

i) PERMISSIBLE BUILT UP AREA (FSI) STATEMENT

TOTAL AREA (IN SQ.M)	
PLOT AREA	372.90
PERMISSIBLE FSI	3.00
PERMISSIBLE AREA	1118.70
5% ADD. TO REHAB	29.78
PERMISSIBLE AREA	1148.48

ii) CALCULATIONS AS PER INCENTIVE SCHEME

SR. NO.	TOTAL AREA (IN SQ.M)
1	EXISTING REHAB BUILT-UP AREA = 595.99
2	5% ADDITIONAL TO REHAB AREA (1 X 5%) = 29.78
3	TOTAL REHAB AREA (1+2) = 625.77
4	80% INCENTIVE = 500.62
5	NON CESS AREA = 25.08
6	PERMISSIBLE BUILT-UP AREA (3+4+5) = 1151.47

SINCE (ii) > (i), THE EXISTING + 80% INCENTIVE SCHEME IS PERMISSIBLE ON GROSS PLOT AREA.

PERMISSIBLE AREA FOR FITNESS CENTER = 2% OF PROPOSED BUILT-UP AREA = 488.94 X 2% = 29.78 SQ.MT.
PROPOSED FITNESS CENTER = 29.25 SQ.MT.

PERMISSIBLE AND PROPOSED AREA STATEMENT

USER	PERMISSIBLE BUA	PERMISSIBLE FUNGIBLE	PROPOSED BUA	PROPOSED FUNGIBLE AREA
NR REHAB	25.08	8.78	33.90	8.82
RESI. REHAB	625.77	219.02	792.72	166.95
RESI. SALE	500.62	175.22	662.32	161.70
TOTAL	1151.47	403.02	1488.94	337.47

TEENEMENT STATEMENT

FLOOR	REHAB COMM	REHAB RESI.	RESI.	SALE RESI.	FITNESS SOCIETY OFFICE
GR	01NOS.	01NOS.	01NOS.	01NOS.	01NOS.
1ST	01NOS.	01NOS.	01NOS.	01NOS.	01NOS.
2ND	01NOS.	01NOS.	01NOS.	01NOS.	01NOS.
3RD	01NOS.	01NOS.	01NOS.	01NOS.	01NOS.
4TH	02NOS.	01NOS.	01NOS.	01NOS.	01NOS.
5TH	02NOS.	01NOS.	01NOS.	01NOS.	01NOS.
6TH	01NOS.	02NOS.	01NOS.	01NOS.	01NOS.
7TH	01NOS.	01NOS.	01NOS.	01NOS.	01NOS.
8TH	01NOS.	02NOS.	01NOS.	01NOS.	01NOS.
TOTAL	01 NOS.	07 NOS.	09 NOS.	01 NOS.	01 NOS.

BUILT UP AREA SUMMARY

FLOOR	RESIDENTIAL AREA IN SQ.MT. (1)	COMMERCIAL AREA IN SQ.MT. (2)	TOTAL (3)=1+2	STAIRCASE AREA
SQ.MT.	SQ.MT.	SQ.MT.	SQ.MT.	SQ.MT.
GR.FLOOR	46.50	33.90	80.40	29.28
1ST.FLOOR	136.67	---	136.67	27.64
2ND.FLOOR	115.89	---	115.89	27.64
3RD.FLOOR	156.84	---	156.84	27.64
4TH.FLOOR	215.07	---	215.07	26.42
5TH.FLOOR	215.07	---	215.07	26.42
6TH.FLOOR	215.07	---	215.07	26.42
7TH.FLOOR	209.96	---	209.96	26.42
8TH.FLOOR	143.97	---	143.97	27.67
TOTAL	1455.04	33.90	1488.94	245.75

PARKING STATEMENT

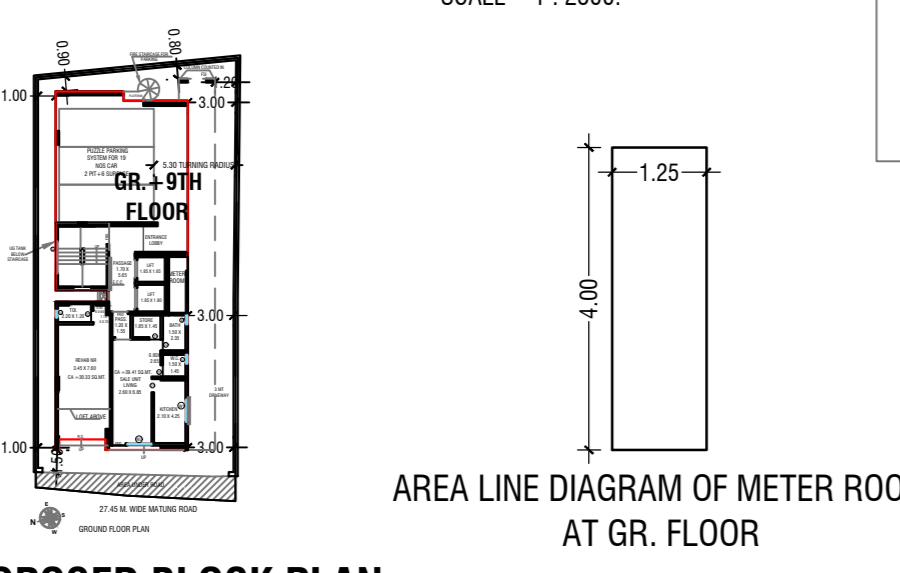
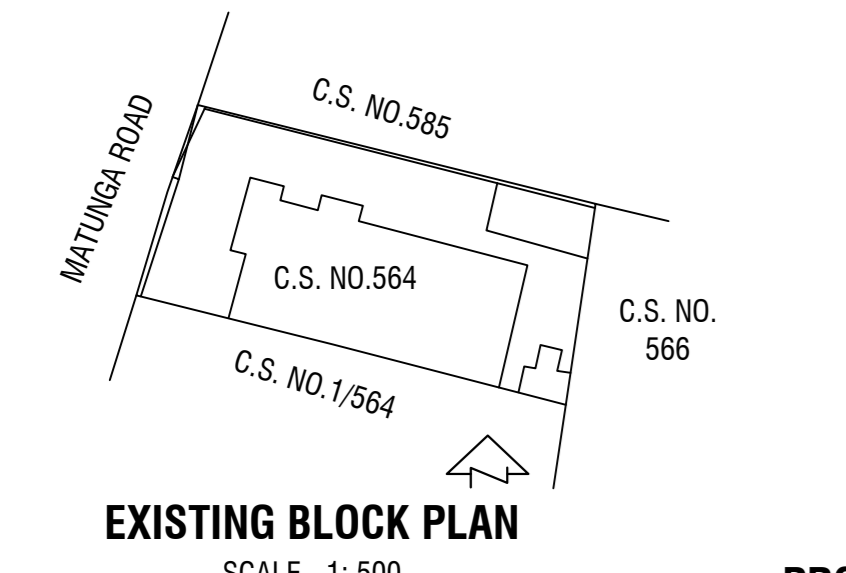
FLATS - BELOW 45	NO. OF FLATS	REQUIRED PARKING
FLATS - 45 TO 60 SQ.M.	04	0.50
FLATS - 60 TO 90 SQ.M.	06	0.00
FLATS MORE THAN 90 SQ.M.	06	3.00
TOTAL	16	3.50
10% VISITORS FOR RESI. (MIN-1)	0.76	0.95 SAY 1
COMMERCIAL	30.33 SQ.MT	2.00
10% OR 2 VISITORS FOR COMM.	---	13.26
TOTAL PARKING REQUIRED	---	6.63
TOTAL PARKING PROVIDED	---	19.89 NOS. SAY 20

CARPET AREA STATEMENT

FLOOR	AREA IN SQ.MT.	AREA IN SQ.MT.	AREA IN SQ.MT.	AREA IN SQ.MT.
SR.NO.	1	2	3	4
1ST	120.50	---	---	---
2ND	---	---	94.25	---
3RD	39.24	94.25	---	---
4TH	64.37	125.95	---	---
5TH	75.41	110.92	---	---
6TH	63.60	39.13	83.62	---
7TH	72.66	113.53	---	---
8TH	39.13	83.62	---	---

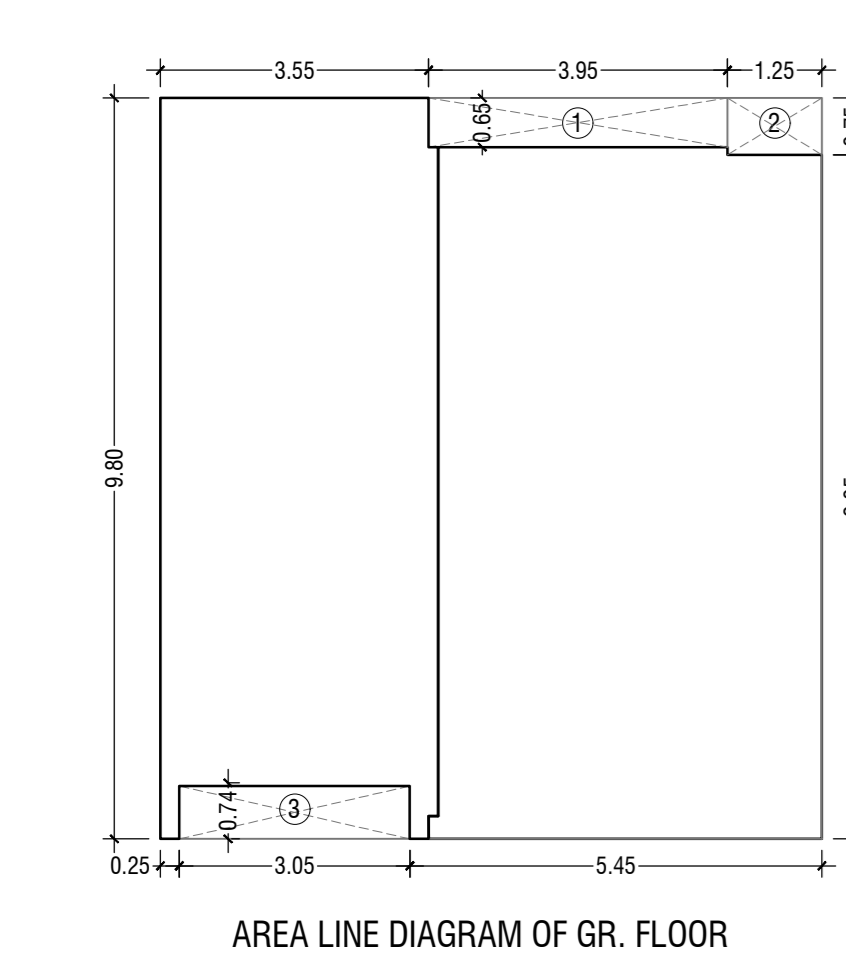
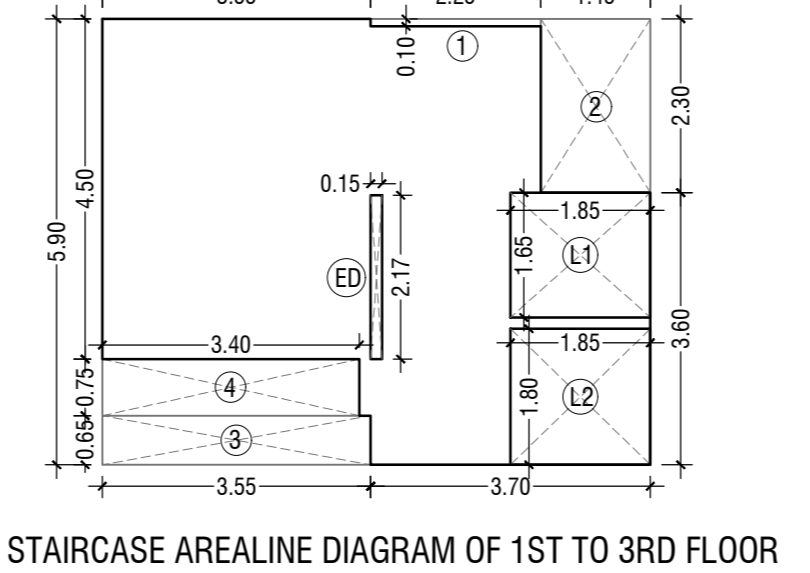
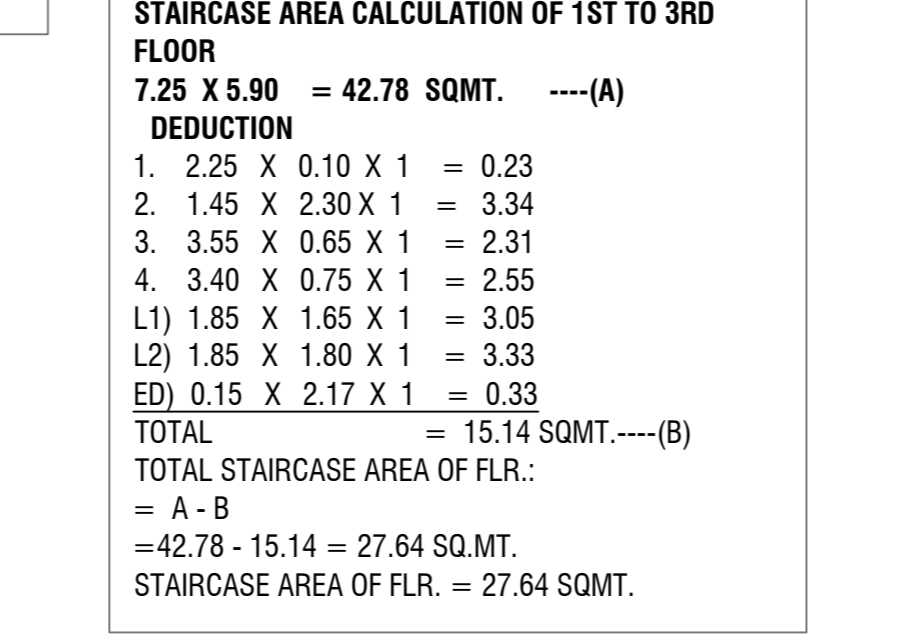
TABLE-II
DETAILS OF FUNGIBLE BUA FOR REHAB / SALE AND PREMIUM CALCULATION

SR NO.	Description	Residential in sqmt.	Commercial in sqmt.	Total in sqmt.
1	Permissible B.U.A. (Sr.No.10 of Proforma-A) WITH P.A.P. 33(12)	1128.39	25.08	1151.47
2	Fungible B.U.A. (1X0.35)	394.24	8.78	403.02
3	Total permissible B.U.A. (1+2) (FUNGIBLE)	1520.63	33.86	1554.49
4	Permissible B.U.A. for Rehab + P.A.P. (Total of Col.No.14 of Table-I)	625.77	25.08	650.85
5	Rehab Ratio 4/1	55.56%	100%	---
6	Permissible fungible BUA for Rehab Component(2X5)	219.02	8.78	227.80
7	Permissible fungible BUA for Sale Component(2-6)	175.22	0.00	175.22
8	Total proposed B.U.A.including fungible F.S.I.(sr.no.14B.4 of Proforma-A)	1455.04	33.90	1488.94
9	proposed B.U.A. for Rehab tenements including fungible FSI (TOTAL of Column No.19 of Table-I)	792.72	33.90	826.62
10	Deficit fungible B.U.A. Given to Rehab tenements, MHADA AND MCGM including fungible FSI + P.A.P. (TOTAL (A+B) of Column No.21 of Table-I)	52.06	---	52.06
11	Proposed fungible BUA (8-1)	328.65	8.82	337.47
12	Fungible BUA utilized + saving for REHAB, MHADA AND MCGM [9-4]	166.95	8.82	210.94
13	FUNGIBLE BUA for Sale (11-12 + EXCESS AREA)	161.70	0.04	161.74
14	Ready Reckoner Rate for the Year 2022-2023	99,480 / RS.	99,480 / RS.	---
15	% of Ready Reckoner Rate	50%	60%	---
16	Premium amount to be recovered	80,42,958 RS.	2,387,52 RS.	80,45,345.52 RS. SAY 80,45,350 RS.
17	Payment receipt No and Date	A - B = 259.00 - 102.16 = 156.84 SQ.MT.	---	---



AREA LINE DIAGRAM OF METER ROOM AT GR. FLOOR

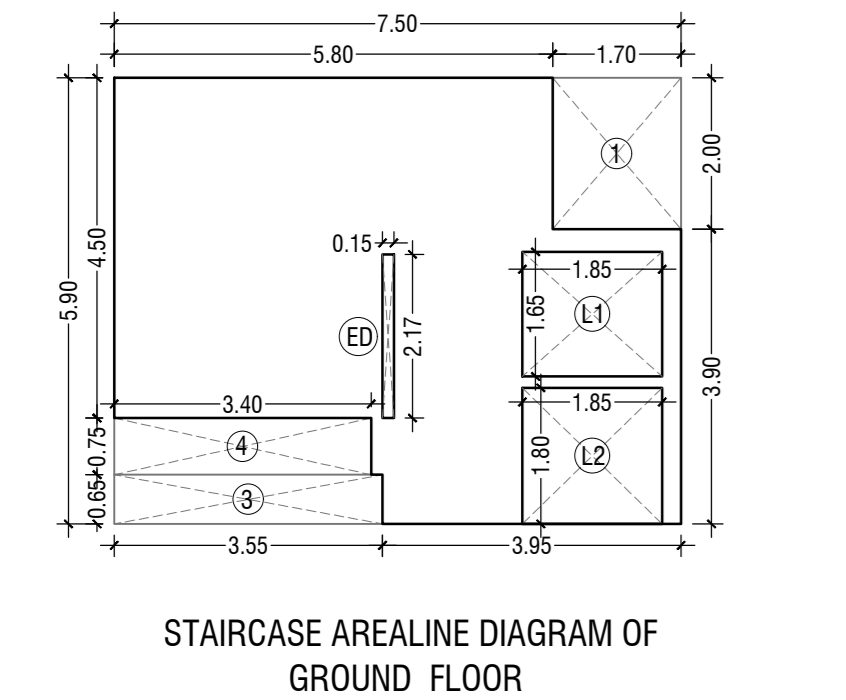
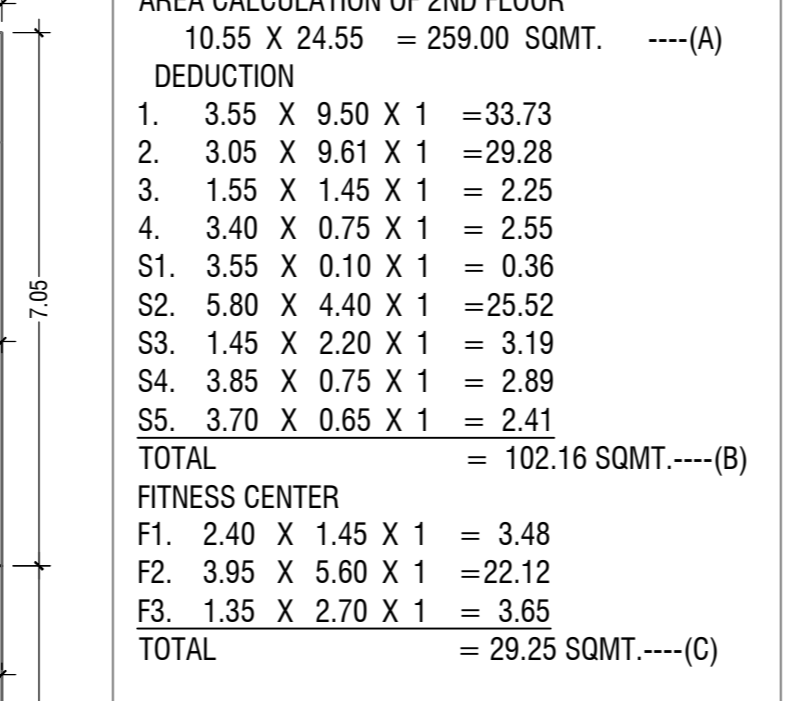
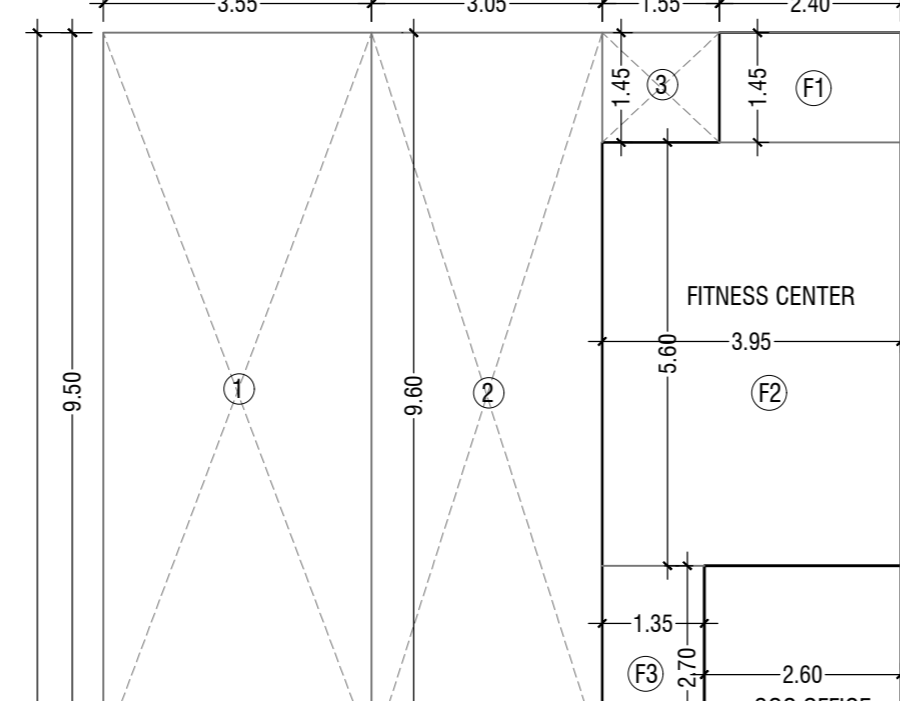
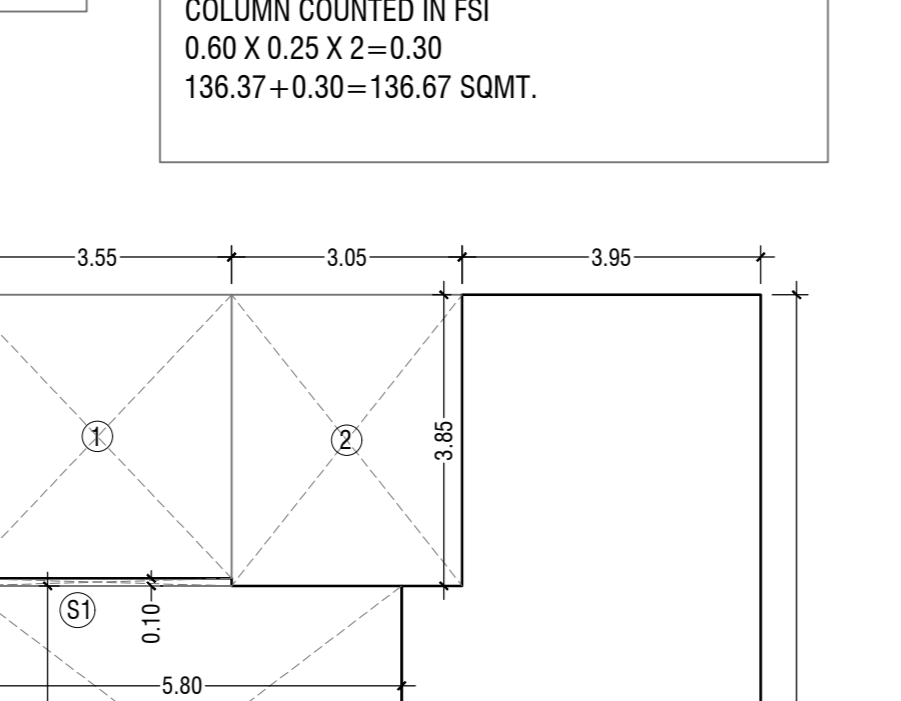
EXISTING GARPET AREA CERTIFIED BY MHADA = 496.66 SQ.MT.
(I) EXISTING BUILT-UP AREA (X) 1.20 = 595.99 SQ.MT.
(II) 5% ADDITIONAL AREA REHAB = 29.78 SQ.MT.
(III) NON CESS STRUCTURE TO BE REHAB = 25.08 SQ.MT.
(IV) PERMISSIBLE BUILT-UP AREA WITH FSI 3.00 = 1118.70 SQ.MT.
REHAB RATIO (II) + (III) + (IV) X 100 = 650.85 / 1118.70 X 100 = 58.19%



AREA CALCULATION OF 2ND & 3RD FLOOR
8.75 X 9.80 = 85.75 SQ.MT. ----(A)

DEDUCTION
1. 3.95 X 0.65 X 1 = 2.57
2. 1.25 X 0.75 X 1 = 0.94
3. 3.05 X 0.70 X 1 = 2.14
TOTAL = 5.65 SQ.MT. ----(B)

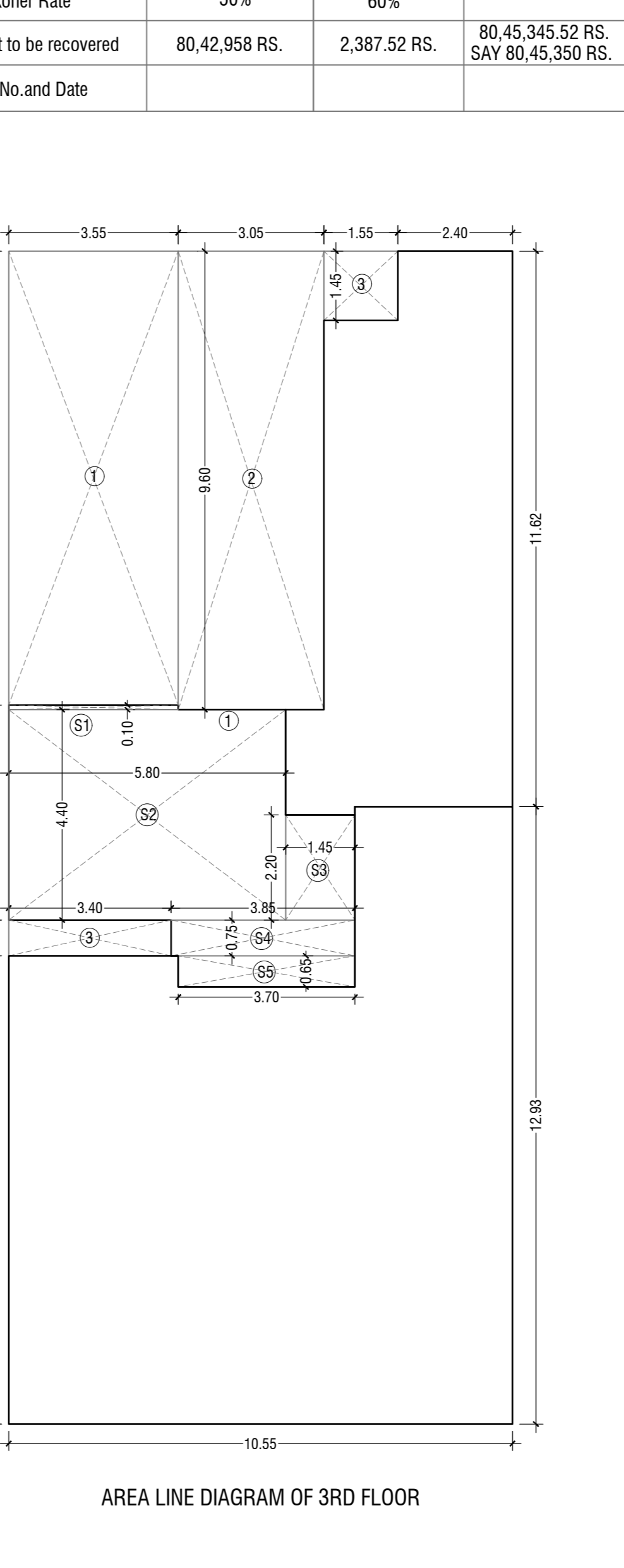
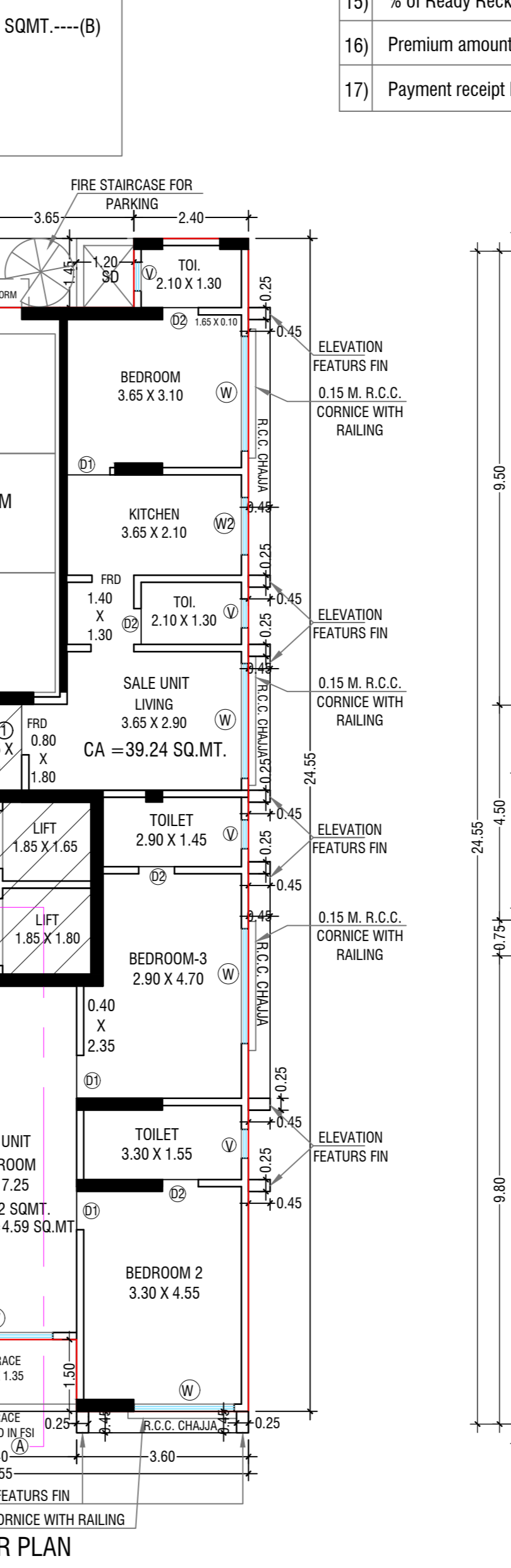
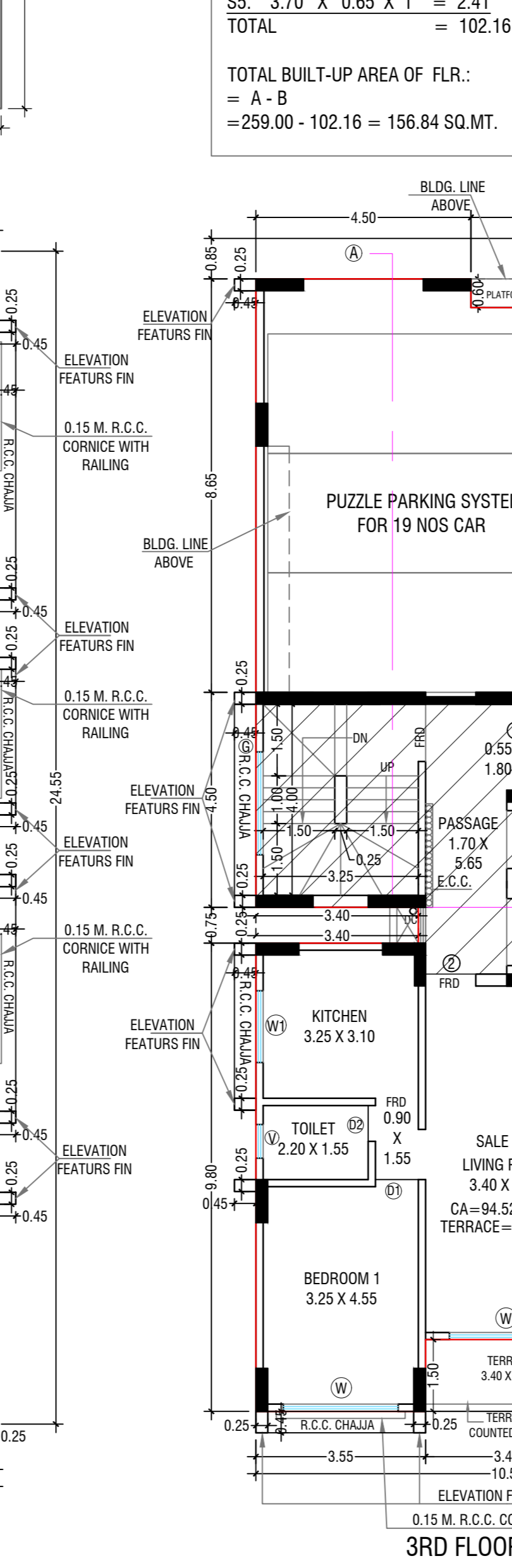
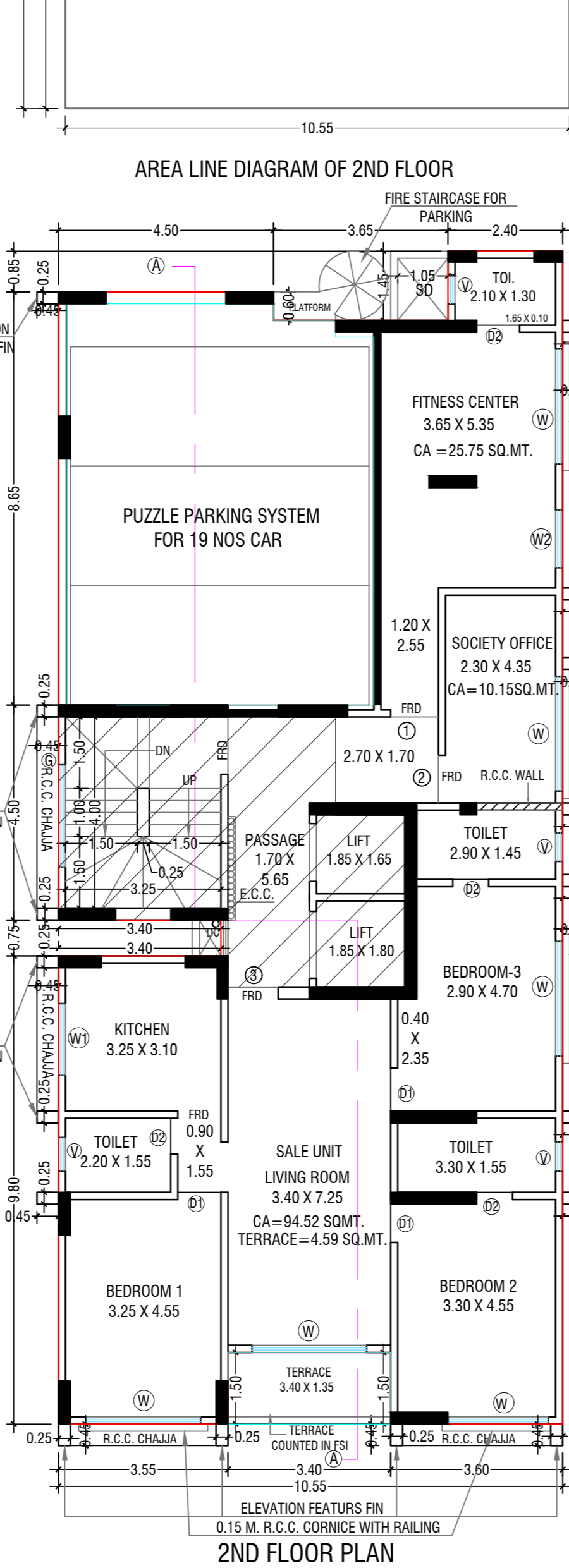
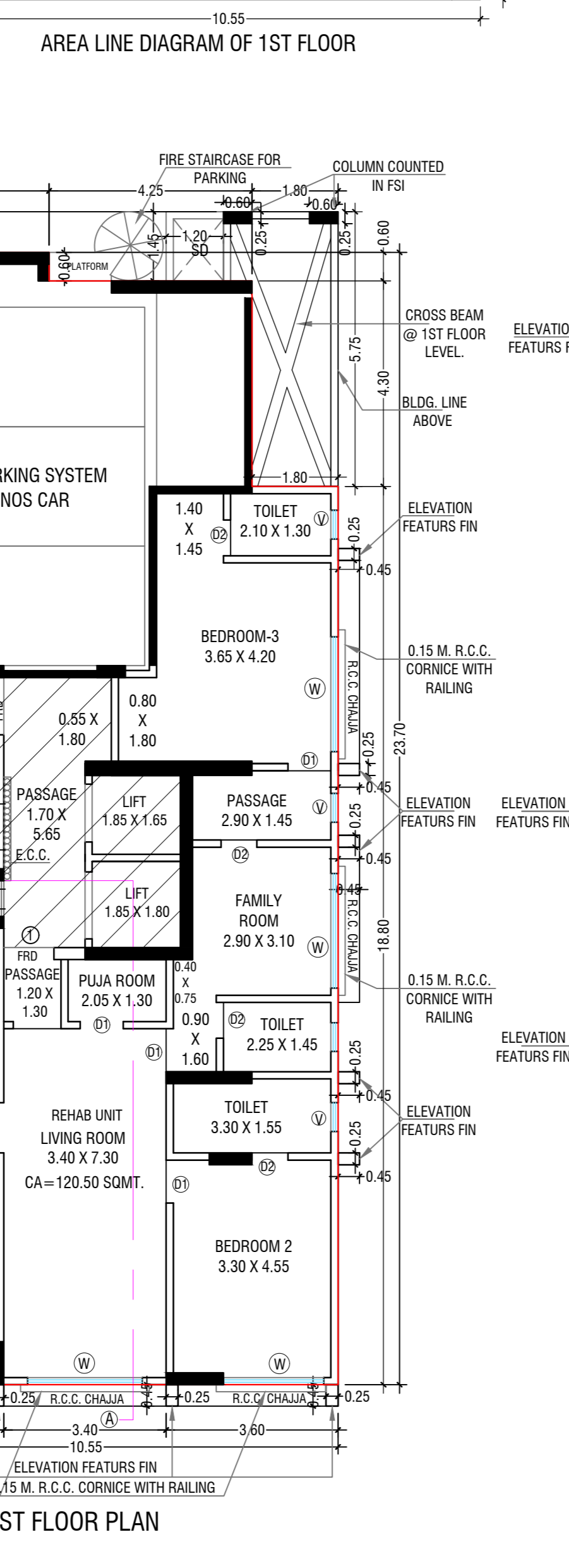
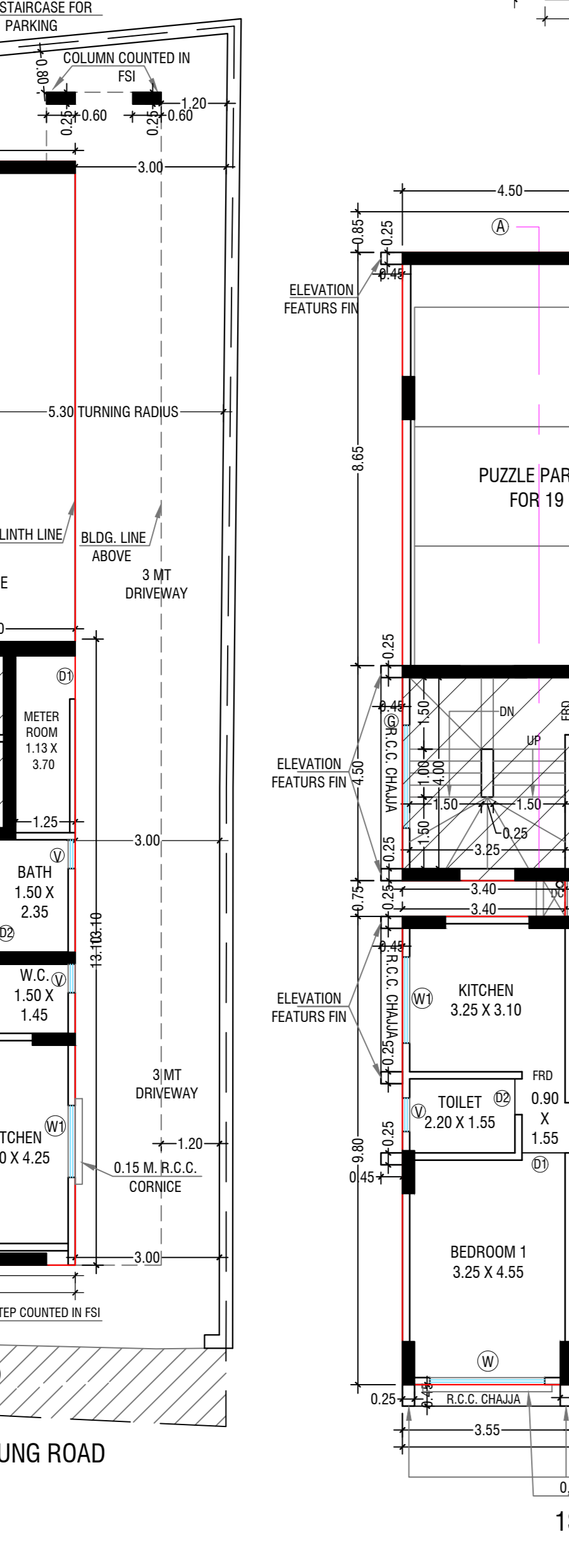
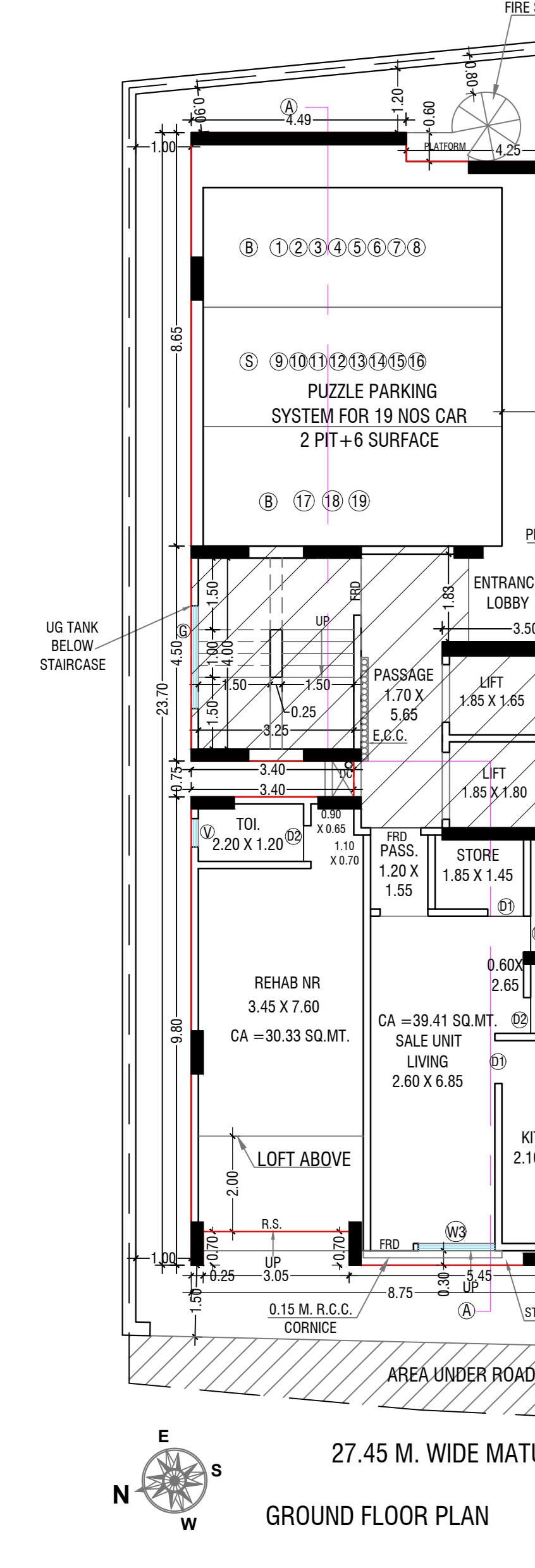
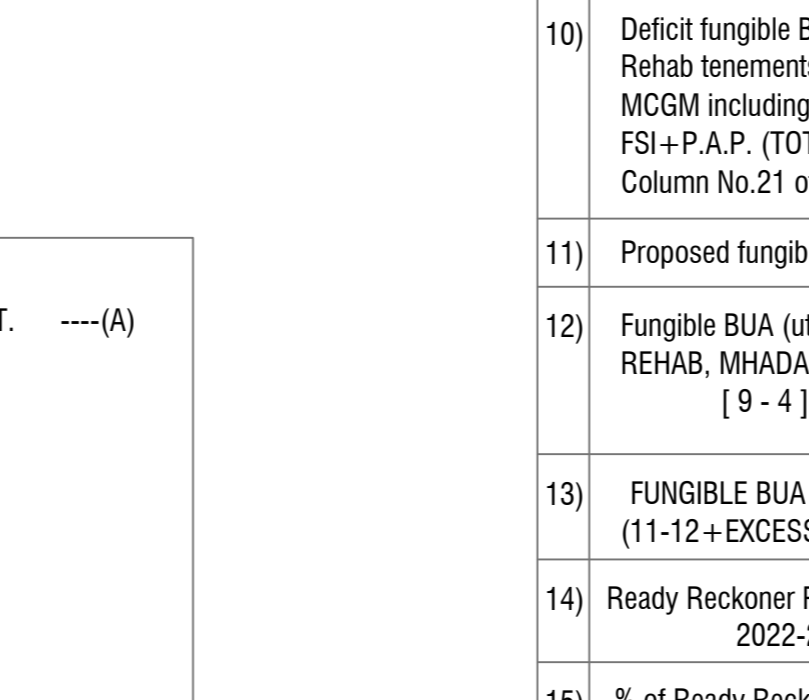
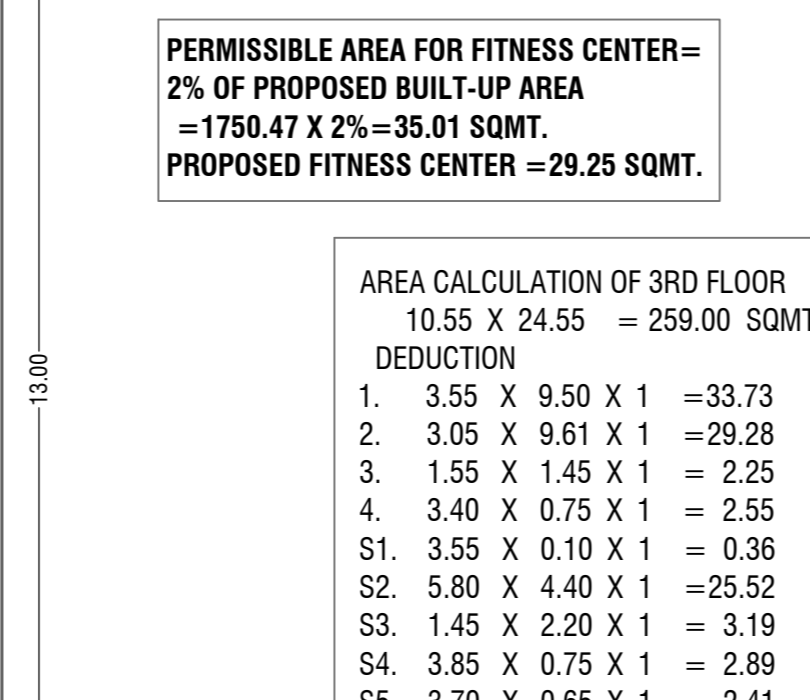
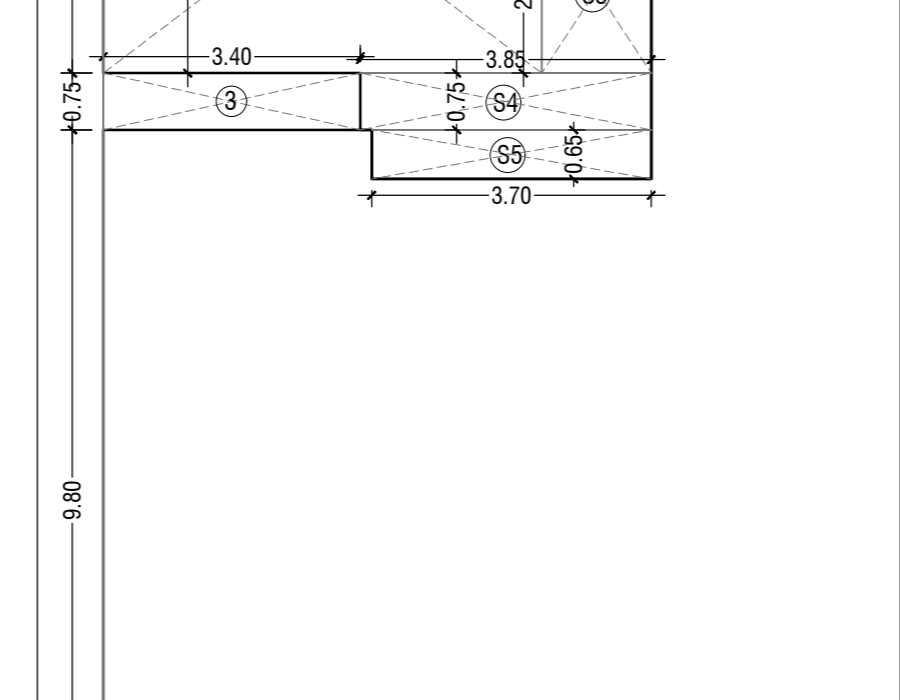
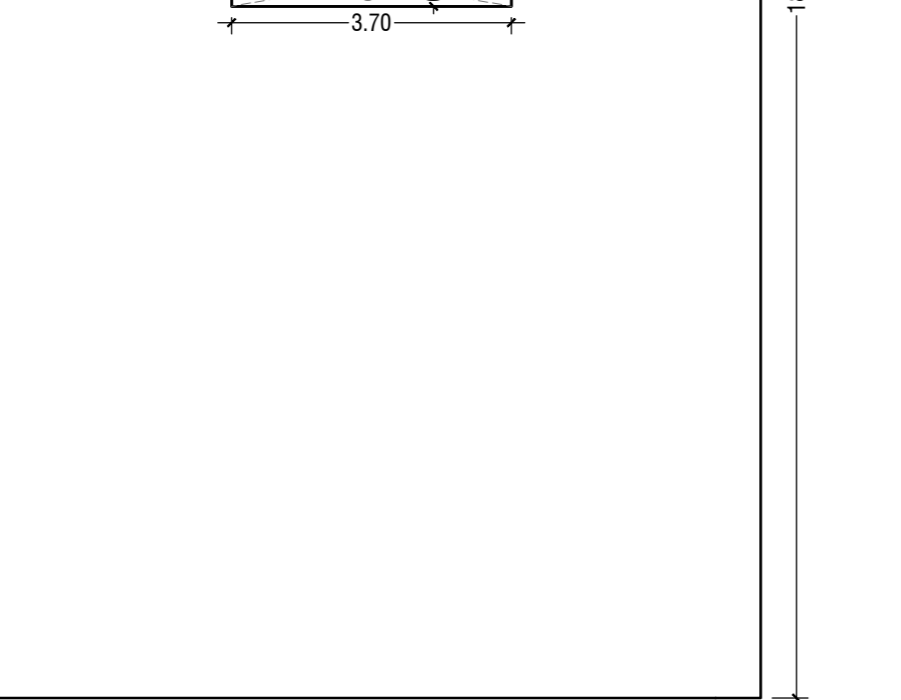
TOTAL BUILT-UP AREA OF FLR.:
= A - B = 85.75 - 5.65 = 80.10 SQ.MT.
COLUMN COUNTED IN FSI
80.10 X 0.25 X 2 = 0.30
80.10 + 0.30 = 80.40 SQ.MT.



STAIRCASE AREA CALCULATION OF GROUND FLOOR
7.50 X 5.90 = 44.25 SQ.MT. ----(A)

DEDUCTION
1. 1.70 X 2.00 X 1 = 3.40
2. 3.55 X 0.65 X 1 = 2.31
3. 3.40 X 0.75 X 1 = 2.55
L1) 1.85 X 1.65 X 1 = 3.05
L2) 1.85 X 1.80 X 1 = 3.33
ED) 0.15 X 2.17 X 1 = 0.33
TOTAL = 14.97 SQ.MT. ----(B)

TOTAL STAIRCASE AREA OF FLR.:
= A - B = 44.25 - 14.97 = 29.28 SQ.MT.
STAIRCASE AREA OF GROUND FLR. = 29.28 SQ.MT.



PROFORMA 'A' AREA STATEMENT

SR. NO.	DESCRIPTION	372.90
1.	AREA OF PLOT AS PER P.R. CARD	372.90
2.	DEDUCTION FOR	---
a.	ROAD SET BACK AREA	18.13
b.	PROPOSED ROAD	---
c.	ANY RESERVATION	---
TOTAL (a+b+c)	---	18.13
3.	BALANCE AREA OF PLOT	354.77
4.	DEDUCTIONS FOR	---
15% RECREATION GROUND	---	---
5.	NET AREA OF PLOT (3-4)	354.77
6.	ADDITIONS FOR FLOOR SPACE INDEX	18.13
2a.	100 % SET BACK AREA	---
2b.	ANY RESERVATION	---
7.	TOTAL AREA (5+6)	372.90
8.	FLOOR SPACE INDEX PERMISSIBLE	3.00
9.	ADDITIONAL BUILT UP AREAS 0.73 ON PAYMENT OF PREMIUM	---
a.	0.64 T.D.R. PERMISSIBLE ON	---
b.	ADDITIONAL BUILT UP AREA	---
c.	OTHERS	---
10.	PERMISSIBLE BUA AS PER 80% INCENTIVE FSI + NON CESS AREA + P.A.P. DCPR 33(12) 625.77 + 500.62 + 25.08 = 1151.47 SQ.MT.	1151.47
11.	EXISTING BUA AREA (TO BE RETAINED)	---
12.	PROPOSED BUILT UP AREA	1151.47
13.	EXCESS BALCONY AREA TAKEN IN FSI	NA
14.A	PURELY RESIDENTIAL BUILT UP AREA	1126.39
14.B	REMAINING NON - RESIDENTIAL BUILT UP AREA	25.08
14	TOTAL BUILT UP AREA PROPOSED (11+12+13)	1151.47
FSI CONSUMED = (1151.47/372.90 = 3.09)		3.09

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PROFORMA 'B'

P-10891/2022/(664)/F/North/MATUNGA/3371/New

SUJATA JAYSHIN GRAO PATIL
S.E.B.P.-CITY- VI

SURAJ PRADEEP AMBRE
A.E.B.P.-CITY- I

Pankaj Shridhar Bhoir
E.E.B.P.-CITY- II

PLAN FOR REFERENCE

PLOT AREA CALCULATION, LOCATION PLAN, BLOCK PLAN, TEENEMENT STATEMENT, PARKING STATEMENT & B.U.P. AREA STATEMENT, FLOOR PLAN AND AREA CALCULATIONS.

CONTENTS OF SHEET

PROFORMA 'B'

P-10891/2022/(664)/F/North/MATUNGA/3371/New

SUJATA JAYSHIN GRAO PATIL
S.E.B.P.-CITY- VI

SURAJ PRADEEP AMBRE
A.E.B.P.-CITY- I

Pankaj Shridhar Bhoir
E.E.B.P.-CITY- II

PLAN FOR REFERENCE

PLOT AREA CALCULATION, LOCATION PLAN, BLOCK PLAN, TEENEMENT STATEMENT, PARKING STATEMENT & B.U.P. AREA STATEMENT, FLOOR PLAN AND AREA CALCULATIONS.

CONTENTS OF SHEET

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON C.S. NO. 564 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 372.90 SQUARE METERS AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP/TOWN PLANNING SCHEME RECORDS.

JITENDRA KRISHNARAO MUKADAM
MUKADAM
16/4/11 - 105/307
SIGNATURE OF ARCHITECT

DESCRIPTION OF PROPOSAL

PROPOSED REDEVELOPMENT SCHEME UNDER 33(7) ON PLOT BEARING C.S.NO 564, MATUNGA DIVISION, F/NORTH WARD, SITUATED AT MATUNGA ROAD, MATUNGA, - MUMBAI - 19.

NAME AND ADDRESS OF OWNER

M/S OJAL DEVELOPERS LLP,
Magnum Tower A-Wing 1202/03,
Chiwda Gully, Lalbaug Mumbai-400012

JITENDRA KRISHNARAO MUKADAM
MUKADAM
16/4/11 - 105/307
SIGNATURE OF ARCHITECT

ARCHITECTS NAME & ADDRESS

GODBOLE MUKADAM AND ASSOCIATES
2, NAKSHATRA HERITAGE,
NR. KARVE HOSPITAL, HINDU COLONY,
BRAHMIN SOC., NAUPADA,
THANE(W)-400 602.
PH. NO. - (022)25364052, 25384498.

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON C.S. NO. 564 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 372.90 SQUARE METERS AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP/TOWN PLANNING SCHEME RECORDS.

JITENDRA KRISHNARAO MUKADAM
MUKADAM
16/4/11 - 105/307
SIGNATURE OF ARCHITECT

DESCRIPTION OF PROPOSAL

PROPOSED REDEVELOPMENT SCHEME UNDER 33(7) ON PLOT BEARING C.S.NO 564, MATUNGA DIVISION, F/NORTH WARD, SITUATED AT MATUNGA ROAD, MATUNGA, - MUMBAI - 19.

NAME AND ADDRESS OF OWNER

M/S OJAL DEVELOPERS LLP,
Magnum Tower A-Wing 1202/03,
Chiwda Gully, Lalbaug Mumbai-400012

JITENDRA KRISHNARAO MUKADAM
MUKADAM
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THANE(W)-400 602.
PH. NO. - (022)25364052, 25384498.

BOUNDARY OF THE PLOT SHOWN IN THICK BLACK PROPOSED WORK SHOWN IN RED

DRG NO	SCALE	DATE	DRN BY	CHKD. BY
MR-296/SS/01	1:100	05/01/2023	AMOL	SNEHAL

SUIJATA JAYSIN GRAO PATIL S.E.B.P.-CITY- VI
 SURAJ PRADE EP AMBRE A.E.B.P.-CITY- I
 Pankaj Shridhar Bhoir E.E.B.P.-CITY- II

PLAN FOR REFERENCE

CONTENTS OF SHEET

FLOOR PLANS , AREA CALCULATIONS TERRACE FLOOR PLAN AND SECTION.

SCHEDULE OF DOORS & WINDOWS

SIZE	TYPE	DESCRIPTION
1.10 X 2.10	FRD	T.W. FRAME WITH PANELED DOOR
0.90 X 2.10	D1	T.W. FRAME WITH PANELED DOOR
0.75 X 2.00	D2	T.W. FRAME WITH PANELED DOOR
2.40 X 2.05	W	AL. FRAME WITH GLAZE WINDOW
1.50 X 1.20	W1	AL. FRAME WITH GLAZE WINDOW
1.20 X 1.45	W2	AL. FRAME WITH GLAZE WINDOW
1.60 X 2.05	W3	AL. FRAME WITH GLAZE WINDOW
0.75 X 1.45	W4	AL. FRAME WITH GLAZE WINDOW
0.60 X 0.90	V	AL. FRAME WITH LOUVERS
G		R.C.C. GRILL

DESCRIPTION OF PROPOSAL

PROPOSED REDEVELOPMENT SCHEME UNDER 33(7) ON PLOT BEARING C.S.NO 564, MATUNGA DIVISION, F/NORTH WARD, SITUATED AT MATUNGA ROAD MATUNGA , MUMBAI - 19.

NAME AND ADDRESS OF OWNER

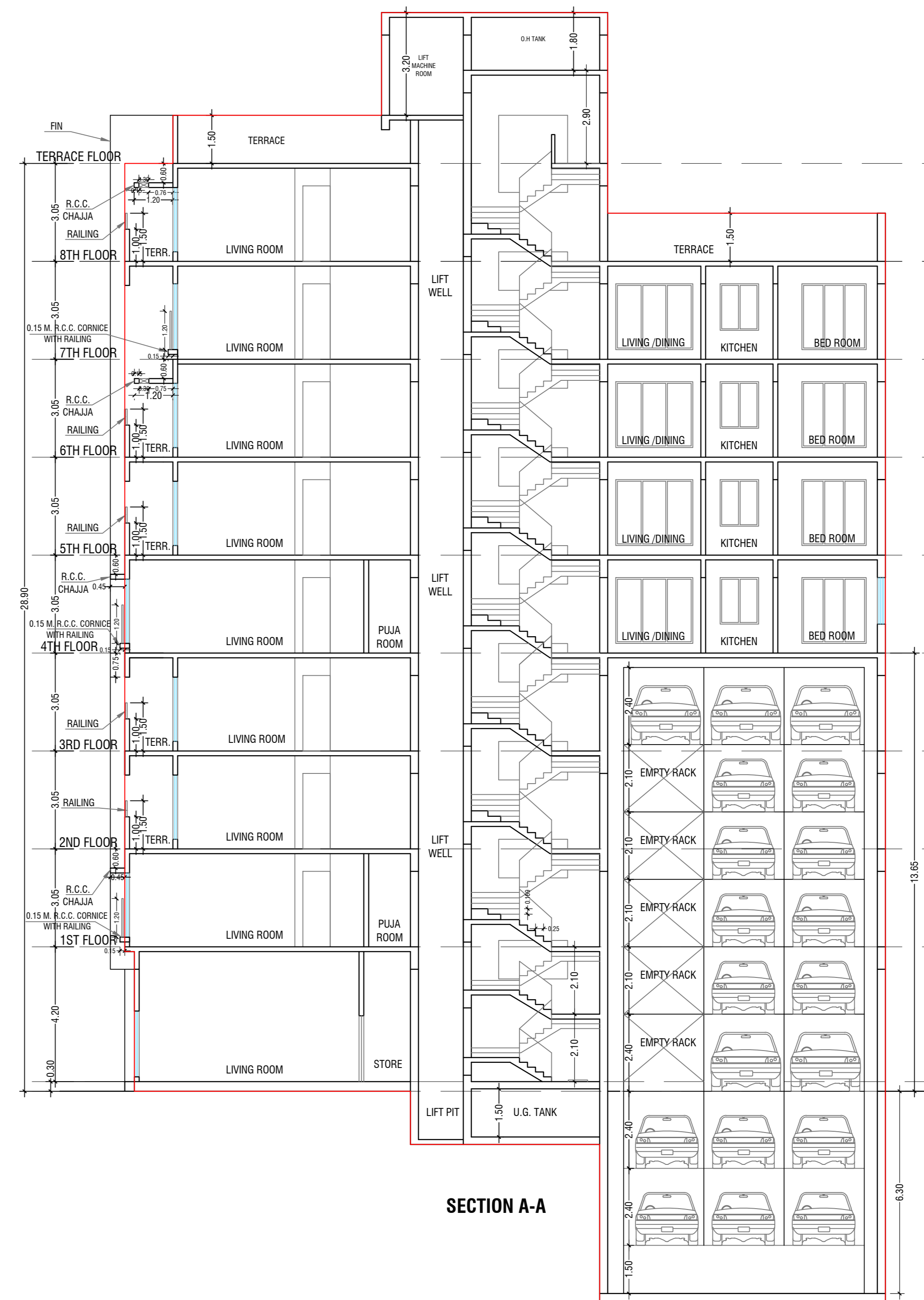
M/S OJAL DEVELOPERS LLP,
 Magnus Tower ,A-Wing 1202/03,
 Chivda Gully, Lalbaug Mumbai-400012

MANOJ VASANT GOLATKAR
 Digitally signed by MANOJ VASANT GOLATKAR
 JITENDRA KRISHNARAO MUKADAM
 Digitally signed by JITENDRA KRISHNARAO MUKADAM
 Signature of Architect

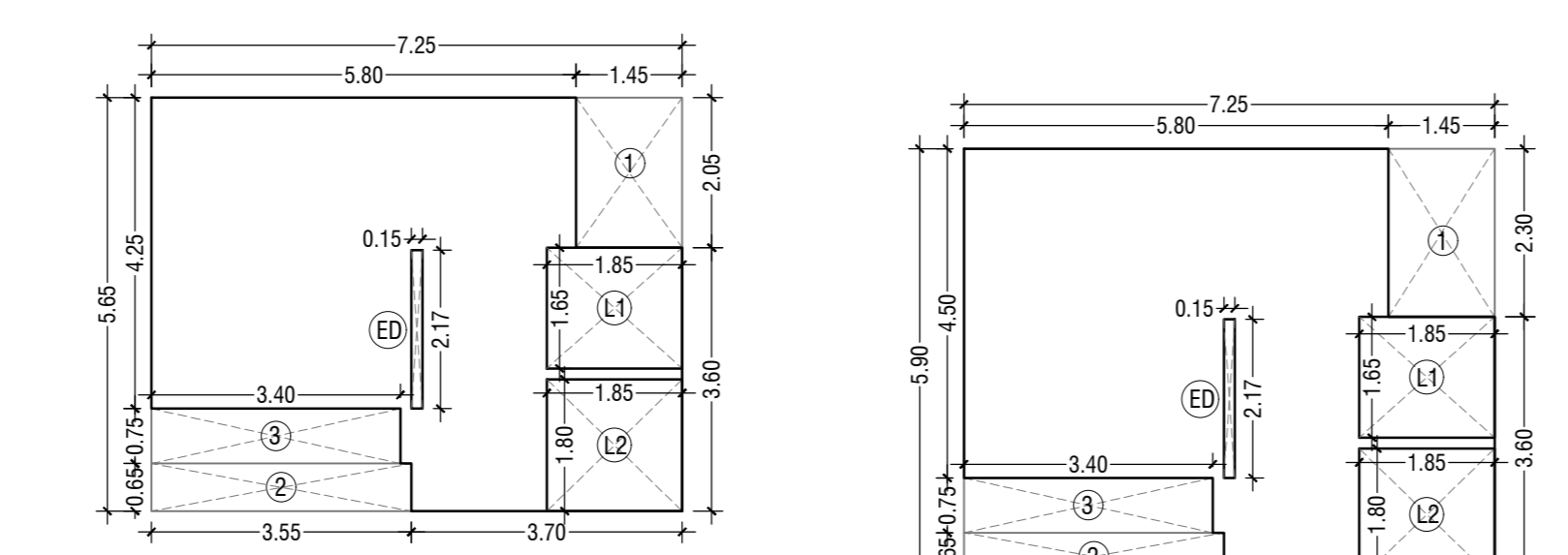
ARCHITECTS NAME & ADDRESS

GODBOLE MUKADAM AND ASSOCIATES
 2, NAKSHATRA HERITAGE,
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 BRAHMIN SOC., NAUPADA,
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 PH. NO. - (022)25364052, 25384498.

DRG. NO	SCALE	DATE	DRN. BY	CHKD. BY
MM-296/SS/02	1:100	05/01/2023	AMOL	SNEHAL



SECTION A-A



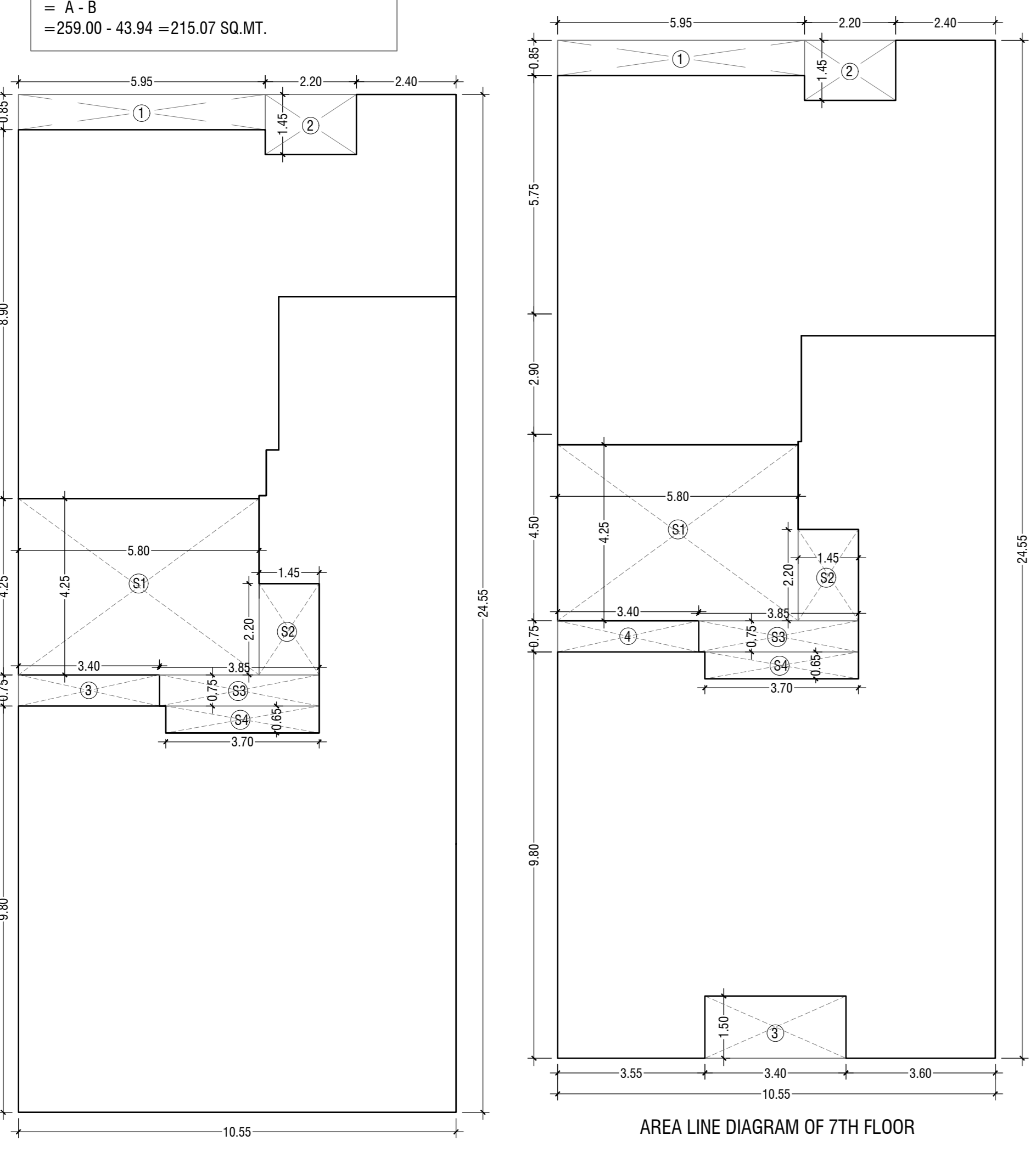
STAIRCASE AREALINE DIAGRAM OF 4TH TO 7TH FLOOR
 7.25 X 5.95 = 40.96 SQ.MT. ----(A)
 DEDUCTION
 1. 1.45 X 2.05 X 1 = 2.97
 2. 2.20 X 1.45 X 1 = 3.19
 3. 3.40 X 0.75 X 1 = 2.55
 4. 3.40 X 0.75 X 1 = 2.55
 L1) 1.85 X 1.65 X 1 = 3.05
 L2) 1.85 X 1.80 X 1 = 3.33
 ED) 0.15 X 2.17 X 1 = 0.33
 TOTAL = 14.54 SQ.MT.----(B)
 TOTAL STAIRCASE AREA OF FLR.: = A - B = 40.96 - 14.54 = 26.42 SQ.MT.
 STAIRCASE AREA OF FLR. = 26.42 SQ.MT.

STAIRCASE AREALINE DIAGRAM OF 8TH FLOOR
 7.25 X 5.90 = 42.78 SQ.MT. ----(A)
 DEDUCTION
 1. 1.45 X 2.30 X 1 = 3.34
 2. 3.55 X 0.65 X 1 = 2.31
 3. 3.40 X 0.75 X 1 = 2.55
 L1) 1.85 X 1.65 X 1 = 3.05
 L2) 1.85 X 1.80 X 1 = 3.33
 ED) 0.15 X 2.17 X 1 = 0.33
 TOTAL = 14.91 SQ.MT.----(B)
 TOTAL STAIRCASE AREA OF FLR.: = A - B = 42.78 - 14.91 = 27.87 SQ.MT.
 STAIRCASE AREA OF FLR. = 27.87 SQ.MT.

AREA CALCULATION OF 4TH TO 6TH FLOOR
 10.55 X 24.55 = 259.00 SQ.MT. ----(A)
 DEDUCTION
 1. 5.95 X 0.85 X 1 = 5.06
 2. 2.20 X 1.45 X 1 = 3.19
 3. 3.40 X 0.75 X 1 = 2.55
 S1. 5.80 X 4.25 X 1 = 24.65
 S2. 1.45 X 2.20 X 1 = 3.19
 S3. 3.85 X 0.75 X 1 = 2.89
 S4. 3.70 X 0.65 X 1 = 2.41
 TOTAL = 43.94 SQ.MT.----(B)
 TOTAL BUILT-UP AREA OF FLR.: = A - B = 259.00 - 43.94 = 215.07 SQ.MT.

AREA CALCULATION OF 7TH FLOOR
 10.55 X 24.55 = 259.00 SQ.MT. ----(A)
 DEDUCTION
 1. 5.95 X 0.85 X 1 = 5.06
 2. 2.20 X 1.45 X 1 = 3.19
 3. 3.40 X 1.50 X 1 = 5.10
 4. 3.40 X 0.75 X 1 = 2.55
 S1. 5.80 X 4.25 X 1 = 24.65
 S2. 1.45 X 2.20 X 1 = 3.19
 S3. 3.85 X 0.75 X 1 = 2.89
 S4. 3.70 X 0.65 X 1 = 2.41
 TOTAL = 49.04 SQ.MT.----(B)
 TOTAL BUILT-UP AREA OF FLR.: = A - B = 259.00 - 49.04 = 209.96 SQ.MT.

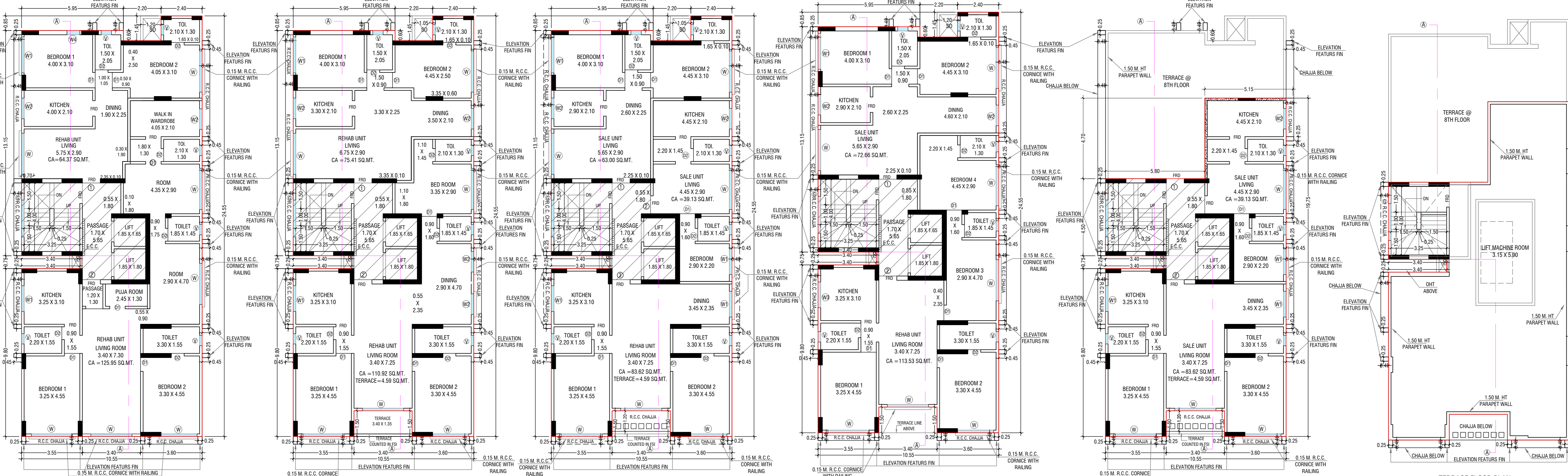
AREA CALCULATION OF 8TH FLOOR
 10.55 X 19.75 = 208.36 SQ.MT. ----(A)
 DEDUCTION
 1. 5.80 X 4.70 X 1 = 27.26
 2. 3.40 X 0.75 X 1 = 2.55
 S1. 5.80 X 4.50 X 1 = 26.10
 S2. 1.45 X 2.20 X 1 = 3.19
 S3. 3.85 X 0.75 X 1 = 2.89
 S4. 3.70 X 0.65 X 1 = 2.41
 TOTAL = 64.40 SQ.MT.----(B)
 TOTAL BUILT-UP AREA OF FLR.: = A - B = 208.36 - 64.40 = 143.96 SQ.MT.



AREA LINE DIAGRAM OF 4TH TO 6TH FLOOR

AREA LINE DIAGRAM OF 7TH FLOOR

AREA LINE DIAGRAM OF 8TH FLOOR



4TH FLOOR PLAN

5TH FLOOR PLAN

6TH FLOOR PLAN

7TH FLOOR PLAN

8TH FLOOR PLAN

TERRACE FLOOR PLAN