

Approved by the competent authority  
 Date: 15/08/2015  
 Signature: [Signature]  
 Name: [Name]

**21st FLOOR CALCULATION**

A = 7.280 M x 13.21M = 97.40 Sqm  
 B = 2.75M x 5.0M = 13.75 Sqm  
 TOTAL = 111.15 Sqm

**DEDUCTIONS**

1) 0.28 x 3.46	= 0.96 Sqm
2) 1.43 x 1.15	= 1.64 Sqm
3) 0.20 x 0.20	= 0.04 Sqm
4) 0.05 x 1.30	= 0.06 Sqm
5) 1.43 x 3.00	= 4.29 Sqm

TOTAL DEDUCTIONS = 6.99 Sqm

**NET GROSS FLOOR AREA** = 104.16 Sqm

**STAR CASE AREA**

STR-1) 1.43 x 0.20	= 0.29 Sqm
STR-2) 2.20 x 0.20	= 0.44 Sqm
STR-3) 1.21 x 0.20	= 0.24 Sqm
STR-4) 2.75 x 0.20	= 0.55 Sqm
STR-5) 1.43 x 0.20	= 0.29 Sqm

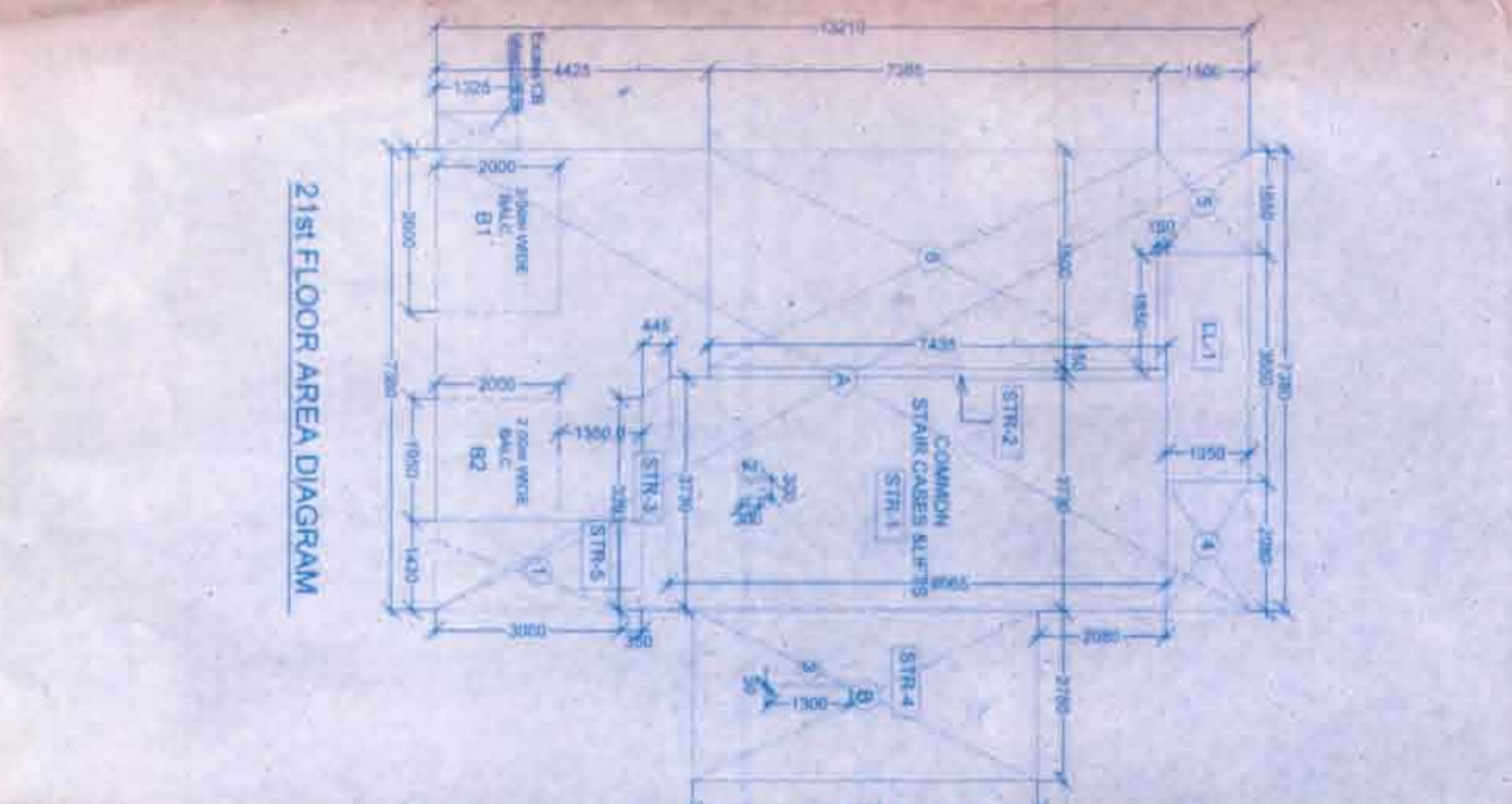
TOTAL STR AREA = 1.81 Sqm

**BALCONY AREA CALCULATION**

B1) 2.60 x 1.75	= 4.55 Sqm
B2) 1.95 x 1.75	= 3.41 Sqm
B3) 2.60 x 2.00	= 5.20 Sqm
B4) 3.10 x 2.00	= 6.20 Sqm
B5) 3.10 x 2.00	= 6.20 Sqm

TOTAL BALC AREA = 25.56 Sqm

**FLOOR AREA (131.41 - 13.80) = 117.61 Sqm**  
 PERMISSIBLE BALCONY 1% = 1.18 Sqm  
 PROPOSED BALCONY = 25.56 Sqm  
 EXCESS BALC = 24.38 Sqm  
 NET BALC TAKEN IN FSI = 1.18 Sqm  
 EXCESS BALC TAKEN IN FSI = 23.20 Sqm  
 EXCESS CM IN FSI = 11.02 X 1.56 = 17.19 SQM  
 (11.02 X 1.32 = 14.53 SQM)  
 (11.02 X 1.32 = 14.53 SQM)  
**NET BALC OF FLOOR** = 17.19 SQM



**20th FLOOR CALCULATION**

A = 7.280 M x 15.40M = 112.11 Sqm  
 B = 2.75M x 5.0M = 13.75 Sqm  
 TOTAL = 125.86 Sqm

**DEDUCTIONS**

1) 0.28 x 3.46	= 0.96 Sqm
2) 1.43 x 1.15	= 1.64 Sqm
3) 0.20 x 0.20	= 0.04 Sqm
4) 0.05 x 1.30	= 0.06 Sqm
5) 1.43 x 3.00	= 4.29 Sqm

TOTAL DEDUCTIONS = 6.99 Sqm

**NET GROSS FLOOR AREA** = 118.87 Sqm

**STAR CASE AREA**

STR-1) 1.43 x 0.20	= 0.29 Sqm
STR-2) 2.20 x 0.20	= 0.44 Sqm
STR-3) 1.21 x 0.20	= 0.24 Sqm
STR-4) 2.75 x 0.20	= 0.55 Sqm
STR-5) 1.43 x 0.20	= 0.29 Sqm

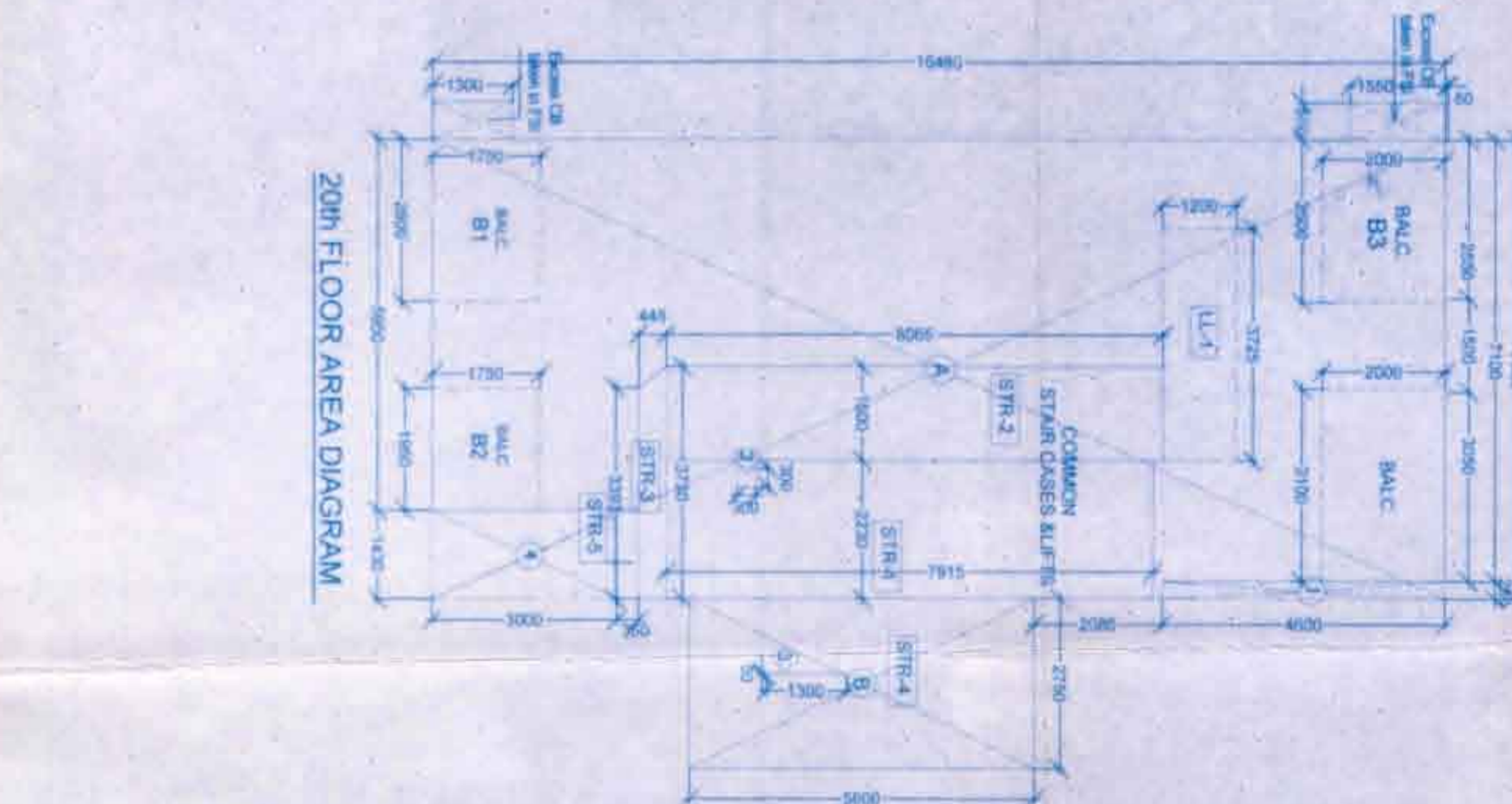
TOTAL STR AREA = 1.81 Sqm

**BALCONY AREA CALCULATION**

B1) 2.60 x 1.75	= 4.55 Sqm
B2) 1.95 x 1.75	= 3.41 Sqm
B3) 2.60 x 2.00	= 5.20 Sqm
B4) 3.10 x 2.00	= 6.20 Sqm
B5) 3.10 x 2.00	= 6.20 Sqm

TOTAL BALC AREA = 25.56 Sqm

**FLOOR AREA (131.41 - 13.80) = 117.61 Sqm**  
 PERMISSIBLE BALCONY 1% = 1.18 Sqm  
 PROPOSED BALCONY = 25.56 Sqm  
 EXCESS BALC = 24.38 Sqm  
 NET BALC TAKEN IN FSI = 1.18 Sqm  
 EXCESS BALC TAKEN IN FSI = 23.20 Sqm  
 EXCESS CM IN FSI = 11.02 X 1.56 = 17.19 SQM  
 (11.02 X 1.32 = 14.53 SQM)  
 (11.02 X 1.32 = 14.53 SQM)  
**NET BALC OF FLOOR** = 17.19 SQM



**17th to 19th FLOOR CALCULATION**

A = 7.280 M x 15.40M = 112.11 Sqm  
 B = 2.75M x 5.0M = 13.75 Sqm  
 TOTAL = 125.86 Sqm

**DEDUCTIONS**

1) 0.28 x 3.46	= 0.96 Sqm
2) 1.43 x 1.15	= 1.64 Sqm
3) 0.20 x 0.20	= 0.04 Sqm
4) 0.05 x 1.30	= 0.06 Sqm
5) 1.43 x 3.00	= 4.29 Sqm

TOTAL DEDUCTIONS = 6.99 Sqm

**NET GROSS FLOOR AREA** = 118.87 Sqm

**STAR CASE AREA**

STR-1) 1.43 x 0.20	= 0.29 Sqm
STR-2) 2.20 x 0.20	= 0.44 Sqm
STR-3) 1.21 x 0.20	= 0.24 Sqm
STR-4) 2.75 x 0.20	= 0.55 Sqm
STR-5) 1.43 x 0.20	= 0.29 Sqm

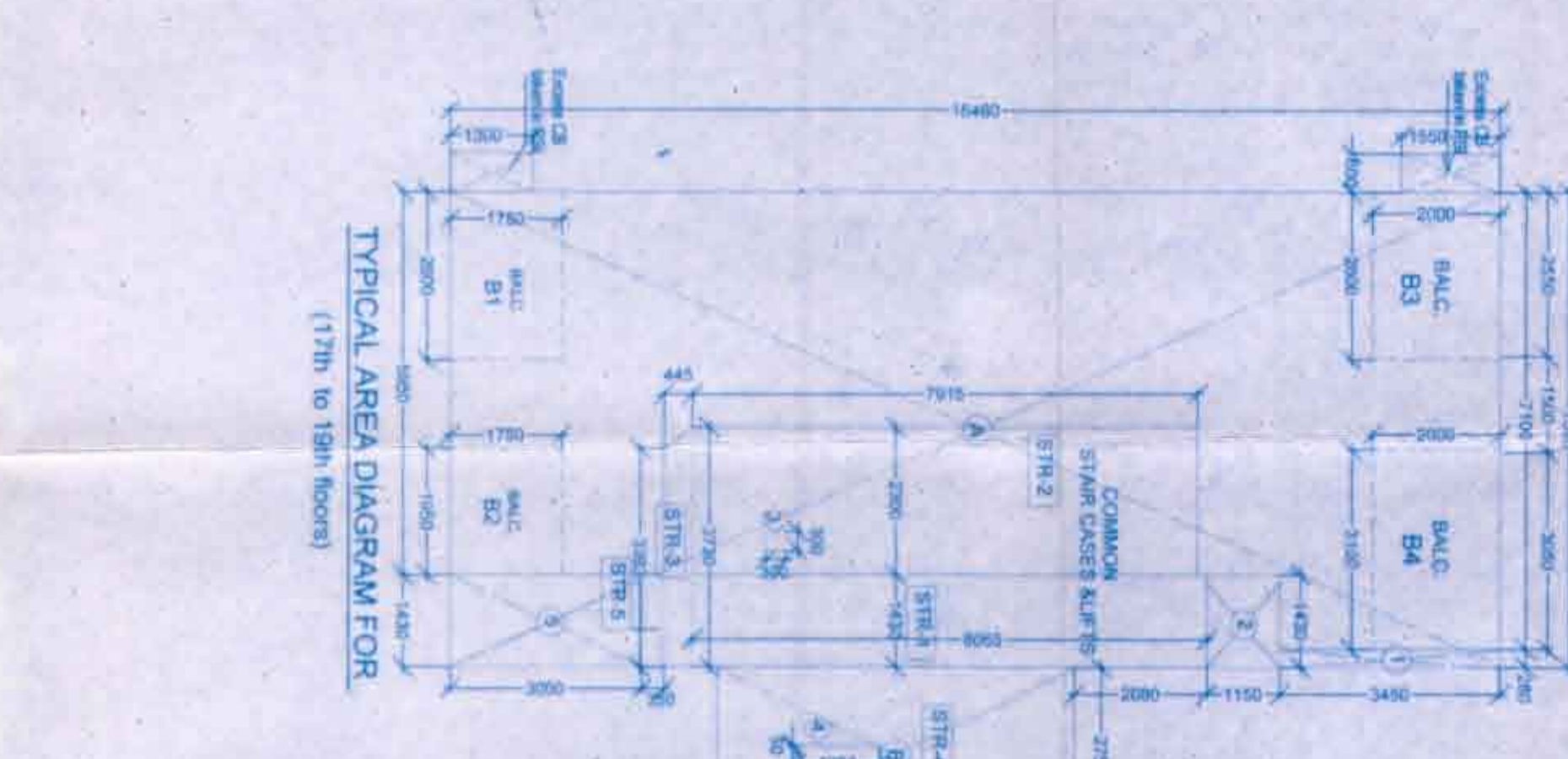
TOTAL STR AREA = 1.81 Sqm

**BALCONY AREA CALCULATION**

B1) 2.60 x 1.75	= 4.55 Sqm
B2) 1.95 x 1.75	= 3.41 Sqm
B3) 2.60 x 2.00	= 5.20 Sqm
B4) 3.10 x 2.00	= 6.20 Sqm
B5) 3.10 x 2.00	= 6.20 Sqm

TOTAL BALC AREA = 25.56 Sqm

**FLOOR AREA (131.41 - 13.80) = 117.61 Sqm**  
 PERMISSIBLE BALCONY 1% = 1.18 Sqm  
 PROPOSED BALCONY = 25.56 Sqm  
 EXCESS BALC = 24.38 Sqm  
 NET BALC TAKEN IN FSI = 1.18 Sqm  
 EXCESS BALC TAKEN IN FSI = 23.20 Sqm  
 EXCESS CM IN FSI = 11.02 X 1.56 = 17.19 SQM  
 (11.02 X 1.32 = 14.53 SQM)  
 (11.02 X 1.32 = 14.53 SQM)  
**NET BALC OF FLOOR** = 17.19 SQM



**TYPICAL AREA CALCULATION FOR**

(2nd to 16th floor)

A = 7.280 M x 15.40M = 112.11 Sqm  
 B = 2.75M x 5.0M = 13.75 Sqm  
 TOTAL = 125.86 Sqm

**DEDUCTIONS**

1) 0.28 x 3.46	= 0.96 Sqm
2) 1.43 x 1.15	= 1.64 Sqm
3) 0.20 x 0.20	= 0.04 Sqm
4) 0.05 x 1.30	= 0.06 Sqm
5) 1.43 x 3.00	= 4.29 Sqm

TOTAL DEDUCTIONS = 6.99 Sqm

**NET GROSS FLOOR AREA** = 118.87 Sqm

**STAR CASE AREA**

STR-1) 1.43 x 0.20	= 0.29 Sqm
STR-2) 2.20 x 0.20	= 0.44 Sqm
STR-3) 1.21 x 0.20	= 0.24 Sqm
STR-4) 2.75 x 0.20	= 0.55 Sqm
STR-5) 1.43 x 0.20	= 0.29 Sqm

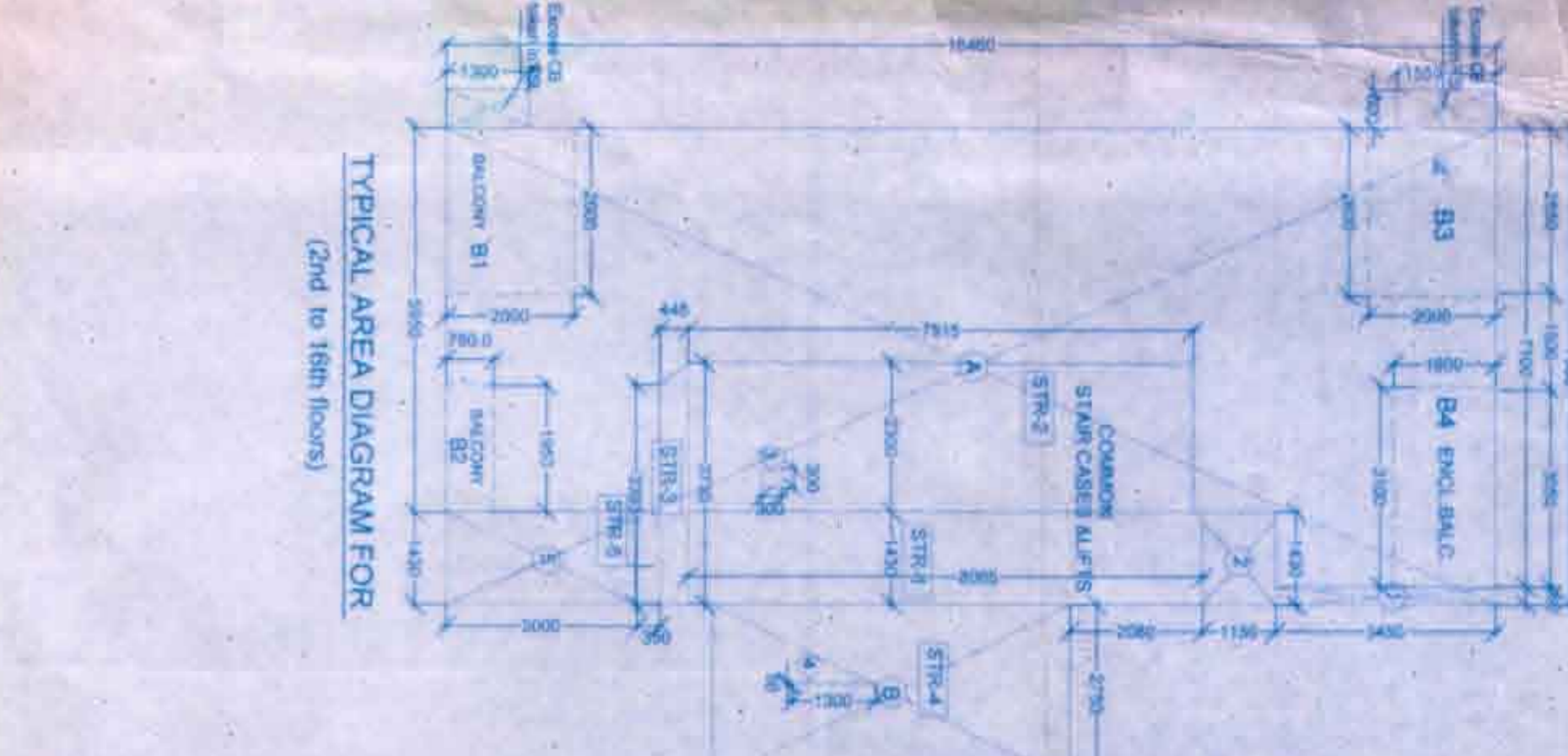
TOTAL STR AREA = 1.81 Sqm

**BALCONY AREA CALCULATION**

B1) 2.60 x 1.75	= 4.55 Sqm
B2) 1.95 x 1.75	= 3.41 Sqm
B3) 2.60 x 2.00	= 5.20 Sqm
B4) 3.10 x 2.00	= 6.20 Sqm
B5) 3.10 x 2.00	= 6.20 Sqm

TOTAL BALC AREA = 25.56 Sqm

**FLOOR AREA (131.41 - 13.80) = 117.61 Sqm**  
 PERMISSIBLE BALCONY 1% = 1.18 Sqm  
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 EXCESS BALC = 24.38 Sqm  
 NET BALC TAKEN IN FSI = 1.18 Sqm  
 EXCESS BALC TAKEN IN FSI = 23.20 Sqm  
 EXCESS CM IN FSI = 11.02 X 1.56 = 17.19 SQM  
 (11.02 X 1.32 = 14.53 SQM)  
 (11.02 X 1.32 = 14.53 SQM)  
**NET BALC OF FLOOR** = 17.19 SQM



**REVISION**

NO.	DESCRIPTION	DATE	BY
1	As per approved plan	20/04/2015	P.S.G.
2	Building outline drawn as per plan	21/05/2015	P.S.G.

**DESCRIPTION OF PROPOSAL**

PROPOSED RESIDENTIAL TOWER ON GEB PLOT NO. 28 - SECTOR 4, NERUL, NAVI MUMBAI

**NAME AND SIGNATURE OF LESSEE**

Propagator - **OMPRASHI WADHWANI**

**NAME, ADDRESS & SIGNATURE OF THE ARCHITECT**

**P.S. GOVINDARAJAN**  
 ARCHITECT  
 VIKRAM KAVAYATANA, 402/37  
 PHOENIX 2799 ROAD, 4TH FLOOR  
 KEMURJI, PUNE - 411 004

