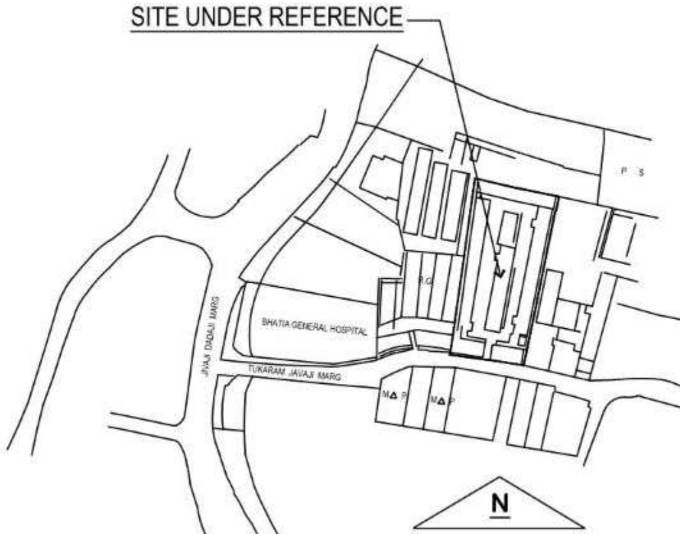
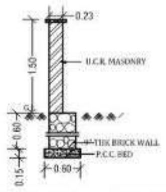
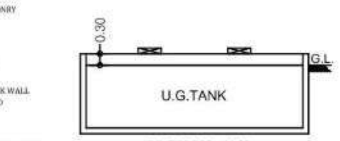
SITE UNDER REFERENCE



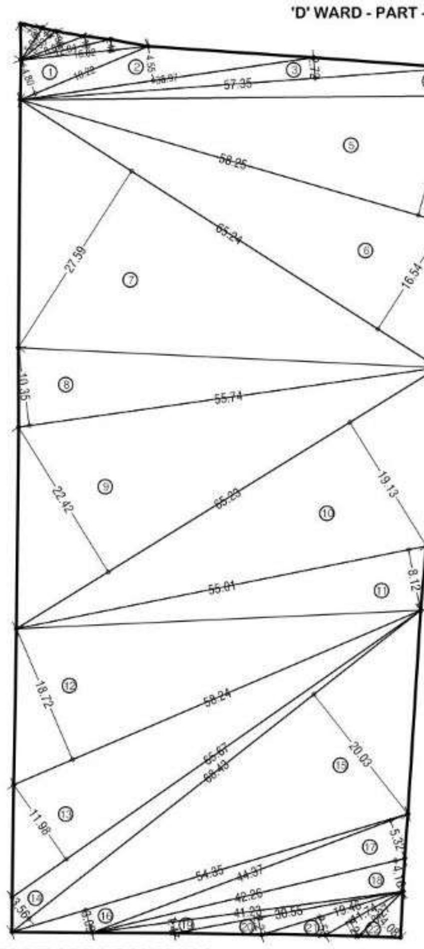
LOCATION PLAN
SCALE 1 : 2500
'D' WARD - PART - II,IV



COMPOUND WALL SECTION



SECTION - X:X



PLOT AREA DIAGRAM
SCALE - 1:500

SET BACK AREA DIAGRAM
SCALE - 1:500

TABLE - II					
DETAIL OF FUNGIBLE BUA FOR REHAB / SALE & PREMIUM CALCULATION					
SR.NO	DESCRIPTION	N/R Cess	R - Cess	SALE	TOTAL
1	PERMISSIBLE BUA (SR.NO. - 14 OF PROFORMA - A)	609.69	10977.84	9038.27	20625.80
2	PERMISSIBLE FUNGIBLE BUA (1 X 0.35)	213.39	3842.24	3163.40	7219.03
3	TOTAL PERMISSIBLE BUA (1 + 2)	823.08	14820.08	12201.67	27844.83
4	TOTAL PROPOSED BUA INCLUDING FUNGIBLE F.S.I. (14+B3 OF PROFORMA - A) [CHECK- SHALL NOT BE MORE THAN 3 (TOTAL A +B of COL.NO.19 OF TABLE - I)	879.23	16860.38	9981.94	27721.54
5	PERMISSIBLE FUNGIBLE BUA FOR REHAB, MHADA & MCGM. COMPONENT (TOTAL A +B of COL.NO. 15 OF TABLE - I)	211.05	3842.24	0.00	4053.29
6	FUNGIBLE BUA UTILIZED FOR RAHAB , MHADA & MCGM. COMPONENT (COL. 19-14-20 OF TABLE NO. - 1) [CHECK- SHALL NOT BE MORE THAN 5 ABOVE & Shall be equal to 5 COL .NO.21 OF TABLE - I)	190.39	3741.00	0.00	3931.39
7	PERMISSIBLE FUNGIBLE BUA FOR SALE COMPONENT (2 - 5)	2.34	0.00	3163.40	3165.74
8	FUNGIBLE BUA UTILIZED FOR SALE COMPONENT (4 - 1 - 6) [CHECK- SHALL NOT BE MORE THAN 5 ABOVE]	79.15	2141.54	943.66	3164.35
9	READY ROCKNOR RATE OF YEAR 2016	0.00	0.00	0.00	0.00
10	% OF READY ROCKNOR RATE	-	-	-	-
11	PREMIUM AMOUNT TO BE RECOVERED (8 X 9 X 10)				
	TOTAL PEREMIUM AMOUNT TO BE PAID				
12	PAYMENT RECEIPT NO. & DATE				

	BASIC FSI (a)	Fung. BUA (b)	Excess Fung. (c)	TOTAL BUA With Fung. (a+b+c)
PERM. BUA	20,625.80			
N/R CESS	609.69	190.39	79.15	879.23
R-CESS	10,977.84	3,741.00	2141.54	16,860.38
Prop. Sale @ BUA	9,038.27	-	943.66	9,981.94
TOTAL BUA	20,625.80	3,931.39	3,164.35	27,721.54

	BASIC FSI (a)	FUNGIBLE AREA (b)	Excess Fung. (c)	TOTAL BUA With Fung. (a+b+c)
RESI	20,016.11	3,741.00	3,085.20	26,842.31
COMMERCIAL	609.69	190.39	79.15	879.23
TOTAL	20,625.80	3,931.39	3,164.35	27,721.54

TABLE III (WING- A & B)

FLOOR (A)	FLOOR (B)	N/R CESS (WING-A)	R CESS (Wing B)	R SALE (Wing A)	R SALE (Wing b)	TOTAL
GROUND	GROUND FLOOR	416.75				416.75
1ST FLOOR	1ST FLOOR	462.48	421.07		38.15	921.70
2nd FL. (SERVICE FLOOR)	2nd FLOOR	-	529.72		37.96	567.67
3rd FLOOR	3rd FLOOR	-	575.39	530.77		1106.17
4th FLOOR	4th FLOOR	-	588.01	482.10		1070.12
5th FLOOR	5th FLOOR	-	589.88	482.10		1071.99
6th FLOOR	6th FLOOR	-	591.76	482.10		1073.87
7th REFUGE FLOOR	7th REFUGE FLOOR	-	412.17	368.49		780.66
8th FLOOR	8th FLOOR	-	591.76	482.10		1073.87
9th FLOOR (FITNESS CEN.)	9th FLOOR	-	592.95	-		592.95
10th FLOOR	10th FLOOR	-	594.14	518.62		1112.77
11th FLOOR	11th FLOOR	-	594.14	505.48		1099.63
12th FLOOR	12th FLOOR	-	594.14	505.48		1099.63
13th FLOOR	13th FLOOR	-	594.14	505.48		1099.63
14th REFUGE FLOOR	14th REFUGE FLOOR	-	414.55	363.96		778.51
15th FLOOR	15th FLOOR	-	607.66	505.48		1113.15
16th FLOOR	16th FLOOR	-	607.66	505.48		1113.15
17th FLOOR	17th FLOOR	-	607.66	505.48		1113.15
18th FLOOR	18th FLOOR	-	607.66	505.48		1113.15
19th FLOOR	19th FLOOR	-	607.66	505.48		1113.15
20th FLOOR	20th FLOOR	-	607.66	505.48		1113.15
21st REFUGE FLOOR	21ST REFUGE FLOOR	-	438.46	363.98		802.44
22nd FLOOR	22ND FLOOR	-	618.05	517.61		1135.66
23rd FLOOR	23rd FLOOR	-	619.31	517.61		1136.92
24th FLOOR	24th FLOOR	-	620.57	247.03		867.61
	25th FLOOR	-	622.36			622.36
	26th FLOOR	-	624.14			624.14
	27th FLOOR	-	624.14			624.14
	28th REFUGE FLOOR	-	519.05			519.05
	29th FLOOR	-	624.14			624.14
	30th FLOOR	-	220.26			220.26
TOTAL (X)		879.23	16860.38	9905.83	76.10	27721.54

SR. NO.	COMMON AREA IN SQ.MT (WING-A)	
1	EXCESS REFUGE AREA	108.07
2	FITNESS CENTER	279.20
3	IBMS RM. & FIRE CONTROL AREA IN SALE BLDG.	18.42
	TOTAL	405.69

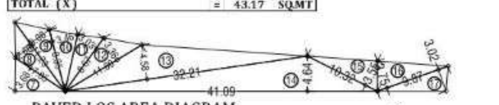
SR. NO.	COMMON AREA IN SQ.MT (WING-B)	
1	EXCESS REFUGE AREA	63.27
2	UPS ROOM	0.00
3	BMS RM	18.37
4	FIRE CONTROL RM	12.06
	TOTAL	93.70

PLOT AREA CALCULATION												
ADDITION												
1	18.22	X	4.80	X	0.50	X	1	=	43.73	SQ.MT
"	5.04	X	2.73	X	0.50	X	1	=	6.88	"
"	5.93	X	1.47	X	0.50	X	1	=	4.36	"
"	8.87	X	1.93	X	0.50	X	1	=	8.56	"
"	12.04	X	1.19	X	0.50	X	1	=	7.16	"
"	16.82	X	1.44	X	0.50	X	1	=	12.11	"
2	38.97	X	4.55	X	0.50	X	1	=	88.66	"
3	57.35	X	2.72	X	0.50	X	1	=	78.00	"
4	57.35	X	3.62	X	0.50	X	1	=	103.80	"
5	58.25	X	16.38	X	0.50	X	1	=	477.07	"
6	65.24	X	16.54	X	0.50	X	1	=	539.51	"
7	65.24	X	27.59	X	0.50	X	1	=	899.94	"
8	55.74	X	10.35	X	0.50	X	1	=	288.45	"
9	65.23	X	22.42	X	0.50	X	1	=	731.23	"
10	65.23	X	19.13	X	0.50	X	1	=	623.92	"
11	55.01	X	8.12	X	0.50	X	1	=	223.34	"
12	58.24	X	18.72	X	0.50	X	1	=	545.13	"
13	65.67	X	11.98	X	0.50	X	1	=	393.36	"
14	68.43	X	3.56	X	0.50	X	1	=	121.81	"
15	68.43	X	20.03	X	0.50	X	1	=	685.33	"
16	54.35	X	3.09	X	0.50	X	1	=	83.97	"
17	44.37	X	5.32	X	0.50	X	1	=	118.02	"
18	42.26	X	4.16	X	0.50	X	1	=	87.90	"
19	41.23	X	1.47	X	0.50	X	1	=	30.30	"
20	30.55	X	2.27	X	0.50	X	1	=	34.67	"
21	19.46	X	2.53	X	0.50	X	1	=	24.62	"
22	11.74	X	2.24	X	0.50	X	1	=	13.15	"
"	8.27	X	4.08	X	0.50	X	1	=	16.87	"
TOTAL (X)								=	6291.86	SQ.MT

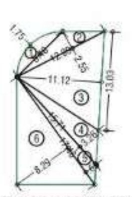
SET BACK AREA CALCULATION										
ADDITION										
S1	8.95	X	1.62	X	0.50	X	1	=	7.25	SQ.MT
S2	10.40	X	1.40	X	0.50	X	1	=	7.28	"
S3	8.86	X	1.36	X	0.50	X	1	=	6.02	"
S4	10.73	X	1.17	X	0.50	X	1	=	6.28	"
S5	10.59	X	1.02	X	0.50	X	1	=	5.40	"
S6	6.94	X	0.82	X	0.50	X	1	=	2.85	"
"	4.74	X	0.85	X	0.50	X	1	=	2.01	"
"	6.14	X	0.31	X	0.50	X	1	=	0.95	"
"	12.97	X	0.35	X	0.50	X	1	=	2.27	"
"	22.89	X	0.25	X	0.50	X	1	=	2.86	"
TOTAL (X)								=	43.17	SQ.MT

BUILT UP AREA SUMMARY (WING - A)			
FLOOR	BUILT UP AREA	STAIRCASE AREA	AREA IN SQ.MT
GROUND	400.58	217.99	"
1ST FLOOR	423.64	195.80	"
2nd FL. (SERVICE FLOOR)	0.00	0.00	"
3rd FLOOR	513.52	127.47	"
4th FLOOR	464.85	127.47	"
5th FLOOR	464.85	127.47	"
6th FLOOR	464.85	127.47	"
7th REFUGE FLOOR	384.97	123.35	"
8th FLOOR	464.85	127.47	"
9th FLOOR (FITNESS CEN.)	279.20	122.63	"
10th FLOOR	501.36	123.34	"
11th FLOOR	488.22	123.34	"
12th FLOOR	488.22	123.34	"
13th FLOOR	488.22	123.34	"
14th REFUGE FLOOR	356.13	123.37	"
15th FLOOR	488.22	123.37	"
16th FLOOR	488.22	123.37	"
17th FLOOR	488.22	123.37	"
18th FLOOR	488.22	123.37	"
19th FLOOR	488.22	123.37	"
20th FLOOR	488.22	123.37	"
21st REFUGE FLOOR	424.58	123.36	"
22nd FLOOR	504.66	123.10	"
23rd FLOOR	504.66	123.10	"
24th FLOOR (PT.TERR.)	238.39	126.54	"
TOTAL	10785.07	3150.17	SQ.MT
FITNESS CENTER/GYM. PURPOSE AREA STATEMENT (WING = A)			
GR. +1ST, 3RD TO 24TH NET BUA = (A)		10505.87	SQ.MT.
REQUIRED 2% of (A)		210.12	SQ.MT.
PROVIDED AREA		489.32	SQ.MT.
EXCESS AREA (1)		279.20	SQ.MT.
PROPOSED BUILT UP AREA		10785.07	SQ.MT.

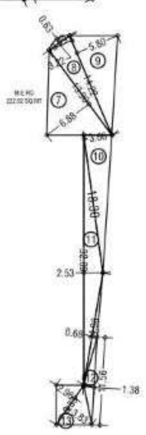
BUILT UP AREA SUMMARY (WING- B)			
FLOOR	BUILT UP AREA	STAIRCASE AREA	AREA IN SQ.MT
GROUND FLOOR	30.43	0.00	SQ.MT.
1ST FLOOR	456.55	206.11	"
2nd FLOOR	564.35	206.11	"
3rd FLOOR	572.06	205.90	"
4th FLOOR	584.68	201.72	"
5th FLOOR	586.55	201.72	"
6th FLOOR	588.43	201.72	"
7th REFUGE FLOOR	420.62	201.72	"
8th FLOOR	588.43	201.72	"
9th FLOOR	589.62	201.72	"
10th FLOOR	590.81	201.72	"
11th FLOOR	590.81	201.72	"
12th FLOOR	590.81	201.72	"
13th FLOOR	590.81	201.72	"
14th REFUGE FLOOR	419.28	201.72	"
15th FLOOR	604.33	201.19	"
16th FLOOR	604.33	201.19	"
17th FLOOR	604.33	201.19	"
18th FLOOR	604.33	201.19	"
19th FLOOR	604.33	201.19	"
20th FLOOR	604.33	201.19	"
21ST REFUGE FLOOR	438.68	201.19	"
22ND FLOOR	614.72	201.19	"
23rd FLOOR	615.98	201.19	"
24th FLOOR	617.24	201.19	"
25th FLOOR	619.03	201.19	"
26th FLOOR	620.81	201.19	"
27th FLOOR	620.81	201.19	"
28th REFUGE FLOOR	559.26	201.19	"
29th FLOOR	620.81	201.19	"
30th FLOOR (PT.TERR.)	218.93	159.49	"
TOTAL	16936.49	6014.38	SQ.MT.
FITNESS CENTER/ GYM. PURPOSE AREA STATEMENT (WING = B)			
GR. +1ST TO 30TH NET BUA = (A)		16936.49	SQ.MT.
REQUIRED 2% of (A)		338.73	SQ.MT.
PROVIDED AREA (1ST)		89.33	SQ.MT.
EXCESS AREA (1)		0.00	SQ.MT.
PROPOSED BUILT UP AREA		16936.49	SQ.MT.



PAVED LOS AREA DIAGRAM
SCALE - 1:500



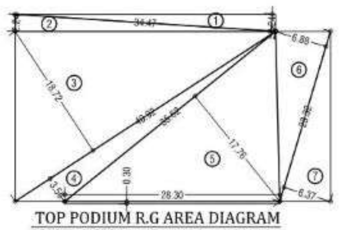
M.E. LOS 1 AREA DIAGRAM
SCALE - 1:500



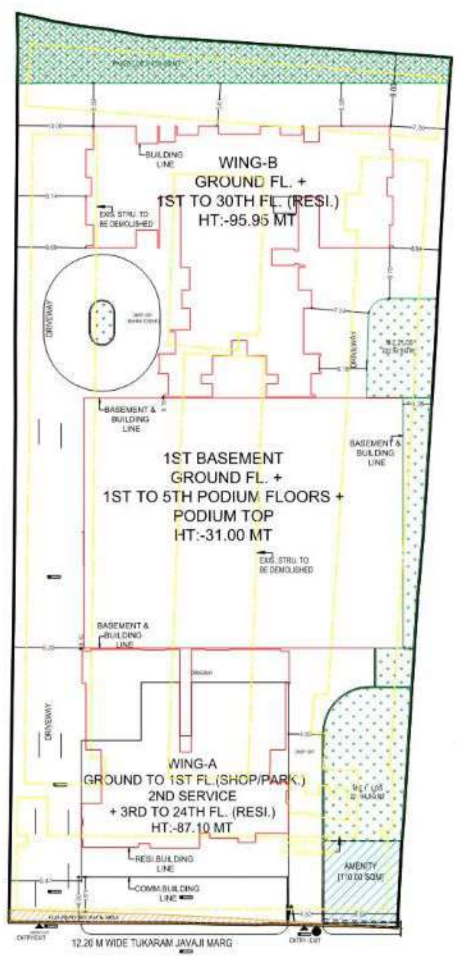
M.E. LOS 2 AREA DIAGRAM
SCALE - 1:500

LOS Statement				Required	Proposed
			Cess C.S.NO.3 10	Total	
1	Net Plot Area		6139.35	6139.35	
2	RG Required (10%- Cess)		613.93	613.93	1761.71
3	RG on Ground - min. 60%	60%		368.36	749.56
a	On Mother Earth [50% of (3)]	50%		184.18	434.53
b	Paved [50% of (3)]	50%		184.18	315.03
4	On podium Top -max- 40%	40%		245.57	1012.15

Commercial (NR Cess)	
Total CARPET floor area	667.82
1 car parking for every 40 sqm of floor area upto 800 sqm	16.70
1 car parking for every 80 sqm of spaces for area areas exceeding 800 sqm	-
Parking Required	16.70
10% Visitor Parking Required	1.67
Min. Comm Parking Required (A)	18.37



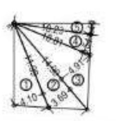
TOP PODIUM R.G AREA DIAGRAM
SCALE - 1:500



BLOCK PLAN
SCALE : 1:500

AMENITY AREA CALCULATION										
ADDITION										
1	11.99	X	4.10	X	0.50	X	1	=	24.58	"
2	14.90	X	3.69	X	0.50	X	1	=	27.49	"
3	14.90	X	4.91	X	0.50	X	1	=	36.58	"
4	10.81	X	2.54	X	0.50	X	1	=	13.73	"
5	10.23	X	1.49	X	0.50	X	1	=	7.62	"
TOTAL AMENITY AREA (A)								=	110.00	SQ.MT

AMENITY AREA STATEMENT			
REQUIRED AOS as per Reg. 14(A) of DCPR 2034	=	109.35	SQ.MT.
PROPOSED AMENITY AREA	=	110.00	SQ.MT.



AMENITY AREA DIAGRAM
SCALE - 1:500

LOS AREA CALCULATION										
ME LOS AREA CALCULATION										
ADDITION										
1	8.48	X	1.75	X	(2/3)	X	1	=	9.89	SQ.MT
2	12.99	X	2.55	X	0.50	X	1	=	16.57	"
3	13.03	X	11.12	X	0.50	X	1	=	72.45	"
4	15.71	X	3.26	X	0.50	X	1	=	25.61	"
5	17.46	X	1.69	X	0.50	X	1	=	14.75	"
6	17.46	X	8.29	X	0.50	X	1	=	72.37	"
TOTAL ME LOS 1 AREA (A)								=	211.64	SQ.MT
ADDITION										
7	13.90	X	6.88	X	0.50	X	1	=	47.82	SQ.MT
8	14.22	X	3.22	X	0.50	X	1	=	22.89	"
"	3.29	X	0.63	X	(2/3)	X	1	=	1.38	"
9	14.22	X	5.80	X	0.50	X	1	=	41.24	"
10	18.30	X	3.66	X	0.50	X	1	=	33.44	"
11	32.89	X	2.53	X	0.50	X	1	=	41.61	"
"	14.98	X	0.68	X	0.50	X	1	=	5.09	"
12	11.56	X	1.38	X	0.50	X	1	=	7.98	"
13	6.33	X	3.83	X	0.50	X	1	=	12.10	"
"	6.33	X	2.96	X	0.50	X	1	=	9.35	"
TOTAL ME LOS2 AREA (B)								=	222.89	SQ.MT
TOTAL ME LOS AREA C (A+B)								=	434.53	SQ.MT
PAVED LOS AREA CALCULATION										
7	7.85	X	3.68	X	0.50	X	1	=	14.45	"
8	11.23	X	2.68	X	0.50	X	1	=	15.05	"
9	11.23	X	3.08	X	0.50	X	1	=	17.30	"
10	8.35	X	3.46	X	0.50	X	1	=	14.45	"
11	8.67	X	3.03	X	0.50	X	1	=	13.14	"
12	11.80	X	3.36	X	0.50	X	1	=	19.82	"
13	32.21	X	4.58	X	0.50	X	1	=	73.76	"
14	41.09	X	4.64	X	0.50	X	1	=	95.34	"
15	10.32	X	3.55	X	0.50	X	1	=	18.32	"
16	9.87	X	3.75	X	0.50	X	1	=	18.51	"
17	9.87	X	3.02	X	0.50	X	1	=	14.89	"
TOTAL PAVED LOS AREA (D)								=	315.03	SQ.MT
TOP PODIUM LOS AREA CALCULATION										
1	34.47	X	2.24	X	0.50	X	1	=	38.61	"
2	34.32	X	2.24	X	0.50	X	1	=	38.44	"
3	40.91	X	18.72	X	0.50	X	1	=	382.98	"
4	40.92	X	3.56	X	0.50	X	1	=	72.84	"
5	35.62	X	17.76	X	0.50	X	1	=	316.31	"
"	28.30	X	0.30	X	1.00	X	1	=	8.49	"
6	23.32	X	6.88	X	0.50	X	1	=	80.22	"
7	23.32	X	6.37	X	0.50	X	1	=	74.27	"
TOTAL PAVED RG AREA (D)								=	1012.15	SQ.MT
TOTAL PLOT AREA (C+D)								=	1761.71	SQ.MT

Considering 25% Visitor Car Parking

RESI. REHAB PARKING AREA STATEMENT (WING = B)			
FLOOR	PARK REQUIRED	NO.OF FLATS	PERMI.PARK
BELOW 45.00 SQ.MT	1 FOR 8 FLATS	44	5.50
45.00 TO 60.00 SQ.MT	1 FOR 4 FLATS	219	54.75
60.00 TO 90.00SQ.MT	1 FOR 2 FLATS	18	9.00
ABOVE 90.00 SQ.MT	1 FOR 1 FLATS	0	0.00
TOTAL		281	69.25
25% FOR VISITORS PARKING		17.31	
REQUIRED PARKINKG FOR RESI. (B)		=	87

RESI. SALE PARKING AREA STATEMENT (WING = A) (Minimum)			
FLOOR	PARK REQUIRED	NO.OF FLATS	PERMI.PARK
BELOW 45.00 SQ.MT	1 FOR 8 FLATS	0	0.00
45.00 TO 60.00 SQ.MT	1 FOR 4 FLATS	0	0.00
60.00 TO 90.00SQ.MT	1 FOR 2 FLATS	37	18.50
ABOVE 90.00 SQ.MT	1 FOR 1 FLATS	40	40.00
TOTAL		77	58.50
25% FOR VISITORS PARKING		14.63	
REQUIRED PARKINKG FOR RESI. (B) Minimum		=	73

RESI. SALE PARKING AREA STATEMENT (WING = A) (Maximum)			
FLOOR	PARK REQUIRED	NO.OF FLATS	PERMI.PARK
BELOW 45.00 SQ.MT	1 FOR 1 FLATS	0	0.00
45.00 TO 60.00 SQ.MT	1 FOR 1 FLATS	0	0.00
60.00 TO 90.00SQ.MT	1 FOR 1 FLATS	37	37.00
ABOVE 90.00 SQ.MT	2 FOR 1 FLATS	40	80.00
TOTAL		77	117.00
25% FOR VISITORS PARKING		29.25	
REQUIRED PARKINKG FOR RESI. (C) Maximum		=	146

		Minimum	Maximum
REQUIRED PARKING FOR COMM. (A)	=	18	18
REQUIRED PARKING FOR REHAB RESI. (B)	=	87	87
REQUIRED PARKING FOR SALE RESI. (C)	=	73	146
TOTAL PARKING REQUIRED D= (A+B+C)	=	178	251
Addl. 50% Parking as per Reg 31 (to be calculated as per 5% visitor) (E)	=	0	70
TOTAL PERMISSIBLE PARKING (D + E)	=	178	321
TOTAL PARKING PROPOSED	=	335	
TWO WHEELER PARKING PROPOSED (F)	=	0	
EQUIVALENT FOUR WHELLER PARKING (F/4)	=	0	
TOTAL PARKING PROPOSED	=	335	

SANITATION REQUIREMENT OF GROUND FLR. (SHOP)						
OCCUPANT LOAD = 33.3/100 SQ.M.			BUA AREA		366.95	SQ.MT
PERSON		122	GENTS	61	LADIES	61
SR. NO.	FITMENTS		REQUIRED		PROVIDED	
			GENTS	LADIES	GENTS	LADIES
1	W.C.	MALE 1 FOR 25 PERSON FEMALE 1 FOR 15 PERSON	2	4	2	2
2	WASH BASIN (1 FOR EVERY 25)		2	2	2	0
3	URINALS (1 FOR EVERY 25)		2	-	0	-

SANITATION REQUIREMENT OF 1ST FLR. (SHOP)						
OCCUPANT LOAD = 16.60/100 SQ.M.			BUA AREA		374.07	SQ.MT
PERSON		62	GENTS	31	LADIES	31
SR. NO.	FITMENTS		REQUIRED		PROVIDED	
			GENTS	LADIES	GENTS	LADIES
1	W.C.	MALE 1 FOR 25 PERSON FEMALE 1 FOR 15 PERSON	1	2	2	2
2	WASH BASIN (1 FOR EVERY 25)		1	1	2	0
3	URINALS (1 FOR EVERY 25)		1	-	0	-

PROPOSED PARKING			
FLOOR	BIG	SMALL	TOTAL
GR	16	22	38
P0	17	12	29
P1	17	10	27
P1A	19	10	29
P2	20	13	33
P2A	15	13	28
P3	20	13	33
P3A	15	13	28
P4	20	13	33
P4A	16	13	29
P5	15	13	28
TOTAL	190	145	335

FLAT SUMMARY					
REHAB	BELOW 45	45 TO 60	60 TO 90	ABOVE 90	TOTAL
REHAB (B)	44	219	18	0	281
SALE (A)	0	0	36	45	81
TOTAL	44	219	54	45	362

PROFORMA -A

01/37

PROFORMA - A AREA STATEMENT		Total SQ.MT
1	AREA OF PLOT	6,291.86
	LESS AREA OF PLOT AFFECTED BY CRZ	0.00
	AREA OF PLOT IN NON CRZ POSITION CONSIDERD FOR PROPOSAL	6,291.86
2	DEDUCTION FOR	
a	ROAD ACQUISITION AREA (SET BACK AREA)	43.16
b	PROPOSED ROAD	0.00
c	ANY RESERVATION	0.00
d	NOT IN POSSESION AREA	0.00
	TOTAL	43.16
3	BALANCE AREA OF PLOT (1 - 2)	6,248.70
4	DEDUCTION FOR AOS as per Reg. 14(A) of DCPR 2034	109.35
5	NET AREA OF PLOT (3 - 4)	6,139.35
6	ADDITIONS FOR F.S.I. (SET BACK AREA)	
	2a 100%	43.16
	2b 100%	0.00
	2c	0.00
	2d AOS as per Reg. 14(A) of DCPR 2034	109.35
7	TOTAL AREA (5 + 6)	6,291.86
8	PERMISSIBLE FLOOR AREA for Cess	18,875.58
	OR	
9	Rehab + 78% Incentive (L/R =4.78)	20,625.80
10	Eligible FSI [Max (8,9)]	20,625.80
11	F.S.I. CREDIT AVAILABLE BY DEVELOPER RIGHTS	0.00
12	ADDITIONAL FOR FLOOR SPACE INNDEX	
	a)Premium FSI as per Reg. 30	0.00
	b) TDR as per Reg. 30	0.00
	c) PPL FSI as per Reg. 33(18)	0.00
13	PERMISIBLE B.U.A	20,625.80
14	EXISTING B.U.A TO BE RETAINED	0.00
15	PERMISIBLE B.U.A	20,625.80
16	Retained Existing Structure	0.00
17	EXCESS BALC. AREA TAKEN INTO F.S.I.	-
18A	Residential Cess Built up area	10,977.84
18B	NON Residential Cess Built up area	609.69
18C	Residential NON Cess Built up area	0.00
18D	COMM.I NON Cess Built up area	0.00
18E	Residential Mhada Built up Area	0.00
18F	Residential SALE Built up Area	9,038.27
18	Total built up area Proposed (18A+18B+18C+18D+18E+18F)	20,625.80
19	F.S.I. consumed on gross plot	3.28
20	Details of F.S.I. Availed as per Reg. 31(3)	
a.	Fungible built up area component proposed vide Reg. 31(3) for residential (CESS) = or <(18A X0.35)	3,741.00
b.	Fungible built up area component proposed vide Reg. 31(3) for NON-residential (CESS) = or <(18B X0.35)	190.39
c.	Fungible built up area component proposed vide Reg. 31(3) for residential (NON-CESS) = or <(18C X0.35)	0.00
d.	Fungible built up area component proposed vide Reg. 31(3) for NON-residential (NONCESS) = or <(18D X0.35)	0.00
e	Fungible built up area component proposed vide Reg. 31(3) for residential MHADA = or <(18E X0.35)	0.00
f.	Fungible built up area component proposed vide Reg. 31(3) for residential (SALE)	3,085.20
g	Fungible built up area component proposed vide Reg. 31(3) for non-residentiall (SALE)	79.15
21	Total fungible built up (20a+20b+20c+20d+20e+20f)	7,095.74
22	Total gross built up area proposed (14+B2)	27,721.54
C	TENEMENT STATEMENT	
1	PROPOSED AREA	27,721.54
2	DEDUCT NON-RESI. AREA	879.23
3	AREA AVAILABLE FOR TENEMENTS	26,842.31
4	TENEMENT PERM. (450/HECTARE)	928.16
5	TENEMENTS PROPOSED	358.00
6	TENEMENTS EXISTING	
7	TOTAL TENEMENT	
D	TENEMENT STATEMENT	
1	PARK. REQD. BY RULE (min.)	178.05
2	PARK. REQD. BY RULE (max.)	321
3	COVERED GARAGES PERMISSIBLE	
4	COVERED GARAGES PROPOSED	
5	TOTAL PARK. PROVIDED	335
E	TRANSPORT VEHICLES PARKING	0.00

PROFORMA -B

CONTENTS OF SHEET
BLOCK PLAN, LOCATION PLAN, PARKING AREA STATEMENT, AREA DIAGRAM AND CALCULATION, SANITARY STATEMENT, TABLE - II & TABLE - III STATEMENT.

STAMP AND DATE OF APPROVAL OF PLAN

DRAFT PLAN FOR APPROVAL

AMIT GAVHANE	JAYANT VISHWANATH WALWATKAR	JADHAV RAJENDRA ANANDRAO
S.E.(B.P.)C-IV	A.E.(B.P.) City - III	E.E.(B.P.)C-I

STAMP AND DATE OF RECEIPT OF PLAN

CERTIFICATE OF AREA
CERTIFIED THAT THE PLOT UNDER REFERENCE IS GOT SURVEYED THROUGH SURVEYING AGENCY TO ASCERTAIN THE CORRECTNESS OF THE AREA MENTIONED IN THE PROPERTY CARD THE SAID SURVEY HAS BEEN CARRIED OUT ON THE BASIS OF THE BOUNDARIES OF THE PROPERTY SHOWN BY THE OWNERS. THE SAID AREA AS PER SURVEYNOW WORKS OUT TO SQ.MTS.

DESCRIPTION OF PROPOSAL & PROPERTY
PROPOSED REDEVELOPMENT ON PLOT BEARING C.S.NO.- 310 OF TARDEO DIVISION AT TUKARAM JAVAJI ROAD, MUMBAI.

NORTH	JOB. NO.	DRG. NO.	DRAWN BY
	548	01/37	PRACHI
	SCALE	DATE	CHECKED BY
	1:100	-	NINAD
REVISIONS	DESCRIPTION :		
R-0			

NAME & ADDRESS OF DESIGN ARCHITECT	SIGNATURE
KAPADIA ASSOCIATE DESIGN LLP, PAREL (E), MUMBAI - 400012.	

NAME OF THE OWNER	SIGNATURE
M/s. Kora Constructions Pvt. Ltd.	Sonal Gajanan Rane

NAME & ADDRESS OF LICENSED SURVEYOR (L.S)	SIGNATURE
SPACEAGE CONSULTANTS B-106, Natraj Building, Mulund Goregaon Link Road Mulund (w), Mumbai : 4000 080	Shashikant Laxman jadhav