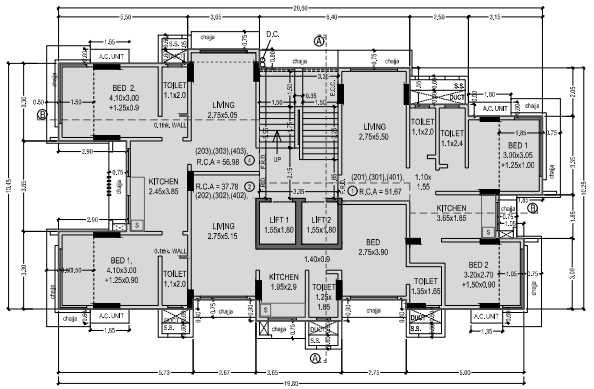
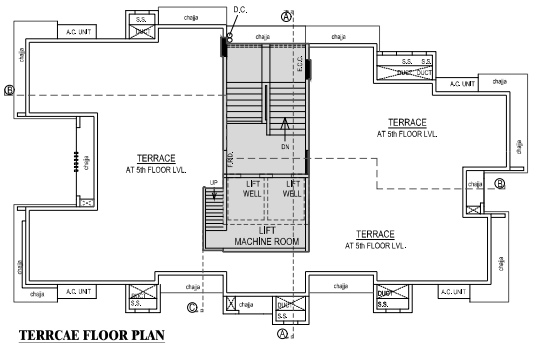
P-10544/2022/(762C)P/N WARD/MALAD SOUTH

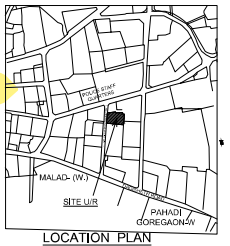


2ND TO 4TH FLOOR PLAN
SCALE - 1:100



TERRCAE FLOOR PLAN
SCALE - 1:100

RERA CARPET AREA STATEMENT (in sq.mts.)				
NO	F.No. 1 x4 FLR.	F.No. 2 x4 FLR.	F.No. 3 x1 FLR.	F.No. 4 x3 FLR.
A	15.13	14.16	13.89	13.89
B	9.88	7.30	13.65	16.50
C	4.49	3.02	3.77	3.77
D	5.64	10.73	13.97	13.97
E	9.67	0.19	5.70	8.70
F	3.87	2.23	0.00	0.00
G	2.84	0.00	0.00	0.00
DOOR J.	0.15	0.15	0.15	0.15
TOTAL	51.67	37.78	51.13	56.98
No. OF FLAT	4.0	4.0	1.0	3.0
TOTAL NO OF FLAT				



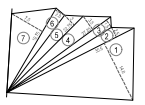
LOCATION PLAN
SCALE-:1:4000

BUILT UP AREA STATEMENT				
1st to 4th FLOOR (RESIDENTIAL)				
NO	LENGTH	WIDTH	NO	IN.SQ.MTS
11	3,050	5,725	1,0	17,46
12	2,500	4,175	1,0	10,44
13	1,300	3,675	1,0	4,78
14	1,850	3,350	1,0	6,20
15	3,875	2,650	1,0	10,27
16	1,050	3,000	1,0	3,15
17	2,375	1,875	1,0	4,45
AREA OF F.No. 1				56,75
21	2,975	3,075	1,0	9,15
22	2,825	2,300	1,0	6,50
23	6,475	2,300	1,0	14,89
24	3,650	0,900	1,0	3,29
25	2,975	1,825	1,0	5,43
26	1,500	1,475	1,0	2,21
27	1,575	0,400	1,0	0,63
AREA OF F.No. 2				42,10
31	3,050	5,275	1,0	16,09
32	2,600	4,675	1,0	12,16
33	1,950	3,300	1,0	6,43
34	2,675	5,375	1,0	14,38
35	1,900	3,300	1,0	6,27
36	2,830	0,400	1,0	1,13
AREA OF F.No. 3				56,46
37	0,950	3,300	1,0	3,14
38	1,000	3,300	1,0	3,30
AREA OF F.No. 4				62,90
BUILT UP AREA AT 1st FLR.				155,31
BUILT UP AREA (2nd TO 4th)				161,75

ST.CASE AREA STATEMENT				
NO	LENGTH	WIDTH	NO	IN.SQ.MTS
S L	3,350	7,550	1,0	25,29
AREA / FLOOR (1st TO 4th)				25,29
BUILT UP AREA AT 1st FLR. INCLUDING STAIRCASE (155,31 + 25,29)				180,60
BUILT UP AREA AT 2ND TO 4TH FLR. INCLUDING STAIRCASE (161,75 + 25,29)				187,04

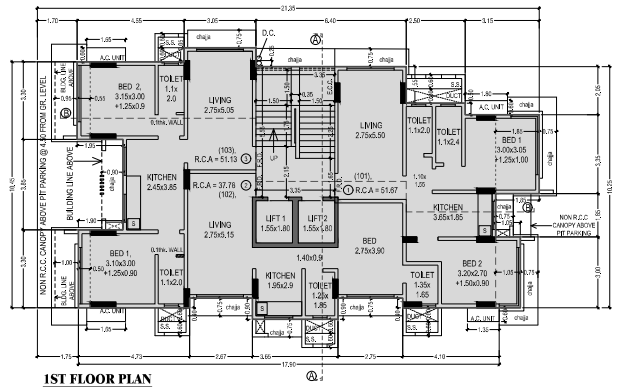


BLOCK PLAN
SCALE - 1:500

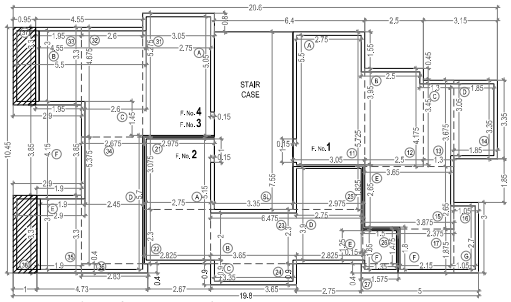


PLOT AREA DIAGRAM
SCALE - 1:500

PLOT AREA CALCULATION				
NO	BASE	HIGHT	$\frac{1}{2}$	IN.SQ.MTS
1	30,500	14,000	0,5	213,50
2	30,500	2,500	0,5	38,13
3	27,250	1,500	0,5	20,44
4	27,250	3,500	0,5	47,69
5	22,750	3,000	0,5	34,13
6	19,750	2,800	0,5	27,65
7	19,750	7,000	0,5	69,13
TOTAL AREA OF PLOT				450,67
SAY.....				450,50



1ST FLOOR PLAN
SCALE - 1:100

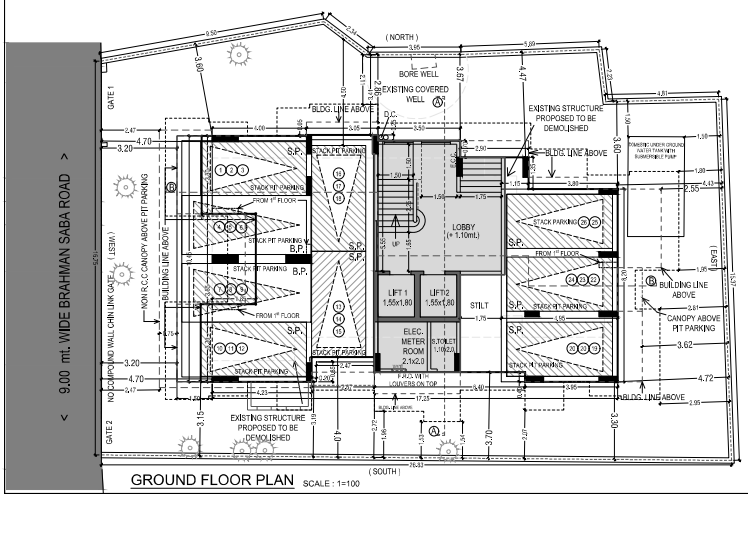


BUILT UP & RERA CARPET AREA DIAGRAM 1st to 4th Floor
SCALE : 1=100

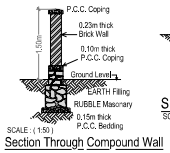
TABLE NO - IV														
PARKING SPACES STATEMENT														
Sr. No.	Wing	Floor	Carpet Area of Tenement in sq.mts. only for parking purpose						No. of Tenements proposed per floor	No of Tenements in Group of Required Parking Spaces				Total Parking
			Flat No.1 (5)	Flat No.2 (6)	Flat No.3 (4),(7)	Flat No.4 (8)	Flat No.5	Flat No.6		Below 45 (1 for 4 Tts)	Above 45 to 60 (1 for 2 Tts)	Above 60 to 90 (1 for every Tts)	Above 90 (2 for 1 Tts)	
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)
			(A) Residential -											
1	A	Gr.	0,00	0,00	0,00	0,00	0,00	0,00	0	0	0	0	0	0,00
		1st	51,67	37,78	51,13	0,00	0,00	0,00	3	1	2	0	0	2,00
		2nd	51,67	37,78	56,98	0,00	0,00	0,00	3	1	2	0	0	2,00
		3rd	51,67	37,78	56,98	0,00	0,00	0,00	3	1	2	0	0	2,00
		4th	51,67	37,78	56,98	0,00	0,00	0,00	3	1	2	0	0	2,00
		No of Parking Required								4,00	4,00	0,00	0,00	8,00
2		Total Residential Tenements (For Tenement Density)							12,00	4,00	8,00	0,00	0,00	12,00
3		Required Parking Spaces (From 2 Above) **BELOW 45,0 m² 1 PARKING FOR EACH TENEMENT**												04,00
4		10 % Visitors Parking ((2+3) x 10%)												0,80
5		Total Required Parking Spaces for Residential Tenements (2+ 3 + 4)												8,80
													SAY.....	09,00
6		TOTAL PARKING SPACE PROVIDED (2,0 ADDITIONAL PARKING)												26,00
7		50% OF REQUIRED PARKING SPACE **PERMISSIBLE** FREE OF P.S.I / WITHOUT CHARGING PREMIUM (08,0 x 50%)												4,00
													WITH PREMIUM	0,00

DETAILS OF PARKING SPACES PROVIDED			
FLOOR	SMALL	BIG	TOTAL
1 GROUND (STILT) STACK PARKING	20	6	26,0
2			
3 TOTAL	20	6	26,0

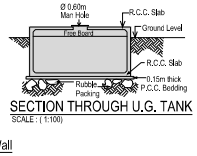
TABLE NO - I									
PROPOSED BUILT UP AREA STATEMENT									
Sr. No.	Wing	Floor	Proposed BUP up Area (in sqmt)		Total (4 + 5) (in sqmt)	Staircase/ lift/ lobby area (in sqmt)		Society Office	Fitness Centre	Refuge area
			Commercial	Residential		Commercial	Residential			
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)		(9)	
1	A	Gr.								
		1st	0,00	180,60	180,60	0,00	0,00			
		2nd	0,00	187,04	187,04	0,00	0,00			
		3rd	0,00	187,04	187,04	0,00	0,00			
		4th	0,00	187,04	187,04	0,00	0,00			
2		Total BUA Proposed		741,72	741,72		0,00			
3		Fungible Compensatory Area Proposed Sr. no. 2 / 1,35 OR As proposed			159,68					
4		Net BUA Proposed (2 – 3)			582,04					



GROUND FLOOR PLAN SCALE : 1=100



Section Through Compound Wall
SCALE : (1:50)



SECTION THROUGH U.G. TANK
SCALE : (1:100)

FORM- I

I.	AREA STATEMENT	SQ. MT.
i	AREA OF PLOT (as per 7/12)	450,50 sq.mt
ii	AREA OF RESERVATION IN PLOT	--
7	5 AREA OF ROAD SETBACK	--
	6 AREA OF D.P.ROAD	--
	DEDUCTIONS FOR	--
(A)	TOTAL RESERVATION, ROAD AREA	--
	(i) ROAD SETBACK AREA (TO BE HANDED OVER) / RESERVATION (ENTAIL 38)	--
	(ii) PROPOSED ROAD TO THE HANDED OVER (100% ROAD AFFECTED) 38)	--
	(iii) RESERVATION AREA (TO BE HANDED OVER BY AGREEMENT)	--
(B)	TOTAL AREA UNDER ROAD RESERVATION	--
	(i) NET PLOT AREA (TO BE HANDED OVER TO MCGM)	--
	(ii) AMENITY AREA (TO BE HANDED OVER)	--
	(iii) AMENITY AREA (TO BE HANDED OVER)	--
	(iv) AMENITY AREA (TO BE HANDED OVER)	--
(C)	DEDUCT ENCUMBRANCE TO BE RETAINED IF ANY LAND COMPONENT OF BUA)	--
	NET PLOT AREA UNDER DEVELOPMENT (4 + (20A) + 20(b))	450,50 sq.mt
3	TOTAL DEDUCTIONS (20A) + 20 (b) + 21(c))	450,50 sq.mt
4	BALANCE AREA OF PLOT (19(D)-3)	450,50 sq.mt
5	PLOT AREA UNDER DEVELOPMENT (4 + (20A) + 20(b))	450,50 sq.mt
6	ADDITIONAL BENEFIT U.I.(1) OR U.I.(2)	1,35 sq.mt
7	4) PERMISSIBLE BUILT UP AREA AS PER ZONAL (BASED ON 5 (1))	450,50 sq.mt
8	(i) BUILT UP AREA AS PER U.I.(2)(C)	450,50 sq.mt
	PROPOSED BUILT UP AREA (IN SQ.MTS) ABOVE, WHICHEVER IS WORST	450,50 sq.mt
9	RESIDENTIAL BUA AS PER REGULATION 33(9) (Max)	--
10	COMMERCIAL BUA PER 33(9)(b) & 33(9) (10%) WITH TDR CAP BY PUNCHBILL EXIT AS PER TABLE NO. 12 OR BALANCE PLOT	--
11	EXISTING NON PROTECTED BUILT UP AREA (EXCEPT FOR A AREA NOT PERMITTED AS PER REGULATION 33(10) FOR WHICH NO BENEFIT IS ADMISSIBLE) TO BE REHABILITATED AS PER REGULATION 33(10)	--
	ADDITIONAL BENEFIT NOT PERMISSIBLE AS PER REGULATION 33(10) (Max)	--
	ADDITIONAL BUA TO BE CONSIDERED AS PROVISIONAL WITH 12 MONTHS VALIDITY	--
	TOTAL ADDITIONAL BUA	--
9	15% OF (A) (viz. 70 (above) OR 10 sq.mt. per rehab tenements as per reg.33(7)(b) (70,04 sq.mt.), number of tenants x 10 sq.mt. (10 x 10 = 100 sq. mt)	070,00 sq.mt
	(i) BUILT UP COST OF CONSTRUCTION OF AMENITY AS PER REGULATION 33(9)(B)	--
	(ii) 5% OF (A) viz. 70 ABOVE OR IN LIEU, WHICHEVER COMPONENT IS AS PER REGULATION	--
	TOTAL DEDUCTIONS (BUA) FOR OTHER AREA	--
11	BUILT UP AREA (S.R.D.U) POTENTIAL FSI (IN PAYMENT OF PREMIUM) AS PER TABLE NO. 12 OF REGULATION NO. 33(A) (PERMISSIBLE - SR, NO. 5 X 50% = 225,75)	--
	FSI (UP AREA NO. 11) AFTER TAKING INTO ACCOUNT BENEFIT OF SRA / MHADA / GR/CC/ TO REGULATION NO. 33(A) & 33 (7)(B)(WHICHEVER BALANCE PLOT) (FORM SR, NO. 5 X 50% = 225,75)	--
	(i) ELEVATION CHARGES	--
	(ii) CEMENTATION CHARGES	--
	(iii) PROTECTED AREA	47,69 sq.mt
	(iv) TOTAL FSI	70,09 sq.mt
12	PERMISSIBLE BUILT UP AREA (2+3+4+10+11)	617,43 sq.mt
13	ANCILLARY AREA (UP AREA)	092,14 sq.mt
14	TDR GENERATED IF ANY AS PER REGULATION 33 (9) & 33 TO UTILISED SUR-ON-PLOT	--
15	FUNGIBLE COMPENSATORY AREA AS PER REGULATION NO. 31(3)	--
	(i) LUMPSUM PREMIUM (IF ANY) PAYABLE FOR ADDITIONAL BENEFIT (Residential)	170,00 sq.mt
	(ii) LUMPSUM PREMIUM (IF ANY) PAYABLE FOR ADDITIONAL BENEFIT (Commercial)	0,00 sq.mt
	(iii) PREMIUM FOR COMMERCIAL USE AS PER CLAUSE NO. 33 (7)(B)(III)	0,00 sq.mt
	(iv) PREMIUM FOR NON-RESIDENTIAL USE AS PER CLAUSE NO. 33 (7)(B)(III)	170,00 sq.mt
16	TOTAL BUILT UP AREA PROPOSED INCLUDING FUNGIBLE COMPENSATORY AREA (13 + 15(iv) + 15(b))	787,43 sq.mt
17	FSI CONSUMED ON PLOT (12 / 1)	1,39

II. OTHER REQUIREMENTS

A)	RESERVATIONS / DESIGNATION
a)	NAME OF RESERVATION --
b)	AREA OF RESERVATION AFFECTING THE PLOT --
c)	AREA OF RESERVATION LAND TO BE HANDED/MANDED OVER AS PER REGULATI --
d)	BUILT UP AREA OF THE HANDED OVER AS PER REGULATI --
e)	AREA (I.E. BUILT UP AREA) OF RESERVATION --
B)	PLOT AREA / BUILT UP AREA HANDED OVER AS PER REG. NO. --
i)	NIL --
ii)	NIL --
iii)	NIL --
C)	BRIEF REMARK OF RECREATIONAL OPEN SPACE IN PLOT (SIZE, ETC AS PER REGULATI 27
D)	TENEMENT STATEMENT:
i)	PROPOSED BUILT UP AREA (13 ABOVE) 787,43 sq.mt
ii)	LESS DEDUCTION OF NON-HABITABLE AREA (REF ETC) 128 sq.mt
iii)	AREA LEFT & USE FOR TENEMENTS (i) MINUS (ii) 787,43 sq.mt
iv)	TENEMENTS TO BE PROVIDED AT 1 TENEMENTS / 80 (TYPE) 31 NOS
v)	TOTAL NUMBERS OF TENEMENTS PROPOSED ON THE PLOT. 31 NOS
E)	PARKING (TENEMENT)
i)	PARKING REQUIRED FOR
a	CAR 026 Nos.
b	SCOOTER MOTOR CYCLE --
c	CAR CUM BUS (CARVAN) 05 Nos.
d	COVERED GARAGE / STILT --
e	COVERED GARAGES PROPOSED --
iv)	TOTAL SCOOTER PARKING REQUIRED --
v)	TOTAL SCOOTER PARKING PROVIDED --
vi)	TOTAL CAR PARKING REQUIRED 26 Nos
vii)	TOTAL CAR PARKING PROVIDED 26 Nos
F)	TRANSPORT - VEHICLE PARKING
i)	SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATIONS
ii)	TOTAL TRANSPORT VEHICLES PARKING SPACES PROPOSED.

CERTIFICATE OF AREA

CERTIFIED THAT SURVEYED THE PLOT UNDER REFERENCE ON SIGN IS IS THAT THE AREA OF PLOT AS SHOWN ON THE PLAN IS AS PER 7/12 EXTRACT AND AS PER PROPERTY CARD SO MENTIONED IN SCALE, SO ALL VALUES / ENTRIES / AREA STATED IN THE DOCUMENT OF OWNERSHIP / 7/12 RECORDS.

SANKET HRISHIKESH MHATRE

FORM - II

NOTES

ALL NON CARPET AREAS USED FOR PARKING PURPOSE.

THIS PLANS DIGITALLY SIGN

APPROVED SUBJECT TO CONDITIONS MENTIONED IN THE OFFER LETTER
UNDER NO. P-10544/2022/(762C)P/N WARD/MALAD SOUTH DATED ON 01/11/2022.

CONTENTS OF SHEET :

GROUND FLOOR PLAN, SETTLEMENT PLAN, 2ND TO 4TH FLOOR PLAN, TERRACE FLOOR PLAN, BLOCK PLAN AND LOCATION PLAN, PLOT AREA DIAGRAM AND CALCULATION, PARKING AREA STATEMENT, BUILT UP AREA STATEMENT, BUILT UP AREA DIAGRAM AND CALCULATION

DESCRIPTION OF PROPOSAL AND PROPERTY

I PROPOSED BUILDING ON PLOT BEARING C.T.S.NO.762(C) OF VILLAGE MALAD, VILLAGE SITUATED AT P/N WARD, MUMBAI.

NAME ADDRESS & SIGNATURE OF OWNER / DEVELOPER :

M/S. SHRISHIKESH ENTERPRISES
4 & 5, ACME SHOPPING ARCADE, GRD, FLR, CINESTAR COMPOUND, TRIKAMDAS, ROAD, KANDIVLI (W.) MUMBAI - 400 067

HRISHIKESH BABURAO MHATRE

OWNER / DEVELOPER'S SIGNATURE

NORTH	Job no.	Drawing No.	Scale	Drawn By	Checked By	Date
		01/02	AS SHOWN			31/10/2022

NAME, ADDRESS & SIGNATURE OF LICENSED ARCHITECT

S.H. MHATRE
4 & 5, ACME SHOPPING ARCADE, GRD, FLR, CINESTAR COMPOUND, TRIKAMDAS, ROAD, KANDIVLI (W.), MUMBAI - 400 067

SANKET HRISHIKESH MHATRE

MUNICIPAL CORPORATION OF GREATER MUMBAI

STAMPS FOR APPROVAL

I) THIS DOCUMENT IS DIGITALLY SIGNED AND NOT PHYSICALLY SIGNED / STAMPED

Surveyor	Structural Engineer	Architect & Town Planner	Valuer
S.S.P.P. (P/1)	HARISH CHANDRAM BHAGAT	SANTOSH HARISHCHAN DRA SANKHE	E.E.S.P. P WARD