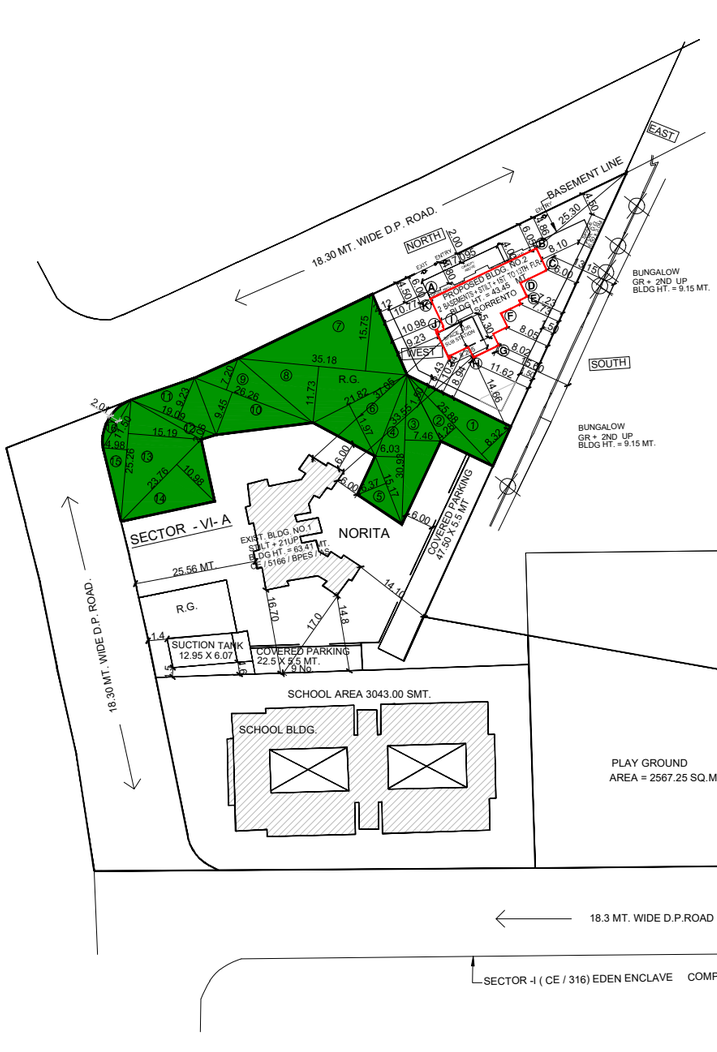
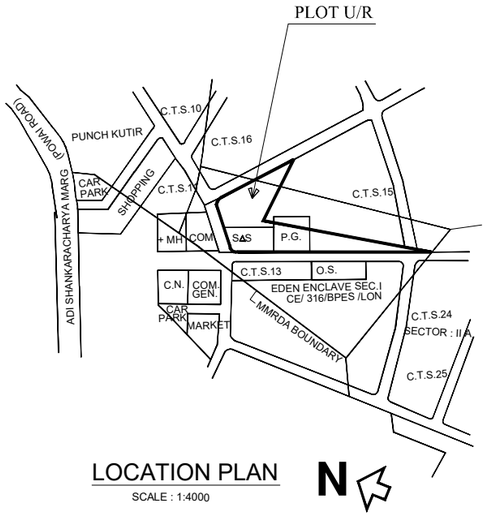


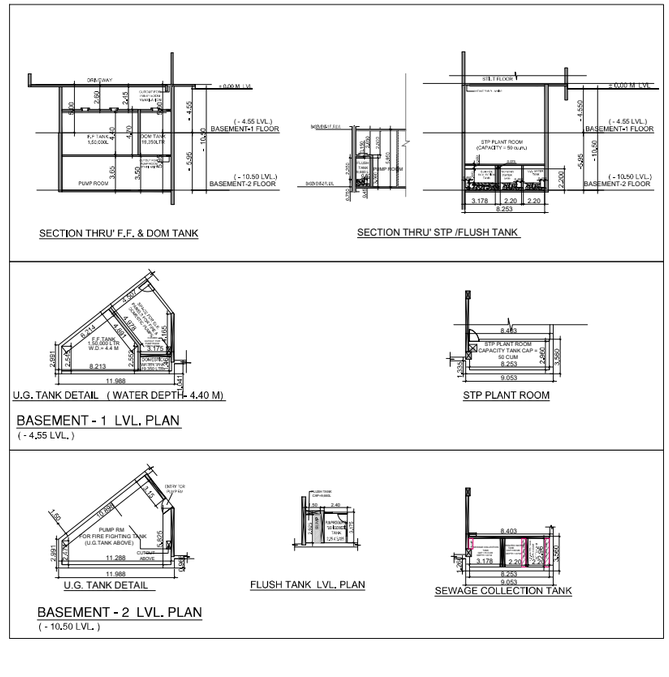
BLOCK PLAN

SCALE : 1:500



LOCATION PLAN

SCALE : 1:4000



BUILT UP AREA AND TENEMENT STATEMENT

BLDG. NO.	No. OF FLOORS & HEIGHT	BUILT UP AREA (SQ.M.) EXIST. AREA	PROP. AREA	FUNGIBLE AREA	FILE No.	TENEMENT 40 SQ.MT	80 SQ.MT	TOTAL
1.	STILT + 21 UPPER FLR. (63.41 M)	6826.80			CE /5166/BPES/AS	82	42	124
2.	2 BASEMENT+ STILT + +1ST TO 13TH FLR. (43.45 M)		2331.94	11.04	CHE/ ES/2929/S/337	52	-	52
TOTAL		6826.80	2342.98			134	42	176

AREA CALCULATION OF 20% R.G. FOR SECTOR VI-A

01.	25.88	X 8.32	X 0.5	=	107.66	SQ.MT.
02.	25.88	X 4.28	X 0.5	=	55.38	SQ.MT.
03.	30.93	X 7.46	X 0.5	=	115.37	SQ.MT.
04.	30.93	X 6.03	X 0.5	=	93.25	SQ.MT.
05.	15.17	X 6.37	X 0.5	=	48.32	SQ.MT.
06.	21.82	X 11.97	X 0.5	=	130.59	SQ.MT.
07.	35.18	X 15.75	X 0.5	=	277.04	SQ.MT.
08.	35.18	X 11.73	X 0.5	=	206.33	SQ.MT.
09.	26.26	X 7.20	X 0.5	=	94.54	SQ.MT.
10.	26.26	X 9.45	X 0.5	=	124.08	SQ.MT.
11.	19.09	X 9.23	X 0.5	=	88.10	SQ.MT.
12.	19.09	X 2.06	X 0.5	=	19.66	SQ.MT.
13.	25.26	X 15.19	X 0.5	=	191.85	SQ.MT.
14.	23.76	X 10.98	X 0.5	=	130.44	SQ.MT.
15.	25.26	X 4.98	X 0.5	=	62.90	SQ.MT.
16.	11.50	X 2.01	X 2/3	=	15.41	SQ.MT.
			TOTAL	=	1760.92	SQ.MT.
NET AREA OF PLOT				=	6049.90	SQ.MT.
PROPOSED R.G.				=	1760.92	SQ.MT.
REQUIRED R.G. (20 % OF 6049.90 NET PLOT AREA)				=	1209.98	SQ.MT.

AREA CALCULATION OF 20% R.G. FOR SECTOR VI-B

17.	47.57	X 15.33	X 0.5	=	364.62	SQ.MT.
18.	47.57	X 8.39	X 0.5	=	199.56	SQ.MT.
			TOTAL	=	564.18	SQ.MT.
NET AREA OF PLOT				=	2802.20	SQ.MT.
REQUIRED R.G.				=	560.44	SQ.MT.
20 % OF NET PLOT AREA -(3894.20 - 1092.00 = 2802.20)						
PROPOSED R.G.				=	564.18	SQ.MT.

PROFORMA- ' B '

STAMP OF RECEIPT OF PLANS

STAMP OF APPROVAL OF PLANS

THIS CANCELS APPROVAL TO THE PREVIOUS PLANS SANCTIONED UNDER NO. CHE/ES/2929/S/337(NEW) DATED 26.06.2018

APPROVED SUBJECT TO THE CONDITION MENTIONED IN THIS OFFICE LETTER NO.CHE/ES/2929/S/337(NEW)/337/1/AMEND

VIJAY SOPAN PAWAR — S.E. (B.P.) S / W

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

LOTAN SUKADE O AHIRE — E.E. (B.P.) E.S.- II

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED RESIDENTIAL BUILDING NO.2 (SORRENTO) IN SECTOR - VI A ON PLOT BEARING C.T.S. Nos. 13-A/1 /1A (PT.) ,14C (PT.) & 16-A (PT.) OF VILLAGE POWAI, MUMBAI - 400 076.

A.	PROFORMA - A	PLAN per 2034 as DCPR (1) SECTOR-VI-A SqM	(1) SECTOR-VI-B SqM	TOTAL (2) SqM
1.	AREA OF PLOT	13505.45	3974.90	17480.35
2.	DEDUCTION FOR			
	a. ROAD SET-BACK AREA	—		
	b. PROPOSED ROAD	1845.30	80.70	
	c. ANY RESERVATION (sub-plot__)			
	i) S&S + P.G. 3043.00 / 2567.25	5610.25		
	d. TOTAL (a + b + c)	7455.55		
3.	BALANCE AREA OF PLOT (1 minus 2)	6049.90	3894.20	
4.	DEDUCTION FOR 15% RECREATIONAL GROUND/10%AMENITY SPACE (if deductible for ind)	907.48	584.13	
5.	NET AREA OF PLOT (3 minus 4)	5142.42	3310.07	
5a.	RESTRICTED TO 0.75	3856.82	3310.07	
6.	ADDITION FOR FLOOR SPACE INDEX			
	2(a) 100% for (1845,30 + 80,70)	-	-	
	2(b) 100% for set-back (Restricted to 40% or 80% of net plot area)			
7.	TOTAL AREA (5a plus 6)	3856.82	2482.55	
8.	FLOOR SPACE INDEX PERMISSIBLE	1.00	1.00	
9.	9 (a) FOOR SPACE INDEX CREDIT AVAILABLE BY DEVELOPMENT RIGHTS			
	ADDITIONS FOR FLOOR SPACE INDEX			
	9 (b) 50 % F.S.I. as per DCR 32			
	9 (c) 70 % as per DCR 33 (D.P .ROAD AREA 1845.30 + 1225.00 TDR/ES/S-139 DT 16/08/2013 (Play Ground) (utilized upto 48.51% of 6049,90)	2934.91		
	9 (d) other 20% slum or max 50% (utilized upto 41,49 % of 6049,90)	2510.00		
10.	PERMISSIBLE FLOOR AREA (7 + 9)	9301,73		
11.	EXISTING BUILT UP AREA (BLDG, NO, 1)	6826.80		
12.	PROPOSED BUILT UP AREA (BLDG, NO, 2) U/R	2331.94		
13.	EXCESS BALCONY AREA TAKEN IN FLOOR SPACE INDEX			
14.	TOTAL BUILT-UP PROPOSED (11+12 +13)	9158,74		
15.	FSI CONSUMED ON NET HOLDING = 14/3	1,514		
B.	DETAILS OF RESIDENTIAL / NON RESIDENTIAL AREAS			
	PURELY RESIDENTIAL BUILT UP AREA (PROP BLDG NO. 2)	2331.94		
	REMAINING NON-RESIDENTIAL BUILT UP AREA			
C.	DETAILS OF FSI AVAILED AS PER DCR 35 (4)			
C1	FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCR 35 (4) FOR PURELY RESIDENTIAL = or < (B1 X 0,35)	11.04		
C2	FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCR 35 (4) FOR NON-RESIDENTIAL = or < (B2 X 0,20)	-		
C3	TOTAL FUNGIBLE BUILT UP AREA VIDE DCR 35 (4) = (C1+C2)	-		
	TOTAL GROSS BUILT UP AREA PROPOSED (14+C3)	9169.78		
D.	TENEMENT STATEMENT			
(i)	PROPOSED AREA (item A,12 above)			
(ii)	LESS DEDUCTION OF NON RESIDENTIAL AREA (shop etc)			
(iii)	AREA AVAILABLE FOR TENEMENTS [(i) minus (ii)			
(iv)	TENEMENTS PERMISSIBLE (Density of tenements/hectare)	272 Nos.		
(v)	TENEMENTS PROPOSED. (BLDG. NO. 2) U/R	52 Nos.		
(vi)	TENEMENTS EXISTING.	124 Nos.		
E.	PARKING STATEMENT			
(i)	PARKING REQUIRED BY REGULATIONS FOR BLDG NO. 2	55 Nos.		
(ii)	PARKING PROPOSED FOR BLDG NO. 2	66 Nos.		

AREA CERTIFICATE

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON ---------- AND THAT THE DOCUMENT OF THE SIDES ETC., OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON THE SITE AND THE AREA SO WORKED OUT IS 17480.35 SQ.MT. AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP T.P.RECORDS.

SUHAS PURUSHOTTAM JOSHI Digitally signed by SUHAS PURUSHOTTAM JOSHI Date: 2019.08.17 17:17:28 +05'30'

SIGNATURE OF ARCHITECT

NAME & SIGNATURE OF OWNER

Surendra Lakhumal Hiranandani — Digitally signed by Surendra Lakhumal Hiranandani Date: 2019.08.17 17:19:39 +05'30'

SHRI. SURENDRA HIRANANDANI C.A. TO OWNERS

JOB NO.	DATE	NAME, ADDRESS & SIGN OF THE ARCHITECT
DRG.NO.	SCALE 1:500 1:4000	SUHAS PURUSHOTTAM JOSHI — Digitally signed by SUHAS PURUSHOTTAM JOSHI Date: 2019.08.17 17:17:07 +05'30'
NORTH	DRAWN BY amol	**ARCHITECT SUHAS JOSHI**
	CHK. BY.	' OLYMPIA' CENTRAL AVENUE, HIRANANDANI BUSINESS PARK, POWAI, MUMBAI - 400 076