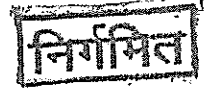


MUNICIPAL CORPORATION OF GREATER MUMBAI

NO.EB/3700/GN/A dt 21/10/16



To,
Jayant Tipnis Consultants Pvt. Ltd.
Sadguru Darshan 1050, New
Prabhadevi Road, Prabhadevi,
Mumbai – 25.

Sub. – proposed redevelopment of the property bearing C.S.
No. 1782A. of mahim division, Dr. M.B. Raut Road, Shivaji
Park, Dadar – Mumbai 400028.

Ref. – your letter dated 13/08/2016

Sir,

With reference to above letter this is to inform you that the amended plans submitted by you are hereby approved subject to following condition

1. That all the condition of I.O.D. under even No. Date 01-04-2013 and amended plan approved letter dated 13-05-2014, shall be complied with
2. That the revised structural design/ calculations/ details/ drawings shall be submitted before extending C.C.
3. That the payment towards following shall be made before asking for C.C.
 - a) Development charges
 - b) Premium towards condonation of open space deficiency
 - c) Extra water /Sewerage charges at A.E.W.W. GN ward office
 - d) Premium towards staircase, lift, lift lobby area.
 - e) Labour welfare cess
4. That the Regd. undertaking against misuse of part tarrace proposed at 12th (part) floor shall be submitted before asking for further C.C.
5. That the NOC from MHADA mentioning B.U.A. to be surrendered to MHADA if any shall be submitted before asking for further C.C.. and such B.U.A. shall be marked on plan and plan shall be got amended from this office .
6. That the final N.O.C from C.F.O. shall be submitted before asking for Occupation permission
7. That the drainage layout shall be revised and be got approved from this office before caring out further drainage work.
8. NOC from Estate department for FSI 3 as per approved plan will be insisted before endorsement of C.C. as well as for further C.C.
9. That the final N.O.C from MHADA shall be submitted before asking for further C.C.

10. That the additional water and sewerage charges shall be paid before endorsing C.C.
11. That the final N.O.C from the Tree Authority shall be submitted before asking for Occupation permission
12. That the C.C. shall be got endorsed as per the amended plan.
13. That the work shall be carried out strictly as per approved plan
14. That the final structural stability certificate shall be submitted before asking for B.C.C
15. That the N.O.C from inspector of Lifts shall be submitted
16. That the Vermiculture bins for the disposal of wet waste as per design and specification of organization or companies specialized in this field as per list furnished by Solid Waste Management of M.C.G.M. Shall be provided.
17. That the provision of Rain Water harvesting as per the diagram proposed by approved consultant in the field shall be made in the satisfaction of Municipal Commissioner shall be provided.
18. That all the structural members below the ground shall be designed considering the effect of chlorinated water, sulphur water, Seepage water, etc. And any other possible chemical effect and due care while constructing the same will be taking and completion certificate to that effect shall be insisted before granting further C.C. beyond plinth from the Licensed Structural Engineer.
19. That the following document shall be compiled, preserve and handed over to the end user/ prospective society within a period of 30 days in case of redevelopment of properties and in other case the same should be handed over within a period of 90 days after granting Occupation Certificate by M.C.G.M.
 - a) Ownership document
 - b) Copies of I.O.D. , C.C., subsequent amendments, O.C.C., B. C.C, and corresponding canvass mounted plans
 - c) Copies of soil investigation reports
 - d) R.C.C. details and canvass mounted structural drawing.
 - e) Structural stability certificate from Licensed Structural Engineer.
 - f) Structural Audit report
 - g) All details of repairs carried out in the buildings
 - h) Supervision certificate issued by The Licensed Site supervisor
 - i) Building Completion Certificate issued by Licensed Surveyor/ Architect.
 - j) NOC and completion Certificate issued by the C.F.O.
 - k) Fire safety audit carried out as per the requirement of C.F.O.

20. That the Registered sale agreement incorporating the following condition shall be submitted to this office.

That the prospective society/ end user shall preserve and maintain the following documents/plans & subsequent periodical structural audit report and repair history, similarly to check and to carry out fire safety audit time to time as per requirement of C.F.O. through the authorized agency of M.C.G.M

- a) Ownership document
- b) Copies of I.O.D. , C.C., subsequent amendments, O.C.C., B. C.C, and corresponding canvass mounted plans
- c) Copies of soil investigation reports
- d) R.C.C. details and canvass mounted structural drawing.
- e) Structural stability certificate from Licensed Structural Engineer.
- f) Structural Audit report
- g) All details of repairs carried out in the buildings
- h) Supervision certificate issued by The Licensed Site supervisor
- i) Building Completion Certificate issued by Licensed Surveyor/ Architect.
- j) NOC and completion Certificate issued by the C.F.O.
- k) Fire safety audit carried out at per the requirement of C.F.O.

21. That the supervision certificate shall be submitted periodically from the L.S./ Engineer/ Structural Engineer / Supervisor or Architect as the case may be as per D.C. Reg. 5(3)(ix) regarding satisfactory construction on site.

22. That the Regd. Undertaking shall be submitted that:

- a) The owner shall not have any objection if the neighbouring plot owner come for development with deficiency in open spaces.
- b) The condition shall be incorporated in sale agreement with prospective buyers that the building under reference is constructed with open spaces deficiency.
- c) The condition shall be incorporated in sale agreement so as to make aware the prospective buyer/existing member about the deficient manoeuvring space/deficient width of drive way and in adequate car lift size shall be submitted.
- d) That the registered undertaking against misuse of pocket terrace/ part terrace/ voids shall be submitted
- e) That the registered undertaking shall be submitted indemnifying M.C.G.M against any litigation arising out of hardship to the users due to manoeuvring of parking.
- f) That the registered undertaking shall be submitted for indemnifying against failure of mechanical car park/lift
- g) That the structural stability certificate as regards the manoeuvring of vehicle above underground tank shall be submitted
- h) That the registered undertaking shall be submitted by Developer/ owner for handing over the society office premises to society/ Association..

23. All the conditions mentioned by Executive Engineer. (T&C) NOC shall be complied with.

24. That the No Action Pending Certificate from D.O. / A.E.B.F. G/N ward shall be submitted before asking to O.C./ B.C.C.

25. As the one of the stack parking is above compound wall height, registered undertaking indemnifying M.C.G.M against any claim dispute arising out of this issue shall be submitted.

26. That the developer shall submit the registered undertaking & indemnify bond that the conditions mentioned at Sr. No. 22 will be incorporated in the sale agreement & the same will be informed to the prospective society/ end user.

27. That the work shall not be carried out between 6.00 a.m. to 10.00 p.m., only in accordance with rule 5A (3) of the noise Pollution (Regularisation & Control) Rules, 2000 and the provision of notification issued by Ministry of Environment & Forest Deptt. From time to time shall not be duly observed.

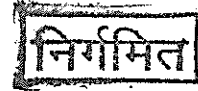
The copy of set of amended plans duly stamped/signed is hereby returned as a token of approval.

Yours faithfully,

[Signature]
13/10/16
SEBP-XII

NO.EB/3700/GN/A dt 21/10/16

[Signature]
13-10-16
Executive Engineer,
Building Proposals (City) III



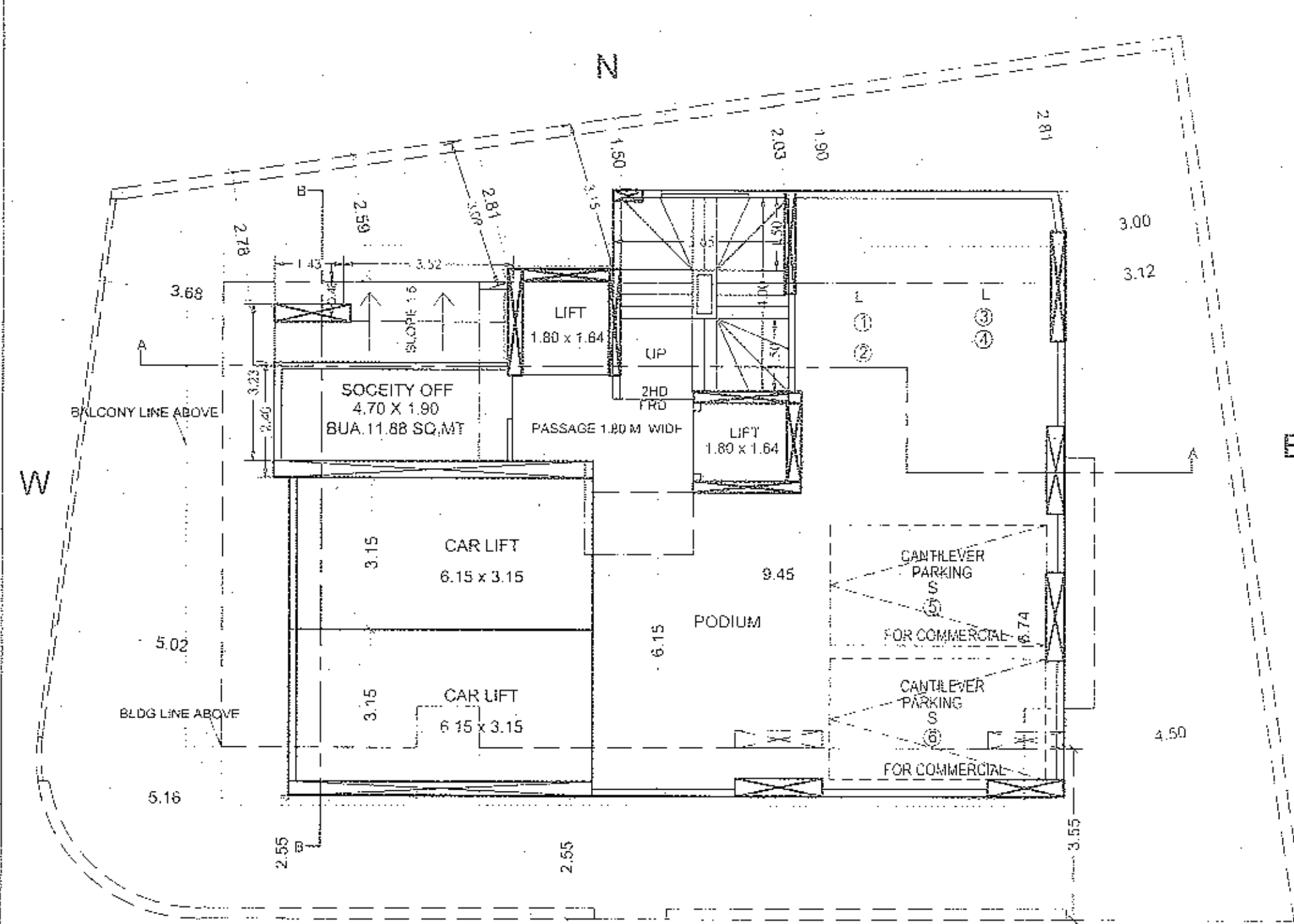
Copy to:

1. The Owner,
M/s. Concrete Lifestyle and Infrastructure Pvt. Ltd
Dadi House, Gr. Floor, Next to Alfa Stores,
Irla Society Road, Vile Parle (w)
Mumbai- 400 056.
2. Designated Officer/ Asstt. Eng. (B. & F.) GN Ward.
3. A.E.W.W.GN ward
4. Dy. A. & C. City
5. The Collector of Mumbai
6. Asstt. Commissioner (Estates)
7. Chief Officer, M.B.R. & R. Board
8. A.O. (B.P.) City.

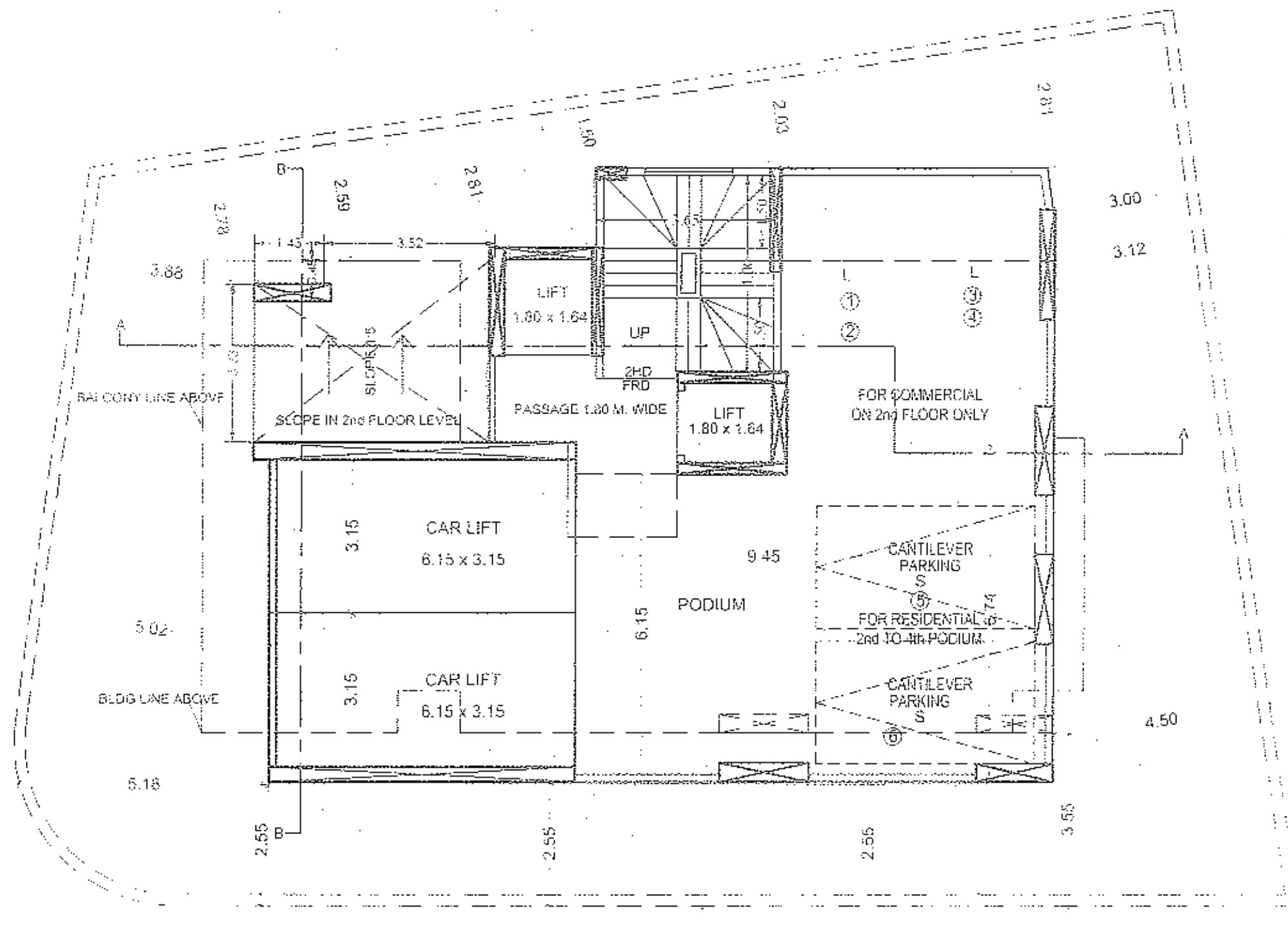
[Signature]
13-10-16
Executive Engineer,
Building Proposals (City) III

[Signature]
13/10/16
SEBP-XII

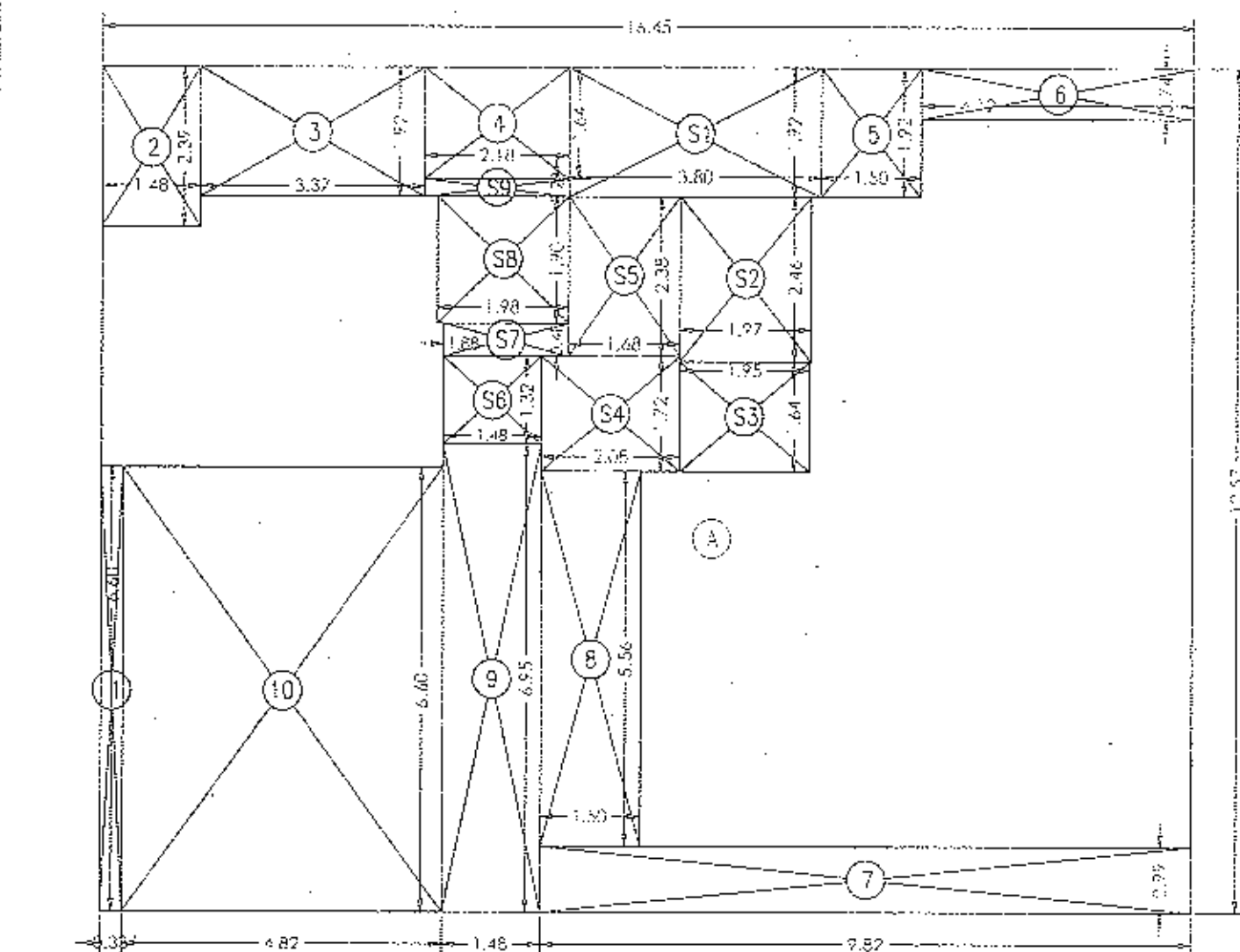
Received
two copies
YOGAN
21/10/2016



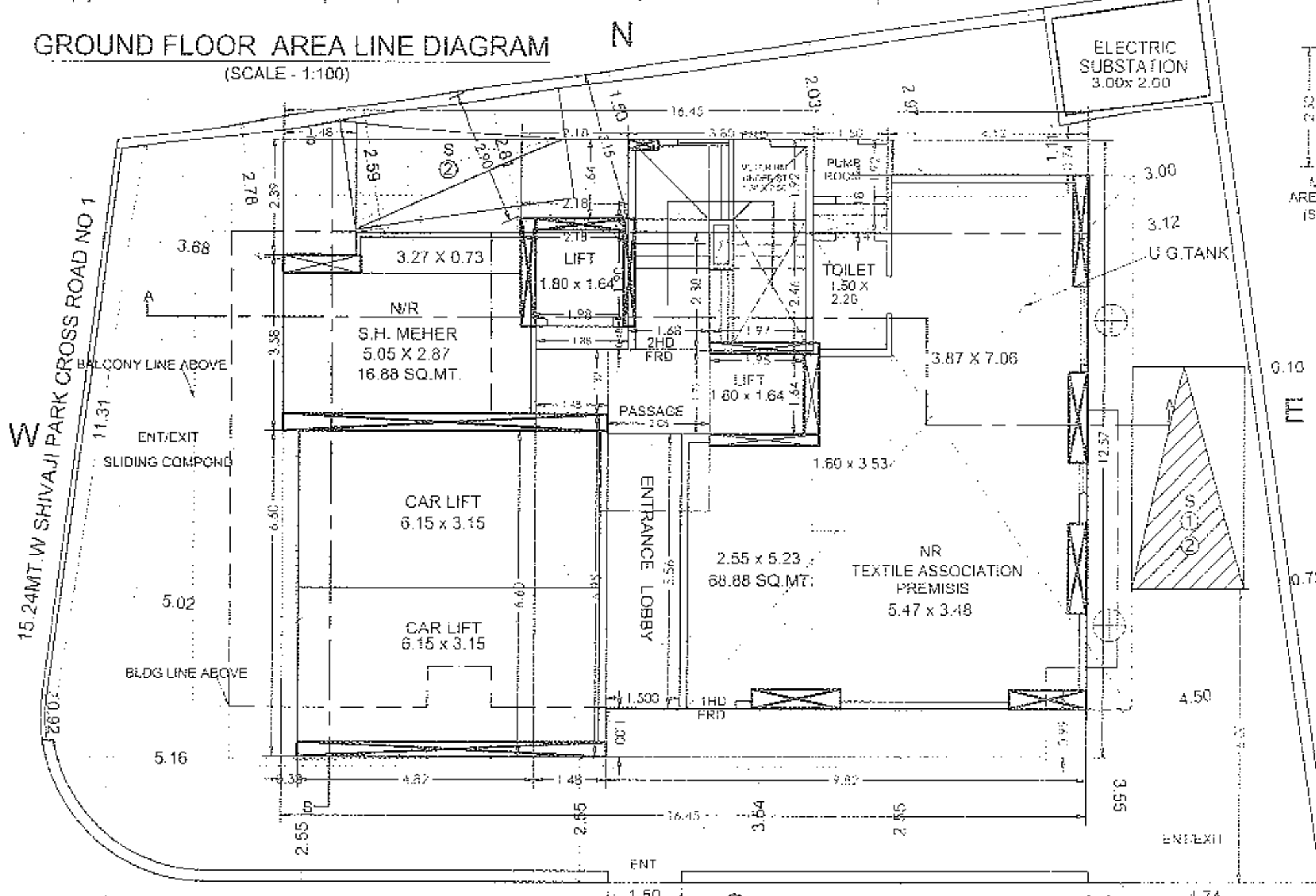
1ST FLOOR PODIUM
SCALE: 1:100



2ND TO 4TH FLOOR PODIUM
SCALE: 1:100



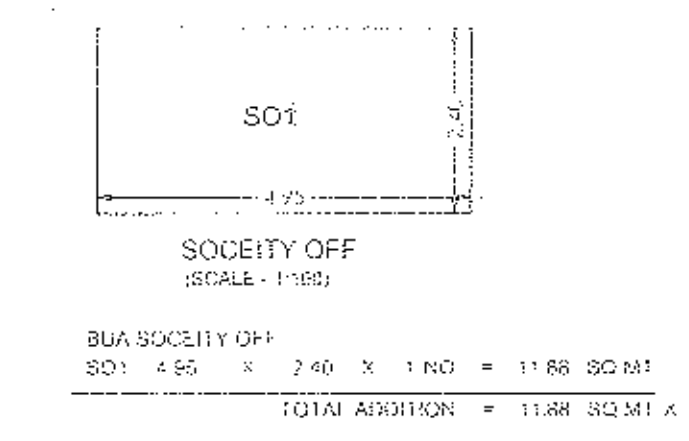
GROUND FLOOR AREA LINE DIAGRAM
(SCALE: 1:100)



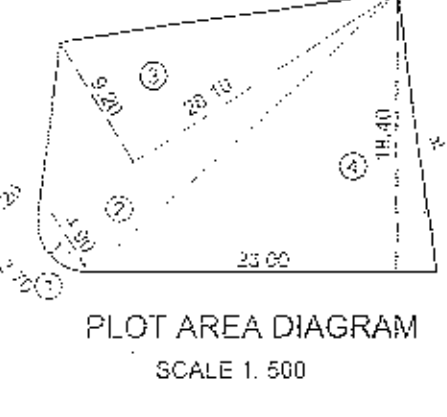
GROUND FLOOR PLAN
SCALE: 1:100

GROUND FLOOR			
A	16.45	X	12.57
TOTAL ADDITION = 206.78 SQ.MT. X			
DEDUCTIONS			
1	0.33	X	6.90
2	1.48	X	2.39
3	3.37	X	1.92
4	2.18	X	1.64
5	1.50	X	1.92
6	4.12	X	0.74
7	9.82	X	0.99
8	1.50	X	5.58
9	1.48	X	6.95
10	4.82	X	6.60
TOTAL DEDUCTION = 81.86 SQ.MT. X			
TOTAL BUILT UP AREA (X - Y1) = 124.92 SQ.MT. X			
STAIR & LIFT AREA			
S1	3.80	X	1.92
S2	1.97	X	2.46
S3	1.95	X	1.64
S4	2.08	X	1.72
S5	1.68	X	2.38
S6	1.48	X	1.32
S7	1.88	X	0.48
S8	1.98	X	1.90
S9	2.18	X	0.28
TOTAL STAIR & LIFT AREA PER FL. = 30.15 SQ.MT. X			
NET BUILT UP AREA (X1 - Y2) = 94.77 SQ.MT. X			

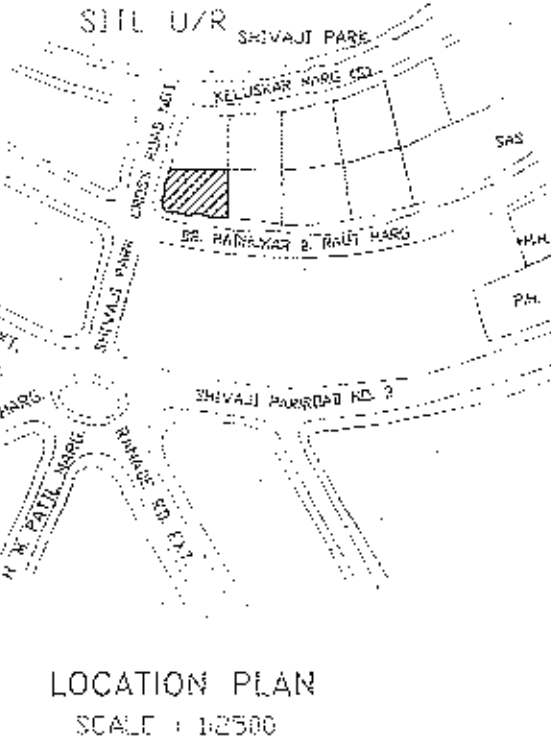
PERMISSIBLE AREA STATEMENT WITH FUNGIBLE FOR REHAB	
CARPET AREA OF REHAB-RESI =	166.06 SQ.MT.
BUILT UP AREA OF REHAB-RESI =	199.27 SQ.MT.
35% FUNGI. OF REHAB-RESI =	69.74 SQ.MT.
B.U.A WITH FUNGIBLE OF REHAB-RESI =	269.01 SQ.MT.
CARPET AREA OF REHAB-NR =	279.73 SQ.MT.
BUILT UP AREA OF REHAB-NR =	335.68 SQ.MT.
20% FUNGI. OF REHAB-NR =	67.13 SQ.MT.
B.U.A WITH FUNGIBLE OF REHAB-NR =	402.81 SQ.MT.
TOTAL SALE AREA STATEMENT	
1/35.52	199.27 - 335.68 = 706.57 SQ.MT.
Surplus MHADA Hand Over = (69.80 SQ.MT)	
SALE AREA =	
700.97 - 71.65 =	628.92 SQ.MT.
B.U.A OF SALE = 628.92 SQ.MT.	
MHADA AREA = 71.65	
TOTAL PERMISSIBLE B.U.A AREA (269.01 + 402.81 + 628.92 + 71.65) =	
1372.39 SQ.MT.	



PERMISSIBLE AREA STATEMENT	
AREA OF THE PLOT	= 411.84 Sq.mts.
PERMISSIBLE F.S.I.	= 3.00
TOTAL PERMISSIBLE AS / F.S.I. 3.00 =	1235.52 SQ.MT. (A)
REHAB AREA + 50% INCENTIVE WHICHEVER IS MORE.	
CALCULATION OF PERMISSIBLE B.U.A. FOR REHAB CARPET AREA CERTIFIED BY MBRRB	
N.R. TENEMENT C.A.	= 279.73 Sq.mts. (a)
RESI TENEMENT C.A.	= 166.06 Sq.mts. (b)
TOTAL C.A. (a+b)	= 445.79 Sq.mts. (c)
REHAB B.U.A. (445.79 x 1.20)	= 534.95 Sq.mts. (d)
INCENTIVE F.S.I. AT 50%	= 267.47 Sq.mts. (e)
TOTAL PERMISSIBLE AS / F.S.I. 50% =	902.42 SQ.MT. (B)
SINCE A > B	
Since (A) is Greater Than (B) Hence Permissible Area = 1235.52 SQ.MT.	



PLOT AREA CALCULATIONS	
1) 23 X 1.200 X 2.700 =	2.157 SQ.MT.
2) 1/2 X 4.900 X 28.100 =	68.845 SQ.MT.
3) 1/2 X 9.200 X 28.100 =	129.280 SQ.MT.
4) 1/2 X 18.400 X 23.000 =	211.600 SQ.MT.
TOTAL AREA =	411.863 SQ.MT.



LOCATION PLAN
SCALE: 1:2500

TABLE - II DETAIL OF FUNGIBLE CALCULATION FOR REHAB SALE & PREMIUM CALCULATIONS			
Sr. No.	Description	Residential In sq.mt	Commercial In sq.mt
1	Permissible B.U.A. (Sr.No.14 of Proforma-A)	599.84	335.68
2	Permissible B.U.A. EXCLUDING MHADA (899.64 - 71.65 = 828.19)	828.19	335.68
3	Permissible fungible B.U.A. (10 x 0.35 or 1 x 0.20) rehab	289.86	67.13
4	Total Permissible B.U.A. (1 + 2)	1118.05	402.81
5	Permissible B.U.A. for Rehab MHADA and M.C.G.M. (Total (A+B) of Column 14 of Table-I)	199.27	335.68
6	Rehab Ratio (4/1)	0.24	1.00
7	Permissible fungible B.U.A. for rehab component	69.74	67.13
8	Permissible fungible B.U.A. for sale component (2 - 6)		
9	Total proposed B.U.A. for including fungible F.S.I (14+B3 of Proforma -A)	865.90	401.56
10	Proposed B.U.A. for Rehab tenements, MHADA and M.C.G.M. including fungible F.S.I (Total (A+B) of Column No.19 of Table -1)	236.98	401.56
11	Excess fungible B.U.A. given to Rehab tenements, MHADA and M.C.G.M. [Column No 20 of Table -1]	0.00	16.97
12	Deficit fungible B.U.A. given to Rehab tenements, MHADA and M.C.G.M. [Total (A+B) of Column No.21 of Table -1]	26.44	3.61
13	Proposed fungible B.U.A. (B - 1a)	37.71	65.88
14	Fungible B.U.A. utilized for Rehab tenements, MHADA and M.C.G.M. (9 - 4 - 10)	37.71	48.91
15	Fungible B.U.A. for Rehab balance (12 - 13)	0.00	16.97
16	Ready Reckoner Rate for the year 2016		
17	% Ready Reckoner Rate		
18	Premium amount to be recovered		
19	Payment receipt No. & Date		

PROFORMA - A

CLIENT: M/S CONCRETE LIFESTYLE & INFRASTRUCTURE PVT.LTD.

TITLE: PROPOSED REDEVELOPMENT OF PROPERTY BEARING C.S.NO 1782A OF TPS III, MAHIM-DIVISION, 72A SANTOSH, SHIVAJI PARK, MUMBAI-400 028.

DRAWN BY: A.V.N. CHECKED BY: APPROVED BY: NORTH

DATE: 2016-08-12 SCALE: 1:100, AS SHOWN

PROJECT NO. JT 351

DRAWING NO. JT 351 PMUN 102

MUNICIPAL FILE NO.

A/ JAYANT TIPNIS REG.NO CA75/1813 OF COA, NEW DELHI.

JAYANT TIPNIS CONSULTANTS PVT. LTD. ARCHITECTS-CITY PLANNERS ENGINEERS INTERIOR DESIGNERS & GOVT. VALUERS

SAADURU DASHMIN, NEW PRABHDEVI RD, MUMBAI - 400 026 TEL: (91-22)4602504/4602506/4300280/4300454/4226753 E-MAIL: jayant@jayantipnis.com

PROFORMA - A		SHEET NO. 01/03
1	AREA OF PLOT	411.84 sqmt
2	DEDUCTION FOR SET BACK AREA	
3	PROPOSED ROAD	
4	ANY RESERVATION	
5	AMENITY SPACE AS PER DCR 54/57 SUB PLOT (OTHER)	
6	BALANCE AREA OF PLOT (1 - 2)	411.84 sqmt
7	DEDUCTION FOR 15% RECREATIONAL GROUND / 10% AMENITY SPACE (IF DEDUCTION FOR IND)	411.84 sqmt
8	NET AREA OF PLOT (3-4)	
9	ADDITIONS FOR FLOOR SPACE INDEX (RESTRICTED TO 100% FOR D.P. ROAD 21b) 100% FOR SET-BACK	
10	TOTAL AREA (5+6)	
11	FLOOR SPACE INDEX PERMISSIBLE 3.00 F.S.I. OR REHAB + 50% F.S.I. CREDIT AVAILABLE BY DEVELOPMENT BY RIGHTS (RESTRICTED TO 100% OF THE BALANCE AREA VIDE 3 ABOVE)	
12	DCR NO.	
13	ADDITIONS FOR FLOOR SPACE INDEX (91a) 33% AS PER DCR 32 (91c) % AS PER DCR 33 (91d) OTHER	
14	PERMISSIBLE FLOOR AREA (AS PER STATEMENT)	1235.52 SQ.MT
15	EXISTING FLOOR AREA	
16	PROPOSED BUILT UP AREA	1235.52 SQ.MT
17	EXCESS REFUGE AREA TAKEN IN F.S.I.	
18	PURELY RESIDENTIAL BUILT UP AREA INCLUDING MHADA SURPLUS	1235.52 SQ.MT
19	REMAINING NON-RESIDENTIAL BUILT UP AREA	
20	TOTAL BUILT UP PROPOSED	1235.52 SQ.MT
21	F.S.I. CONSUMED ON NET HOLDING = 14/3	3.00
22	DETAILS OF F.S.I. AVAILABLE AS PER DCR 35(4) (PERM.) (PROPO.)	69.74 37.71
23	FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCR 35(4) FOR PURELY RESIDENTIAL = OR < (14X0.35)	67.13 65.88
24	FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCR 35(4) FOR NON-RESIDENTIAL = OR < (14X0.20)	106.82 103.59
25	TOTAL FUNGIBLE BUILT UP AREA VIDE DCR 35(4) = (B1+B2)	1342.34 1339.11
26	TOTAL GROSS BUILT UP AREA PROPOSED (14 + B3)	30.05
27	DEFICIT AS PER TABLE 21	
28	TENEMENT STATEMENT	
29	(i) PROPOSED AREA (ITEM 1, 12 ABOVE)	
30	(ii) LESS DEDUCTION OF NON-RESI. AREA (SHOP ETC) AREA AVAILABLE FOR TENEMENTS (ii), (iii)	
31	(iv) TENEMENT PERMISSIBLE (DENSITY OF TENEMENTS/HECTARE)	
32	(v) TENEMENTS PROPOSED	
33	(vi) TENEMENTS EXISTING	
34	TOTAL TENEMENTS ON THE PLOT	
35	PARKING STATEMENT	
36	PARKING REQUIRED BY REGULATION FOR CAR	
37	SCOOTER/MOTOR CYCLE OUTSIDERS (VISITORS)	
38	COVERD GARAGE PERMISSIBLE	
39	COVERD GARAGE PROPOSED	
40	CAR	
41	SCOOTER/MOTOR CYCLE OUTSIDERS (VISITORS)	
42	TRANSPORT VEHICLES PARKING	
43	SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATION	
44	TOTAL NO. OF TRANSPORT VEHICLES PARKING SPACES PROVIDED	

CAR PARKING STATEMENT IN SQ.MT.	
DESCRIPTION	NO. OF TENEMENTS NO. OF PARKING
1. 100% Covered Parking	335.58 SQ.MT. 8.39 NOS
2. TOTAL PARKING REQUIRED FOR COMMERCIAL AREA	2.00 NOS
3. 100% Covered Parking	10.39 NOS
4. 100% Covered Parking	10.00 NOS
5. 100% Covered Parking	10.00 NOS
6. 100% Covered Parking	10.00 NOS
7. 100% Covered Parking	10.00 NOS
8. 100% Covered Parking	10.00 NOS
9. 100% Covered Parking	10.00 NOS
10. 100% Covered Parking	10.00 NOS
11. 100% Covered Parking	10.00 NOS
12. 100% Covered Parking	10.00 NOS
13. 100% Covered Parking	10.00 NOS
14. 100% Covered Parking	10.00 NOS
15. 100% Covered Parking	10.00 NOS
16. 100% Covered Parking	10.00 NOS
17. 100% Covered Parking	10.00 NOS
18. 100% Covered Parking	10.00 NOS
19. 100% Covered Parking	10.00 NOS
20. 100% Covered Parking	10.00 NOS
21. 100% Covered Parking	10.00 NOS
22. 100% Covered Parking	10.00 NOS
23. 100% Covered Parking	10.00 NOS
24. 100% Covered Parking	10.00 NOS
25. 100% Covered Parking	10.00 NOS
26. 100% Covered Parking	10.00 NOS
27. 100% Covered Parking	10.00 NOS
28. 100% Covered Parking	10.00 NOS
29. 100% Covered Parking	10.00 NOS
30. 100% Covered Parking	10.00 NOS
31. 100% Covered Parking	10.00 NOS
32. 100% Covered Parking	10.00 NOS
33. 100% Covered Parking	10.00 NOS
34. 100% Covered Parking	10.00 NOS
35. 100% Covered Parking	10.00 NOS
36. 100% Covered Parking	10.00 NOS
37. 100% Covered Parking	10.00 NOS
38. 100% Covered Parking	10.00 NOS
39. 100% Covered Parking	10.00 NOS
40. 100% Covered Parking	10.00 NOS
41. 100% Covered Parking	10.00 NOS
42. 100% Covered Parking	10.00 NOS
43. 100% Covered Parking	10.00 NOS
44. 100% Covered Parking	10.00 NOS
45. 100% Covered Parking	10.00 NOS
46. 100% Covered Parking	10.00 NOS
47. 100% Covered Parking	10.00 NOS
48. 100% Covered Parking	10.00 NOS
49. 100% Covered Parking	10.00 NOS
50. 100% Covered Parking	10.00 NOS

BUILT UP AREA SUMMARY								
FLOOR	REHAB AREA	REHAB FUNGIBLE		EXCESS REFUGE AREA	SALE AREA	EXCESS REFUGE AREA	MHADA AREA	TOTAL BUILT-UP AREA
		REHAB COMMON AREA	REHAB METER ROOM					
GR FLOOR	94.77				3.75			98.52
1ST FLOOR	-	-	-					
2ND FLOOR	-	-	-					
3RD FLOOR	-	-	-					
4TH FLOOR	-	-	-					
5TH FLOOR	173.34	3.27	-					176.61
6TH FLOOR REFUGE	103.88	3.27	-	12.59				119.74
7TH FLOOR	172.53	3.96	-					176.49
8TH FLOOR	77.78	1.62	-		83.10			162.50
9TH FLOOR	-	-	-		162.50			162.50
10TH FLOOR	-	-	-		162.50			162.50
11TH FLOOR	-	-	-		83.10		71.65	154.75
12TH FLOOR	-	-	-		125.70			125.70
TOTAL	622.10	12.12	-	12.59	620.65	-	71.65	1339.11
	622.10		24.71				permissible	1372.39
	846.81						balance	33.28

PROFORMA-B

CONTENTS OF SHEET

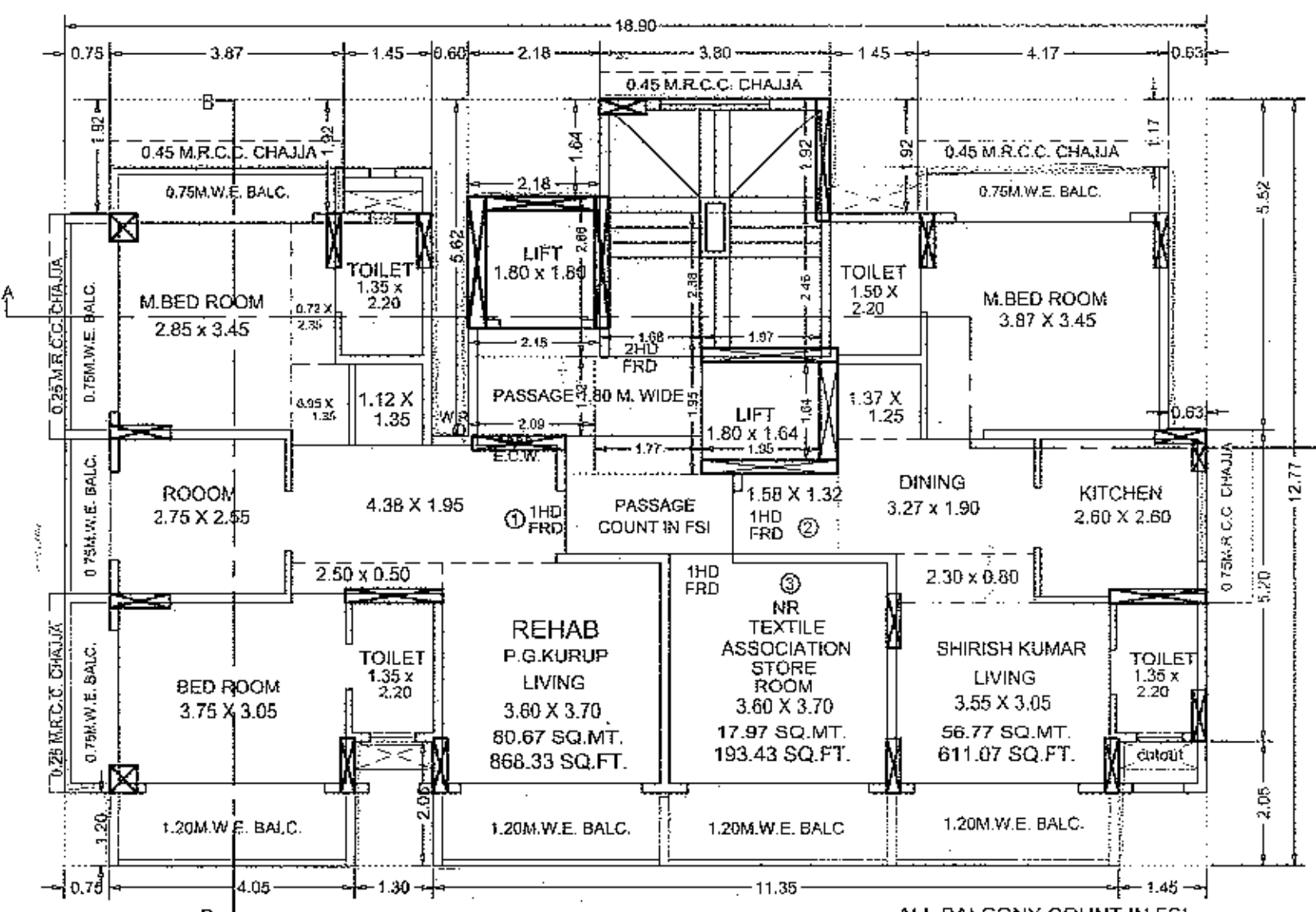
5TH TO 10TH FLOOR PLAN
5TH TO 10TH AREA LINE DIAGRAM
REFUGEE AREA STATEMENT

STAMP OF DATE OF RECEIPT OF PLANS

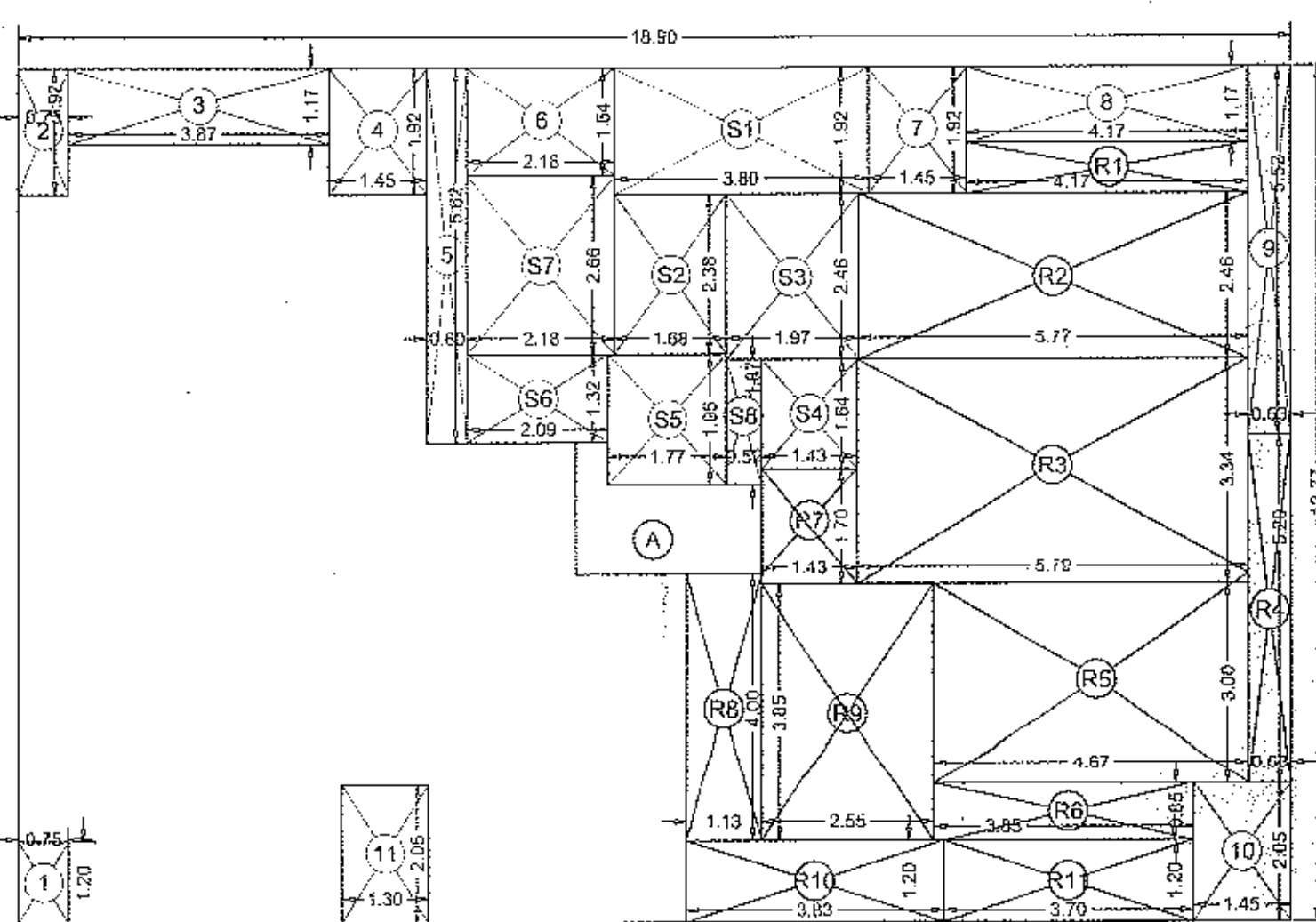
Approved Subject to Condition Mentioned in the File No. EEP/3700/2016

STAMP OF DATE OF APPROVAL OF PLANS

13 OCT 2016



7TH FLOOR PLAN (SCALE - 1:100)



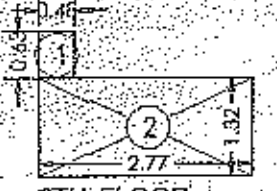
7TH FLOOR AREA LINE DIAGRAM (SCALE - 1:100)

7TH FLOOR								
A	18.90	X	12.77	X	1 NO	=	241.35	SQ.MT
TOTAL ADDITION							= 241.35	SQ.MT X
DEDUCTIONS								
1	0.75	X	1.20	X	1 NO	=	0.90	SQ.MT
2	0.75	X	1.92	X	1 NO	=	1.44	SQ.MT
3	3.87	X	1.17	X	1 NO	=	4.53	SQ.MT
4	1.45	X	1.92	X	1 NO	=	2.78	SQ.MT
5	0.60	X	5.62	X	1 NO	=	3.37	SQ.MT
6	2.18	X	1.84	X	1 NO	=	3.58	SQ.MT
7	1.45	X	1.92	X	1 NO	=	2.78	SQ.MT
8	4.17	X	1.17	X	1 NO	=	4.88	SQ.MT
9	0.63	X	5.52	X	1 NO	=	3.48	SQ.MT
10	1.45	X	2.05	X	1 NO	=	2.97	SQ.MT
11	1.30	X	2.05	X	1 NO	=	2.67	SQ.MT
TOTAL DEDUCTION							= 33.38	SQ.MT Y
TOTAL BUILT UP AREA (X - Y1)							= 207.97	SQ.MT X
STAIR & LIFT AREA								
S1	3.80	X	1.92	X	1 NO	=	7.30	SQ.MT
S2	1.68	X	2.38	X	1 NO	=	4.00	SQ.MT
S3	1.97	X	2.46	X	1 NO	=	4.85	SQ.MT
S4	1.43	X	1.64	X	1 NO	=	2.35	SQ.MT
S5	1.77	X	1.95	X	1 NO	=	3.45	SQ.MT
S6	2.09	X	1.32	X	1 NO	=	2.76	SQ.MT
S7	2.18	X	2.66	X	1 NO	=	5.80	SQ.MT
S8	0.52	X	1.87	X	1 NO	=	0.97	SQ.MT
TOTAL STAIR & LIFT AREA PER FL.							= 31.48	SQ.MT Y
NET BUILT UP AREA (X1 - Y2)							= 176.49	SQ.MT

REHAB AREA							
R1	4.17	X	0.75	X	1 NO =	3.13	SQ.MT
R2	5.77	X	2.46	X	1 NO =	14.19	SQ.MT
R3	5.79	X	3.34	X	1 NO =	19.34	SQ.MT
R4	0.63	X	5.20	X	1 NO =	3.28	SQ.MT
R5	4.87	X	3.00	X	1 NO =	14.01	SQ.MT
R6	3.85	X	0.85	X	1 NO =	3.27	SQ.MT
R7	1.43	X	1.70	X	1 NO =	2.43	SQ.MT
R8	1.13	X	4.00	X	1 NO =	4.52	SQ.MT
R9	2.55	X	3.85	X	1 NO =	9.82	SQ.MT
R10	3.83	X	1.20	X	1 NO =	4.60	SQ.MT
R11	3.70	X	1.20	X	1 NO =	4.44	SQ.MT
TOTAL REHAB AREA							= 83.03 SQ.MT

PROPO. FUNGIBLE COMMON AREA CAL.

TOTAL COMMON AREA = 3.27 SQ.MT							
TOTAL BUA = (X-2) 163.41 = SQ.MT							
= 3.27 / 163.41 = 0.020							
SALE COMMON AREA = 84.02 X 0.020 = 1.68 SQ.MT							
REHAB COMMON AREA = 3.27 - 1.68 = 1.59 SQ.MT							
PROPO. FUNGIBLE ED/ED AREA CAL.							
TOTAL ED/ED AREA = 0.90 SQ.MT							
TOTAL BUA = (X-2) 163.41 = SQ.MT							
= 0.90 / 163.41 = 0.004							
SALE ED/ED AREA = 84.02 X 0.004 = 0.42 SQ.MT							
REHAB ED/ED AREA = 0.90 - 0.42 = 0.48 SQ.MT							

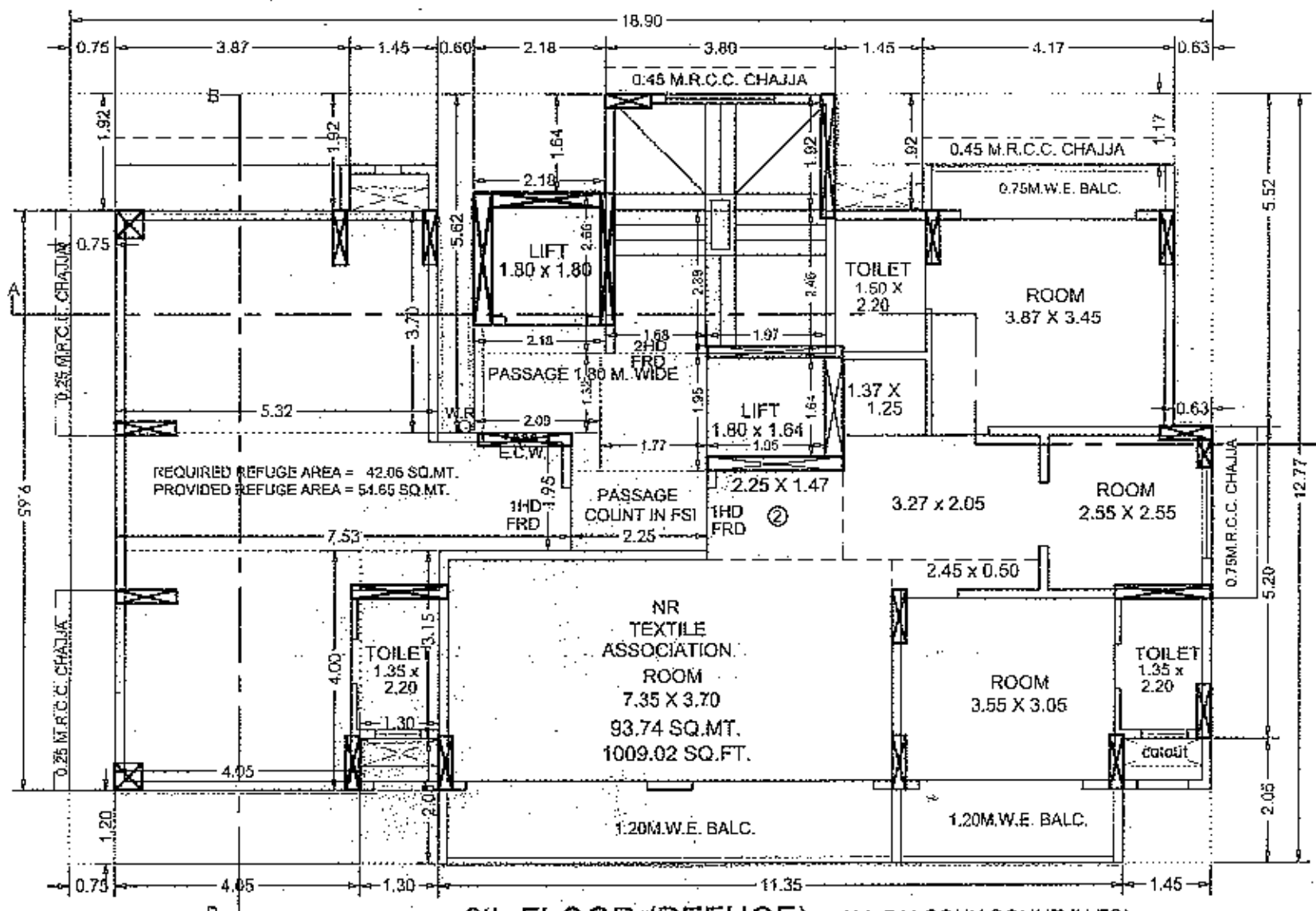


COMMON PASSAGE									
1	0.48	X	0.63	X	1 NO	=	0.30	SQ.MT	
2	2.77	X	1.32	X	1 NO	=	3.66	SQ.MT	
TOTAL = 3.96 SQ.MT									Y1

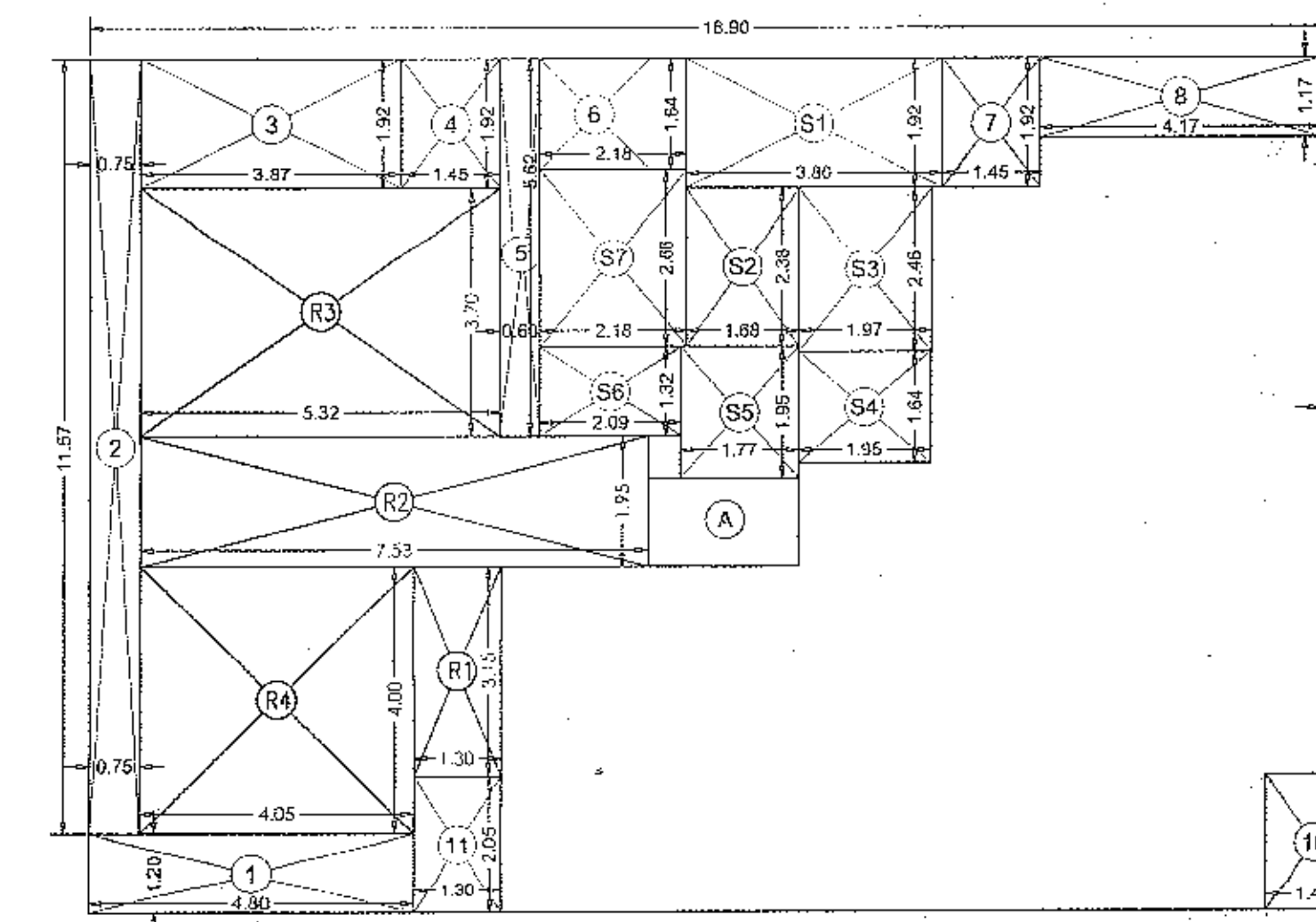
REFUGEE AREA							
R1	1.30	X	3.15	X	1 NO	=	4.09 SQ.M
R2	7.53	X	1.95	X	1 NO	=	14.68 SQ.M
R3	5.32	X	3.70	X	1 NO	=	19.68 SQ.M
R4	4.05	X	4.00	X	1 NO	=	16.20 SQ.M
TOTAL REFUGEE AREA							= 44.65 SQ.M
STAIR & LIFT AREA							
S1	3.80	X	1.92	X	1 NO	=	7.30 SQ.M
S2	1.68	X	2.38	X	1 NO	=	4.00 SQ.M
S3	1.97	X	2.46	X	1 NO	=	4.85 SQ.M
S4	1.95	X	1.64	X	1 NO	=	3.20 SQ.M
S5	1.77	X	1.95	X	1 NO	=	3.45 SQ.M
S6	2.09	X	1.32	X	1 NO	=	2.76 SQ.M
S7	2.18	X	2.66	X	1 NO	=	5.80 SQ.M
TOTAL STAIR & LIFT AREA PER FL.							= 31.36 SQ.M
NET BUILT UP AREA (X1-Y2)							= 106.96 SQ.M
EXCESS REFUGEE							
							= 106.95 SQ.M
NET BUILT UP AREA							
							= 119.54 SQ.M

6TH REFUGEE, 7TH TO 12TH FLOOR B.U.A.
106.96 + 176.49 + (162.50 x 3) + 154.75 + 125.70
= 1051.40 SQ.MT

REFUGEE AREA REQD. 4% OF 1051.40
REQUIRED REFUGEE AREA = 42.06 SQ.MT
PROVIDED REFUGEE AREA = 44.65 SQ.MT
EXCESS REFUGEE AREA = 12.59 SQ.MT



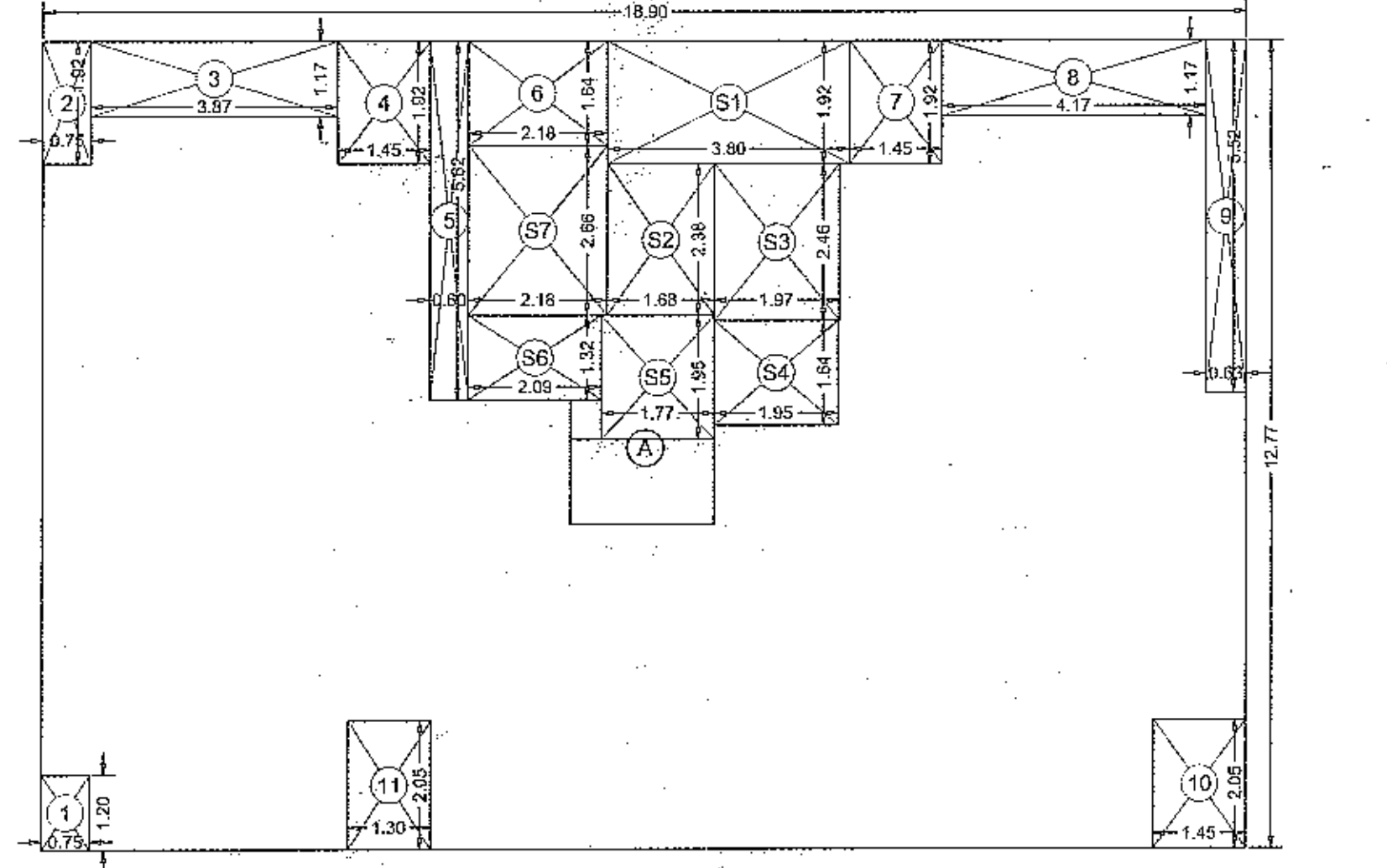
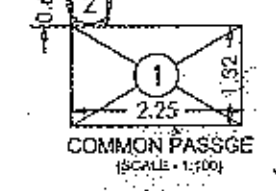
6th FLOOR (REFUGEE) (SCALE - 1:100)



6th FLOOR AREA LINE DIAGRAM (REFUGEE) (SCALE - 1:100)

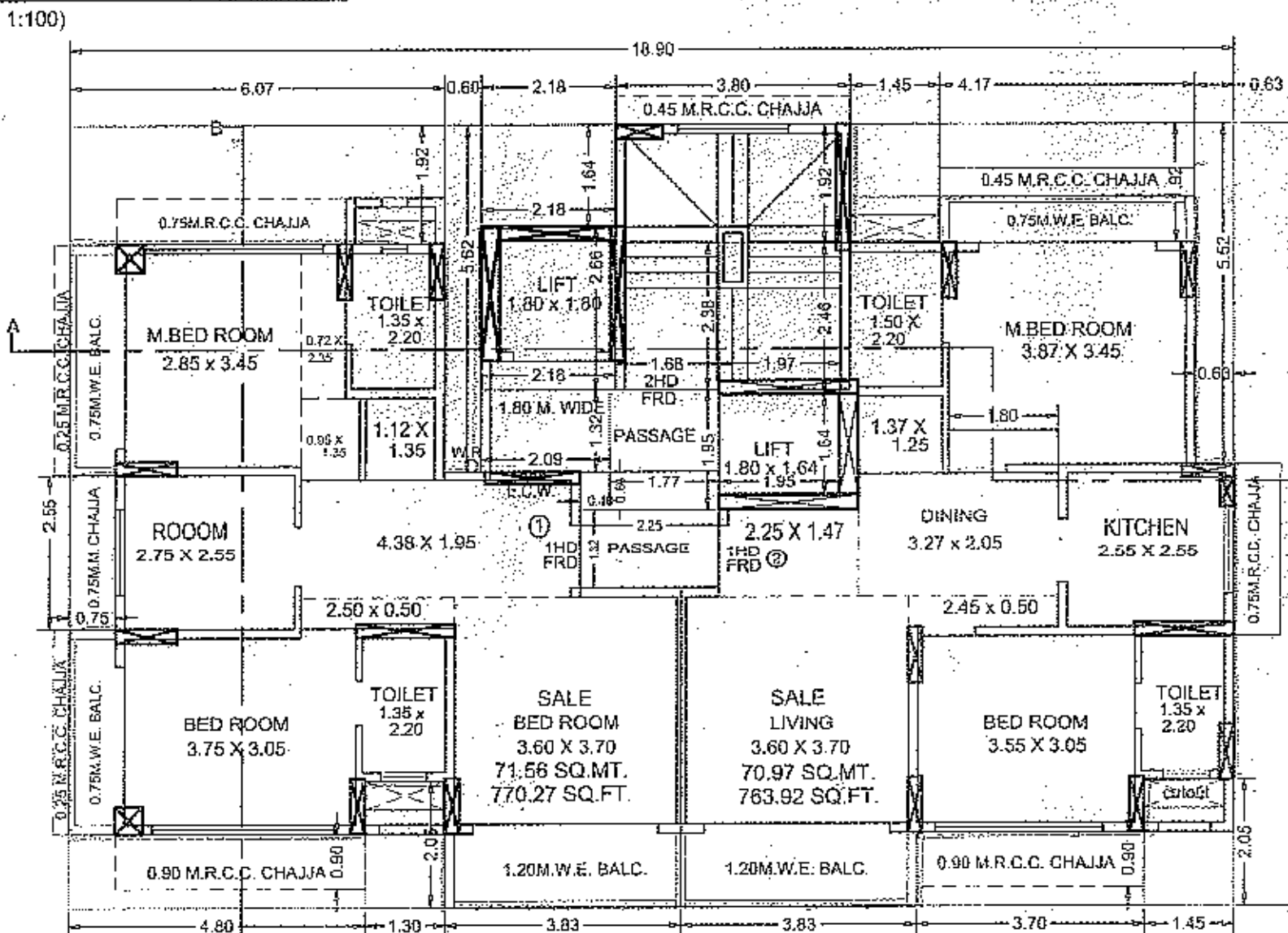
12.77

6TH FLOOR								
A	18.90	X	12.77	X	1 NO	=	241.35	SQ.M
TOTAL ADDITION							=	241.35 SQ.M
DEDUCTIONS								
1	4.80	X	1.20	X	1 NO	=	5.76	SQ.M
2	0.75	X	1.157	X	1 NO	=	0.86	SQ.M
3	3.87	X	1.92	X	1 NO	=	7.43	SQ.M
4	1.45	X	1.92	X	1 NO	=	2.78	SQ.M
5	0.60	X	5.62	X	1 NO	=	3.37	SQ.M
6	2.18	X	1.84	X	1 NO	=	3.58	SQ.M
7	1.45	X	1.92	X	1 NO	=	2.78	SQ.M
8	4.17	X	1.17	X	1 NO	=	4.88	SQ.M
9	0.63	X	5.52	X	1 NO	=	3.48	SQ.M
10	1.45	X	2.05	X	1 NO	=	2.97	SQ.M
11	1.30	X	2.05	X	1 NO	=	2.67	SQ.M
TOTAL DEDUCTION							=	48.38 SQ.M
TOTAL BUILT UP AREA (X - Y1)							=	192.97 SQ.M
COMMON AMENITY (5TH, 6TH & 8TH TO 13TH FLOOR)								
1	2.25	X	1.32	X	1 NO	=	2.97	SQ.M
2	0.48	X	0.63	X	1 NO	=	0.30	SQ.M
TOTAL							=	3.27 SQ.M

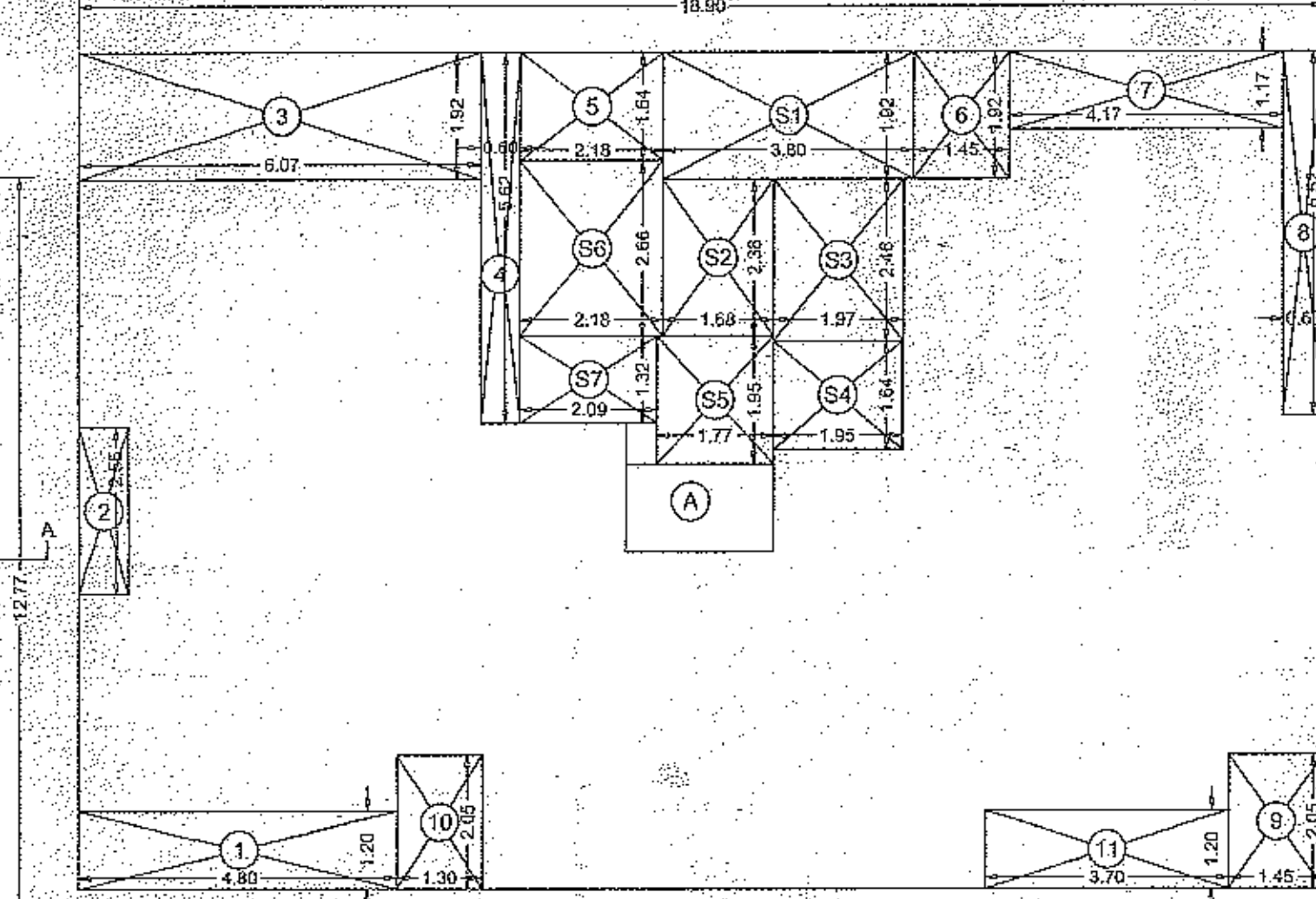


5TH FLOOR AREA LINE DIAGRAM (SCALE - 1:100)

5TH FLOOR										
A	18.90	X	12.77	X	1 NO	=	241.35	SQ.MT		
TOTAL ADDITION = 241.35								SQ.MT	X	
DEDUCTIONS										
1	0.75	X	1.20	X	1 NO	=	0.90	SQ.MT		
2	0.75	X	1.92	X	1 NO	=	1.44	SQ.MT		
3	3.87	X	1.17	X	1 NO	=	4.53	SQ.MT		
4	1.45	X	1.92	X	1 NO	=	2.78	SQ.MT		
5	0.60	X	5.62	X	1 NO	=	3.37	SQ.MT		
6	2.18	X	1.64	X	1 NO	=	3.58	SQ.MT		
7	1.45	X	1.92	X	1 NO	=	2.78	SQ.MT		
8	4.17	X	1.17	X	1 NO	=	4.88	SQ.MT		
9	0.63	X	5.52	X	1 NO	=	3.48	SQ.MT		
10	1.45	X	2.05	X	1 NO	=	2.97	SQ.MT		
11	1.30	X	2.05	X	1 NO	=	2.67	SQ.MT		
TOTAL DEDUCTION = 33.38								SQ.MT	Y1	
TOTAL BUILT UP AREA (X - Y1)								= 207.97	SQ.MT	X1
STAIR & LIFT AREA										
S1	3.80	X	1.92	X	1 NO	=	7.30	SQ.MT		
S2	1.68	X	2.38	X	1 NO	=	4.00	SQ.MT		
S3	1.97	X	2.46	X	1 NO	=	4.85	SQ.MT		
S4	1.95	X	1.64	X	1 NO	=	3.20	SQ.MT		
S5	1.77	X	1.95	X	1 NO	=	3.45	SQ.MT		
S6	2.09	X	1.32	X	1 NO	=	2.76	SQ.MT		
S7	2.18	X	2.66	X	1 NO	=	5.80	SQ.MT		
TOTAL STAIR & LIFT AREA PER FL.								= 31.36	SQ.MT	Y3
NET BUILT UP AREA (X1 - Y2)								= 176.61	SQ.MT	



9TH, 10TH FLOOR PLAN (SCALE - 1:100)



9TH, 10TH FLOOR AREA LINE DIAGRAM (SCALE - 1:100)

9TH, 10TH FLR

A 18.90 X 12.77 X 1 NO = 241.35 SQ.MT

TOTAL ADDITION = 241.35 SQ.MT

DEDUCTIONS

1 4.80 X 1.20 X 1 NO = 5.76 SQ.MT

2 0.75 X 2.55 X 1 NO = 1.91 SQ.MT

3 6.07 X 1.92 X 1 NO = 11.65 SQ.MT

4 0.60 X 5.62 X 1 NO = 3.37 SQ.MT

5 2.18 X 1.84 X 1 NO = 3.58 SQ.MT

6 1.45 X 1.92 X 1 NO = 2.78 SQ.MT

7 4.17 X 1.17 X 1 NO = 4.88 SQ.MT

8 0.63 X 5.52 X 1 NO = 3.48 SQ.MT

9 1.45 X 2.05 X 1 NO = 2.97 SQ.MT

10 1.30 X 2.05 X 1 NO = 2.67 SQ.MT

11 3.70 X 1.20 X 1 NO = 4.44 SQ.MT

TOTAL DEDUCTION = 47.49 SQ.MT Y1

TOTAL BUILT UP AREA (X - Y1) = 193.86 SQ.MT X1

STAIR & LIFT AREA

S1 3.80 X 1.92 X 1 NO = 7.30 SQ.MT

S2 1.68 X 2.38 X 1 NO = 4.00 SQ.MT

S3 1.97 X 2.46 X 1 NO = 4.85 SQ.MT

S4 1.95 X 1.64 X 1 NO = 3.20 SQ.MT

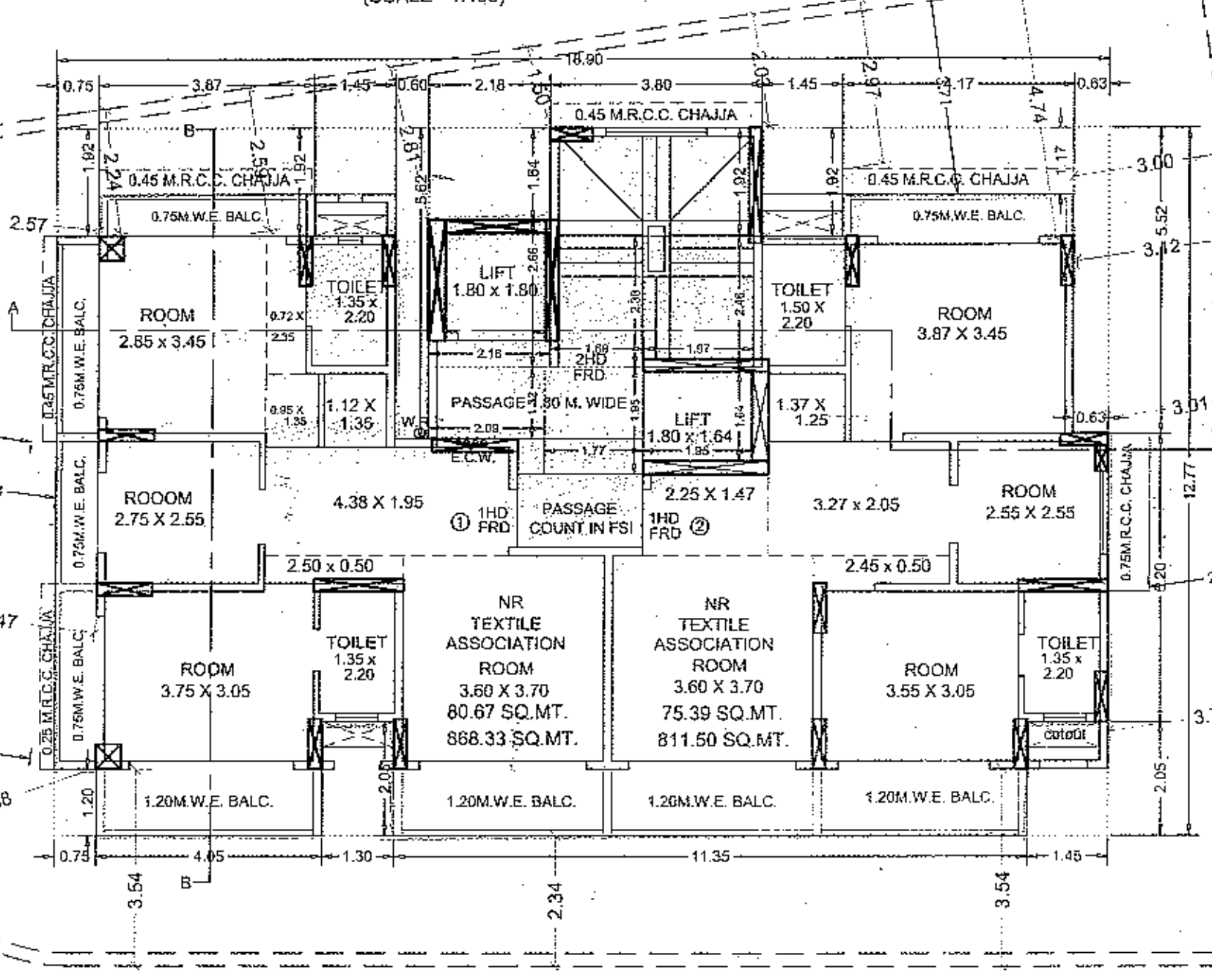
S5 1.77 X 1.95 X 1 NO = 3.45 SQ.MT

S6 2.18 X 2.66 X 1 NO = 5.80 SQ.MT

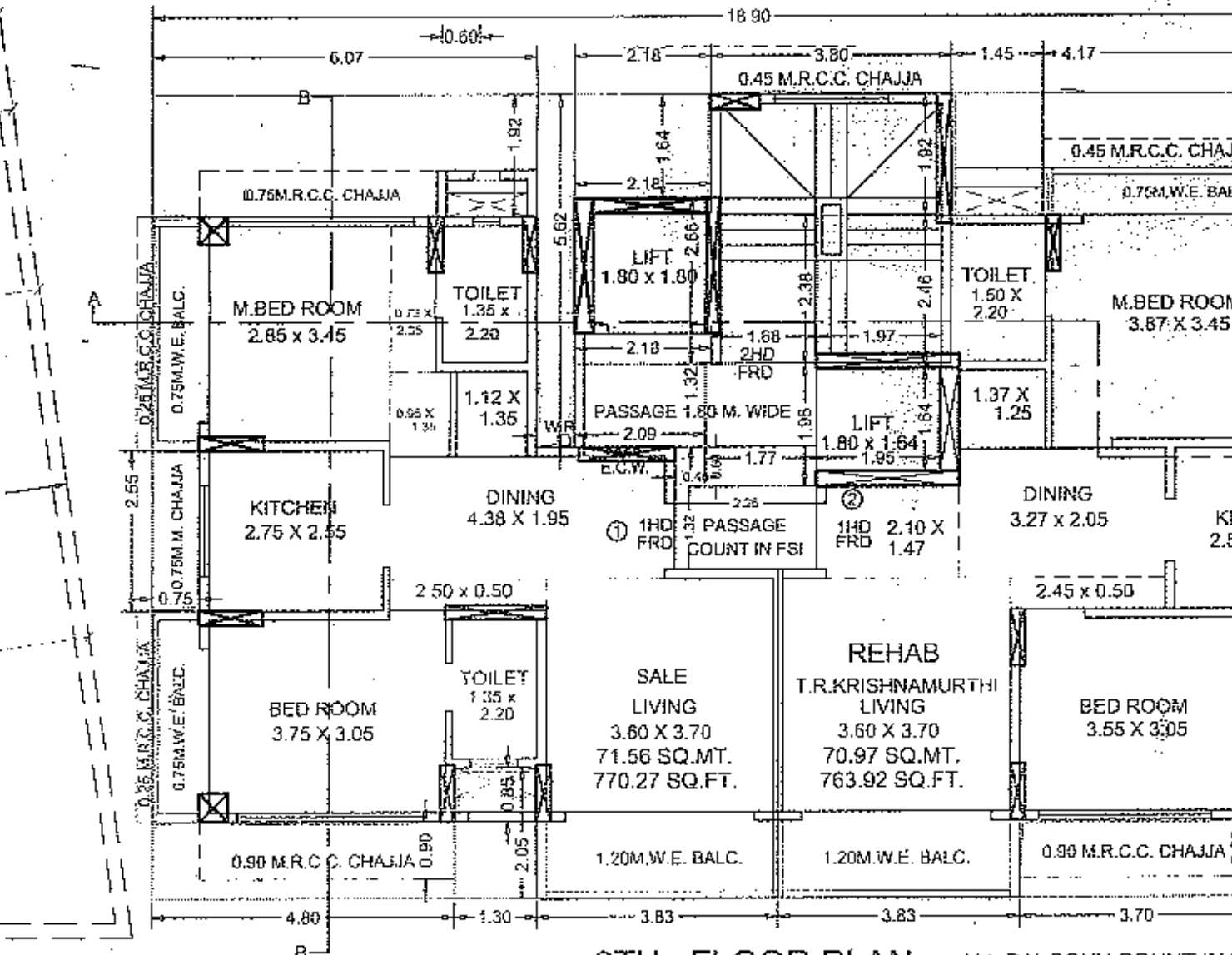
S7 2.09 X 1.32 X 1 NO = 2.76 SQ.MT

TOTAL STAIR & LIFT AREA PER FL. = 27.67 SQ.MT Y3

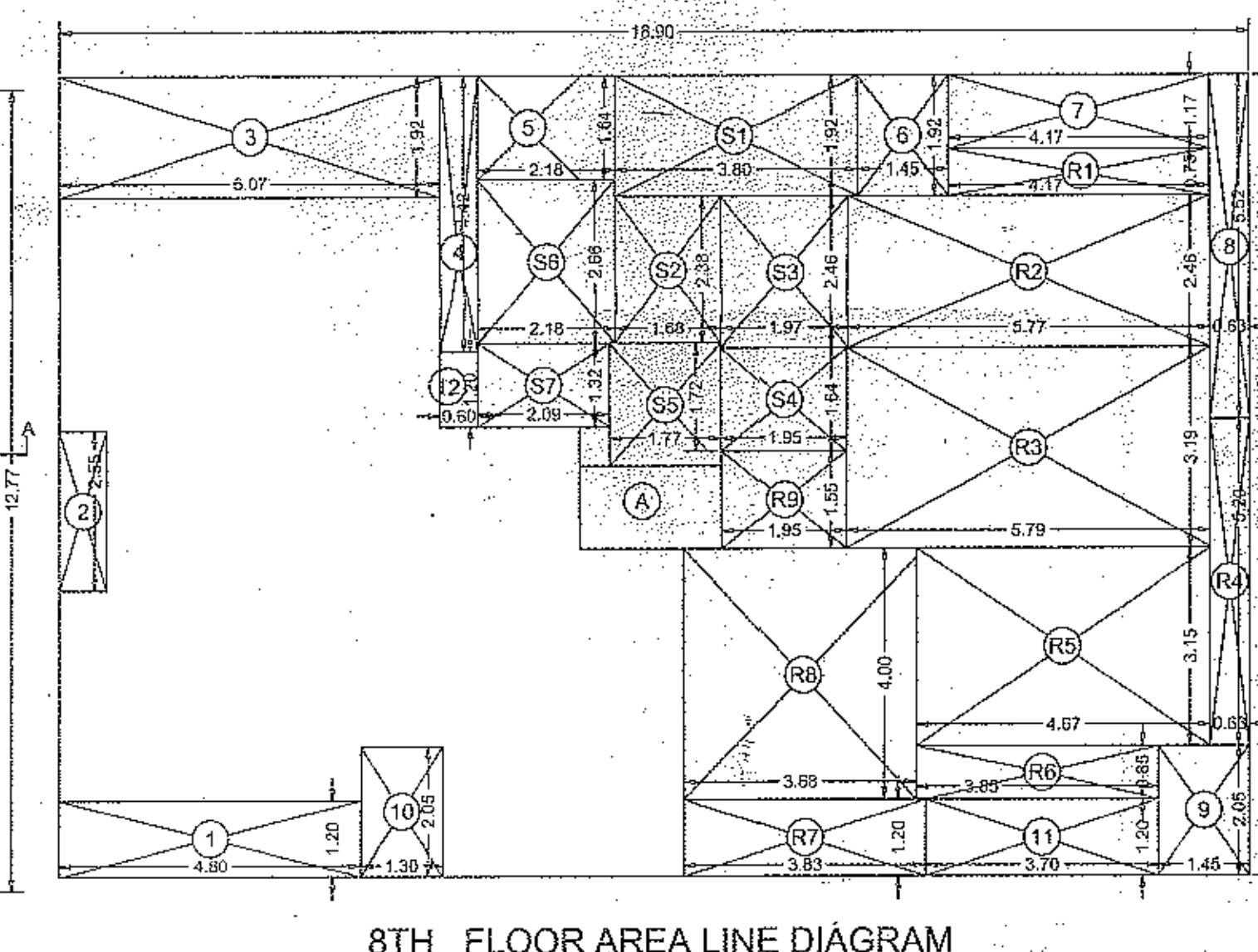
NET BUILT UP AREA = 166.20 SQ.MT



5TH FLOOR PLAN (SCALE - 1:100)



8TH FLOOR PLAN (SCALE - 1:100)



8TH FLOOR AREA LINE DIAGRAM (SCALE - 1:100)

8TH FLOOR									
A	18.90	X	12.77	X	1 NO.	=	241.35	SQ.MT	
TOTAL ADDITION=241.35								SQ.MT	X
DEDUCTIONS									
1	4.80	X	1.20	X	1 NO.	=	5.76	SQ.MT	
2	0.75	X	2.55	X	1 NO.	=	1.91	SQ.MT	
3	6.07	X	1.92	X	1 NO.	=	11.65	SQ.MT	
4	0.60	X	5.62	X	1 NO.	=	3.37	SQ.MT	
5	2.18	X	1.84	X	1 NO.	=	3.58	SQ.MT	
6	1.45	X	1.92	X	1 NO.	=	2.78	SQ.MT	
7	4.17	X	1.17	X	1 NO.	=	4.88	SQ.MT	
8	0.63	X	5.52	X	1 NO.	=	3.48	SQ.MT	
9	1.45	X	2.05	X	1 NO.	=	2.97	SQ.MT	
10	1.30	X	2.05	X	1 NO.	=	2.67	SQ.MT	
11	3.70	X	1.20	X	1 NO.	=	4.44	SQ.MT	
TOTAL DEDUCTION = 47.49								SQ.MT	Y
STAIR & LIFT AREA									
S1	3.80	X	1.92	X	1 NO.	=	7.30	SQ.MT	
S2	1.68	X	2.38	X	1 NO.	=	4.00	SQ.MT	
S3	1.97	X	2.46	X	1 NO.	=	4.85	SQ.MT	
S4	1.95	X	1.64	X	1 NO.	=	3.20	SQ.MT	
S5	1.77	X	1.95	X	1 NO.	=	3.45	SQ.MT	
S6	2.18	X	2.66	X	1 NO.	=	5.80	SQ.MT	
S7	2.09	X	1.32	X	1 NO.	=	2.76	SQ.MT	
TOTAL STAIR & LIFT AREA PER FL. = 27.36								SQ.MT	Y
NET BUILT UP AREA (X - Y)								= 162.50	SQ.MT
X1 - Y3									
REHAB AREA									
R1	4.17	X	0.75	X	1 NO.	=	3.13	SQ.MT	
R2	5.77	X	2.46	X	1 NO.	=	14.19	SQ.MT	
R3	5.79	X	3.19	X	1 NO.	=	18.47	SQ.MT	
R4	0.63	X	5.20	X	1 NO.	=	3.28	SQ.MT	
R5	4.87	X	3.15	X	1 NO.	=	15.34	SQ.MT	
R6	3.85	X	0.85	X	1 NO.	=	3.27	SQ.MT	
R7	3.83	X	1.20	X	1 NO.	=	4.60	SQ.MT	
R8	3.58	X	1.20	X	1 NO.	=	4.30	SQ.MT	
R9	1.55	X	1.55	X	1 NO.	=	2.40	SQ.MT	
TOTAL REHAB AREA = 79.40								SQ.MT	Y
TOTAL BUILT UP AREA (SALE) =								83.10	SQ.MT

PROFORMA 'B'

THE INFORMATION CONTAINED HEREIN IS THE CONFIDENTIAL PROPERTY OF JAYANT TIPS AND IS NOT TO BE DISCLOSED TO ANY OTHER PARTY WITHOUT THE WRITTEN PERMISSION OF JAYANT TIPS. THE INFORMATION IS FOR THE PURPOSE OF THE PROJECT ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.

CLIENT: M/S CONCRETE LIFESTYLE AND CONCRETE LIFESTYLE & INFRASTRUCTURE PVT. LTD.

TITLE: PROPOSED REDEVELOPMENT OF PROPERTY BEARING C.S.NO. 1782A OF T.P.S. IN MAHARASHTRA, 72A SANTOSH SHIVAJI PARK, MUMBAI-400 028.

<

CONTENTS OF SHEET

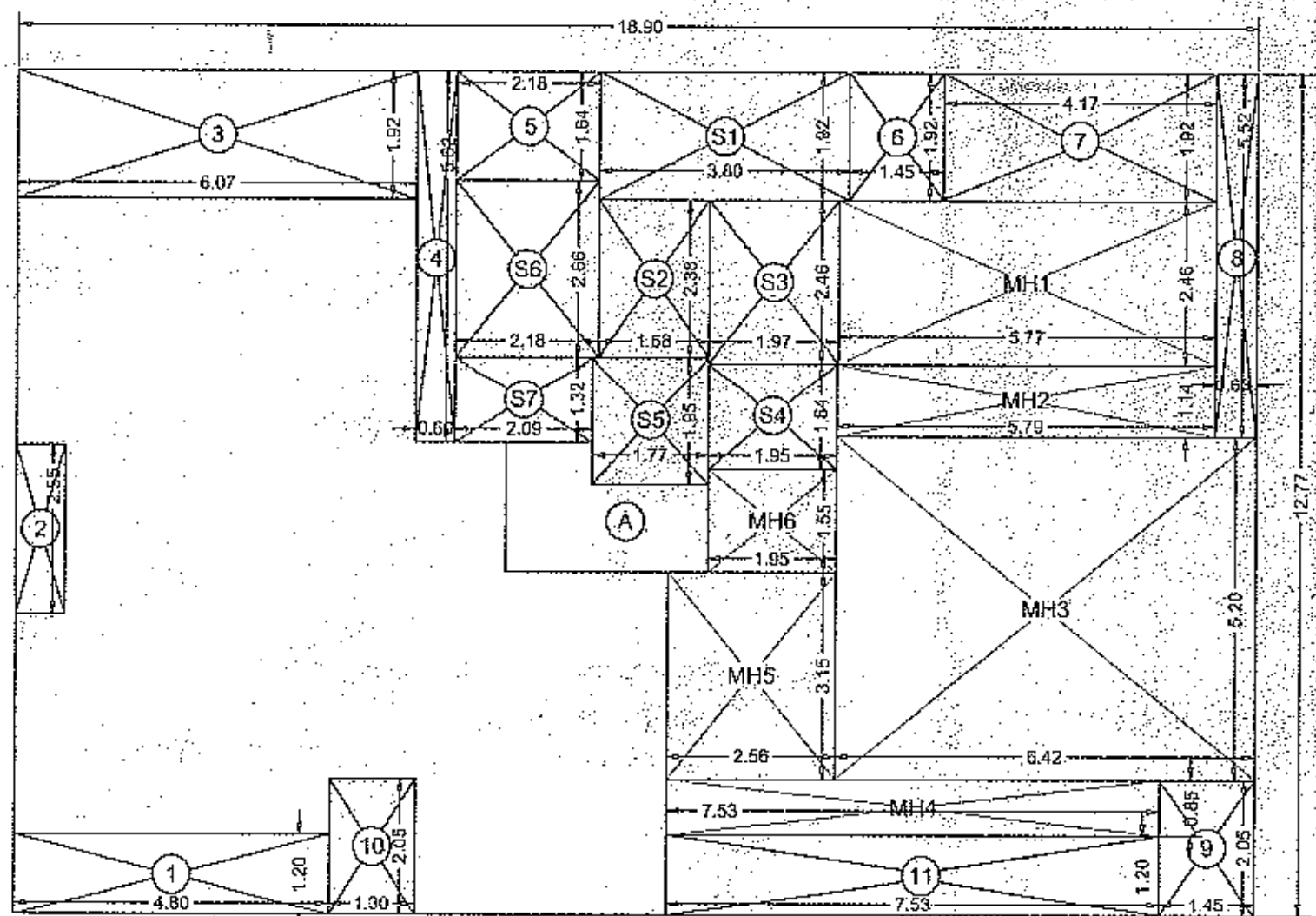
11TH FLOOR PLAN
12TH (PART) FLOOR PLAN
AREA LINE DIAGRAM
SECTION AT 'A-A' TERRACE FLOOR PLAN
STAMP OF DATE OF RECEIPT OF PLANS

Approved, Subject to Condition Mentioned in the file No. EEB/13709/2016 dt. 21/10/16

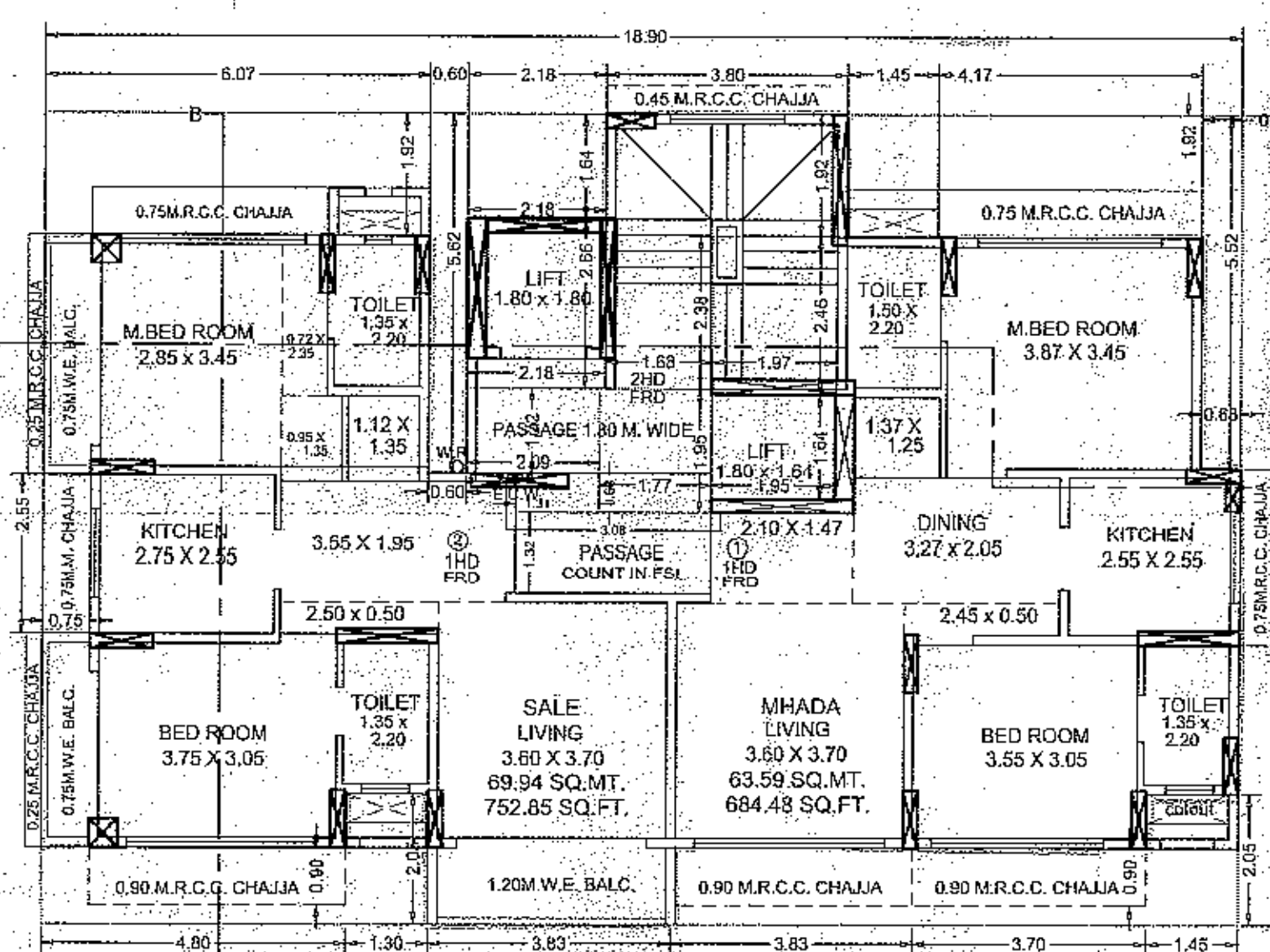
Asst. Eng./EX. Eng. Bldg. Projects (City)
Municipal Corporation of Greater Mumbai

STAMP OF DATE OF APPROVAL OF PLANS

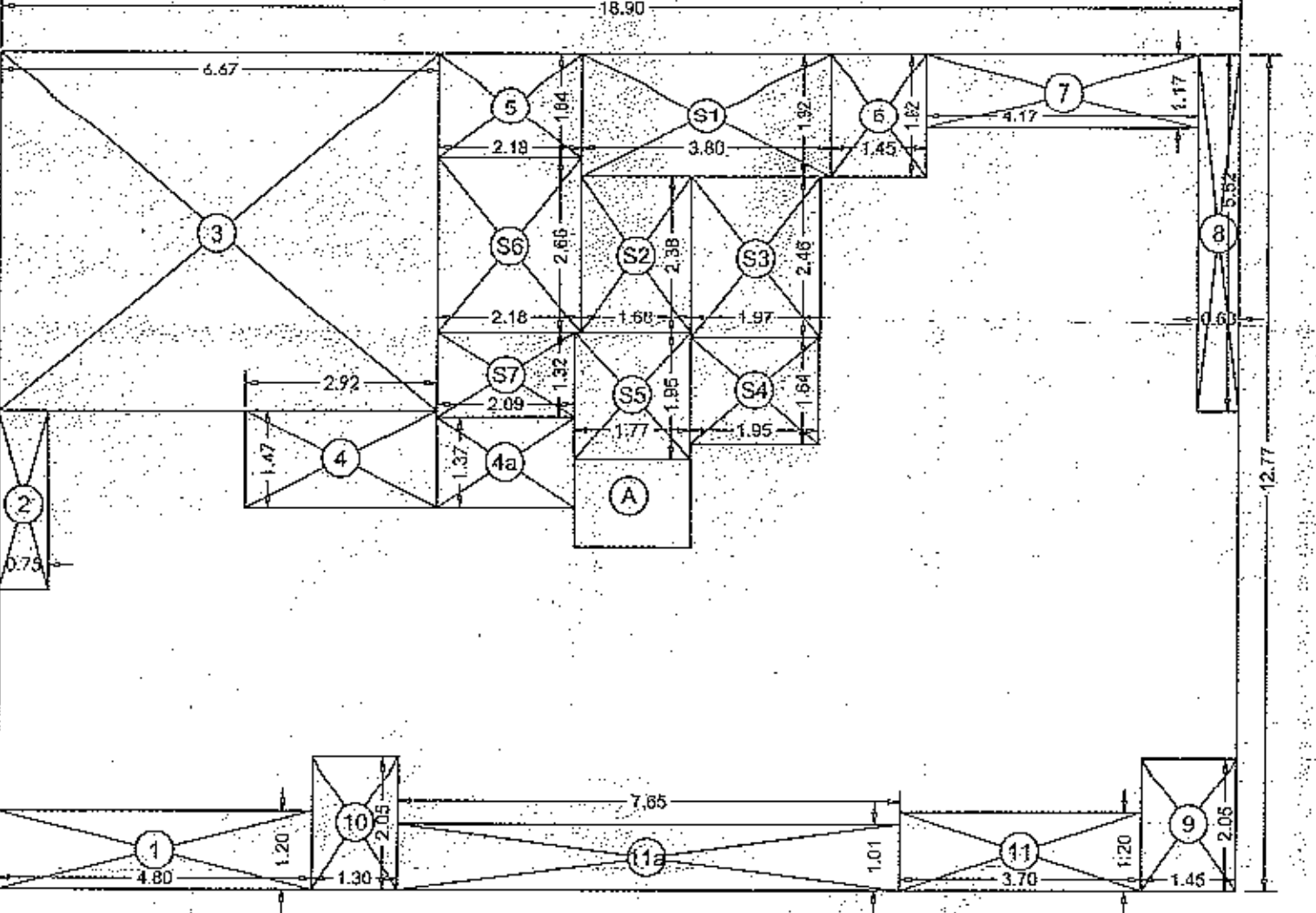
13 OCT 2016



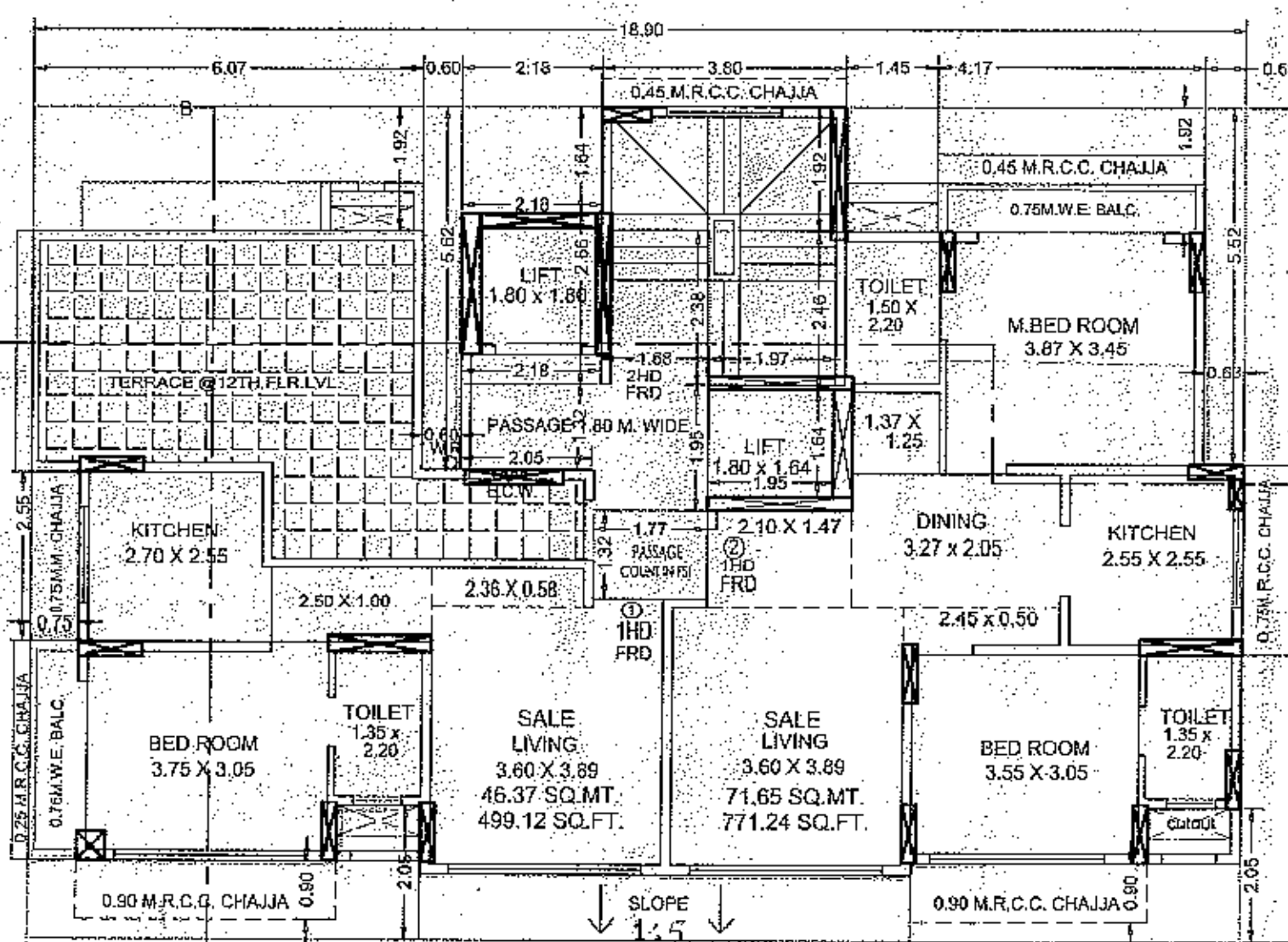
11TH FLOOR AREA LINE DIAGRAM (SCALE - 1:100)



11TH FLOOR PLAN (MHADA) (SCALE - 1:100)



12TH (PT) FLOOR AREA LINE DIAGRAM (SCALE - 1:100)



12TH (PT) FLOOR PLAN (SCALE - 1:100)

11TH FLOOR

A: 18.90 X 12.77 X 1 NO. = 241.35 SQ.MT.

TOTAL ADDITION = 241.35 SQ.MT.

DEDUCTIONS

1	4.80 X 1.20 X 1 NO. = 5.76 SQ.MT.
2	0.75 X 2.55 X 1 NO. = 1.91 SQ.MT.
3	6.07 X 1.92 X 1 NO. = 11.65 SQ.MT.
4	0.63 X 5.62 X 1 NO. = 3.57 SQ.MT.
5	2.18 X 1.64 X 1 NO. = 3.58 SQ.MT.
6	1.45 X 1.92 X 1 NO. = 2.78 SQ.MT.
7	4.17 X 1.92 X 1 NO. = 8.01 SQ.MT.
8	0.63 X 5.52 X 1 NO. = 3.48 SQ.MT.
9	1.45 X 2.05 X 1 NO. = 2.97 SQ.MT.
10	1.30 X 2.05 X 1 NO. = 2.67 SQ.MT.
11	7.53 X 1.20 X 1 NO. = 9.04 SQ.MT.
TOTAL DEDUCTION = 55.22 SQ.MT. Y1	
MHADA AREA	
MH1	5.77 X 2.46 X 1 NO. = 14.19 SQ.MT.
MH2	5.79 X 1.14 X 1 NO. = 6.60 SQ.MT.
MH3	6.42 X 5.20 X 1 NO. = 33.38 SQ.MT.
MH4	7.53 X 0.85 X 1 NO. = 6.40 SQ.MT.
MH5	2.56 X 3.15 X 1 NO. = 8.06 SQ.MT.
MH6	1.95 X 1.55 X 1 NO. = 3.02 SQ.MT.
TOTAL MHADA AREA = 71.65 SQ.MT. Y2	
TOTAL BUILT UP AREA = 114.48 SQ.MT. X1	
STAIR & LIFT AREA	
S1	3.80 X 1.92 X 1 NO. = 7.30 SQ.MT.
S2	1.68 X 2.38 X 1 NO. = 4.00 SQ.MT.
S3	1.97 X 2.48 X 1 NO. = 4.85 SQ.MT.
S4	1.95 X 1.64 X 1 NO. = 3.20 SQ.MT.
S5	1.77 X 1.95 X 1 NO. = 3.45 SQ.MT.
S6	2.18 X 2.68 X 1 NO. = 5.80 SQ.MT.
S7	2.09 X 1.32 X 1 NO. = 2.76 SQ.MT.
TOTAL STAIR & LIFT AREA PER FL. = 31.36 SQ.MT. Y3	
NET BUILT UP AREA = 83.12 SQ.MT.	

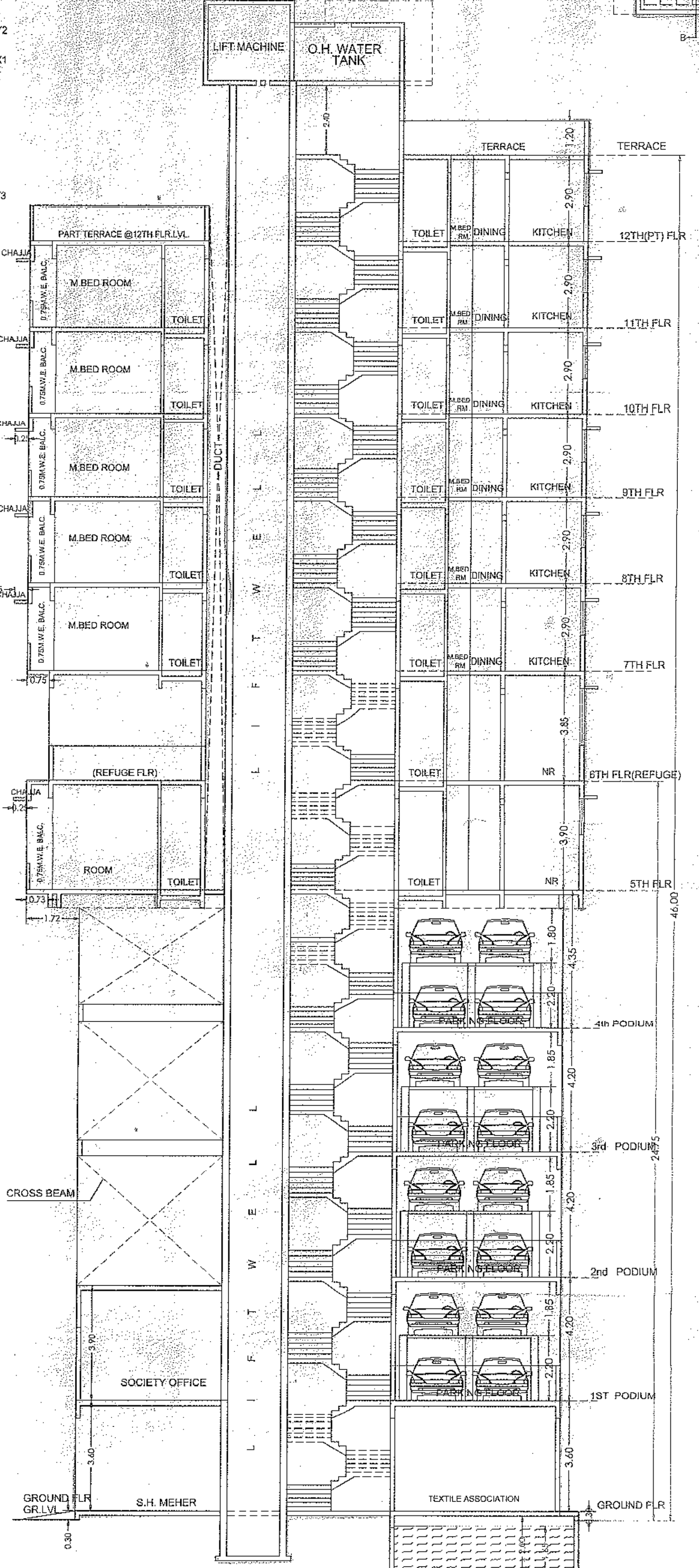
12TH (PT) FLR

A: 18.90 X 12.77 X 1 NO. = 241.35 SQ.MT.

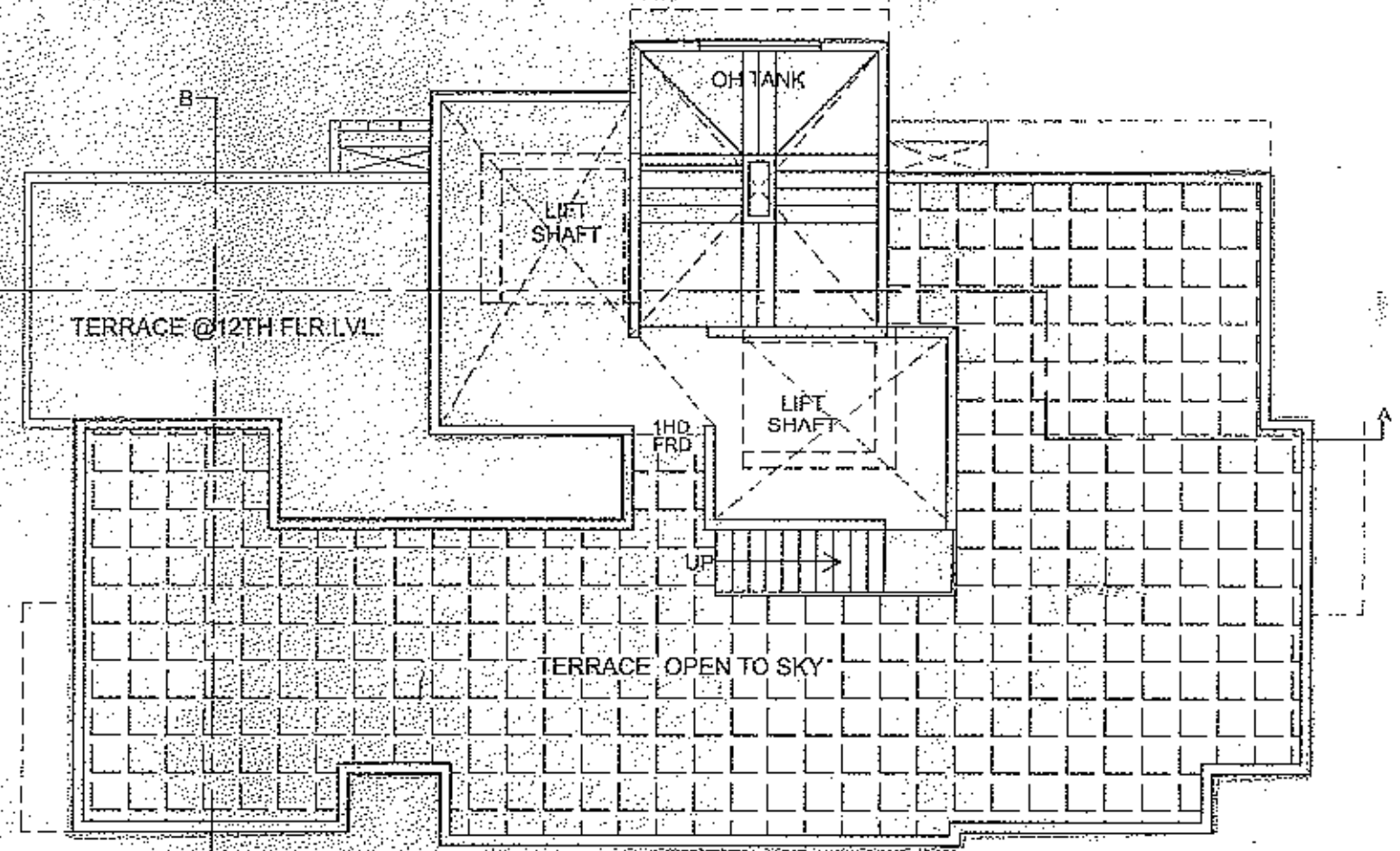
TOTAL ADDITION = 241.35 SQ.MT.

DEDUCTIONS

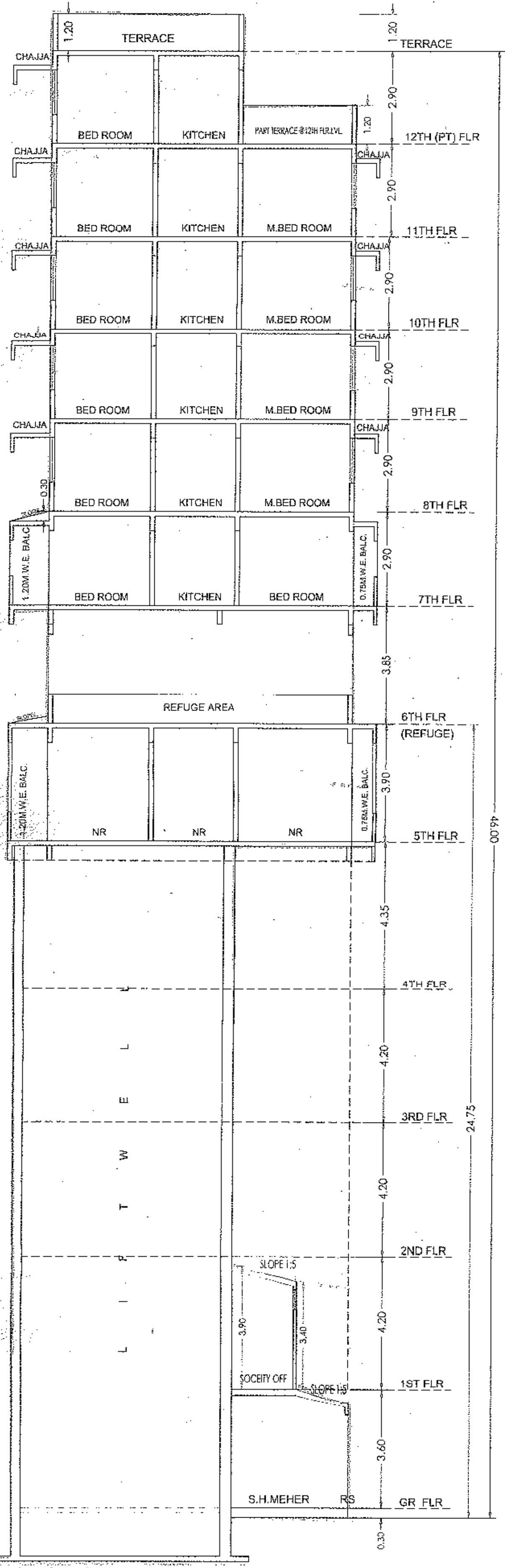
1	4.80 X 1.20 X 1 NO. = 5.76 SQ.MT.
2	0.75 X 2.70 X 1 NO. = 2.03 SQ.MT.
3	6.67 X 5.52 X 1 NO. = 36.82 SQ.MT.
4	2.92 X 1.47 X 1 NO. = 4.29 SQ.MT.
5	1.37 X 2.09 X 1 NO. = 2.86 SQ.MT.
6	2.18 X 1.64 X 1 NO. = 3.58 SQ.MT.
7	1.45 X 1.92 X 1 NO. = 2.78 SQ.MT.
8	4.17 X 1.17 X 1 NO. = 4.88 SQ.MT.
9	0.63 X 5.52 X 1 NO. = 3.48 SQ.MT.
10	1.45 X 2.05 X 1 NO. = 2.97 SQ.MT.
11	1.30 X 2.05 X 1 NO. = 2.67 SQ.MT.
12	3.70 X 1.20 X 1 NO. = 4.44 SQ.MT.
13	7.65 X 1.01 X 1 NO. = 7.73 SQ.MT.
TOTAL DEDUCTION = 84.29 SQ.MT. Y1	
TOTAL BUILT UP AREA [X - Y1] = 157.06 SQ.MT. X1	
STAIR & LIFT AREA	
S1	3.80 X 1.92 X 1 NO. = 7.30 SQ.MT.
S2	1.68 X 2.38 X 1 NO. = 4.00 SQ.MT.
S3	1.97 X 2.48 X 1 NO. = 4.85 SQ.MT.
S4	1.95 X 1.64 X 1 NO. = 3.20 SQ.MT.
S5	1.77 X 1.95 X 1 NO. = 3.45 SQ.MT.
S6	2.18 X 2.68 X 1 NO. = 5.80 SQ.MT.
S7	2.09 X 1.32 X 1 NO. = 2.76 SQ.MT.
TOTAL STAIR & LIFT AREA PER FL. = 31.36 SQ.MT. Y3	
NET BUILT UP AREA [X1 - Y3] = 125.70 SQ.MT.	



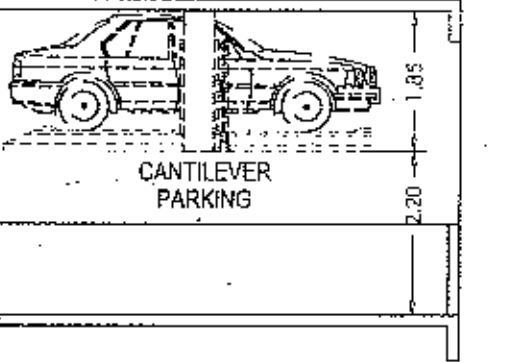
SECTION AT 'A-A' (SCALE - 1:100)



TERRACE (PART) (SCALE - 1:100)



SECTION AT 'B-B' (SCALE - 1:100)



PARKING FLOOR PODIUM

PROFORMA 'B'

THE INFORMATION CONTAINED HEREIN IS THE CONFIDENTIAL PROPERTY OF M/S. JAYANT TPNIS ARCHITECTS PLANNERS & NOT FOR PUBLICATION. THE INFORMATION IS ISSUED ON THE UNDERSTANDING THAT NO PART THEREOF SHALL BE COPIED OR COMBINED TO A THIRD PARTY WITHOUT AUTHORIZATION IN WRITING FROM M/S. JAYANT TPNIS ARCHITECTS PLANNERS BOMBAY.

AREA CERTIFICATE	REV.	DESCRIPTION	SON	DATE
1		1.00		
2		2.00		
3		3.00		
4		4.00		
5		5.00		
6		6.00		
7		7.00		
8		8.00		
9		9.00		
10		10.00		
11		11.00		
12		12.00		
13		13.00		
14		14.00		
15		15.00		
16		16.00		
17		17.00		
18		18.00		
19		19.00		
20		20.00		
21		21.00		
22		22.00		
23		23.00		
24		24.00		
25		25.00		
26		26.00		
27		27.00		
28		28.00		
29		29.00		
30		30.00		
31		31.00		
32		32.00		
33		33.00		
34		34.00		
35		35.00		
36		36.00		
37		37.00		
38		38.00		
39		39.00		
40		40.00		
41		41.00		
42		42.00		
43		43.00		
44		44.00		
45		45.00		
46		46.00		
47		47.00		
48		48.00		
49		49.00		
50		50.00		
51		51.00		
52		52.00		
53		53.00		
54		54.00		
55		55.00		
56		56.00		
57		57.00		
58		58.00		
59		59.00		
60		60.00		
61		61.00		
62		62.00		
63		63.00		
64		64.00		
65		65.00		
66		66.00		
67		67.00		
68		68.00		
69		69.00		
70		70.00		
71		71.00		
72		72.00		
73		73.00		
74		74.00		
75		75.00		
76		76.00		
77		77.00		
78		78.00		
79		79.00		
80		80.00		
81		81.00		
82		82.00		
83		83.00		
84		84.00		
85		85.00		
86		86.00		
87		87.00		
88		88.00		
89		89.00		
90		90.00		
91		91.00		
92		92.00		
93		93.00		
94		94.00		
95		95.00		
96		96.00		
97		97.00		
98		98.00		
99		99.00		
100		100.00		

CLIENT: M/S. CONCRETE LIFESTYLE & INFRASTRUCTURE PVT. LTD.
TITLE: PROPOSED REDEVELOPMENT OF PROPERTY BEARING C.S.NO 1782A OF TPS III, MAHIM-DIVISION, 72A SANTOSH, SHIVAJI PARK, MUMBAI-400 028.

DRAWN BY	CHECKED BY	APPROVED BY	NORTH
A.V.N.			
DATE	2016-08-12	SCALE	1:100, AS SHOWN
PROJECT NO.	JT 351		
DRAWING NO.	JT 351 PMUN 102		
MUNICIPAL FILE NO.			
AT JAYANT TPNIS			
REG. NO. CA/75/1813 OF COA, NEW DELHI.			

JAYANT TPNIS
CONSULTANTS PVT. LTD.
ARCHITECTS-CITY PLANNERS, ENGINEERS
INTERIOR DESIGNERS & CONT. VALUERS
SAGAR DARGHAN, NEW PROBODHVA RD, MUMBAI - 400 025
TEL: (91-022)4662805/4662806/4300280/4300281/4300282/4300283
E-MAIL: jtpn@bom3.vent.net.in FAX: (91-022)4662804
website: www.jtpn.com