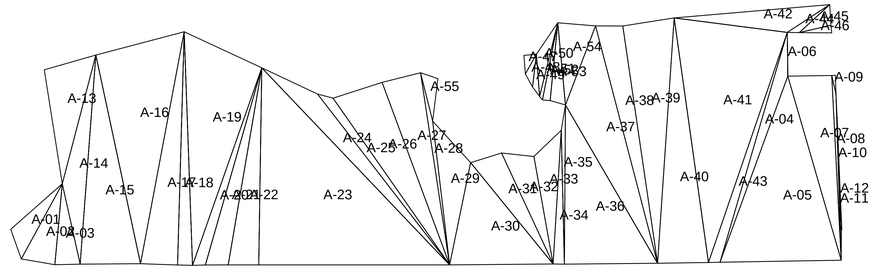
Triangle	Area
A-01	55.69
A-02	76.55
A-03	56.74
A-04	85.35
A-05	622.62
A-06	0.15
A-07	225.54
A-08	16.48
A-09	1.93
A-10	1.61
A-11	4.38
A-12	1.20
A-13	170.53
A-14	138.57
A-15	350.29
A-16	540.93
A-17	240.78
A-18	96.83
A-19	495.10
A-20	69.72
A-21	124.63
A-22	167.22
A-23	1044.91
A-24	168.56
A-25	58.45
A-26	278.26
A-27	212.94
A-28	25.39
A-29	132.05
A-30	293.44
A-31	109.09
A-32	94.63
A-33	95.74
A-34	41.98
A-35	17.74
A-36	411.92
A-37	334.53
A-38	179.27
A-39	346.53
A-40	346.92
A-41	754.73
A-42	104.19
A-43	72.96
A-44	9.50
A-45	18.39
A-46	6.84
A-47	6.55
A-48	7.87
A-49	7.49
A-50	27.75
A-51	7.51
A-52	16.80
A-53	34.04
A-54	85.57
A-55	21.26
Total (A1;PLOT)	8916.61



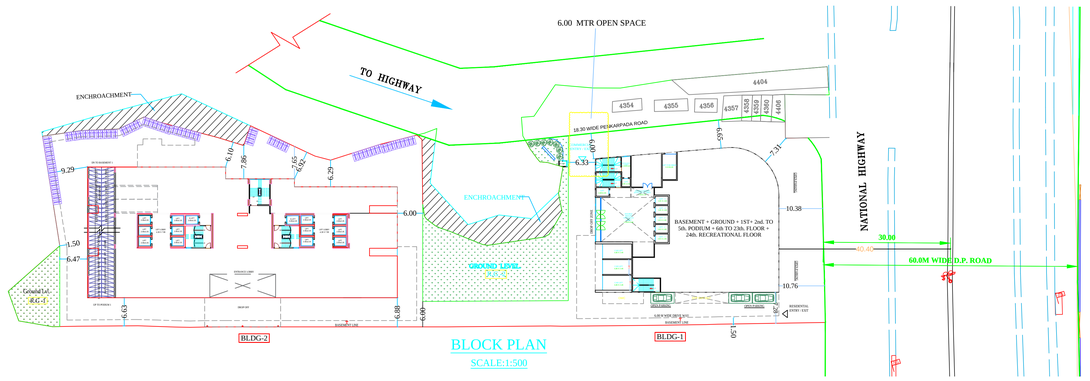
Triangulation (Scale - 1:500)

FSI DETAILS

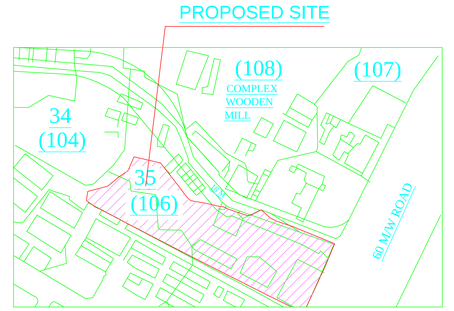
2 - INDEX	BASIC FSI	PREMIUM FSI/ADDIT-IONAL FSI	TOTAL IN -SITU/TDR	INCENTIVE FSI	RESI ANCIL-LARY AREA	NON RESI ANCIL-LARY AREA	TOTAL	INCLUSIVE HOUSING (20%) IF APPLICABLE	DRAWING VALUE
2.1 - PERMISSIBLE INDEX	1.10	0.50	0.90	0.00	0.00	0.00	2.50	0.00	0.00
2.2 - EXISTING CONSUMED INDEX	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00.00	0.00
2.3 - BALANCE INDEX TO BE CONSUME	1.10	0.50	0.90	0.00	0.00	0.00	2.50	00.00	0.00
2.4 - TOTAL PERMISSIBLE PLINE AREA	8393.09	4237.34	7621.90	0.00	0.00	16206.11	36463.75	00.00	0.00
TOTAL PERMISSIBLE FOR REDEVELOPMENT AREA (PLINE AREA)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2.5 - PROPOSED PLINE AREA (SHOULD NOT) EXCEED 2.4)	8393.09	4237.34	1374.78	0.00	0.00	11204.17	25209.52	00.00	24652.51
2.6 - INDEX CONSUMED	1.10	0.50	0.20	0.00	0.00	0.00	0.00	00.00	0.00

BUILDING WISE FSI STATEMENT

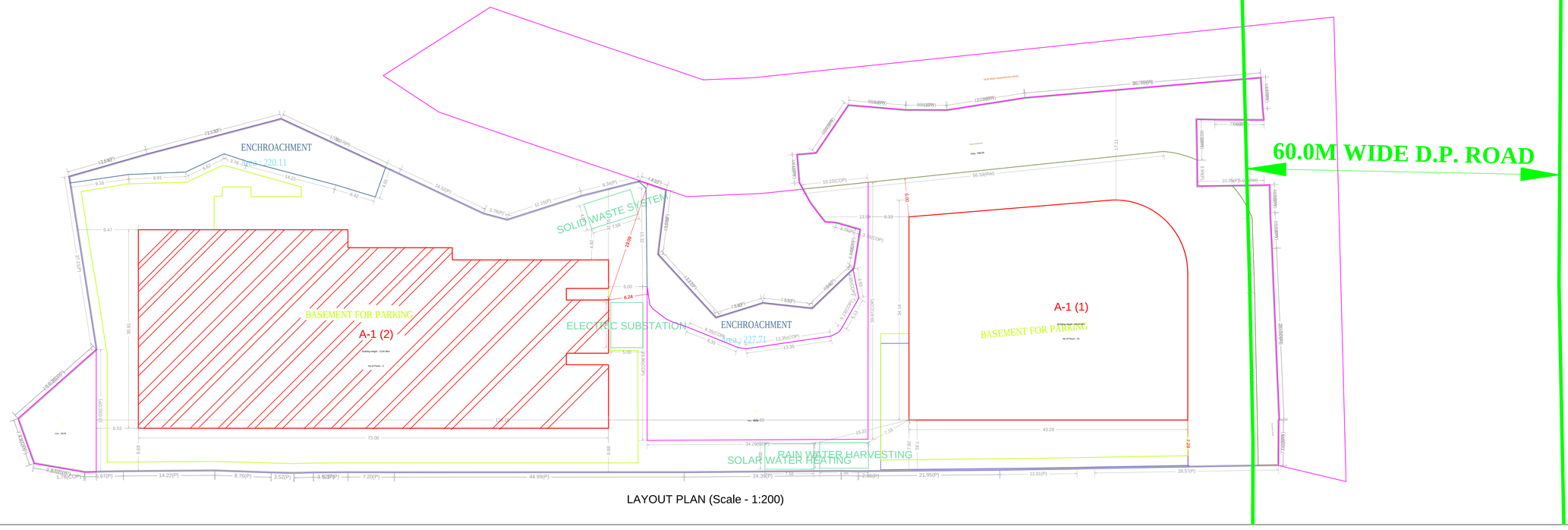
BUILDING	FSI AREA		BALC	PASS	STAIR	LIFT	TENE
	RESI	NON RESI					
A-1 (1)	0.00	23487.80	0.00	2663.95	1153.78	1560.82	0
A-1 (2)	0.00	1164.71	0.00	391.35	257.25	467.40	0
Total	0.00	24652.51	0.00	3055.29	1411.00	2028.22	0



BLOCK PLAN
SCALE:1:500



LOCATION PLAN
SCALE 1:4000



LAYOUT PLAN (Scale - 1:200)

PROJECT TYPE - Building Development

SEAL OF APPROVAL

PROJECT INFORMATION

CASE TYPE	NEW
LOCATION	Non-Congested Area

AREA STATEMENT	SQ. M.
1. AREA OF PLOT (Minimum area of a, b, c to be considered excluding NIP)	8922.49
(a) As per ownership document (7/12, CTS extract)	8973.15
(b) as per measurement sheet	8922.49
(c) as per site	0.00
2. DEDUCTIONS FOR	
(a) Proposed D.P./ D.P. RW Area/Service Road /Highway	844.59
(b) Any D.P. Reservation area	0.00
(Total a+b)	844.59
3. BALANCE PLOT AREA (1 - 2)	7630.09
4. AMENITY SPACE (if applicable)	
(a) Required -	0.00
(b) Adjustment of 2(b), if any -	000.00
(c) Balance Proposed -	0.00
5. NET PLOT AREA (3-4(c))	7630.09
6. RECREATIONAL OPEN SPACE (if applicable)	
(a) Required -	763.00
(b) Proposed -	793.96
7. INTERNAL ROAD AREA	0.00
8. PLOTABLE AREA (if applicable)	0.00
9. BUILT UP AREA WITH REF. TO BASE F.S.I. AS PER FRONT ROAD WIDTH (Sr.no.5 x Base FSI)	8393.09
10. ADDITION OF FSI ON PAYMENT OF PREMIUM	
(a)Maximum permissible premium FSI - based on road width / TOD Zone.	4237.34
(b) Proposed FSI on payment of premium.	4237.34
11. IN-SITU AND TDR LOADING	
(a)In-situ area against D.P. road [2.0 x Sr. No. 2 (a)]if any	844.59
(b) In-situ area against Amenity Space if handed over [2.00 or1.85 x Sr. No. 4 (b)and /or(c)],	000.00
(c)TDR area (Permissible TDR - 7621.90)	0.00
(d) Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	1374.78
12. ADDITIONAL FSI AREA UNDER CHAPTER No. 7	0.00
13. TOTAL ENTITLEMENT OF FSI	
(a) [9 + 10(b)+11(d)] or 12 whichever is applicable	14005.21
(b) Ancillary FSI (upto 60%or80% with payment of charges) (Resi ancillary - 0.00),(Non-Resi ancillary 16199.62)	11204.17
(c) Total entitlement (a+b)	25209.52
14. MAXIMUM UTILIZATION LIMIT OF F.S.I (Building Potential) Permissible As Per Road Width ((Reg. No. 6.1 or 6.2 or 6.4 as applicable)x1.6 or 1.8)	25209.52
15. TOTAL BUILT-UP AREA IN PROPOSAL. (excluding area at sr.no.17 b)	
(a) Existing Built-up Area.	0.00
(b) Proposed Built-up Area (as per 'P-line') (Residential BUA - 0.00,Non-Resi BUA - 26462.87)	26462.87
(c) Total (a+b)	24652.51
16. F.S.I. CONSUMED (15/13) should not be more than serial No.14 above.)	3.47
17. AREA FOR INCLUSIVE HOUSING, if any	
(a) Required (20% of Sr.No.5)	1678.65
(b) Proposed	0.00

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON _____ AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP/ T.P. SCHEME RECORDS/ LAND RECORDS DEPARTMENT/ CITY SURVEY RECORDS.

OWNER'S DECLARATION

I/WE UNDERSIGNED HEREBY CONFIRM THAT I/WE WOULD ABIDE BY PLANS APPROVED BY AUTHORITY / COLLECTOR. I/WE WOULD EXECUTE THE STRUCTURE AS PER APPROVED PLANS. ALSO I/WE WOULD EXECUTE THE WORK UNDER SUPERVISION OF PROPER TECHNICAL PERSON SO AS TO ENSURE THE QUALITY AND SAFETY AT THE WORK SITE.

LEGEND

PLOT BOUNDARY SHOWN THICK BLACK	
PROPOSED WORK SHOWN RED FILLED IN	
DRAINAGE LINE SHOWN RED DOTTED	
WATERLINE SHOWN BLUE DOTTED	
EXISTING TO BE RETAINED HATCHED	
DEMOLISHION SHOWN HATCHED YELLOW	

OWNERS NAME & SIGN :
Hilal Amirali Merchant

ARCH.NAME,SIGN & ADD
Anil Premchand Motiramani

PROJECT INFORMATION

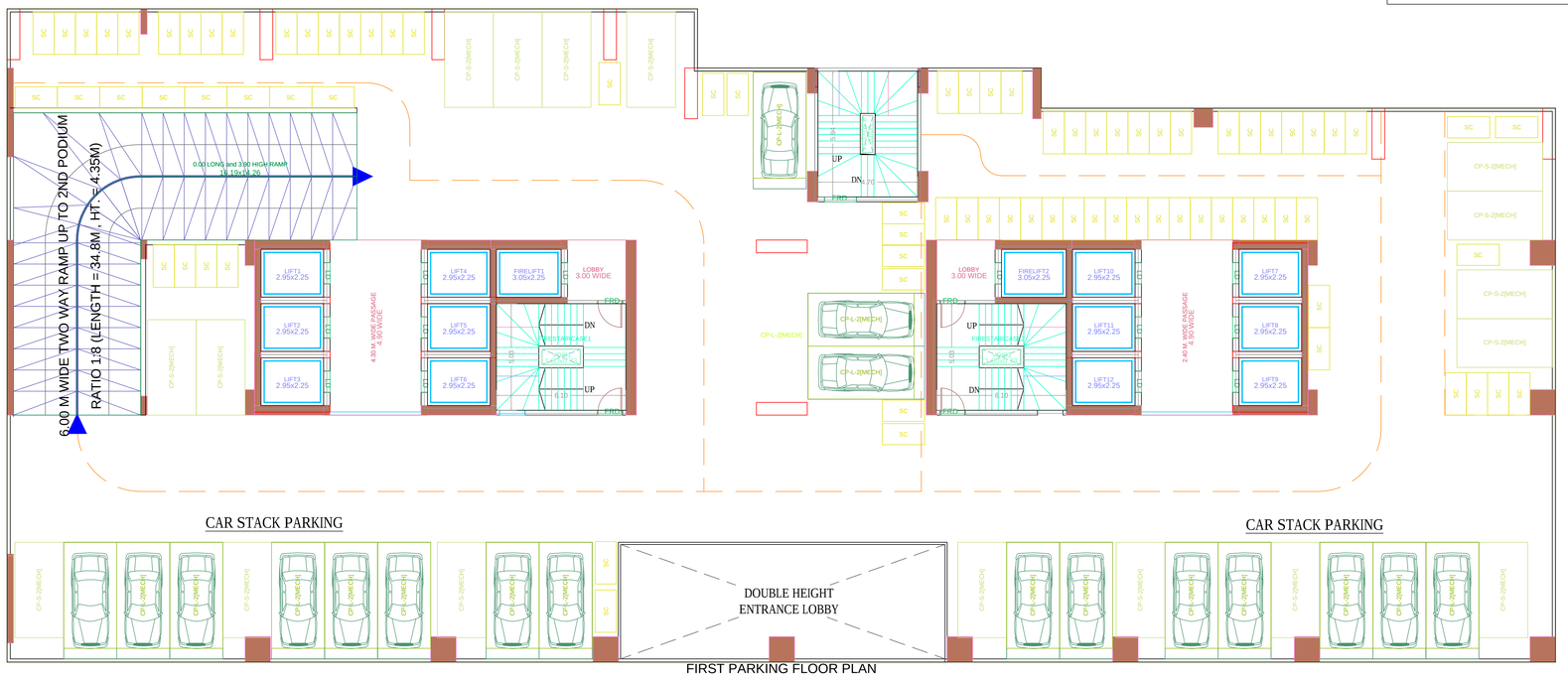
PLOT NO	: -
USE	: Mercantile Building
SUBUSE	: Shops and Offices
NODE/SURVEY	:
SECTOR NO	:
PLOT ADDRESS	: -,MIRA,Penkar Pada Road

PERMIT NO			
INWARD NO	MBMCB/7008/2024/0016/AutoDCR		
KEY NO	6Z28	SCALE	1:100
DATE	07-03-2024	SHEET NO	1 / 9

PROJECT TYPE - Building Development

SEAL OF APPROVAL

BUILDING: A (2)

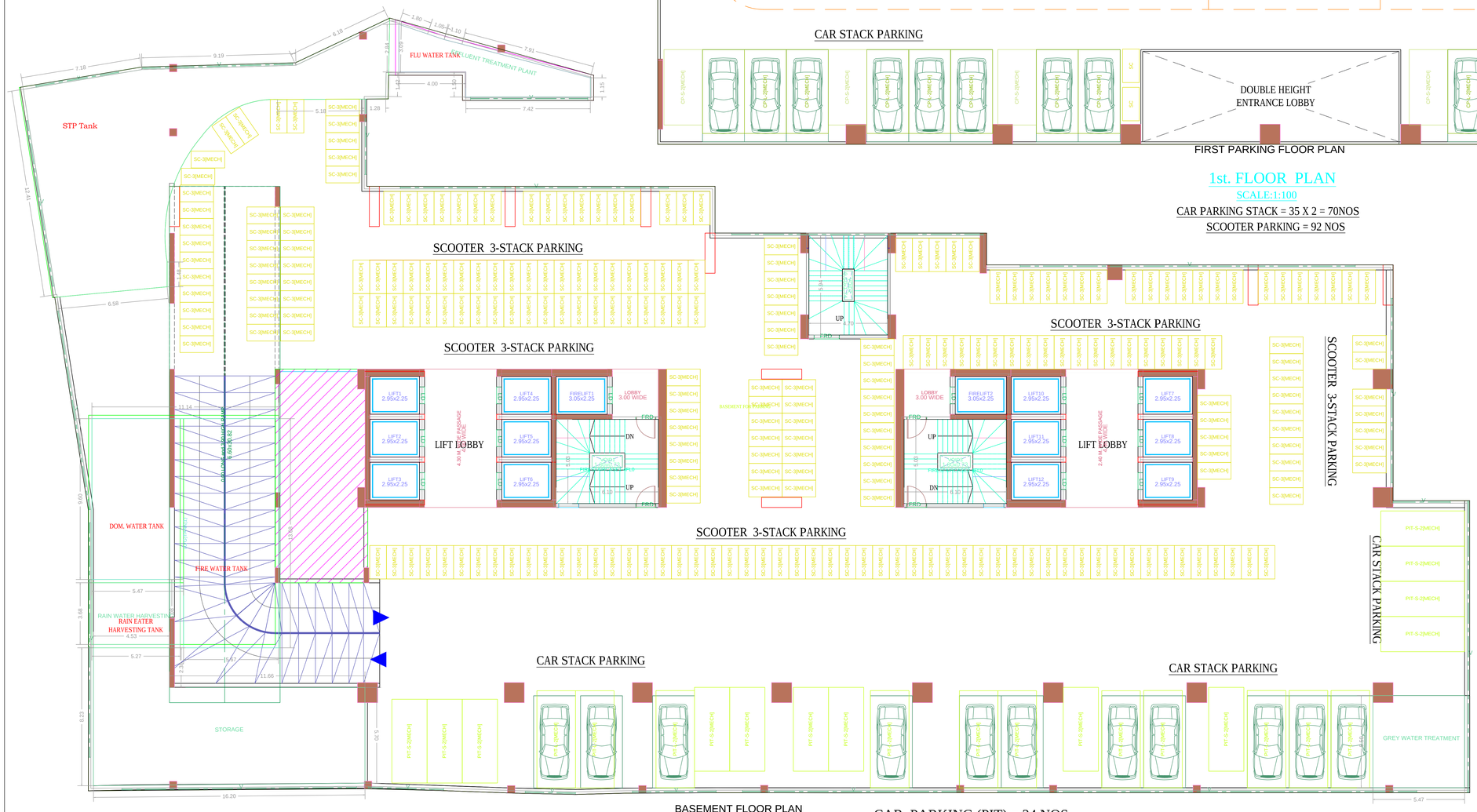


1st. FLOOR PLAN

SCALE:1:100

CAR PARKING STACK = 35 X 2 = 70NOS

SCOOTER PARKING = 92 NOS



CAR PARKING (PIT) = 24 NOS

OWNERS NAME & SIGN :
Hilal Amirali Merchant

ARCH.NAME,SIGN & ADD
Anil Premchand Motiramani

PROJECT INFORMATION

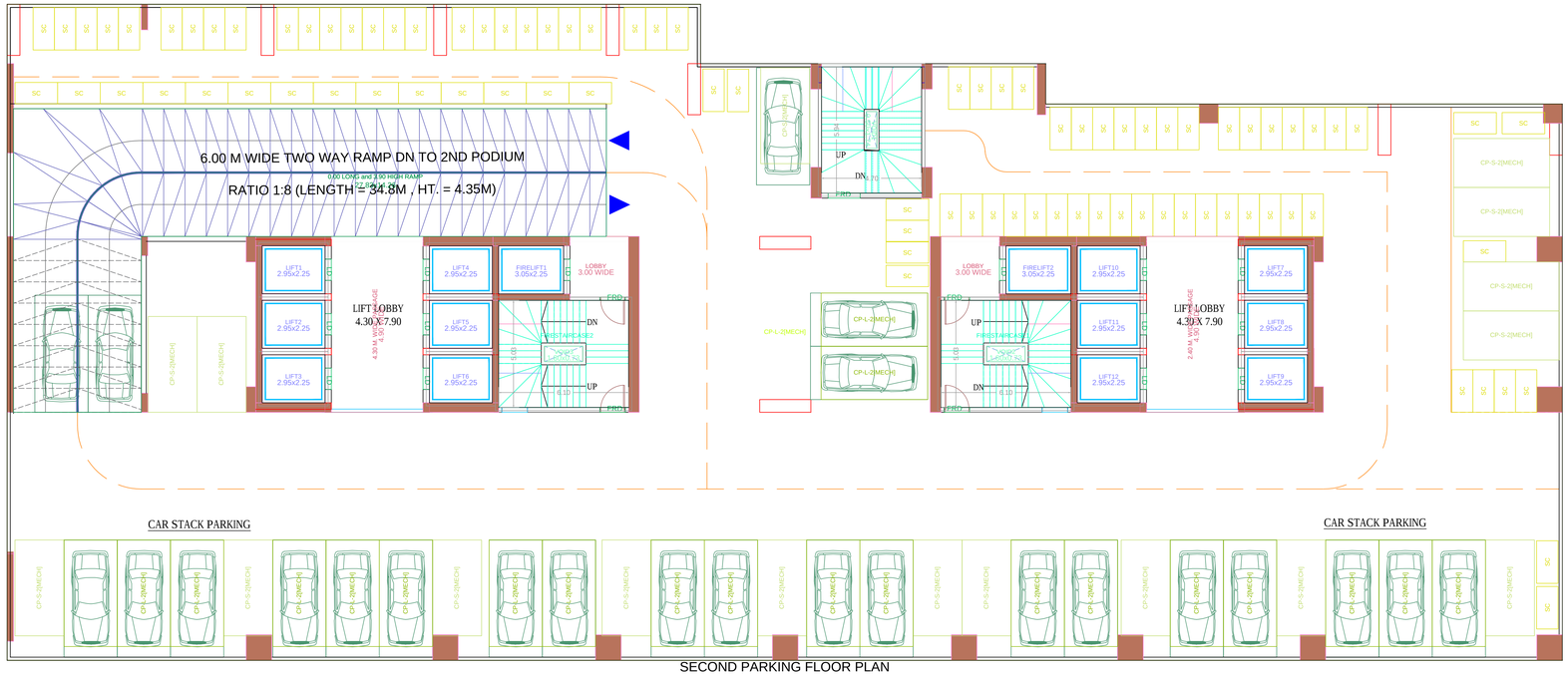
PLOT NO	: -
USE	: Mercantile Building
SUBUSE	: Shops and Offices
NODE/SURVEY	:
SECTOR NO	:
PLOT ADDRESS	: -,MIRA,Penkar Pada Road

PERMIT NO			
INWARD NO	MBMCB/7008/202 4/0016/AutoDCR		
KEY NO	6228	SCALE	1:100
DATE	07-03-2024	SHEET NO	7 / 9

PROJECT TYPE - Building Development

SEAL OF APPROVAL

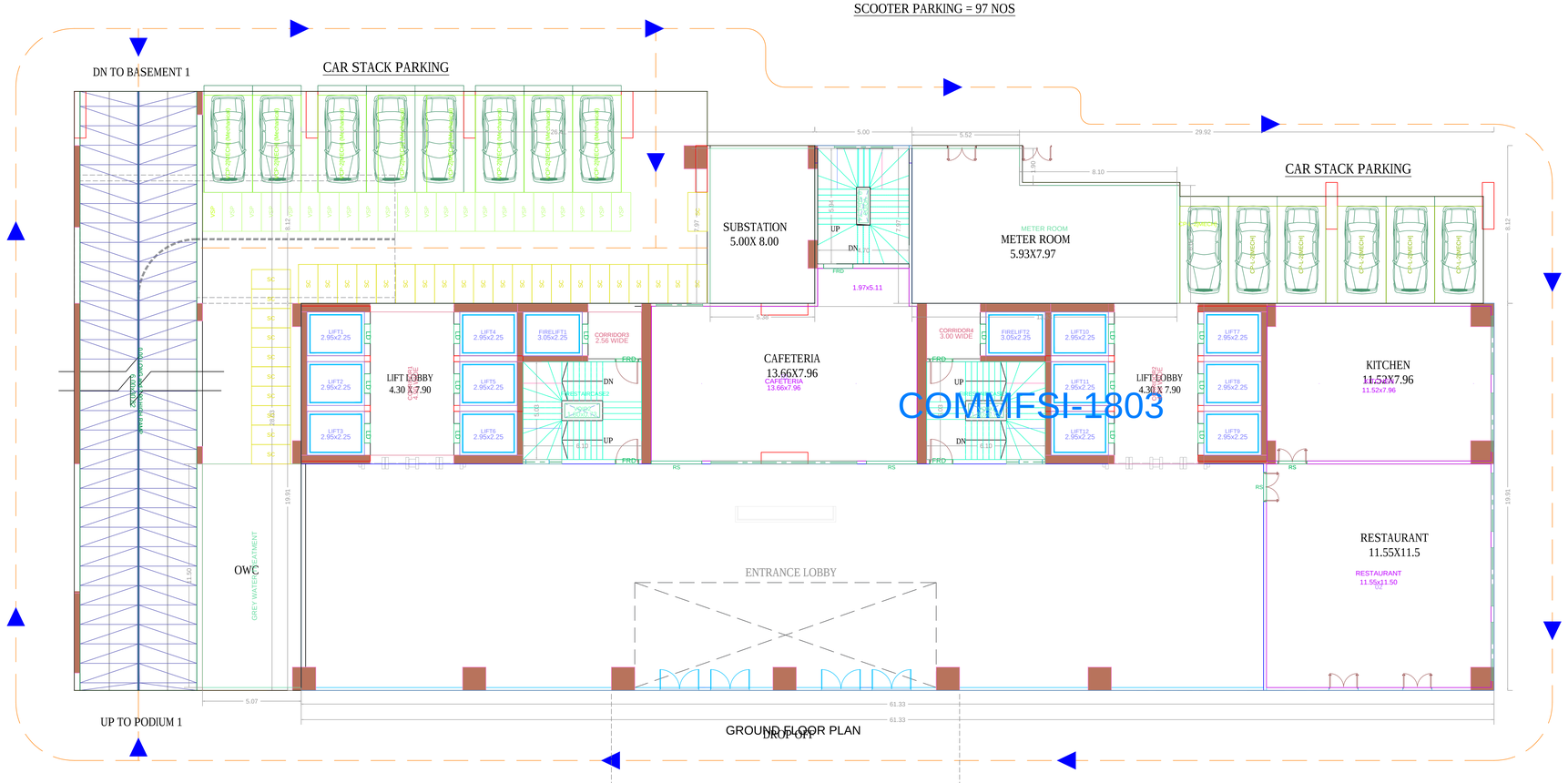
BUILDING: A (2)



2nd.FLOOR PLAN

CAR PARKING STACK = 38 X 2 = 76 NOS 76 X 3 PODIUM = 228+ 2 = 230 NOS

SCOOTER PARKING = 97 NOS



GROUND FLOOR PLAN

SCALE:1:100

CAR PARKING STACK = 14 X 2 = 28NOS

SCOOTER PARKING = 54 NOS

COMMFSI-1803

OWNERS NAME & SIGN :
Hilal Amirali Merchant

ARCH.NAME SIGN & ADD
Anil Premchand Motwani

PROJECT INFORMATION

PLOT NO	: -
USE	: Mercantile Building
SUBUSE	: Shops and Offices
NODE/SURVEY	:
SECTOR NO	:
PLOT ADDRESS	: -,MIRA,Penkar Pada Road

PERMIT NO			
INWARD NO	MBMCB/7008/202 4/0016/AutoDCR		
KEY NO	6228	SCALE	1:100
DATE	07-03-2024	SHEET NO	8 / 9

SLAB AREA CALCULATONS: A (2)															
FLOOR	FSI AREA	DEDUCTION AREA					ADDITION AREA								TOTAL SLAB AREA
		VOID	SHAFT	CHOWK	R.CHUTE	LIFT	BALCONY	TERRACE	SUB-STR	PARKING	PODIUM	TOWER	PASSAGE	REFUGE	
TERRACE FLOOR	0.00	0.00	0.00	0.00	0.00	0.00	0.00	343.86	0.00	0.00	0.00	0.00	0.00	0.00	343.86
SECOND PARKING FLOOR	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2090.68	0.00	0.00	0.00	0.00	2090.68
FIRST PARKING FLOOR	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2090.68	0.00	0.00	0.00	0.00	2090.68
GROUND FLOOR	1261.68	3.49	0.00	0.00	0.00	93.48	0.00	0.00	0.00	814.38	0.00	0.00	0.00	0.00	1979.09
BASEMENT FLOOR	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2949.39	0.00	0.00	0.00	0.00	2949.39
Total	1261.68	3.49	0.00	0.00	0.00	93.48	0.00	343.86	0.00	7945.13	0.00	0.00	0.00	0.00	9453.70

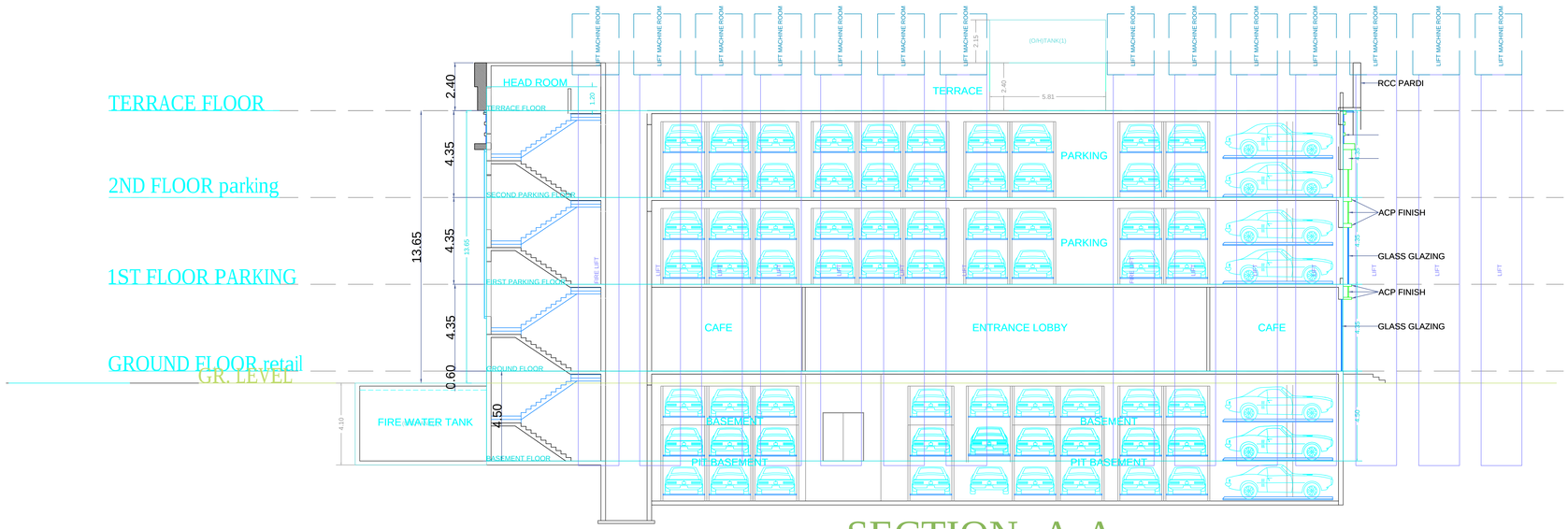
FLOOR WISE FSI STATEMENT: A (2)							
BUILDING	FSI AREA		BALC	PASS	STAIR	LIFT	TENE
	RESI	NON RESI					
BASEMENT FLOOR	0.00	0.00	0.00	99.27	0.00	93.48	0
GROUND FLOOR	0.00	1164.71	0.00	93.53	85.75	93.48	0
FIRST PARKING FLOOR	0.00	0.00	0.00	99.27	85.75	93.48	0
SECOND PARKING FLOOR	0.00	0.00	0.00	99.27	85.75	93.48	0
TERRACE FLOOR	0.00	0.00	0.00	0.00	0.00	93.48	0
Total	0.00	1164.71	0.00	391.35	257.25	467.40	0

BALCONY CALCULATIONS: A (2)			
FLOOR	SIZE	AREA	TOT. AREA
Total	-	-	0.00

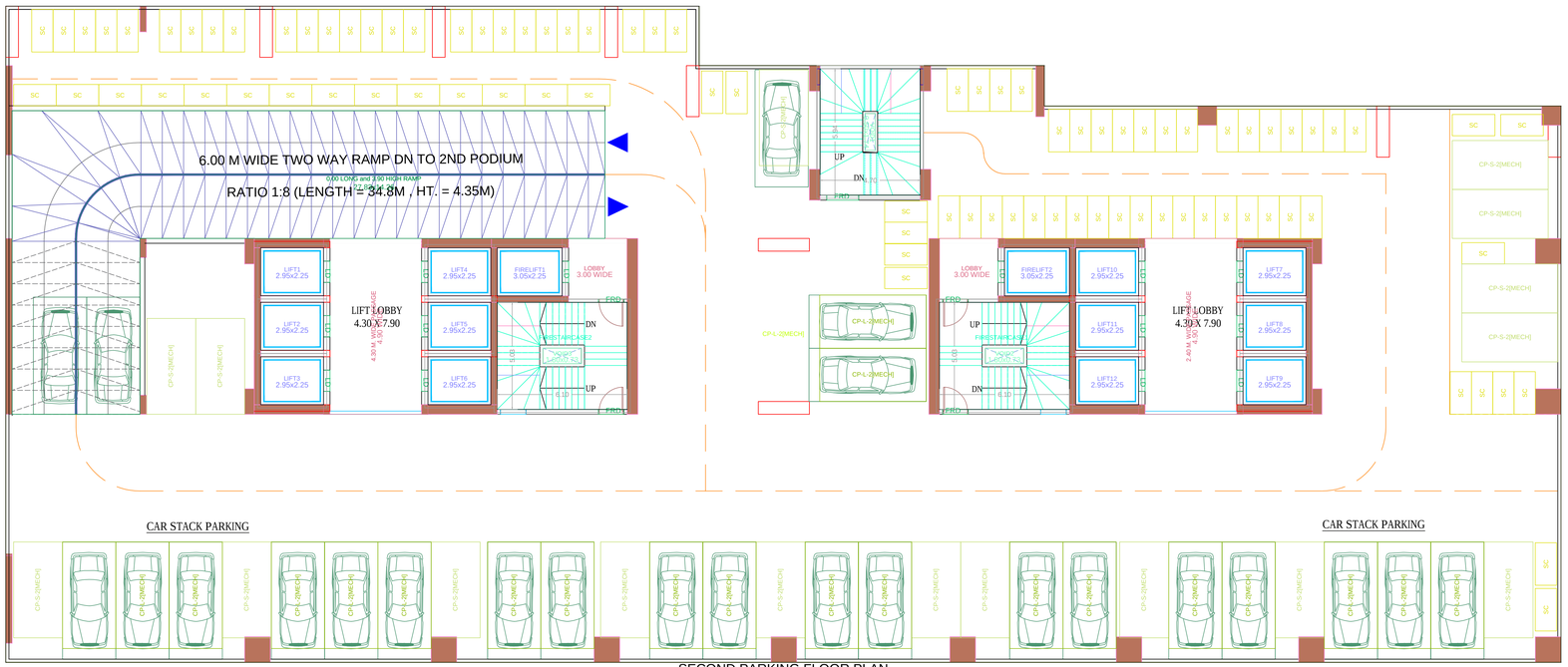
SCHEDULE OF OPENING: A (2)			
NAME	LENGTH	HEIGHT	NOS.
FRD	1.50	2.10	01
RS	1.50	2.10	02
RS	2.60	2.10	02

SCHEDULE OF OPENING: A (2)			
NAME	LENGTH	HEIGHT	NOS.
V	15.00	1.20	01
V	2.00	1.80	02
W	2.40	1.50	01
V	3.00	1.20	05
V	3.00	1.80	01
W	7.50	1.50	01

FLOOR WISE CARPET AREA : A (2)							
FLOOR	CARP. NAME				CARP. AREA	BAL. AREA	TOTAL AREA
GROUND FLOOR PLAN	01	118.61	0.00	118.61			
	02	224.95	0.00	224.95			



SECTION -A-A



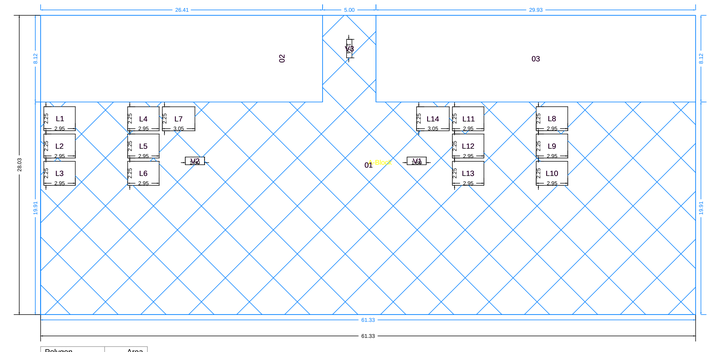
SECOND PARKING FLOOR PLAN

2nd.FLOOR PLAN

CAR PARKING STACK = 38 X 2 = 76 NOS 76 X 3 PODIUM = 228+ 2 = 230 NOS

SCOOTER PARKING = 97 NOS

GROUND FLOOR PLAN



Polygon	Area
A-Block	1718.95
01	0.00
02	214.35
03	242.92
L1	6.65
L2	6.65
L3	6.65
L4	6.65
L5	6.63
L6	6.65
L7	6.87
L8	6.65
L9	6.65
L10	6.65
L11	6.65
L12	6.63
L13	6.65
L14	6.87
V1	1.31
V2	1.31
V3	0.87
Total	1164.71

PROJECT TYPE - Building Development

SEAL OF APPROVAL

BUILDING: A (2)

OWNERS NAME & SIGN :
Hilal Amirali Merc
hant

ARCH.NAME,SIGN & ADD
Anil Premchand Motir
amani

PROJECT INFORMATION

PLOT NO	:	-
USE	:	Mercantile Building
SUBUSE	:	Shops and Offices
NODE/SURVEY	:	
SECTOR NO	:	
PLOT ADDRESS	:	-,MIRA,Penkar Pada Road

PERMIT NO			
INWARD NO	MBMCB/7008/202 4/0016/AutoDCR		
KEY NO	6228	SCALE	1:100
DATE	07-03-2024	SHEET NO	9 / 9