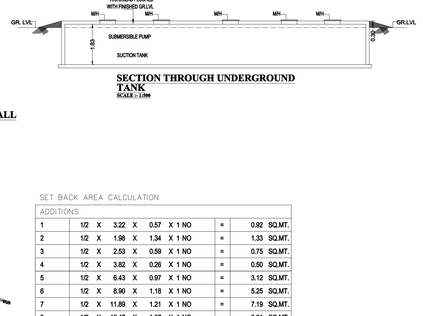


SECTION THROUGH COMPOUND WALL
SCALE - 1:100

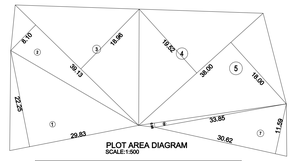


SECTION THROUGH UNDERGROUND TANK
SCALE - 1:100

SET BACK AREA CALCULATION
SCALE:1:600

SET BACK AREA CALCULATION

ADDITIONS								
1	1/2	X	3.22	X	0.57	X 1 NO	=	0.92 SQ.MT.
2	1/2	X	1.98	X	1.34	X 1 NO	=	1.33 SQ.MT.
3	1/2	X	2.53	X	0.59	X 1 NO	=	0.75 SQ.MT.
4	1/2	X	3.82	X	0.26	X 1 NO	=	0.50 SQ.MT.
5	1/2	X	6.43	X	0.97	X 1 NO	=	3.12 SQ.MT.
6	1/2	X	8.90	X	1.18	X 1 NO	=	5.25 SQ.MT.
7	1/2	X	11.89	X	1.21	X 1 NO	=	7.19 SQ.MT.
8	1/2	X	16.47	X	1.07	X 1 NO	=	8.81 SQ.MT.
9	1/2	X	16.47	X	1.38	X 1 NO	=	11.36 SQ.MT.
10	1/2	X	11.65	X	1.39	X 1 NO	=	8.10 SQ.MT.
11	1/2	X	11.59	X	0.09	X 1 NO	=	0.52 SQ.MT.
12	1/2	X	1.50	X	0.14	X 1 NO	=	0.11 SQ.MT.
						TOTAL ADDITION	=	48.00 SQ.MT. X



PLOT AREA DIAGRAM
SCALE:1:500

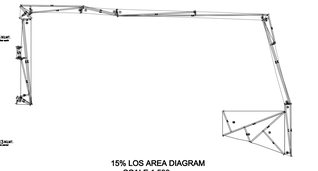
PLOT AREA CALCULATION

1	1/2	x	29.83	x	22.25	x 1 NO	= 331.66 SQ.MT.
2	1/2	x	39.13	x	8.10	x 1 NO	= 158.46 SQ.MT.
3	1/2	x	39.13	x	18.66	x 1 NO	= 370.95 SQ.MT.
4	1/2	x	38.00	x	19.52	x 1 NO	= 370.88 SQ.MT.
5	1/2	x	38.00	x	18.80	x 1 NO	= 357.20 SQ.MT.
6	1/2	x	33.85	x	0.96	x 1 NO	= 16.59 SQ.MT.
7	1/2	x	30.62	x	11.59	x 1 NO	= 177.44 SQ.MT.
						TOTAL PLOT AREA	= 1783.40 SQ.MT. X
						CLAIMED AS P.R.CARD	= 1782.40 SQ.MT.

LOS AREA CALCULATION

15% OF 11734.40 SQ.M=260.16 SQ.M

1	1/2	X	3.75	X	1.86	X 1 NO	= 3.88 SQ.MT.
2	1/2	X	3.75	X	0.84	X 1 NO	= 1.75 SQ.MT.
3	1/2	X	14.18	X	1.38	X 1 NO	= 9.78 SQ.MT.
4	1/2	X	11.86	X	1.82	X 1 NO	= 7.89 SQ.MT.
5	1/2	X	8.01	X	1.43	X 1 NO	= 5.73 SQ.MT.
6	1/2	X	8.01	X	1.26	X 1 NO	= 5.05 SQ.MT.
7	1/2	X	17.43	X	1.40	X 1 NO	= 12.20 SQ.MT.
8	1/2	X	34.00	X	0.71	X 1 NO	= 12.07 SQ.MT.
9	1/2	X	34.00	X	1.20	X 1 NO	= 22.61 SQ.MT.
10	1/2	X	6.66	X	1.25	X 1 NO	= 4.16 SQ.MT.
11	1/2	X	19.97	X	0.82	X 1 NO	= 8.19 SQ.MT.
12	1/2	X	19.97	X	1.24	X 1 NO	= 12.36 SQ.MT.
13	1/2	X	11.87	X	1.25	X 1 NO	= 7.42 SQ.MT.
14	1/2	X	11.77	X	1.25	X 1 NO	= 7.42 SQ.MT.
15	1/2	X	10.58	X	7.30	X 1 NO	= 37.89 SQ.MT.
16	1/2	X	15.15	X	3.85	X 1 NO	= 27.99 SQ.MT.
16A	1/2	X	15.10	X	5.07	X 1 NO	= 38.28 SQ.MT.
17	1/2	X	3.86	X	1.40	X 1 NO	= 2.71 SQ.MT.
18	1/2	X	3.86	X	0.43	X 1 NO	= 0.79 SQ.MT.
19	1/2	X	10.55	X	1.90	X 1 NO	= 10.02 SQ.MT.
20	1/2	X	3.03	X	0.88	X 1 NO	= 1.30 SQ.MT.
21	1/2	X	3.03	X	0.88	X 1 NO	= 1.33 SQ.MT.
22	1/2	X	19.03	X	1.33	X 1 NO	= 12.99 SQ.MT.
23	1/2	X	19.03	X	1.87	X 1 NO	= 18.26 SQ.MT.
						TOTAL ADDITION	= 211.47 SQ.MT. X



15% LOS AREA DIAGRAM
SCALE 1:500

TABLE NO. I
PROPOSED BUILT UP AREA STATEMENET

SR. NO.	WING	FLOOR NO.	PROPOSED BUILT UP AREA (IN SQ.MT)		TOTAL (4+5) (IN SQ.MT)	STAIRCASE/LIFT/LIFT LOBBY AREA (IN SQ.MT)		FLAT/NR/ SOCIETY OFFICE/ FITNESS CENTRE/ REFUGE AREA
			WING-A	WING-B		COMMERCIAL	RESIDENTIAL	
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
1	A	GROUND		STILT		----		ENTRANCE LOBBY/PARKING
		1ST PODIUM		PODIUM PARKING	----	----		PARKING
		2nd PODIUM	----	PODIUM PARKING		----		FITNESS CENTRE/PARKING
		3RD	184.11	213.03	397.14	----	77.54	FLAT
		4TH	191.61	213.07	404.68	----	77.35	FLAT
		5TH	191.61	213.07	404.68	----	77.35	FLAT
		6TH	191.61	213.07	404.68	----	77.35	FLAT
		7TH	191.61	213.07	404.68	----	77.35	FLAT
		8TH	149.62	159.93	309.55	----	77.66	FLAT/ REFUGE
		9TH	191.64	223.99	415.63	----	77.24	FLAT
		10TH	191.64	223.99	415.63	----	62.06	FLAT
		11TH	191.64	223.99	415.63	----	62.06	FLAT
		12TH	191.64	223.99	415.63	----	62.06	FLAT
		13TH	191.64	223.99	415.63	----	62.06	FLAT
		14TH	191.64	223.99	415.63	----	62.06	FLAT
		15TH	165.25	183.90	349.15	----	62.06	FLAT/ REFUGE
		16TH	205.46	230.30	435.76	----	62.06	FLAT
		17TH	205.46	230.30	435.76	----	62.06	FLAT
		18TH	205.46	230.30	435.76	----	62.06	FLAT
		19TH	205.46	52.73	258.19	----	62.06	FLAT
		EXCESS REFUGE AREA		6.47	6.47			
		TOTAL BUA PROPOSED	3237.10	3503.18	6740.28		1162.44	
3		FUNGIBLE COMPENSATORY AREA PROPOSED: (COM: 24.316% RES: 34.166%)	816.02 (847.37-31.36) (33.70%)	900.83 (910.89-10.26) (34.50%)	1716.65			
4		NET BUA PROPOSED (2 - 3)	2421.08	2602.55	5023.63			
5		FITNESS CENTRE	PERMISSIBLE 2 X 2% = 6740.28X2%=134.80 SQ.MT.					PROVIDED AT 2ND PODIUM/FLR
			PROVIDED = 98.45 SQ.M					
6		SOCIETY OFFICE	PERMISSIBLE =					PROVIDED AT _____ FLR
			PROVIDED =					
7		AMENITY AREA/ BUA IN SQ.M(REQ 14A OR 14B)	PERMISSIBLE 2 X 2% = ----					ACCESSIBLE BY ____/ PROVIDED AT ____FLOOR IN WING__
			PROVIDED = ----					
8		IN/PH	REQUIRED BUA = SQ.MT, NO. OF TENANMENTS					PROVIDED AT _____ FLOOR
			PROVIDED BUA = SQ.MT, NO. OF TENANMENTS					
9		REFUGE AREA	REQUIRED (IN SQ.MT)	PROVIDED (IN SQ.MT)	EXCESS PROV.	PROPOSED AT FLOOR	BUA CONSIDERED FOR REFUGE AREA	
			WING A&B				FLOOR FROM ____ TO ____	TOTAL BUA
		WING'A'	112.13 SQ.M	117.06 SQ.M		8TH	8TH - 13TH FLOOR	2803.33 SQ.M
		WING'B'	39.50 SQ.M	40.55 SQ.M		15TH	15TH - 19TH FLOOR	987.51 SQ.M
			39.45 SQ.M	45.92 SQ.M	6.47 SQ.M	15TH	15TH - 19TH FLOOR	928.34 SQ.M

TABLE NO. - IV
PARKING SPACES STATEMENT AS PER REG. 33(7)B

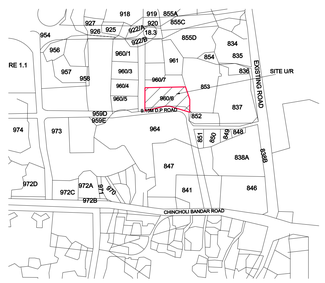
Sr. No.	Wing	Floor	Carpet Area of Tenement in sq.mt.							No. of Tenements proposed per floor	No. of Tenements in Group of Required Parking Spaces				
			Flat No. 1	Flat No. 2	Flat No. 3	Flat No. 4	Flat No. 5	Flat No. 6	Flat No. 7	Flat No. 8	Below 45 Sq. Mt.	Above 45 to 60 Sq. Mt.	Above 60 to 90 Sq. Mt.	Above 90 Sq. Mt.	Total Parking
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)
1.		(A) Residential:											(1 for every T/s)	(2 for 1 T/s)	
		3rd	35.29	35.29	58.02	39.43	39.43	58.08	48.71	48.71	8.00	4.00	4.00	---	---
		4th	39.11	39.11	58.09	39.43	39.43	58.08	48.71	48.71	8.00	4.00	4.00	---	---
		5th	39.11	39.11	58.09	39.43	39.43	58.08	48.71	48.71	8.00	4.00	4.00	---	---
		6th	39.11	39.11	58.09	39.43	39.43	58.08	48.71	48.71	8.00	4.00	4.00	---	---
		7th	39.11	39.11	58.09	39.43	39.43	58.08	48.71	48.71	8.00	4.00	4.00	---	---
		8th	39.11	REFUGE	58.09	39.43	39.43	58.08	REFUGE	48.71	6.00	3.00	3.00	---	---
		9th	39.11	39.11	58.09	39.43	39.43	58.08	53.24	54.84	8.00	4.00	4.00	---	---
		10th	39.11	39.11	58.09	39.43	39.43	58.08	53.24	54.84	8.00	4.00	4.00	---	---
		11th	39.11	39.11	58.09	39.43	39.43	58.08	53.24	54.84	8.00	4.00	4.00	---	---
		12th	39.11	39.11	58.09	39.43	39.43	58.08	53.24	54.84	8.00	4.00	4.00	---	---
		13th	39.11	39.11	58.09	39.43	39.43	58.08	53.24	54.84	8.00	4.00	4.00	---	---
		14th	39.11	39.11	58.09	39.43	39.43	58.08	53.24	54.84	8.00	4.00	4.00	---	---
		15TH	42.15	REFUGE	64.49	44.61	57.15	REFUGE	56.84	54.84	8.00	4.00	4.00	---	---
		16TH	42.15	42.15	60.74	44.61	42.02	58.08	56.84	54.84	8.00	2.00	3.00	1.00	---
		17TH	42.15	42.15	60.74	44.61	42.02	58.08	56.84	54.84	8.00	4.00	3.00	1.00	---
		18TH	42.15	42.15	60.74	44.61	42.02	58.08	56.84	54.84	8.00	4.00	3.00	1.00	---
		19TH	42.15	42.15	60.74	44.61	----	----	47.96	----	5.00	3.00	1.00	1.00	---
														---	---
		2. Total Residential Tenement.(For Tenement Density)									129.00	64 /4	60 / 2	5.00	---
		3. Required Parking Spaces (From 2 Above)										16.00	30.00	5.00	---
		4. 10% Visitors Parking (3. x 10%) 51.00 X 10% = 5.10													
		5. Total Required Parking spaces for Residential Tenements (3+4)													
		6. Total Required Parking spaces Permissible (Per Tenements Wise & Shall not be more than Nos. of T/S)													
		7. (B) Commercial:													
		8. Description	Parking Requirement								BUA In Sq. Mt.	No. of Parking Required			
		9. a) Commercial/ IT Park	i) 01 for every 40 Sq. Mt. Up to 800 Sq. Mt.								---	---			
			ii) 01 for every 80 Sq. Mt. exceeding 800 Sq. Mt.								---	---			
		10. b) Convenience Shopping	i) 01 for every 150 Sq. Mt. for Shop Up to 20 Sq. Mt. 125.87/150= 0.84								---	---			
			ii) 01 for every 50 Sq. Mt. for shop over 20 Sq. Mt.								---	---			
		11. c) Clinic									---	---			
		12. d) 10% Visitors (Min 2 Nos.)													
		13. Total Required Parking Spaces for Commercial Users										---			
		14. Total Parking Spaces Required For Resi + Comm										56.10 NOS. say 56 NOS.			
		15. Maximum Free Permissible Parking Spaces=	(No. of Tenants having Carpet Area less than 90.00 sqm. + Parking spaces required for Tenants having carpet Area more than 90.00 sqm. + Sr. No. 14 or Sr. No. 19) whichever is more												
		16. Total Parking Spaces Provided =													86.00
		17. 10% Additional Parking Spaces for Vehicle holding Area = (16) X 10%													8.60
		18. Excess to Required Parking Spaces Provided= (16 - 14)													30.00
		19. 50% of required Parking Spaces Permissible free of FSI/ without charging premium = 14 x 50%													28.00
		20. Excess parking beyond 50% by charging													0.00
		21. Details of parking Spaces Provided													

Sr. No.	Floor	Parking Spaces Required		
		Big	Small	Total
1	STILT	19.00	6.00	25.00
2	1ST PODIUM	13.00	13.00	26.00
3	2ND PODIUM	15.00	20.00	35.00
	Total	47.00	39.00	86.00
	Total	54.65 %	45.35%	100%

BLOCK PLAN
SCALE - 1:500

TABLE NO. - III
FUNGIBLE COMPENSATORY AREA STATEMENT

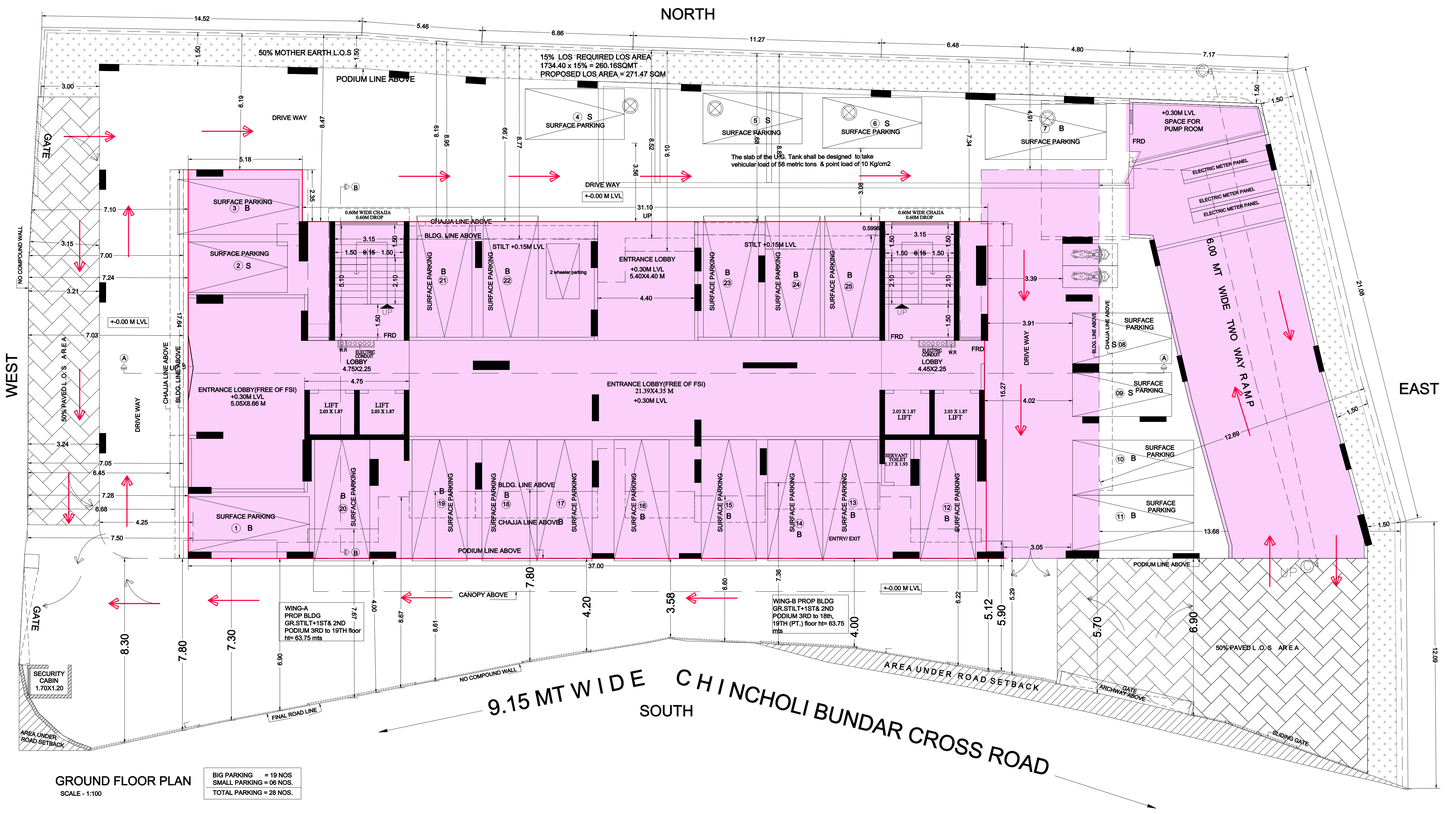
Sr. No.	Description	BUA in Sq. MT.		
		Commercial	Residential	Total
	(A) REHAB COMPONENT			
1.	Existing BUA of the Building to be Demolished:			
	a. Commercial Structure Existing Prior to 01.04.1962	---	---	---
	b. Residential Structure Existing Prior to 17.04.1962	---	---	---
	c. OC granted u/no.CE1976/BSI/AP Dtd. 04.01.1988 As per IOD Plans Approved	---	1773.03	1773.03
	d. As per Approved Plan Approved	---		
	e. Others Specify	---	---	---
	f. Existing BUA excluding Staircase/Lift/Lift Lobby/Otta of the Building to be Demolished as per redrafted plan out of (a) or (b) or (c) or (d) or (e)	---	1715.96	1715.96
	g. Existing BUA accepted for allowing fungible area for Rehab without charging Premium from Above	---	1715.96 198.66 +25.42 [30/70]= [29/129]	1715.96
2.	Permissible Fungible Area for Rehab without charging Premium [35% of 1 (g) above] = (3-4)	---	963.52 [30/70]= [29/129]	963.52
3.	Fungible Area Availed for Rehab Component (2-4)	---	921.90 [30/70]= [29/129]	921.90
4.	Fungible Area kept in abeyance / unutilized (As per total of Col. No. 16 of Table No. II)	---	41.62	41.62
	(B) SALE COMPONENT			
5.	Permissible BUA	Net Plot Area 1734.40	50% Add FSI 867.20	Setback=96.00 53/78 Incentive = 420.00 Add 39/129 = 1555.43 TDR area = 351.20 2422.62	Total 5024.22
		Commercial	Residential		Total
6.	Net Built Up Area Proposed (Sr. No.4 of Table No. 1)	---	5023.63		5023.63
7.	Proposed Fungible Area	---	1716.65		1716.65
8.	FUNGIBLE CLAIMED FREE OF PREMIUM	---	921.67 60.09 + 861.58 = 41.62 [30/70] [30/129]		921.90
9.	Fungible Area availed by charging premium		794.75 [30/70] [30/129]		794.75

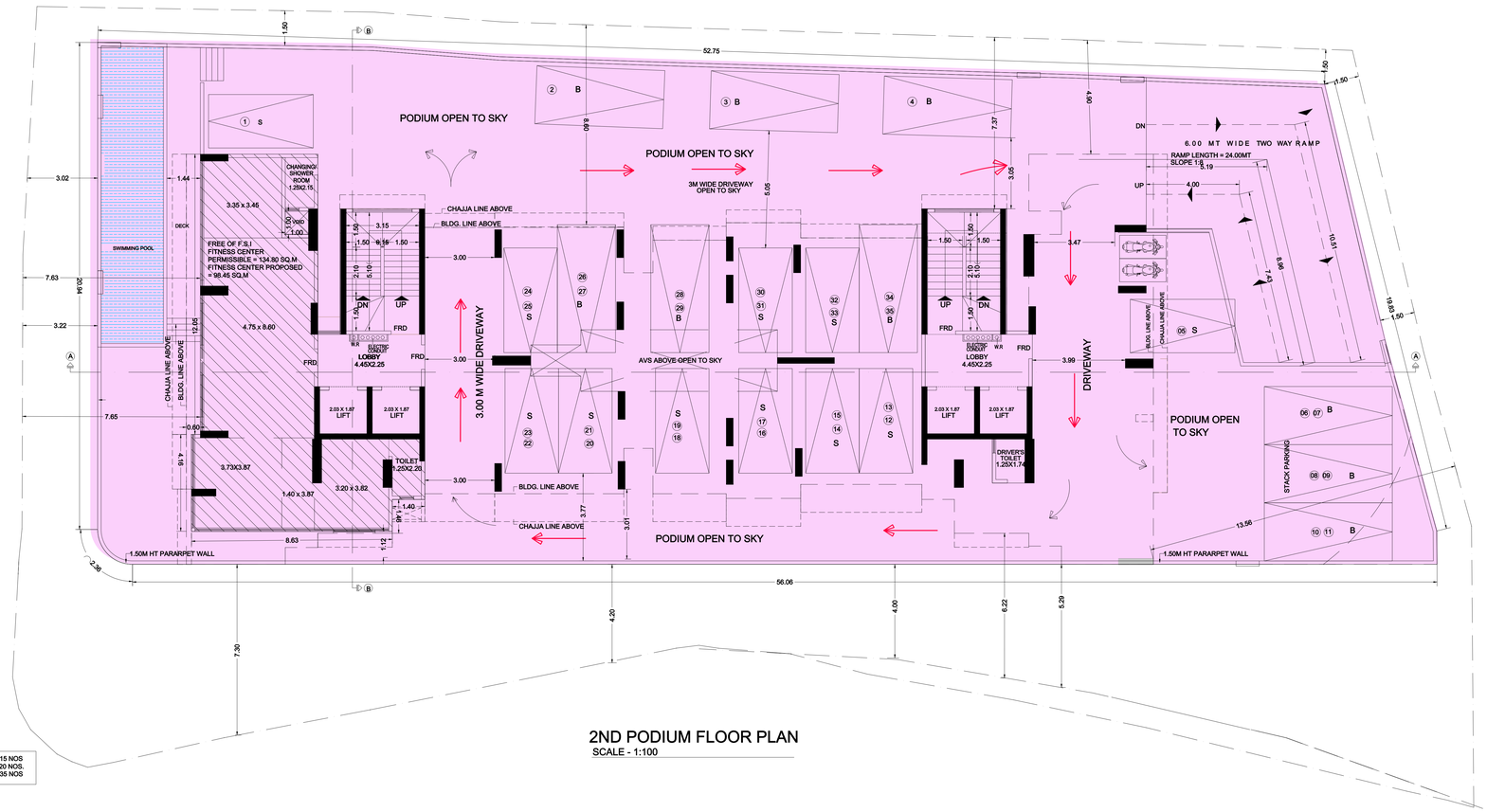


LOCATION PLAN
SCALE - 1:4000

TABLE NO. - V
COMPUTATION OF INCENTIVE B.U.A FOR PROPOSAL UNDER REG.33(7)(B)

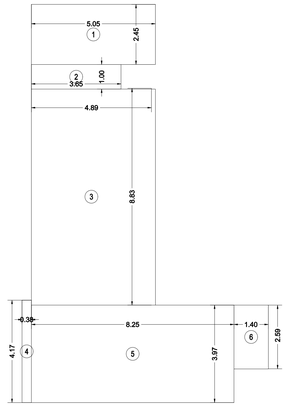
SR.NO.	DESCRIPTION	DESCRIPTION
1.	EXISTING BUA INCLUDING NR USER BUA (TOTAL OF COLUMN NO. 1g OF TABLE NO.III)	1773.03 SQ.MT.
2.	15% INCENTIVE BUA ON 1 ABOVE	265.95 SQ.MT.
3.	NO. OF RESIDENTIAL TENEMENTS AS PER APPROVED PLAN (RESIDENTIAL TENEMENTS AS PER SR.NO.11 OF TABLE NO.11	42 NOS.
4.	INCENTATIVE BUA BASED ON NO. OF RESENTIAL TENAMENTS (SR. NO. 3 X 10.00)	420 SQ.MT.
5.	PERMISSIBLE INCENTIVE BUA WHICHEVER IS MORE OUT OF SR.NO. 2 & SR.NO. 4 ABOVE	420 SQ.MT.


14.52
5.46
6.86
11.27
6.48
4.80
7.17
1.50
50% MOTHER EARTH L.O.S
15% LOS REQUIRED LOS AREA 1734.40 x 15% = 260.16SQMT PROPOSED LOS AREA = 271.47 SQM
PODIUM LINE ABOVE
3.00
DRIVE WAY
GATE
SURFACE PARKING
SURFACE PARKING
SURFACE PARKING
The slab of the U/G. Tank shall be designed to take vehicular load of 58 metric tons & point load of 10 Kg/cm2
SURFACE PARKING
+0.30M LVL SPACE FOR PUMP ROOM
FRD
ELECTRIC METER PANEL
ELECTRIC METER PANEL
ELECTRIC METER PANEL
5.18
SURFACE PARKING
DRIVE WAY
+0.00 M LVL
31.10
0.60M WIDE CHAJJA 0.60M DROP
CHAJJA LINE ABOVE
BLDG. LINE ABOVE
STILT +0.15M LVL
ENTRANCE LOBBY +0.30M LVL 5.40X4.40 M
STILT +0.15M LVL
0.60M WIDE CHAJJA 0.60M DROP
3 wheeler parking
SURFACE PARKING
SURFACE PARKING
SURFACE PARKING



BIG PARKING = 15 NOS
SMALL PARKING=20 NOS.
TOTAL NOS. = 35 NOS

2ND PODIUM FLOOR PLAN
SCALE - 1:100

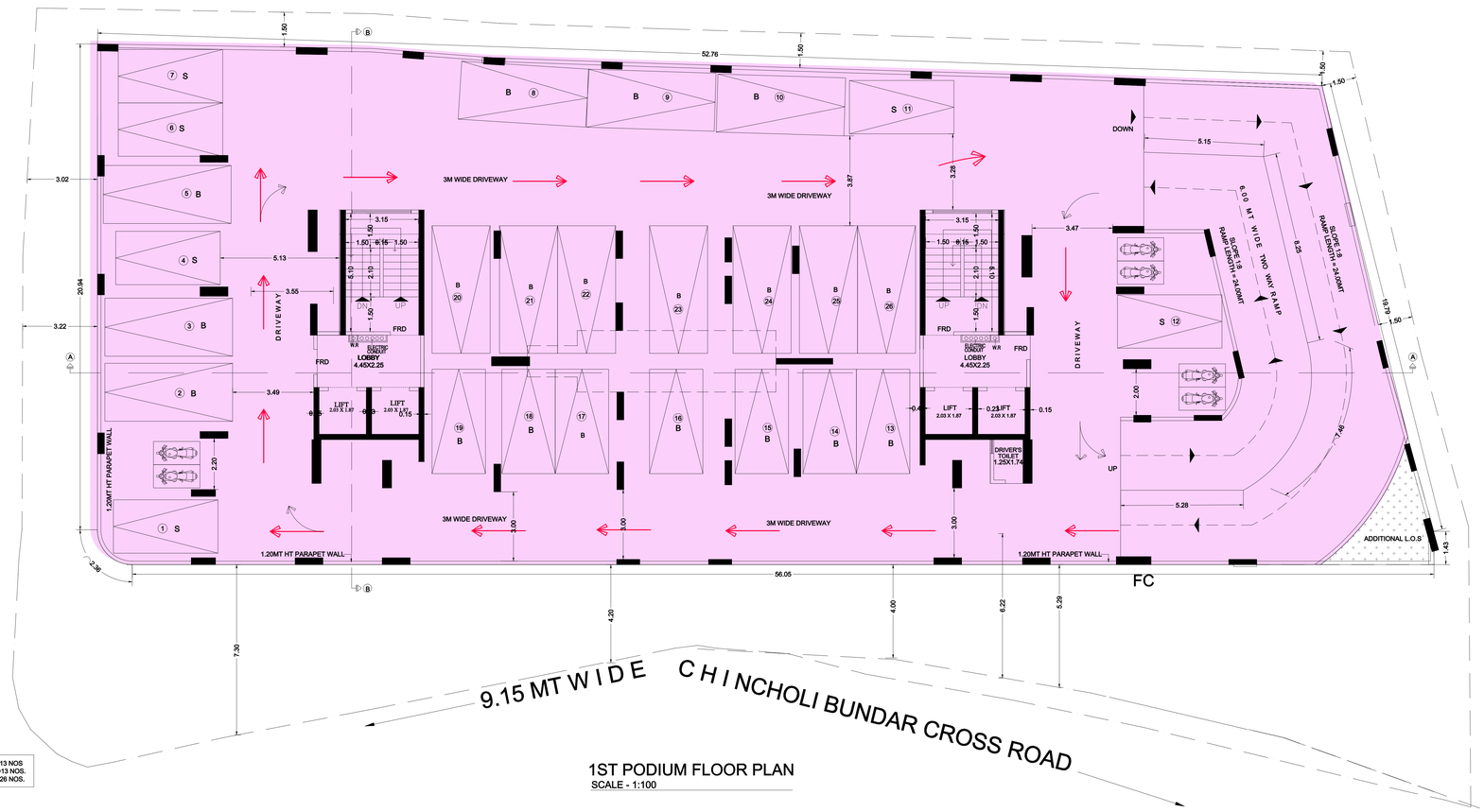


LINE DIAGRAM OF FITNESS CENTRE AREA
SCALE - 1:100

BUILT UP AREA CALCULATION

FITNESS CENTRE								
1	5.05	X	2.45	X	1 NO	=	12.37	SQ.MT.
2	3.65	X	1.00	X	1 NO	=	3.65	SQ.MT.
3	4.89	X	8.83	X	1 NO	=	43.18	SQ.MT.
4	0.38	X	4.17	X	1 NO	=	1.58	SQ.MT.
5	8.25	X	3.97	X	1 NO	=	32.75	SQ.MT.
6	1.40	X	2.60	X	1 NO	=	3.64	SQ.MT.
					TOTAL ADDITION	=	98.45	SQ.MT. X

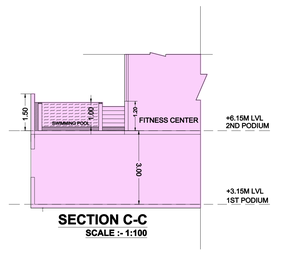
FITNESS CENTRE AREA PERMISSIBLE	=	2% OF B.U.A.	
GROSS BUILTUP AREA	=	6740.28 X 2%	SQMTS
FITNESS CENTRE AREA PERMISSIBLE	=	134.80	SQ.M
FITNESS CENTRE AREA PROPOSED	=	98.45	SQ.M



BIG PARKING =13 NOS
SMALL PARKING =13 NOS.
TOTAL NOS. = 26 NOS.

1ST PODIUM FLOOR PLAN
SCALE - 1:100

FC



SECTION C-C
SCALE :- 1:100

FORM 'II'

CONTENTS OF SHEET

2ND & 3RD , 4TH & 5TH FLOOR PLAN
LINE DIAGRAM AREA CALCULATION

STAMP OF DATE OF RECIEPT OF PLANS	STAMP OF APPROVAL OF PLANS
APPROVED SUBJECT TO CONDITIONS MENTIONED THIS OFFICE LETTER U/NO. P-1328S/2022/(9604)/P/N WARD/MALAD SOUTH/3371/NEW ISSUED ON EVEN DATE:	THIS CANCELS APPROVAL TO THE PREVIOUS PLANS SANCTIONED UNDER LETTER NO.P-1328S/2022/(9604)/ P/N WARD/MALAD SOUTH/3371/NEW DATE:30.10.2024

THIS PLAN IS DIGITALLY SIGNED & DOES NOT REQUIRE SIGNATURE.

Srinivas Hanumanta Nanavare — S.E.B.P. 'P'-1'

Rajesh Shridhar More — A.E.B.P. 'P'

SANTOSH HARISHCHANDRA ANDRA SANKHE — E.E.B.P. 'P'

REVISION	DESCRIPTION	DATE	SIGNATURE
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NORTH

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED REDEVOLOPMENT ON PROPERTY BEARING C.T.S. NO. 960/6, OF VILLAGE MALAD (S), AT AT SOMWARI BAZAR MALAD (W) IN 'P/N' WARD MUMBAI.

NAME OF OWNER: Shri Pravin C. Jain, Director of M/s. Kamla Homes & Lifestyles Pvt. Ltd C.A. to Ridhima Apt. CHSL (Owner)

ADDRESS: 101, Mayur Tower, Chandavarkar Road, Borivali (West), Mumbai - 400 092

SIGNATURE OF OWNER/DEVELOPER

JOB NO.	DWG.NO.	DATE	SCALE	DRAWN BY	CHECKED BY
1917	2	21-3-2025	AS STATED	AMISHA	KRH

SIGNATURE, NAME & ADDRESS OF LICENCED ARCHITECTS

Rasik Prabhud Hingoo

SIGNATURE OF ARCHITECT

RASIK P. HINGOO ASSOCIATES
ARCHITECTURE - URBAN DESIGN - INTERIOR DESIGN - LANDSCAPE DESIGN
OFFICE: 105, PADMA, 45/47 TATHAGAT COLONY, S.V.ROAD BORIVALI (W), MUMBAI-400092. TEL: 28729696

\\SERVER\Hingoo Folder"S\Drawings\DRAWINGS-HAPRAVIN JAIN -DIWAR\DESHBHAKRIDDHIMA CHS(AMENDED DRAWING\2025\Amended drawing 25-3-2025.dwg