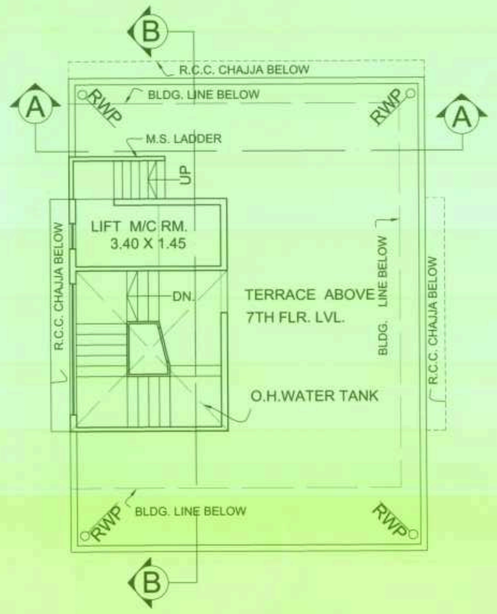
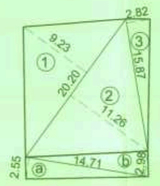


TERRACE FLOOR PLAN

SCALE - 1 : 100



PLOT AREA DIAGRAM

SCALE 1 : 500



BLOCK PLAN

SCALE 1 : 500

PLOT AREA CALCULATION

1	0.50	X	20.20	X	9.23	=	93.22 SQ.MT.
2	0.50	X	20.20	X	11.26	=	113.73 SQ.MT.
3	0.50	X	15.87	X	2.82	=	22.38 SQ.MT.
TOTAL ADDITION						=	229.33 SQ.MT. (A)

SET - BACK AREA

a	0.50	X	14.71	X	2.55	=	18.75 SQ.MT.
b	0.50	X	14.71	X	2.98	=	21.92 SQ.MT.
TOTAL ADDITION						=	40.67 SQ.MT. (B)
TOTAL PLOT AREA = A + B							
229.33 + 40.67						=	270.00 SQ.MT.

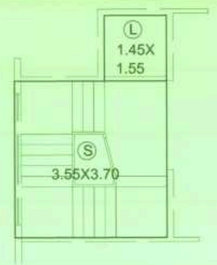


LOCATION PLAN
(SCALE = 1:4000)

SITE U/R

CARPET AREA STATEMENT AS PER DCPR. 2034

FLOORS		FALT NO. 1	2	TOTAL
GR.	FLOOR	47.30	---	01 NOS
1ST	FLOOR	36.82	33.93	02 NOS
2ND	FLOOR	36.82	33.93	02 NOS
3RD	FLOOR	36.82	33.93	02 NOS
4TH	FLOOR	36.82	33.93	02 NOS
5TH	FLOOR	36.82	33.93	02 NOS
6TH	FLOOR	36.82	33.93	02 NOS
7TH	FLOOR	36.82	33.93	02 NOS
			TOTAL	15 NOS



STAIR CASE AREA DIAGRAM FOR GR. TO 7TH FLOOR

SCALE - 1 : 100

STAIRCASE AREA CALCULATION

FOR GR. TO 7TH FLOOR

S	3.55	X	3.70	X	1NO	=	13.14 SQ.MT.
L	1.45	X	1.55	X	1NO	=	2.25 SQ.MT.
TOTAL .						=	15.39 SQ.MT.
TOTAL STAIR. AREA ON GR. TO 7TH FL.							
15.39 X 8TH FLOORS						=	123.12 SQ.MT.

CARPET AREA STATEMENT FOR PARKING

1ST TO 7TH FLOOR (FLAT NO.1)

LIV.	4.48	X	2.70	X	1NO	=	12.10 SQ.MT.
BED.	4.23	X	2.70	X	1NO	=	11.42 SQ.MT.
KIT.	2.45	X	2.70	X	1NO	=	6.62 SQ.MT.
PASS.	1.35	X	0.90	X	1NO	=	1.22 SQ.MT.
TOIL.	1.35	X	1.80	X	1NO	=	2.43 SQ.MT.
TOIL.	1.80	X	1.60	X	1NO	=	2.88 SQ.MT.
D	0.15	X	1.00	X	1NO	=	0.15 SQ.MT.
TOTAL ADDITION						=	36.82 SQ.MT.

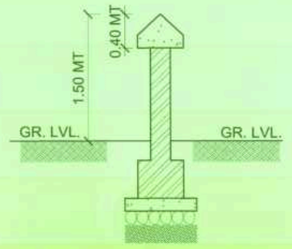
1ST TO 7TH FLOOR (FLAT NO.2)

LIV.	4.48	X	2.70	X	1NO	=	12.10 SQ.MT.
BED.	3.63	X	2.70	X	1NO	=	9.80 SQ.MT.
KIT.	2.20	X	2.70	X	1NO	=	5.94 SQ.MT.
PASS.	2.20	X	0.90	X	1NO	=	1.98 SQ.MT.
W.C.	1.10	X	1.80	X	1NO	=	1.98 SQ.MT.
BATH	1.10	X	1.80	X	1NO	=	1.98 SQ.MT.
D	0.15	X	1.00	X	1NO	=	0.15 SQ.MT.
TOTAL ADDITION						=	33.93 SQ.MT.



SECTION THROUGH U.G.TANK & PUMPROOM

SCALE - 1 : 100



SECTION THROUGH COMPOUND WALL

SCALE - 1 : 50

SUMMARY

FLOORS		B.U.A.
GR.	FLOOR	54.95 SQ.MT.
1ST	FLOOR	77.91 SQ.MT.
2ND	FLOOR	77.91 SQ.MT.
3RD	FLOOR	77.91 SQ.MT.
4TH	FLOOR	77.91 SQ.MT.
5TH	FLOOR	77.91 SQ.MT.
6TH	FLOOR	77.91 SQ.MT.
7TH	FLOOR	77.91 SQ.MT.
TOTAL		600.32 SQ.MT.

PREMIUM TABLE FOR 50% FSI.

LOCATION OF LAND		C.T.S.NO.184,184(1 TO 3) OF VILLAGE:-MALAD(W), AT MALAD (WEST), MUMBAI - 400 064	
50% FSI GRANTED		75.68 SQ.MT.	
READY RECKONER RATE OF YEAR 2008		₹ 17,300/-	
		M.C.G.M. = 50%	GOVT. = 50%
AMOUNT		₹ 3,02,350/-	₹ 3,02,350/-
RECEIPT NO.		1002320096	045360
DATE		28/10/2015	26/10/2015
50% FSI GRANTED		38.98	
READY RECKONER RATE OF YEAR 2017/18		₹ 55,400/-	
		M.C.G.M.	GOVT.
AMOUNT		6,47,850/-	6,47,850/-
RECEIPT NO.		1003195869	109287
DATE		₹ 07/02/2018	₹ 16/12/2017

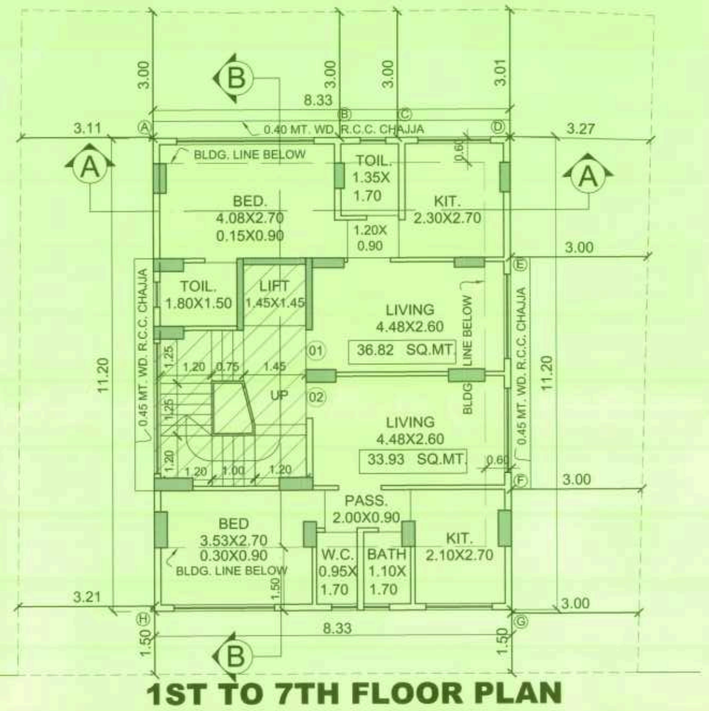
PREMIUM TABLE FOR FUNGIBLE FSI.

LOCATION OF LAND		C.T.S.NO.184,184(1 TO 3) OF VILLAGE-MALAD, AT MALAD (WEST),MUMBAI - 400 064	
TOTAL FUNGIBLE F.S.I. GRANTED	RESI.	146.26 SQ.MT.	
FUNGIBLE F.S.I. CLAIMED WITH CHARGING PREMIUM	RESI.	69.40 SQ.MT.	
READY RECKONER RATE OF YEAR 2017-2018		₹ 55,400/-	
		AMOUNT	RECEIPT NO.
1/3rd to state govt. deposited in the office deputy director of town planning, greater Mumbai.		₹ 7,68,970.00	GRN- MH013131882021718M DATE 09/02/2018
2/3rd PART TO M.C.G.M.		₹ 15,37,940.00	1003195869 DATE 07/02/2018
FUNGIBLE F.S.I. CLAIMED WITH CHARGING PREMIUM	RESI.	9.38 SQ.MT.	
READY RECKONER RATE OF YEAR 2018-2019		₹ 55,400/-	
		AMOUNT	RECEIPT NO.
30% to state govt. deposited in the office deputy director of town planning, greater Mumbai.		₹ 77,970.00	GRN- MH013076886201819M DATE 13/03/2019
50% TO M.C.G.M.		₹ 1,29,950.00	1003541900 DATE 12/03/2019
20% TO M.S.R.D.C		₹ 51,980.00	1003541919 DATE 12/03/2019

TOTAL B.U. AREA	FUNGIBLE FSI. CLAIMED	THEREFORE FSI.
RESIDENTIAL		
600.32 SQ.MT.	155.64 SQ.MT.	444.68 SQ.MT.

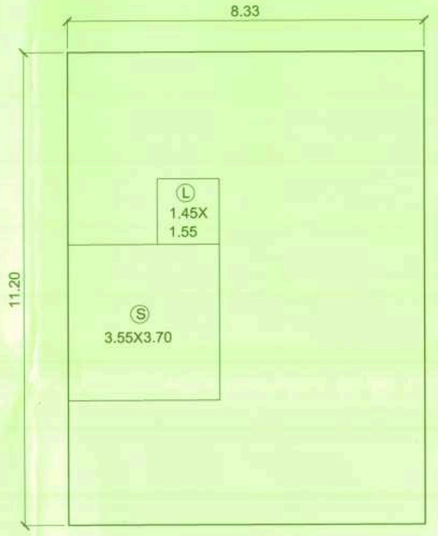
CAR PARKING AREA STATEMENT AS PER DCPR . 2034

CARPET AREA	NOS OF FLATS	PARKING REQUIRED
BELOW 45.00 SQ.MTS	14.00	3.50
45.00 TO 60.00 SQ.MTS	1.00	0.50
60.00 TO 90.00 SQ.MTS.	----	----
ABOVE 90.00 SQ.MTS.	----	----
TOTAL	15.00	4.00
5% VISITORS PARKING (4.00X 05% = 0.20)		0.20
TOTAL		4.20
SAY		4.00
TOTAL PARKING PROVIDED	= 6 NOS	
BIG PARKING	= 3 NOS	
SMALL PARKING	= 3 NOS	



1ST TO 7TH FLOOR PLAN

SCALE - 1 : 100 ..... 9.00 MT WIDE ROAD.....



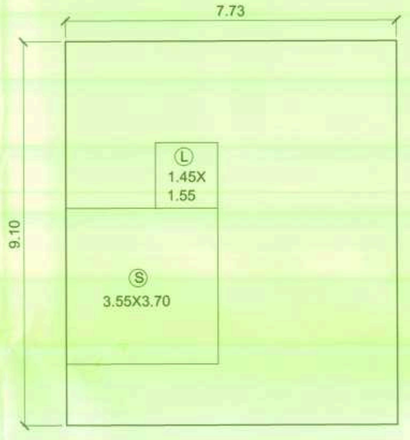
AREA DIAGRAM FOR 1ST TO 7TH FLOOR

SCALE - 1 : 100

BUILT UP AREA CALCULATION

FOR 1ST. TO 7TH FLOOR

A	8.33	X	11.20	X	1NO	=	93.30 SQ.MT.
TOTAL ADDITION						=	93.30 SQ.MT.
DEDUCTIONS							
L	1.45	X	1.55	X	1NO	=	2.25 SQ.MT.
S	3.55	X	3.70	X	1NO	=	13.14 SQ.MT.
TOTAL DEDUCTION						=	15.39 SQ.MT.
TOTAL B.U.A.ON FL.						=	77.91 SQ.MT.



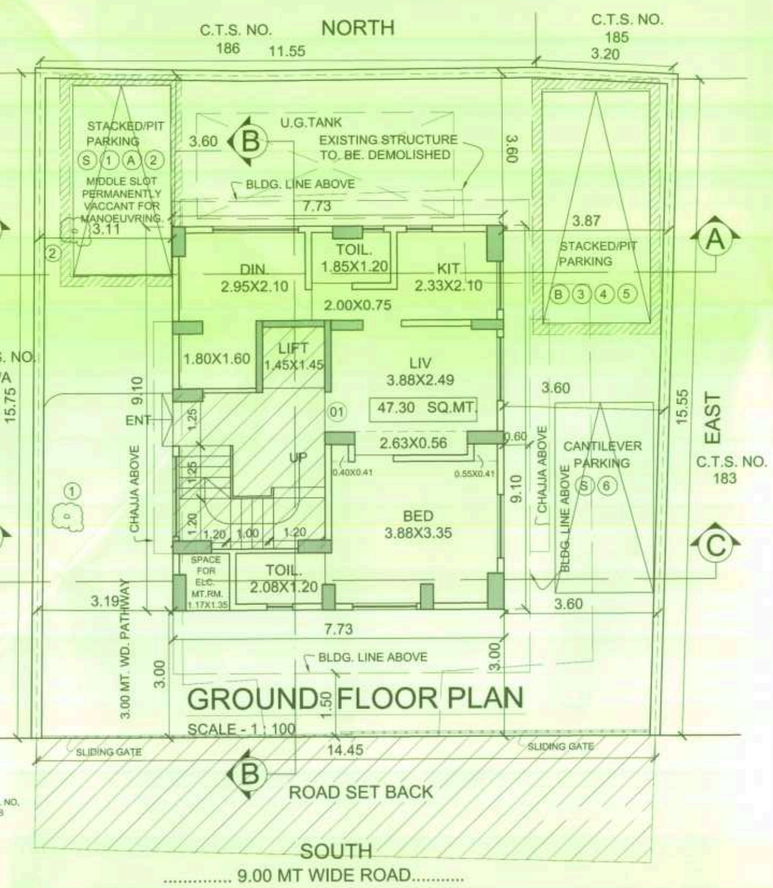
AREA DIAGRAM FOR GROUND FLOOR

SCALE - 1 : 100

BUILT UP AREA CALCULATION

FOR GR. FLOOR

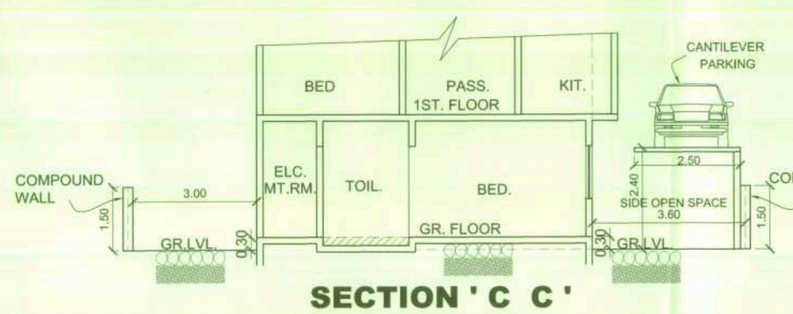
A	7.73	X	9.10	X	1NO	=	70.34 SQ.MT.
TOTAL ADDITION						=	70.34 SQ.MT.
DEDUCTIONS							
L	1.45	X	1.55	X	1NO	=	2.25 SQ.MT.
S	3.55	X	3.70	X	1NO	=	13.14 SQ.MT.
TOTAL DEDUCTION						=	15.39 SQ.MT.
TOTAL B.U.A.ON GR. FL.						=	54.95 SQ.MT.



CARPET AREA STATEMENT FOR PARKING

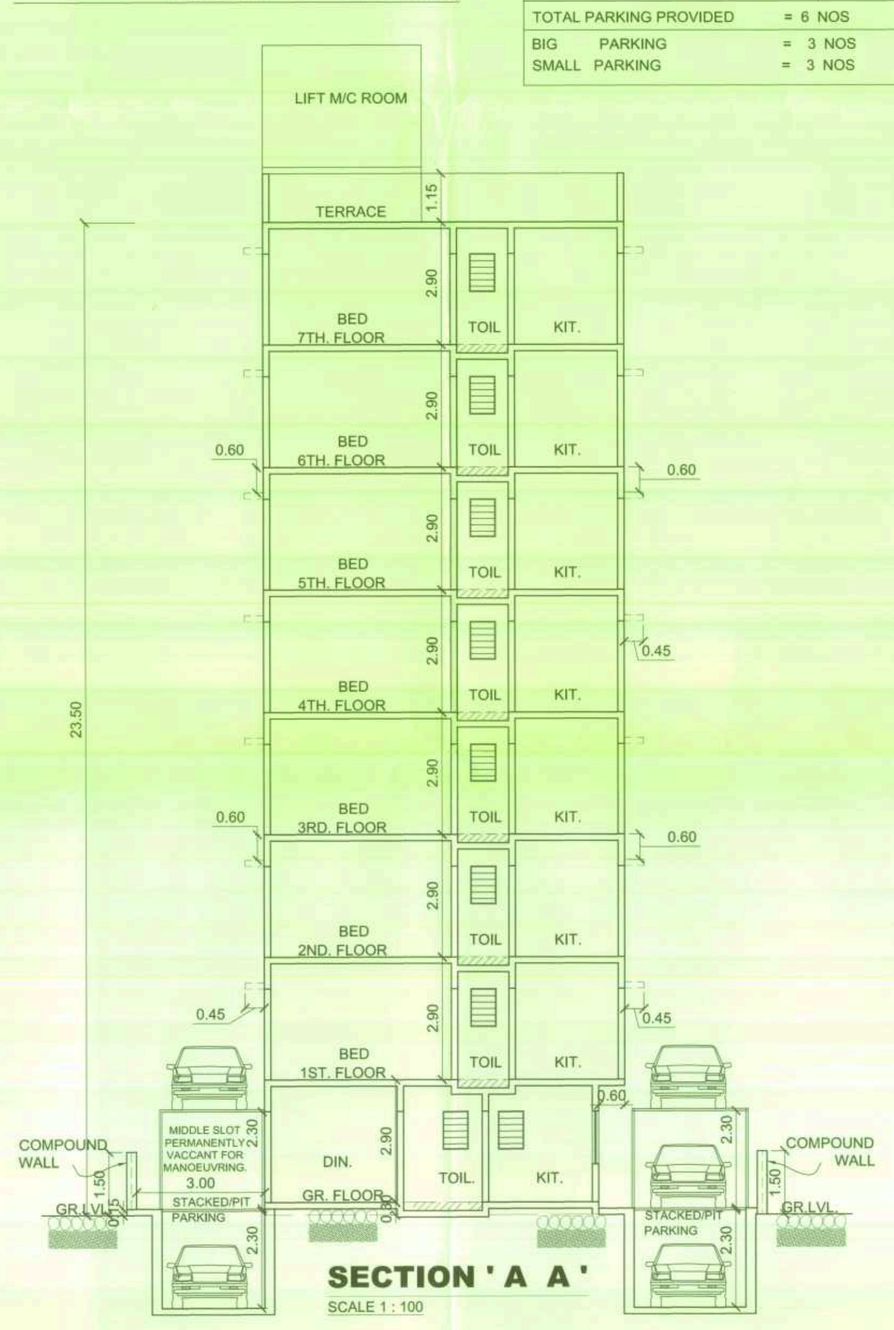
GROUND FLOOR (FLAT NO.1)

LIV.	3.88	X	3.35	X	1NO	=	13.00 SQ.MT.
BED.	3.88	X	3.35	X	1NO	=	13.00 SQ.MT.
DIN.	2.95	X	2.10	X	1NO	=	6.20 SQ.MT.
	1.80	X	1.60	X	1NO	=	2.88 SQ.MT.
KIT.	2.33	X	2.10	X	1NO	=	4.89 SQ.MT.
PASS.	2.15	X	0.75	X	1NO	=	1.61 SQ.MT.
TOIL.	2.15	X	1.35	X	1NO	=	2.90 SQ.MT.
TOIL.	2.23	X	1.20	X	1NO	=	2.68 SQ.MT.
D	0.15	X	0.95	X	1NO	=	0.14 SQ.MT.
TOTAL ADDITION						=	47.30 SQ.MT.



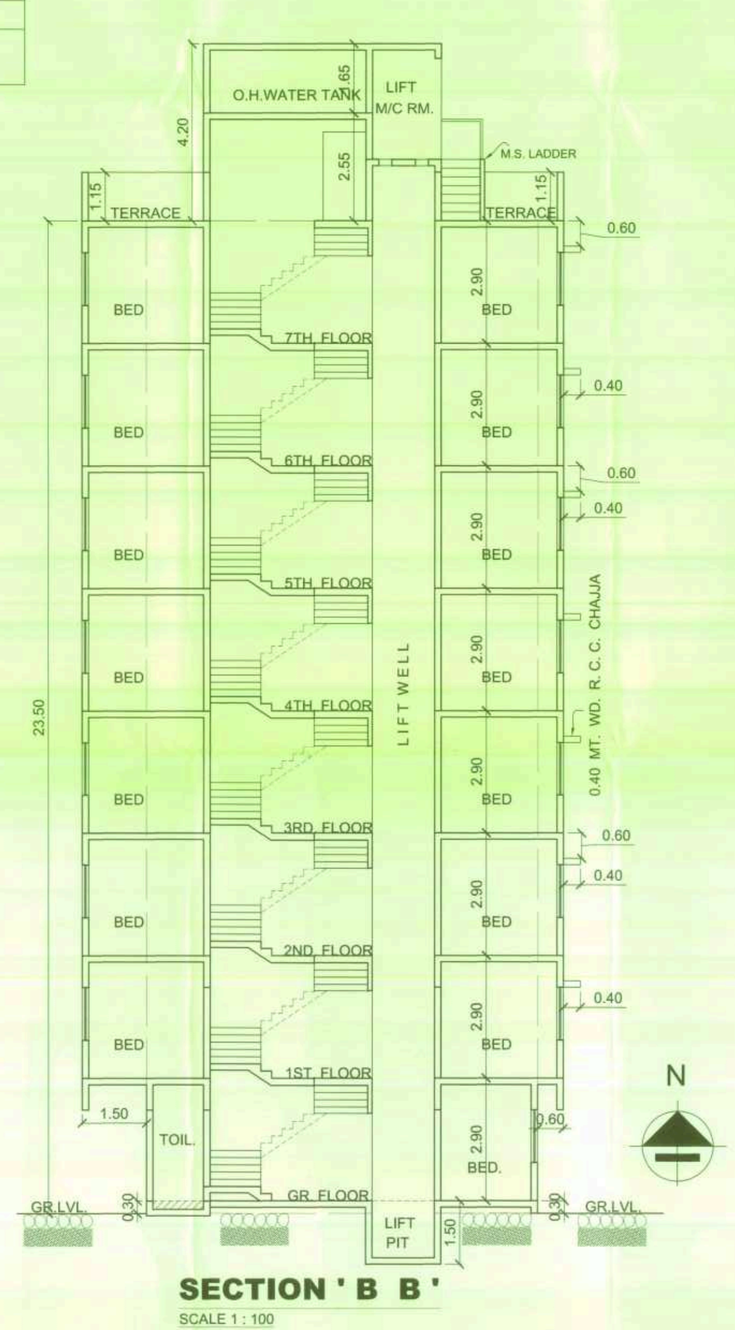
SECTION ' C C '

SCALE 1 : 100



SECTION ' A A '

SCALE 1 : 100



SECTION ' B B '

SCALE 1 : 100

PROFORMA - A

I		AREA STATEMENT	SQ.MT
1		AREA OF PLOT	270.00
	a.	AREA OF RESERVATION IN PLOT	-----
	b.	AREA OF ROAD SET BACK	40.67
	c.	AREA OF D P ROAD	-----
2		DEDUCTION FOR	
	A)	FOR RESERVATION/ ROAD AREA	
		a. Road set back area to be handed over (100%) (Regulation No.16)	40.67
		b. Proposed D.P. Road to be handed over (100%) (Regulation No.16)	-----
		c. i) Reservation area to be handed over (100%) (Regulation No. 17)	-----
		ii) Reservation area to be handed over as per AR (Accommodation Reservation) (Reg.No.17)	-----
	B)	FOR AMENITY AREA	
		a. Area of amenity plot/plots to be handed over as per DCR 14(A)	-----
		b. Area of amenity plot/plots to be handed over as per DCR 14(B)	-----
		c. Area of amenity plot/plots to be handed over as per DCR 35 (obeyance)	-----
	C)	Deduction for Existing B.U.A. to be retained if any/ Land component of Existing B.U.A./ Existing B.U.A. as per Regulation under which the development was allowed.	-----
3		TOTAL DEDUCTIONS: [2(A)+2(B)+2(C)]	40.67
4		BALANCE AREA OF PLOT (1-3)	229.33
5		Pot area under Development after areas to be handed over to MCGM/Appropriate Authority as per Sr.No. 4 above	229.33
6		ZONAL (BASIC) F.S.I. (0.50 or 0.75 or 1 or 1.33)	ONE
7		BUILT UP AREA AS PER ZONAL (BASIC) F.S.I. (5X6)	229.33
8		BUILT UP EQUAL TO AREA OF LAND HANDED OVER AS PER REG.30(A)	
	i.	AS PER 2(A) AND 2(B) EXCEPT 2(A)(c) (ii) ABOVE WITH IN CAP OF 'ADMISSIBLE TDR' AS COLUMN 6 OF TABLE - 12 ON REMAINING / BALANCE PLOT(40.67 X 2)	81.34
	ii.	IN CASE OF 2(A)(a) PERMISSIBLE OVER AND ABOVE PERMISSIBLE B.U.A. ON REMAINING /BALANCE PLOT	-----
9		BUILT UP AREA IN LIEU OF COST OF CONSTRUCTION OF BUILT UP AMENITY TO BE HANDED OVER (WITHIN THE LIMIT OF PERMISSIBLE B.U.A. ON REMAINING PLOT)	-----
10		BUILT UP AREA DUE TO 'ADDITIONAL F.S.I. ON PAYMENT OF PREMIUM' AS PER TABLE NO.12 OF REG.NO.30(A) ON REMAINING/BALANCE PLOT	114.67
11		BUILT UP AREA DUE TO ADMISSIBLE 'TDR' AS PER TABLE NO.12 OF REG.NO.30(A) AND 32 ON REMAINING/BALANCE PLOT	20.00
12		PERMISSIBLE BUILT UP AREA	445.34
13		PROPOSED BUILT UP AREA	444.68
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	76.86
		ii. Fungible Compensatory area availed for Rehab component without charging premium	76.86
	b.	i. Permissible Fungible Compensatory area by charging premium	78.78
		ii. Fungible Compensatory area availed on payment of premium	78.78
16		TOTAL B.U.A. PROPOSED INCLUDING FUNGIBLE COMPENSATORY AREA [13+15(a)(ii)+15(b)(ii)]	600.32
17		F.S.I. CONSUMED ON NET PLOT [13/4]	2.62
II		OTHER REQUIREMENTS	
A		RESERVATION/DESIGNATION	N.A.
	a)	NAME OF RESERVATION	
	b)	AREA OF RESERVATION AFFECTING THE PLOT	
	c)	AREA OF RESERVATION LAND TO BE HANDED/ HANDED OVER AS PER REG.NO.17	
	d)	B.U.A. OF AMENITY TO BE HANDED OVER AS PER REG. NO.17	
	e)	AREA/B.U.A. OF DESIGNATION	
B		PLOT AREA/BUILT UP AMENITY TO BE HANDED OVER AS PER REG.NO.	
	i)	14(A)	
	ii)	14(B)	
	iii)	15	
C		REQUIREMENT OF RECREATIONAL OPEN SPACE IN LAYOUT/PLOT AS PER REG.NO.27	N.A.
D		TENEMENT STATEMENT	
	i)	PROPOSED BUILT UP AREA (13 ABOVE)	444.68
	ii)	LESS DEDUCTION OF NON-RESIDENTIAL AREA (SHOP ETC.)	-----
	iii)	AREA AVAILABLE FOR TENEMENTS (I-II)	444.68
	iv)	TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS/HECTARE)	20.00
	v)	TOTAL NUMBER OF TENEMENTS PROPOSED ON THE PLOT.	15.00
E		PARKING STATEMENT	
	i)	PARKING REQUIRED BY REGULATION FOR:	
		CAR	4.00
		SCOOTER / MOTOR CYCLE	-----
		OUTSIDER (VISITORS)	-----
	ii)	COVERED GARAGE PERMISSIBLE	-----
	iii)	COVERED GARAGE PROPOSED	-----
		CAR	-----
		SCOOTER / MOTOR CYCLE	-----
		OUTSIDER (VISITORS)	-----
	iv)	TOTAL PARKING PROVIDED	6.00
F		TRANSPORT VEHICLES PARKING	
	i)	SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATION	-----
	ii)	TOTAL NUMBER OF TRANSPORT VEHICLES PARKING SPACES PROVIDED	-----

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 12 / 01 /2015 AND THAT THE DIMENSIONS OF SIDES ETC. OF THE PLOT STATED ON PLAN ARE AS MEASURED ON THE SITE AND THE AREA SO WORKED OUT IS 270.00 (TWO HUNDERD SEVENTY SQ. MT.) AND TALLIES WITH THE AREA STATED IN THE DOCUMENTS OF OWNERSHIP / T.P.S. RECORD.

Harish Dolatrai Gandhi — Digitally signed by Harish Dolatrai Gandhi Date: 2019.03.15 13:00:01 +05'30'

SIGN. OF ARCHITECT

PROFORMA - B

CONTENTS OF SHEET

GROUND FLOOR PLAN, TYPICAL FLOOR PLAN(1ST TO 7TH) TERRACE FLOOR PLAN, BLOCK PLAN, LOCATION PLAN, PLOT AREA CALCULATION ,BUILT UP AREA CALCULATION, STAIRCASE AREA CALCULATION,PARKING STATEMENT,SECTION AA, BB & CC,SUMMARY

DESCRIPTION OF PROPERTY

PROPOSED RESIDENTIAL BUILDING ON PLOT BEARING C.T.S.NO.184,184(1 TO 3) OF VILLAGE:-MALAD, AT MALAD (WEST),MUMBAI - 400 064

NAME,ADDRESS & SIGN. OF OWNER

SHRI. PARESH M. SHAH
PARTNER OF MARK LIFE SPACE
F-21,/S-5/F-23,
MIRZA SHOPING CENTRE,
VIRAR (E) PALGHAR

PARESH MOHAN SHAH — Digitally signed by PARESH MOHAN SHAH Date: 2019.03.15 12:34:48 +05'30'

ANKUSH BHAGOJI KADAM — SUB. ENGG

Sudhakar Ramkrishna Mahajan — AST. ENGG.

ASHOK KUMAR AGARWAL — E. ENGG.

NAME, ADDRESS & SIGNATURE OF ARCHITECT.

HARISH D. GANDHI
(B. ARCH.) , A.I.I.A.
ARCHITECT - PLANNER
802 , 765 FLY EDGE,
NEXT TO KORA KENDEA FLY OVER
S.V.ROAD , BORIVALI (W) MUMBAI - 92
PH.No.:28964418
E MAIL - architect_harish_gandhi@yahoo.com

Harish Dolatrai Gandhi — Digitally signed by Harish Dolatrai Gandhi Date: 2019.03.15 13:01:05 +05'30'