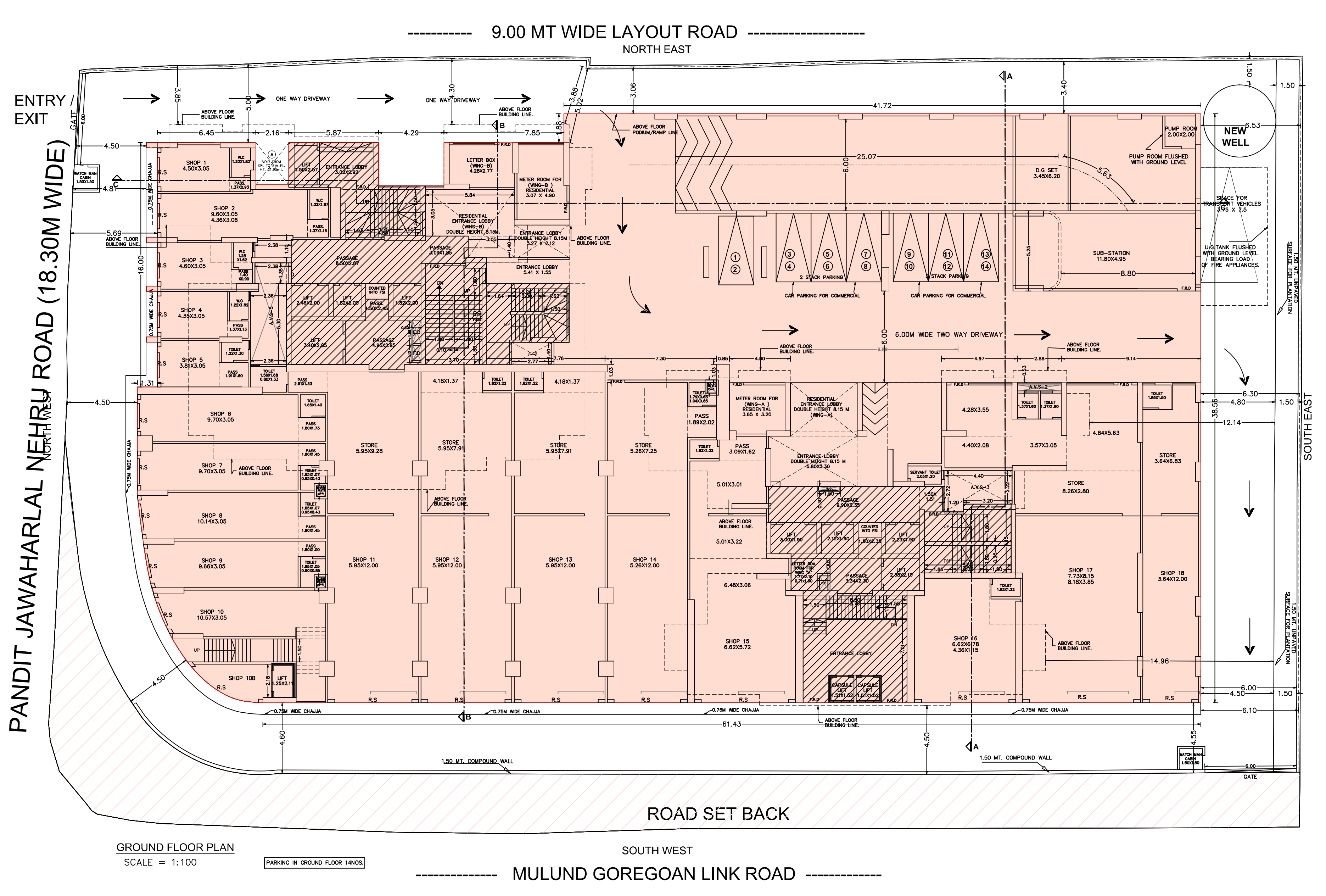


DATE AND STAMP OF APPROVAL OF PLANS	SHEET NO. 1/11

THIS CANCELS APPROVAL TO THE PREVIOUS PLANS SANCTIONED UNDER NO. CHE/ES/1683/T/337(NEW) DATED 23.01.2019

APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE LETTER NO. CHE/ES/1683/T/337(NEW)

Hardeepsingh Balwantsingh Sachdeo — Digitally signed by Hardeepsingh Balwantsingh Sachdeo Date: 2021.08.05 17:33:52 +05'30'

Executive Engineer Building Proposal(E.S)–III

Manisha Purushottam Burghate

S.E.(B.P.) T(W)

JAYESH CHHAGAN DUSANE

A.E.(B.P.) S&T

I. Area Statement	SQ.MT.
1. Area of plot	4010.80
a. Area of Reservation in plot	–NIL–
b. Area of Road Set back	–NIL–
c. Area of D P Road	–NIL–
2. Deduction for	
(A) For Reservation/Road Area	
a. Road set back area to be handed over (100%) Regulation No.16)	352.35
b. Proposed D P road to be handed over (100%) Regulation No.16)	–NIL–
c. (i) Reservation area to be handed over Regulation No.17)	–NIL–
(ii) Reservation area to be handed over as per AR Regulation No.17)	–NIL–
(B) For Amenity area	
a. area of amenity plot/plots to be handed over as per DCR 14(A)	–NIL–
b. area of amenity plot/plots to be handed over as per DCR 14(B)	–NIL–
c. area of amenity plot/plots to be handed over as per DCR 35(abeyance)	–NIL–
(C) Deduction for Exiting BUA to be retained if any/Land component of Existing BUA/Existing BUA as per Regulation under which the development was allowed.	–NIL–
3. Total deduction : [2(a)+2(B)+(C) as and when applicable.	–NIL–
4. Balance area of plot (1–minus 3)	3658.45
5. Plot area under Development areas to be handed over to MCGM Appropriate Authority as per Sr. No. 4above	–NIL–
6. Zonal (basic) FSI (0.50 or 0.75 or 1 or 1.33)	1.00
7. Built up Area as per Zonal (basic) FSI (5 * 6) (in case of Mill land permissible BUA kept in abeyance)	3658.45
8. Built up equal to area of land handed over as per Regulation No.30(A)	
(i) As per 2(A) and (B) except 2(A) (c) (ii) above with in cap of "Admissible TDR" as column 6 of Table –12 on remaining/balance plot	704.70
(ii) in case of 2(A)(c) (ii) permissible over and above permissible BUA on remaining/balance plot	–NIL–
9. Built up area in lieu of cost of construction of built up amenity to be handed over (within the limit of permissible BUA on remaining plot)	–NIL–
10. Built up area due to "Additional FSI on payment of premium" as per Table No. 12 of Regulation No.30(A)50% on remaining/balance plot	–NIL–
11. Built up area due to admissible "TDR" 90% as per Table No.12 Regulation No. 30(A) and 32 on remaining/balance plot.	–NIL–
a)INCENTIVE F.S.I. AS PER DCPR 33(7)(B) NO.OF MEMBER'S 92X10 SQ.MTS.	–NIL–
12. Permissible Built up Area as the case may be with/without BUA as per 2(c)	4363.15
13. a) Existing floor area	–NIL–
b) Proposed BUA {as the case may be with/without BUA as per 2(c)}	4230.51
b1) Purely residential built –up area	1601.90
b2)remaining non residential built up area	2628.61
14. TDR generated if any as per regulation 30(A) and 32	
15. Fungible Compensatory area as per regulation No. 31(3)	
a) i) Permissible Fungible Compensatory area for Rehab component without charging premium for residential.	75.96
ii) Fungible Compensatory area availed for Rehab component without charging premium for residential.	75.96
b) i) Permissible Fungible Compensatory area by charging premium for commercial .	
ii) Fungible Compensatory area availed on payment of premium for commercial.	
16. Total Built up Area proposed including Fungible Compensatory Area [13 +15(a)(ii)+15(b)(ii)]	4306.47
17. FSI consumed on Net plot = [13/4] (EP–163)	4306.47
(II). Other Requirements	
(A) Reservation/Designation	
a) Name of Reservation	
b) Area of Reservation affecting the plot	
c) Area of Reservation land to be handed/handed over as per Regulation No.17	
d) Built up area of Amenity to be handed over as per Regulation No.17	
e) Built up area of Designation	
(B) Plot area/Built up Amenity to be handed over as per Regulation No.	
i) 14(A)	
ii) 14(B)	
iii) 15	
(C) Requirement of Recreational Open Space in layout/plot per Regulation No.27	
(D) Tenement Statement	
(i) Proposed Built up area (13 above)	4306.47
(ii) Less deduction of Non residential area (Shop, etc.)	2704.57
(iii) Area available for tenement [(i) minus (ii).]	1601.90
(iv) Tenements permissible (density of tenements/hectare)	70.00
(v) Total number of tenements proposed on the plot	23.00
(E) Parking Statement	
i) Parking required by Regulations for :–	
Car	61 NOS
Scooter/Motor cycle	
Outsiders (visitors)	
ii) Covered garage permissible	
iii) Covered garage proposed	
Car	
Scooter/Motor cycle	
Outsiders (visitors)	
iv) Total parking provided	78 NOS
(D) Transport Vehicles parking	
i) Spaces for transport vehicles parking required by Regulations	1 NOS
ii) Total No. of transport vehicles parking spaces provided	1 NOS

CONTENTS OF SHEET

GROUND FLOOR PLAN.

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED REDEVELOPMENT OF EXISTING BUILDING ON PLOT BEARING C.T.S. NO. 661/2 OF VILLAGE NAHUR AT HIRA NAGAR GOREGAON–MULUND LINK ROAD, MULUND WEST, MUMBAI 400080.

GENERAL NOTES

PLOT BOUNDARY SHOWN IN BLACK
PROPOSED WORK SHOWN IN RED
EXISITING STRUCTURE TO BE DEMOLISHED SHOWN IN YELLOW
EXTERNAL WALLS ARE 0.23m. THK.
INTERNAL WALLS ARE 0.15m. THK.

CERTIFICATE OF AREA.

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 04.11.2007 AND THAT THE DIMENSIONS OF THE SIDES, etc. OF THE PLOT STATED ON THE PLANS ARE MEASURED ON SITE AND THE AREA SO WORKED OUT IS 4010.80sq.mt. AND SAME TALLIES WITH AREA STATED IN THE DOCUMENTS OF OWNERSHIP / TOWN PLANNING SCHEME RECORDS.

SUNIL RAMCHANDRA DEOLE — Digitally signed by SUNIL RAMCHANDRA DEOLE Date: 2021.07.14 11:27:19 +05'30'

SIGN. OF ARCHITECT

NAME & SIGNATURE OF OWNER

Pratik Mukesh Somaiya — Digitally signed by Pratik Mukesh Somaiya Date: 2021.07.14 11:20:33 +05'30'

(C.A. TO OWNER)
for. KANTA SURENDRA CHS.Ltd.

NAME & SIGNATURE OF ARCHITECT

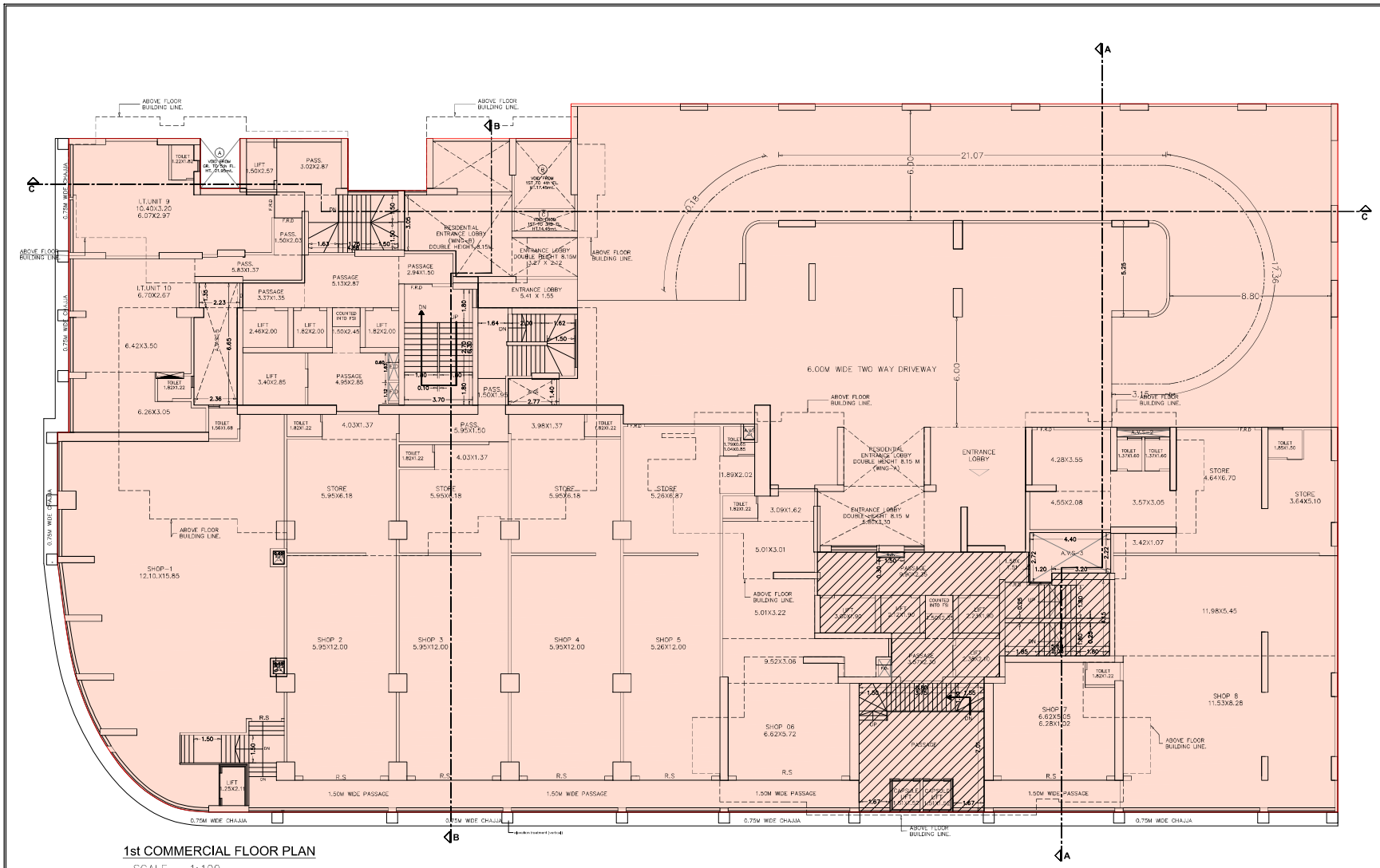
SUNIL RAMCHANDRA DEOLE — Digitally signed by SUNIL RAMCHANDRA DEOLE Date: 2021.07.14 11:27:51 +05'30'

SUNIL R. DEOLE
Lic no. D/248/L.S.

deole bros

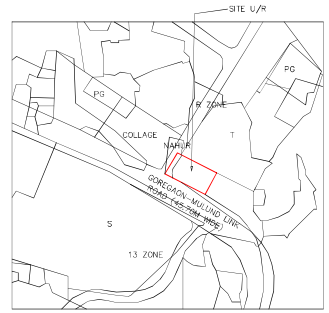
REVISION	DESCRIPTION	
NORTH	SCALE 1:100	DATE 13.07.2021
	DRAWN BY Sunil.R	
	SHEET NO. 1/11	JOB NO. 1518

LICENSED SURVEYORS, ENGINEERS & PROJECT MANAGEMENT CONSULTANTS
701/702 A'WING JAY–VIJAY BUILDING UDAY CINEMA ROAD, GHATKOPAR (WEST) MUMBAI 400086
PHONE: 25148396/25149102



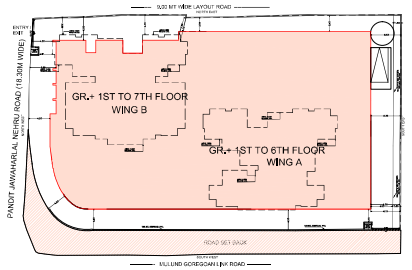
1st COMMERCIAL FLOOR PLAN

SCALE = 1:100



LOCATION PLAN

SCALE = 1:4000



BLOCK PLAN

SCALE = 1:500

DATE AND STAMP OF APPROVAL OF PLANS

THIS CANCELS APPROVAL TO THE PREVIOUS PLANS SANCTIONED UNDER NO. CHE/ES/1683/T/337(NEW) DATED 23.01.2019

APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE LETTER NO. CHE/ES/1683/T/337(NEW)

Hardeepsingh Balwantsingh Sachdev — Digitally signed by Hardeepsingh Balwantsingh Sachdev Date: 2021.06.05 17:34:57 +05'30'

Executive Engineer Building Proposal(E.S)-III

Manisha Purushotta m Bunghate — S.E.(B.P.) T(W)

JAYESH CHHAGAN DUSANE — A.E.(B.P.) S&T

CONTENTS OF SHEET

1ST COMMERCIAL FLOOR PLAN, LOCATION PLAN & BLOCK PLAN, ETC.

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED REDEVELOPMENT OF EXISTING BUILDING ON PLOT BEARING C.T.S. NO. 661/2 OF VILLAGE NAHUR AT HIRA NAGAR GOREGAON-MULUND LINK ROAD, MULUND WEST, MUMBAI 400080.

NAME & SIGNATURE OF OWNER

Pratik Mukesh Somaiya

(C.A. TO OWNER)

for. KANTA SURENDRA CHS.Ltd.

NAME & SIGNATURE OF ARCHITECT

SUNIL RAMCHANDRA DEOLE

SUNIL R. DEOLE Lic no. D/248/L.S.

deole bros

REVISION	DESCRIPTION

NORTH

SCALE	DATE
1:100	13.07.2021
DRAWN BY Sunil.R	
SHEET NO. 2/11	JOB NO. 1518

LICENSED SURVEYORS, ENGINEERS & PROJECT MANAGEMENT CONSULTANTS
701/702 A'WING JAY-VIJAY BUILDING
UDAY CINEMA ROAD,
GHATKOPAR (WEST) MUMBAI 400086
PHONE: 25148396/25149102