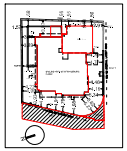
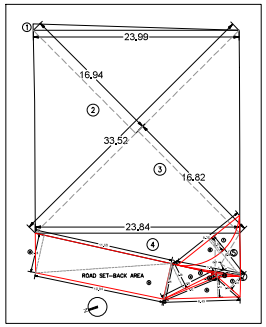


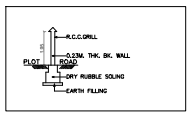
LOCATION PLAN
SCALE : 1:4000



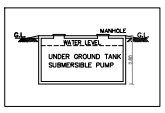
BLOCK PLAN
SCALE : 1:500



PLOT AREA DIAGRAM
SCALE : 1:200



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



SECTION THROUGH
UNDERGROUND TANK
SCALE : 1:100

PROPOSED TENEMENT STATEMENT

	TENEMENTS 2BHK	TENEMENTS 3BHK	TENEMENTS 4BHK	COMMERCIAL SHOPS ROOM	RESTAURANT	SOCIETY OFFICE	FITNESS CENTER	METER ROOM	PUMP ROOM	TOTAL
GROUND FLOOR	---	---	---	1	1	---	---	1	1	4
1ST FLOOR	1	---	---	1	---	---	---	---	---	2
2ND FLOOR	---	2	---	---	---	---	---	---	---	2
3RD FLOOR	---	2	---	---	---	---	---	---	---	2
4TH FLOOR	3	---	---	---	---	---	---	---	---	3
5TH FLOOR	3	---	---	---	---	---	---	---	---	3
6TH FLOOR	3	---	---	---	---	---	---	---	---	3
7TH FLOOR	3	---	---	---	---	---	---	---	---	3
8TH FLOOR	3	---	---	---	---	---	---	---	---	3
9TH FLOOR	3	---	---	---	---	---	---	---	---	3
10TH FLOOR	3	---	---	---	---	---	---	---	---	3
11TH FLOOR	---	---	1	---	---	1	1	---	---	3
TOTAL	22	4	1	2	1	1	1	1	1	34

TOTAL BUILT UP AREA

FLOOR	EXTENDED CONSTRCUTED AREA (SQ.MT.)
GR. FLOOR	1.42
1ST. FLOOR	1.27
2ND. FLOOR	1.05
3RD. FLOOR	0.96
4TH. FLOOR	4.48
5TH. FLOOR	4.48
6TH. FLOOR	11.58
7TH. FLOOR	11.56
TOTAL	36.80

Tenements permissible (Density of tenements/hectare)
= 450 / 10000 X PLOT AREA (in Sq.M)
= 450 / 10000 X 5162.00 X 0.40
= 87 NOS.
Tenements Proposed
= 30 NOS.

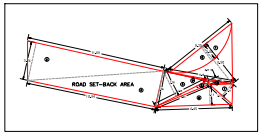
CAR PARKING STATEMENT

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.	22	11
60.00 TO 90.00	1 PARK / 1 TENE.	4	4
ABOVE 90.00	2 PARK / 1 TENE.	1	2
TOTAL		27 NOS	17 NOS.
10% ADDITIONAL PARKING FOR VISITORS			2 NOS.
TOTAL PARKING REQUIRED (R)			19 NOS.

NON RESIDENTIAL USER (N. RES)			
CARPET AREA OF SHOPS AS PER DCPR RULE	REQD. PARKING AREA IN SQ.M		REQD. PARKING
RESTAURANT	1 FOR 25 SQ.MT	73.88	2.95
SHOP - 1 (RD/MB)	1 FOR 40 SQ.MT UPTO 800 SQ.MT	46.49	1
COMMERCIAL (SALE)	1 FOR 40 SQ.MT UPTO 800 SQ.MT	90.59	1
TOTAL			4.95 NOS.
SAY			5 NOS.
10% ADDITIONAL PARKING			1 NOS.
SAY			2 NOS.
TOTAL PARKING REQUIRED (N.RES)			7 NOS.
TOTAL PARKING REQUIRED (RES + N.RES)			26 NOS.
TOTAL PARKING PROVIDED			30 NOS.

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	=	283.82 SQ.MT.	
3	1/2 X 33.52 X 16.82 X 1NO	=	281.90 SQ.MT.	
4	1/2 X 23.84 X 4.68 X 1NO	=	55.80 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 2.89 X 0.33 X 1NO	=	0.45 SQ.MT.	
	TOTAL ADDITION	=	638.65 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 10.54 X 3.05 X 1NO	=	16.74 SQ.MT.	
4	1/2 X 4.80 X 2.38 X 1NO	=	5.77 SQ.MT.	
5	1/2 X 4.82 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 2.50 X 1.20 X 1NO	=	1.44 SQ.MT.	
	TOTAL ADDITION	=	48.30 SQ.MT.	X1
8	1/2 X 9.25 X 6.80 X 1NO	=	39.40 SQ.MT.	
9	1/2 X 5.18 X 0.24 X 1NO	=	1.15 SQ.MT.	
10	1/2 X 3.87 X 0.42 X 1NO	=	0.80 SQ.MT.	
	TOTAL ADDITION	=	41.35 SQ.MT.	X2
DEDUCTIONS				
1	2/3 X 9.23 X 2.00 X 1NO	=	18.15 SQ.MT.	
	TOTAL DEDUCTION	=	18.15 SQ.MT.	Y1
TOTAL BUILT UP AREA [X2 – Y1]		=	23.65 SQ.MT.	X3
BALANCE AREA OF PLOT [X-X3]		=	614.15 SQ.MT.	Z



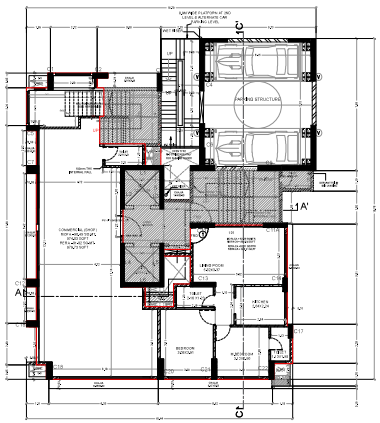
SET- BACK AREA DIAGRAM
SCALE : 1:200

TOTAL BUILD UP AREA

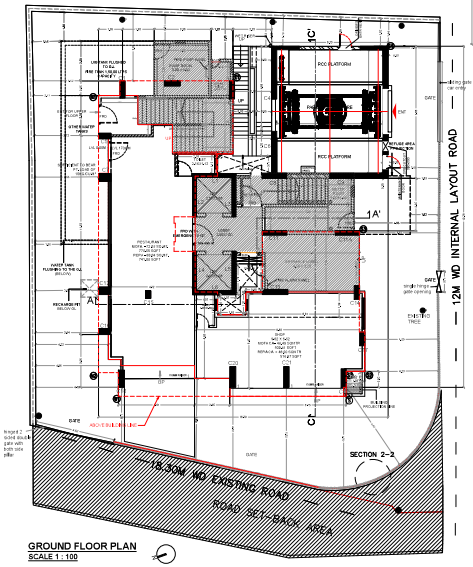
FLOOR	RESIDENTIAL (SQ.MT.)	COMMERCIAL (SQ.MT.)	CON.EXCESS AREA (SQ.MT.)	TOTAL	REFUGE AREA	SERVANT TOILET	FITNESS CENTER	SOCIETY OFFICE	PUMP ROOM	METER ROOM	DUCT	STAIRCASE LIFT LOBBY	INTERNAL STAIRCASE	CONSTRUCTION AREA
GR. FLOOR	–	128.49	0.78	129.27		2.98			10.49	10.95	4.04	27.56	14.72	199.23
1ST. FLOOR	59.70	97.24	0.27	157.21		2.47					6.04	38.65	11.64	215.74
2ND. FLOOR	171.74	–		171.74		2.20					4.06	39.93		217.93
3RD. FLOOR	171.74	–		171.74		2.20					4.06	39.93		217.93
4TH. FLOOR	175.30	–		175.30		2.20					4.06	40.31		221.87
5TH. FLOOR	175.30	–		175.30		2.20					4.06	40.31		221.87
6TH. FLOOR	180.06	–		180.06		2.20					4.07	40.18		226.51
7TH. FLOOR	183.57	–		183.57	11.04						4.07	40.18		238.86
8TH. FLOOR	183.50	–		183.50		2.20					4.07	40.18		229.95
9TH. FLOOR	183.57	–		183.57	11.04						4.07	40.18		238.86
10TH. FLOOR	183.50			183.50		2.20					4.07	40.18		229.95
11TH. FLOOR	97.64	–		97.64	11.04			39.69	19.96		4.07	40.26		212.66
TOTAL	1765.62	225.73	1.05	1992.40	33.12	20.85	39.69	19.96	10.49	10.95	50.74	467.85	26.36	2671.36

FUNGIBLE COMPENSATORY FSI TABLE

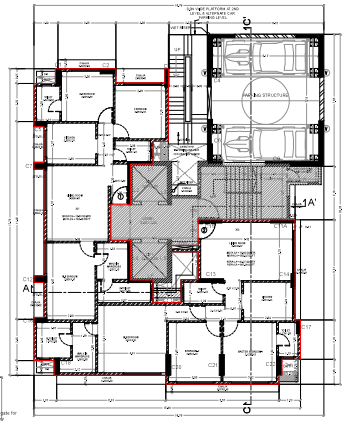
PARTICULARS	PERMISSIBLE BUA			PROPOSED BUA		
	PERMISSIBLE B.U.A.	PERMISSIBLE FUNGIBLE	TOTAL B.U.A.	PROPOSED B.U.A.	PROPOSED FUNGIBLE	TOTAL B.U.A.
RESIDENTIAL	1311.14	458.89	1770.03	1311.14	454.48	1765.62
COMMERCIAL	167.98	58.80	226.78	167.98	58.80	226.78
PERMISSIBLE PROP. AREA	1479.12	517.69	1996.81	1479.12	513.28	1992.40



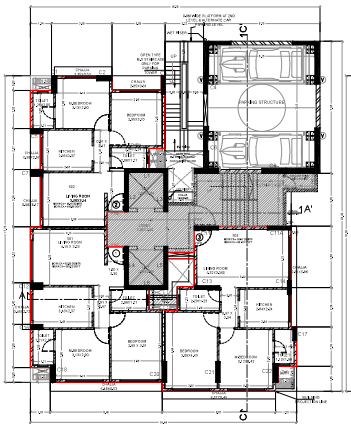
1ST FLOOR PLAN
SCALE 1 : 100



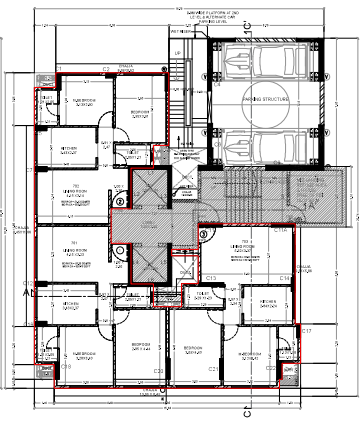
GROUND FLOOR PLAN
SCALE 1 : 100



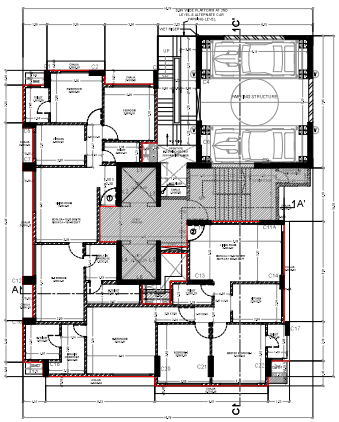
3RD FLOOR PLAN
SCALE 1:100



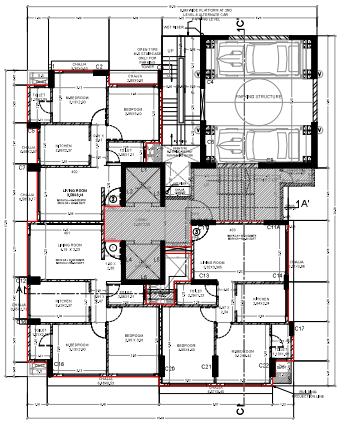
5TH FLOOR PLAN
SCALE 1:100



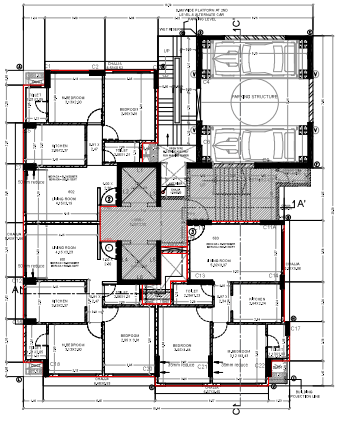
7TH FLOOR PLAN
SCALE 1:100



2ND FLOOR PLAN
SCALE 1:100



4TH FLOOR PLAN
SCALE 1:100



6TH FLOOR PLAN
SCALE 1:100

		AREA STATEMENT	AREA (SMT.)
01		Area of plot (as per layout)	6162.00
		area under toll booth (16.20m wide road which is already developed	46.93
		BALANCE NET PLOT AREA	6115.07
01		Area of plot (as per property card)	6162.00
		Area of plot (as per measurement)	6162.00
	a	area of reservation in plot	NIL
	b	area of non reservation	NIL
02	a	area of D.P.road	NIL
03		Deduction	
	A	For reservation / road area	
	a	Road set-back area to be handed over (100%) (Regulation no 16)	22.20
	b	Proposed D.P. road areas to be handed over (100%) (Regulation no 16)	NIL
	c	(R)reservation area to be handed over (100%) (Regulation no 17)	NIL
		(I) Reservation areas to be handed over as per AR (Regulation no 17)	
	B	For Amenity area	
	a	Area of amenity plot (s) to be handed over as per DCR 14(A)	NIL
	b	Area of amenity plot (s) to be handed over as per DCR 14(B)	NIL
	c	Area of amenity plot (s) to be handed over as per DCR 35 (obeyance)	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 component of existing BUA / Existing BUA as per Regulation which the development was allowed	NIL
03		TOTAL DEDUCTION [(03A) + (03B) + (03C) as which applicable]	22.20
04		BALANCE AREA OF PLOT (1 minus 3)	6139.80
05		PLOT AREA UNDER DEVELOPMENT after areas to be handed over to MCGM / Appropriate Authority as per Sr. no. 4 above	6139.80
06		ZONAL (BASIC) FSI (1.00 or 1.33 or 1.0 (1.33) 1.33)	1.33
07		BUILT UP AREA PER ZONAL (BASIC) FSI (5 X 6) [IN CASE MILL LAND PERMISSIBLE BUA (EPT) IS OBSERVED]	8162.30
08		BUA equal to amount permitted over as per regulation 30(A) (As per 2(A) and 2(B) read with 2(A)(v) (b) above with in Cap of "Admissible TDR" as 1 plus 0.4 of Sr.No.7 (2 no remaining / balance) pls.	NIL
		10 As per 2(A)(v) (b) permissible over and above permissible BUA on remaining plot ( )	
09		BUA due to additional FSI (1.00 or 1.33 or 1.0 (1.33) 1.33) on payment of premium as per table no 12 of regulation no 30(A) on remaining balance plot as in 6162.00 x 0.00	7976.19
10		BUA due to admissible "TDR" as per table no 12 of regulation no. 12 of regulation no. 30(A) subject to max. (50%) i.e 6162.00 x 0.50	3564.07
11		PERMISSIBLE BUA (as the case may be with /without BUA as per 2(c))	19762.5
12		Benefit of 2 Time Handover Set Back area (as per 2(c)(ii) agree v 2)	1620.2
13		PERMISSIBLE BUA	19762.5
14		PROPOSED BUA	19762.5
15		TDR Generated if any as per Regulation 33(5) and 32	NIL
16		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	517.69
		(ii) Proposed Fungible Compensatory area availed on payment of premium	513.28
17	a	Total BUA Permissible including Fungible Compensatory Area (15 + 16 (a)) + 16(b)(i))	19962.91
	b	Total BUA Proposed including Fungible Compensatory Area (15 + 16(a)) + 16(b)(ii))	19962.49
18		PERMISSIBLE FSI CONSUMED ON NET PLOT (17/4)	3.40
	II	OTHER REQUIREMENTS	
	A	Preservation / Designation	
	a	Name of Reservation	NIL
	b	Area /Area of Reservations	NIL
	c	Area of reservations 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
19		The area/built up of amenity to be Handed Over as per Regulation no.	
	a	14(A)	NIL
	b	14(B)	NIL
	c	14(C)	NIL
	C	Requirement of Recreational Open Space in Layout/Res as per Regulation No.27	NIL
	D	Tenement Statement	
	1	Allowed/B.U.A	1992.49
	2	Less deduction of Non residential area (Shop etc.)	225.73
	3	Area available for tenements [(2)-(3)]	1766.76
	4	Tenements permissible (Density of tenements/hectare)	87
	5	Total number of Tenements proposed on the plot = 27R + 1REST + 2 SHOP	30
	E	Parking Statement	
	a	Parking required by Regulations for -	
		Cars	30
		Scooters/Motor cycle	NIL
		Outdoors (visitors)	NIL
	b	Covered Garages Permissible	NIL
	c	Covered Garages Proposed	NIL
		Cars	NIL
		Scooters/Motor cycle	NIL
		Outdoors (visitors)	NIL
	d	Total Parking Provided	30
	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/6TH/7TH FLOOR PLAN, 5TH FLOOR PLAN, 7TH REFUGE FLOOR PLAN, PARKING STATEMENT, BUILT UP AREA SUMMARY, TENEMENT STATEMENT.

PLAN FOR APPROVAL

SHAIKH ASIF MUSA

Shrikant Chinta man Godade

JAYESH OHAGAN DI/SANE

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 / 2 / AMEND dated 04-03-2025

DESCRIPTION	DATE	SIGN

DESCRIPTION OF PROPOSAL & PROPERTY

Proposed development of residential building with following C.O.A. No.317, 317/1 to 3 of village Kondivate at JB, Kondivate, Vasahat Road, Andheri (E), Mumbai for M/s Infinity Construction.

CERTIFICATE OF AREA.

CERTIFICATE THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME OR UNDER MY AND THE BOUNDARY OF THE PLOT FULLY OF THE PLOT VESTED IN THE PLANS ARE AS MEASURE ON SITE AND THE AREA SO SHOWED OUT TO BE RIGHT, AND AS PER WITH THE AREA STATED THE DOCUMENTS OF OWNERSHIP & CONVEYANCE RECORDS LAND RECORDS DEPTT. ETC.

SIGNATURE

NAME & SIGN OF OWNER

M/s. INFINITY NARAYANI ASSOCIATES

SIGNATURE

Office Add :- 45, Samrilla, Yashodham, Gen. A.K. Vaidya Marg, Goregaon (E), Mumbai - 400 063

NAME & SIGN OF LICENSE SURVEYOR

GM ARCH PVT. LTD.
ARCHITECTURAL CONSULTANTS

GM ARCH PVT. LTD.

SIGNATURE

Corp.Office Add :- 3, Mercury CHS, Opp Hallmark Business Plaza, Bandra East, Mumbai - 51
Email I.D. - gmarchumesh@gmail.com, Website : www.gmarch.in, Tel. 9920570201.

NO	ALTERATIONS	SCALE	1/8 MM=1FOOT	CHECKED BY	APPROVED BY
		KOMAL J.	PRAJAKTA NAIK	PVA REDDY	