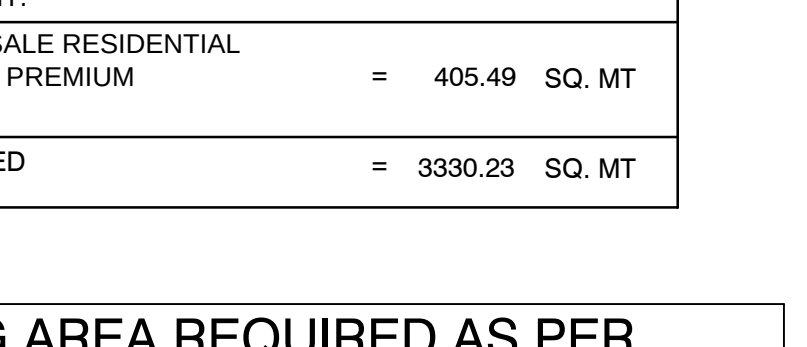
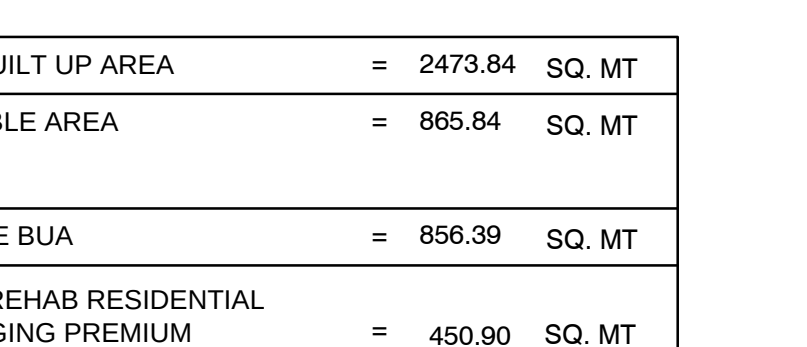
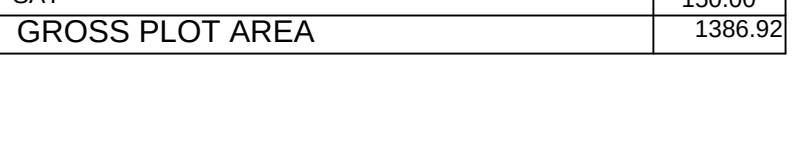
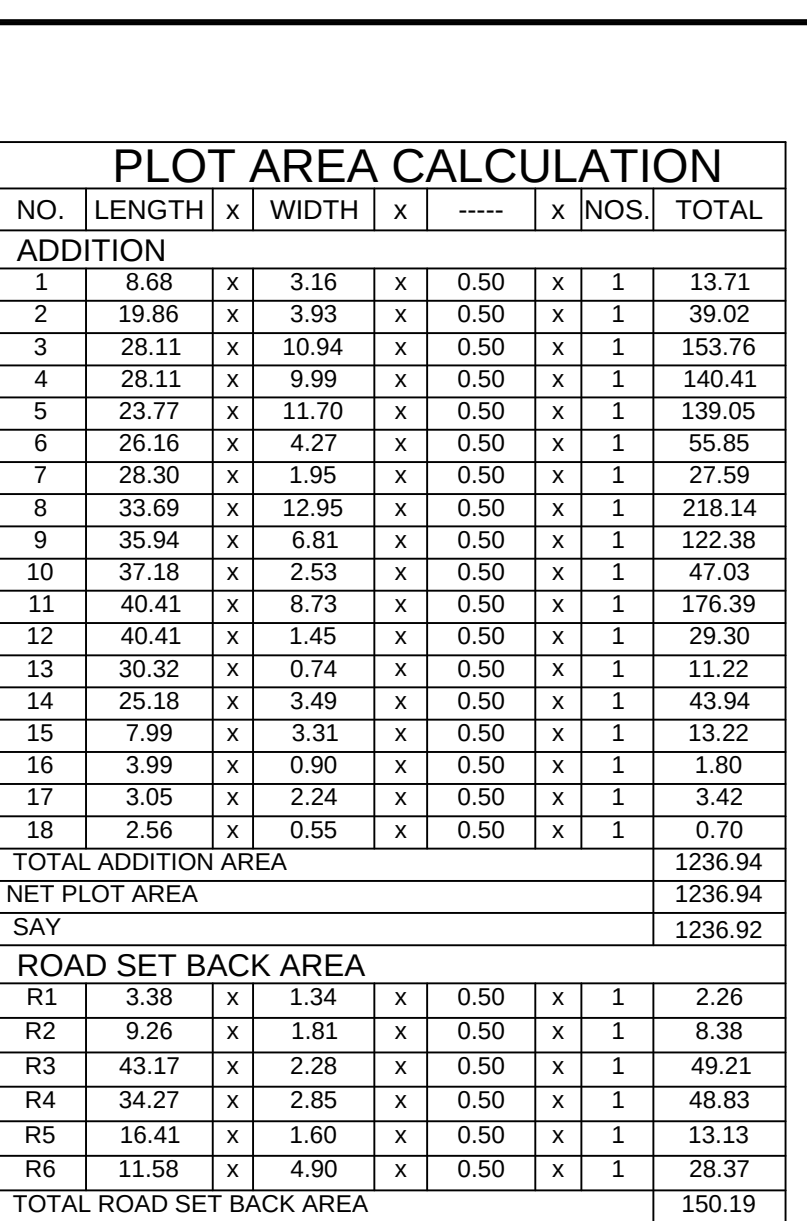
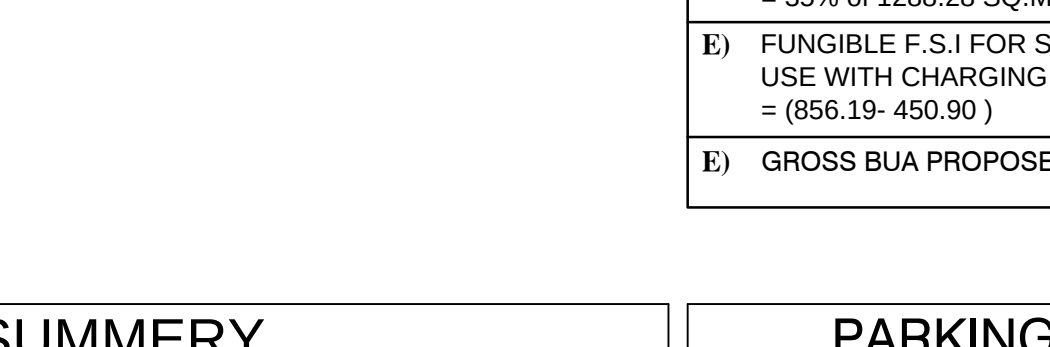
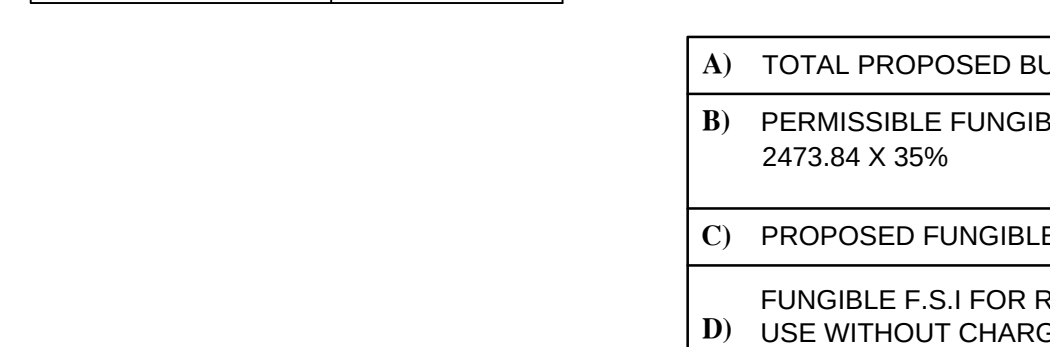
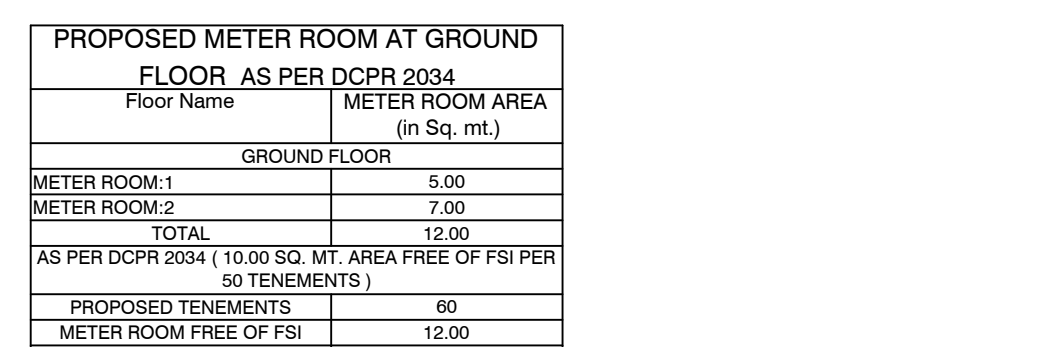
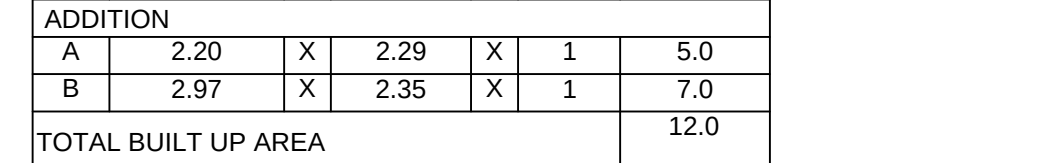
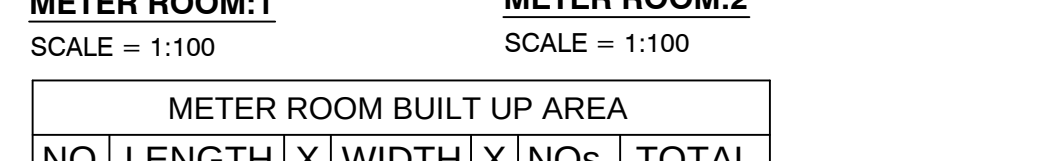
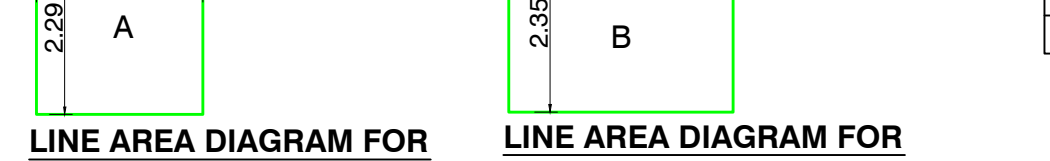
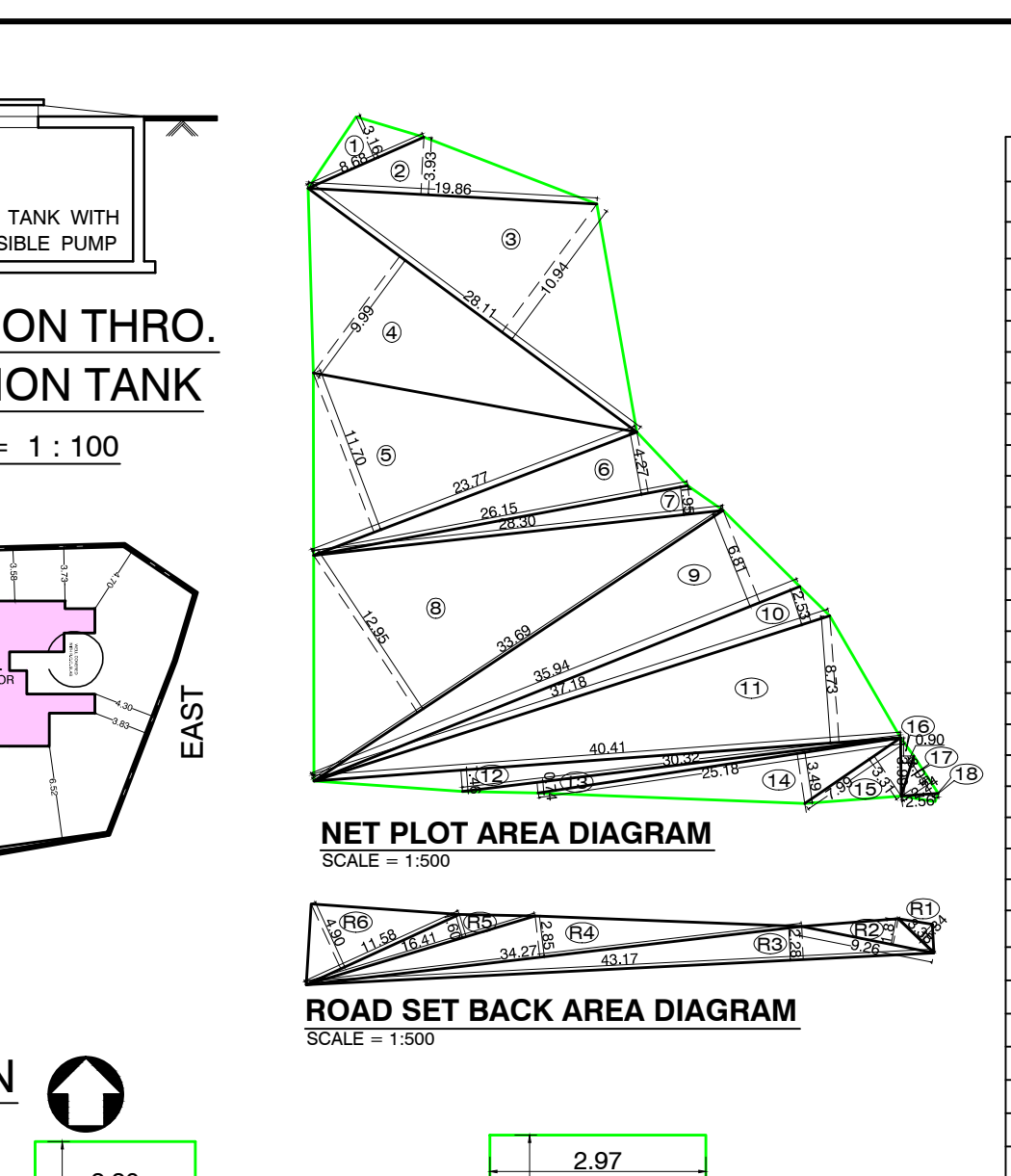
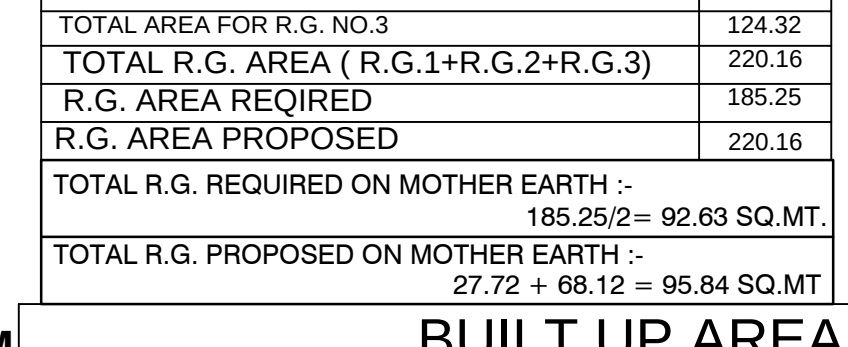
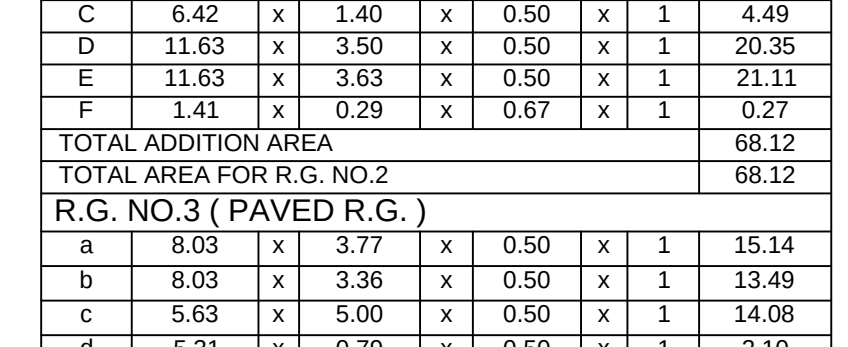
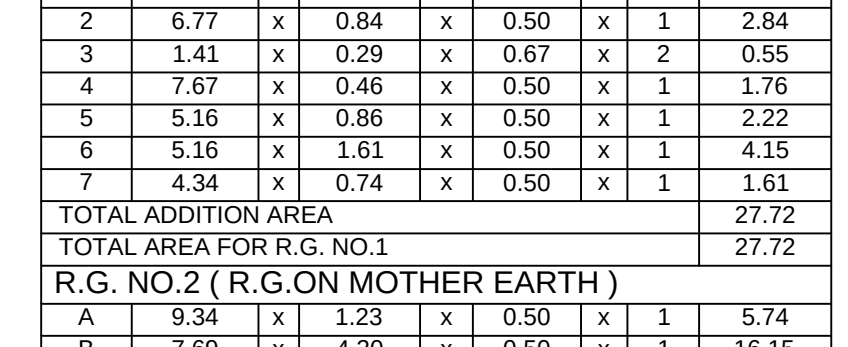
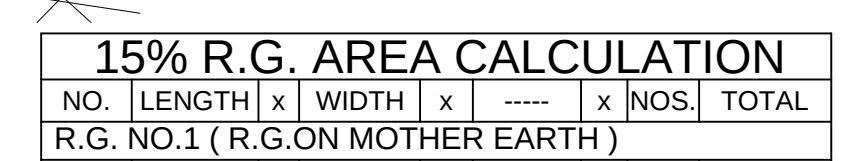
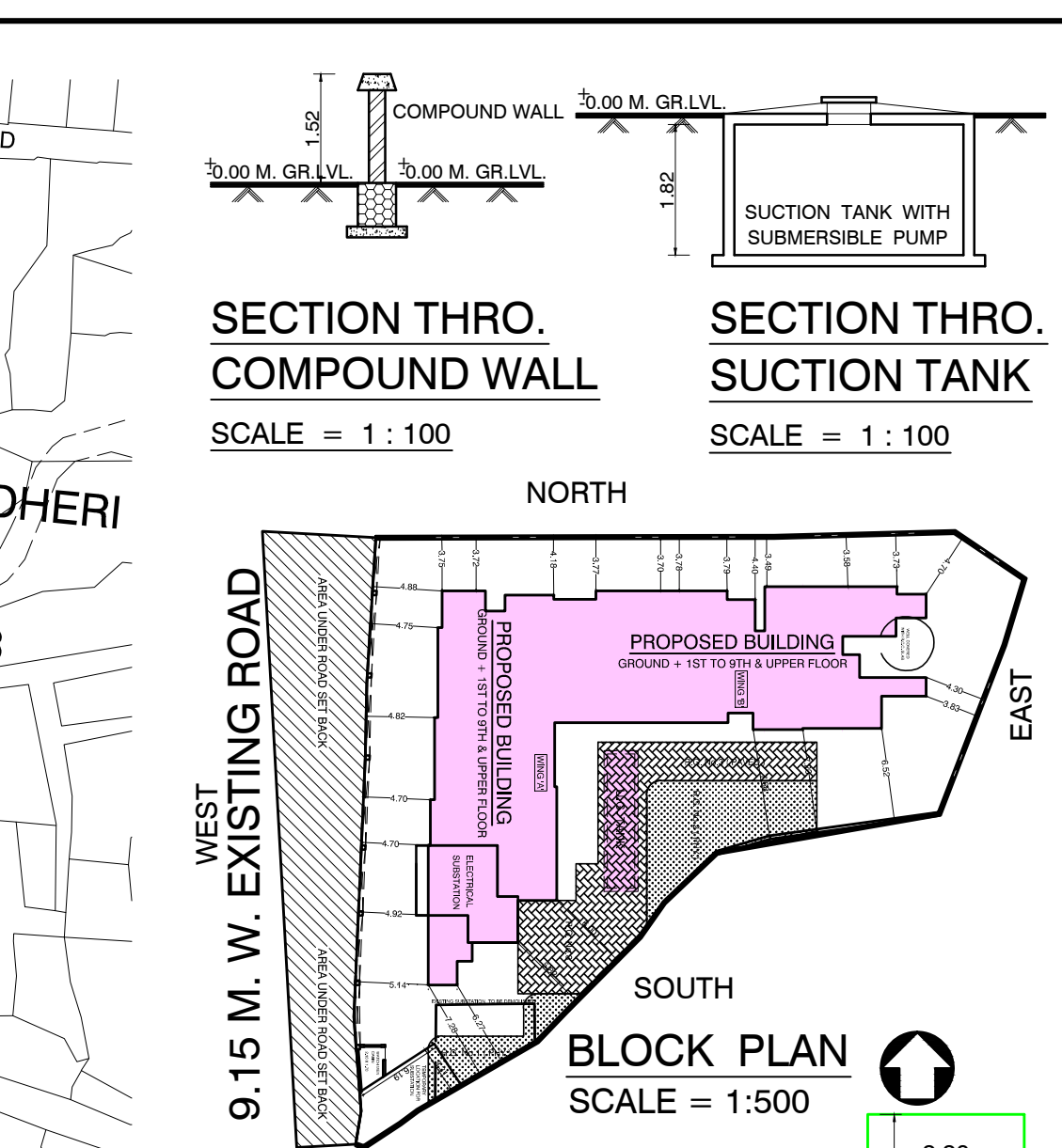




CHE / WS / 1342 / K / 337 (NEW)

1

CONTENTS OF SHEET :

GROUND FLOOR PLAN, BUILT UP AREA, CARPET & PARKING STATEMENT

BLOCK & LOCATION PLAN, PLOT & ROAD SET BACK AREA DIAG. & CALU.

THIS PLAN APPROVED SUBJECT TO CONDITIONS MENTIONED

IN THIS OFFICE LEETER U/NO. CHE/WS/1342/K/337(NEW)

DATE 02/08/2021

NOTE : THIS DOCUMENT IS DIGITALLY SIGNED

PROFORMA A-1

A AREA STATEMENT (AS PER P.R.C.)

1) AREA OF PLOT (AS PER SITE CONDITION)

2) DEDUCTIONS FOR

a) ROAD SET-BACK AREA (BENEFIT ALREADY CLAIMED)

b) SUBSEQUENT ROAD SETBACK

c) ANY RESERVATION (SUB-PLOT)

d) TOTAL DEDUCTIONS

3) NET AREA OF PLOT (1-2d)

4) DEDUCTIONS FOR

a) 15% RECREATIONAL GROUND AREA OF NET PLOT

b) 10% AMENITY SPACE

5) BALANCE AREA OF PLOT (3-4)

6) FSI PERMISSIBLE

7) TOTAL AREA (5 x 6)

8) ADDITIONAL FLOOR SPACE INDEX 0.5 FSI (AS PER SECTION 30 OF DCPR 2034)

9) TDR PERMISSIBLE (1236.92 X 0.5 = 618.46) (AS PER SECTION 30 OF DCPR 2034)

a) 200% ROAD SETBACK AREA 68.90 + 68.90 = 137.80

b) ADDITIONAL FSI AS PER SECTION 33(7)(B) = 23 X 10 = 230 =

c) PERMISSIBLE SLUM TDR 50% AS PER REG 32= 618.46 X 50% = 309.23 =

d) PERMISSIBLE GENERAL TDR 50% AS PER REG 32 = 618.46 X 50% = 309.23 =

e) TOTAL = (a+b+c+d) = 618.46

10) TOTAL AREA (8 + 9e)

11) PERMISSIBLE FLOOR AREA (7 + 10)

12) PROPOSED BUILT UP AREA

13) FSI CONSUMED ON NET HOLDING = 14 / 3

14) DETAILS OF RESIDENTIAL / NON RESIDENTIAL AREAS

1) PURELY RESIDENTIAL BUILT UP AREA

2) REMAINING NON-RESIDENTIAL BUILT UP AREA

3) DETAILS OF FSI AVAILABLE AS PER DCR 31 (3)

1) FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCR 31 (3)

FOR PURELY RESIDENTIAL = OR < (B1 x 0.35) (2473.84 x 35% = 865.84)

2) FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCR 31 (3)

FOR NON RESIDENTIAL = OR < (B2 x 0.20)

3) TOTAL FUNGIBLE BUILT UP AREA VIDE DCR 31 (3) = (C1 + C2)

4) TOTAL FUNGIBLE PROPOSED

5) TOTAL GROSS BUILT UP AREA PROPOSED (12 + C4)

6) TENEMENT STATEMENT

i) PROPOSED AREA (ITEM A, 12 ABOVE) OR C4

ii) LESS DEDUCTION OF NON RESIDENTIAL AREA (SHOP ETC.)

iii) AREA AVAILABLE FOR TENEMENTS (I) MINUS (II)

iv) TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS / HECTARE)

v) TENEMENTS PROPOSED

vi) TENEMENTS EXISTING

7) PARKING REQUIRED BY REGULATIONS FOR

CAR

SCOOTER / MOTOR / CYCLE

OUTSIDERS (VISITORS)

iii) COVERED GARAGE PERMISSIBLE

iv) COVERED GARAGES PROPOSED CAR

SCOOTER / MOTOR / CYCLE

OUTSIDERS (VISITORS)

v) TOTAL PARKING REQUIRED

vi) UPTO 50% ADDITION PARKING AS PER DCPR 2034

vii) TOTAL PARKING PROVIDED

8) TRANSPORT VEHICLES PARKING

i) SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATIONS

ii) TOTAL NO. OF TRANSPORT VEHICLES PARKING SPACES PROVIDED

CERTIFICATE OF PLOT AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON DATE : 27.10.2020

AND THAT THE DIMENSIONS OF THE SIDES, ETC. OF THE PLOT STATED ON THE PLAN ARE AS

MEASURED ON SITE AND THE 1386.92 SQ. MTS. AND 1688.92 SQ. MTS. IS

THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / PROPERTY REGISTER CARD.

Arun Vishram Gurav

PROFORMA-B

DESCRIPTION OF PROPOSAL AND PROPERTY

Proposed Redevelopment Building on plot bearing: t.s. No. 400, 400/L & 400/2, of

Village Andheri, At 9.15 m. w. Upasara lane Road, Andheri (west), Mumbai,

JOB No. DRG. No. CHECKED BY DESIGN BY DWG. BY SCALE DATE REV.

1/9 NAME OF OWNER / C.A. TO OWNER / LESSEE SHALESH 1:100

DIGITAL SIGN. NAME OF OWNER / C.A. TO OWNER / LESSEE

NAINISH MEHTA (CHAIRMAN OF SWASHRAYA (ANDHERI) CHS LTD

NAINISH RAMESH MEHTA

DIGITAL SIGN OF ARCHITECT

NAME, ADDRESS OF ARCHITECT

ARUN GURAV, G / 247 / LS

SKYLINE INFRAMART CONSULTANTS LLP.

Shop No.3, sarovar, vasant complex Mahavir Nagar, Kandivali (West), Mumbai 400 067

office@skylineinfra.org

DIGITAL SIGNATURE OF AUTHORITIES Issued on 02.08.2021

SHAHBAJ ALIMODDIN PEERZADE

Amit Prakash Patil

Navnath Sopanrao Ghadge

SEBP.(WS.)K/WSH AE.P.(WS.)K/W EEP.(WS.)K/WARD

CONTENTS OF SHEET :
1ST FLOOR PLAN WITH BUILT UP AREA DIAGRAM & CALCULATION
CARPET AREA FOR 2ND FLOOR

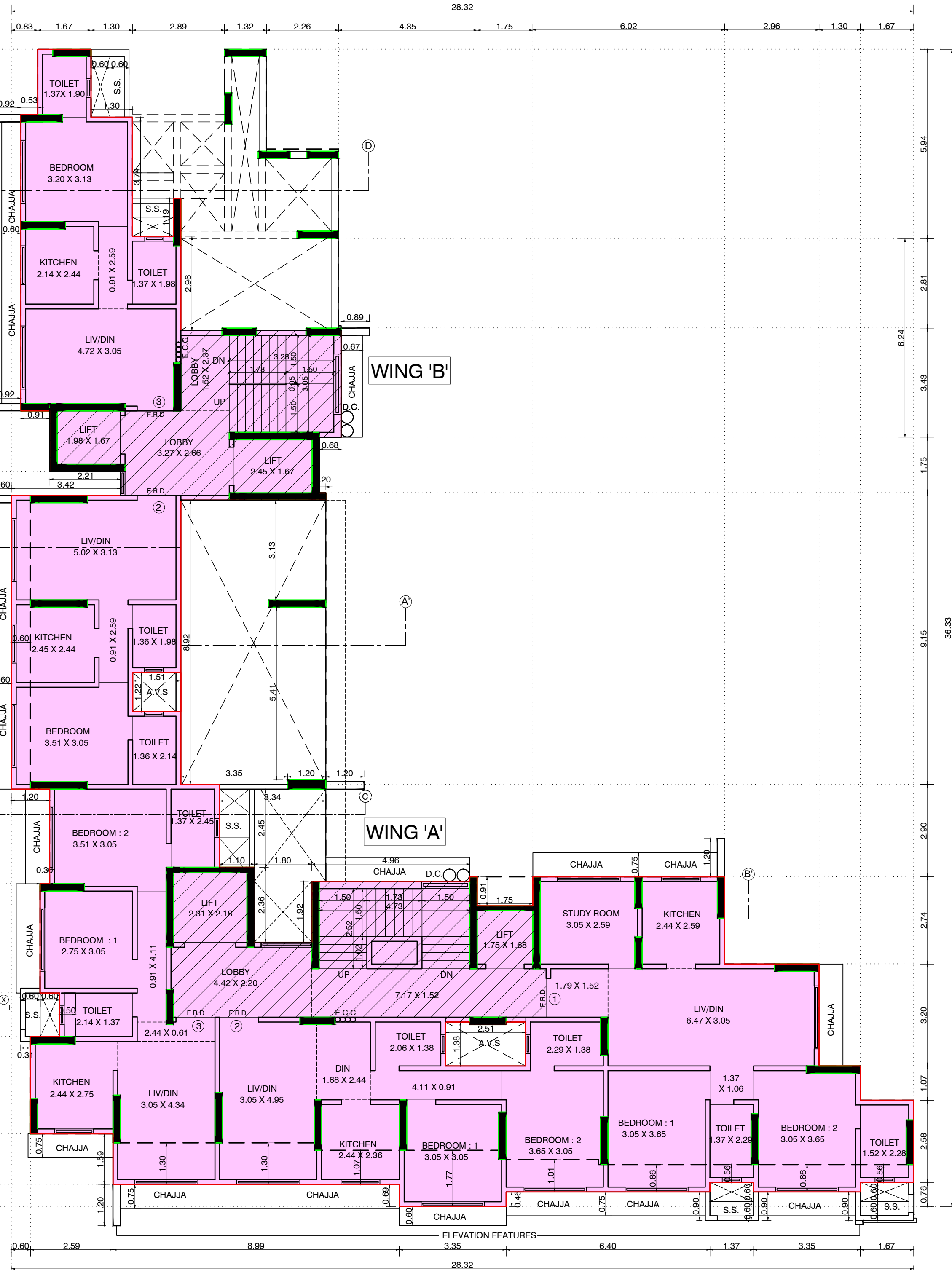
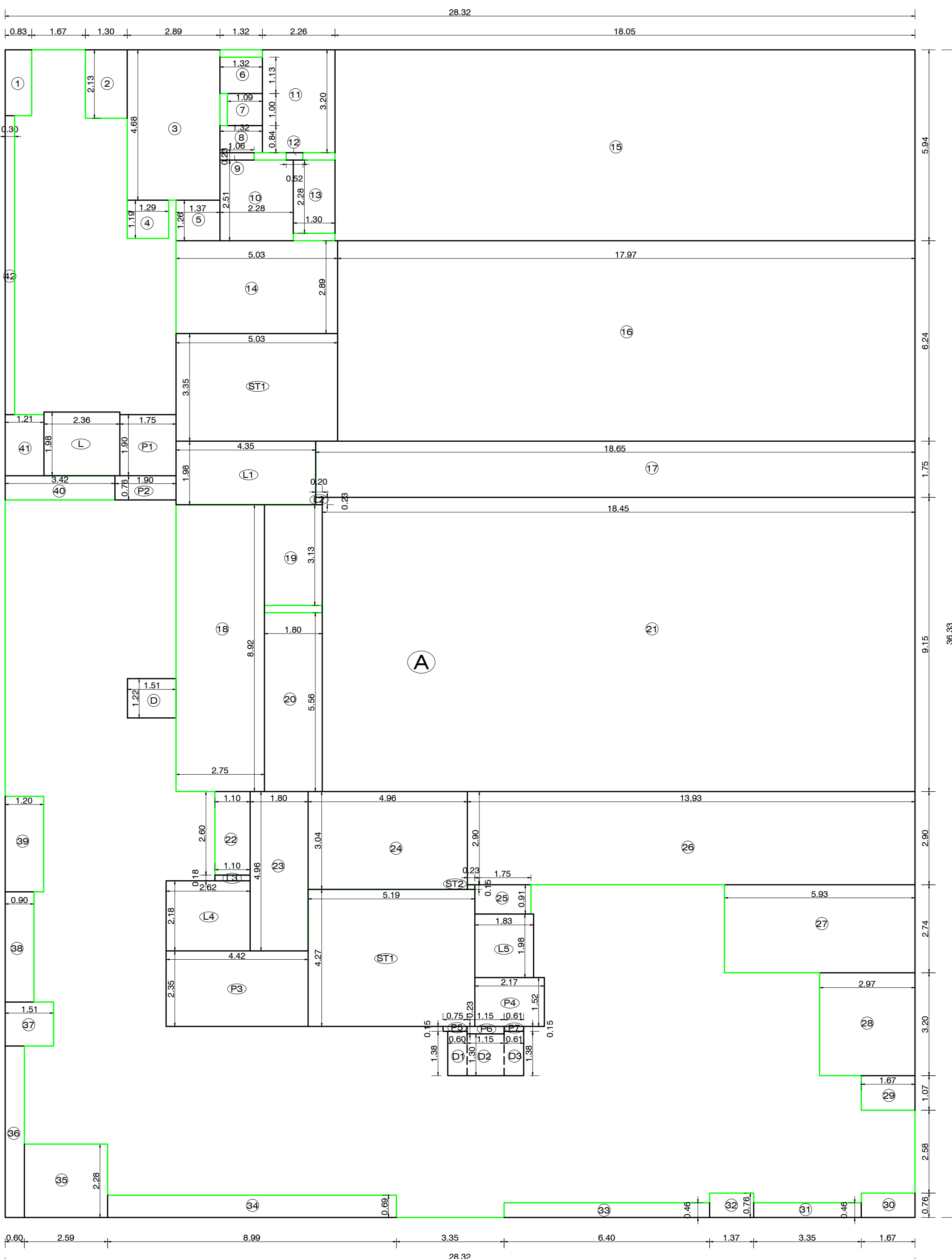
1ST FLOOR PLAN BUILT UP AREA CALCULATION				
NO.	LENGTH	X	WIDTH	X NOS. TOTAL
ADDITION				
A	28.32	X	36.33	X 1 1028.87
STANDARD DEDUCTIONS				
1	0.83	X	2.05	X 1 1.70
2	1.30	X	2.13	X 1 2.77
3	2.89	X	4.58	X 1 13.53
4	1.29	X	1.19	X 1 1.54
5	1.37	X	1.26	X 1 1.73
6	1.32	X	1.13	X 1 1.49
7	1.09	X	1.00	X 1 1.09
8	1.32	X	0.84	X 1 1.11
9	1.06	X	0.23	X 1 0.24
10	2.28	X	2.51	X 1 5.72
11	2.26	X	3.20	X 1 7.23
12	0.52	X	0.23	X 1 0.12
13	1.30	X	2.28	X 1 2.96
14	5.03	X	2.89	X 1 14.54
15	18.05	X	5.94	X 1 107.22
16	17.97	X	6.24	X 1 112.13
17	18.65	X	1.75	X 1 32.64
18	2.75	X	8.92	X 1 24.53
19	1.80	X	3.13	X 1 5.63
20	1.80	X	5.56	X 1 10.01
21	18.45	X	9.15	X 1 168.82
22	1.10	X	2.50	X 1 2.86
23	1.90	X	4.96	X 1 9.53
24	4.96	X	3.04	X 1 15.08
25	1.75	X	0.91	X 1 1.59
26	13.93	X	2.90	X 1 40.40
27	5.93	X	2.74	X 1 16.25
28	2.97	X	3.20	X 1 9.50
29	1.67	X	1.07	X 1 1.79
30	1.67	X	0.76	X 1 1.27
31	3.35	X	0.46	X 1 1.54
32	1.37	X	0.76	X 1 1.04
33	6.40	X	0.46	X 1 2.94
34	8.99	X	0.69	X 1 6.20
35	2.59	X	2.28	X 1 5.91
36	0.60	X	5.33	X 1 3.20
37	1.51	X	1.37	X 1 2.07
38	0.90	X	3.43	X 1 3.09
39	1.20	X	2.97	X 1 3.56
40	3.42	X	0.76	X 1 2.60
41	1.21	X	1.90	X 1 2.30
42	0.30	X	9.30	X 1 2.79
D	1.51	X	1.22	X 1 1.84
D1	0.60	X	1.38	X 1 0.83
D2	1.15	X	1.30	X 1 1.50
D3	0.61	X	1.38	X 1 0.84
TOTAL				656.65
GROSS BUILT UP AREA				372.21
STAIR CASE, LIFT & LOBBY AREA				
ST	5.03	X	3.35	X 1 16.85
ST1	5.19	X	4.27	X 1 22.16
ST2	0.23	X	0.15	X 1 0.03
L	2.36	X	1.98	X 1 4.67
L1	4.35	X	1.98	X 1 8.61
L2	0.20	X	0.23	X 1 0.05
L3	1.10	X	0.18	X 1 0.20
L4	2.62	X	2.18	X 1 5.71
L5	1.83	X	1.98	X 1 3.62
P1	1.75	X	1.90	X 1 3.33
P2	1.90	X	0.76	X 1 1.44
P3	4.42	X	2.35	X 1 10.39
P4	2.17	X	1.52	X 1 3.30
P5	0.75	X	0.15	X 1 0.11
P6	1.15	X	0.23	X 1 0.26
P7	0.61	X	0.15	X 1 0.09
TOTAL STAIR CASE, LIFT & LOBBY AREA				80.83
NET BUILT UP AREA				291.38

NOTE : THIS DOCUMENT IS DIGITALLY SIGNED

THIS PLAN APPROVED SUBJECT TO CONDITIONS MENTIONED
IN THIS OFFICE LEETER U/NO. CHE/WS/1342/K/337(NEW)
DATE 02/08/2021

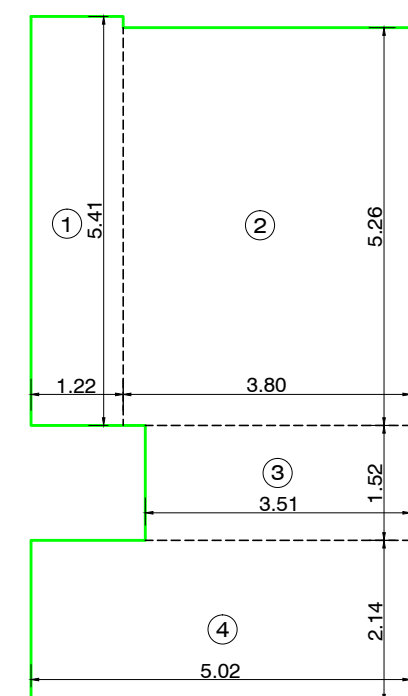
LINE AREA DIAGRAM FOR FIRST FLOOR PLAN

SCALE = 1:100



FIRST FLOOR PLAN

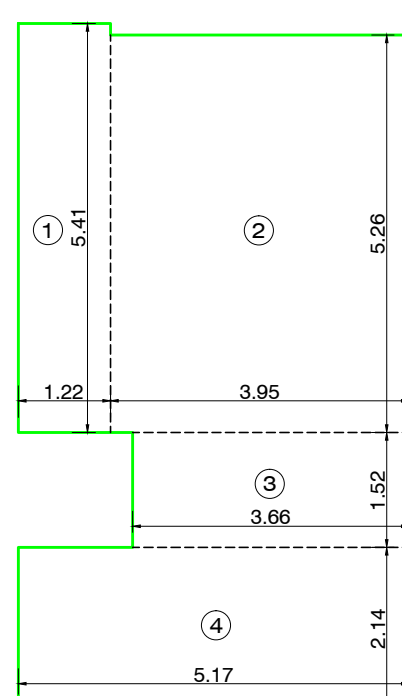
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RERA CARPET AREA CALCULATION FOR FLAT NO. 1 (2ND TO 8TH FLOOR) WING 'B'				
NO.	LENGTH	X	WIDTH	X NOS. TOTAL
STANDARD DEDUCTIONS				
1	1.22	X	5.41	X 1 6.60
2	3.80	X	5.26	X 1 19.99
3	3.51	X	1.52	X 1 5.34
4	5.02	X	2.14	X 1 10.74
TOTAL				42.67
NUMBER OF FLATS				7

RERA CARPET AREA DIAG.

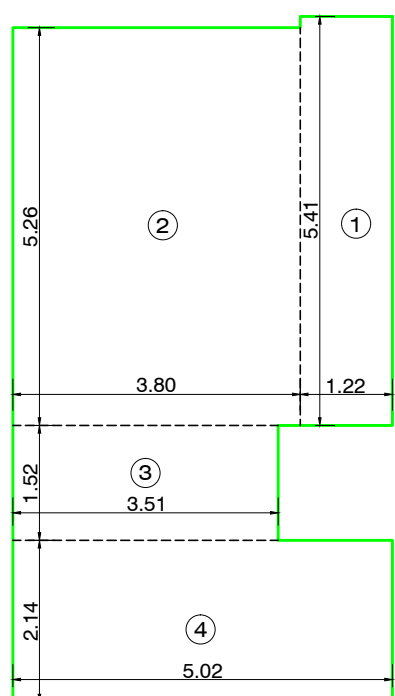
SCALE = 1:100 1ST TO 8TH FLOOR WING 'B'



RERA CARPET AREA CALCULATION FOR FLAT NO. 1 (9TH FLOOR) WING 'B'				
NO.	LENGTH	X	WIDTH	X NOS. TOTAL
STANDARD DEDUCTIONS				
1	1.22	X	5.41	X 1 6.60
2	3.95	X	5.26	X 1 20.78
3	3.66	X	1.52	X 1 5.56
4	5.17	X	2.14	X 1 11.06
TOTAL				44.00
NUMBER OF FLATS				1

RERA CARPET AREA DIAG.

SCALE = 1:100 9TH FLOOR WING 'B'



RERA CARPET AREA CALCULATION FOR FLAT NO. 2 (1ST TO 9TH FLOOR) WING 'B'				
NO.	LENGTH	X	WIDTH	X NOS. TOTAL
STANDARD DEDUCTIONS				
1	1.22	X	5.41	X 1 6.60
2	3.80	X	5.26	X 1 19.99
3	3.51	X	1.52	X 1 5.34
4	5.02	X	2.14	X 1 10.74
TOTAL				42.67
NUMBER OF FLATS				7

RERA CARPET AREA DIAG.

SCALE = 1:100 1ST TO 9TH FLOOR WING 'B'

PROFORMA - B

DESCRIPTION OF PROPOSAL AND PROPERTY

Proposed Redevelopment Building on plot bearing t.s. No. 400, 400/1 & 400/2, of Village Andheri, At 9.15 m. w. Upasara lane Road, Andheri (west), Mumbai,

JOB No.	DRG. No.	CHECKED BY	DESIGN BY	DWG. BY	SCALE	DATE	REV.
	2/9			SHAILESH	1:100		
NORTH				DIGITAL SIGN: NAME OF OWNER / C.A. TO OWNER / LESSEE			
NAME OF OWNER / C.A. TO OWNER / LESSEE				NAINISH MEHTA (CHAIRMAN OF) SWASHRATA (ANDHERI) CHS LTD			
NAME, ADDRESS OF ARCHITECT				ARUN GURAV, G / 247 / LS SKYLINE INFRAMART CONSULTANTS LLP. Shop No.3, sarovar, vasant complex Mahavir Nagar, Kandivali (West), Mumbai 400 067. office@skylineinfra.org			
DIGITAL SIGNATURE OF ARCHITECT				Arun Vishram Gurav			
DIGITAL SIGNATURE OF AUTHORITIES				SHAHBAJ ALIMODDIN PEERZADE			

SHAHBAJ ALIMODDIN PEERZADE	Amit Prakash Patil	Navnath Sopanrao Ghadge
S.E.B.P. (W.S.) K / WS-II	A.E.B.P. (W.S.) K / W	E.E.B.P. (W.S.) K / WARD