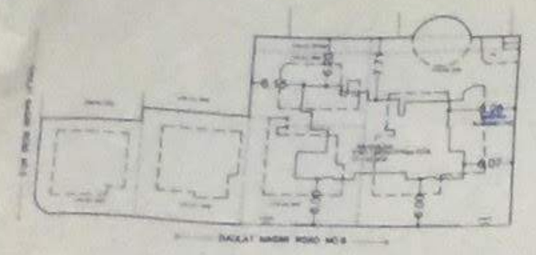
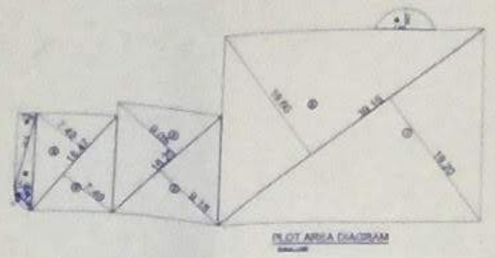


BLOCK PLAN

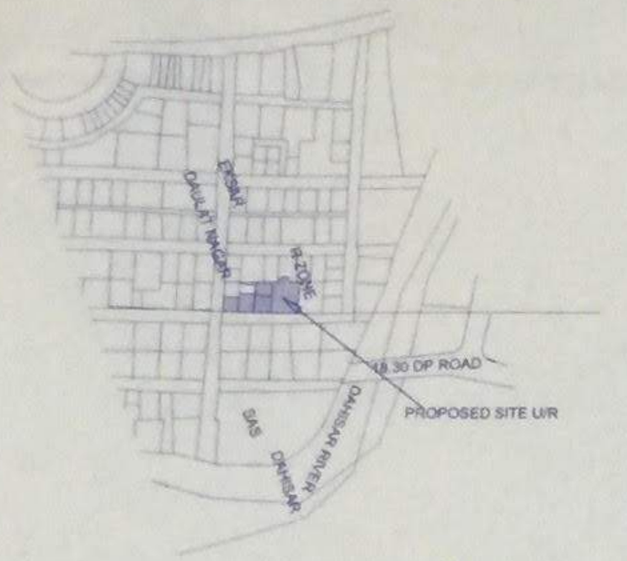
SCALE 1:600



PLOT AREA DIAGRAM

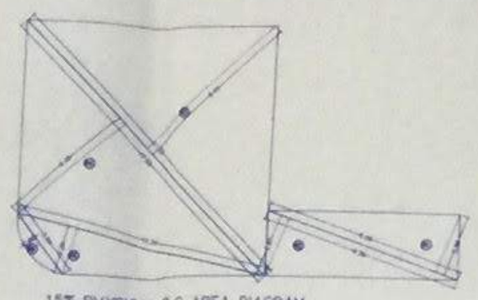
PLOT AREA CALCULATION

ADDITIONS							
1	1/2	x	39.15	x 19.20	x 1 NO	=	375.84 SQ.MT
2	1/2	x	39.15	x 19.60	x 1 NO	=	383.67 SQ.MT
3	1/2	x	18.25	x 9.15	x 1 NO	=	83.49 SQ.MT
4	1/2	x	18.25	x 9.05	x 1 NO	=	82.58 SQ.MT
5	1/2	x	15.47	x 7.49	x 2 NOS	=	115.87 SQ.MT
6	1/2	x	9.70	x 2.15	x 1 NO	=	10.42 SQ.MT
8	1/2	x	9.70	x 2.18	x 1 NO	=	10.48 SQ.MT
9	2/3	x	3.64	x 1.75	x 1 NO	=	4.19 SQ.MT
10	2/3	x	7.41	x 2.65	x 1 NO	=	13.07 SQ.MT
	2/3	x	3.64	x 0.66	x 1 NO	=	1.60 SQ.MT
			TOTAL ADDITION			=	1080.21 SQ.MT
			CLAIMED AS PER PRC			=	1004.39 SQ.MT



LOCATION PLAN

SCALE 1:4000



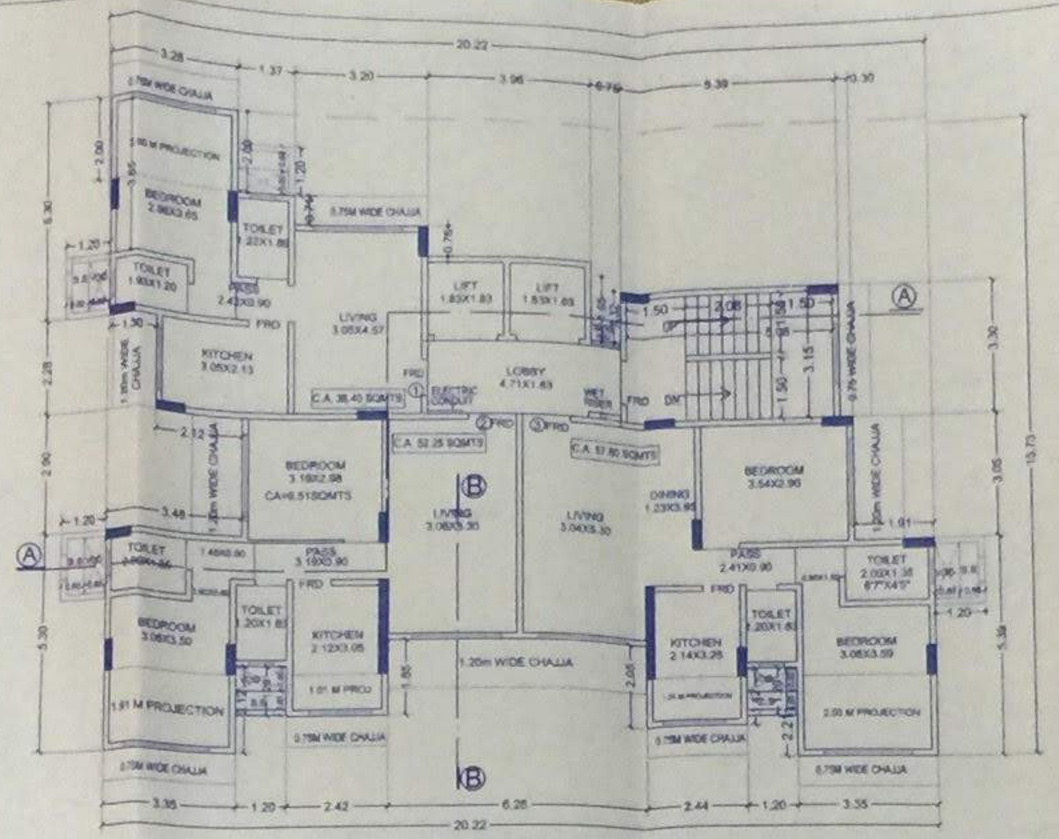
15% PHYSICAL R.G AREA DIAGRAM

SCALE - 1:200

15% PHYSICAL R.G AREA CALCULATION

15% PHYSICAL R.G AREA REQUIRED = 161.86 SQMTS

R1	1/2	x	9.38	x 2.98	x 1 NO	=	13.98 SQ.MT
R2	1/2	x	9.38	x 2.97	x 1 NO	=	13.93 SQ.MT
R3	1/2	x	17.03	x 8.40	x 1 NO	=	71.53 SQ.MT
R4	1/2	x	17.03	x 6.48	x 1 NO	=	55.18 SQ.MT
R5	1/2	x	12.20	x 2.29	x 1 NO	=	13.97 SQ.MT
R6	1/2	x	3.64	x 0.66	x 1 NO	=	1.20 SQ.MT
TOTAL PHYSICAL R.G AREA RQPOSED						=	159.79 SQ.MT



TYPICAL FLOOR PLAN (1ST TO 7TH & 9TH)

SCALE 1:100

0.33% TABLE

SUMMARY OF PERMISSIBLE FSI/AREA STATEMENT

(To be read with proforma A')

i)	Area of plot	1004.39 Sq.mtrs
ii)	Balance area of plot	1004.39 Sq.mtrs
iii)	Net area of plot	1004.39 Sq.mtrs.

Admissible FSI over & above FSI One in lieu

	Particulars	Percentage Permissible	Area Permissible Sq.mt	Percentage Proposed	Area Proposed Sq.mt
(IV)	i) 33 % additional FSI As per Govt.order	Upto 33%	331.45	32.30%	324.39
	ii) Slum TDR Min Max.	20% 100%	672.94	60.73%	610.00
	Maximum		1004.39	93.03%	934.39

Total permissible BUA = (IV + V) = 1938.78

Total proposed BUA = 1938.24

0.33% TABLE

PLOT AREA 1004.39 X0.33% = 331.45 = 324.39 SQMTS A

Rs 5,800 + (Rs 14,400 -Rs 10,000) x 30% = Rs.7,120/- B

A X B = Rs.23,09,656.80 /-

= say Rs.23,09,700 /-

1) 50% TO M.C.G.M = Rs.11,54,850/-

PAID ON = 08 /07 / 2013

VIDE RECEIPT NO = 1001480690

2) 50% TO GOV.T = Rs.11,54,850/-

PAID ON = 16/ 07 / 2013

VIDE TOKEN NO

CHALLAN NO = 032761

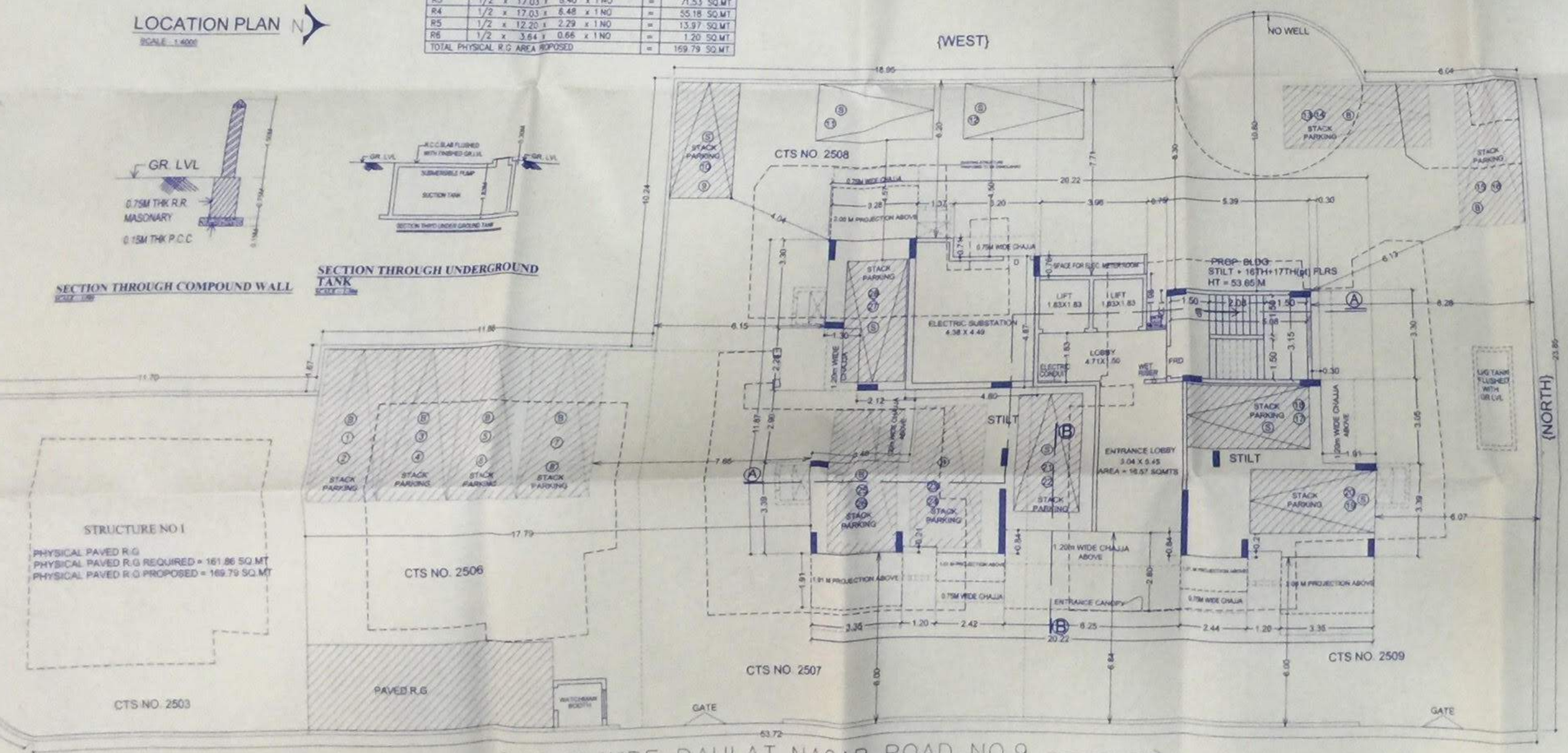
LOCATION OF LAND	PROPOSED REDEVELOPMENT OF BLDG. ON PLOT BEARING C.T.S. NO. 2503,2506,2507,2508,2509 & 2815(pt) OF VILLAGE- EKSAR, ROAD NO. 5 , DAULAT NAGAR, BORIVALI (EAST), MUMBAI
FUNGIBLE FSI GRANTED	285.50 SQMTS WITHOUT CHARGING PREMIUM 392.72 SQMTS WITH CHARGING PREMIUM 678.39 SQMTS TOTAL
USER PERMITTED	RESIDENTIAL
READY RECKONER RATE	LR/87/400 Rs.33,700/- LR/87/400 Rs.42,700/-
RECEIPT NO. & DATE	Rs. 52,21,300/- PAID VIDE RECEIPT NO 1001488394 DATED 16.07.2013 Rs. 34,50,300/- PAID VIDE RECEIPT NO ..... DATED .....
FUNGIBLE FSI PREMIUM	Rs 86,71,600/-

PARKING STATEMENT AS PER DCR 1991

PARKING STATEMENT			
AREA OF FLATS IN SQMTS	PARKING REQUIRED	TOTAL NO OF FLATS	PARKING PROPOSED
BELOW 35.00 sqmts	4 T/S 1 PARKING	1 NO	0.25
35.00 TO 45.00	2 T/S 1 PARKING	12 NOS	6.00
45.00 TO 70.00	1 T/S 1 PARKING	27 NOS	27.00
70.00 OR ABOVE	1 T/S 2 PARKING	02 NOS	04.00
		42 NOS	37.25
25% PARKING FOR VISITORS			9.31
TOTAL PARKING REQUIRED			46.56 SAY 47 NOS
TOTAL PARKING PROVIDED			28 NOS
TOTAL NO OF PARKING CONDONED			19 NOS

FLOOR	FLAT NO	CARPET AREA	NO. OF FLATS
1ST TO 11TH 1ST TO 7TH & 9TH 12TH LOW & HIGH 1ST TO 7TH & 9TH LOW TO 17TH	1	38.47 SQMTS	11 NOS
	2	52.43 SQMTS	11 NOS
	3	57.60 SQMTS	14 NOS
12TH	2	69.50 SQMTS	01 NO
12TH & 17TH	2	116.91 SQMTS	02 NOS
14TH	1	56.10 SQMTS	01 NO
15TH	1	37.81 SQMTS	01 NO
17TH	1	31.54 SQMTS	01 NO
TOTAL NO OF FLATS			42 NOS

FLOOR	BIG PARKING	SMALL PARKING	TOTAL PARKING
GROUND	16 NOS	12 NOS	28 NOS



GROUND FLOOR PLAN

SCALE - 1:100

(i) FOR CTS NO. 2503 B.U.A.= 111.45 SQ.MT
U.NO CE/8979/BS II /AR
EXISTING BUILTUP AREA AS PER O.C.C PLAN

(ii) FOR CTS NO. 2506 B.U.A.= 136.89 SQ.MT
U.NO.CE/5578/BS II /AR DT. 29 SEP 1988

(iii) FOR CTS NO. 2509 B.U.A.= 406.05 SQ.MT
AS PER PLAN DATED -01.06.1974

(iv) FOR CTS NO. 2508 B.U.A.= 69.10 SQ.MT
AS PER P.R.CARD OF 2508/1

(v) FOR CTS NO. 2507 B.U.A.= 92.23 SQ.MT
AS PER ASSESMENT EXTRACT

NET EXISTING BUILT UP AREA = 815.72 SQ.MT

G. REHABILITATION COMPONENT					
		SQMTS	LAND SDRRR	RECEIPT NO.	AMOUNT
13A	FSI of Built up Area Rehabilitation component for purely Residential in existingstructures/s	815.72			
13B	F.S.I of Built Up Area Rehabilitation component for Non-Residential in existing structure/s	—	—	—	—
13	Total Built-up area of existing structures/s proposed to be re-accommodated (=13A+ 13B)	815.72			
14	Maximum Fungible Built Up area component Rehabilitation built-up area component = (13A x 0.35 + 13B x 0.20)	285.50			
15A	Fungible Built Up Area Consumed for Rehabilitation component of purely Residential use	285.50			
15B	Fungible Built Up area consumed for Rehabilitation component of Non-Residential use	—	—	—	—
15	Total fungible BUA consumed for rehabilitation component 15/13A = or < 0.35	285.50 35%			
16	Premium to be paid for fungible BUA for Purely Residential excluding rehab = 0.60 x SDRRate on the date of payment x (C1 - 15A)	258.22	Rs.33,700/- PER SQMTS LR/87/400		Rs.52,21,206.40 say Rs.52,21,300/-
		134.67	Rs.42,700/- PER SQMTS LR/87/400		Rs.34,50,245.40 say Rs.34,50,300/-
17	Premium to be paid for fungible BUA for Commerical excluding rehab area = 1.0 x SDRRRate on the date of payment x (B2- 18B)	—	—	—	—
					Rs 86,71,600/-

SECTION THROUGH COMPOUND WALL

SCALE - 1:50

SECTION THROUGH UNDERGROUND TANK

SCALE - 1:50

STRUCTURE NO 1

PHYSICAL PAVED R.G

PHYSICAL PAVED R.G REQUIRED = 161.86 SQ.MT

PHYSICAL PAVED R.G PROPOSED = 169.79 SQ.MT

CTS NO. 2508 — CTS NO. 2506 — CTS NO. 2507 — CTS NO. 2509 — CTS NO. 2503

PROP. BLDG STILT + 16TH+17TH(pt) FLRS HT = 53.65 M

ENTRANCE LOBBY 3.04 X 5.45 AREA = 16.57 SQMTS

ELECTRIC SUBSTATION 4.38 X 4.49

STILT

PAVED R.G

GATE

9.15 M WIDE DAULAT NAGAR ROAD NO.9 (EAST)

(WEST) (NORTH)

Approval Authority

CHE/ A-5240 /BP/WS/VAR 1/4

Amended 1.33+610 TDR + F.F.SI Drg

PROFORMA B

CONTENTS OF SHEET: LINE DIAGRAM & CALCULATION FOR 1ST TO 16TH FLOORS

STAMP OF DATE OF RECEIPT OF PLANS | STAMP OF APPROVAL OF PLANS

TRUE COPY

APPROVED SUBJECT TO THE CONDITION MENTIONED IN THIS APPROVAL U.O. No. CHE/A-5240/BP/WS/VAR DT. 31/12/2014

Certified by: RASIK P. HINGOO ASSOC. ARCHITECTS

Revision	DESCRIPTION	DATE	SIGNATURE

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON AND THAT THE DIMENSIONS OF THE SIDES, ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 1986.21 SQ.MT. (ONE THOUSAND EIGHT HUNDRED TWENTY ONE ONLY) AND TALLIES WITH AREA STATED IN THE DOCUMENT OF OWNERSHIP/TOWN PLANNING SCHEME RECORDS.

SIGNATURE OF ARCHITECT

NORTH LINE

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED REDEVELOPMENT OF BLDG. ON PLOT BEARING C.T.S. NO. 2503,2506,2507,2508,2509 & 2815(pt) OF VILLAGE- EKSAR, ROAD NO. 5 , DAULAT NAGAR, BORIVALI (EAST), MUMBAI

NAME OF OWNER : SHRI RASIK H. THAKKER PARTNER OF M/S JALIYAN DEVELOPERS, OWNER & C.A TO OWNER

JOB NO.	DWG.NO.	DATE	SCALE	CHECKED BY	DRAWN BY
1476	3/4		AS STATED	KRH	ROSHAN P.

IN CASE OF PLOTS / LAYOUT WHERE EARLIER B.U.A. APPROVED AS PER I.O.D. ISSUED IS PROPOSED TO BE AMENDED AND BALANCE POTENTIAL IN THE PLOT / LAYOUT IS PROPOSED AS PER THE D.C. REGULATION AMENDED ON 8.1.2012

		SQMTS
A	PROFORMA A'	
1	AREA OF PLOT	1004.39
2	DEDUCTION FOR	
	(a) ROAD SET-BACK AREA	—
	(b) PROPOSED ROAD	—
	(c) ANY RESERVATION (SUB-PLOT ....)	—
	(d) ....% AMENITY SPACE AS PER DCR 9(4)T (SUB-PLOT ....)	—
	(e) OTHERS	—
3	BALANCE AREA OF PLOT (1 minus 2)	1004.39
4	DEDUCTION FOR 15% RECREATION GROUND / 10% AMENITY SPACE (IF DEDUCTIBLE FOR IND)	—
5	NET AREA OF PLOT (3 minus 4)	1004.39
6	ADDITIONS FOR FLOOR SPACE INDEX	
	2 (a) 75% FOR SET BACK (RESTRICTED TO 40% OR 50% OF (3) ABOVE	—
	2 (b) 100% FOR SET BACK (RESTRICTED TO 40% OR 50% OF (3) ABOVE	—
7	TOTAL AREAS (5 plus 6)	1004.39
8	FLOOR SPACE INDEX PERMISSIBLE	ONE
9	(a) FLOOR SPACE INDEX CREDIT AVAILABLE BY DEVELOPMENT RIGHTS (1004.39 - 324.39 = 680.00 DRC NO SRA/1144/CONST	610.00
	ADDITIONS FOR FLOOR SPACE INDEX	
	9 (b) 0.33 FSI AS PER DCR 33 (1004.39 X 33% = 331.45 CLAIMED	324.39
	9 (c) % AS PER DCR 33 ( )	—
	9 (d) OTHERS	—
10	PERMISSIBLE FLOOR AREA (7+8) PLUS 9 ABOVE	1938.78
11A	EXISTING FLOOR AREA	—
11B	PROPOSED BUILT UP AREA (2A-C3) 2616.64 - 678.39 = 1938.25	1938.25
11	TOTAL GROSS BUILT UP AREA (11A + 11B)	1938.25
12	FSI CONSUMED ON NET HOLDING (11/5	1.93
B	DETAILS OF RESIDENTIAL / NON RESIDENTIAL AREAS	
1	PURELY RESIDENTIAL BUILTUP AREA	1938.25
2	REMAINING NON- RESIDENTIAL BUILTUP AREA	—
C	DETAIL OF FSI AVAILED AS PER DCR 36 (4)	
1	FUNGIBLE BUILTUP AREA COMPONENT PROPOSED VIDE DCR 35(4) FOR PURELY RESIDENTIAL = OR (B1 x 0.35)	678.39
2	FUNGIBLE BUILTUP AREA COMPONENT PROPOSED VIDE DCR 36 (4) FOR NON RESIDENTIAL = OR (1 B2 x 0.20)	—
3	TOTAL FUNGIBLE BUILTUP AREA VIDE DCR 36 (4) (C1 + C2)	678.39
4	TOTAL GROSS BUILT UP AREA PROPOSED (11 + C3)	2616.64
D	TENEMENT STATEMENT	
(i)	PROPOSED AREA (ITEM A. 11 ABOVE)	2616.64
(ii)	LESS DEDUCTION OF NON-RES AREA (SHOP ETC.)	—
(iii)	AREA AVAILABLE FOR TENEMENTS ((i) MINUS (ii))	2616.64
(iv)	TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS/HECTARE)	118 NOS
(v)	TENEMENTS PROPOSED	42 NOS
(vi)	TENEMENTS EXISTING	
	TOTAL TENEMENTS ON THE PLOT	42 NOS
E	PARKING STATEMENT	
(i)	PARKING REQUIRED BY REGULATIONS FOR CAR SCOOTER / MOTOR CYCLE OUTSIDERS / VISITORS)	47 NOS
(ii)	COVERED GARAGE PERMISSIBLE	
(iii)	COVERED GARAGES PROPOSED CAR SCOOTER / MOTOR CYCLE OUTSIDERS / VISITORS)	
	TOTAL PARKING PROVIDED	28 NOS
F	TRANSPORT VEHICLES PARKING	
(i)	SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATIONS	
(ii)	TOTAL NO OF TRANSPORT VEHICLES PARKING SPACES PROVIDED	

SIGNATURE, NAME & ADDRESS OF LICENCED ARCHITECTS

HINGOO

RASIK P. HINGOO ASSOCIATES

ARCHITECTURE • URBAN DESIGN • INTERIOR DESIGN • LANDSCAPE DESIGN