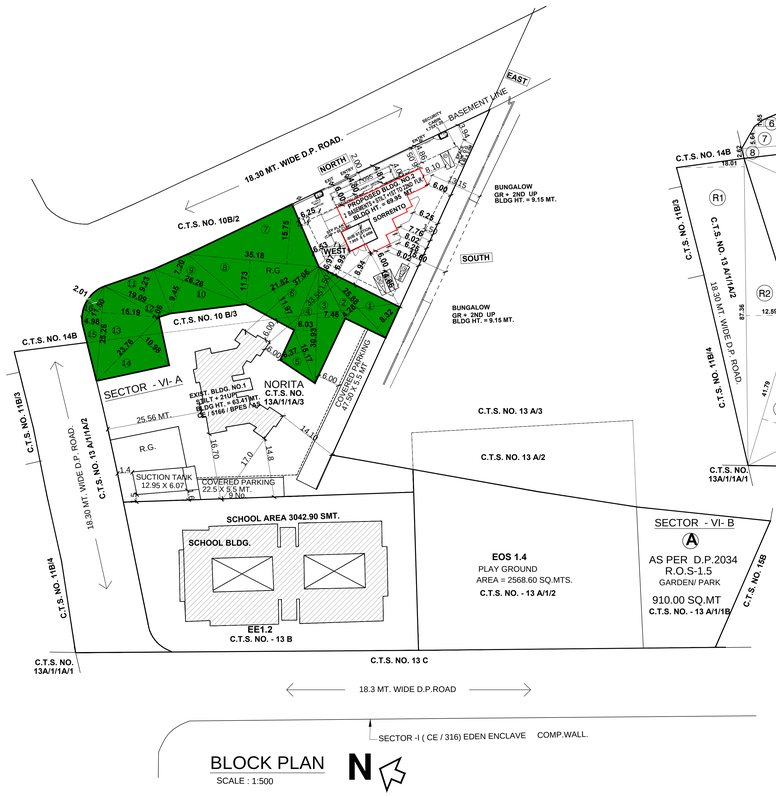
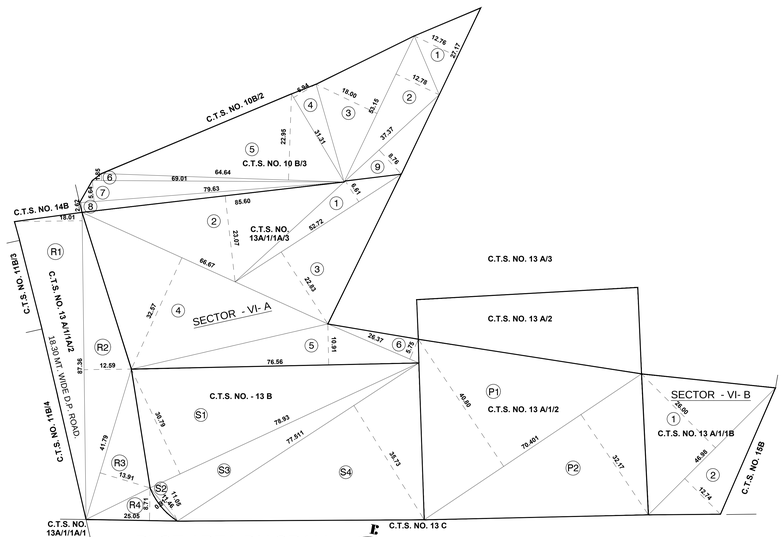




BLOCK PLAN
SCALE : 1:500



PLOT AREA DIAGRAM
SCALE = 1:500

SECTOR - VI-A

C.T.S NO -10B/3 - PLOT AREA CALCULATIONS

1	27.17	X	12.76	X	0.5	=	173.34 SQ.MT.
2	53.15	X	12.78	X	0.5	=	339.63 SQ.MT.
3	53.15	X	18.00	X	0.5	=	478.35 SQ.MT.
4	31.31	X	6.94	X	0.5	=	108.65 SQ.MT.
5	64.64	X	22.95	X	0.5	=	741.74 SQ.MT.
6	69.01	X	1.85	X	0.5	=	63.83 SQ.MT.
7	79.63	X	5.64	X	0.5	=	224.56 SQ.MT.
8	79.63	X	2.62	X	0.5	=	104.32 SQ.MT.
9	37.37	X	8.76	X	0.5	=	163.68 SQ.MT.
	TOTAL					=	2398.10 SQ.MT. — I

C.T.S NO - 13 A/1/1A/3 - PLOT AREA CALCULATIONS

1	52.72	X	6.61	X	0.5	=	174.24 SQ.MT.
2	85.60	X	23.07	X	0.5	=	987.40 SQ.MT.
3	52.72	X	22.83	X	0.5	=	601.80 SQ.MT.
4	66.67	X	32.57	X	0.5	=	1085.72 SQ.MT.
5	76.56	X	10.91	X	0.5	=	417.63 SQ.MT.
6	26.37	X	5.75	X	0.5	=	75.81 SQ.MT.
	TOTAL					=	3342.60 SQ.MT. — II

C.T.S NO - 13 A/1/1A/2 -D.P. ROAD AREA CALC.

R1	87.36	X	18.01	X	0.5	=	786.68 SQ.MT.
R2	87.36	X	12.59	X	0.5	=	549.93 SQ.MT.
R3	41.79	X	13.91	X	0.5	=	290.65 SQ.MT.
R4	25.05	X	8.71	X	0.5	=	109.09 SQ.MT.
	TOTAL						1736.35 SQ.MT.
S2	11.46	X	0.91	X	2/3	=	6.95 SQ.MT.
	TOTAL						6.95 SQ.MT.
	D.P ROAD AREA (1736.35 - 6.95)						1729.40 SQ.MT. — III

SCHOOL AREA (C.T.S NO -13/B)

S1	78.93	X	30.79	X	0.5	=	1215.13 SQ.MT.
S2	11.46	X	0.91	X	2/3	=	6.95 SQ.MT.
S3	78.93	X	11.05	X	0.5	=	436.09 SQ.MT.
S4	77.511	X	35.73	X	0.5	=	1384.73 SQ.MT.
	TOTAL						3042.90 SQ.MT. — IV

PLAY GROUND AREA (C.T.S.NO - 13A/ 1 / 2)

P1	70.401	X	40.80	X	0.5	=	1436.18 SQ.MT.
P2	70.401	X	32.17	X	0.5	=	1132.40 SQ.MT.
	TOTAL						2568.58 SQ.MT.
	SAY						2568.60 SQ.MT. — V

TOTAL PLOT AREA = I+II++III+IV+V
OF SECTOR-VI-A =2398.10 +3342.60+1729.40+3042.90+2568.60
= 13081.60 SQ.MT. — A

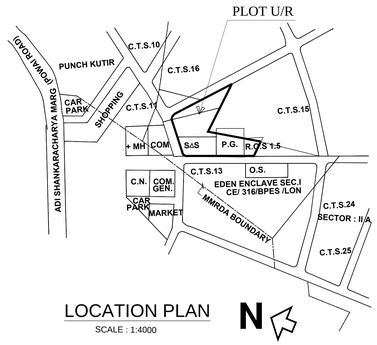
AREA STATEMENT

	SECTOR-VI-A	SECTOR-VI-B
NET PLOT AREA(2398.10+3342.60)	5740.70 SQ.MT.	
D.P . ROAD AREA	1729.40 SQ.MT.	
SCHOOL AREA (EE 1.2)	3042.90 SQ.MT.	
PLAY GROUND AREA (E.O.S 1.4)	2568.60 SQ.MT.	
GARDEN /PARK (R.O.S-1.5)		910.00 SQ.MT.
TOTAL	13081.60 SQ.MT.	910.00 SQ.MT.
TOTAL PLOT AREA	13991.60 SQ.MT.	

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.	TENEMENT 80 SQ.MT.	TOTAL
1.	STILT + 21 UPPER FLR. (63.41 M)	6826.80			CE /5166/BPES/AS	82	42	124
2.	2 BASEMENTS+ STILT + +1ST TO 22ND FLR. (69.95 M)		3954.53		CHE/ ES/2929/S/337	88	-	88
TOTAL		6826.80	3954.53			170	42	212

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							= 5740.70 SQ.MT.
PROPOSED R.G.							= 1760.92 SQ.MT.
REQUIRED R.G. (20 % OF 5740.70 NET PLOT AREA)							= 1148.14 SQ.MT.



LOCATION PLAN
SCALE : 1:4000

AREA AS PER P.R. CARDS
SECTOR - VI -A

SR NO.	C.T.S NO	AREA AS PER P.R. CARD
I.	C.T.S NO -10B/3 (PLOT AREA)	2398.10
II.	C.T.S NO - 13 A/1/1A/3 (PLOT AREA)	3342.60
III.	C.T.S NO - 13 A/1/1A/2 (D.P. ROAD AREA)	1729.40
IV.	C.T.S NO - 13B (SCHOOL AREA)	3042.90
V.	C.T.S NO - 13/A/1/2 (PLAY GR. AREA)	2568.60
	TOTAL PLOT AREA	13081.60 — A
SECTOR - VI -B		
	C.T.S NO - 13 A/1/1B GARDEN/ PARK	910.00 — B
TOTAL PLOT AREA (A+B)		13991.60

SECTOR - VI-B

SECTOR-VI-B (C.T.S. NO. 13 A/1/1B)
AREA CALCULATION OF R.O.S-1.5
AS PER DP 2034

1.	46.98	X	26.00	X	0.5	= 610.74
2.	46.98	X	12.74	X	0.5	= 299.26
TOTAL						= 910.00 SQ.MTS.
AREA OF R.O.S-1.5						= 910.00 SQ.MTS. — B

PROFORMA- ' B ' — 1

STAMP OF RECEIPT OF PLANS

STAMP OF APPROVAL OF PLANS

A.	PROFORM A	AMENDED PLAN AS PER DCPR -2034 REG.No. 9(6) (b) SECTOR-VI-A Sq.Mts.	SECTOR-VI-B Sq.Mts.	TOTAL Sq.Mts.
1.	TOTAL AREA OF PLOT	13081.60	910.00	13991.60
	DEDUCTION FOR			
	a. AREA OF RESERVATION IN PLOT i) SCHOOL (E.E 1.2) = 3042.90 ii) P.G. (E.O.S 1.4) = 2568.60 iii) GARDEN/PARK (R.O.S 1.5) = 910.00	5611.50	910.00	5611.50 910.00
	b.AREA OF ROAD SET BACK	-	-	-
	c. AREA OF D.P. ROAD	1729.40	-	1729.40
2.	(A) FOR RESERVATION /ROAD AREA	-	-	-
	(a) ROAD SET BACK AREA TO BE HANDED OVER (100%) (Regulation No-16)	-	-	-
	(b) PROPOSED D.P.ROAD TO BR HANDED OVER (100%) (Regulation No-16)	1729.40	-	1729.40
	(C)(i) RESERVATION AREA TO BE HANDED OVER (100%) (Regulation No-17)	5611.50	-	5611.50
	(C)(ii)RESERVATION AREA TO BE HANDED OVER AS PER AR (100%) (Regulation No-17)	-	910.00	910.00
B.	FOR AMENITY AREA	-	-	-
	(a)AREA OF AMENITY PLOT/ PLOTS TO BE HANDED OVER AS PER DCR 14 (A) (AS PER TABLE - II :- OTHER REQUIREMENTS SHOWN ON PLAN)	NIL	-	-
	(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 BUA TO BE RETAINED IF ANY LAND COMPONENT OF EXISTING BUA/EXISTING BUA AS PER REGULATION UNDER WHICH THE DEVELOPEMENT WAS ALLOWED	-	-	-
3.	TOTAL DEDUCTION (2(A) +2(B) +2(C) as and when applicable)	7340.90	-	7340.90
4.	BALANCE AREA OF THE PLOT (1 - 3)	5740.70	-	5740.70
5.	LESS 15% RG	NIL		NIL
6.	NET PLOT AREA	5740.70		5740.70
7.	PLOT AREA UNDER DEVELOPMENT AFTER AREA TO BE HANDED OVER TO MCGM/ APPROPRIATE AUTHORITY As per Sr , no 6 above	5740.70	-	5740.70
8.	ZONAL (BASIC) F.S.I	1.00	-	1.00
9.	BUILT-UP AREA AS PER ZONAL FSI	5740.70	-	5740.70
10.	BUILT-UP AREA EQUAL TO AREA OF LAND HANDED OVER AS PER REGULATON 30(A) 10 (b) 50 % F.S.I. as per DCR 32 10 (c) 0.90 as per DCR 33 (min 20% slum TDR) (1729.40 + 925.00 + 2510.00)	5164.40	-	5164.40
11.	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)	-	-	-
12.	BUILT-UP AREA DUE TO ADDITIONAL FSI ON PAYMENT OF PREMIUM AS PER TABLE NO 12 OF REGULATION NO 30(A) ON REMAINING / BALANCE PLOT	-	-	-
13.	BUILT-UP AREA DUE TO ADMISSIBLE "TDR" AS PER TABLE NO -12 OF REGULATION NO 30(A) AND 32 ON REMAINING / BALANCE PLOT	-	-	-
14.	PERMISSIBLE BUILT -UP AREA (9 + 10)	10905.10	-	10905.10
15.	a) EXISTING BUILT UP AREA ((BLDG No. 1)	6826.80	-	6826.80
	b) PROPOSED BUILT-UP AREA (BLDG. No.2)	3954.53	-	3954.53
	c) TOTAL BUILT-UP AREA (EXIST + PROP.)	10781.33	-	10781.33
16.	FSI CONSUMED ON NET HOLDING	1.88	-	1.88
B.	DETAILS OF RESIDENTIAL / NON RESIDENTIAL AREA			
	PURELY RESIDENTIAL BUILT UP AREA (PROP BLDG NO. 2)	-		-
	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 a or c (B1 X 0.35)	-		-
C2	FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCR 35 (4) FOR NON-RESIDENTIAL a or c (B2 X 0.20)	-		-
C3	TOTAL FUNGIBLE BUILT UP AREA VIDE DCR 35 (4) = (C1+C2)	-		-
	TOTAL GROSS BUILT UP AREA PROPOSED (15C+C3)	-		-
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)	258 Nos.		258 Nos.
(v)	TENEMENTS PROPOSED. (BLDG. NO. 2) U/R	88 Nos.		88 Nos.
(vi)	TENEMENTS EXISTING.	124 Nos.		124 Nos.
E.	PARKING STATEMENT			
(i)	PARKING REQUIRED BY REGULATIONS FOR BLDG NO. 2			
(ii)	PARKING PROPOSED FOR BLDG NO. 2	75 Nos.		75 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 13991.60 SQ.MT. AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP T.P.RECORDS.

SIGNATURE OF ARCHITECT

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED RESIDENTIAL BUILDING NO.2 (SORRENTO) IN SECTOR - VI - A ON PLOT BEARING C.T.S. No. 10 B/3 (PT.) OF VILLAGE POWAI, MUMBAI - 400 076.

CONTENTS OF SHEET

BLOCK PLAN , LOCATION PLAN , PLOT AREA CALCULATIONS

NAME & SIGNATURE OF OWNER

SHRI. NIRANJAN HIRANANDANI C.A. TO OWNERS
SHRI. SURENDRA HIRANANDANI C.A. TO OWNERS

JOB NO. | DATE

NAME, ADDRESS & SIGN OF THE ARCHITECT

DRG.NO. | SCALE 1:500 1:4000

NORTH | DRAWN BY | CHK. BY.

ARCHITECT
SUHAS JOSHI
' OLYMPIA' CENTRAL AVENUE,
HIRANANDANI BUSINESS PARK,
POWAI, MUMBAI - 400 076