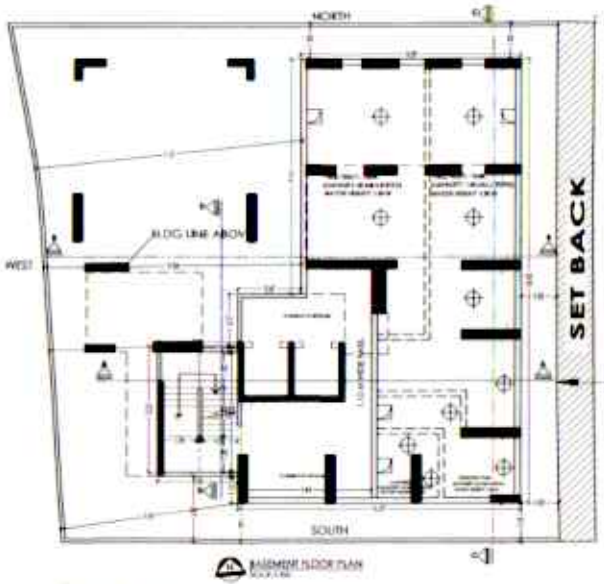
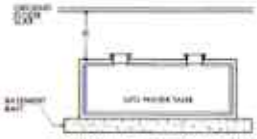
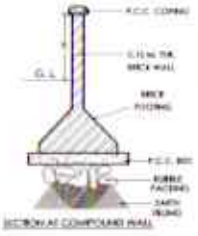


BASEMENT FLOOR PLAN

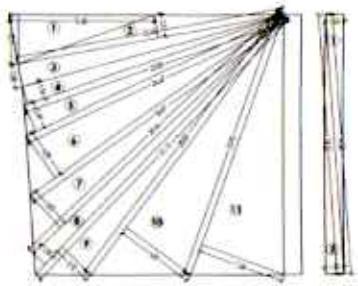








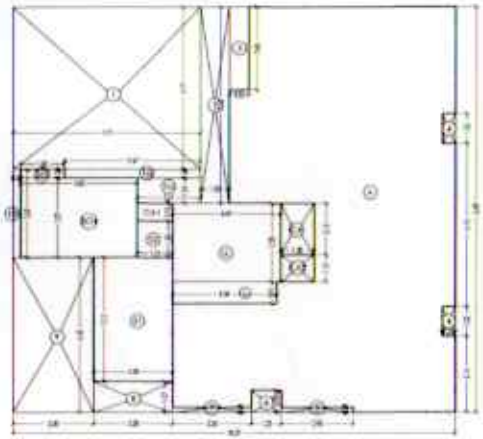




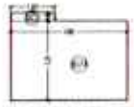
SR. CAR PARK AREA STATEMENT	
SHOP NO.	CARPET AREA
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SHOP 580	76.54 SQ.MT.
SHOP 581	76.54 SQ.MT.
SHOP 582	76.54 SQ.MT.
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SHOP 598	76.54 SQ.MT.
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SHOP 622	76.54 SQ.MT.
SHOP 623	76.54 SQ.MT.
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SHOP 628	76.54 SQ.MT.
SHOP 629	76.54 SQ.MT.
SHOP 630	76.54 SQ.MT.
SHOP 631	76.54 SQ.MT.
SHOP 632	76.54 SQ.MT.
SHOP 633	76.54 SQ.MT.
SHOP 634	76.54 SQ.MT.
SHOP 635	76.54 SQ.MT.
SHOP 636	76.54 SQ.MT.
SHOP 637	76.54 SQ.MT.
SHOP 638	76.54 SQ.MT.
SHOP 639	76.54 SQ.MT.
SHOP 640	76.54 SQ.MT.
SHOP 641	76.54 SQ.MT.
SHOP 642	76.54 SQ.MT.
SHOP 643	76.54 SQ.MT.
SHOP 644	76.54 SQ.MT.
SHOP 645	76.54 SQ.MT.
SHOP 646	76.54 SQ.MT.
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SHOP 649	76.54 SQ.MT.
SHOP 650	76.54 SQ.MT.
SHOP 651	76.54 SQ.MT.
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SHOP 665	76.54 SQ.MT.
SHOP 666	76.54 SQ.MT.
SHOP 667	76.54 SQ.MT.
SHOP 668	76.54 SQ.MT.
SHOP 669	76.54 SQ.MT.
SHOP 670	76.54 SQ.MT.
SHOP 671	76.54 SQ.MT.
SHOP 672	76



1ST FLOOR PLAN



AREA DIG OF 1ST FLR.



AREA DIG OF SOCIETY OFFICE

SOCIETY OFFICE AREA

SO1	1.80	X 0.36	=	0.65 SQ.MT.
SO1	4.80	X 3.29	=	15.79 SQ.MT.
TOTAL			=	16.44 SQ.MT.

BUILT UP AREA CALCULATION
1ST FLR. PLAN

A	18.37	X 16.80	=	308.62 SQ.MT. (-) A1

DEDUCTIONS :-

1	7.77	X 4.73	=	32.29 SQ.MT.
1a	5.67	X 0.36	=	2.04 SQ.MT.
1b	3.67	X 1.04	=	3.78 SQ.MT.
2	1.20	X 8.12	=	9.74 SQ.MT.
3	0.80	X 3.45	=	2.76 SQ.MT.
4	0.59 X 1.20	X 2	=	1.34 SQ.MT.
5	2.95	X 0.21	=	0.62 SQ.MT.
6	1.22	X 0.92	=	1.12 SQ.MT.
7	3.30	X 0.21	=	0.69 SQ.MT.
8	3.30	X 1.27	=	4.19 SQ.MT.
9	3.30	X 6.42	=	21.19 SQ.MT.
10	0.30	X 3.65	=	1.10 SQ.MT.
	TOTAL		=	99.86 SQ.MT. (-) 1

STAIRCASE & LIFT AREA CAL :-

LL	4.40	X 3.23	=	14.69 SQ.MT.
LL	4.34	X 0.91	=	3.95 SQ.MT.
S1	3.30	X 5.15	=	17.00 SQ.MT.
S2	1.90	X 1.80	=	3.35 SQ.MT.
TOTAL			=	37.79 SQ.MT. (-) B

SOCIETY OFFICE AREA

SO	1.80	X 0.36	=	0.65 SQ.MT.
SO1	4.80	X 3.29	=	15.79 SQ.MT.
TOTAL			=	16.44 SQ.MT. (-) D

TOTAL DEDUCTION
1 + B + D

99.86 + 37.79 + 16.44 = 154.09 SQ.MT. (A)

NET BUILT-UP AREA
A - B

308.62 - 154.09 = 154.53 SQ.M.

COMMON AMMENITY AREA CALC.

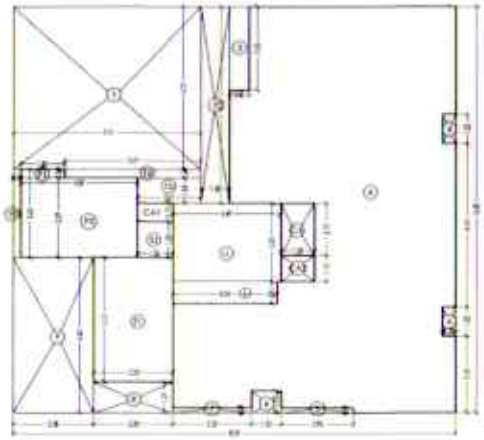
CA	1.30	X 2.15	=	2.97 SQ.MT.
CA1	1.30	X 0.75	=	1.13 SQ.MT.
CA2	1.38	X 1.10	=	1.52 SQ.MT.
TOTAL			=	5.62 SQ.MT.



SERVICE FLOOR PLAN
(BETWEEN GROUND AND FIRST FLOOR)



2ND FLOOR PLAN



AREA DIG OF 2ND FLR.

BUILT UP AREA CALCULATION
2ND FLR. PLAN

A	18.37	X 16.80	=	308.62 SQ.MT. (-) A1

DEDUCTIONS :-

1	7.77	X 4.73	=	32.29 SQ.MT.
1a	5.67	X 0.36	=	2.04 SQ.MT.
1b	3.67	X 1.04	=	3.78 SQ.MT.
2	1.20	X 8.12	=	9.74 SQ.MT.
3	0.80	X 3.45	=	2.76 SQ.MT.
4	0.59 X 1.20	X 2	=	1.34 SQ.MT.
5	2.95	X 0.21	=	0.62 SQ.MT.
6	1.22	X 0.92	=	1.12 SQ.MT.
7	3.30	X 0.21	=	0.69 SQ.MT.
8	3.30	X 1.27	=	4.19 SQ.MT.
9	3.30	X 6.42	=	21.19 SQ.MT.
10	0.30	X 3.65	=	1.10 SQ.MT.
	TOTAL		=	99.86 SQ.MT. (-) 1

STAIRCASE & LIFT AREA CAL :-

LL	4.40	X 3.23	=	14.69 SQ.MT.
LL	4.34	X 0.91	=	3.95 SQ.MT.
S1	3.30	X 5.15	=	17.00 SQ.MT.
S2	1.90	X 1.80	=	3.35 SQ.MT.
TOTAL			=	37.79 SQ.MT. (-) B

TOTAL DEDUCTION
1 + B +

99.86 + 37.79 + = 137.65 SQ.MT. (B)

NET BUILT-UP AREA
A - B

308.62 - 137.65 = 170.97 SQ.M.

COMMON AMMENITY AREA CALC.

CA	1.30	X 2.15	=	2.97 SQ.MT.
CA1	1.30	X 0.75	=	1.13 SQ.MT.
CA2	1.38	X 1.10	=	1.52 SQ.MT.
TOTAL			=	5.62 SQ.MT.

POCKET TERRACE AREA

P1	1.80	X 0.36	=	0.65 SQ.MT.
P2	4.80	X 3.29	=	15.79 SQ.MT.
TOTAL			=	16.44 SQ.MT.

BUILT UP AREA SUMMARY

FLOORS	WINGS		TOTAL	
	NET BUILT UP AREA WINGS	NET BUILT UP AREA CA'S		
GRND. FLR.	154.80 SQ.MT.		154.80 SQ.MT.	
1ST FLR.	154.53 SQ.MT.		154.53 SQ.MT.	
2ND FLR.	154.53 SQ.MT.	16.44 SQ.MT.	170.97 SQ.MT.	
3RD FLR.	154.80 SQ.MT.		154.80 SQ.MT.	
4TH FLR.	154.80 SQ.MT.		154.80 SQ.MT.	
5TH FLR.	190.29 SQ.MT.		190.29 SQ.MT.	
6TH FLR.	190.29 SQ.MT.		190.29 SQ.MT.	
7TH FLR. (SERVICE)	139.00 SQ.MT.		139.00 SQ.MT.	0.63
8TH FLR.	158.59 SQ.MT.	31.70 SQ.MT.	190.29 SQ.MT.	
9TH FLR.	158.59 SQ.MT.	31.70 SQ.MT.	190.29 SQ.MT.	
10TH FLR.	158.59 SQ.MT.	31.70 SQ.MT.	190.29 SQ.MT.	
11TH FLR.	158.59 SQ.MT.	31.70 SQ.MT.	190.29 SQ.MT.	
12TH FLR.	158.59 SQ.MT.	31.70 SQ.MT.	190.29 SQ.MT.	
13TH FLR.	158.59 SQ.MT.	31.70 SQ.MT.	190.29 SQ.MT.	
14TH FLR. (SERVICE)	159.33 SQ.MT.	36.82 SQ.MT.	197.82 SQ.MT.	0.63
15TH FLR.	158.59 SQ.MT.	31.70 SQ.MT.	190.29 SQ.MT.	
16TH FLR.	81.70 SQ.MT.	108.59 SQ.MT.	190.29 SQ.MT.	
17TH FLR.	153.47 SQ.MT.	36.82 SQ.MT.	190.29 SQ.MT.	
18TH FLR.	190.29 SQ.MT.		190.29 SQ.MT.	
19TH FLR.	36.82 SQ.MT.	153.47 SQ.MT.	190.29 SQ.MT.	
20TH FLR.	36.82 SQ.MT.	153.47 SQ.MT.	190.29 SQ.MT.	
21ST FLR.	36.82 SQ.MT.	153.47 SQ.MT.	190.29 SQ.MT.	
22ND FLR.	36.82 SQ.MT.	153.47 SQ.MT.	190.29 SQ.MT.	
	2783.69 SQ.MT.	1324.69 SQ.MT.	4111.38 SQ.MT.	1.26
			4110.56 SQ.MT.	

PROFORMA - B | SHEET NO.- 2/V

CONSULTANTS COMBINED

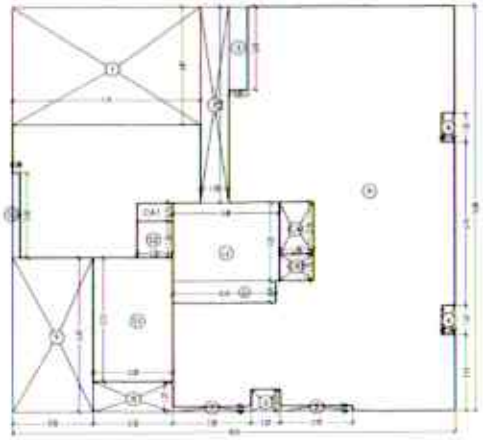
MUKESH BAHADUR



3RD & 4TH FLOOR PLAN



5TH & 6TH,18TH FLOOR PLAN



AREA DIG OF 5TH,6TH,8TH TO13TH,15TH TO 22NDFLR PLAN



AREA DIG OF 3RD & 4TH FLOOR



8TH FLOOR PLAN



9TH,11TH,12TH & 15TH FLOOR PLAN

PROFORMA - B | SHEET NO - 3/9

CONTENTS OF SHEET

3RD & 4TH FLOOR PLAN
5TH,6TH,8TH TO13TH,15TH TO22ND FLR PLAN
8TH FLOOR PLAN
9TH,11TH,12TH & 15TH FLOOR PLAN

BUILT UP AREA CALCULATION
5TH,6TH,8TH TO13TH,15TH TO22ND FLR PLAN

A	16.77	X	14.86	=	308.62 SQ.MT. (-A)

DEDUCTIONS :-

1	7.77	X	4.87	=	37.84	SQ.MT.
2	1.20	X	8.13	=	9.76	SQ.MT.
3	0.80	X	3.45	=	2.76	SQ.MT.
4	0.55 & 1.22	X	2	=	1.54	SQ.MT.
5	2.55	X	0.21	=	0.62	SQ.MT.
6	1.22	X	0.92	=	1.12	SQ.MT.
7	3.30	X	0.21	=	0.69	SQ.MT.
8	3.30	X	1.27	=	4.19	SQ.MT.
9	8.30	X	6.40	=	21.19	SQ.MT.
10	0.30	X	3.50	=	1.05	SQ.MT.
		TOTAL		=	90.04	SQ.MT. (-1)

STAIRCASE & LIFT AREA CAL :-

L1	4.49	X	3.25	=	14.59 SQ.MT.
L6	4.34	X	0.81	=	3.55 SQ.MT.
S1	3.30	X	5.15	=	17.00 SQ.MT.
S2	1.30	X	1.50	=	2.25 SQ.MT.
TOTAL				=	37.79 SQ.MT. (-II)

TOTAL DEDUCTION
I + II =
90.04 + 37.79 = 118.83 SQ.MT. (-B)

NET BUILT-UP AREA
A - B
308.62 - 118.83 = 190.29 SQ.M

COMMON AMMENITY AREA CALC.

CA	1.30	X	3.15	=	2.57 SQ.MT.
CA1	1.30	X	0.75	=	1.13 SQ.MT.
CA2	1.30	X	1.10	=	1.82 SQ.MT.
		TOTAL		=	5.82 SQ.MT.

BUILT UP AREA CALCULATION
3RD & 4TH FLOOR

A	15.07	X	14.80	=	253.18 SQ.MT. (-A)

DEDUCTIONS :-

1	5.47	X	7.37	=	40.19	SQ.MT.
2	1.80	X	2.25	=	4.05	SQ.MT.
3	0.55 & 1.20	X	2	=	1.34	SQ.MT.
4	2.55	X	0.21	=	0.62	SQ.MT.
5	1.22	X	0.92	=	1.12	SQ.MT.
6	3.30	X	0.21	=	0.69	SQ.MT.
7	3.30	X	1.27	=	4.19	SQ.MT.
8	6.80	X	3.40	=	2.74	SQ.MT.
		TOTAL		=	89.94	SQ.MT. (-I)

STAIRCASE & LIFT AREA CAL. :-

L1	2.12	X	3.20	=	6.89	SQ.MT.
L2	1.97	X	0.81	=	1.79	SQ.MT.
L1	2.37	X	4.31	=	10.21	SQ.MT.
S1	3.30	X	5.30	=	17.49	SQ.MT.
S2	1.90	X	1.00	=	2.25	SQ.MT.
TOTAL				=	38.63	SQ.MT. (-II)

TOTAL DEDUCTION
I + II =
89.94 + 38.63 = 98.39 SQ.MT. (-B)

NET BUILT-UP AREA
A - B
253.18 - 98.39 = 154.39 SQ.M

COMMON AMMENITY AREA CALC.

CA	1.30	X	3.15	=	2.57 SQ.MT.
CA1	1.30	X	0.75	=	1.13 SQ.MT.
CA2	1.30	X	1.10	=	1.82 SQ.MT.
		TOTAL		=	5.82 SQ.MT.

COLUMN AREA COUNT IN F.S.I.
154.39 + 2.47 = 156.86 SQ.MT.

COLUMN AREA COUNT IN F.S.I.

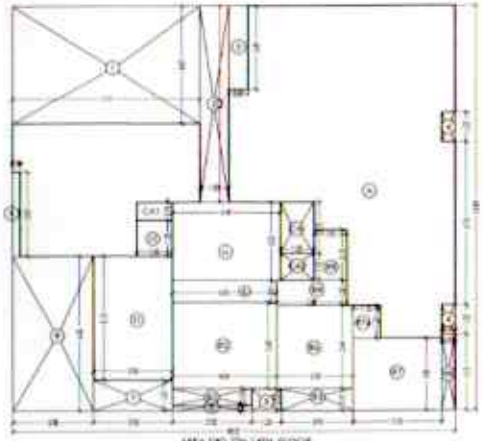
C1	1.60	X 0.30	=	0.54 SQ.MT.
C2	1.35	X 0.30	=	0.38 SQ.MT.
C3	0.20	X 1.40	=	0.56 SQ.MT.
=	1.40	X 0.25	=	0.41 SQ.MT.
			=	1.41 SQ.MT.

COLUMN AREA = 1.41 sq mt/floor

CONSULTANTS COMBINED



7TH & 14TH (REFUGE) FLOOR PLAN



AREA DIG. 7TH, 14TH FLOOR

BUILT UP AREA CALCULATION
7TH & 14TH FLOOR PLAN

A	16.37	X	14.80	=	308.62 SQ.MT. (-A)

DEDUCTIONS :-

1	7.77	X	4.87	=	37.84 SQ.MT.
2	1.20	X	8.12	=	9.74 SQ.MT.
3	0.80	X	3.45	=	2.76 SQ.MT.
4	0.55 X 1.20 & 2			=	1.34 SQ.MT.
5	1.22	X	0.93	=	1.13 SQ.MT.
6	3.30	X	0.21	=	0.69 SQ.MT.
7	3.30	X	1.27	=	4.19 SQ.MT.
8	3.30	X	9.40	=	31.19 SQ.MT.
9	0.30	X	3.30	=	1.00 SQ.MT.
			TOTAL	=	79.90 SQ.MT. (-C)

STAIRCASE & LIFT AREA C/L :-

LL	4.49	X	3.25	=	14.59 SQ.MT.
LL	4.04	X	0.91	=	3.65 SQ.MT.
S1	3.30	X	3.15	=	17.00 SQ.MT.
S2	1.50	X	1.50	=	2.25 SQ.MT.
TOTAL				=	37.79 SQ.MT. (-D)

REFUGE AREA

R1	1.50	X	2.10	=	3.31 SQ.MT.
R2	4.34	X	3.45	=	13.62 SQ.MT.
R3	2.75	X	0.51	=	3.68 SQ.MT.
R4	2.98	X	1.05	=	3.02 SQ.MT.
R5	1.38	X	2.32	=	3.84 SQ.MT.
R6	3.12	X	3.44	=	13.93 SQ.MT.
R7	3.75	X	3.00	=	11.25 SQ.MT.
R7a	1.15	X	1.37	=	1.58 SQ.MT.
R8	0.55	X	3.15	=	1.75 SQ.MT.
TOTAL				=	51.98 SQ.MT. (-E)

TOTAL DEDUCTION
(-) + (-) + (-) =

79.90 + 37.79 + 51.98 = 169.67 SQ.MT. (-F)

NET BUILT-UP AREA
A - F

308.62 - 169.67 = 139.00 SQ.M

COMMON AMENITY AREA CALC.

CA	1.30	X	2.15	=	2.97 SQ.MT.
CA1	1.50	X	0.75	=	1.13 SQ.MT.
CA2	1.38	X	1.10	=	1.52 SQ.MT.
			TOTAL	=	5.62 SQ.MT.

REFUGE AREA REQD AS PER BUILT-UP AREA

FLOORS	NET BUILT-UP AREA
7TH &14TH (R)	139.00 SQ.M

REFUGE AREA REQD AS PER BUILT-UP AREA

FLOORS	NET BUILT-UP AREA
10TH	139.00 SQ.M

REFUGE AREA REQD AS PER BUILT-UP AREA

FLOORS	NET BUILT-UP AREA
13TH	139.00 SQ.M
16TH	139.00 SQ.M



10TH FLOOR PLAN



13TH FLOOR PLAN



16TH FLOOR PLAN

The plan is to be read with other plans. CHECK TYPE REVISIONS (NEW)

PROFORMA - II | SHEET NO.- 4/9

CONTENTS OF SHEET

7TH & 14TH (REFUGE) FLOOR PLAN
10TH FLOOR PLAN, 13TH FLOOR PLAN
16TH FLOOR PLAN
AREA DIG. & CALCULATION

Ramesh Yeragol Subhash

Ganesh Ambadas Shelke

Sakshi Bharat Kr Gaba

G.S.P.-I G.S.P.-II G.S.P.-I

NAME OF SCHEME

M/S. VEERA DEVELOPERS

ARCH'S CHANDRAJIT KSHIRSAGAR

CONSULTANTS COMBINED



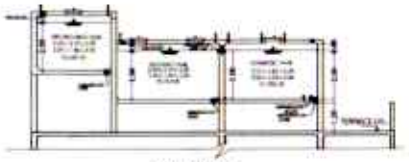
17TH FLOOR PLAN



19TH TO 21ST FLOOR PLAN



TERRACE FLOOR PLAN



SECTION AT 'B-B'



22ND FLOOR PLAN

TABLE - B

DETAILS OF PERMISSIBLE CALCULATIONS FOR BUILT-UP / SALE & PERMISSIBLE CALCULATIONS

Sr. No.	Description	Residential (in sq.mt.)	Commercial (in sq.mt.)	Total (in sq.mt.)
1	Permissible F.S.I. (2) on 14 of Proforma-II)	6866.18	1382.64	8248.82
2	Permissible Tenglible F.S.I. (1 x 0.30 in 0.30)	1961.47	82.11	2043.58
3	Total Permissible F.S.I. (1 +2)	8827.65	1382.64	8248.82
4	Permissible F.S.I. for Retail (Total (3+4) of Column 14 of Table-1)	1961.74	1382.64	3344.38
5	Retail Sale (3+1)	0.61	0.39	1.00
6	Permissible Tenglible F.S.I. for retail (3 + 5)	1961.47	82.11	2043.58
7	Permissible Tenglible F.S.I. for retail component (2 - 6)	4906.18	0.00	4906.18
8	Total Proposed F.S.I. for including Tenglible F.S.I. (Total (3+4) of Column No.14 of Table - A)	8866.18	1382.64	8248.82
9	Proposed F.S.I. for Retail Tenglible F.S.I. (Total (3+4) of Column No.14 of Table - A)	3866.74	1382.64	3782.64
10	Excess Tenglible F.S.I. given in Retail Component (Column No.10 of Table - A)	382.64	2.81	865.87
11	Deficit Tenglible F.S.I. given in Retail Component (Total (3+4) of Column No.11 of Table - A)	1961.81	4.56	111.11
12	Proposed Tenglible F.S.I. (8 - 7)	1961.81	4.56	111.11
13	Tenglible F.S.I. allowed for Retail Component (9 - 4 - 10)	1961.81	4.56	111.11
14	Tenglible F.S.I. for sale (13 - 12)	1961.81	4.56	111.11
15	Ready Reckoner Rate for the year 2013			
16	T.I. Ready Reckoner Rate			
17	Premium amount to be recovered			
18	Premium on eight No. 4 Sale			

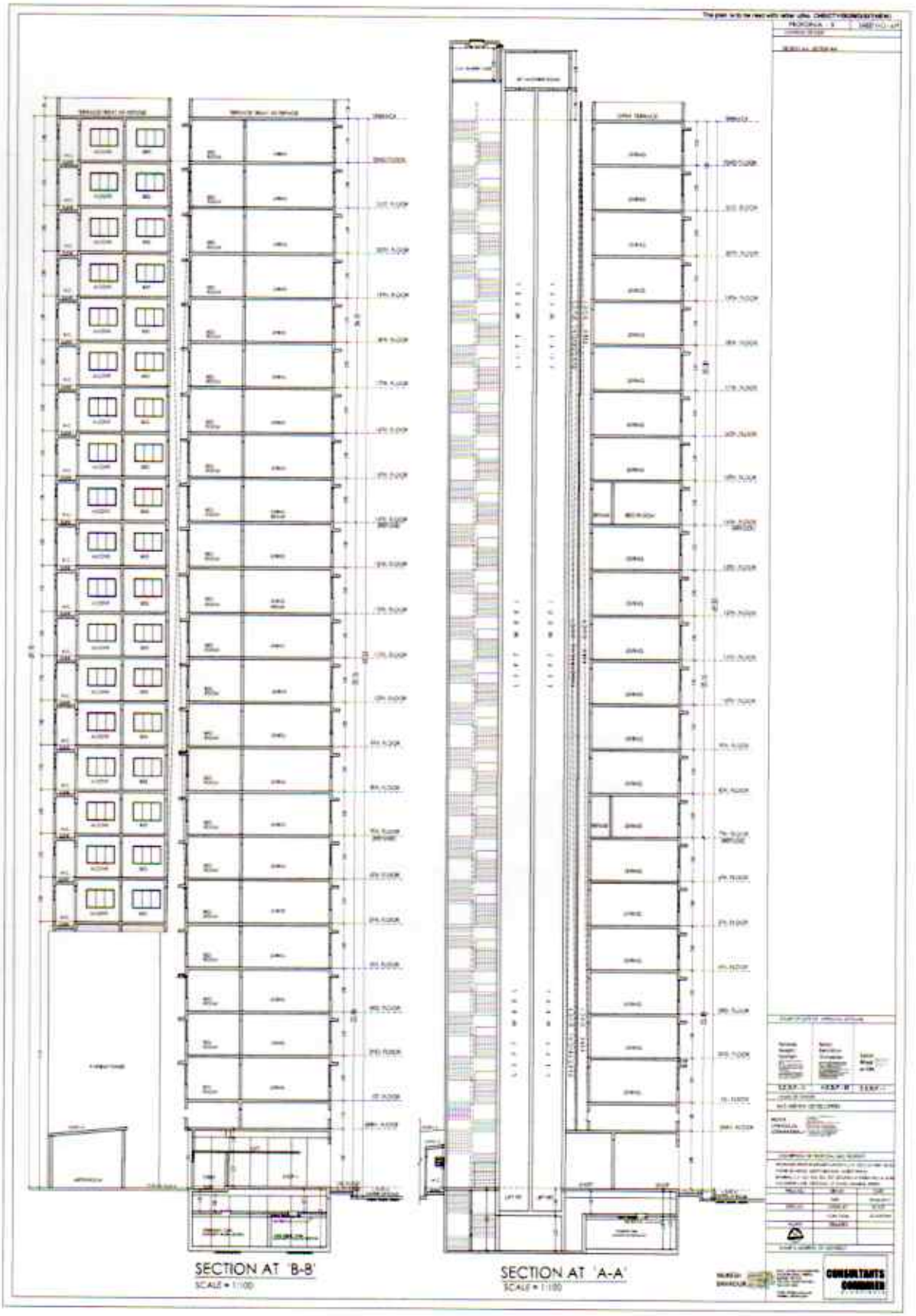
PROFORMA - II | SHEET NO. - 5/7

COVERING OF SHEET

TYPICAL FLOOR PLAN TO 21ST FLOOR PLAN
22ND FLOOR PLAN, TERRACE FLOOR PLAN
TABLE - B, SECTION B-B

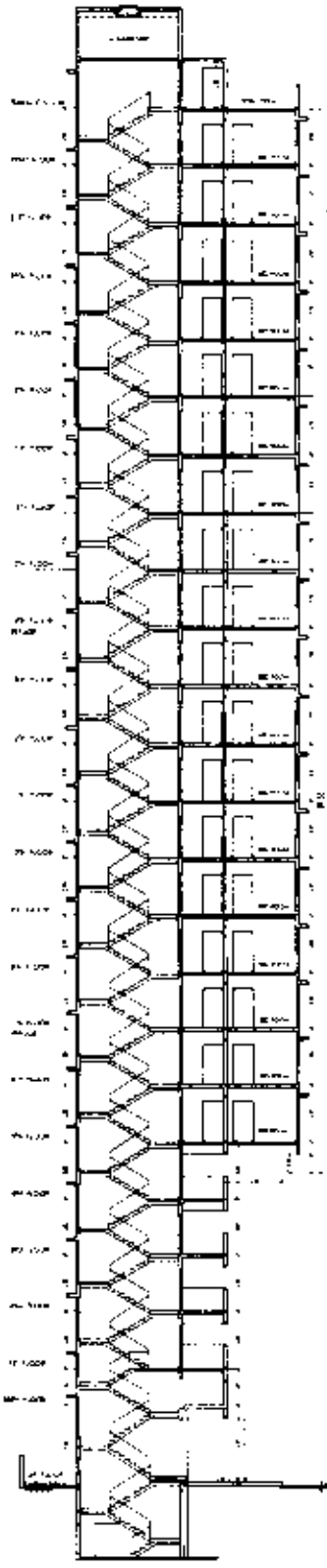
MUKESH BAHADUR

CONSULTANTS COMBINED



SECTION AT 'B-B'
SCALE = 1:100

SECTION AT 'A-A'
SCALE = 1:100

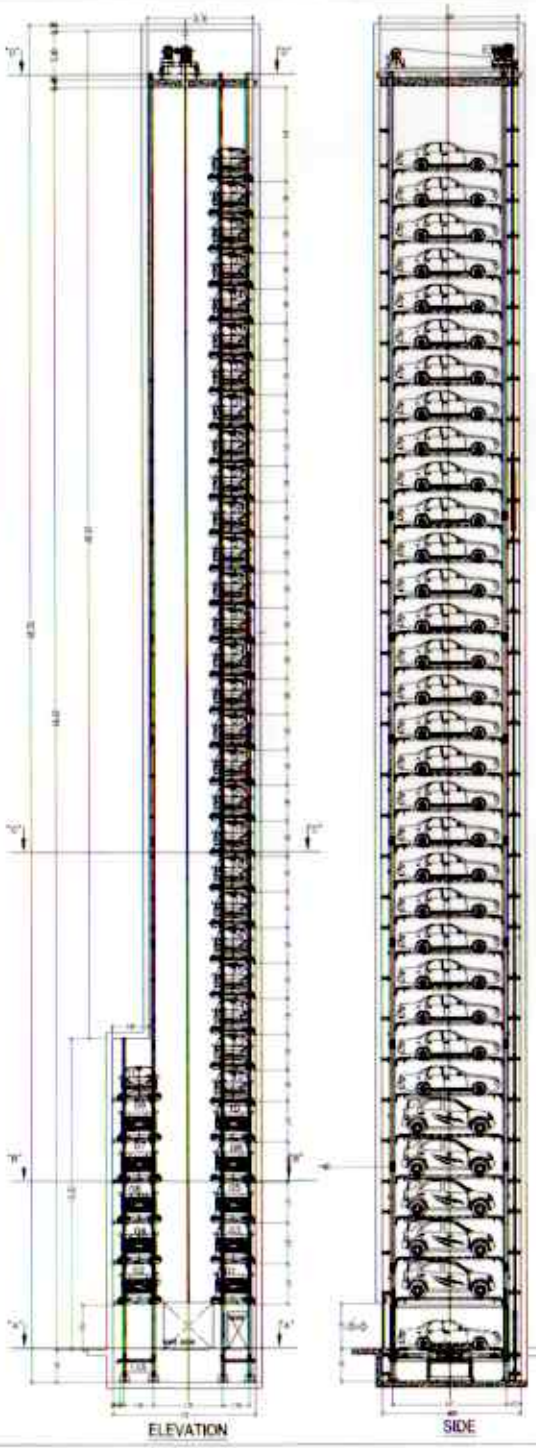


SECTION AT 'D-D'

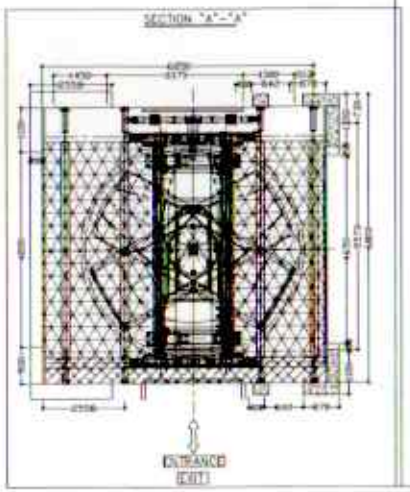


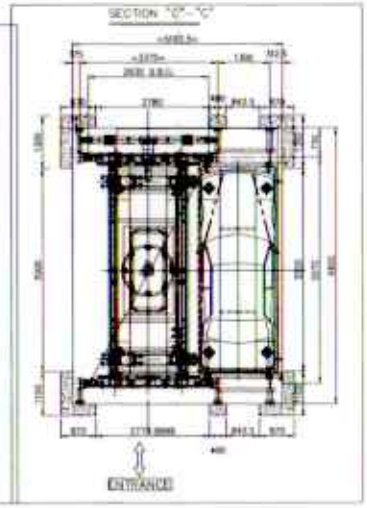
SECTION AT 'C-C'

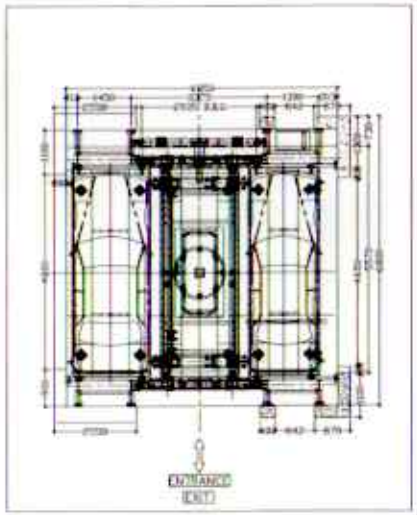


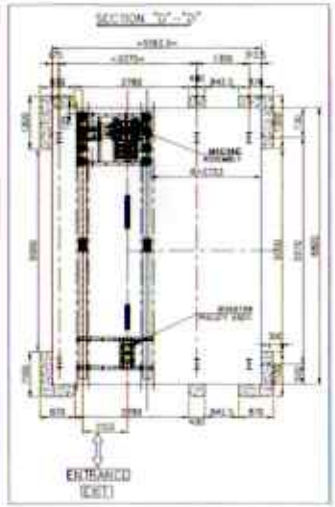

ELEVATION

SIDE


SECTION "A"-"A"
ENTRANCE
(EXIT)


SECTION "C"-"C"
ENTRANCE


ENTRANCE
(EXIT)


SECTION "D"-"D"
ENTRANCE
(EXIT)