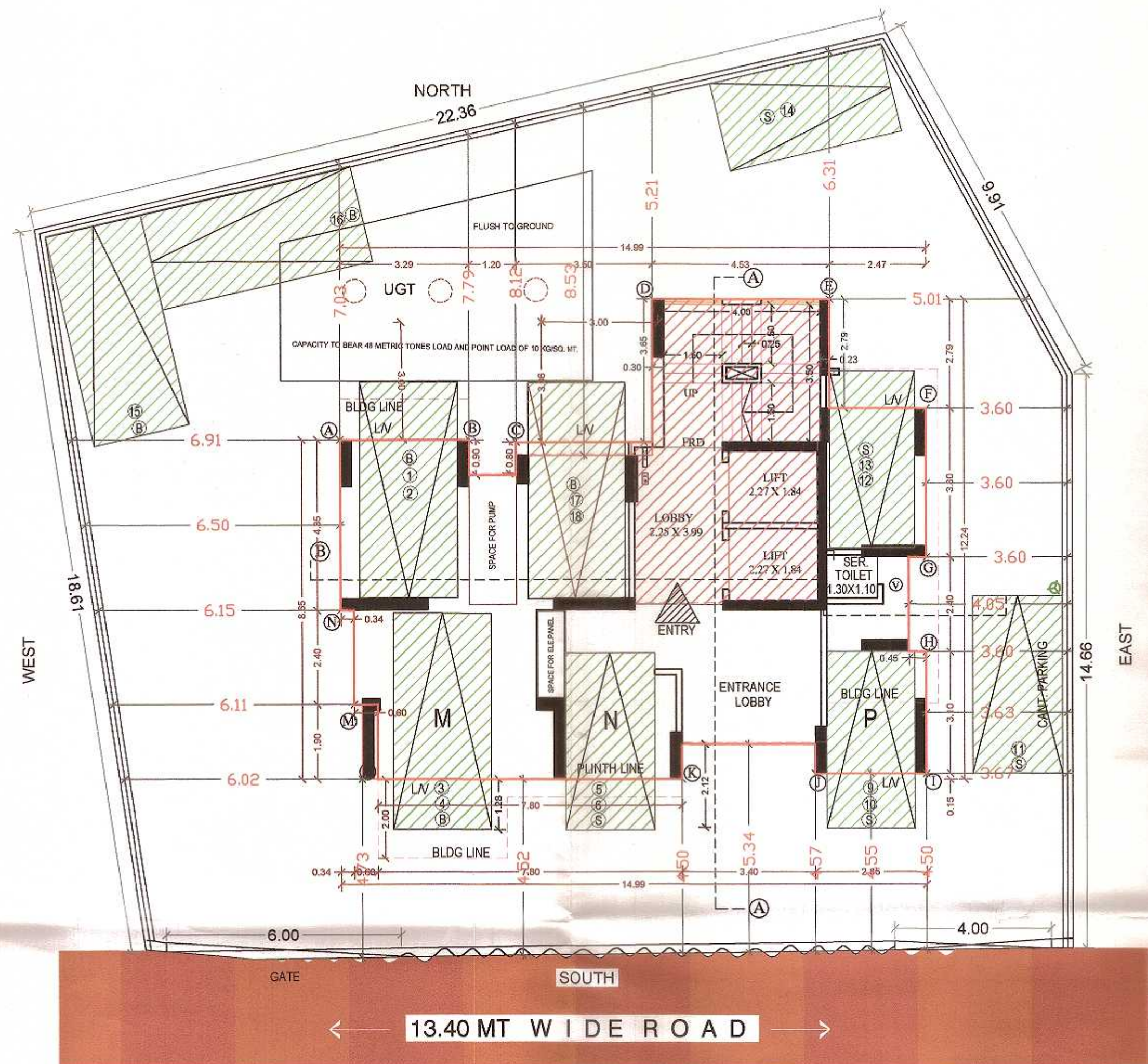
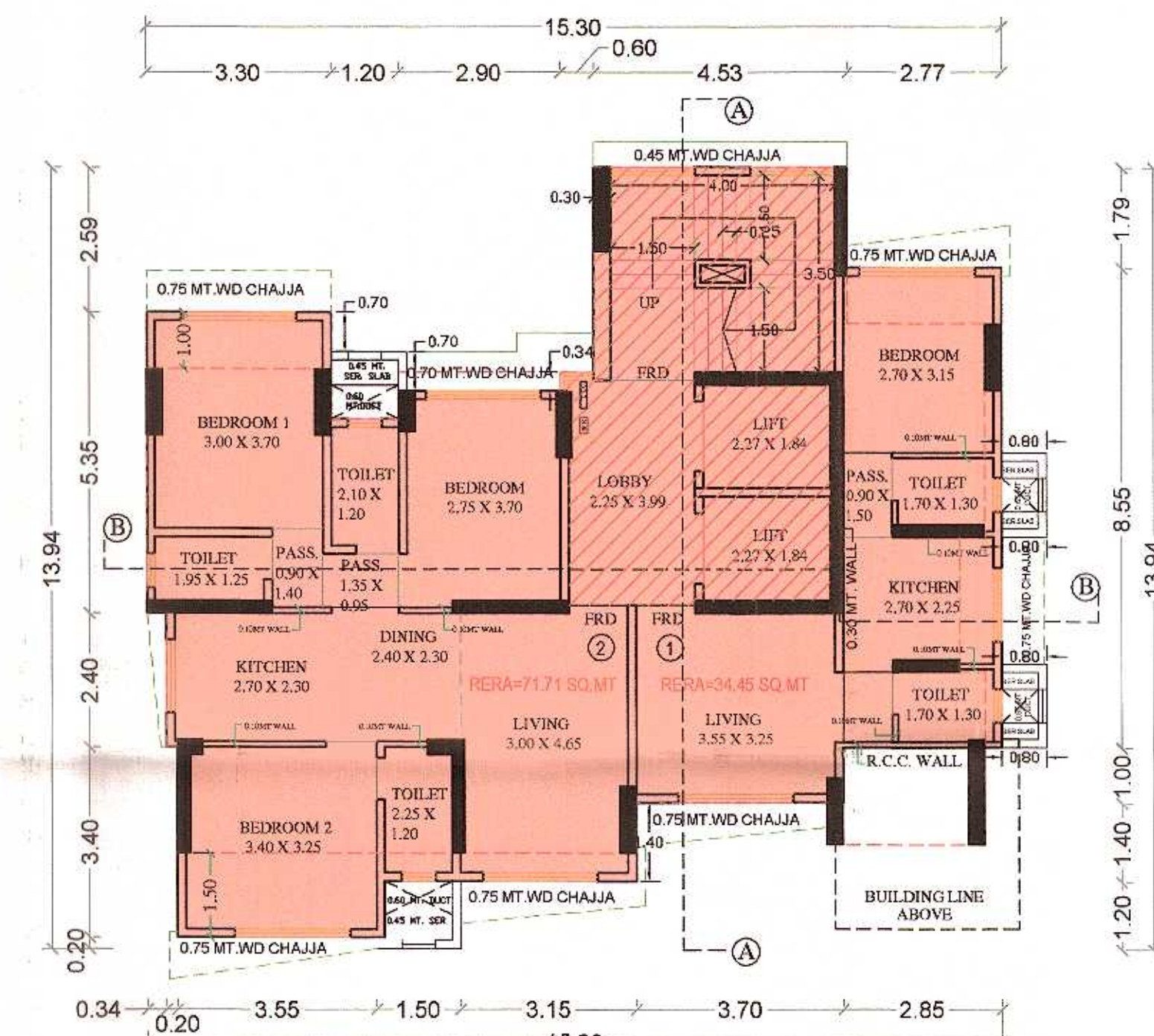




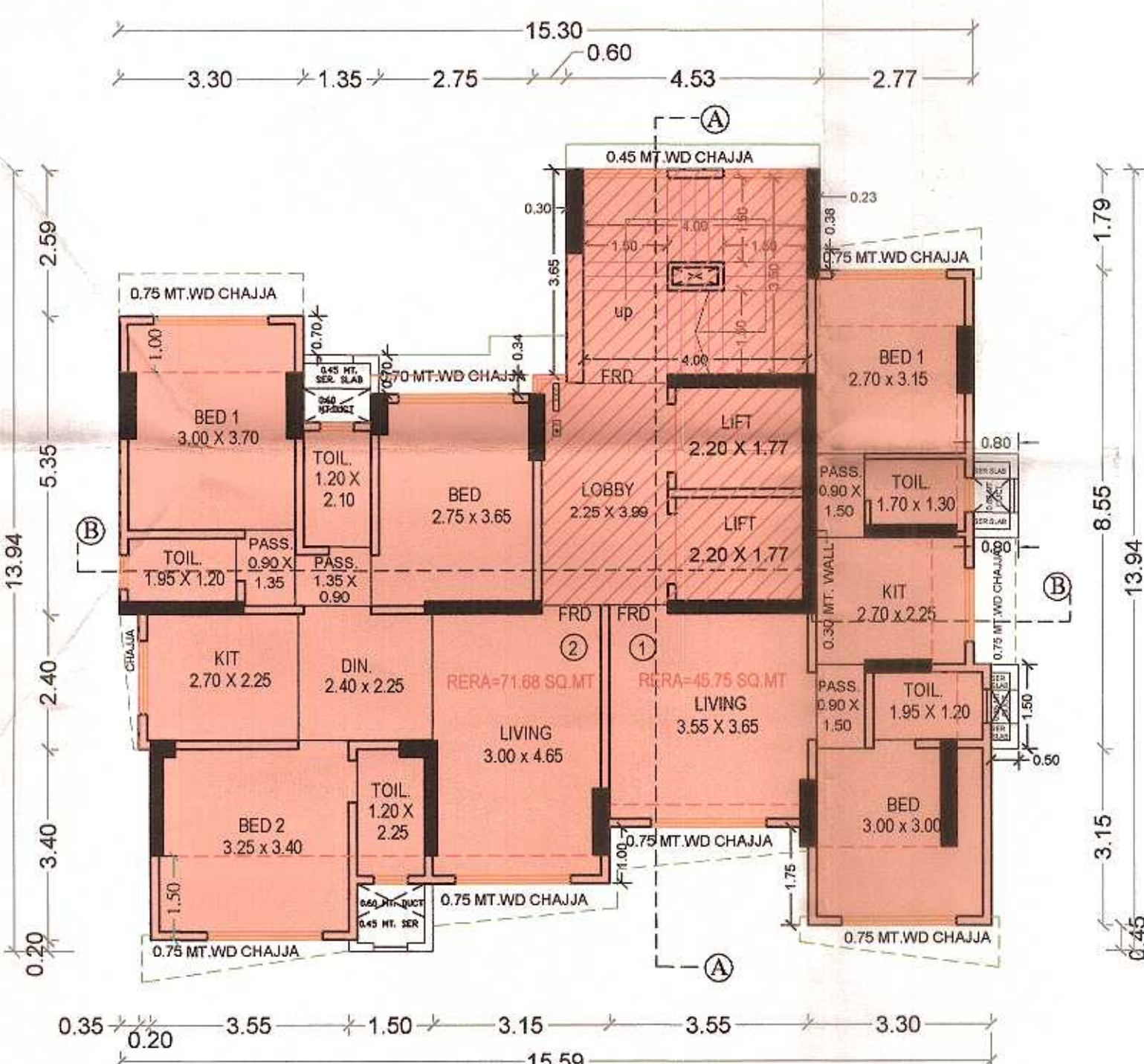
GROUND FLOOR PLAN



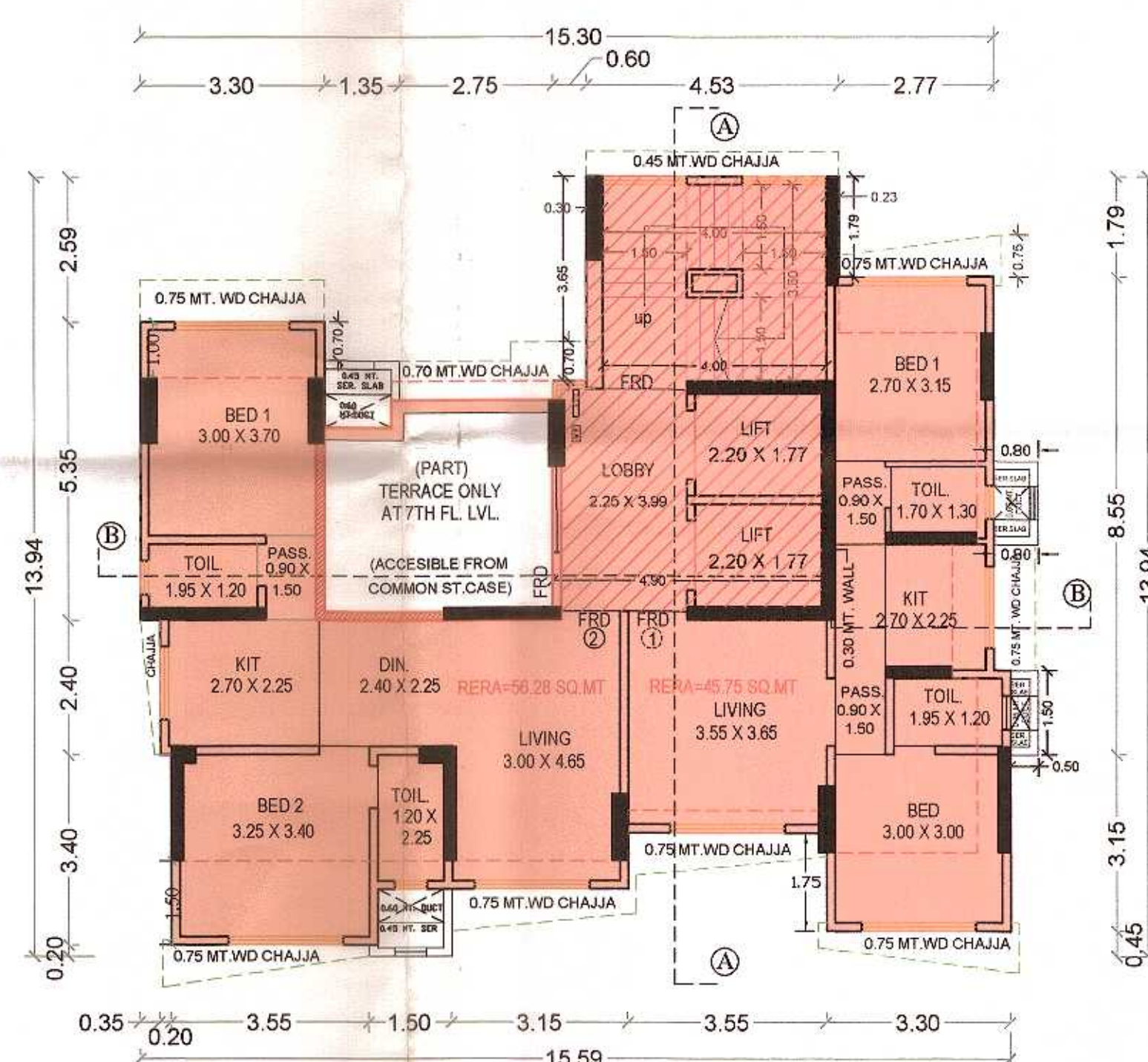
LOCATION PLAN
SCALE 1:4000



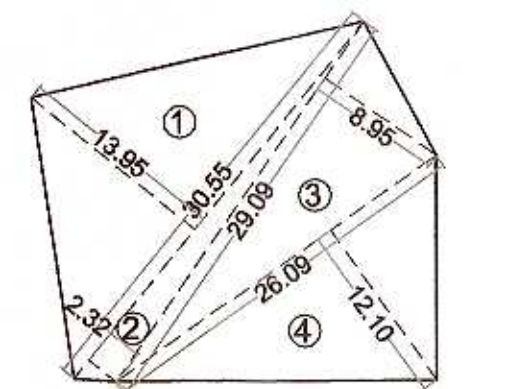
1ST TO 4TH FLOOR PLAN



5TH AND 6TH FLOOR PLAN

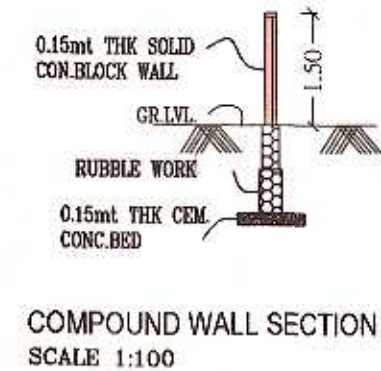


7TH, 9TH & 10TH FLOOR PLAN (PT. TERRACE ONLY @ 7TH FLR. LVL.)

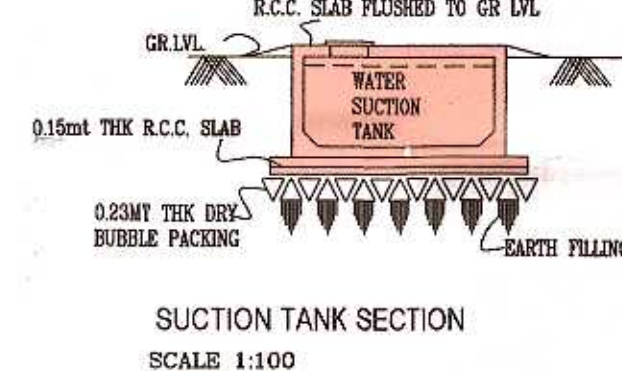


PLOT AREA DIAGRAM
SCALE 1:500

PLOT AREA CALCULATION	
ADDITIONS	
1) 30.55 x 13.95 x 0.50 =	213.09
2) 30.55 x 2.32 x 0.50 =	35.44
3) 29.09 x 8.95 x 0.50 =	130.18
4) 26.09 x 12.10 x 0.50 =	157.84
TOTAL AREA	= 536.60 SQ.MTS.



COMPOUND WALL SECTION
SCALE 1:100



SUCTION TANK SECTION
SCALE 1:100

PARKING STATEMENT			
CARPET AREA	NoS OF FLATS	PARKING REQD.	PARKING PROP.
BELOW 45.00 SQ.MTS	4.00 Nos.	1 FOR 4 FLATS	1.00 Nos.
45.00 TO 60.00 SQ.MTS	17.00 Nos.	1 FOR 2 FLATS	8.50 Nos.
60.00 TO 90.00 SQ.MTS	6.00 Nos.	1 FOR 1 FLAT	6.00 Nos.
ABOVE 90.00 SQ.MTS	NIL	2 FOR 1 FLAT	NIL
TOTAL	27.00 Nos.		15.50 Nos.
VISITORS	5 % OF REQD. PARKING		0.78 Nos.
TOTAL PARKING REQUIRED			16.28 Nos.
TOTAL PARKING PROVIDED	SAY-		16.00 Nos.

APPROVED SUBJECT TO CONDITIONS MENTIONED
IN THIS OFFICE LETTER NO. CHE / WSM/0777/RJC/337(NEW)
S.E.B.P.
A.E.B.P.
Executive Engineer (R-ward)

FORM - I	
A	AREA STATEMENT
1	GROSS AREA OF PLOT
2	AREA ADOPTED FOR PROPOSAL
3	DEDUCTION FOR
4	BALANCE AREA OF PLOT (1 MINUS 3)
5	PLOT AREA UNDER DEVELOPMENT (SR NO. 4)
6	ZONAL (BASIC) FSI (0.50 OR 0.70 OR 1.00 OR 1.33)
7	PERMISSIBLE BUILT UP AREA AS PER ZONAL (BASIC) FSI (5'6)
8	BUILT UP AREA EQUAL TO AREA OF LAND HANDED OVER AS PER 3(A) OF REGULATION 30(A)
9	ADDITIONAL BUA FOR 2(A)(i) & 2(B) ABOVE WITHIN THE CAP OF 'ADMISSIBLE TDR' AS PER TABLE NO.12 ON BALANCE PLOT
10	ADDITIONAL BUA FOR 2(A)(ii) & 2(B) ABOVE TO BE UTILIZED OVER AND ABOVE PERMISSIBLE FSI AS PER COLUMN NO.7 OF TABLE 12 OF REGULATION 30(A) AND AS MENTIONED IN TABLE 12 A OF REGULATION 32 (2004) (12.14 + 12.14)
11	ADDITIONAL BUA IN CASE OF 2(A)(iii) & AS PER REGULATION 17(1) NOTE 20 (VII)&(VIII) AS PER AR POLICY ON REMAINING PLOT
12	TOTAL ADDITIONAL BUA
13	ADDITIONAL INCENTIVE BUA WITHIN THE CAP OF 'ADMISSIBLE TDR' AS PER TABLE 12 ON BALANCE PLOT
14	IN LIEU OF COST CONSTRUCTION OF AMENITY BUILDING AS PER REGULATION 30(A)(3)(b)
15	15% OF SR. NO. 7b ABOVE OR 10% OF TDR FOR REHAB. TENEMENT AS PER REG. 33(7)(b)
16	50% OF REHAB. COMPONENT AS PER REGULATION 33(7)(a)
17	TOTAL ADDITIONAL INCENTIVE AREA
18	BUA DUE TO 'ADDITIONAL' FSI ON PAYMENT OF PREMIUM AS PER TABLE NO.12 OF REGULATION 30(A)(SR. NO. 5 X 50%)
19	BUILT UP AREA DUE TO 'ADMISSIBLE TDR' AS PER TABLE NO. 12 OF REGULATION NO. 30(A) SUBJECT TO REGULATION NO. 30(A)(3) BY RESTRICTING AREA UTILISED IN SR. NO. 9a) & 9b) ABOVE SLUM TDR (SR. NO. 5 X 0.90) X 20% OR 50% MAX. 1
20	TOTAL TDR
21	PERMISSIBLE BUILT UP AREA (7+8+11+12)
22	PROPOSED BUILT UP AREA
23	TDR GENERATED IF ANY AS PER REGULATION 30 (A)
24	FUNGIBLE COMPENSATORY AREA AS PER REGULATION NO. 31(3)
25	(A) PERM. FUNGIBLE COMPENSATORY AREA FOR REHAB. COMPONENT WITHOUT CHARGING PREMIUM
26	FUNGIBLE COMPENSATORY AREA AVAILABLE FOR REHAB. COMPONENT WITHOUT CHARGING PREMIUM
27	(B) PERMISSIBLE FUNGIBLE COMPENSATORY AREA BY CHARGING PREMIUM
28	FUNGIBLE COMPENSATORY AREA AVAILABLE ON PAYMENT OF PREMIUM
29	TOTAL BUILT UP AREA PROPOSED INCLUDING FUNGIBLE COMPENSATORY AREA (18+ 16(A)) + 15(B)(ii)
30	FSI CONSUMED ON NET PLOT (13/5)
31	TENEMENT STATEMENT
32	I PROPOSED BUA (A-13) ABOVE
33	DEDUCTION FOR NON-RESI. AREAS (SHOPS ETC.)
34	AREA FOR TENEMENTS (I - II)
35	TENEMENTS PERMISSIBLE (450 T/ HECTARE)
36	TENEMENTS PROPOSED
37	TENEMENTS EXISTING
38	TOTAL TENEMENTS ON THE PLOT
39	PARKING STATEMENT
40	I PARKING REQUIRED BY REGULATIONS FOR
41	OUTSIDER (VISITORS)
42	COVERED GARAGES PERMISSIBLE
43	COVERED GARAGES PROPOSED
44	CAR
45	SCOOTER/MOTORCYCLE
46	OUTSIDER (VISITORS)
47	TOTAL PARKING PROVIDED
48	PARKING CONDONED
49	LOADING & UNLOADING STATEMENT
50	I LOADING & UNLOADING REQUIRED
51	LOADING & UNLOADING PROPOSED

CERTIFICATE OF AREA
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON AND THE DIMENSIONS OF SIDES ETC. OF THE PLOT AS STATED ON SITE ARE AS AND THE MEASURED ON SITE AND THE AREA SO WORKED OUT IS 536.60 SQ.MTS. (SEVEN HUNDRED AND NINETY FIVE POINT NINETY SQ. MTS.) AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP (P. RECORDS) (Architect) Reg. No. CA-8910283

FORM - II
CONTENTS OF SHEET.
1. Location Plan. 4. U.G.T. & Compound wall Section.
2. Block Plan. 5. Gr.Floor, 1st to 10th Floor Plan.
3. Plot area Diagram and Calculation.

Project Details / Description of Property :
PROPOSED REDEVELOPMENT OF BUILDING ON PLOT BEARING C.T.S. NO. 2250 -A OF VILLAGE EKSAK AT D. N. MHATRE ROAD, BORIVALI (W), MUMBAI.

Name and Address of Owner :
Mr. JITENDRA K. THAKUR (Partner)
M/s Radheya Construction Co.
118, Goyal Shopping Arcade, S. V. Road, Opp. Rly. Station, Borivali (west), Mumbai.

Name and Address of Architect :
SANJAY V. SHAH
ARCHITECT
A/4, Sushiksha CHS.S1, Rohinilane, Borivali (West), Mumbai-400 092 TEL. : 802 0096