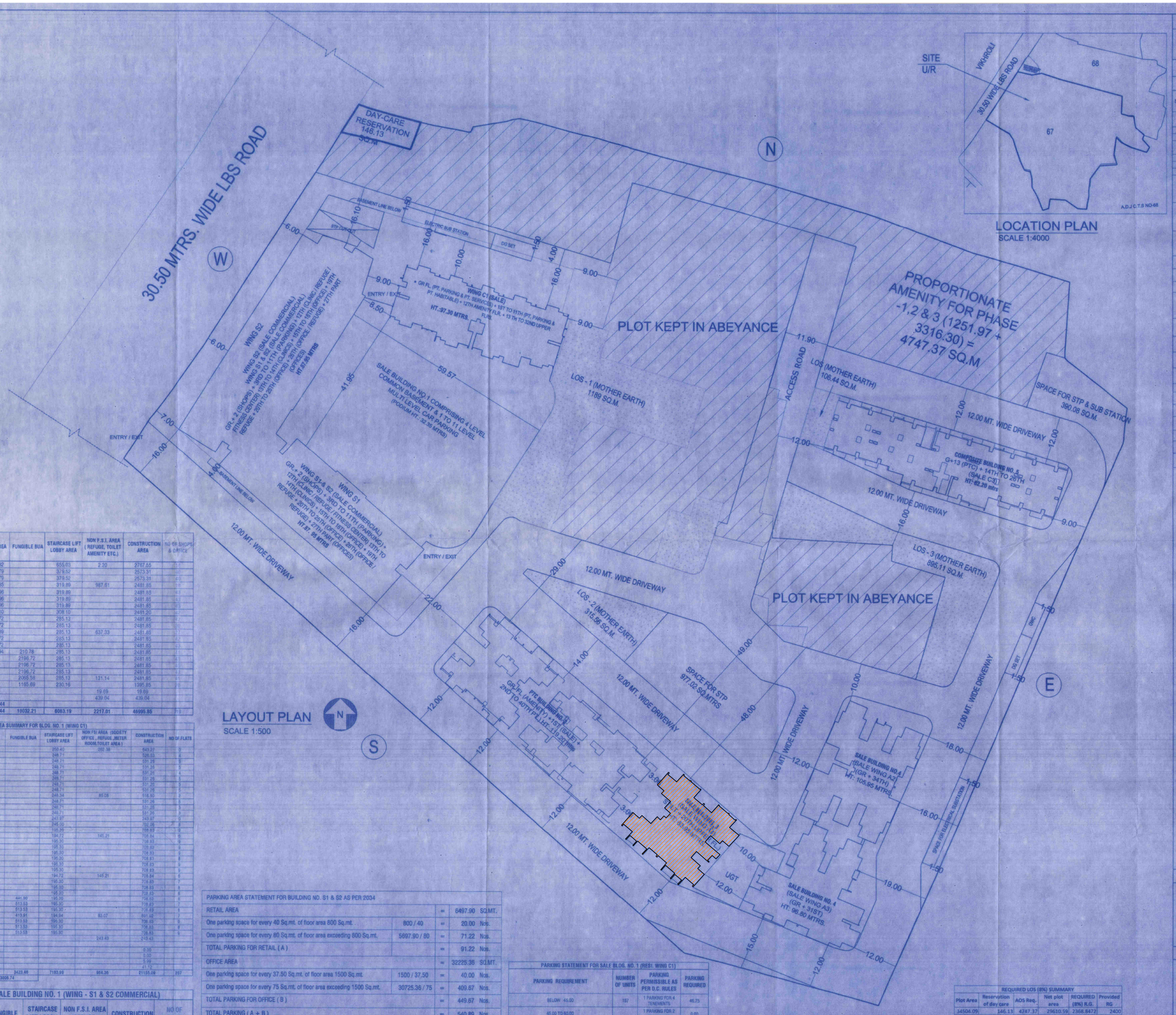
CONTENTS OF THE SHEET	SALE BLDG. NO.1 WING - S1 & S2 SHEET NO. 1/58

* BLOCK & LOCATION PLAN.

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 over as per 14(B) proportionate1 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	29,876.79
	e)	Composite Bldg No. 5	19761.64
18		Total Proposed FSI	1,43,872.64



LOCATION PLAN
SCALE 1:4000

LAYOUT PLAN
SCALE 1:500

FLOOR	BUA AREA	FUNGIBLE BUA	STAIRCASE LIFT LOBBY AREA	NON F.S.I. AREA (REFUGE, TOILET AMENITY ETC.)	CONSTRUCTION AREA	NO OF SHOPS & OFFICE
GROUND FLOOR	2110.32		655.03	2.20	2767.55	2
1ST FLOOR	2193.70		379.52		2573.31	4
2ND FLOOR	2193.70		379.52		2573.31	4
12TH FLOOR	1174.35		319.89	987.61	2481.85	2
13th FLOOR	2161.96		319.89		2481.85	4
14th FLOOR	2161.96		319.89		2481.85	4
15th FLOOR	2161.96		319.89		2481.85	4
16th FLOOR	2173.10		308.10		2481.20	4
17th FLOOR	2196.72		285.13		2481.85	4
18th FLOOR	2196.72		285.13		2481.85	4
19th FLOOR REFUGE	1509.99		285.13	637.33	2481.85	4
20th FLOOR	2196.72		285.13		2481.85	4
21st FLOOR	2196.72		285.13		2481.85	4
22nd FLOOR	1985.94	210.78	285.13		2481.85	4
23rd FLOOR		2196.72	285.13		2481.85	4
24th FLOOR		2196.72	285.13		2481.85	4
25th FLOOR		2196.72	285.13		2481.85	4
26th FLOOR REFUGE		2065.58	285.13	131.14	2481.85	4
27th FLOOR PART		1185.69	230.16		1395.85	2
METER ROOM				19.69	19.69	
TERRACE AREA				439.04	439.04	
GROSS B.UP AREA	28663.44					
TOTAL BUA PROPOSED	28663.44	10032.21	6083.19	2217.01	46995.85	73

BUILT UP AREA SUMMARY FOR BLDG. NO. 1 (WING C1)

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	190.49		259.40	202.38	652.27	0
1ST FLOOR	277.82		248.71		526.53	4
2ND FLOOR	282.55		248.71		531.26	5
3rd FLOOR	282.55		248.71		531.26	5
4th FLOOR	282.55		248.71		531.26	5
5th FLOOR	282.55		248.71		531.26	5
6th FLOOR	282.55		248.71		531.26	5
7th FLOOR	282.55		248.71		531.26	5
8th FLOOR REFUGE	183.12		248.34	85.08	516.55	0
9th FLOOR	282.55		248.71		531.26	5
10th FLOOR	282.55		248.71		531.26	5
11th FLOOR	282.55		248.71		531.26	5
12th FLOOR			243.97		243.97	0
13th FLOOR	457.05		245.00		702.05	2
14th FLOOR	513.53		195.36		708.89	5
15th FLOOR REFUGE	368.91		194.72	145.21	708.84	0
16th FLOOR	513.53		195.30		708.83	5
17th FLOOR	513.53		195.30		708.83	5
18th FLOOR	513.53		195.30		708.83	5
19th FLOOR	513.53		195.30		708.83	5
20th FLOOR	513.53		195.32		708.85	5
21st FLOOR	513.53		195.30		708.83	5
22nd FLOOR REFUGE	368.81		194.72	145.21	708.84	0
23rd FLOOR	513.53		195.30		708.83	5
24th FLOOR	513.53		195.30		708.83	5
25th FLOOR	513.53		195.32		708.85	5
26th FLOOR	77.53	441.90	195.30		714.73	0
27th FLOOR		513.53	195.30		708.83	5
28th FLOOR		513.53	195.30		708.83	5
29th FLOOR REFUGE		413.91	194.94	83.07	691.92	0
30th FLOOR		513.53	195.30		708.83	5
31st FLOOR		513.53	195.30		708.83	5
32nd FLOOR		513.53	195.30		708.83	5
TERRACE FLOOR				243.43	243.43	
GROSS B.UP AREA	8538.17					
EXCESS METER ROOM COUNTED IN FSI					0.00	
EXCESS FITNESS CENTER COUNTED IN FSI	0.00				0.00	
EXCESS SOCIETY OFFICE COUNTED IN FSI	5.99				5.99	
EXCESS REFUGE AREA COUNTED IN FSI	41.92				41.92	
TOTAL BUA PROPOSED	8583.28	3423.46	7183.99	964.36	21155.09	207
	13006.74					

BUILT UP AREA SUMMARY FOR SALE BUILDING NO. 1 (WING - S1 & S2 COMMERCIAL)

FLOOR	BUA AREA	FUNGIBLE BUA	STAIRCASE LIFT LOBBY AREA	NON F.S.I. AREA (REFUGE, AMENITY ETC.)	CONSTRUCTION AREA	NO OF SHOPS & OFFICE
SALE WING S1 & S2 (COMM.)	28663.44	10032.21	6083.19	2217.01	46995.85	719
SALE WING C1 (RESI.)	9583.28	3423.46	7183.99	964.36	21155.09	207
TOTAL	38246.72	13455.67	13267.18	3181.37	68150.94	926

Highlighted area denotes the land area for this particular RERA project

PARKING AREA STATEMENT FOR BUILDING NO. S1 & S2 AS PER 2034				
RETAIL AREA		=	6497.90	SQ.MT.
One parking space for every 40 Sq.mt. of floor area 800 Sq.mt.	800 / 40	=	20.00	Nos.
One parking space for every 80 Sq.mt. of floor area exceeding 800 Sq.mt.	5697.90 / 80	=	71.22	Nos.
TOTAL PARKING FOR RETAIL (A)		=	91.22	Nos.
OFFICE AREA		=	32225.35	SQ.MT.
One parking space for every 37.50 Sq.mt. of floor area 1500 Sq.mt.	1500 / 37.50	=	40.00	Nos.
One parking space for every 75 Sq.mt. of floor area exceeding 1500 Sq.mt.	30725.36 / 75	=	409.67	Nos.
TOTAL PARKING FOR OFFICE (B)		=	449.67	Nos.
TOTAL PARKING (A + B)		=	540.89	Nos.
10 % VISITOR PARKING REQ.		=	54.09	Nos.
TOTAL PARKING REQUIRED FOR BUILDING S1 & S2		=	594.98	Nos.
SAY		=	595	Nos.

PARKING STATEMENT FOR SALE BLDG. NO. 1 (RESI. WING C1)			
PARKING REQUIREMENT	NUMBER OF UNITS	PARKING PERMISSIBLE AS PER D.C. RULES	PARKING REQUIRED
BELOW 45.00	197	1 PARKING FOR 4 TENEMENTS	46.75
45.00 TO 60.00		1 PARKING FOR 2 TENEMENTS	0.00
60.00 TO 90.00		1 PARKING FOR 1 TENEMENTS	0.00
ABOVE 90.00	20	2 PARKING FOR 1 TENEMENTS	40.00
	207		86.75
10% VISITORS PARKING REQUIRED			8.68
TOTAL PARKING REQUIREMENT			95

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	29630.59	2368.8472	2400

This cancels Approval to the previous Plans Sanctioned under no. NPVT/0106/2022078/APLC dated 15/03/2023

Approved Subject to the condition Mentioned in this office permisson Letter no SR/ENG/NPVT/0106/2022078/APLC 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, PODIA EXCELUS, N. M. JOSHI MARG MAHALAXMI, MUMBAI 400 011	
NAME AND ADDRESS OF LICENSED SURVEYOR (L.S.)	SIGNATURE
B-106, Natraj Building, Mulund Goregaon Link Road Mulund (w), Mumbai : 4000 080	