOVE)			---
2	LESS DEDUCTION OF NON-RESIDENTIAL AREA (SHOP ETC)			---
B	AREA AVAILABLE FOR TENEMENTS (III) MINUS (II)			---
3	TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS/HECTARE)			---
V	TOTAL NUMBER OF TENEMENTS PROPOSED ON THE PLOT (PTC)			---
B	PARKING STATEMENT			---
1	PARKING REQUIRED BY REGULATIONS FOR CAR SCOOTER/ MOTOR CYCLE OUTSIDERS (VISITORS)			15 NOS
2	COVERED GARAGE PERMISSIBLE			---
3	COVERED GARAGES PROPOSED CAR SCOOTER/ MOTOR CYCLE OUTSIDERS (VISITORS)			---
V	TOTAL PARKING PROVIDED			15 NOS
D	TRANSPORT VEHICLES PARKING			---
1	SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATIONS			---
2	TOTAL NO. OF TRANSPORT VEHICLES PARKING SPACES PROVIDED			---
NOTE THE PROFORMA IS FOR AN ILLUSTRATIVE GUIDELINE ONLY. THEREFORE IT MAY BE				