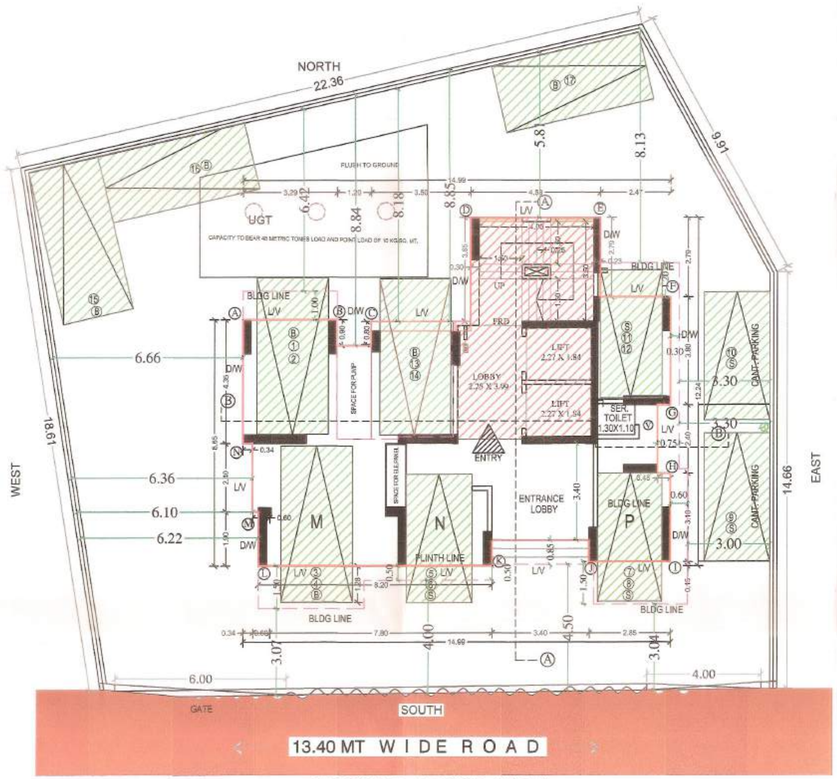
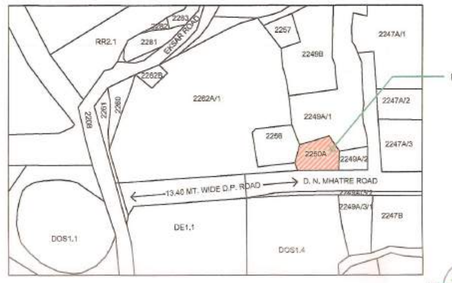
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



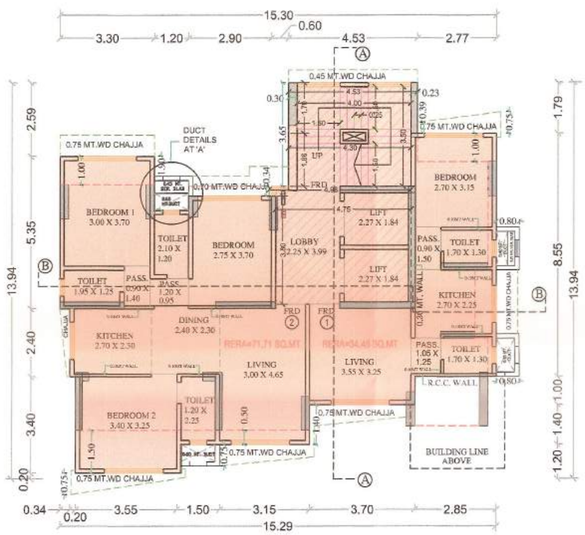
GROUND FLOOR PLAN

SCALE 1:100



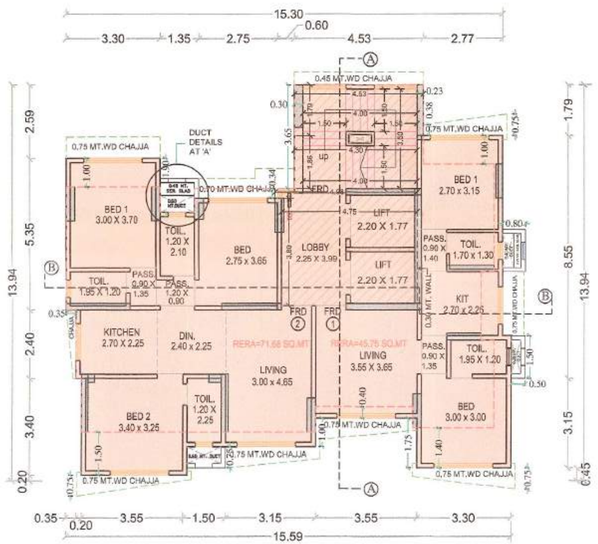
LOCATION PLAN

SCALE 1:4000



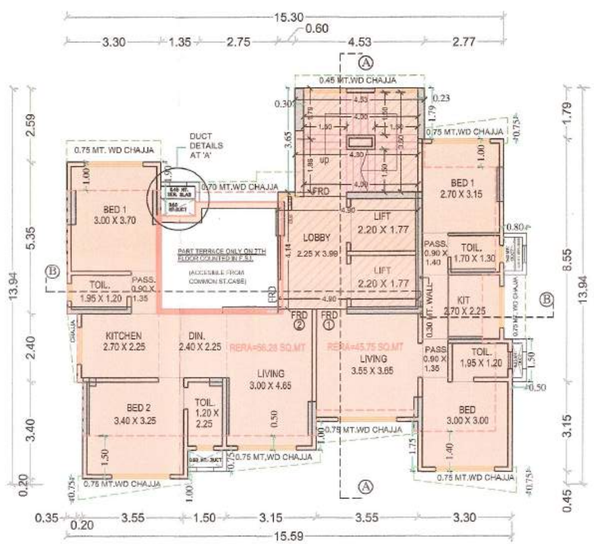
1ST TO 4TH FLOOR PLAN

SCALE 1:100



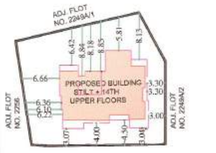
5TH AND 6TH FLOOR PLAN

SCALE 1:100



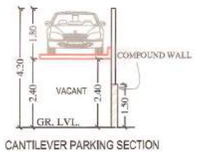
7TH,9TH & 10TH FLOOR PLAN (PT. TERRACE ONLY @ 7TH FLR. LVL.)

SCALE 1:100

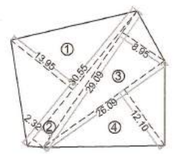


BLOCK PLAN

SCALE 1:500



CANTILEVER PARKING SECTION

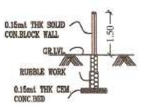


PLOT AREA DIAGRAM

SCALE 1:500

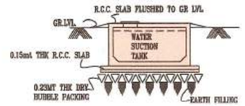
PLOT AREA CALCULATION

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 0.76 Nos. (MIN.)	1.00 Nos.
TOTAL PARKING REQUIRED			16.50 Nos.
		SAY-	17.00 Nos.
TOTAL PARKING PROVIDED			17.00 Nos.

APPROVED SUBJECT TO CONDITIONS MENTIONED IN THIS OFFICE LETTER NO. CHE / WSII/0777/R/C/337(NEW)

S.E.B.P.

SUHAS BHAGWAN GOTHANKAR

Digitally signed by SUHAS BHAGWAN GOTHANKAR
Date: 2020.02.23 23:31:18 +05'30'

A.E.B.P.

PARESH SURYAKANT PANCHAL

Digitally signed by PARESH SURYAKANT PANCHAL
Date: 2020.02.23 23:31:18 +05'30'

Executive Engineer (R-ward)

VINOD KONDIRAM KEKAN

Digitally signed by VINOD KONDIRAM KEKAN
Date: 2020.02.24 13:19:52 +05'30'

FORM - I

A	AREA STATEMENT	SQ.MT
1	GROSS AREA OF PLOT	536.60
	AREA ADOPTED FOR PROPOSAL	
	(a) AREA OF RESERVATION IN PLOT	---
	(b) AREA OF ROAD SET BACK ALREADY CLAIMED AND COMPLETED	---
	(c) AREA OF DP ROAD	---
	(d) ENCROACHMENT	---
2	DEDUCTION FOR	
	(A) FOR RESERVATION/ROAD AREA	
	(a) ROAD SET-BACK AREA TO BE HANDED OVER (100%) (REGULATION NO. 16)	---
	(b) PROPOSED DP ROAD TO BE HANDED OVER (100%) (REGULATION NO. 16)	---
	(c) RESERVATION AREA (PLOT) TO BE HANDED OVER (REGULATION NO. 17)	---
	(B) FOR AMENITY AREA	
	a) AREA OF AMENITY PLOT/PLOTS TO BE HANDED OVER AS PER DCPR 14(A)	---
	(b) AREA OF AMENITY PLOT/PLOTS TO BE HANDED OVER AS PER DCPR 14(B)	---
	(c) AREA OF AMENITY PLOT/PLOTS TO BE HANDED OVER AS PER DCPR 15	---
	(d) AREA OF AMENITY PLOT/PLOTS TO BE HANDED OVER AS PER DCPR 35	---
	(C) DEDUCTION FOR EXISTING BUILT UP AREA TO BE RETAINED IF ANY	
	(a) LAND COMPONENT OF EXISTING BUA PER REGULATION UNDER WHICH DEVELOPMENT IS ALLOWED	
3	TOTAL DEDUCTION [2(A) + 2(B) + 2(C)]	---
4	BALANCE AREA OF PLOT (1 MINUS 3)	536.60
5	PLOT AREA UNDER DEVELOPMENT (SR NO. 4)	536.60
6	ZONAL (BASIC) FSI (0.50 OR 0.70 OR 1.00 OR 1.33)	1.00
7	PERMISSIBLE BUILT UP AREA AS PER ZONAL (BASIC) FSI (5*6)	536.60
8	BUILT UP AREA EQUAL TO AREA OF LAND HANDED OVER AS PER 3(A) OF REGULATION 30(A)	
	(a) ADDITIONAL BUA FOR 2(A)(c)(i)&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 (200%) (12.14 + 12.14)	---
	(c) ADDITIONAL BUA IN CASE OF 2(A)(c)(ii) & AS PER REGULATION17(1) NOTE 20 (VII)&(VIII) AS PER AR POLICY ON REMAINING PLOT	---
	TOTAL ADDITIONAL BUA	---
9	ADDITIONAL INCENTIVE BUA WITHIN THE CAP OF "ADMISSIBLE TDR"AS PER TABLE 12 ON BALANCE PLOT	
	(a) IN LIEU OF COST CONSTRUCTION OF AMENITY BUILDING AS PER REGULATION 30(A)(i)(b)	---
	(b) 15% of sr.no 7b ABOVE OR 1200SQMTS PER REHAB TENEMENT AS PER REG.33(7)(B)	---
	(c) 50% OF RED-HAB COMPONENT AS PER REGULATION 33(7)(A)	---
	TOTAL ADDITIONAL BUA/INCENTIVE AREA	---
10	BUA DUE TO "ADDITIONAL FSI ON PAYMENT OF PREMIUM" AS PER TABLE NO 12 OF REGULATION NO30(A)(SR.NO.5 X 50%) SUBJECT TO REGULATION NO 30(A)(ii)(b) BY RESTRICTING AREA UTILISED IN SRNO 9(a)&(b) ABOVE	268.30
11	BUILT UP AREA DUE TO ADMISSIBLE "TDR" AS PER TABLE NO. 12 OF REGULATION NO 30(A)	
	GENERAL TDR [(SR. NO. 5 X 0.70) X 50% OR 80% MAX.]	187.81
	SLUM TDR [(SR. NO. 5 X 0.70) X 20% OR 50% MIN.]	187.81
	TOTAL TDR	375.62
12	PERMISSIBLE BUILT UP AREA (7+8+10+11)	1180.52
13	PROPOSED BUILT UP AREA	1177.64
14	TDR GENERATED IF ANY AS PER REGULATION 30 (A)	---
15	FUNGIBLE COMPENSATORY AS PER REGULATION NO.31(3)	---
	(A) i) PERM. FUNGIBLE COMPENSATORY AREA FOR REHAB COMPONENT WITHOUT CHARGING PREMIUM	229.65
	ii) FUNGIBLE COMPENSATORY AREA AVAILED FOR REHAB COMPONENT WITHOUT CHARGING PREMIUM	---
	(B) i) PERMISSIBLE FUNGIBLE COMPENSATORY AREA BY CHARGING PREMIUM	182.53
	ii) FUNGIBLE COMPENSATORY AREA AVAILED ON PAYMENT OF PREMIUM	---
16	TOTAL BUILT UP AREA PROPOSED INCLUDING FUNGIBLE COMPENSATORY AREA (13+ 15(A)(ii) +15(B)(ii))	1589.82
17	FSI CONSUMED ON NET PLOT (13/5)	2.19
C	TENEMENT STATEMENT	
i	PROPOSED BUA (A-13 ABOVE)	1177.64
ii	DEDUCTION FOR NON-RESI. AREAS (SHOPS ETC.)	---
iii	AREA FOR TENEMENTS (i - ii)	1177.64
iv	TENEMENTS PERMISSIBLE (450 T/ HECTARE)	52.98
v	TENEMENTS PROPOSED	27 nos.
vi	TENEMENTS EXISTING	---
	TOTAL TENEMENTS ON THE PLOT	27 nos.
D	PARKING STATEMENT	
i	PARKING REQUIRED BY REGULATIONS FOR	15.50
ii	OUTSIDER (VISITORS) (0.78 MIN. 1.00)	1.00
iii	COVERED GARAGES PERMISSIBLE	---
iv	COVERED GARAGES PROPOSED	---
v	CAR	15.50
vi	SCOOTER/MOTORCYCLE	---
vii	OUTSIDER (VISITORS) (0.78 MIN. 1.00)	1.00
	TOTAL PARKING PROVIDED (16.50 = REQUIRED) SAY	17.00
	PARKING CONDONED	---
E	LOADING & UNLOADING STATEMENT	
1	LOADING & UNLOADING REQUIRED	N.A.
2	LOADING & UNLOADING PROPOSED	N.A.

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. (FIVE HUNDRED AND NINETY FIVE POINT NINETY SQ. MTS.) AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP/T.P. RECORDS

Sanjay Vinubhai Shah (Architect) Reg. No. CA/86/10283

FORM - II

CONTENTS OF SHEET.

1. Location Plan.
2. Block Plan.
3. Plot area Daigram and Calculation.
4. U.G.T. & Compound wall Section.
5. Gr.Floor, 1st to 10th Floor Plan.

Project Details / Description of Property :

PROPOSED REDEVELOPMENT OF BUILDING ON PLOT BEARING C.T.S. NO. 2250 -A OF VILLAGE EKSAR 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.

Digital Signature: JITENDRA KISAN THAKUR — Digitally signed by JITENDRA KISAN THAKUR. Date: 2020.02.19 13:43:31 +05'30'

Name and Address of Architect :

SANJAY V. SHAH
ARCHITECT
A/4 Sadichha C.H.S.L. Rokadia lane, Borivali (West), Mumbai -400 092 TEL : 892 0096

Digital Signature: Sanjay Vinubhai Shah — Digitally signed by Sanjay Vinubhai Shah. Date: 2020.02.19 13:28:07 +05'30'

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT