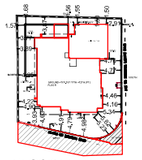
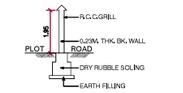


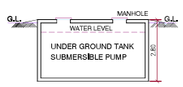
LOCATION PLAN
SCALE : 1:4000



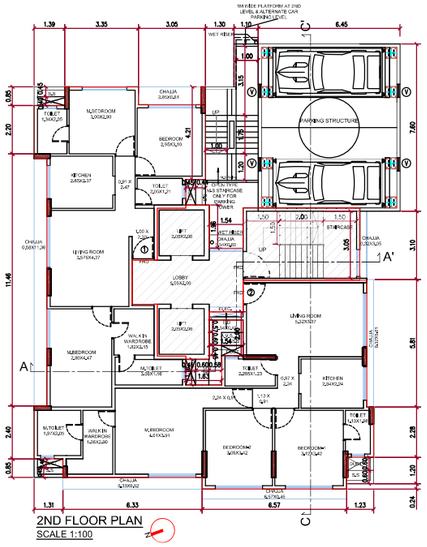
BLOCK PLAN
SCALE : 1:500



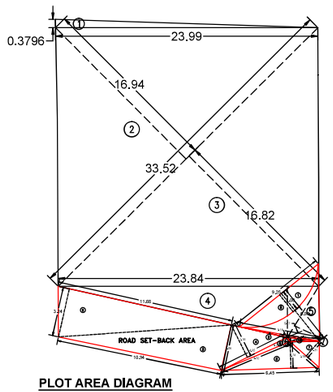
SECTION 1-1 THROUGH COMPOUND WALL
SCALE : 1:100



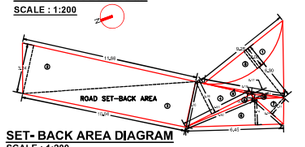
SECTION THROUGH UNDERGROUND TANK
SCALE : 1:100



2ND FLOOR PLAN
SCALE 1:100



PLOT AREA DIAGRAM
SCALE : 1:200



SET- BACK AREA DIAGRAM
SCALE : 1:200

PLOT AREA CALCULATION				
1	1/2 X 23.99 X 0.76 X 1NO	=	9.12 SQ.MT.	
2	1/2 X 33.52 X 16.94 X 1NO	=	283.92 SQ.MT.	
3	1/2 X 33.52 X 16.82 X 1NO	=	281.90 SQ.MT.	
4	1/2 X 23.84 X 4.69 X 1NO	=	55.90 SQ.MT.	
5	1/2 X 5.49 X 2.52 X 1NO	=	6.93 SQ.MT.	
6	1/2 X 2.95 X 0.39 X 1NO	=	0.58 SQ.MT.	
7	1/2 X 2.69 X 0.33 X 1NO	=	0.45 SQ.MT.	
	TOTAL ADDITION	=	638.80 SQ.MT.	X
ROAD SET-BACK AREA CALCULATION				
2	1/2 X 11.05 X 3.24 X 1NO	=	17.90 SQ.MT.	
3	1/2 X 10.94 X 3.06 X 1NO	=	16.74 SQ.MT.	
4	1/2 X 4.85 X 2.38 X 1NO	=	5.77 SQ.MT.	
5	1/2 X 4.92 X 0.34 X 1NO	=	0.84 SQ.MT.	
6	1/2 X 6.45 X 1.74 X 1NO	=	5.61 SQ.MT.	
7	1/2 X 2.53 X 1.30 X 1NO	=	1.64 SQ.MT.	
	TOTAL ADDITION	=	48.50 SQ.MT.	X1
8	1/2 X 9.25 X 6.90 X 1NO	=	39.40 SQ.MT.	
9	1/2 X 9.18 X 0.24 X 1NO	=	1.15 SQ.MT.	
10	1/2 X 3.67 X 0.42 X 1NO	=	0.80 SQ.MT.	
	TOTAL ADDITION	=	41.35 SQ.MT.	X2
DEDUCTIONS				
1	2/3 X 9.25 X 2.00 X 1NO	=	18.70 SQ.MT.	
	TOTAL DEDUCTION	=	18.70 SQ.MT.	Y1
TOTAL BUILT UP AREA [X2 – Y1]		=	22.65 SQ.MT.	X3
BALANCE AREA OF PLOT (X-X3)		=	616.15 SQ.MT.	Z

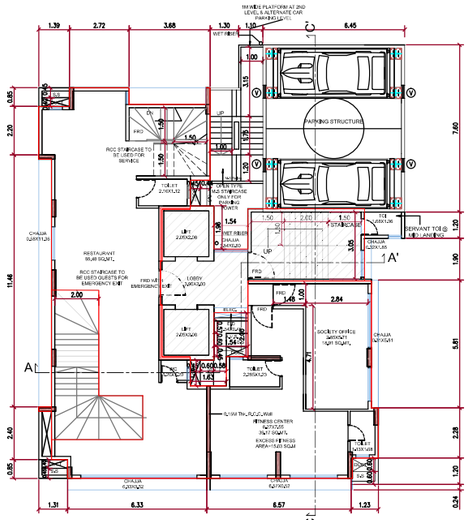
PROPOSED TENEMENT STATEMENT

	TENEMENTS 2BHK	TENEMENTS 3BHK	SHOPS ROOM	RESTAURANT	SOCIETY OFFICE	FITNESS CENTER	METER ROOM	TOTAL
GROUND FLOOR	--	--	1	1	--	--	1	3
1ST FLOOR	--	--	--	1	1	1	--	3
2ND FLOOR	--	2	--	--	--	--	--	2
3RD FLOOR	--	2	--	--	--	--	--	2
4TH FLOOR	3	--	--	--	--	--	--	3
5TH FLOOR	3	--	--	--	--	--	--	3
6TH FLOOR	3	--	--	--	--	--	--	3
7TH FLOOR	3	--	--	--	--	--	--	3
TOTAL	12	4	1	2	1	1	1	22

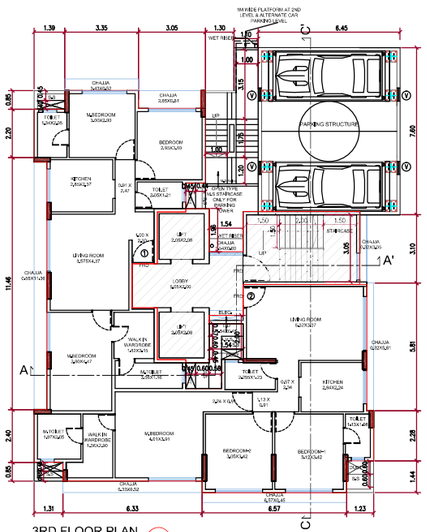
CAR PARKING STATEMENT			
RESIDENTIAL USER (RES)			
CARPET AREA IN SQ.MT.	REQD. PARKING AS PER DCR RULE	NO. OF FLATS	REQD. PARKING
UPTO 45.00	1 PARK / 4 TENE.	--	--
45.00 TO 60.00	1 PARK / 2 TENE.	12	6
60.00 TO 90.00	1 PARK / 1 TENE.	4	4
ABOVE 90.00	1 PARK / 1-2 TENE.	--	--
TOTAL		16 NOS	10 NOS.
10% ADDITIONAL PARKING FOR VISITORS			1 NOS.
TOTAL PARKING REQUIRED (R)			11 NOS.
NON RESIDENTIAL USER (N-RES)			
CARPET AREA OF	REQD. PARKING AS PER DCPR RULE	AREA in SQ.MT	REQD. PARKING
RESTAURANT	1 FOR 25 SQ.MT	134.8	5.38
SHOP 1	1 FOR 40 SQ.MT UPTO 800 SQ.MT	46.45	1
TOTAL			6.38 NOS.
SAY			7 NOS.
10% ADDITIONAL PARKING			0.7 NOS.
SAY			2 NOS.
TOTAL PARKING REQUIRED (N-RES)			9 NOS.
TOTAL PARKING REQUIRED (RES + N.RES)			20 NOS.
TOTAL PARKING PROVIDED			22 NOS.

BUILT UP AREA SUMMARY		
FLOOR	TOTAL IN SQ.MT.	STAIRCASE LIFT & L. LOBBY AREA IN SQ.MT.
GR. FLOOR	114.63	74.93
1ST. FLOOR	95.40	64.91
2ND. FLOOR	169.98	39.53
3RD. FLOOR	169.98	39.53
4TH. FLOOR	168.02	39.48
5TH. FLOOR	168.02	39.48
6TH. FLOOR	168.02	39.48
7TH. FLOOR	168.02	39.48
TOTAL	1222.07	376.82

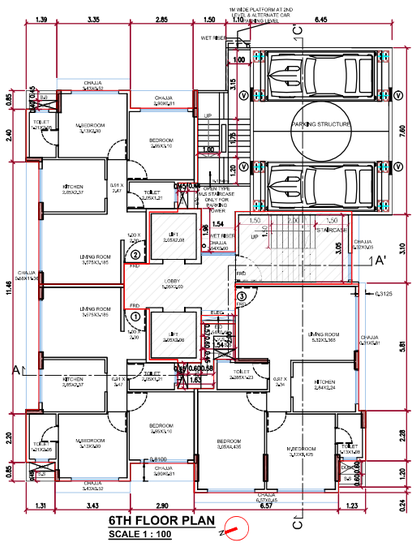
FUNGIBLE COMPENSATORY FSI TABLE						
	PERMISSIBLE BUA			PROPOSED BUA		
PARTICULARS	PERMISSIBLE B.U.A.	PERMISSIBLE FUNGIBLE	TOTAL B.U.A.	PROPOSED B.U.A.	PROPOSED FUNGIBLE	TOTAL B.U.A.
RESIDENTIAL	778.95	272.63	1051.58	778.95	246.69	1025.64
COMMERCIAL	145.50	50.93	196.43	145.50	50.93	196.43
PERMISSIBLE PROP. AREA	924.23	323.48	1247.71	924.23	297.54	1222.07



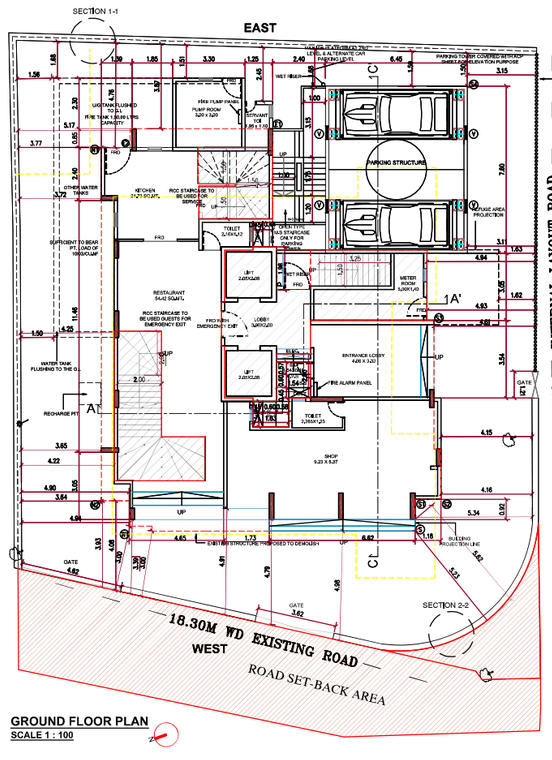
1ST FLOOR PLAN
SCALE : 1:100



3RD FLOOR PLAN
SCALE 1:100

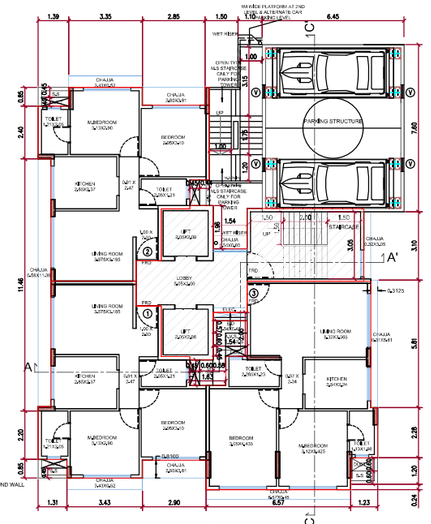


6TH FLOOR PLAN
SCALE : 1:100

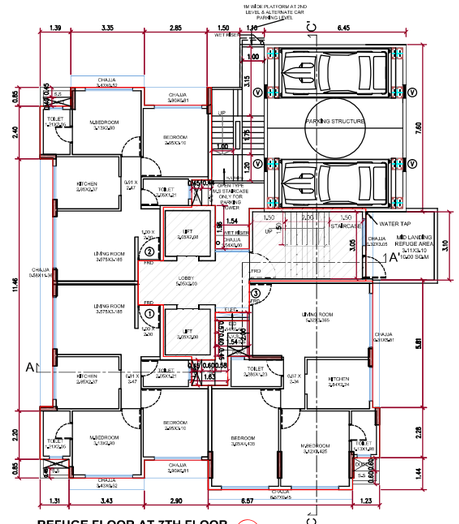


GROUND FLOOR PLAN
SCALE : 1:100

SECTION 2-2 COMPOUND WALL
SCALE : 1:100



TYPICAL FLOOR PLAN (4TH ,5TH FLOOR)
SCALE : 1:100



REFUGE FLOOR AT 7TH FLOOR
SCALE : 1:100

			AREA STATEMENT	AREA (SMT.)
01			Area of plot (as per layout)	687.30
			area under set back 18.30m wd road which is already developed	48.50
			BALANCE NET PLOT AREA	638.80
01			Area of plot (as per property card)	638.80
			Area of plot (as per triangulation)	638.80
		a	area of reservation in plot	NIL
		b	area of road set-bac	NIL
		c	area of D.P.road	NIL
02			Deduction	
	A		For reservation / road area	
		a	Road set -back area to be handed over (100%) (Regulation no 16)	22.65
		b	Proposed D.P. road area to be handed over (100%) (Regulation no 16)	NIL
		c	i)Reservation area to be handed over (100%) (Regulation no 17)	NIL
			ii) Reservation area to be handed over as per AR (Regulation no 17)	
	B		For Amenity area	NIL
		a	Area of amenity plot /plots to be handed over as per DCR 14(A)	NIL
		b	Area of amenity plot to be handed over as per DCR 14(B)	NIL
		c	Area of amenity plot/plots to be handed over as per DCR 35 (abeyance)	NIL
		d	area of amenity plot to be handed over as per DCR 35	NIL
	C		Deductions for Existing BUA to be retained if any/Land component of existing BUA / Existing BUA as per Regulation which the development was allowed	NIL
03			TOTAL DEDUCTIONS: [2(A) + 2(B)) + 2(C)] as which applicable]	22.65
04			BALANCE AREA OF PLOT (1 minus 3)	616.15
05			PLOT AREA UNDER DEVELOPMENT after areas to be handed over to MCGM (Appropriate Authority as per Sr. no. 4 above	616.15
06			ZONIAL (BASIC) FSI (0.50 or 0.75 or 1 or1.33) 1.33)	1.00
07			BUILT UP AREA AS PER ZONIAL (BASIC) FSI (5 X 6) (IN CASE MILL LAND	616.15
			PERMISSIBLE BUA KEPT IN ABEYANCE)	
08			BUA equal to area of land handed over as per regulation 30(A) i) As per 2(A) and 2(B) except 2(A)(c) (ii) above with in Cap of "Admissible TDR " as column 6 of Table -12 on remaining / balance plot.	NIL
			ii) As per 2(A)(c) (ii) permissible over and above permissible BUA on remaining / balance plot.	
09			Built up area in lieu of cost of construction of built up amenity to be	NIL
10			handed over (within the limit)of permissible BUA on remaining plot .i	
			BUA due to "Additional FSI on payment of premium" as per table no 12 of regulation no. 30(a) on remaining /balance plot.	308.08
11			BUA due to admissible "TDR" as per table no. 12 of regulation no. 30(a) subject to regulation no. - 30(a)(i)	NIL
12			PERMISSIBLE BUA (as the case may be with /without BUA as per 2(c))	924.23
13			PROPOSED BUA (as the case may be with /without BUA as per 2(c))	924.23
14			TDR Generated if any as per Regulation 30(a) and 32	NIL
15			Fungible Compensatory Area as per Regulation no 31(3)	
		a	i) Permissible Fungible Compensatory area for Rehab component without charging premium	NIL
			ii) Fungible Compensatory area availed of Rehab component with charging premium	NIL
		b	i) Permissible Fungible Compensatory area by charging premium	323.48
			ii) Fungible Compensatory area availed on payment of premium	297.54
16		a	Total BUA Permissible Including Fungible Compensatory Area [13 + 15(a)(i) + 15(b)(i)]	1247.71
		b	Total BUA Proposed Including Fungible Compensatory Area [13 + 15(a)(ii) + 15(b)(ii)]	1222.07
17			PERMISSIBLE FSI CONSUMED ON NET PLOT [13/4]	1.50
	II		OTHER REQUIREMENTS	
	A		Reservation / Designation	
		a	Name of Reservation	NIL
		b	Area Area of Reservation	NIL
		c	Area of reservation/land to be handed over as per regulation No. 17	NIL
		d	BUA of amenity to be handed over as per regulation No. 17	NIL
		e	Area/BUA of Designation	NIL
	B		Plot area/Built up Amenity to be Handed Over as per Regulation no.	
		a	14(A)	NIL
		b	14(B)	NIL
		c	15	NIL
	C		Requirement of Recreational Open Space in Layout/Plot as per Regulation No.27	NIL
	D		Tenement Statement	
		a	Proposed BUA	1222.07
		b	Less deduction of Non residential area (Shop etc.)	196.43
		c	Area available for tenements [(a) - (b)]	1025.64
		d	Tenements permissible (Density of tenements/hectare)	46
		e	Total number of Tenements proposed on the plot	16
	E		Parking Statement	
		a	Parking required by Regulations for -	
			Cars	20
			Scooters/Motor cycle	NIL
			Outsiders (visitors)	NIL
		b	Covered Garages Permissible	NIL
		c	Covered Garages Proposed	NIL
			Cars	NIL
			Scooters/Motor cycle	NIL
			Outsiders (visitors)	NIL
		d	Total Parking Provided	22
	F		Transport Vehicles Parking	NIL
		a	Spaces for transport vehicles parking required by Regulations	NIL
		b	Total No. of transport vehicles parking spaces provided	NIL

PROFORMA -B

CONTENTS OF SHEET

BLOCK PLAN, LOCATION PLAN, SETBACK AREA, SECTION THROUGH UNDERGROUND TANK, SECTION THROUGH COMPOUND WALL, GROUND FLOOR PLAN, FIRST FLOOR PLAN, SECOND FLOOR PLAN, THIRD FLOOR PLAN, 4TH&5TH FLOOR PLAN, 6TH FLOOR PLAN, 7TH REFUGE FLOOR PLAN, PARKING STATEMENT, BUILT UP AREA SUMMARY, TENEMENT STATEMENT,

PLAN FOR APPROVAL

SANTOSH GOPAL MANDAVKAR | SHAIKH ASIF MUSA | Navnath Sopanrao Ghadge

S.E. (B.P) K/E N | A.E. (B.P) K/E | E.E. (B.P) K

STAMP OF DATE RECEIPT OF PLAN

Approved subject to conditions mentioned in this office Letter No, P-2727/2019/(317)/K/E/Ward/KONDIVATE/337/1/New/ dt, 5-8-2022

DESCRIPTION	DATE	SIGN

DESCRIPTION OF PROPOSAL & PROPERTY

Proposed development of residential building on plot bearing C.T.S. No 317, 317/1 to 5 of village Kondivta at off. Mathuradas Vasanji Road, Andheri (E), Mumbai for M/s Siroya Constructions.

CERTIFICATE OF AREA.

CERTIFICATE THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 25.06.2020 AND THE DIMENSIONS OF THE EDGES ETC. OF THE PLOT STATED ON THE PLANS ARE AS MEASURE ON SITE AND THE AREA SO WORKED OUT IS 638.80 SQ.MT. AND TALLIES WITH THE AREA STATED THE DOCUMENTS OF OWNERSHIP/T.P. SCHEME RECORDS LAND RECORDS DEPTT/CITY

PURUSHOTTAM ARJUNRAO REDEKAR

SIGNATURE

NAME & SIGN OF OWNER

M/s. SIROYA CONSTRUCTIONS

SHRENIK DHEERAJMAL SIROYA

SIGNATURE

Office Add :- 72, Bajaj Bhawan, Nariman Point, Mumbai – 400021

NAME & SIGN OF LICENSE SURVEYOR

G. M. ARCH PVT. LTD.
ARCHITECTORAL CONSULTANTS

G M ARCH PVT LTD.

PURUSHOTTAM ARJUNRAO REDEKAR

SIGNATURE

Office Add :- K, K. CHAMBERS, P, T, ROAD, FORT, MUMBAI 400 001. Corp.Office Add :- 2570, Bldg. No.-56, MHB Colony, Gandhi Nagar Bandra (E), Mumbai-51, Email I.D.: gmarch.up@gmail.com Website: www.gmarch.in Tel.: 022-26405512.

SCALE :	AS MENTIONED	JOB NO. :	
DRAWN :	PRAVEEN .Y.G.	CHECKED	P.G. REDEKAR