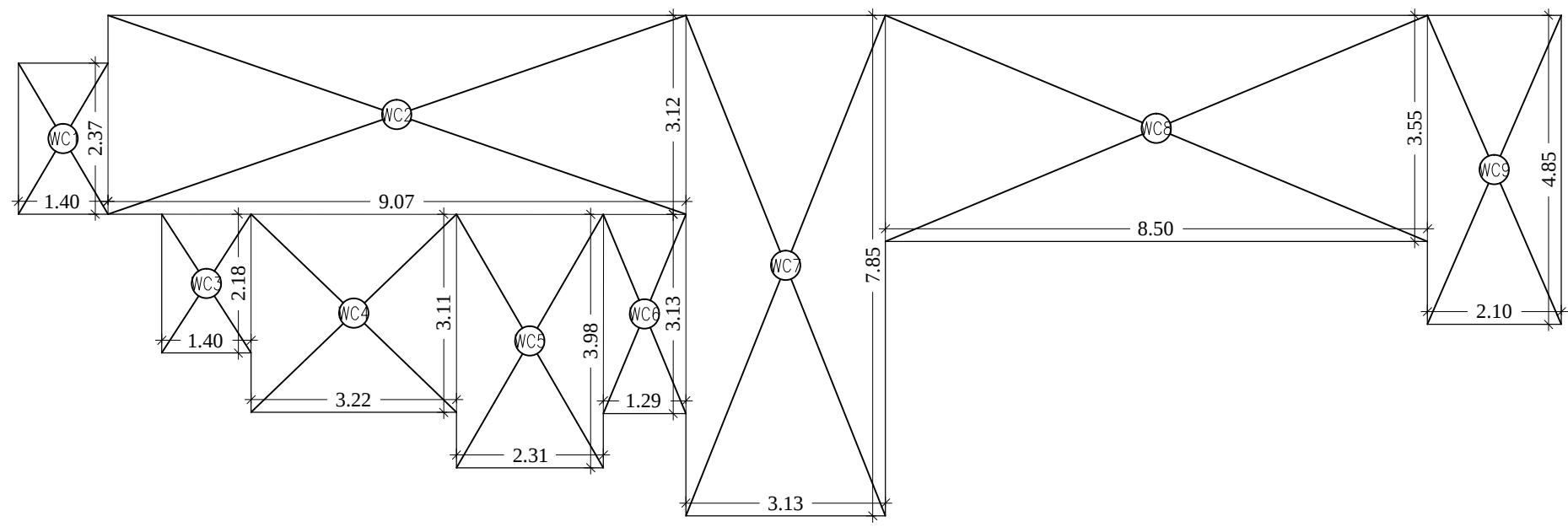
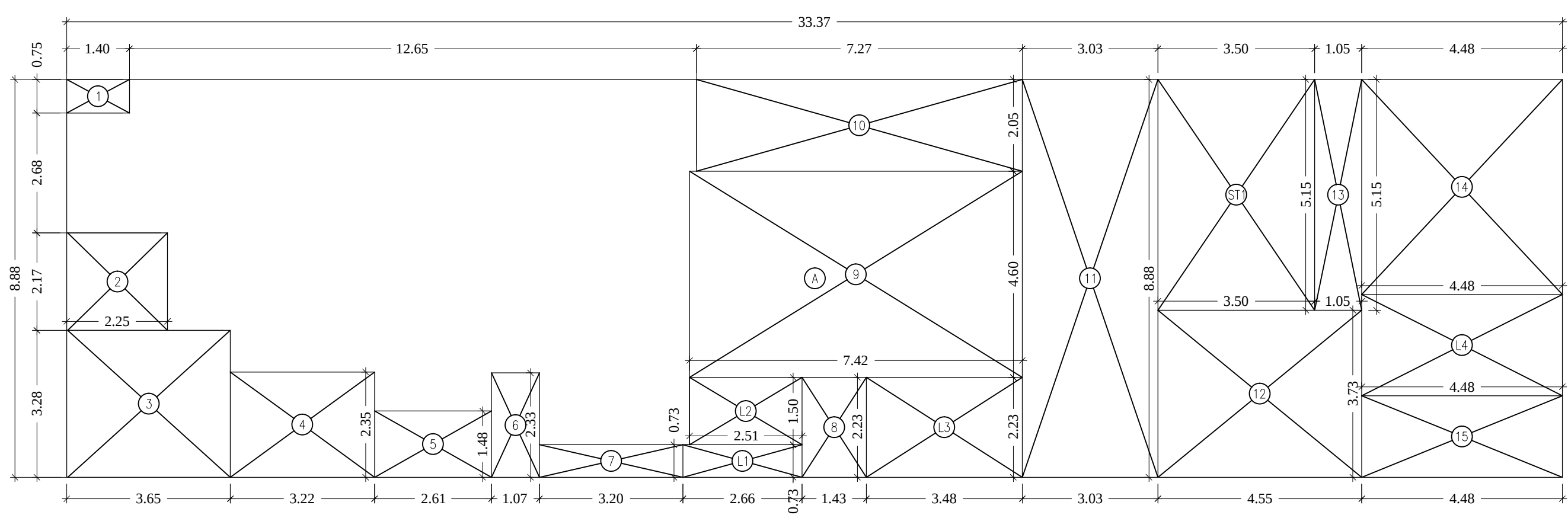




Line Diagram Of Fitness Center

FITNESS CENTER AREA CALCULATION										
FITNESS CENTER										
WC1	1.41	X	2.37	X	1	NO	=	3.34	SQ.MT	
WC2	9.07	X	3.12	X	1	NO	=	28.30	SQ.MT	
WC3	1.40	X	2.18	X	1	NO	=	3.05	SQ.MT	
WC4	3.22	X	3.11	X	1	NO	=	10.01	SQ.MT	
WC5	2.31	X	3.98	X	1	NO	=	9.19	SQ.MT	
WC6	1.29	X	3.13	X	1	NO	=	4.04	SQ.MT	
WC7	3.13	X	7.85	X	1	NO	=	24.67	SQ.MT	
WC8	8.50	X	3.55	X	1	NO	=	30.18	SQ.MT	
WC9	2.10	X	4.85	X	1	NO	=	10.19	SQ.MT	
TOTAL FITNESS CENTER AREA PER FL.								=	122.87	SQ.MT



Line Diagram Of Ground Floor

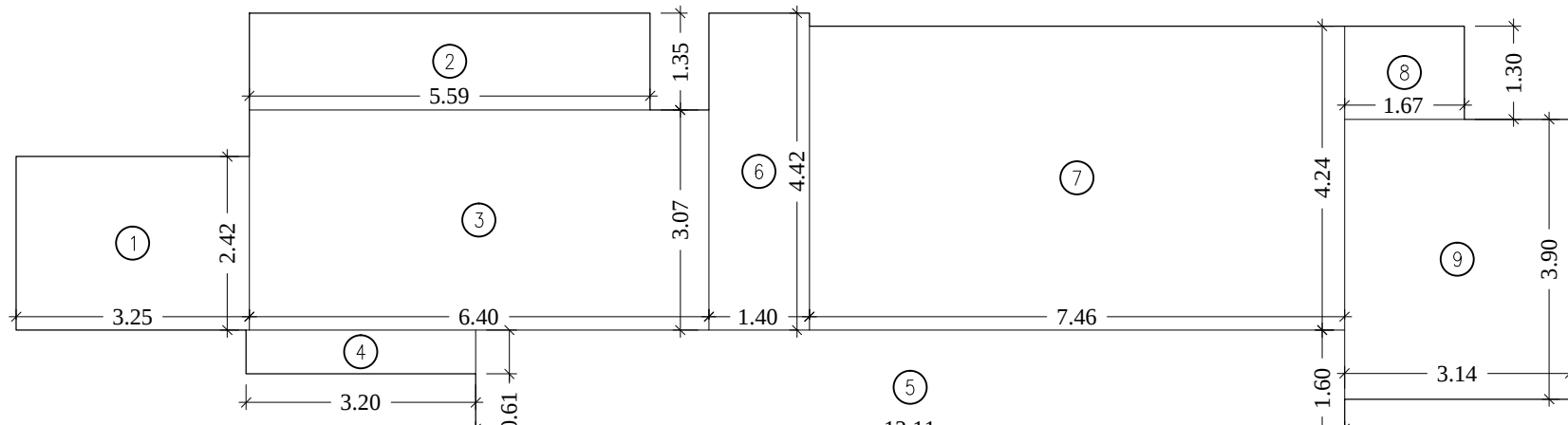
BUILT UP AREA CALCULATION									
GROUND FLOOR									
A	33.37	X	8.88	X	1	NO	=	296.33	SQ.MT
TOTAL ADDITION							=	296.33	SQ.MT
DEDUCTIONS									
1	1.40	X	0.75	X	1	NO	=	1.05	SQ.MT
2	2.25	X	2.17	X	1	NO	=	4.88	SQ.MT
3	3.65	X	3.28	X	1	NO	=	11.97	SQ.MT
4	3.22	X	2.35	X	1	NO	=	7.57	SQ.MT
5	2.61	X	1.48	X	1	NO	=	3.86	SQ.MT
6	1.07	X	2.33	X	1	NO	=	2.49	SQ.MT
7	3.20	X	0.73	X	1	NO	=	2.34	SQ.MT
8	1.43	X	2.23	X	1	NO	=	3.19	SQ.MT
9	7.42	X	4.60	X	1	NO	=	34.13	SQ.MT
10	7.27	X	2.05	X	1	NO	=	14.90	SQ.MT
11	3.03	X	8.88	X	1	NO	=	26.91	SQ.MT
12	4.55	X	3.73	X	1	NO	=	16.97	SQ.MT
13	1.05	X	5.15	X	1	NO	=	5.41	SQ.MT
14	4.48	X	4.80	X	1	NO	=	21.50	SQ.MT
15	4.48	X	1.82	X	1	NO	=	8.15	SQ.MT
TOTAL DEDUCTION							=	165.32	SQ.MT
TOTAL BUILT UP AREA [X - Y1]							=	131.01	SQ.MT

LIFT AREA CALCULATION									
GROUND FLOOR									
L1	2.66	X	0.73	X	1 NO	=	1.94	SQ.MT	
L2	2.51	X	1.50	X	1 NO	=	3.77	SQ.MT	
L3	3.48	X	2.23	X	1 NO	=	7.76	SQ.MT	
L4	4.48	X	2.26	X	1 NO	=	10.12	SQ.MT	
TOTAL LIFT AREA PER FL. (GROUND FLOOR)							=	23.59	SQ.MT

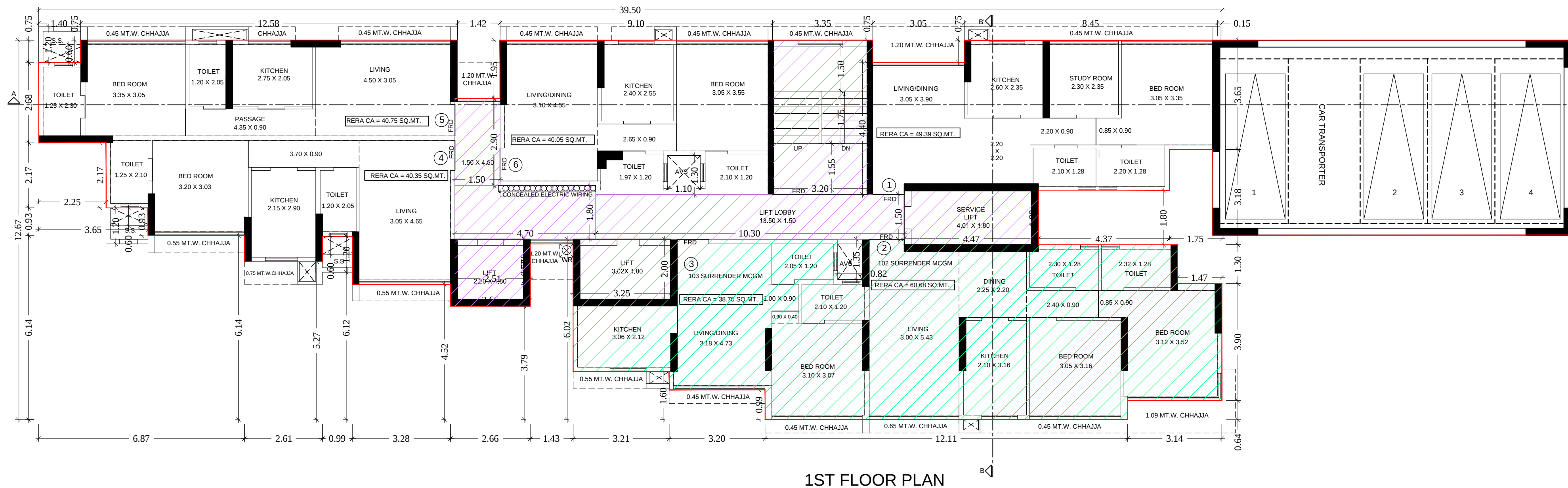
STAIRCASE AREA CALCULATION										
GROUND FLOOR										
ST1	3.50	X	5.15	X	1	NO	=	18.03	SQ.MT	
TOTAL STAIRCASE AREA PER FL. (GROUND FLOOR)								=	18.03	SQ.MT

NET BUILT UP AREA [X1 - (Y2+Y3)]	=	89.39 SQ.MT
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BUILT UP AREA CALCULATION										
FLAT NO. 1002 & 1003 MCGM										
1	3.25	X	2.42	X	1	NO	=	7.87	SQ.MT	
2	5.59	X	1.35	X	1	NO	=	7.55	SQ.MT	
3	6.40	X	3.07	X	1	NO	=	19.65	SQ.MT	
4	3.20	X	0.61	X	1	NO	=	1.95	SQ.MT	
5	12.11	X	1.60	X	1	NO	=	19.38	SQ.MT	
6	1.40	X	4.42	X	1	NO	=	6.19	SQ.MT	
7	7.46	X	4.24	X	1	NO	=	31.63	SQ.MT	
8	1.67	X	1.30	X	1	NO	=	2.17	SQ.MT	
9	3.14	X	3.90	X	1	NO	=	12.25	SQ.MT	
TOTAL ADDITION								=	108.64	SQ.MT



Line Diagram Of Flat No. 1002 & 1003 MCGM



1ST FLOOR PLAN

NORTH

PERMISSIBLE AREA STATEMENT									
PLOT AREA	=	2144.66	SQ.MT.						
SET BACK AREA	=	948.87	SQ.MT.						
NET PLOT AREA	=	1195.79	SQ.MT.						
PERMISSIBLE F.S.I. (BASIC + GOVT + TDR)	=	2.70	AS PER ROAD WIDTH TABLE 12 (1.33 + 0.73 + 0.64)						
TOTAL PERMISSIBLE B.U.A. (1195.79 x 2.70)	=	3228.63	SQ.MT. (A)						
ZONAL PERMISSIBLE B.U.A. (1195.79 x 1.33)	=	1590.40	SQ.MT. (I)						
ADD GOVT. F.S.I. (1195.79 x 0.73)	=	872.93	SQ.MT. (II)						
T.D.R. / F.S.I. (1195.79 x 0.64)	=	765.30	SQ.MT. (III)						
TDR Benefit in lieu of set back as per Table 12A of Regn.32 & Notification U.No. TPB/4319/CR-25/2019/UD-11	=	948.87	X 2.50						
Dated 07/03/2019									
Add TDR Notification U.No. TPB/4319/CR-25/2019/UD-11	=	1606.87	SQ.MT. (B)						
Dated 07/03/2019									
Total Permissible Area (A + B)	=	4835.50	SQ.MT.						
ADD 35% FUNGIBLE	=	1692.42	SQ.MT.						
TOTAL PERMISSIBLE B.U.A.	=	6527.92	SQ.MT.						
WITH FUNGIBLE									

Ind. To Resi. Conversion Area Calculation									
Area to be handed over to = Net Plot Area x 1.33 x 5% M.C.G.M. Free of F.S.I. = 1195.79 x 1.33 x 5% = 79.52 Sq.mt. Add Fungible 35% = 27.83 Sq.mt. Total Permissible Area with Fungible = 107.35 Sq.mt. Prop. Area to be handed over to M.C.G.M. = 108.64 Sq.mt.									

Fitness Center Area Calculation									
Total Permissible Area = 6527.92 Sq.mt. Building No.01 Permissible = 6219.07 sq.mt. Building No.02 Permissible = 308.85 sq.mt. Building No.01 = 6219.07 x 2% Permissible = 124.38 sq.mt. Fitness Center Prop. Area = 122.87 Sq.mt.									

B.U.A. SUMMARY				
Floor	Staircase, Lift & Passage Area	M.C.G.M Free F.S.I.	Built Up Area	
Ground Floor	41.62 sq.mt.		89.39 sq.mt.	
1st Floor	65.11 sq.mt.	108.64 sq.mt.	188.07 sq.mt.	
2nd Floor	65.11 sq.mt.		296.71 sq.mt.	
3rd Floor	65.11 sq.mt.		296.71 sq.mt.	
4th Floor	65.11 sq.mt.		296.71 sq.mt.	
5th Floor	65.11 sq.mt.		296.71 sq.mt.	
6th Floor	65.11 sq.mt.		296.71 sq.mt.	
7th Floor	65.11 sq.mt.		296.71 sq.mt.	
8th Flr (Refuge Flr)	65.11 sq.mt.		216.25 sq.mt.	
9th Floor	65.11 sq.mt.		296.71 sq.mt.	
10th Floor	65.11 sq.mt.		296.71 sq.mt.	
11th Floor	65.11 sq.mt.		296.71 sq.mt.	
12th Floor	65.11 sq.mt.		296.71 sq.mt.	
13th Floor	65.11 sq.mt.		296.71 sq.mt.	
14th Floor	65.11 sq.mt.		296.71 sq.mt.	
15th Floor (Refuge)	65.11 sq.mt.		207.29 sq.mt.	
16th Floor	65.11 sq.mt.		296.71 sq.mt.	
17th Floor	65.11 sq.mt.		296.71 sq.mt.	
18th Floor	65.11 sq.mt.		296.71 sq.mt.	
19th Floor	65.11 sq.mt.		296.71 sq.mt.	
20th Floor	65.11 sq.mt.		296.71 sq.mt.	
21st Floor	65.11 sq.mt.		296.71 sq.mt.	
22nd Floor	68.39 sq.mt.		162.78 sq.mt.	
Excess Refuge				
TOTAL	1477.32 sq.mt.	108.64 sq.mt.	6204.54 sq.mt.	

PROFORMA 'A'			SQ. MTS.
1	Area Statement		
a)	Area of plot		2144.66
a)	Area of reservation plot		-
b)	Area of road setback		948.87
c)	Area of DP road		-
2.	Deductions for:		-
(A)	For Reservation/Road Area		-
(a)	Road setback area to be handed over (100%)(Regulation No. 16)		948.87
(b)	Proposed DP road to be handed over (100%)(Regulation No. 16)		-
(c)(i)	Reservation area to be handed over (100%)(Regulation no. 17)		-
(ii)	Reservation area to be handed over per AR (100%)(Regulation no. 17)		-
(B)	For Amenity area		-
(a)	Area of amenity plot/plots to be handed over As per DCR. 14(A)		-
(b)	Area of amenity plot/plots to be handed over As per DCR. 14(B)		-
(c)	Area of amenity plot/plots to be handed over As per DCR. 35(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.]		948.87
4.	Balance area of plot (1 - 3)		1195.79
5.	Plot area under Development after areas to be handed over to MCGM/ Appropriate Authority as per Sr.No. 4 above.		1195.79
6.	Zonal (basic) FSI (0.50 or 0.75 or 1 or 1.33)		1.33
7.	Built up area as per Zonal (basic) FSI (SA * 6) (In case of Mill land Permissible BUA kept in abeyance)		1590.40
8.	Builtup Area equal to area of land handed over as per Regulation 30(A) TDR Benefit in lieu of set back as per Table 12A of Regn-32 & Notification U.No. TPB/4319/CR-25/2019/UD-11 Dated 07/03/2019		2372.17
(i)	As per 2(A) and 2(B) except 2(A) (c) (ii) above with in cap of "Admissible TDR" as column 6 of Table - 12 on remaining / balance plot.)		2372.17
(ii)	in case of 2(A)(c)(ii) 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 Regulation No.30(A) on remaining/ plot balance plot.		872.93
11.	Builtup area due to admissible "TDR" as per Table no 12 of Regulation No. 30(A) and 32 on remaining/ balance plot.		-
11(a)	Permissible area as per regulation 33(12)		-
12.	Permissible Built up area (as the case may be with / without BUA as per 2(c))		4835.50
13.	Proposed BUA (as the case may be with / without BUA as per 2(c))		BUILDING No.01 4606.72
14.	Proposed BUA (as the case may be with / without BUA as per 2(c))		BUILDING No.02 228.78
15.	TDR generated if any as per regulation 30 (A) and 32		-
15.	Fungible Compensatory Area as per Regulation No. 31(3)		1692.42
(i)	Permissible Fungible Compensatory area for Rehab component without charging premium		0.00
(ii)	Fungible Compensatory area proposed for Rehab component without charging premium		0.00
(b)	Permissible Fungible Compensatory area by charging premium.		1692.42
(i)	Fungible Compensatory area proposed on payment of premium.		BUILDING No.01 1597.82
(ii)	Fungible Compensatory area proposed on payment of premium.		BUILDING No.02 80.07
16.	Total Built up Area proposed including Fungible Compensatory Area (13 + 15 (a)(i)+15(b)(ii))		6513.39
17.	FSI consumed on Net Plot [13/ 4]		4.04
(I)	Other Requirements		-
(A)	Reservation/Designation		-
(a)	Name of Reservation		-
(b)	Area of Reservation affecting the plot		-
(c)	Area of Reservation land to be handed/handed over as per Regulation No. 17		-
(d)	Built up area of Amenity to be handed over as per Regulation No. 17		-
(e)	Area/ Built up Area Designation		-
(f)	Plot area/Built up Amenity to be Handed Over as per Regulation No		-
(i)	14(A)		-
(ii)	14(B)		-
(iii)	15		-
(C)	Requirement of Recreational Open space in Layout/Plot as per Regulation No. 27		-
(D)	Tenement Statement		-
(i)	Proposed built up area (13 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) 216.28 * 450 PER HECTOR / 10.000 = 9.73		-
(v)	Total number of Tenements proposed on the plot		-
(E)	Parking statement		-
(i)	Parking required by Regulation - Car		-
(i)	Scooter/		-
(i)	Motor		-
(i)	Cycle		-
(i)	Outsiders (visitors)		-
(i)	Covered garage permissible		-
(i)	Covered		-
(i)	Garages		-
(i)	Proposed		As Per Statement
(i)	Car		-
(i)	Scooter/		-
(i)	Motor		-
(i)	Cycle		-
(i)	Outsider		-
(i)	Visitors		-
(i)	Total parking provided		-
(F)	Transport Vehicles (Parking)		-
(i)	Spaces for transport vehicles parking required by Regulations		-
(i)	Total No. of transport vehicles parking spaces provided		-