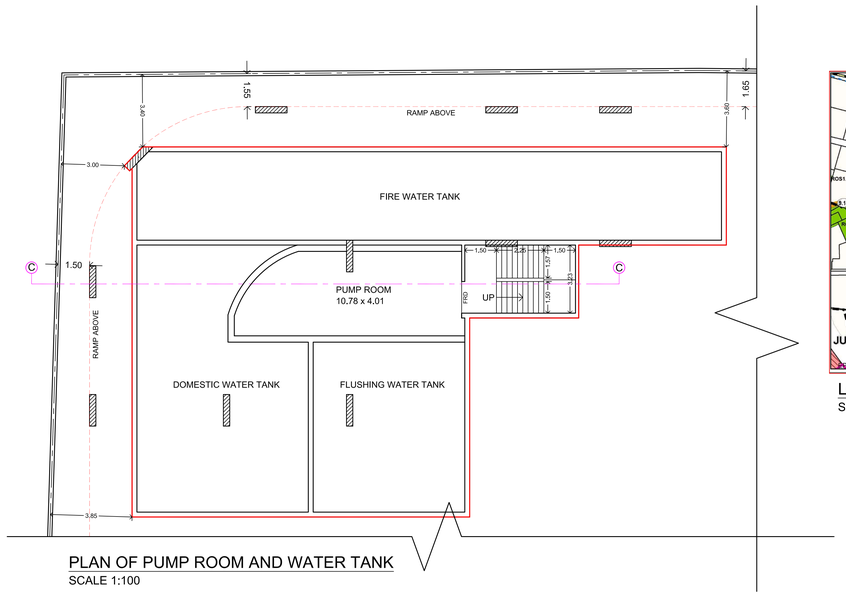
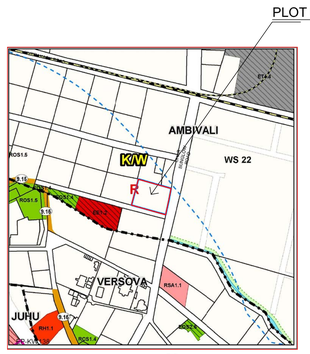
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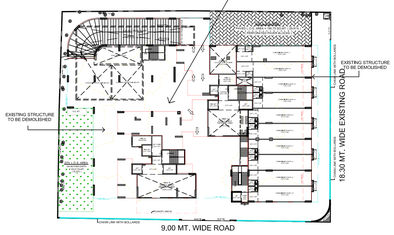


PLAN OF PUMP ROOM AND WATER TANK
SCALE 1:100



LOCATION PLAN
SCALE 1:4000

PROP. BLDG.
PT. GR. PT STILT + 1ST FLR SHOP + 1ST TO 4TH PODIUM FLR +
5TH TO 12TH PT. UPP FLRS.

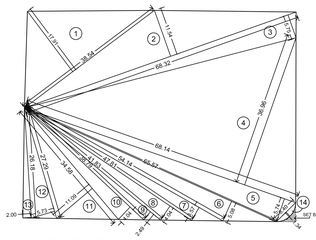


BLOCK PLAN
SCALE 1:500

SET BACK AREA DIAGRAM
SCALE 1:500

PLOT AREA CALCULATION

1	1/2	X 38.54 X 17.91 X 1 NO	=	345.13	SQ.MT.
2	1/2	X 68.32 X 11.54 X 1 NO	=	394.21	SQ.MT.
3	1/2	X 68.32 X 5.75 X 1 NO	=	196.42	SQ.MT.
4	1/2	X 68.14 X 36.96 X 1 NO	=	1259.23	SQ.MT.
5	1/2	X 68.14 X 5.74 X 1 NO	=	195.56	SQ.MT.
6	1/2	X 65.57 X 5.08 X 1 NO	=	166.55	SQ.MT.
7	1/2	X 54.14 X 3.57 X 1 NO	=	96.64	SQ.MT.
8	1/2	X 47.81 X 4.04 X 1 NO	=	96.58	SQ.MT.
9	1/2	X 41.83 X 2.49 X 1 NO	=	52.08	SQ.MT.
10	1/2	X 38.79 X 4.04 X 1 NO	=	78.36	SQ.MT.
11	0.50	X 34.58 X 11.09 X 1 NO	=	191.75	SQ.MT.
12	0.50	X 27.29 X 5.73 X 1 NO	=	78.19	SQ.MT.
13	0.50	X 26.18 X 2.00 X 1 NO	=	26.18	SQ.MT.
14	2/3	X 6.40 X 1.34 X 1 NO	=	5.72	SQ.MT.
		TOTAL ADDITION	=	3182.60	SQ.MT.



PLOT AREA DIAGRAM
SCALE 1:500

SET-BACK AREA CALCULATION

A	0.50	X 6.36 X 3.17 X 1 NO	=	10.08	SQ.MT.
		TOTAL ADDITION	=	10.08	SQ.MT.
DEDUCTIONS					
1	2/3	X 6.36 X 1.34 X 1 NO	=	5.68	SQ.MT.
		TOTAL DEDUCTION	=	5.68	SQ.MT.
TOTAL BUILT UP AREA [X - Y1]			=	4.40	SQ.MT.

BUILT UP AREA SUMMARY (COMMERCIAL)

FLOOR	FLOOR AREA OF WING	STAIR - CASE AREA	NET BUILT UP AREA
GR. FLOOR	581.58 SQ.MT.	N I L	581.58 SQ.MT.
1ST PODIUM FLOOR	N I L		N I L
2ND PODIUM FLOOR	671.28 SQ.MT.	39.12 SQ.MT.	632.16 SQ.MT.
3RD PODIUM FLOOR	N I L	N I L	N I L
4TH PODIUM FLOOR	N I L	N I L	N I L
TOTAL	1252.86 SQ.MT.	39.12 SQ.MT.	1213.74 SQ.MT.
		TOTAL BUILT UP AREA =	1213.74 SQ.MT.

BUILT UP AREA SUMMARY (RESIDENTIAL)

FLOOR	FLOOR AREA OF WING 'A' WING	FLOOR AREA OF WING 'B' WING	'A' TOTAL B.U.A	STAIR - CASE AREA WING 'A'	STAIR - CASE AREA WING 'B'	'B' TOTAL B.U.A	NET BUILT UP AREA (A - B)
5TH FLOOR	418.36	341.79	760.15	57.64	59.79	117.43	642.72 SQ.MT.
6TH FLOOR	418.36	341.79	760.15	57.64	59.79	117.43	642.72 SQ.MT.
7TH FLOOR	323.29 + 14.55 EXCESS REFUGE AREA COUNTED IN FSI	267.61 + 10.87	590.90 + 25.42	59.16	61.30	120.46	470.44 SQ.MT. + 25.42 SQ.MT.
8TH FLOOR	418.36	341.79	760.15	57.64	59.79	117.43	642.72 SQ.MT.
9TH FLOOR	418.36	341.79	760.15	57.64	59.79	117.43	642.72 SQ.MT.
10TH FLOOR	418.36	341.79	760.15	57.64	59.79	117.43	642.72 SQ.MT.
11TH FLOOR	418.36	341.79	760.15	57.64	59.79	117.43	642.72 SQ.MT.
12TH FLOOR	418.36	267.61	685.97	57.64	61.30	118.94	567.03 SQ.MT.
TOTAL	3266.36	2596.83	5863.19	462.64	481.34	943.98	4919.21 SQ.MT.
					TOTAL BUILT UP AREA =		4919.21 SQ.MT.

TOTAL BUILT UP AREA PROPOSED (1213.74 + 4919.21) = 6132.95 SQ.MT.

PARKING AREA STATEMENT AS PER DCPR 2034

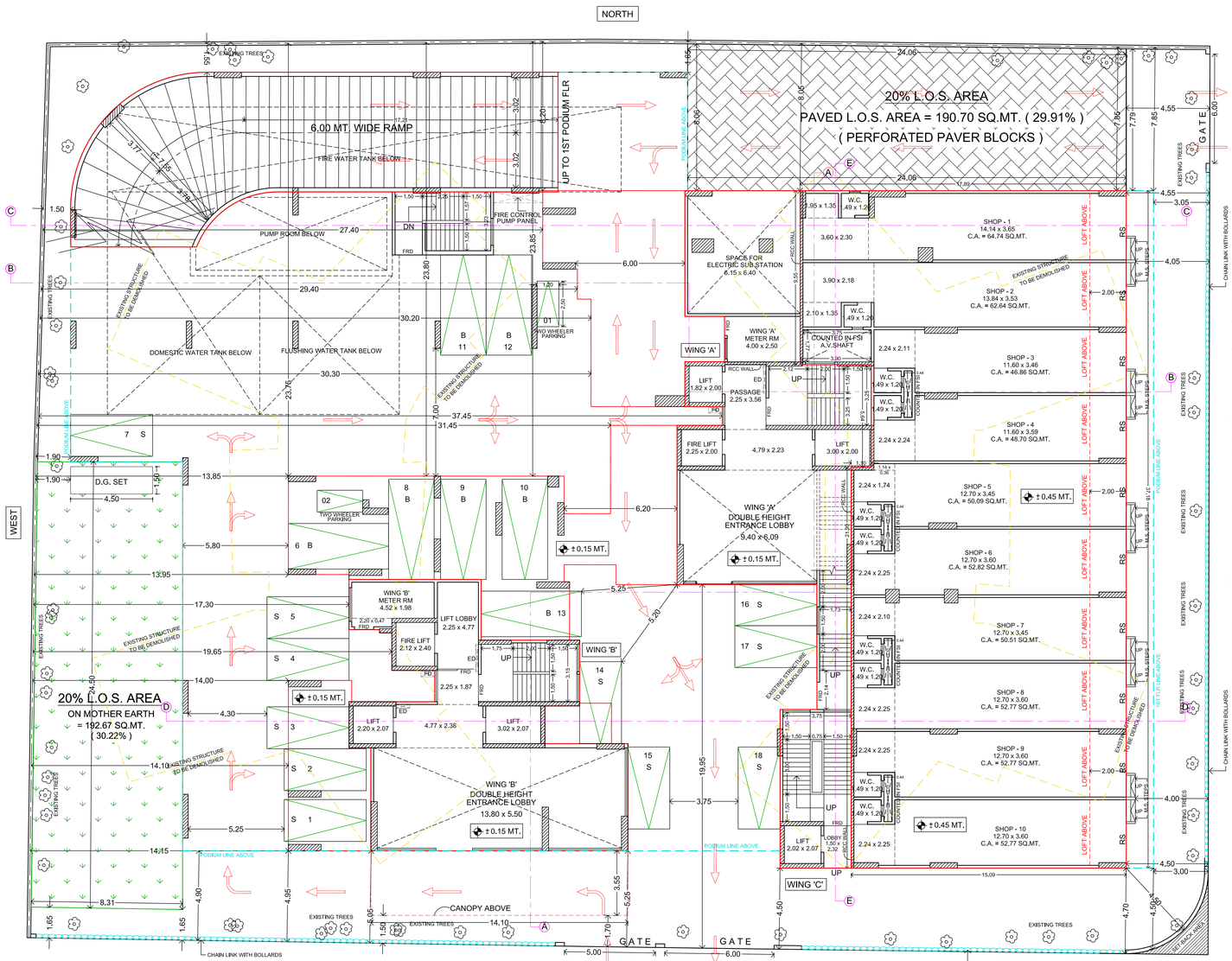
CARPET AREA IN SQ. MT.S	TOTAL NOS. OF FLATS	PARKING PERMISSIBLE AS PER D.C. RULES	PARKING REQUIRED
BELOW 45.00	N I L	1 PARKING FOR 4 TENEMENTS	N I L
45.00 TO 60.00	N I L	1 PARKING FOR 2 TENEMENTS	N I L
60.00 TO 90.00	22 NOS.	1 PARKING FOR 1 TENEMENTS	22.00
ABOVE 90.00	31 NOS.	2 PARKING FOR 1 TENEMENTS	62.00
	53 NOS.		84.00
10% ADDITIONAL PARKING FOR VISITORS			08.40
TOTAL PARKING REQUIRED FOR RESIDENTIAL			92.40
1 PARKING FOR 40 SQ.MTS. OF TOTAL FLOOR AREA UPTO 800 SQ.MT. AND 1 PARKING FOR EVERY 80 SQ.MT. OF AREA EXCEEDING 800 SQ.MT. (1213.74 SQ.MT.)			25.17
10% ADDITIONAL PARKING FOR VISITORS			2.52
TOTAL PARKING FOR SHOP			27.69
TOTAL PARKING REQUIRED (92.40 + 27.69) = 120.09 NOS. SAY MIN.			120 NOS.
TOTAL PARKING PROPOSED FOR FULL POTENTIAL			202 NOS.

TOTAL PARKING PROPOSED

FLOOR	BIG	SMALL	TOTAL
GROUND FLOOR	07	11	18
1ST PODIUM FLOOR	14	11	25
2ND PODIUM FLOOR	14	13	27
3RD PODIUM FLOOR	53	37	90
4TH PODIUM FLOOR	26	16	42
TOTAL	114 NOS	88 NOS	202 NOS

TWO WHEELER PARKING PROPOSED

FLOOR	TOTAL
GROUND FLOOR	02
1ST PODIUM FLOOR	10
2ND PODIUM FLOOR	17
3RD PODIUM FLOOR	22
4TH PODIUM FLOOR	15
TOTAL	66 NOS



PART GROUND / PART STILT FLOOR PLAN
SCALE 1:100

CHE/WS/1745/K/W/337(NEW)

A	PROFORMA - A	TOTAL AREA
1	AREA OF PLOT	3187.00
2	DEDUCTIONS FOR	N I L
	a) ROAD SET BACK AREA	4.40
	b) PROPOSED ROAD	N I L
	c) AREA NOT IN PHYSICAL POSSESSION	N I L
3	Balance area of polt (1 minus 2)	3182.60
4	Deduction for 15% Recreation ground / 10% Amenity space (if deduction for Ind)	N I L
5	Net area of plot (3 minus 4)	3182.60
6	Additions for floor space index 2 (a) 100% for D.P. Road (restricted to 40% or 80% of "3" above 2 (b) 100% for set-back (restricted to 40% or 80% of "3" above	N I L
7	Total Area (5 plus 6)	3182.60
8	Floor Space Index permissible	1.00
9	Floor Space Index credit available by Development Right	
	Additions for floor spaces index 9(a) 0.50 F.S.I. as per Reg. 30 9(b) Permissible TDR as Per Reg. 30(1) Table (12) 9b(1) SLUM TDR As per Reg. 32(5.4.1)(iii) 9b(2) GENERAL TDR As per Reg. 32 9b(3) Incentive F.S.I. As Per 33(7)(B)	1591.30 470.00
10	Permissible Floor Area (7 X 8) plus 9 above	5243.90
11	Existing floor area	N I L
12	Proposed built up area	5222.18
13	Excess DECK area taken in Floor Space Index	N I L
14A	Purely residential built up area	4008.44
14B	Remaining Non Residential Built up area.	1213.74
14	TOTAL Built up proposed (11 + 12 + 13)	5222.18
15	F.S.I. Consumed on net holding = 14/3	1.64
16A	Fungible Built Up Area component proposed vide DCPR 31 (3) for purely Residential = or < (14A x 0.35)	910.77
16B	Fungible Built Up Area component proposed vide DCPR 31 (3) for Non - Residential = or < (14B x 0.35)	N I L
16C	Permissible Fungible floor Area vide DCPR 31 (3)	1827.76
17	Total Fungible Built Up Area vide DCPR 31 (3) = (16A + 16B)	910.77
(i)	Fungible Compensatory Area by charging premium (Residential)	N I L
(ii)	Fungible Compensatory Area without charging premium (Residential)	910.77
(iii)	Fungible Compensatory Area by charging premium (Non Residential)	N I L
(iv)	Fungible Compensatory Area without charging premium (Non Residential)	N I L
18	Total Gross BUILT UP AREA proposed (14 + 17)	6132.95
D.	TENEMENT STATEMENT	
(i)	PROPOSED AREA (Item A, 12 above) or C4	6132.95
(ii)	LESS DEDUCTIONS OF NON RESI. AREA	1213.74
(iii)	AREA AVAILABLE FOR TENEMENTS [(i) - (ii)]	4919.21
(iv)	TENEMENTS PERMISSIBLE AS PER (450 / HECTARE)	221.36
(v)	TENEMENTS PROPOSED	53 NOS.
	TENEMENTS EXISTING	------
(vi)	TOTAL TENEMENTS PROPOSED	53 NOS.
E	PARKING STATEMENT	
	a) TOTAL PARKING REQUIRED	120
	b) TOTAL PARKING PROPOSED	202
F	TRANSPORT VEHICLE PARKING	
	a) TRANSPORT VEHICLE PARKING REQUIRED	------
	b) TRANSPORT VEHICLE PARKING PROPOSED	------

PROFORMA - B

CONTENTS OF SHEET: GROUND FLOOR PLAN, BUILT UP SUMMARY, PARKING AREA STATEMENT, LOCATION PLAN

CERTIFICATE OF PLOT AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON DT : 14/04/2022 AND THAT THE DIMENSIONS OF THE SIDES, ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 3187.00 SQ. MTS. (THREE THOUSAND ONE HUNDRED AND EIGHTY SEVEN ONLY) AND) TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / PROPERTY REGISTER CARD.

KEDAR ARVIND PATHARE E
Digitally signed by KEDAR ARVIND PATHARE
DN: CN = KEDAR ARVIND PATHARE E, C = IN, O = Personal
Date: 2023.04.13 18:24:54 +06'30'

SIGNATURE OF ARCHITECT

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED REDEVELOPMENT OF BUILDING ON PLOT BEARING CTS NO. 831/14 OF VILLAGE AMBIVALI, ANDHERI (WEST) MUMBAI – 400053.

NAME, ADDRESS OF C.A. TO OWNER	DIGITAL SIGN
SHRI. ARSHAD A. LASHKARIA DIRECTOR OF LASHKARIA HOUSING & INFRASTRUCTURE PVT. LTD, LASHKARIA ANURAG, 1ST FLOOR, J.P. ROAD, MODEL TOWN, FOUR BUNGALOW, NEAR VERSOVA METRO STATION, ANDHERI (WEST), MUMBAI 400053.	MOHD ARSHAD LASHKARIA Digitally signed by: MOHD ARSHAD LASHKARIA DN: CN = MOHD ARSHAD LASHKARIA C = IN O = Personal Date: 2023.04.13 18:29:33 +06'30'

B.M.C. FILE NO. CHE/WS/1745/K/W/337(NEW)

THIS PLAN IS DIGITALLY SIGNED AND PHYSICAL SIGN IS NOT REQUIRED
APPROVED SUBJECT TO CONDITIONS MENTIONED
IN THIS OFFICE LETTER UNDER NO. CHE/WS/1745/K/W/337(NEW)
DATED : 17.04.2023

APPROVED subject to conditions mentioned in this office letter under no. CHE/WS/1745/K/W/337(NEW)

SURENDRA MADHAO TOPLE S.E.B.P. (K/WN-1)	AMIT PRAKASH PATIL A.E.B.P. (K/W)	Vijay Shankarrao Tawde E.E.B.P. (WS) K/West

NORTH	SCALE
	1:100

NAME AND ADDRESS OF ARCHITECT	DIGITAL SIGN
SHRI. KEDAR A. PATHARE ENVISIONS ARCHITECTURE AND INTERIOR DESIGN STUDIO 12-13, GROUND FLOOR ABHISHEK BUILDING ANDHERI(WEST), MUMBAI 400 053	KEDAR ARVIND PATHARE E Digitally signed by: KEDAR ARVIND PATHARE DN: CN = KEDAR ARVIND PATHARE E, C = IN O = Personal Date: 2023.04.13 18:25:26 +06'30' ARCHITECT

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