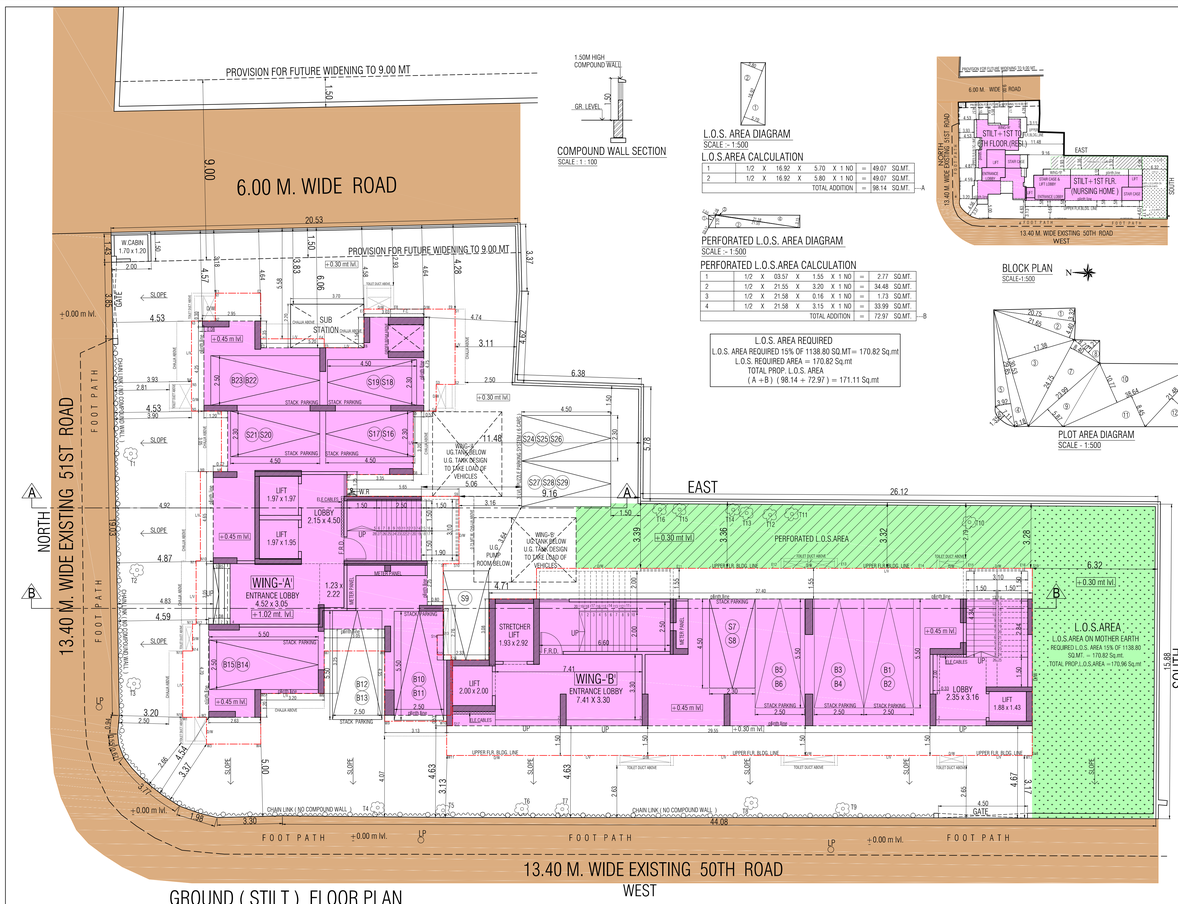
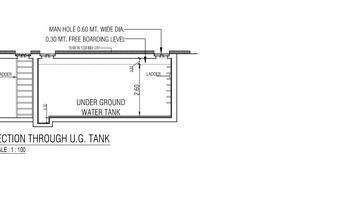


GROUND (STILT) FLOOR PLAN

SCALE :- 1:100 (WING-'A' & 'B')



1	1/2	X	16.92	X	5.70	X 1 NO	=	49.07	SQ.MT.	
2	1/2	X	16.92	X	5.80	X 1 NO	=	49.07	SQ.MT.	
						TOTAL ADDITION	=	98.14	SQ.MT.	--A

1	1/2	X	03.57	X	1.55	X 1 NO	=	2.77	SQ.MT.	
2	1/2	X	21.55	X	3.20	X 1 NO	=	34.48	SQ.MT.	
3	1/2	X	21.58	X	0.16	X 1 NO	=	1.73	SQ.MT.	
4	1/2	X	21.58	X	3.15	X 1 NO	=	33.99	SQ.MT.	
						TOTAL ADDITION	=	72.97	SQ.MT.	--B

PLOT AREA CALCULATION

1	1/2	X	20.75	X	3.32	X 1 NO	=	34.45	SQ.MT.	
2	1/2	X	21.65	X	4.40	X 1 NO	=	47.63	SQ.MT.	
3	1/2	X	30.53	X	17.38	X 1 NO	=	265.31	SQ.MT.	
4	1/2	X	30.53	X	3.18	X 1 NO	=	48.54	SQ.MT.	
5	1/2	X	29.85	X	3.92	X 1 NO	=	58.51	SQ.MT.	
6	2/3	X	7.11	X	1.35	X 1 NO	=	6.40	SQ.MT.	
7	1/2	X	24.75	X	8.40	X 1 NO	=	103.95	SQ.MT.	
8	1/2	X	8.70	X	4.21	X 1 NO	=	18.31	SQ.MT.	
9	1/2	X	23.99	X	5.87	X 1 NO	=	70.41	SQ.MT.	
10	1/2	X	38.64	X	10.77	X 1 NO	=	208.08	SQ.MT.	
11	1/2	X	38.64	X	8.45	X 1 NO	=	163.25	SQ.MT.	
12	1/2	X	21.48	X	10.61	X 1 NO	=	113.95	SQ.MT.	
						TOTAL ADDITION	=	1138.79	SQ.MT.	
						AS PER P.R.C.	=	1138.80	SQ.MT.	

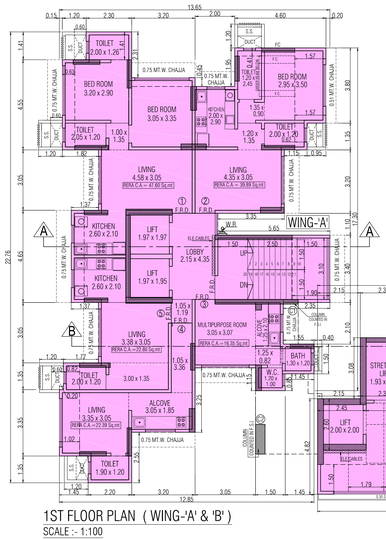
PARKING STATEMENT (WING A & B) (AS PER DCPR 2034)

PARKING REQD. FOR RESIDENTIAL				
CARPET AREA IN SQ.MT.	PARKING REQUIRED	NO.OF FLATS	TOTAL PARKING REQUIRED	
BELOW TO 45.00	1NO./ 4 FLATS	14.00 Nos.	03.50 Nos.	
45.00 TO 60.00	1NO./ 2 FLATS	11.00 Nos.	05.50 Nos.	
60.00 TO 90.00	1NO./ 1 FLATS	NIL	NIL	
90.00 ABOVE	1NO./ 2 FLATS	NIL	NIL	
TOTAL FLAT		25.00 Nos.	09.00 Nos.	- (i)
25% OF PARKING FOR VISITORS			02.25 Nos	- (ii)
FOR NURSING HOME (B/U AREA = 265.61 SQ. MT.) ONE PARKING SPACE FOR EVERY 150 SQ.MT. OF TOTAL FLOOR AREA OF			01.77 Nos.	- (iii)
VISITOR PARKING FOR COMMERCIAL.			02.00 Nos.	- (iv)
TOTAL NO OF PARKING REQD. (i + ii + iii + iv)= 15.02 Nos. SAY			15.00 Nos.	
TOTAL NO OF PARKING PROVIDED			29.00 Nos.	

GROUND FLOOR PARKING	
BIG CAR	14
SMALL CAR	15
TOTAL PARKING	29 Nos

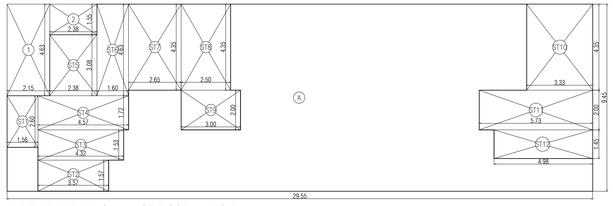
BUILT-UP AREA SUMMARY

FLOOR	COMMERCIAL & RESIDENTIAL B/U AREA (INCLUDING 35% FUNGIBLE) IN SQ.MT. (1)			STAIRCASE AREA COUNTED IN F.S.I. (2)		TOTAL PROPOSED BUILT UP AREA WITH FUNGIBLE & STAIRCASE LIFT LOBBY (3=1+2)		FUNGIBLE COMPONENT OF REHAB CLAIMED FREE OF PREMIUM (4)	TOTAL PROPOSED BUILT UP AREA LESS FUNGIBLE COMPONENT OF REHAB (5 =3 - 4)
WINGS	A (RESI)	B (COMM)		A (RESI)	B (COMM)	A (RESI)	B (COMM)	----	----
STILT FLOOR	----	----		----	----	----	----	----	----
1ST FLOOR	169.50	165.15		38.30	100.46	207.80	265.61	22.55	185.25 + 265.61 = 450.86
2ND FLOOR	169.50	----		38.30	----	207.80	----	34.93	172.87
3RD FLOOR	184.22	----		38.18	----	222.40	----	32.62	189.78
4TH FLOOR	184.22	----		38.18	----	222.40	----	32.63	189.77
5TH FLOOR	190.81	----		38.18	----	228.99	----	43.30	185.69
6TH FLOOR	196.02	----		38.06	----	234.08	----	48.75	185.33
TOTAL PROP. B/U AREA (WITH FUNGIBLE)	1094.27	165.15		229.20	100.46	1323.47	265.61	214.78	1374.30
TOTAL PROP. B/U AREA	1259.42			329.66		1589.08		214.78	1374.30



1ST FLOOR PLAN (WING-'A' & 'B')

SCALE :- 1:100



BUILT UP AREA CALCULATION (WING-B)

1ST FLOOR									
A	29.55	X	9.45	X	1 NO	=	279.25	SQ.MT.	
					TOTAL ADDITION	=	279.25	SQ.MT.	X

DEDUCTIONS

1	2.15	X	4.63	X	1 NO	=	9.95	SQ.MT.	
2	2.38	X	1.55	X	1 NO	=	3.69	SQ.MT.	
					TOTAL DEDUCTION	=	13.64	SQ.MT.	Y1
TOTAL BUILT UP AREA [X - Y1]						=	265.61	SQ.MT.	X1

STAIRCASE AREA CALCULATION

1ST FLOOR (STAIRCASE AREA COUNTED IN F.S.I.)								
ST1	1.56	X	2.60	X	1 NO	=	4.06	SQ.MT.
ST2	3.57	X	1.57	X	1 NO	=	5.60	SQ.MT.
ST3	4.33	X	1.53	X	1 NO	=	6.62	SQ.MT.
ST4	4.57	X	1.72	X	1 NO	=	7.86	SQ.MT.
ST5	2.38	X	3.08	X	1 NO	=	7.33	SQ.MT.
ST6	1.60	X	4.63	X	1 NO	=	7.41	SQ.MT.
ST7	2.65	X	4.35	X	1 NO	=	11.53	SQ.MT.
ST8	2.50	X	4.35	X	1 NO	=	10.88	SQ.MT.
ST9	3.00	X	2.00	X	1 NO	=	6.00	SQ.MT.
ST10	3.33	X	4.35	X	1 NO	=	14.49	SQ.MT.
ST11	5.73	X	2.00	X	1 NO	=	11.46	SQ.MT.
ST12	4.98	X	1.45	X	1 NO	=	7.22	SQ.MT.
TOTAL STAIRCASE AREA PER FL.						=	100.46	SQ.MT.	Y2
NET BUILT UP AREA [X1 - Y2]						=	165.15	SQ.MT.	

BUILT UP AREA CALCULATION (WING-A)

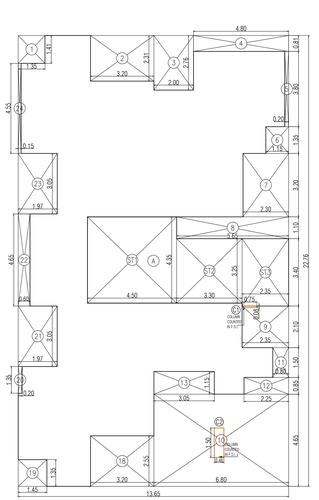
1ST & 2ND FLOOR									
A	13.65	X	22.76	X	1 NO	=	310.67	SQ.MT.	
					TOTAL ADDITION	=	310.67	SQ.MT.	X

DEDUCTIONS

1	1.35	X	1.41	X	1 NO	=	1.90	SQ.MT.	
2	3.20	X	2.31	X	1 NO	=	7.39	SQ.MT.	
3	2.00	X	2.76	X	1 NO	=	5.52	SQ.MT.	
4	4.80	X	0.81	X	1 NO	=	3.89	SQ.MT.	
5	0.20	X	3.80	X	1 NO	=	0.76	SQ.MT.	
6	1.15	X	1.35	X	1 NO	=	1.55	SQ.MT.	
7	2.30	X	3.20	X	1 NO	=	7.36	SQ.MT.	
8	5.65	X	1.10	X	1 NO	=	6.22	SQ.MT.	
9	2.35	X	2.10	X	1 NO	=	4.94	SQ.MT.	
10	6.80	X	4.65	X	1 NO	=	31.62	SQ.MT.	
11	0.80	X	1.50	X	1 NO	=	1.20	SQ.MT.	
12	2.25	X	0.85	X	1 NO	=	1.91	SQ.MT.	
13	3.05	X	1.15	X	1 NO	=	3.51	SQ.MT.	
14	3.20	X	2.55	X	1 NO	=	8.16	SQ.MT.	
19	1.45	X	1.35	X	1 NO	=	1.96	SQ.MT.	
20	0.20	X	1.35	X	1 NO	=	0.27	SQ.MT.	
21	1.97	X	3.05	X	1 NO	=	6.01	SQ.MT.	
22	0.60	X	4.65	X	1 NO	=	2.79	SQ.MT.	
23	1.97	X	3.05	X	1 NO	=	6.01	SQ.MT.	
24	0.15	X	4.55	X	1 NO	=	0.68	SQ.MT.	
					TOTAL DEDUCTION	=	103.65	SQ.MT.	Y1
TOTAL BUILT UP AREA [X - Y1]						=	207.02	SQ.MT.	X1

STAIRCASE AREA CALCULATION

1ST & 2ND FLOOR (STAIRCASE AREA COUNTED IN F.S.I.)								
ST1	4.50	X	4.35	X	1 NO	=	19.58	SQ.MT.
ST2	3.30	X	3.25	X	1 NO	=	10.73	SQ.MT.
ST3	2.35	X	3.40	X	1 NO	=	7.99	SQ.MT.
TOTAL STAIRCASE AREA PER FL.						=	38.30	SQ.MT.	Y2
NET BUILT UP AREA [X1 - Y2]						=	168.72	SQ.MT.	
ADD COLUMN AREA									
C1	0.75	X	0.08	X	1 NO	=	0.06	SQ.MT.	
C2	0.48	X	1.50	X	1 NO	=	0.72	SQ.MT.	
					TOTAL COLUMN AREA	=	0.78	SQ.MT.	
TOTAL BUILT UP AREA 1ST & 2ND FLR. (168.72 + 0.78)						=	169.50	SQ.MT.	



I	FORM - I	TOTAL AREA (IN SQ.MT)
-	Area Statement.	
1	Area Of Plot	1138.80
a)	Area of Reservation in Plot	------
b)	Area of Road Set-Back	------
c)	Area of D.P. Road	------
2	Deductions For	
A	For Reservation / Road Area	
a)	Road Set-Back Area To Be Handed Over (100%) (Reg. No. 16)	------
b)	Proposed D.P. Road To Be Handed Over (100%) (Reg. No. 16)	------
c) (i)	Reservation Area To Be Handed Over (100%) (Reg. No. 17)	------
(ii)	Reservation Area To Be Handed Over As Per AR (100%) (Reg. No. 17)	------
B	For Amenity Area	
a)	Area Of Amenity Plot/Plots To Be Handed Over As Per DCR. 14 (A)	------
b)	Area Of Amenity Plot/Plots To Be Handed Over As Per DCR. 14 (B)	------
c)	Area Of Amenity Plot/Plots To Be Handed Over As Per DCR. 35 (Abeyance)	------
C	Deductions For Existing BUA To Be Retained If Any/ Land Component Of Existing BUA/ Existing BUA As Per Reg. Under Which The Development Was Allowed.	------
3	Total Deductions: [2(A)+2(B)] + 2(C) As And When Applicable.	------
4	Balance Area Of Plot (1 Minus b)	1138.80
5	Plot Area Under Development After Areas To Be Handed Over To MCGM/Appropriate Authority As Per Sr. No.4 Above	------
6	Zonal (Basic) FSI (0.50 Or 0.75 Or 1 Or 1.33)	1.00
7	Built Up Area As Per Zonal (Basic) FSI (4*6) / In Case Of Mill Land Permissible BUA Kept in Abeyance)	1138.80
8	Built Up Equal To Area Of Land Handed Over As Per Reg. 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.)	------
(ii)	In Case Of 2(A)(c) (ii) Permissible Over And Above Permissible BUA On . Remaining / Balance Plot	------
(iii)	10 (2) Advantage Under T.P Sheme	276.05
9	Built Up Area In Lieu Of Cost Of Construction Of Built Up Amenity To Be Handed Over (Within The Limit Of Permissible BUA On Remaining Plot.)	------
10	Built Up Area Due To "Additional FSI On Payment Of Premium" As Per Table No.12 Of Reg. No.30(A) On Remaining / Balance Plot.	------
11	Permissible Built Up Area Under Reg.33 (7)(B) Of DCPR 2034	------
12	Built Up Area Due To Admissible "TDR" As Per Table No. 12 Of Reg. No.30(A) And 32 On Remaining / Balance Plot. (As Per Road Width Policy)	------
13	Permissible Built Up Area { As The Case May Be With / Without BUA As Per 2(c)}	1414.85
14	Proposed BUA {As The Case May Be With / Without BUA As Per 2(c)}	1374.30
15	TDR Generated If Any As Per Regulation 30(A) And 32.	------
16	Fungible Compensatory Area As Per Reg. No. 31 (3)	
a) (i)	Permissible Fungible Compensatory Area For Rehab Component Without Charging Premium	214.78
(ii)	Fungible Compensatory Area Availed For Rehab Component Without Charging Premium	214.78
b) (i)	Permissible Fungible Compensatory Area By Charging Premium(13 (ii) x 0.35%	------
(ii)	Propose Fungible Compensatory Area Availed On Payment Of Premium	------
(iii)	Total Fungible Area (16 a(ii) + 16 b (ii)	214.78
17	Total Built Up Area Permissible Including Fungible Compensatory Area [12 + 15(b)(iii)]	1629.63
18	Total Built Up Area Proposed Including Fungible Compensatory Area [14 + 16(b) (iii)]	1589.08
19	FSI Consumed On Net Plot [14/4]	1.21
II	Other Requirements	
A)	Reservation / Designation	
a)	Name Of Reservation	NA
b)	Area Of Reservation Affecting The Plot	
c)	Area Of Reservation Land To Be Handed/Handed Over As Per Reg. No.17	
d)	Built Up Area Of Amenity To Be Handed Over As Per Reg. No.17	
e)	Area/Built Up Area Of Designation	
B)	Plot Area/Built Up Amenity To Be Handed Over As Per Reg. No.	
(i)	14(A)	NA
(ii)	14(B)	
(iii)	15	
C)	Requirement Of Recreational Open Space In Layout/Plot As Per Reg. No. 27	
D)	Tenement Statement	
(i)	Proposed Built Up Area (18) Above)	1589.08
(ii)	Less Deduction Of Non- Residential Area (Shop etc.)	265.61
(iii)	Area Available For Tenements ((i) minus (ii))	1323.47
(iv)	Tenements Permissible (Density Of Tenements/Hectare) (Maximum)	59.56 nos.
(v)	Total Number Of Tenements Proposed On The Plot	25.00 nos.
E)	Parking Statement	
(i)	Parking Required By Regulations For	15.00 nos.
	Car	
	Scooter/Motor Cycle	
	Outsiders (Visitors)	------
(ii)	Covered Garage Permissible	------
(iii)	Covered Garage Proposed	------
	Car	------
	Scooter/Motor Cycle	------
	Outsiders (Visitors)	------
(iv)	Total Parking Provided	29.00 nos.
F)	Transport Vehicles Parking	------
(i)	Spaces For Transport Vehicles Parking Required By Regulations	------
(ii)	Total No. Of Transport Vehicles Parking Spaces Provided	------

CERTIFICATE FOR AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 12-02-2018 AND THAT DIMENSIONS OF SIDES, ETC. OF THE PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 1138.80 SQ. M. (ONE THOUSAND ONE HUNDRED THIRTY EIGHT POINT EIGHTY SQUARE METERS ONLY) AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP RECORDS.

BHAVIN ARVIND MODI — Digitally signed by BHAVIN ARVIND MODI Date: 2023.05.18 18:09:01 +05'30'

SIGNATURE OF LICENCED ARCHITECT.

FORM - II

CONTENT OF SHEET

STILT FLOOR PLAN,1ST FLOOR PLAN (WING- A & B), BLOCK PLAN, LOCATION PLAN, U.G.TANK & COMPOUND WALL SECTION, PLOT AREA DIAGRAM & CALCULATION, BUILT UP & PARKING STATEMENT, BUILT UP AREA DIAGRAM & CALCULATION 1ST FLOOR PLAN (WING- A & B),

DESCRIPTION OF PROP/ PROPERTY.

PROPOSED REDEVELOPMENT OF EXISTING BUILDING KNOWN AS NEW ASHWIN CO.OP. HGS. LTD. ON PLOT BEARING FP NO. 253 OF TPS III BORIVALI, C.T.S. NO. FP/253 OF VILLAGE BORIVALI SITUATED AT BABHAI , BORIVALI (WEST), MUMBAI.

NAME & ADDRESS OF OWNER

New Ashwin Co.Op. Hgs. Ltd.

Plot Bearing FP NO. 253 OF TPS III Borivali, C.T.S. No. FP/253 Of Village Borivali Situated At Babhai , Borivali (West), Mumbai

NAME & ADDRESS OF C.A TO OWNER

M.P. SPACE DYNAMICS PVT.LTD.

Office:8, Sarraswathi Bhavan, Ganjawala Lane, Borivali (West) Mumbai- 400092.

SINKAR GURUPRA SAD VIJAY — Digitally signed by SINKAR GURUPRASAD VIJAY Date: 2023.05.18 18:11:01 +05'30'

NAME, ADDRESS & SIGNATURE OF ARCHITECTS

space vision
Architect and Planner
Ar. Bhavin Modi
Ar. Madhura Bhavin Modi
Office: 1004,10th floor,B-Wing,Western Edge II, Behind Metro,Off.Western Express Highway, Borivali (east), Mumbai-400 066.

BHAVIN ARVIND MODI — Digitally signed by BHAVIN ARVIND MODI Date: 2023.05.18 18:09:33 +05'30'

BLDG.PROPOSAL FILE NO :- CHE/WSII/3615/R/C/337 (NEW)

DRG.NO:- 01 | JOB.NO:- 02 | FILE NAME:-

NO:- | New Ashwin Co.Op.Hgs.Ltd.

THIS DRAWING SHALL BE READ IN CONJUNCTION WITH INTIMATION OF DISAPPROVAL ISSUED UNDER SECTION 346 OF MMC ACT 1888 ISSUED UNDER NO. CHE/WSII/3615/R/C/337 (NEW) SIGNED ON EVEN DATE.

SUB ENGINEER

Amit Vijay Kale

ASSISTANT ENGINEER

Swapnil Bhagawat Patil
2023.05.30 19:00:32 +05'30'

EXECUTIVE ENGINEER

HANUMANT SADASHIVRAO BURE — Digitally signed by HANUMANT SADASHIVRAO BURE Date: 2023.06.09 18:58:53 +05'30'