

Redeveloping the city with Golden Touch



Westin DEVELOPERS PVT. LTD.

EVERSMILE CHS



We at WESTIN DEVELOPERS have been building and delivering high-end, well planned residential and commercial complexes. The ideal mixture of fine products, people and processes with the synergy of efficiency and astute professionalism has helped us create many landmarks across Mumbai - enhancing our great city's skyline.

Keeping in line with these fundamentals, we take pleasure in introducing herewith one more prestigious residential project in the upmarket Andheri West area - another landmark in the making!

WESTIN DEVELOPERS - Two imposing majestic towers with twin level podium parking which are ideally located amidst serene surroundings with optimally designed spacious interiors. An ultra-modern living concept but with that warm feeling you would like to call home.

Make WESTIN DEVELOPERS your home - Make a statement!





GATE SECURITY CABIN GATE SECURITY CABIN GATE

30' WIDE INTERNAL LAYOUT ROAD

GROUND FLOOR PLAN



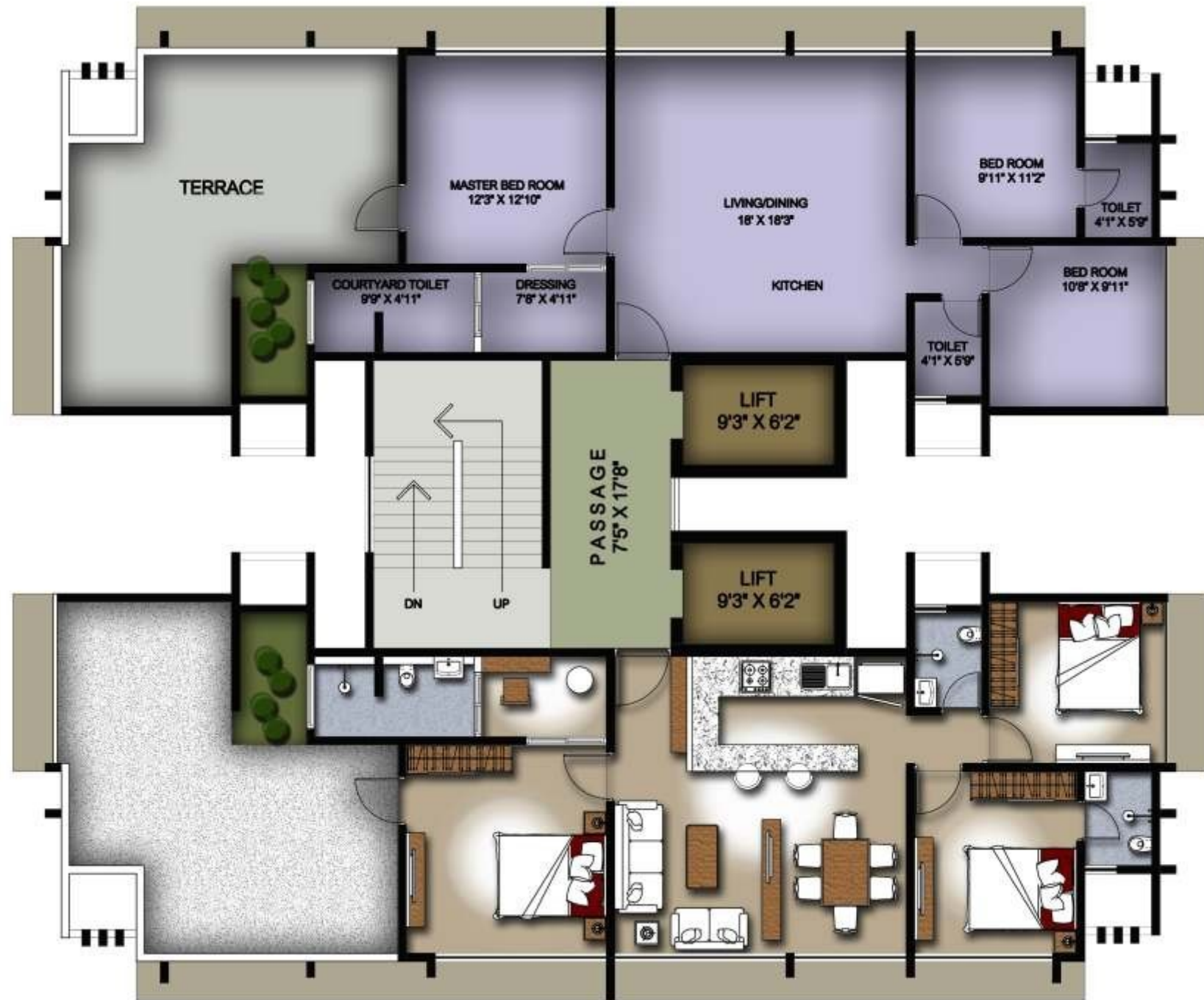
TOP PODIUM LEVEL



TYPICAL FLOOR PLAN – 9TH TO 12TH FLOORS



ISOMETRICVIEW OFTHE 2BHK FLATS



TYPICAL FLOOR PLAN – THE PENTHOUSES WITH TERRACES ON THE 13TH FLOOR



ISOMETRIC VIEW OF THE PENTHOUSE FLAT

Eversmile

A" Wing

B" Wing

Sr no.	Flat No	Area	SQFT	Terrace	Sr No	Flat No	Area	SQFT	Terrace
1	A-1101	2 BHK	625	---	1	B-803	2 BHK	625	---
2	A-1102	2 BHK	625	---	2	B-1201	2 BHK	625	---
3	A-1201	2 BHK	625	---	3	B-1202	2 BHK	625	---
4	A-1202	2 BHK	625	---	4	B-1203	2 BHK	625	---
5	A-1203	2 BHK	625	---	5	B-1204	2 BHK	625	---
6	A-1204	2 BHK	625	---	6	B-1301	3 BHK	864	400 (Open)
7	A-1301	3 BHK	864	400 (Open)	7	B-1302	3 BHK	864	400 (Open)
8	A-1302	3 BHK	864	400 (Open)					

13 Story Bldg.

Each Floor 4 Flats

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No. CHE/W3/0319/K/337(NEW) of 29 JAN 2013
COMMENCEMENT CERTIFICATE

To, Ms. Yogesh Haada
Solaris Developers C/o owner

Ex. Engineer Bldg. Proposal (W.S.
H and K Wards
Municipal Office, R. K. Patkar Marg,
Bandra (West), Mumbai - 400 050

Sir,
With reference to your application No. 6202 dated 27/10/10 for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act 1966, to carry out development and building permission under Section 346 of the Mumbai Municipal Corporation Act 1888 to erect a building.

To the development work of Prop Bldg. CTS No. B22(CA)
at premises at Street Sahakar Nagar village MHADA layout plot No. Andhra (2) situated at KWES Ward.

The Commencement Certificate/Building Permit is granted on the following conditions :-

1. The land vacated in consequence of the endorsement of the setback line/road widening line shall form part of the public street.
2. That no new building or part there of shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if:-
 - (a) The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - (b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
 - (c) The Municipal Commissioner of Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of Section 42 of 45 of the Maharashtra Regional and Town Planning Act, 1966.

7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri. P. G. DESHPANDE Executive Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 22 DEC 2013

This Commencement certificate is for top of shift carrying out the work upto top of shift only
ie. 3.90mtr. ht. as per Appr. 22/08/12

For and on behalf of Local Authority
The Municipal Corporation of Greater Mumbai
P. G. DESHPANDE
Executive Eng. Building Proposals

TRUE COPY (Western Subs.) 'H/East', 'H/West' & 'K/East', 'K/West' /Wards

For S. P. ASSOCIATES
ARCHITECTS ENGINEERS

FOR
MUNICIPAL CORPORATION OF GREATER MUMBAI

Valid up to 22/12/2013
CHE/W3/0319 /K/337(NEW) of 5 DEC 2013
Further C. C. is now extended
up to 8m (Eighr) H. as per Appr. 22/08/12
for/upto _____ height

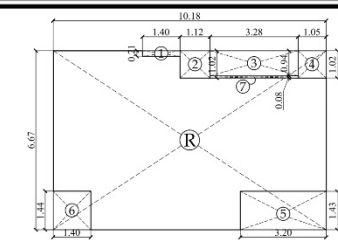
Prabhu
5/11/13
E.E.B.P. (WS) K. Ward

valid up to 22/12/2014 18 OCT 2014
CHE/0319 /B311/WS/AN/337(CN)
Further C.C. is now extended up to top of 10th (tent) (pt) of Laruslat zero
+ LMR + O.H.T. for full height of ie. 41.05mtr (at top point of street)
just
height as per approved plan dated 22/8/2012

Pr
17/10/14
E. B. P. (W.S.) H & K Ward

TRUE COPY
For S. P. ASSOCIATES
ARCHITECTS ENGINEERS

CONTENTS OF SHEET:
 TYPICAL (1st TO 6th & 8th) FLOOR PLAN
 REFUGE (7th) FLOOR PLAN & REFUGE AREA
 DIAGRAM WITH CALCULATION & CARPET
 AREA STATEMENT



REFUGE AREA DIAGRAM
 SCALE - 1:100

REFUGE AREA CALCULATIONS FOR WING-B (7th FLOOR)

R	10.18 x 6.67	=	67.90 sq. mt.
DEDUCTIONS:			
1	1.40 x 0.21	=	0.29 sq. mt.
2	1.12 x 1.02	=	1.14 sq. mt.
3	3.28 x 0.94	=	3.08 sq. mt.
4	1.05 x 1.02	=	1.07 sq. mt.
5	3.20 x 1.43	=	4.58 sq. mt.
6	1.40 x 1.44	=	2.02 sq. mt.
7	3.28 x 0.08	=	0.26 sq. mt.
TOTAL DEDUCTIONS = 12.44 sq. mt.			
TOTAL REFUGE AREA WING-A = 55.72 sq. mt.			

REFUGE AREA STATEMENT FOR WING-B

AS PER RULE	REFUGE AREA REQUIRED
4% OF THE GROSS AREAS OF ABOVE 24 mts (8th to 13th FLOOR)	4% x [216.16 sq.m. + (251.43 sq.m. x 4)] = (139.03 sq.m.) = 55.24 sq.m.
	REFUGE AREA REQUIRED = 55.24 SQ.MT.
	REFUGE AREA PROPOSED = 55.72 SQ.MT.

REFUGE AREA CALCULATIONS FOR WING-A (7th FLOOR)

R	10.18 x 6.67	=	67.90 sq. mt.
DEDUCTIONS:			
1	1.40 x 0.21	=	0.29 sq. mt.
2	1.12 x 1.02	=	1.14 sq. mt.
3	3.28 x 0.94	=	3.08 sq. mt.
4	1.05 x 1.02	=	1.07 sq. mt.
5	3.20 x 1.43	=	4.58 sq. mt.
6	1.40 x 1.44	=	2.02 sq. mt.
7	3.28 x 0.08	=	0.26 sq. mt.
TOTAL DEDUCTIONS = 12.44 sq. mt.			
TOTAL REFUGE AREA WING-B = 55.46 sq. mt.			

REFUGE AREA STATEMENT FOR WING-A

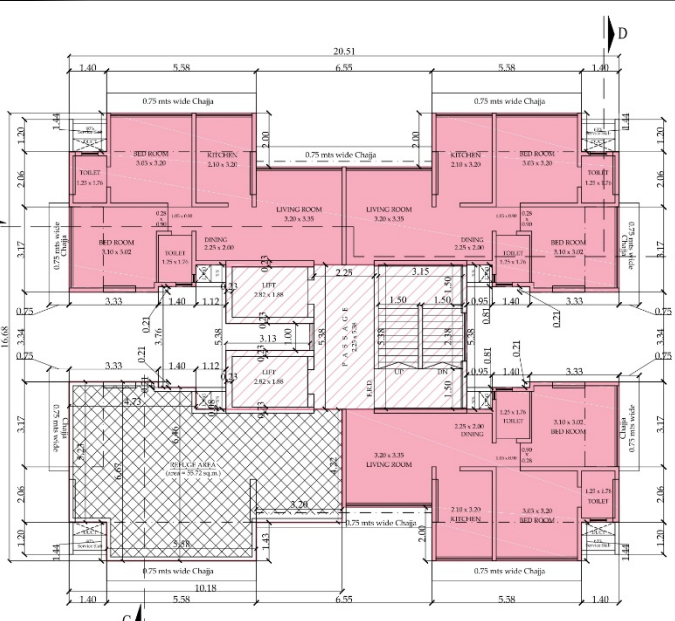
AS PER RULE	REFUGE AREA REQUIRED
4% OF THE GROSS AREAS OF ABOVE 24 mts (8th to 13th FLOOR)	4% x [216.16 sq.m. + (251.43 sq.m. x 4)] = (139.03 sq.m.) = 55.24 sq.m.
	REFUGE AREA REQUIRED = 55.24 SQ.MT.
	REFUGE AREA PROPOSED = 55.46 SQ.MT.

CARPET AREA CALCULATION:

TYPICAL (1st to 6th & 8th) FLOOR

8 flats/floor x 7 = 56 flats for 7 floors

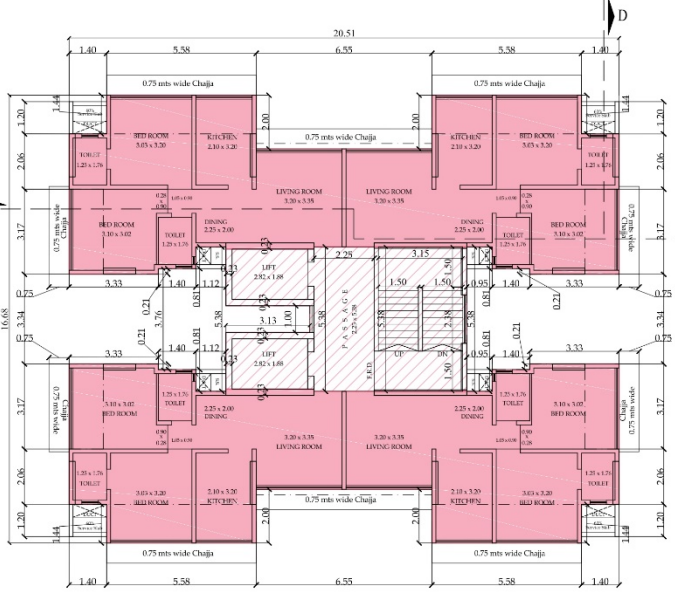
living rm	--- 3.20 x 3.35	=	10.72 sqmt.
dining	--- 2.25 x 2.00	=	4.50 sqmt.
kitchen	--- 2.10 x 3.20	=	6.72 sqmt.
pass	--- 1.05 x 0.90	=	0.95 sqmt.
bedroom	--- 3.10 x 3.02	=	9.36 sqmt.
	--- 0.28 x 0.90	=	0.25 sqmt.
toilet	--- 1.25 x 1.76	=	2.20 sqmt.
bedroom	--- 3.03 x 3.20	=	9.70 sqmt.
toilet	--- 1.25 x 1.76	=	2.20 sqmt.
D1	--- 1.05 x 0.15	=	0.16 sqmt.
D2	--- 0.90 x 0.15 x 3nos	=	0.41 sqmt.
D3	--- 0.75 x 0.15 x 2nos	=	0.23 sqmt.
TOTAL = 47.40 sqmt.			



WING - B REFUGE (7th) FLOOR PLAN
 SCALE - 1:100



WING - A



WING - B TYPICAL (1st TO 6th & 8th) FLOOR PLAN
 SCALE - 1:100



WING - A



THIS CANCELS APPROVAL TO THE PREVIOUS PLANS SANCTIONED UNDER NO. CHE/WS/19/K/337 (NEW) Dated 12/08/2012.

APPROVED SUBJECT TO CONDITIONS MENTIONED BY THIS OFFICE UNDER NO. CHE/WS/0319/K/337 (NEW) Dated

THIS PLAN IS DIGITALLY SIGNED AND ISSUED AND DOES NOT REQUIRE SIGNATURE

Abhijit Chandrakant Ingle

Balaram Kashinath Sankhe

Prakash Rajaram Rasal

PROFORMA - B

REV.	DESC.	DATE	SIGN.

DESCRIPTION OF PROPOSAL:

SEBP K/WN2

PROPOSED RESIDENTIAL BUILDING ON PLOT NO. 22/26/24 OF SAHAJAK NAGAR, BEARING C.T.S. NO. 822/4(a) OF VILLAGE AMRVALLI OFF JY. ROAD, ANDHRI (WEST), MUMBAI.

NAME OF OWNER:	SIGNATURE
MR. YOGESH HANDE OF SOLARIS DEVELOPERS PVT.LTD., C.A. TO OWNER	YOGESH VIRENDR HANDE

SHEET NO.	SCALE	DATE	DRN BY	CHECK BY
04	AS SHOWN			

ARCHITECTS	SIGNATURE
Prakash Rajaram Rasal	Parag Virendrakumar Mungali

SP ASSOCIATES ARCHITECTS & ENGINEERS

CASARLANCA, 101/100 FLOOR, JUNCTION OF GULSHANBAHAR X ROAD NO.10, SAHAJAKH RAMDAS ROAD, JYD SICHME, VILEPARLE (E), MUMBAI - 400 049

EBBP W.S. K-WARD

CONTENTS OF SHEET:
TYPICAL (9th TO 12th) FLOOR PLAN
13th (PART) FLOOR PLAN & CARPET AREA STATEMENT



THIS CANCELS APPROVAL TO THE PREVIOUS PLANS SANCTIONED UNDER NO. CHE/WS/0319/K/337 (NEW) Dated 22/08/2012.
APPROVED SUBJECT TO CONDITIONS MENTIONED BY THIS OFFICE UNDER NO. CHE/WS/0319/K/337 (NEW) Dated

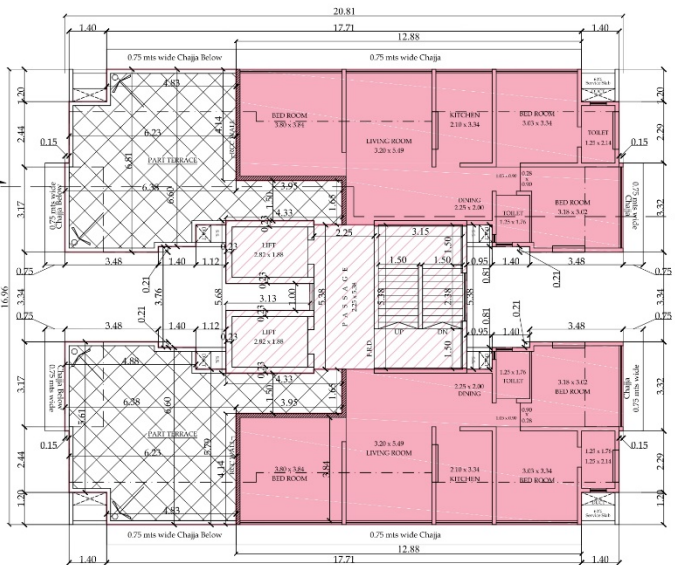
THIS PLAN IS DIGITALLY SIGNED AND ISSUED AND DOES NOT REQUIRE SIGNATURE

Abhijit Chandrakant Ingle
SEBP K/WN2

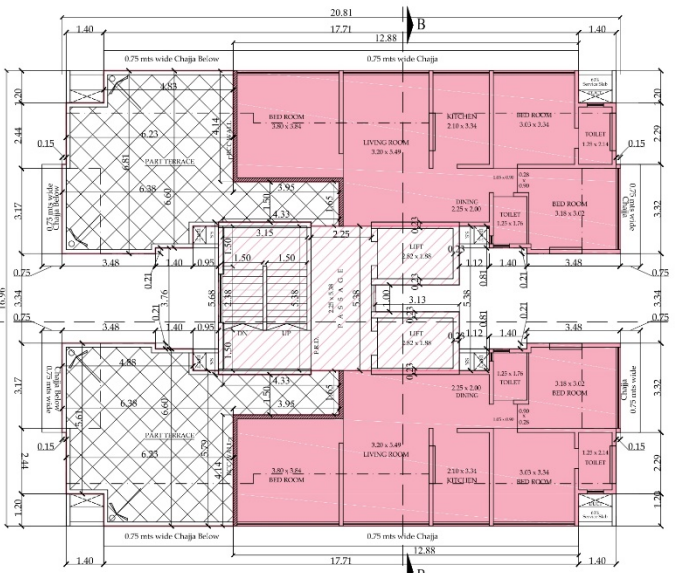
Balaram Kashinath Sankhe
AEBP K/WN

Prakash Rajaram Rasal
EEBP W.S. K-WARD

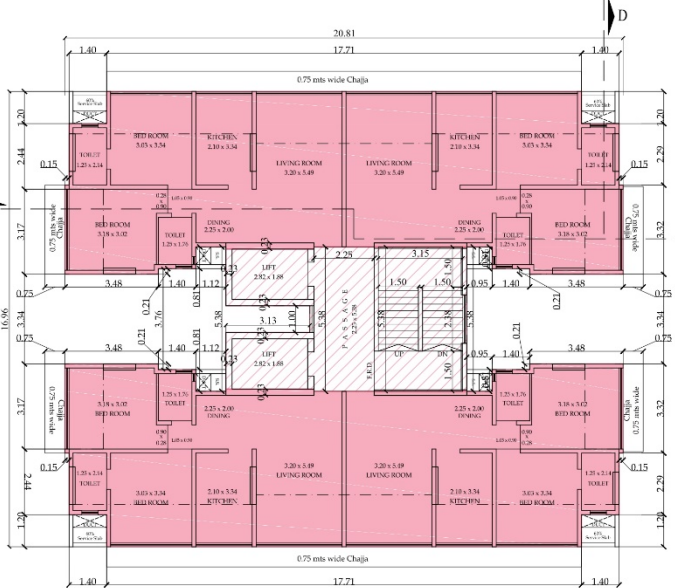
PROFORMA - B			
REV.	DESC.	DATE	SIGN.
DESCRIPTION OF PROPOSAL:			
PROPOSED RESIDENTIAL BUILDING ON PLOT NO. 222M24 OF SAHAKAR NAGAR, BEARER, C.T.S. NO. 822(Part) OF VILLAGE AMRALLI OFF P.T. ROAD, ANDHERI (WEST), MUMBAI.			
NAME OF OWNER:		SIGNATURE	
MR. YOGESH HANDE OF SOLARS DEVELOPERS PVT.LTD., C.A. TO OWNER		YOGESH VIRENDRA HANDE	
SHEET NO.	SCALE	DATE	DRN BY
05	AS SHOWN		
ARCHITECTS		SIGNATURE	
M/S. PARAG MULTIMEDIA SP ASSOCIATES ARCHITECTS & ENGINEERS		Parag Padmakar Mungal	



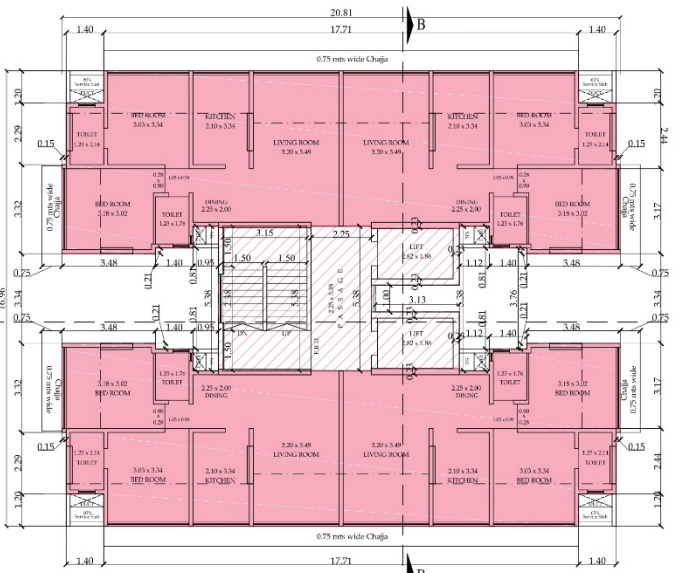
WING - B
13th (PART) FLOOR PLAN
SCALE - 1:100



WING - A



WING - B
TYPICAL (9th TO 12th) FLOOR PLAN
SCALE - 1:100



WING - A

CARPET AREA CALCULATION:

13th (part) FLOOR

4 flats/floor x 1 = 4 flats for 1 floor

living rm	--- 3.20 x 5.49	= 17.57 sqmt.
dining	--- 2.25 x 2.00	= 4.50 sqmt.
kitchen	--- 2.10 x 3.34	= 7.01 sqmt.
pass	--- 1.05 x 0.90	= 0.95 sqmt.
bedroom	--- 3.18 x 3.02	= 9.60 sqmt.
bedroom	--- 2.28 x 0.90	= 2.05 sqmt.
toilet	--- 1.25 x 1.76	= 2.20 sqmt.
bedroom	--- 3.03 x 3.34	= 10.12 sqmt.
toilet	--- 1.25 x 2.14	= 2.68 sqmt.
bedroom	--- 3.80 x 3.84	= 14.59 sqmt.
TOTAL		= 69.47 sqmt.

CARPET AREA CALCULATION:

TYPICAL (9th to 12th) FLOOR

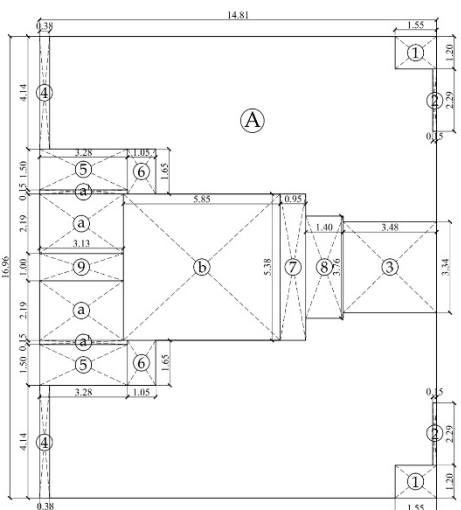
8 flats/floor x 4 = 32 flats for 4 floors

living rm	--- 3.20 x 5.49	= 17.57 sqmt.
dining	--- 2.25 x 2.00	= 4.50 sqmt.
kitchen	--- 2.10 x 3.34	= 7.01 sqmt.
pass	--- 1.05 x 0.90	= 0.95 sqmt.
bedroom	--- 3.18 x 3.02	= 9.60 sqmt.
bedroom	--- 2.28 x 0.90	= 2.05 sqmt.
toilet	--- 1.25 x 1.76	= 2.20 sqmt.
bedroom	--- 3.03 x 3.34	= 10.12 sqmt.
toilet	--- 1.25 x 2.14	= 2.68 sqmt.
TOTAL		= 54.88 sqmt.

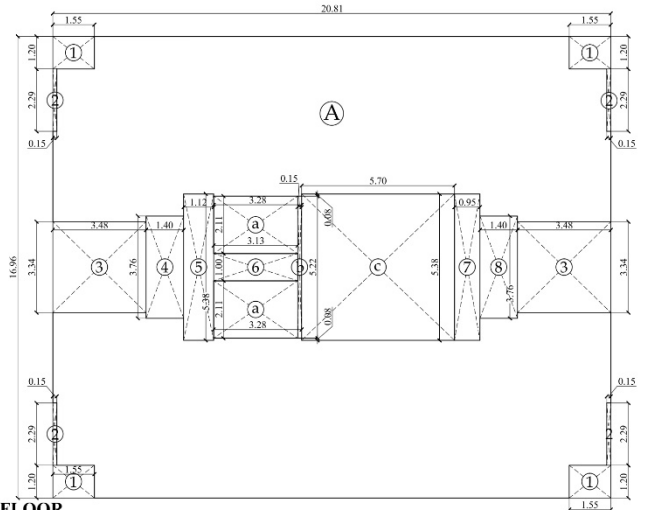
CONTENTS OF SHEET:
TERRACE FLOOR PLAN, BUILT UP AREA
DIAGRAM WITH CALCULATION WITH
BUILT UP AREA SUMMARY

B.U. AREA CALCULATION:

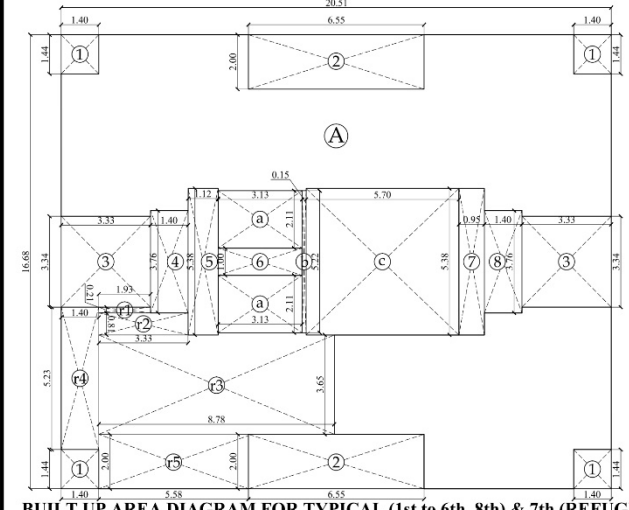
13th (part) FLOOR	
A	14.81 x 16.96 = 251.18 sq. mt.
DEDUCTIONS:	
1	1.55 x 1.20 x 2 = 3.72 sq. mt.
2	0.15 x 2.29 x 2 = 0.69 sq. mt.
3	3.48 x 3.34 = 11.62 sq. mt.
4	0.38 x 4.14 x 2 = 3.15 sq. mt.
5	3.28 x 1.50 x 2 = 9.84 sq. mt.
6	1.05 x 1.65 x 2 = 3.47 sq. mt.
7	0.95 x 5.38 = 5.11 sq. mt.
8	1.40 x 3.76 = 5.26 sq. mt.
9	3.13 x 1.00 = 3.13 sq. mt.
a	3.13 x 2.19 x 2 = 13.71 sq. mt.
a'	3.28 x 0.15 x 2 = 0.98 sq. mt.
b	5.85 x 5.38 = 31.47 sq. mt.
TOTAL DEDUCTION = 92.15 sq. mt.	
NET B-U.P AREA (251.18 sq. mt. - 92.15 sq. mt.) = 159.03 sq. mt.	
TOTAL BUILT-UP AREA / FLR FOR WING - A = 159.03 sq. mt.	
TOTAL BUILT-UP AREA / FLR FOR WING - A & WING - B x 2 = 318.06 sq. mt.	



BUILT UP AREA DIAGRAM FOR 13th (part) FLOOR
SCALE - 1:100



BUILT UP AREA DIAGRAM FOR TYPICAL (9th to 12th) FLOOR
SCALE - 1:100



BUILT UP AREA DIAGRAM FOR TYPICAL (1st to 6th, 8th) & 7th (REFUGE) FLOOR
SCALE - 1:100

B.U. AREA CALCULATION:

TYPICAL (1st to 6th & 8th) FLOOR	
A	20.51 x 16.68 = 342.11 sq. mt.
DEDUCTIONS:	
1	1.40 x 1.44 x 4 = 8.06 sq. mt.
2	6.55 x 2.00 x 2 = 26.20 sq. mt.
3	3.33 x 3.34 x 2 = 22.24 sq. mt.
4	1.40 x 3.76 = 5.26 sq. mt.
5	1.12 x 5.38 = 6.03 sq. mt.
6	3.13 x 1.00 = 3.13 sq. mt.
7	0.95 x 5.38 = 5.11 sq. mt.
8	1.40 x 3.76 = 5.26 sq. mt.
a	3.13 x 2.11 x 2 = 13.21 sq. mt.
b	0.15 x 5.22 = 0.78 sq. mt.
c	5.70 x 5.38 = 30.67 sq. mt.
TOTAL DEDUCTION = 125.95 sq. mt.	
NET B-UP AREA (342.11 sq. mt. - 125.95 sq. mt.) = 216.16 sq. mt.	

TOTAL BUILT-UP AREA / FLR FOR WING - A
= 216.16 sq. mt.

TOTAL BUILT-UP AREA / FLR FOR WING - A & WING - B
x 2
= 432.32 sq. mt.

B.U. AREA CALCULATION:

REFUGE (7th) FLOOR	
NET AREA IS SAME AS TYPICAL FLOOR	
= 216.16 sq. mt.	
FURTHER DEDUCTIONS:	
r1	1.93 x 0.21 = 0.41 sq. mt.
r2	3.33 x 0.81 = 2.70 sq. mt.
r3	8.78 x 3.65 = 32.05 sq. mt.
r4	1.40 x 5.23 = 7.32 sq. mt.
r5	5.58 x 2.00 = 11.16 sq. mt.
TOTAL = 53.64 sq. mt.	
NET B-UP AREA (216.16 sq. mt. - 53.64 sq. mt.) = 162.52 sq. mt.	
TOTAL BUILT-UP AREA / FLR FOR WING - A = 162.52 sq. mt.	
TOTAL BUILT-UP AREA / FLR FOR WING - A & WING - B x 2 = 325.04 sq. mt.	

B.U. AREA CALCULATION:

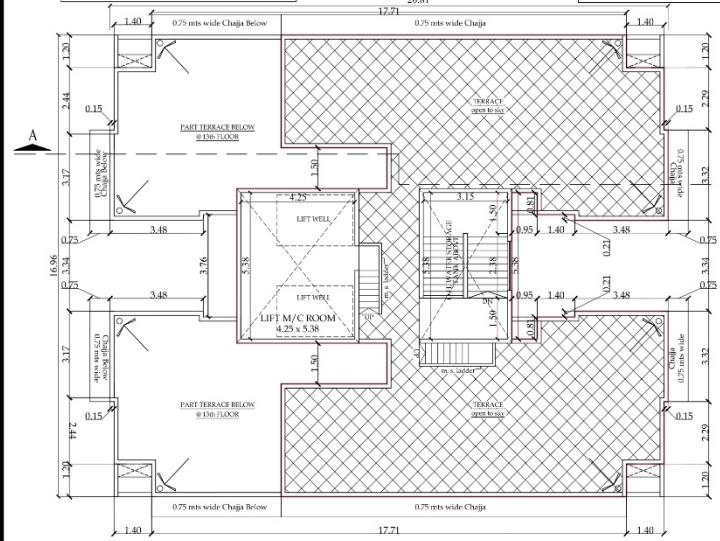
TYPICAL (9th to 12th) FLOOR	
A	20.81 x 16.96 = 352.94 sq. mt.
DEDUCTIONS:	
1	1.55 x 1.20 x 4 = 7.44 sq. mt.
2	0.15 x 2.29 x 4 = 1.37 sq. mt.
3	3.48 x 3.34 x 2 = 23.25 sq. mt.
4	1.40 x 3.76 = 5.26 sq. mt.
5	1.12 x 5.38 = 6.03 sq. mt.
6	3.13 x 1.00 = 3.13 sq. mt.
7	0.95 x 5.38 = 5.11 sq. mt.
8	1.40 x 3.76 = 5.26 sq. mt.
a	3.13 x 2.11 x 2 = 13.21 sq. mt.
b	0.15 x 5.22 = 0.78 sq. mt.
c	5.70 x 5.38 = 30.67 sq. mt.
TOTAL DEDUCTION = 101.51 sq. mt.	
NET B-UP AREA (352.94 sq. mt. - 101.51 sq. mt.) = 251.43 sq. mt.	

TOTAL BUILT-UP AREA / FLR FOR WING - A
= 251.43 sq. mt.

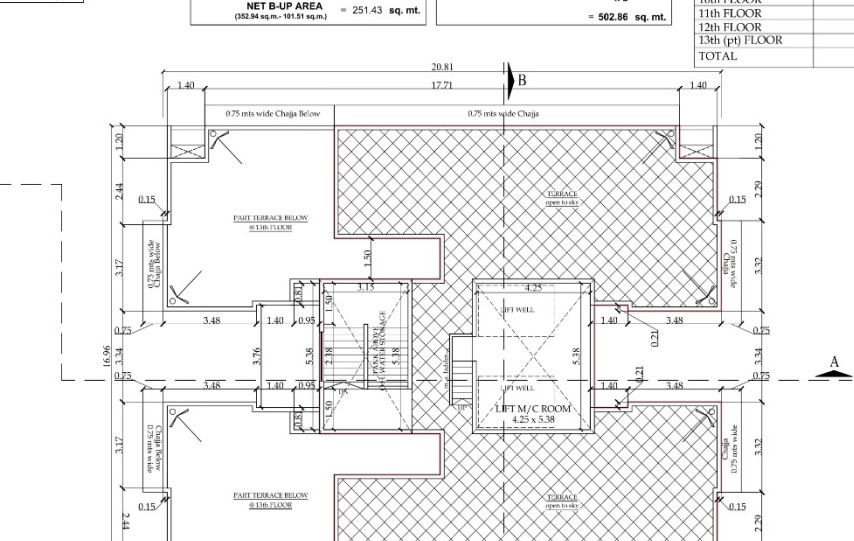
TOTAL BUILT-UP AREA / FLR FOR WING - A & WING - B
x 2
= 502.86 sq. mt.

SUMMARY

FLOOR (WING-A + WING-B)	GROSS BUILT UP AREA AS PER CALCULATION (INCL. FUNGIBLE COMPONENT)	NET BUILT-UP AREA EXCLUDING 35% FUNGIBLE COMPONENT (FOR FSI)	FUNGIBLE COMPONENT (C) = A - B	PERCENTAGE OF FUNGIBLE AREA (D) = C/Bx100
STILT FLOOR	(A)	(B)	(C)	(D)
1st PODIUM FLOOR	-----	-----	-----	-----
2nd PODIUM FLOOR	-----	-----	-----	-----
1st FLOOR	432.32 sq. mt.	320.24 sq. mt.	112.08 sq. mt.	35%
2nd FLOOR	432.32 sq. mt.	320.24 sq. mt.	112.08 sq. mt.	35%
3rd FLOOR	432.32 sq. mt.	320.24 sq. mt.	112.08 sq. mt.	35%
4th FLOOR	432.32 sq. mt.	320.24 sq. mt.	112.08 sq. mt.	35%
5th FLOOR	432.32 sq. mt.	320.24 sq. mt.	112.08 sq. mt.	35%
6th FLOOR	432.32 sq. mt.	320.24 sq. mt.	112.08 sq. mt.	35%
7th (refuge) FLOOR	325.04 sq. mt.	240.77 sq. mt.	84.27 sq. mt.	35%
8th FLOOR	432.32 sq. mt.	320.24 sq. mt.	112.08 sq. mt.	35%
9th FLOOR	502.86 sq. mt.	372.50 sq. mt.	130.36 sq. mt.	35%
10th FLOOR	502.86 sq. mt.	372.50 sq. mt.	130.36 sq. mt.	35%
11th FLOOR	502.86 sq. mt.	372.50 sq. mt.	130.36 sq. mt.	35%
12th FLOOR	502.86 sq. mt.	372.50 sq. mt.	130.36 sq. mt.	35%
13th (pt) FLOOR	318.06 sq. mt.	235.79 sq. mt.	82.27 sq. mt.	35%
TOTAL	5680.78 sq. mt.	4208.24 sq. mt.	1472.54 sq. mt.	-----



WING - B TERRACE FLOOR PLAN
SCALE - 1:100



WING - A

THIS CANCELS APPROVAL TO THE PREVIOUS PLANS SANCTIONED UNDER NO. CHE/WS/0319/K/337 (NEW) Dated 22/08/2012.
APPROVED SUBJECT TO CONDITIONS MENTIONED BY THIS OFFICE UNDER NO. CHE/WS/0319/K/337 (NEW) Dated



THIS PLAN IS DIGITALLY SIGNED AND ISSUED AND DOES NOT REQUIRE SIGNATURE

Abhijit Chandrakant Ingle

Balaram Kashinath Sankhe

Prakash Rajaram Rasa

REV.	DESC.	DATE	SIGN.

PROFORMA - B

DESCRIPTION OF PROPOSAL:
RESIDENCIAL BUILDING ON PLOT NO. 22, 22A & 22B OF SAKHAR NAGAR, BEARNG T.S. NO. 822(Part) OF VILLAGE AMRIVAL OFF P.J. ROAD ANDHERI (WEST), MUMBAI.

NAME OF OWNER: AR PARAGMUNICAL CASARANCA LTD. 100 FLOOR, JUNCTION OF CULDESSAN X ROAD NO. 10 - SARATHI RAMDAS ROAD, VTD/ST/EM, VILEPARLE (W), MUMBAI - 400 049.

SIGNATURE: YOGESH VIRENDRA HANDE

MR. YOGESH HANDE OF SOLARS DEVELOPERS PVT.LTD., CA. TO OWNER

SHEET NO: 06 SCALE: AS SHOWN DATE: DRN. BY: CHLD. BY:

ARCHITECTS: SP ASSOCIATES ARCHITECTS & ENGINEERS.

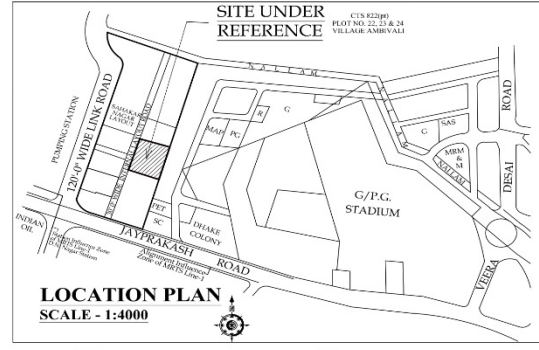
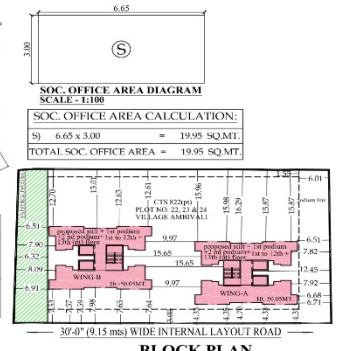
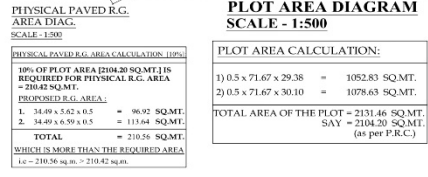
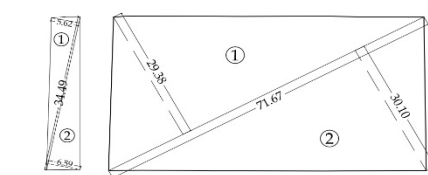
SIGNATURE: Paragkar Mungale

Podium Parking Plan:

Sl. No.	PREMIUM PAID TO	AMOUNT	DATE	RECEIPT NO
1	MCCM	2,17,00,000/-	26/09/2017	613302706
2	DR	89,65,000/-	09/08/2017	09041

B. Rehabilitation Component

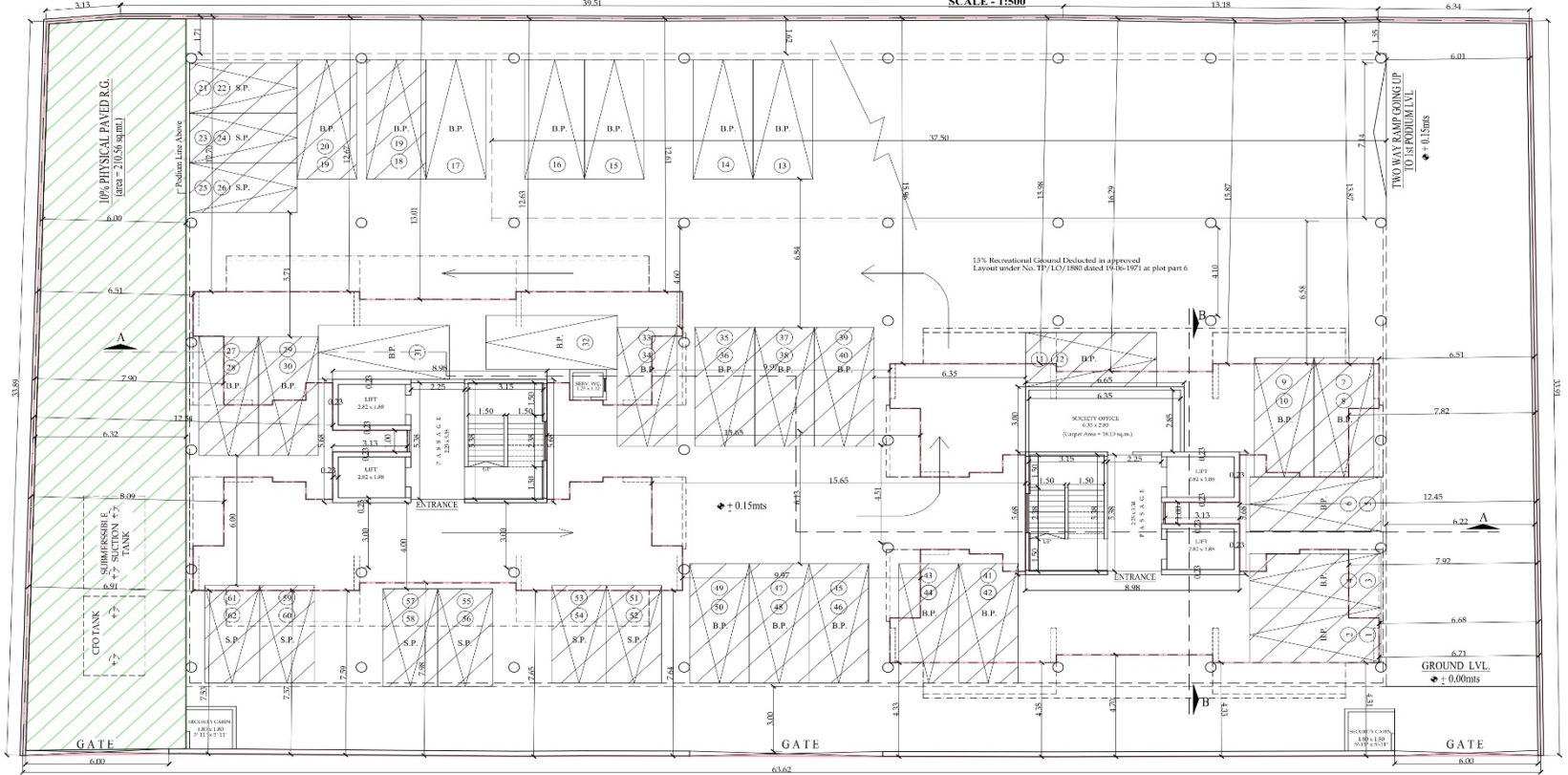
Sl. No.	Description	Sq. mt.	Land SDRRR	Receipt No	Amount
18 A	Built up Area Rehabilitation component for purely Residential in existing structure/s	1971.04		NA	NA
18 B	Built up Area Rehabilitation component for Non-Residential in existing structure/s		NA	NA	NA
18	Total Built up area of existing structure/s proposed to be re-accommodated (18A + 18B)	1971.04			
19	Maximum Fungible Built up area component	689.66			
20 A	Fungible Built up Area Component for Rehabilitation component of purely Residential use	689.66	NIL	NA	NA
20 B	Fungible Built up Area Component for Rehabilitation component of Non-Residential use	NA	NIL	NA	NA
20	Total fungible BUA component for rehabilitation component	689.66	NIL	NA	NA
21	20/7 = 0.435				
22	Premium to be paid for fungible BUA for Purely Residential excluding roads = 0.435 x SDRRR on the date of payment (18A + 20A) (18 B + 20B)	354.86	62,900/-	1001211394 dt 13/08/12	1,33,99,250/-
	Premium to be paid for fungible BUA for Commercial excluding roads = 0.435 x SDRRR on the date of payment (18B + 20B)	428.02	1,04,200/-	1003032651 dt 05/08/17	1,78,39,900/-
23		NA	NA	NA	NA



DRWG. NO. - 01
FILE NO. - CHE/WS/0319/K/337 (NEW)

CONTENTS OF SHEET:
SITE FLOOR PLAN, PLOT AREA DIAG. WITH CALCULATION, BLOCK PLAN, LOCATION PLAN, & R.G. AREA DIAG. WITH CALC.

BLOCK PLAN SCALE - 1:500



IN CASE OF PLOTS / LAYOUTS WHERE EARLIER B.U.A. APPROVED AS PER DDO (REGD) IS PROVIDED TO BE MAINTAINED AND BALANCE REMAINING IN THE PLOT / LAYOUT IS PROVIDED AS PER THE D.C. REGULATIONS AND SECTION 18-B, 2007.

Sl. No.	Description	Area (Sq. mt.)
1	Area of Plot	2104.20
2	Deduction for (i) Road set back area (ii) Proposed road (iii) Area reservation (including - plot -) (iv) Arterial space as per DCR 2014 (road - plot -) (v) Nil	2104.20
3	Balance area of plot (1 minus 2)	2104.20
4	Deduction for 15% Recreational ground (Deduction in approved layout under No. 19/1C/1980 dated 16-06-1971 at plot part 6)	3104.30
5	Net area of plot (3 minus 4)	2104.20
6	Addition for Floor space index	1410.00
7	Total Area (5 plus 6)	2104.20
8	Floor Space Index Verifiable	1.00
9	Floor Space Index credit available by Development Rights	1410.00
10	Addition for floor space index (B.U.A./P.R.C.)	691.20
11	Net area of plot (3) + 9	2104.20
12	Permissible Floor Area (P.F.A.) plus 9 above	4208.40
13	Total Proposed built up area	4208.40
14	F.P.A. Limited to net area (11) x 2	1808.40
15	Details of Residential / Non-Residential Areas	628.34
16	Remaining Non-Residential Built up area	Nil
17	Details of built up area per DCR 2014	1472.54
18	Fungible Built up area Component proposed vide DCR 2014 for purely Residential - (a) or (B) x 0.35	Nil
19	Fungible Built up area Component proposed vide DCR 2014 for Non-Residential - (a) or (B) x 0.20	Nil
20	Total Fungible Built up area vide DCR 2014 (a) or (B) x 0.20	1472.54
21	Total Gross Built up area Proposed (11 + 20)	5680.78
22	Treatment Statement	5680.78
23	Proposed area (Item C - above)	5680.78
24	Area available for treatment (1) minus (1)	5680.78
25	Treatment Permissible (Density of treatment / hectare)	390.00 Nos.
26	Treatment Proposed	98.00 Nos.
27	Treatment remaining	1334.00 Nos.
28	Parking Statement	1334.00 Nos.
29	Parking required by Regulation for - (a) or (b) or (c) or (d) or (e) or (f) or (g) or (h) or (i) or (j) or (k) or (l) or (m) or (n) or (o) or (p) or (q) or (r) or (s) or (t) or (u) or (v) or (w) or (x) or (y) or (z) or (aa) or (ab) or (ac) or (ad) or (ae) or (af) or (ag) or (ah) or (ai) or (aj) or (ak) or (al) or (am) or (an) or (ao) or (ap) or (aq) or (ar) or (as) or (at) or (au) or (av) or (aw) or (ax) or (ay) or (az) or (ba) or (bb) or (bc) or (bd) or (be) or (bf) or (bg) or (bh) or (bi) or (bj) or (bk) or (bl) or (bm) or (bn) or (bo) or (bp) or (bq) or (br) or (bs) or (bt) or (bu) or (bv) or (bw) or (bx) or (by) or (bz) or (ca) or (cb) or (cc) or (cd) or (ce) or (cf) or (cg) or (ch) or (ci) or (cj) or (ck) or (cl) or (cm) or (cn) or (co) or (cp) or (cq) or (cr) or (cs) or (ct) or (cu) or (cv) or (cw) or (cx) or (cy) or (cz) or (da) or (db) or (dc) or (dd) or (de) or (df) or (dg) or (dh) or (di) or (dj) or (dk) or (dl) or (dm) or (dn) or (do) or (dp) or (dq) or (dr) or (ds) or (dt) or (du) or (dv) or (dw) or (dx) or (dy) or (dz) or (ea) or (eb) or (ec) or (ed) or (ee) or (ef) or (eg) or (eh) or (ei) or (ej) or (ek) or (el) or (em) or (en) or (eo) or (ep) or (eq) or (er) or (es) or (et) or (eu) or (ev) or (ew) or (ex) or (ey) or (ez) or (fa) or (fb) or (fc) or (fd) or (fe) or (ff) or (fg) or (fh) or (fi) or (fj) or (fk) or (fl) or (fm) or (fn) or (fo) or (fp) or (fq) or (fr) or (fs) or (ft) or (fu) or (fv) or (fw) or (fx) or (fy) or (fz) or (ga) or (gb) or (gc) or (gd) or (ge) or (gf) or (gg) or (gh) or (gi) or (gj) or (gk) or (gl) or (gm) or (gn) or (go) or (gp) or (gq) or (gr) or (gs) or (gt) or (gu) or (gv) or (gw) or (gx) or (gy) or (gz) or (ha) or (hb) or (hc) or (hd) or (he) or (hf) or (hg) or (hh) or (hi) or (hj) or (hk) or (hl) or (hm) or (hn) or (ho) or (hp) or (hq) or (hr) or (hs) or (ht) or (hu) or (hv) or (hw) or (hx) or (hy) or (hz) or (ia) or (ib) or (ic) or (id) or (ie) or (if) or (ig) or (ih) or (ii) or (ij) or (ik) or (il) or (im) or (in) or (io) or (ip) or (iq) or (ir) or (is) or (it) or (iu) or (iv) or (iw) or (ix) or (iy) or (iz) or (ja) or (jb) or (jc) or (jd) or (je) or (jf) or (jg) or (jh) or (ji) or (jj) or (jk) or (jl) or (jm) or (jn) or (jo) or (jp) or (jq) or (jr) or (js) or (jt) or (ju) or (jv) or (jw) or (jx) or (jy) or (jz) or (ka) or (kb) or (kc) or (kd) or (ke) or (kf) or (kg) or (kh) or (ki) or (kj) or (kk) or (kl) or (km) or (kn) or (ko) or (kp) or (kq) or (kr) or (ks) or (kt) or (ku) or (kv) or (kw) or (kx) or (ky) or (kz) or (la) or (lb) or (lc) or (ld) or (le) or (lf) or (lg) or (lh) or (li) or (lj) or (lk) or (ll) or (lm) or (ln) or (lo) or (lp) or (lq) or (lr) or (ls) or (lt) or (lu) or (lv) or (lw) or (lx) or (ly) or (lz) or (ma) or (mb) or (mc) or (md) or (me) or (mf) or (mg) or (mh) or (mi) or (mj) or (mk) or (ml) or (mm) or (mn) or (mo) or (mp) or (mq) or (mr) or (ms) or (mt) or (mu) or (mv) or (mw) or (mx) or (my) or (mz) or (na) or (nb) or (nc) or (nd) or (ne) or (nf) or (ng) or (nh) or (ni) or (nj) or (nk) or (nl) or (nm) or (nn) or (no) or (np) or (nq) or (nr) or (ns) or (nt) or (nu) or (nv) or (nw) or (nx) or (ny) or (nz) or (oa) or (ob) or (oc) or (od) or (oe) or (of) or (og) or (oh) or (oi) or (oj) or (ok) or (ol) or (om) or (on) or (oo) or (op) or (oq) or (or) or (os) or (ot) or (ou) or (ov) or (ow) or (ox) or (oy) or (oz) or (pa) or (pb) or (pc) or (pd) or (pe) or (pf) or (pg) or (ph) or (pi) or (pj) or (pk) or (pl) or (pm) or (pn) or (po) or (pp) or (pq) or (pr) or (ps) or (pt) or (pu) or (pv) or (pw) or (px) or (py) or (pz) or (qa) or (qb) or (qc) or (qd) or (qe) or (qf) or (qg) or (qh) or (qi) or (qj) or (qk) or (ql) or (qm) or (qn) or (qo) or (qp) or (qq) or (qr) or (qs) or (qt) or (qu) or (qv) or (qw) or (qx) or (qy) or (qz) or (ra) or (rb) or (rc) or (rd) or (re) or (rf) or (rg) or (rh) or (ri) or (rj) or (rk) or (rl) or (rm) or (rn) or (ro) or (rp) or (rq) or (rr) or (rs) or (rt) or (ru) or (rv) or (rw) or (rx) or (ry) or (rz) or (sa) or (sb) or (sc) or (sd) or (se) or (sf) or (sg) or (sh) or (si) or (sj) or (sk) or (sl) or (sm) or (sn) or (so) or (sp) or (sq) or (sr) or (ss) or (st) or (su) or (sv) or (sw) or (sx) or (sy) or (sz) or (ta) or (tb) or (tc) or (td) or (te) or (tf) or (tg) or (th) or (ti) or (tj) or (tk) or (tl) or (tm) or (tn) or (to) or (tp) or (tq) or (tr) or (ts) or (tt) or (tu) or (tv) or (tw) or (tx) or (ty) or (tz) or (ua) or (ub) or (uc) or (ud) or (ue) or (uf) or (ug) or (uh) or (ui) or (uj) or (uk) or (ul) or (um) or (un) or (uo) or (up) or (uq) or (ur) or (us) or (ut) or (uu) or (uv) or (uw) or (ux) or (uy) or (uz) or (va) or (vb) or (vc) or (vd) or (ve) or (vf) or (vg) or (vh) or (vi) or (vj) or (vk) or (vl) or (vm) or (vn) or (vo) or (vp) or (vq) or (vr) or (vs) or (vt) or (vu) or (vv) or (vw) or (vx) or (vy) or (vz) or (wa) or (wb) or (wc) or (wd) or (we) or (wf) or (wg) or (wh) or (wi) or (wj) or (wk) or (wl) or (wm) or (wn) or (wo) or (wp) or (wq) or (wr) or (ws) or (wt) or (wu) or (wv) or (ww) or (wx) or (wy) or 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PROFORMA - B

REV.	DESC.	DATE	SKN.
1	AS SHOWN		

PREPARED BY: Abhijit Chandrakant Ingle
CHECKED BY: SEBP K/WN2
DATE: 23/08/2017

NAME OF OWNER: Balaram Kashinath Sankhe
SIGNATURE: YOGESH VIRENDR A HANDA

DEVELOPER: YOGESH HANDA OF SOCI ARS DEVELOPERS PVT.LTD., C.A. TO OWNER

SHEET NO: 01
SCALE: AS SHOWN
DATE: 23/08/2017
DRN BY: ARCHITECTS
CHKD BY: ARCHITECTS

ARCHITECTS: AR. PARAG MUNGALÉ S.P. ASSOCIATES ARCHITECTS & ENGINEERS, CASARLANGA, AHMEDNAGAR, AT JINJI, OFF: GLENDHARVA ROAD NO. 10 - 11, SAMARTH RAMDAS RD, JYOTI SCHEME, VILEPARLE (W) MUMBAI - 400 087

Parag Padmakar Mungale

30'-0" (9.15 mts) WIDE INTERNAL LAYOUT ROAD

STILT FLOOR PLAN SCALE - 1:100

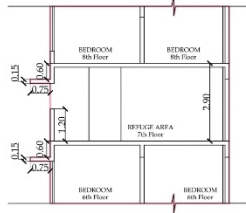
PREPARED BY: K-WARD

ST, L, L, L AREA FOR PREMIUM FOR WING - A & WING - B:

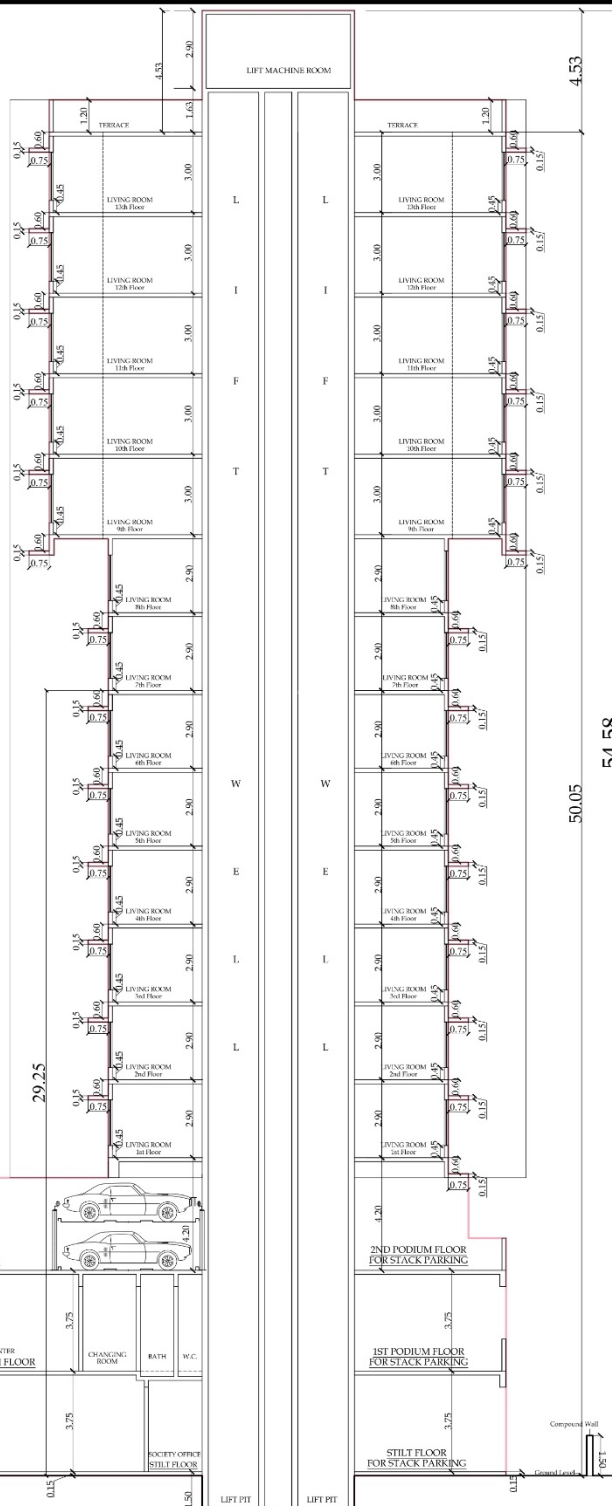
WING - A		WING - B	
FLOOR	AREA OF S/C, LIFT, LIFT LOBBY IN sq.m.	FLOOR	AREA OF S/C, LIFT, LIFT LOBBY IN sq.m.
STILT	-----	STILT	-----
1st PODIUM	-----	1st PODIUM	-----
2nd PODIUM	-----	2nd PODIUM	-----
1st	44.66 sq.m.	1st	44.66 sq.m.
2nd	44.66 sq.m.	2nd	44.66 sq.m.
3rd	44.66 sq.m.	3rd	44.66 sq.m.
4th	44.66 sq.m.	4th	44.66 sq.m.
5th	44.66 sq.m.	5th	44.66 sq.m.
6th	44.66 sq.m.	6th	44.66 sq.m.
7th (refuge)	44.66 sq.m.	7th (refuge)	44.66 sq.m.
8th	44.66 sq.m.	8th	44.66 sq.m.
9th	44.66 sq.m.	9th	44.66 sq.m.
10th	44.66 sq.m.	10th	44.66 sq.m.
11th	44.66 sq.m.	11th	44.66 sq.m.
12th	44.66 sq.m.	12th	44.66 sq.m.
13th	45.18 sq.m.	13th	45.18 sq.m.
TOTAL	581.10 sq.m.	TOTAL	581.10 sq.m.

TOTAL ST/L,LL PREMIUM AREA FOR BOTH THE WINGS = (WING - A + WING - B)
= (581.10 sq.m. + 581.10 sq.m.)
= 1162.20 sq.m.

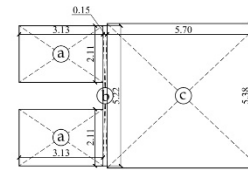
FLOOR (WING-A + WING-B)	PROPOSED NET BUILT UP AREA	PROPOSED FUNGIBLE BUILT UP AREA	TOTAL PERMISSIBLE EXISTING FUNGIBLE FOR REHAB	FUNGIBLE BUILT UP AREA WITH PREMIUM
STILT FLOOR	-----	-----	-----	-----
1st PODIUM FLOOR	-----	-----	-----	-----
2nd PODIUM FLOOR	-----	-----	-----	-----
1st FLOOR	320.24 sq.m.	112.08 sq.m.	95.28 sq.m.	16.80 sq.m.
2nd FLOOR	320.24 sq.m.	112.08 sq.m.	93.12 sq.m.	18.96 sq.m.
3rd FLOOR	320.24 sq.m.	112.08 sq.m.	95.28 sq.m.	16.80 sq.m.
4th FLOOR	320.24 sq.m.	112.08 sq.m.	93.12 sq.m.	18.96 sq.m.
5th FLOOR	320.24 sq.m.	112.08 sq.m.	93.66 sq.m.	18.42 sq.m.
6th FLOOR	320.24 sq.m.	112.08 sq.m.	94.74 sq.m.	17.34 sq.m.
7th (refuge) FLOOR	240.77 sq.m.	84.27 sq.m.	46.56 sq.m.	37.71 sq.m.
8th FLOOR	320.24 sq.m.	112.08 sq.m.	77.90 sq.m.	34.18 sq.m.
9th FLOOR	372.50 sq.m.	130.36 sq.m.	-----	130.36 sq.m.
10th FLOOR	372.50 sq.m.	130.36 sq.m.	-----	130.36 sq.m.
11th FLOOR	372.50 sq.m.	130.36 sq.m.	-----	130.36 sq.m.
12th FLOOR	372.50 sq.m.	130.36 sq.m.	-----	130.36 sq.m.
13th (pt) FLOOR	235.79 sq.m.	82.27 sq.m.	-----	82.27 sq.m.
TOTAL	4208.24 sq.m.	1472.54 sq.m.	689.66 sq.m.	782.88 sq.m.



PART SECTION C
SCALE - 1:100

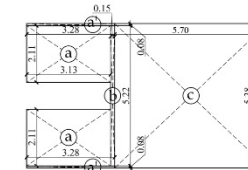


SECTION B-B SCALE - 1:100



STL/PASS AREA DIAGRAM FOR
TYPICAL (1st to 6th, 8th) &
7th (REFUGE) FLOOR
SCALE - 1:100

MAIN ST, L, LL, & PASS AREA CALC. FOR PREMIUM:	
1st to 12th FLOOR (WING - A)	
ADDITIONS:	
a	3.13 x 2.11 x 2 = 13.21 sq.mt.
b	0.15 x 5.22 = 0.78 sq.mt.
c	5.70 x 5.38 = 30.67 sq.mt.
TOTAL ADDITIONS	= 44.66 sq.mt.
TOTAL AREA/FLR/WING	= 44.66 sq.mt.
TOTAL AREA/FLR FOR BOTH WINGS	= 89.32 sq.mt.
TOTAL ST, L, LL & PASS AREA (89.32 sq.m. x 12 Floors)	= 1071.84 sq.mt.



STL/PASS AREA DIAGRAM FOR
TYPICAL (9th to 12th) & 13th (PART) FLOOR
SCALE - 1:100

MAIN ST, L, LL, & PASS AREA CALC. FOR PREMIUM:	
13th (part) FLOOR (WING - A)	
ADDITIONS:	
a	3.13 x 2.11 x 2 = 13.21 sq.mt.
b	0.15 x 5.22 = 0.78 sq.mt.
c	5.70 x 5.38 = 30.67 sq.mt.
a'	3.28 x 0.08 x 2 = 0.52 sq.mt.
TOTAL ADDITIONS	= 45.18 sq.mt.
TOTAL AREA/FLR/WING	= 45.18 sq.mt.
TOTAL AREA/FLR FOR BOTH WINGS	= 90.36 sq.mt.
TOTAL ST, L, LL & PASS AREA (90.36 sq.m. x 1 Floors)	= 90.36 sq.mt.



THIS CANCEL'S APPROVAL TO THE PREVIOUS PLANS SANCTIONED UNDER NO. CHE/WS/0319/K/337 (NEW) Dated 22/08/2012.

APPROVED SUBJECT TO CONDITIONS MENTIONED BY THIS OFFICE UNDER NO. CHE/WS/0319/K/337 (NEW) Dated _____

THIS PLAN IS DIGITALLY SIGNED AND ISSUED AND DOES NOT REQUIRE SIGNATURE

Abhijit Chandrakant Ingle

SEBP K/WN2

Balaram Kashinath Sankhe
AEBP K/WN

Prakash Rajaram Rasal
EERP W.S. K-WARD

PROFORMA - B				
REV.	DESC.	DATE	SIGN.	
DESCRIPTION OF PROPOSAL:				
PROPOSED RESIDENTIAL BUILDING ON PLOT NO. 22,26/04 OF SAHAKAR NAGAR, BEARING C.T.S. NO. 822(P40) OF VILLAGE AMRVALI OFF P.J. ROAD, ANDHERI (WEST), MUMBAI.				
NAME OF OWNER:		SIGNATURE		
MR. YOGESH HANDE OF SOLARIS DEVELOPERS PVT.LTD., C.A. TOWNER		YOGESH VIRENDRA HANDE		
SHEET NO.	SCALE	DATE	DRN. BY:	CHECK BY:
08	AS SHOWN			
ARCHITECTS		SIGNATURE		
MR. PARAG VENKATGE SP ASSOCIATES ARCHITECTS & ENGINEERS		Parag Padmakar Mungal		
CASARLANCA, 101, 108 FLOOR, JUNCTION OF GULAMKHAH X ROAD NO.10, SAMARATI RAMDAS ROAD, PYPD SOCIETY, VILEPARLE (W), MUMBAI - 400 049				



Internal Amenities

- Polished vitrified/marbonite large sized RAK type tiles throughout the flat area.
- Intercom security system.
- POP finish for walls in the entire flat with premium plastic emulsion paint.
- Designer doors with stainless steel fittings.
- Heavy section anodized aluminium windows with tinted float glass.
- Concealed copper wiring with premium modular switches and circuit breakers.
- Adequate light & power points in the flat including points for AC, telephone & cable TV in all rooms.
- Granite kitchen platform with S/Steel sink. Glazed/vitrified designer tiles for full height.
- Exhaust fans in all bathrooms and kitchen.
- Designer bathrooms with concealed plumbing and glazed /vitrified tiles for full height.
- Designer sanitary ware & CP fittings of Rocca / Kohler or similar make in all bathrooms & kitchen.
- Storage geysers in all bathrooms.



Common Amenities

- Earthquake resistant building design.
- Artistic main entrance gate(s) with checker tiles throughout the podium area.
- Ample car parking in the stilt and podium area.
- Elegantly designed tower entrance lobbies with waiting areas.
- Two state-of-the-art high speed elevators of 'Otis / Schindler / Kone' or similar make in each tower.
- Backup generator/electric supply for lifts and common areas.
- Landscaped gardens, well equipped health club & society office on podium levels.
- Fancy & ample lighting for stilt, podium and terrace areas.
- Closed circuit/Intercom security system for the complete building.
- High quality texture paint for external building walls.
- Common toilet for servants/drivers.

Redeveloping the city with Golden Touch



Westin DEVELOPERS PVT. LTD.

WESTIN DEVELOPERS PVT. LTD.

3rd Floor, SBI Pallavi Chs Limited, Plot Number - 1, Veera Desai Road, Andheri (West), Mumbai
- 400 058 Tel.: 91-22-2679 9471 Email: westindevelopers@rediumail.com

Disclaimer: This brochure is purely conceptual and neither a legal offering, nor will it be included in the agreement in whole or in part. The number of floors and the number of units may be revised. Developers reserve the rights to amend the layout, plans, elevation, colour schemes, specifications, amenities etc. without prior notice. All the images shown are indicative only not actual.