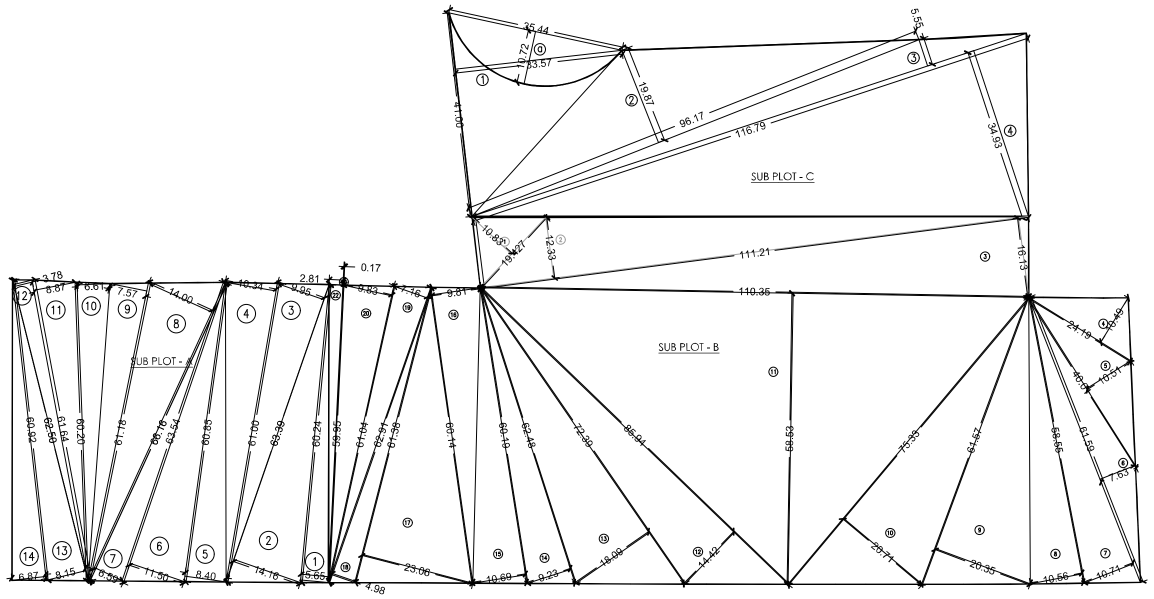
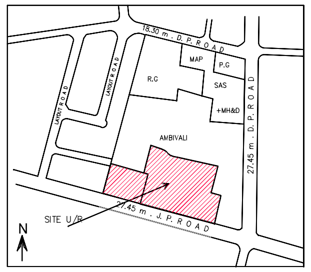


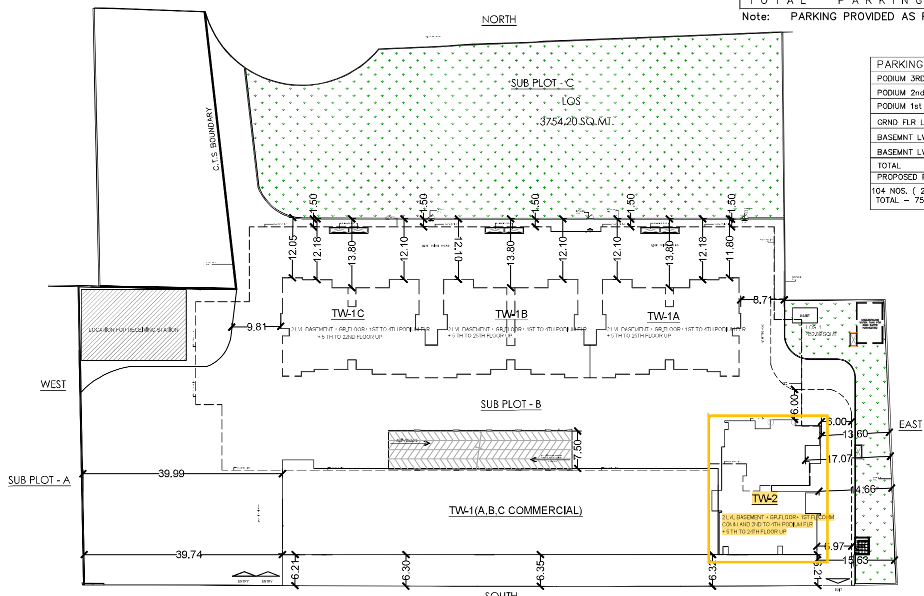
# PLOT AREA DIAGRAM
SCALE = 1:500

BASEMENT & PODIUM CONSTRUCTION AREA STATEMENT

Sr. No.	Floor	Const Area 1ABC	Tower 2	Total
1	Basement 1	5380.03	261.27	5641.30
2	Basement 2	5380.03	261.27	5641.30
3	Ground floor	2558.86	425.45	2984.31
4	First Podium	2821.46	343.03	3164.49
5	Second Podium	4404.65	389.16	4793.81
6	Third Podium	4414.4	389.16	4803.56
7	Fourth Podium	4414.4	389.16	4803.56
	Total	29373.83	2458.5	31832.33



LOCATION PLAN
SCALE- 1:4000



BLOCK PLAN
Scale 1:500

CAR PARKING STATEMENT AS PER PRESENT NORMS

CARPET AREA IN SQ. MTS	TOWER- 1 WING-A	WING-B	WING-C	TOWER 2	TOWER 3	TOTAL FLATS	PARKING PERMISSIBLE AS PER D.C. RULES	PARKING REQUIRED
UP TO 45.00	NIL	NIL	NIL	NIL	NIL	NIL	1 PARKING / 4 TENEMENTS	NIL
45.00 TO 60.00	NIL	1 NOs.	NIL	NIL	NIL	1.00 NOs.	1 PARKING / 2 TENEMENTS	0.5
60.00 TO 90.00	45 NOs.	34 NOs.	45 NOs.	15 NOs.	NIL	139.00 NOs.	1 PARKING / 1 TENEMENTS	139
ABOVE 90.00	31 NOs.	42 NOs.	24 NOs.	39 NOs.	NIL	136.00 NOs.	2 PARKING / 1 TENEMENTS	272
TOTAL	76 NOs.	77 NOs.	69 NOs.	54 NOs.	NIL	276.00 NOs.		411.50
10% ADDITIONAL PARKING FOR VISITORS								41.15
							TOTAL	452.65
SHOP AREA 3438.38sq.mt. GR. FLOOR	1 PARKING FOR 40.00 SQ.MTS UP TO 800 SQ. MTS							20.00
	& ABOVE 800 SQ. MTS 1 PARKING FOR 80 SQ. MTS							32.97
TOTAL								52.97
10 % ADDITIONAL PARKING FOR VISITORS								5.29
							TOTAL	58.26

TOTAL PARKING REQUIRED (452.65+58.26 = 510.91) 511 NO.S SAY
TOTAL PARKING PROVIDED = 750NO.S
Note: PARKING PROVIDED AS PER APPROVED CONCESSION FULL POTENTIAL

PARKING	BIG	SMALL	TOTAL	T.W. PARKING
PODIUM 3RD LVL.	85	32	117	36
PODIUM 2nd LVL.	83	35	118	36
PODIUM 1st LVL.	40	6	46	10
GRND FLR LVL	72	09	81	0
BASEMNT LVL 1	82	54	136	20
BASEMNT LVL 2	208	44	252	02
TOTAL	571	180	750	104
PROPOSED PARKING =	750			

104 NOS. (26 x 04 = 104 NOS.(TWO WHEELER PARKING)
TOTAL - 750 + 26 = 786 nos

TOTAL B.U.A. AREA	TOWER - 1 WING - A	WING - B	WING - C	TOWER - 2	FITNESS CENTER EXCESS AREA	SHOP AREA	TOTAL AREA
TOTAL	7880.30	8034.63	6756.69	6781.50	199.21	3438.38	33090.71
Servant & Drivers toilet access area count in FSI	--	--	--	--	--	--	12.10
							67.11
METER ROOM	--	--	--	--	--	--	36.76
SOC.OFFICE	--	--	--	--	--	--	2.67
						Total BUA =	33209.35

PLOT AREA CALCULATION (TRIANGULATION)

PLOT A			
1	1/2 X 60.24 X 5.65 X 1NO	=	170.18 SQ.MT.
2	1/2 X 63.39 X 14.16 X 1NO	=	448.80 SQ.MT.
3	1/2 X 63.39 X 9.95 X 1NO	=	315.37 SQ.MT.
4	1/2 X 61.00 X 10.34 X 1NO	=	315.37 SQ.MT.
5	1/2 X 60.85 X 8.40 X 1NO	=	255.57 SQ.MT.
6	1/2 X 63.54 X 11.50 X 1NO	=	365.36 SQ.MT.
7	1/2 X 66.16 X 6.59 X 1NO	=	218.00 SQ.MT.
8	1/2 X 66.16 X 14.00 X 1NO	=	463.12 SQ.MT.
9	1/2 X 61.18 X 7.57 X 1NO	=	231.57 SQ.MT.
10	1/2 X 60.20 X 6.61 X 1NO	=	198.96 SQ.MT.
11	1/2 X 61.64 X 8.87 X 1NO	=	273.37 SQ.MT.
12	1/2 X 62.50 X 3.78 X 1NO	=	118.13 SQ.MT.
13	1/2 X 62.50 X 8.15 X 1NO	=	254.69 SQ.MT.
14	1/2 X 60.92 X 6.87 X 1NO	=	209.26 SQ.MT.
	TOTAL ADDITION	=	3837.75 SQ.MT.

PLOT B			
1	1/2 X 19.427 X 10.83 X 1NO	=	104.40 SQ.MT.
2	1/2 X 111.21 X 12.33 X 1NO	=	685.61 SQ.MT.
3	1/2 X 111.21 X 16.13 X 1NO	=	896.91 SQ.MT.
4	1/2 X 24.19 X 10.49 X 1NO	=	126.88 SQ.MT.
5	1/2 X 40.01 X 10.51 X 1NO	=	210.25 SQ.MT.
6	1/2 X 61.59 X 7.63 X 1NO	=	234.97 SQ.MT.
7	1/2 X 61.59 X 10.71 X 1NO	=	329.81 SQ.MT.
8	1/2 X 58.55 X 10.56 X 1NO	=	309.14 SQ.MT.
9	1/2 X 61.57 X 20.35 X 1NO	=	626.47 SQ.MT.
10	1/2 X 75.33 X 20.71 X 1NO	=	780.04 SQ.MT.
11	1/2 X 110.35 X 58.53 X 1NO	=	3229.39 SQ.MT.
12	1/2 X 85.94 X 14.42 X 1NO	=	619.63 SQ.MT.
13	1/2 X 72.39 X 18.09 X 1NO	=	654.77 SQ.MT.
14	1/2 X 62.48 X 9.23 X 1NO	=	288.35 SQ.MT.
15	1/2 X 60.19 X 10.69 X 1NO	=	321.72 SQ.MT.
16	1/2 X 60.14 X 9.81 X 1NO	=	294.99 SQ.MT.
17	1/2 X 61.38 X 23.06 X 1NO	=	707.71 SQ.MT.
18	1/2 X 62.91 X 4.98 X 1NO	=	156.65 SQ.MT.
19	1/2 X 62.91 X 7.16 X 1NO	=	225.22 SQ.MT.
20	1/2 X 61.04 X 9.83 X 1NO	=	300.01 SQ.MT.
21	1/2 X 59.95 X 0.17 X 1NO	=	5.10 SQ.MT.
22	1/2 X 59.95 X 2.81 X 1NO	=	84.23 SQ.MT.
	TOTAL ADDITION	=	11193.05 SQ.MT. B

LOS PLOT AREA CALCULATION

LOS PLOT C			
1	1/2 X 41.00 X 33.57 X 1NO	=	688.19 SQ.MT.
2	1/2 X 96.17 X 19.87 X 1NO	=	955.46 SQ.MT.
3	1/2 X 116.79 X 5.55 X 1NO	=	324.09 SQ.MT.
4	1/2 X 116.79 X 34.93 X 1NO	=	2039.74 SQ.MT.
	TOTAL ADDITION	=	4007.48 SQ.MT. X

DEDUCTIONS

a	2/3 X 35.44 X 10.72 X 1NO	=	253.28 SQ.MT.
	TOTAL DEDUCTION	=	253.28 SQ.MT. Y1
	TOTAL AREA [X - Y1]	=	3754.20 SQ.MT. B

TOTAL PLOT

A + B + C	=	18785.00 SQ.MT.

B.U.A.SUMMARY (TOWER - 1,2 & 3)

	FLOOR	TOWER - 1 WING - A	WING - B	WING - C	TOWER - 2	GR.& 1ST POD SHOP EXCESS FITNESS CENTER AREA	TOTAL AREA
	GROUND	—	—	—	—	1710.11	1710.11
	1ST. PODIUM	---	---	---	—	1728.27	1728.27
	2ND. PODIUM	---	---	---	—	—	0.00
	3RD. PODIUM	---	---	---	—	—	0.00
	4TH PODIUM. CLUB H. LVL	---	---	---	—	199.21	199.21
1	5TH FLOOR	377.05	387.62	377.05	342.39	—	1484.11
2	6TH FLOOR	377.27	385.42	377.27	342.39	—	1482.35
3	7TH FLOOR	290.54	297.27	290.54	266.57	—	1144.92
4	8TH FLOOR	377.27	385.42	377.27	342.39	—	1482.35
5	9TH FLOOR	377.27	385.42	377.27	342.39	—	1482.35
6	10TH FLOOR	377.27	385.42	377.27	342.39	—	1482.35
7	11TH FLOOR	388.64	397.01	388.64	342.39	—	1516.68
8	12TH FLOOR	388.64	397.01	388.64	354.64	—	1528.93
9	13TH FLOOR	388.64	397.01	388.64	354.64	—	1528.93
10	14TH FLOOR	298.66	305.57	298.55	277.99	—	1180.77
11	15TH FLOOR	388.64	397.01	388.64	354.64	—	1528.93
12	16TH FLOOR	393.72	402.07	393.72	354.64	—	1544.15
13	17TH FLOOR	393.72	402.07	393.72	354.64	—	1544.15
14	18TH FLOOR	393.72	402.07	393.72	354.64	—	1544.15
15	19TH FLOOR	393.72	402.07	393.72	354.64	—	1544.15
16	20TH FLOOR	393.72	402.07	393.72	354.64	—	1544.15
17	21ST FLOOR	323.03	327.17	369.84	300.06	—	1320.10
18	22ND FLOOR	393.55	402.11	393.55	354.64	—	1543.85
19	23RD FLOOR	393.60	402.11		368.01	—	1163.72
20	24RD FLOOR	408.02	414.19		322.77	—	1144.98
21	25TH FLOOR	368.69	363.58			—	732.27
	TOTAL	7880.30	8034.63	6756.69	6781.50	3637.59	33090.71

1	NET PLOT AREA		15030.80
		SUB PLOT A UDYOG BHAVAN	SUB PLOT B CONCESSIONARE
2	NET PLOT AREA	3837.75	11193.05
3	DEDUCTION PLOT AREA RESTRICTION FOR FSI CALCULATION (AS PER NO 4)	1233.23	
4	BALANCE PLOT AREA (2-3) 13797.57 SQ.MT.	2604.52	11193.05
5	PERMISSBLE FSI	1.00	1.00
6	PERMISSBLE BUA (4 x 5)	2604.52	11193.05
7	ADD INTERNAL LAYOUT ROAD FSI AS PER APPROVED LAYOUT DATED 14/7/2023	464.88	1469.31
8	TOTAL BUA PERMISSBLE (7 + 8)	3069.40	12662.36

TENAMENT STATEMENT

(TOWER -1 wing -1A)	FLOOR	NO OF FLAT	(TOWER -1 wing -1B)	FLOOR	NO OF FLAT	(TOWER -1 wing-1C)	FLOOR	NO OF FLAT	(TOWER - 2)	FLOOR	NO OF FLAT
	GROUND			GROUND			GROUND			GROUND	
	1ST. PODIUM	---		1ST. PODIUM	---		1ST. PODIUM	---		1ST. PODIUM	---
	2ND. PODIUM	---		2ND. PODIUM	---		2ND. PODIUM	---		2ND. PODIUM	---
	3RD. PODIUM	---		3RD. PODIUM	---		3RD. PODIUM	---		3RD. PODIUM	---
	4TH PODIUM. CLUB H. LVL	---		4TH PODIUM. CLUB H. LVL	---		4TH PODIUM. CLUB H. LVL	---		4TH PODIUM. FITNESS C.LVL	---
1	5TH FLOOR	04	1	5TH FLOOR	04	1	5TH FLOOR	04	1	5TH FLOOR	03
2	6TH FLOOR	04	2	6TH FLOOR	04	2	6TH FLOOR	04	2	6TH FLOOR	03
3	7TH FLOOR	03	3	7TH FLOOR	03	3	7TH FLOOR	03	3	7TH FLOOR	02
4	8TH FLOOR	04	4	8TH FLOOR	04	4	8TH FLOOR	04	4	8TH FLOOR	03
5	9TH FLOOR	04	5	9TH FLOOR	04	5	9TH FLOOR	04	5	9TH FLOOR	03
6	10TH FLOOR	04	6	10TH FLOOR	04	6	10TH FLOOR	04	6	10TH FLOOR	03
7	11TH FLOOR	04	7	11TH FLOOR	04	7	11TH FLOOR	04	7	11TH FLOOR	03
8	12TH FLOOR	04	8	12TH FLOOR	04	8	12TH FLOOR	04	8	12TH FLOOR	03
9	13TH FLOOR	04	9	13TH FLOOR	04	9	13TH FLOOR	04	9	13TH FLOOR	03
10	14TH FLOOR	03	10	14TH FLOOR	03	10	14TH FLOOR	03	10	14TH FLOOR	02
11	15TH FLOOR	04	11	15TH FLOOR	04	11	15TH FLOOR	04	11	15TH FLOOR	03
12	16TH FLOOR	04	12	16TH FLOOR	04	12	16TH FLOOR	04	12	16TH FLOOR	03
13	17TH FLOOR	04	13	17TH FLOOR	04	13	17TH FLOOR	04	13	17TH FLOOR	03
14	18TH FLOOR	04	14	18TH FLOOR	04	14	18TH FLOOR	04	14	18TH FLOOR	03
15	19TH FLOOR	04	15	19TH FLOOR	04	15	19TH FLOOR	04	15	19TH FLOOR	03
16	20TH FLOOR	04	16	20TH FLOOR	04	16	20TH FLOOR	04	16	20TH FLOOR	03
17	21ST FLOOR	03	17	21ST FLOOR	03	17	21ST FLOOR	03	17	21ST FLOOR	02
18	22ND FLOOR	03	18	22ND FLOOR	04	18	22ND FLOOR	04	18	22ND FLOOR	03
19	23RD FLOOR	04	19	23RD FLOOR	04				19	23RD FLOOR	03
20	24TH FLOOR	04	20	24TH FLOOR	04				20	24TH FLOOR	
21	25TH FLOOR		21	25TH FLOOR							
	TOTAL	76.00		TOTAL	77.00		TOTAL	69.00		TOTAL	54.00

BUILT UP AREA SUMMARY (TOWER -1A)

	FLOOR	GROSS AREA	ST.LIFT AREA	REFUGE AREA	BUILT UP AREA	EXCESS & REFUGE AREA	BUILT UP AREA
	GROUND						
	1ST. PODIUM	---	---		---		
	2ND. PODIUM	---	---		---		
	3RD. PODIUM	---	---		---		
	4TH PODIUM. CLUB H. LVL	---	---		---		
1	5TH FLOOR	481.44	104.39		377.05		377.05
2	6TH FLOOR	482.00	104.73		377.27		377.27
3	7TH FLOOR	498.79	104.75	104.03	290.01	0.53	290.54
4	8TH FLOOR	482.00	104.73		377.27		377.27
5	9TH FLOOR	482.00	104.73		377.27		377.27
6	10TH FLOOR	482.00	104.73		377.27		377.27
7	11TH FLOOR	493.37	104.73		388.64		388.64
8	12TH FLOOR	493.37	104.73		388.64		388.64
9	13TH FLOOR	493.37	104.73		388.64		388.64
10	14TH FLOOR	508.07	104.73	104.83	298.51	0.15	298.66
11	15TH FLOOR	493.37	104.73		388.64		388.64
12	16TH FLOOR	498.44	104.72		393.72		393.72
13	17TH FLOOR	498.44	104.72		393.72		393.72
14	18TH FLOOR	498.44	104.72		393.72		393.72
15	19TH FLOOR	498.44	104.72		393.72		393.72
16	20TH FLOOR	498.44	104.72		393.72		393.72
17	21ST FLOOR	503.21	104.72	75.51	322.98	0.05	323.03
18	22ND FLOOR	498.33	104.78		393.55		393.55
19	23RD FLOOR	498.33	104.73		393.60		393.60
20	24TH FLOOR	518.91	110.89		408.02		408.02
21	25TH FLOOR	479.58	110.89		368.69		368.69
	TOTAL	10375.27	2211.33	284.37	7879.57	0.73	7880.30

BUILT UP AREA SUMMARY (TOWER -1B)

	FLOOR	GROSS AREA	ST.LIFT AREA	REFUGE AREA	BUILT UP AREA	EXCESS REFUGE AREA	BUILT UP AREA
	GROUND						
	1ST. PODIUM	---	---		---		
	2ND. PODIUM	---	---		---		
	3RD. PODIUM	---	---		---		
	4TH PODIUM. CLUB H. LVL	---	---		---		
1	5TH FLOOR	493.15	105.53		387.62		387.62
2	6TH FLOOR	490.95	105.53		385.42		385.42
3	7TH FLOOR	508.57	105.56	106.71	296.30	0.97	297.27
4	8TH FLOOR	490.95	105.53		385.42		385.42
5	9TH FLOOR	490.95	105.53		385.42		385.42
6	10TH FLOOR	490.95	105.53		385.42		385.42
7	11TH FLOOR	502.54	105.53		397.01		397.01
8	12TH FLOOR	502.54	105.53		397.01		397.01
9	13TH FLOOR	502.54	105.53		397.01		397.01
10	14TH FLOOR	519.37	105.53	109.13	304.71	0.86	305.57
11	15TH FLOOR	502.54	105.53		397.01		397.01
12	16TH FLOOR	507.60	105.53		402.07		402.07
13	17TH FLOOR	507.60	105.53		402.07		402.07
14	18TH FLOOR	507.60	105.53		402.07		402.07
15	19TH FLOOR	507.60	105.53		402.07		402.07
16	20TH FLOOR	507.60	105.53		402.07		402.07
17	21ST FLOOR	509.04	105.53	76.42	327.09	0.08	327.17
18	22ND FLOOR	507.64	105.53		402.11		402.11
19	23RD FLOOR	507.64	105.53		402.11		402.11
20	24TH FLOOR	525.89	111.70		414.19		414.19
21	25TH FLOOR	475.26	111.68		363.58		363.58
	TOTAL	10553.46	2228.48	292.26	8032.72	1.91	8034.63

BUILT UP AREA SUMMARY (TOWER -1C)

	FLOOR	GROSS AREA	ST.LIFT AREA	REFUGE AREA	BUILT UP AREA	EXCESS & REFUGE AREA	BUILT UP AREA
	GROUND						
	1ST. PODIUM	---	---		---		
	2ND. PODIUM	---	---		---		
	3RD. PODIUM	---	---		---		
	4TH PODIUM. CLUB H. LVL	---	---		---		
1	5TH FLOOR	481.44	104.39		377.05		377.05
2	6TH FLOOR	482.00	104.73		377.27		377.27
3	7TH FLOOR	498.79	104.75	104.03	290.01	0.53	290.54
4	8TH FLOOR	482.00	104.73		377.27		377.27
5	9TH FLOOR	482.00	104.73		377.27		377.27
6	10TH FLOOR	482.00	104.73		377.27		377.27
7	11TH FLOOR	493.37	104.73		388.64		388.64
8	12TH FLOOR	493.37	104.73		388.64		388.64
9	13TH FLOOR	493.37	104.73		388.64		388.64
10	14TH FLOOR	509.29	104.73	106.16	298.40	0.15	298.55
11	15TH FLOOR	493.37	104.73		388.64		388.64
12	16TH FLOOR	498.44	104.72		393.72		393.72
13	17TH FLOOR	498.44	104.72		393.72		393.72
14	18TH FLOOR	498.44	104.72		393.72		393.72
15	19TH FLOOR	498.44	104.72		393.72		393.72
16	20TH FLOOR	498.44	104.72		393.72		393.72
17	21ST FLOOR	503.21	104.72	75.51	322.98	46.86	369.84
18	22ND FLOOR	498.33	104.78		393.55		393.55
	TOTAL	8879.67	1884.82	285.70	6709.15	47.54	6756.69

BUILT UP AREA SUMMARY (TOWER - 2)

	FLOOR	GROSS AREA	ST.LIFT AREA	INT.STR. AREA	REFUGE AREA	BUILT UP AREA	EXCESS REFUGE AREA	BUILT UP AREA
	GROUND							
	1ST. PODIUM	---	---			---		---
	2ND. PODIUM	---	---			---		---
	3RD. PODIUM	---	---			---		---
	4TH PODIUM. CLUB H. LVL	---	---			---		---
1	5TH FLOOR	454.59	112.20			342.39		342.39
2	6TH FLOOR	454.59	112.20			342.39		342.39
3	7TH FLOOR	470.61	110.17		93.87	266.57	0.00	266.57
4	8TH FLOOR	454.59	112.20			342.39		342.39
5	9TH FLOOR	454.59	112.20			342.39		342.39
6	10TH FLOOR	454.59	112.20			342.39		342.39
7	11TH FLOOR	454.59	112.20			342.39		342.39
8	12TH FLOOR	467.28	112.64			354.64		354.64
9	13TH FLOOR	467.28	112.64			354.64		354.64
10	14TH FLOOR	484.51	110.27		96.25	277.99	0.00	277.99
11	15TH FLOOR	467.28	112.64			354.64		354.64
12	16TH FLOOR	467.28	112.64			354.64		354.64
13	17TH FLOOR	467.28	112.64			354.64		354.64
14	18TH FLOOR	467.28	112.64			354.64		354.64
15	19TH FLOOR	467.28	112.64			354.64		354.64
16	20TH FLOOR	467.28	112.64			354.64		354.64
17	21ST FLOOR	467.36	113.48		53.82	300.06	0.00	300.06
18	22ND FLOOR	467.28	112.64			354.64		354.64
19	23TH FLOOR	490.82	112.47	10.34		368.01		368.01
20	24TH FLOOR	451.66	112.66	16.23		322.77		322.77
	TOTAL	9298.02	2246.01	26.57	243.94	6781.50	0.00	6781.50

CHE / 643 / BP(SPL.CELL)/ AKW / 337 SHEET NO 1/33

FORM - I

		SQ.MTS.
A		
I	Plot Area Statement	
1	Plot Area (AS PER LAST APPROVED LAYOUT u/no. CHE/65/BP (SPL. CELL)/LOKW/302- AMEND (1) SUB PLOT - B)	11193.05
2	Deductions for	
a)	Area of Reservation in plot	-
b)	Area of Road Set back	-
c)	Area of D P Road	-
	Total Deductions for	-
(A)	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 (plot) to be handed over (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 15	-
d)	Area of amenity plot/plots to be handed over as per dcr 35	-
(C)	Deductions for existing built up area to be retained if any	-
3	Total deductions: [2(A) +2(B) +2(C)]	-
4	Balance area of plot (1A minus 3)	11193.05
5	Plot area under development {4 + 2 A(a) }	11193.05
6	Zonal (basic) fsi (1 or 1.33)	1.00
7	Permissible built up area as per zonal(basic) fsi (5 * 6) (in case of mill land permissible built up area shall be as per 4 of regulation 30(a)	11193.05
8	Built up equal to area of land handed over to as per Reg. 30(A) with in the cap of "Admissible TDR" as as column 6 of Table-12 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 0.50 FSI on Payment of Premium" as per of regulation no 30(a) subject to regulation no 30(a)3. (Earlier Approved 4953.55 + Now Proposed 642.97)	5596.52
11	Built up area due to admissible "TDR" as per table no 12 of regulation no 30(a) subject to reg. 30(a)3 DRC Certificate No. 001009 02.09.2020 Area = 2031.85 Sq.mt. DRC Certificate No. RES/0008/2021 Area = 1285.93 Sq.mt. DRC Certificate No. 000816/RD 08.06.2021 Area = 285.265 Sq.mt. DRC Certificate No. 001029 30.03.2021 Area = 2899.86 Sq.mt.	6503.00
11A	As per Earlier layout approval u/no. CE/1585/BS II /WS/LOKW on 14.07.2003 (Layout Road Benefit)	1469.30
12	Permissible Blt up Area (7+10+10A+11+11A)	24761.87
13	a) Proposed built up area residential Resi - 22214.92	24761.87
	b) Proposed built up area commercial Comm - 2546.95	
14	TDR generated if any as per regulation 30 (a)	-
15	Fungible compensatory area as per regulation no 31(3)	
a)	i)Permissible Fungible Compensatory area for Residential (22214.92 X 35 %)	7775.22
	ii) Permissible Fungible Compensatory area for Commercial (2546.95 X 35 %)	891.43
b)	i) Fungible Compensatory area proposed for Residential by charging premium	7556.05
	ii) Fungible Compensatory area Proposed for commercial by charging premium.(Earlier 570)	891.43
16	Total Built up Area Permissible incl. Fung Compensatory Area (12 + 15(a) (i & ii)	33428.52
17	Total Built up Area Proposed incl. Fung.Compensatory Area (13 a+13b + 15(b)(i&ii)	33209.35
18	BUA incl.Fung. of Tower 1 wing A 7880.30 Sq.mt. + shops 3438.38 Sq.mt.(Occupation is granted)	11318.68
19	FSI consumed on Net Plot [13/ 1B] i.e. (24761.87/ 11193.05)	2.212
II	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 of Designation	-
(B)	Plot area/Built up Amenity to be Handed Over as per Regulation No	-
	(i) 14(A)	
	(ii) 14(B)	
(C)	Requirement of Recreational Open Space in Layout/Plot as per Regulation No.27	-
(D)	Tenement Statement	-
	(i) Proposed built up area (13 above)	33209.35
	(ii) Less deduction of Non-residential area (Shop etc.)	3438.38
	(iii) Area available for tenements [(i) minus (ii).]	29770.97
	(iv) Tenements permissible (Density of tenements/hectare)	1340
	(v) Total number of Tenements proposed on the plot	276
(E)	Parking Statement	-
	(i) Parking required by Regulations for.- Car	-
	Scooter/Motor cycle	-
	Outsiders (visitors)	-
	(ii) Covered garage permissible	-
	(iii) Covered garages proposed	-
	Car	-
	Scooter/Motor cycle	-
	Outsider (Visitors)	-
	(iv) Total parking requird	511
	(v) Total parking provided	750
(F)	Transport Vehicles Parking	-
	(i) Spaces for transport vehicles parking required by Regulations	-
	(ii) Total No. of transport vehicles parking spaces provided	-

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 15/02/2012 AND THE DIMENSIONS OF SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE 11193.05 SQ.M. AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP TOWN PLANNING SCHEME RECORDS

Pawar Ameet Ganpatrao (Digitally signed)

SIGNATURE OF ARCHITECT

THIS APPROVAL CANCELS TO THE PREVIOUS PLANS SANCTIONED UNDER NO / CHE / 643 / BP(SPL.CELL)/ AKW / 337 ON DATED 11-08-2023

APPROVAL SUBJECT TO CONDITION MENTIONED IN THIS OFFICE LATTER NO . CHE / 643 / BP(SPL.CELL)/ AKW / 337 DATED 12.10.2024

MANOJ CHANDRAKANT RANE
Digitally signed by MANOJ CHANDRAKANT RANE
Date: 2024.10.12 20:58:40 +05'30'
EXECUTIVE ENGINEER
BUILDING PROPOSAL SPL.CELL - AKW

Suhas Bhagwan Gothankar
Digitally signed by Suhas Bhagwan Gothankar
Date: 2024.09.30 15:41:39 -05'30'
S.E.(B.P.) SPL.CELL

VINAYAK SHIVAJI SALVI
A.E.(B.P.)SPL.CELL

Pawar Ameet Ganpatrao
ARCHITECT
AMEET PAWAR CA/2004/34543

VYOMESH MAHIPATRAY SHAH
Digitally signed by VYOMESH MAHIPATRAY SHAH
Date: 2024.09.26 17:22:07 +05'30'
OWNER/ DEVELOPER

PERFORMA 'B'

CONTENTS OF SHEET
LAYOUT PLAN,LOCATION PLAN,PARKING AREA STATEMENT SUMMERY, PLOT AREA CALCULATION&DIAGRAM

DESCRIPTION OF PROPOSAL
PROPOSED SALE BUILDING ON LAND BEARING CTS.NO. 833(PT) OF VILLAGE AMBIVALI KNOWN AS ANDHERI PRINTING PRESS

NAME OF CONCESSIONAIRE
M/S HUBTOWN LTD.- CONCESSIONAIRE TO EXECUTIVE ENGINEER (B.C.D), PWD, GOVT.OF MAHARASHTRA C.T.S. NO . 469 -A , CHEMBUR MUMBAI - 400071

NAME, ADDRESS & SIGNATURE OF ARCHITECT
aakar
GROUND FLOOR, SATYANARAYAN PRASAD- COMMERCIAL CENTRE, DAYALDAS ROAD, VILE PARLE (E), MUMBAI- 400 057. Ph:-022-2612 9933/ 44/ 55/ 66. www.aakararchitect.org

NORTH	DRAWN BY	JOB NO	PATH:-
	ROHAN	1011	Y:\ASHISH\Western\Jogeshwari BMC\ job no.1011-akruti printing press\proposals folders\1.bmc prop\19-amended proposal