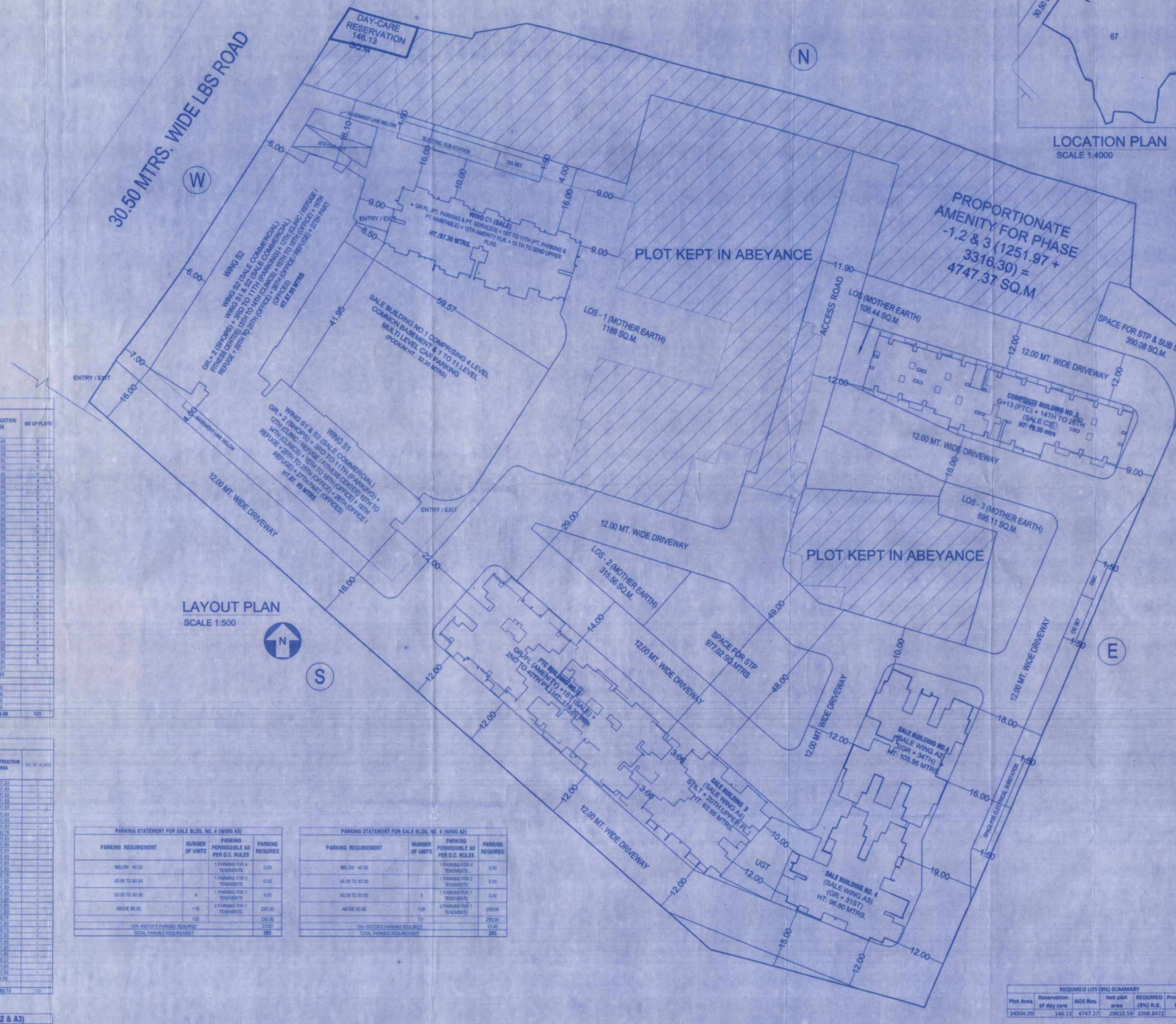
CONTENTS OF THE SHEET	BUILDING NO. 4 WING - A3 & A2 SHEET NO. 1/9
* BLOCK & LOCATION PLAN.	



LAYOUT PLAN
SCALE 1:500



LOCATION PLAN
SCALE 1:4000

PROFORMA-1

PERFORMA

Sr. No.		Description	Under 33(11) Area(In Sq.mtrs.)
1		Plot Area	34,504.09
2		Deduction for	
	a)	Road Set Back area	-
	b)	Reservation of Day care to be carved out	146.13
3		Balance Plot Area (1-2)	34,357.96
4		Add: for FSI	34,357.96
5		Amenity Area	
6	a)	AOS to be handed over as per 14(B) for CTS no.67A (10% of 2981.40 sq.mtr. = 298.14 sq.mtr. - 146.13 sq.mtr. = 152.01 sq.mtr.	152.01
7	b)	AOS to be handed oyer as per 14(B) proportionately for (8588.13 + 9354.63 + 13394.13 sq.mtr.)	4,595.36
8		Total AOS to be handed over (6+7)	4,747.37
9		Plot area for FSI (3-8)	29,610.59
10		Permissible FSI	4.00
11		Total BUA permissible	1,18,442.36
12		Permissible BUA for PTC (Total Permissible BUA - Zonal FSI - AOS BUA / 2)	44,415.88
13		Total Permissible Sale Area (11-12)	74,026.47
14		Total Permissible Fungible Area (13 x 35%)	25,909.27
15		Total Permissible Sale Area including Fungible area (13+14)	99,935.74
16		Total Permissible Area including fungible (12+15)	1,44,351.62
17		Proposed FSI	
	a)	Sale Bldg No. 1	51,702.39
	b)	PTC Bldg No. 2	35,327.23
	c)	Sale Bldg No. 3	7,202.59
	d)	Sale Bldg No. 4	29,878.79
	e)	Composite Bldg No. 5	19761.64
18		Total Proposed FSI	1,43,872.64

BUILT UP AREA SUMMARY FOR SALE BUILDING NO. 4 (SALE WING A2)

FLOOR	BUA AREA	FUNGIBLE BUA	STAIRCASE LIFT LOBBY AREA	NON FSI AREA (SOCIETY OFFICE , REFUGE ,METER ROOM,TOILET AREA)	CONSTRUCTION AREA	NO OF FLATS
GROUND FLOOR	9.15		121.65	58.64	189.44	6
1ST FLOOR	484.99		121.73	2.20	608.92	4
2ND FLOOR	484.99		121.73	2.20	608.92	4
3rd FLOOR	484.99		121.73	2.20	608.92	4
4th FLOOR	484.99		121.73	2.20	608.92	4
5th FLOOR	484.99		121.73	2.20	608.92	4
6th FLOOR	484.99		121.73	2.20	608.92	4
7th FLOOR	484.99		121.73	2.20	608.92	4
8th FLOOR REFUGE	353.59		121.73	132.74	608.06	3
9th FLOOR	484.99		121.73	2.20	608.92	4
10th FLOOR	484.99		121.73	2.20	608.92	4
11th FLOOR	484.99		121.73	2.20	608.92	4
12th FLOOR	484.99		121.73	2.20	608.92	4
13th FLOOR	484.99		121.73	2.20	608.92	4
14th FLOOR	484.99		121.73	2.20	608.92	4
15th FLOOR REFUGE	353.59		121.73	132.74	608.06	3
16th FLOOR	484.99		121.73	2.20	608.92	4
17th FLOOR	484.99		121.73	2.20	608.92	4
18th FLOOR	484.99		121.73	2.20	608.92	4
19th FLOOR	484.99		121.73	2.20	608.92	4
20th FLOOR	484.99		121.73	2.20	608.92	4
21st FLOOR	484.99		121.73	2.20	608.92	4
22nd FLOOR REFUGE	353.59		121.73	132.74	608.06	3
23rd FLOOR	484.99		121.73	2.20	608.92	4
24th FLOOR	484.99		121.73	2.20	608.92	4
25th FLOOR	484.99		121.73	2.20	608.92	4
26th FLOOR	204.83	280.16	121.73	2.20	608.92	4
27th FLOOR		484.99	121.73	2.20	608.92	4
28th FLOOR		484.99	121.73	2.20	608.92	4
29th FLOOR REFUGE		366.75	121.73	113.87	602.35	3
30th FLOOR		484.99	121.73	2.20	608.92	4
31st FLOOR		484.99	121.73	2.20	608.92	4
32nd FLOOR		484.99	121.73	2.20	608.92	4
33rd FLOOR		484.99	121.73	2.20	608.92	4
34th FLOOR		484.99	121.73	2.20	608.92	3
TERRACE FLOOR		112.67		53.34	166.01	
POCKET TERRACE AREA		17.35		53.34	70.69	
GROSS B/UP AREA	11944.53					
EXCESS METER ROOM COUNTED IN FSI					0.00	
EXCESS FITNESS CENTER COUNTED IN FSI					0.00	
EXCESS SOCIETY OFFICE COUNTED IN FSI		1.20			1.20	
EXCESS REFUGE AREA COUNTED IN FSI		7.52			7.52	
TOTAL BUA PROPOSED	11944.53	4180.56	4260.47	743.41	21128.99	131
	16125.11					

BUILT UP AREA STAEMENT FOR SALE BUILDING NO. 4 (SALE WING - A3)

FLOOR	BUA AREA	FUNGIBLE BUA	STAIRCASE LIFT LOBBY AREA	NON F.S.I. ARE (REFUGE, SER. TOILET ETC.)	CONSTRUCTION AREA	NO OF FLATS
GROUND FLOOR	117.20		224.01	20.03	361.24	3
1ST FLOOR	453.36		126.27	2.20	581.83	4
2ND FLOOR	453.36		126.27	2.20	581.83	4
3rd FLOOR	453.36		126.27	2.20	581.83	4
4th FLOOR	453.36		126.27	2.20	581.83	4
5th FLOOR	453.36		126.27	2.20	581.83	4
6th FLOOR	453.36		126.27	2.20	581.83	4
7th FLOOR	453.36		126.27	2.20	581.83	4
8th FLOOR REFUGE	330.27		126.27	124.22	580.76	3
9th FLOOR	453.36		126.27	2.20	581.83	4
10th FLOOR	453.36		126.27	2.20	581.83	4
11th FLOOR	453.36		126.27	2.20	581.83	4
12th FLOOR	453.36		126.27	2.20	581.83	4
13th FLOOR	453.36		126.27	2.20	581.83	4
14th FLOOR	453.36		126.27	2.20	581.83	4
15th FLOOR REFUGE	330.27		126.27	124.22	580.76	3
16th FLOOR	453.36		126.27	2.20	581.83	4
17th FLOOR	453.36		126.27	2.20	581.83	4
18th FLOOR	453.36		126.27	2.20	581.83	4
19th FLOOR	453.36		126.27	2.20	581.83	4
20th FLOOR	453.36		126.27	2.20	581.83	4
21st FLOOR	453.36		126.27	2.20	581.83	4
22nd FLOOR REFUGE	330.27		126.27	124.22	580.76	3
23rd FLOOR	453.36		126.27	2.20	581.83	4
24th FLOOR	12.70	440.66	126.27	2.20	569.13	4
25th FLOOR		453.36	126.27	2.20	581.83	4
26th FLOOR		453.36	126.27	2.20	581.83	4
27th FLOOR		453.36	126.27	2.20	581.83	4
28th FLOOR		453.36	126.27	2.20	581.83	4
29th FLOOR REFUGE		330.27	126.27	51.68	508.22	3
30th FLOOR		453.36	126.27	2.20	581.83	4
31st FLOOR		453.36	126.27	2.20	581.83	4
EXCESS REFUGE AREA		74.68			74.68	
GROSS B/UP AREA	10187.91	3565.77				
TOTAL BUA PROPOSED	10187.91	3565.77	4138.38	503.77	18383.13	120
	13753.68					

BUILT UP AREA SUMMARY FOR SALE BUILDING NO. 3 (SALE WING - A2 & A3)

WING	BUA AREA	FUNGIBLE BUA	STAIRCASE LIFT LOBBY AREA	NON FSI AREA (SOCIETY OFFICE , REFUGE ,METER ROOM)	CONSTRUCTION AREA	NO OF FLATS
SALE WING A2	11944.53	4180.58	4260.47	743.41	21128.99	131
SALE WING A3	10187.91	3565.77	4138.38	503.77	18383.13	120
TOTAL	22132.44	7746.35	8398.85	1247.18	39512.12	251

PARKING STATEMENT FOR SALE BLDG. NO. 4 (WING A3)

PARKING REQUIREMENT	NUMBER OF UNITS	PARKING PERMISSIBLE AS PER D.C. RULES	PARKING REQUIRED
BELOW 45.00		1 PARKING FOR 4 TENEMENTS	0.00
45.00 TO 60.00		1 PARKING FOR 2 TENEMENTS	0.00
60.00 TO 90.00	4	1 PARKING FOR 1 TENEMENTS	4.00
ABOVE 90.00	116	2 PARKING FOR 1 TENEMENTS	232.00
	120		236.00
10% VISITOR'S PARKING REQUIRED			23.60
TOTAL PARKING REQUIREMENT			260

PARKING STATEMENT FOR SALE BLDG. NO. 4 (WING A2)

PARKING REQUIREMENT	NUMBER OF UNITS	PARKING PERMISSIBLE AS PER D.C. RULES	PARKING REQUIRED
BELOW 45.00		1 PARKING FOR 4 TENEMENTS	0.00
45.00 TO 60.00		1 PARKING FOR 2 TENEMENTS	0.00
60.00 TO 90.00	3	1 PARKING FOR 1 TENEMENTS	3.00
ABOVE 90.00	128	2 PARKING FOR 1 TENEMENTS	256.00
	131		259.00
10% VISITOR'S PARKING REQUIRED			25.90
TOTAL PARKING REQUIREMENT			285

REQUIRED LOS (8%) SUMMARY

Plot Area	Reservation of day care	AOS Req.	Net plot area	REQUIRED (8%) R.G.	Provided RG
34504.09	146.13	4747.37	29610.59	2368.8472	2400

Approved Subject to the condition Mentioned in this office permisson Letter no ~~SRA/ENG~~/N/PVT/0106/20220718 AP/S-3
Dt 10 NOV 2023
Executive Engineer - N
Slum Rehabilitation Authority

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED DEVELOPMENT ON PLOT BEARING C.T.S. NO. 67(PT.), 67A, 67/1 TO 5, & 67/9 TO 18, 67/22 TO 25, 67/29 TO 39 & 67/41 OF VILLAGE - VIKHROLI, L. B. S. ROAD, VIKHROLI (W), MUMBAI.

NAME, ADDRESS OF DEVELOPER	SIGNATURE
Macrotech Developers Limited 9TH FLOOR, LODHA EXCELUS, N. M. JOSHI MARG MAHALAKSHMI, MUMBAI 400 011	MACROTECH DEVELOPERS LTD.
NAME AND ADDRESS OF LICENSED SURVEYOR (L.S.)	**SIGNATURE**
SPACEAGE CONSULTANTS B-106, Natraj Building, Mulund Goregaon Link Road Mulund (w), Mumbai : 4000 080	