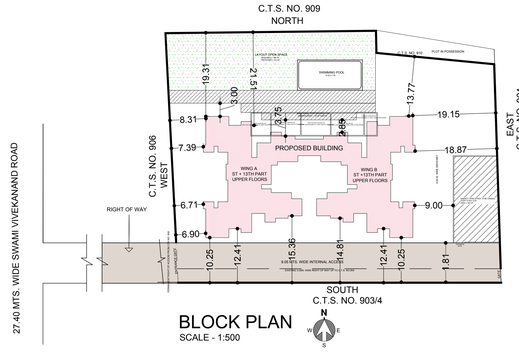
LOCATION PLAN
SCALE - 1:4000
AS PER D.P. 2034 SHEETS



BLOCK PLAN
SCALE - 1:500

BUILT UP AREA SUMMARY (INCLUSIVE HOUSING)

NET PLOT AREA	3943.73
INCLUSIVE HOUSING TO BE CONSTRUCTED AT LEAST 20% OF ZONAL FSI. i.e. Minimum =	788.75
CARPET TO BUA RATIO	1.20
TOTAL CARPET AREA = (BUA/1.20)	657.29
INCLUSIVE HOUSING TENEMENT CARPET AREA	27.88
NO. OF TENEMENT REQUIRED = TOTAL CARPET AREA / 27.88	23.57 NOS. SAY 24 NOS.

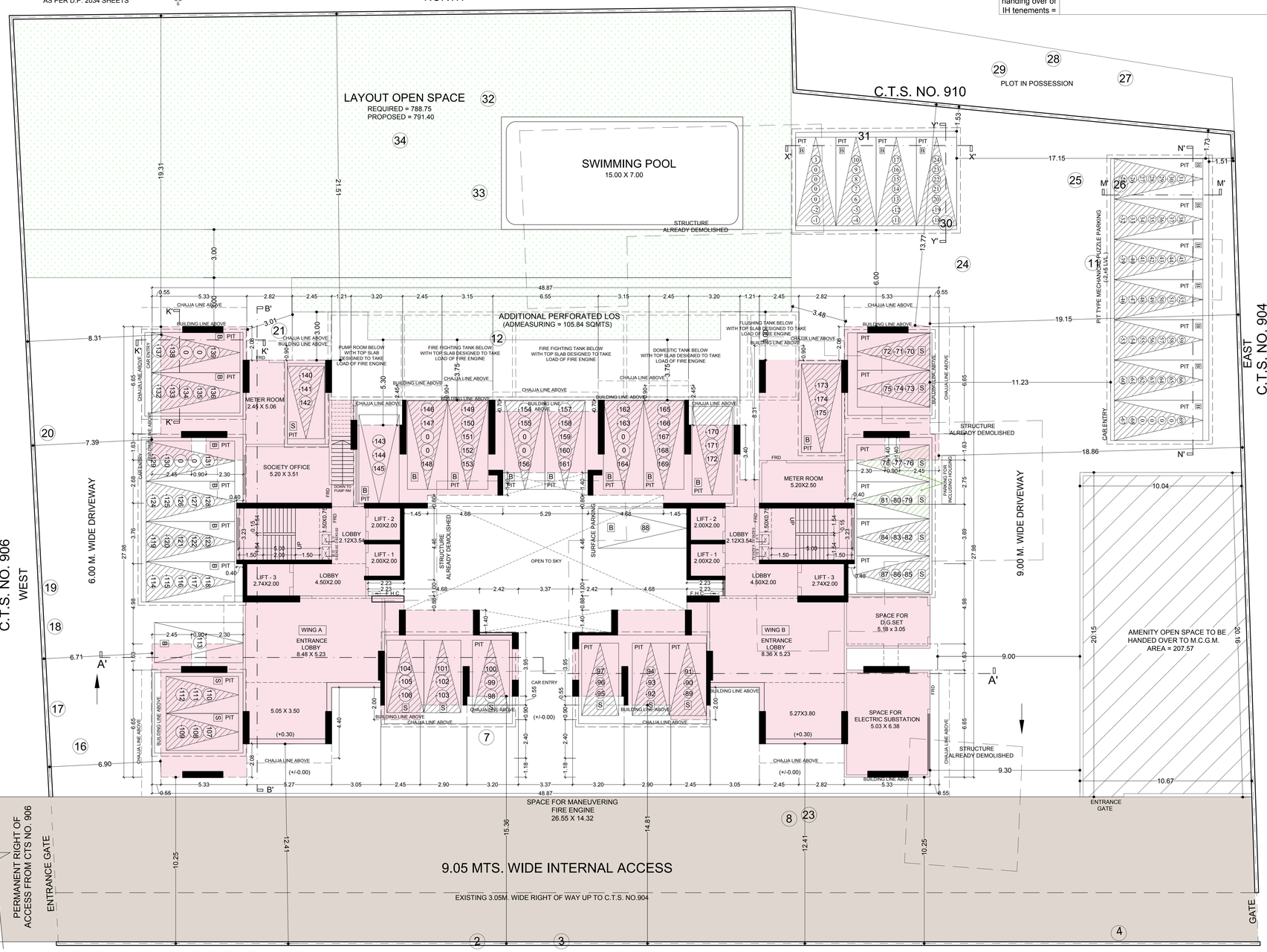
FLOORS	ST. CASE, LIFT, LOBBY AREAS (SQ.M.)	PASSAGE AREAS (SQ.M.)	BUILT-UP AREA (SQ.M.)	TENEMENT PROPOSED (NOS.)
	B - WING	B - WING	B - WING	B - WING
1ST FLOOR	55.54	26.34	267.82	8 NOS.
2ND FLOOR	55.54	26.34	267.82	8 NOS.
3RD FLOOR	55.54	26.34	267.82	8 NOS.
TOTAL	166.62	79.02	803.46	24 NOS.

BUA Against Construction of IH Tenement available after handing over of IH tenements =	1.50 X (Rate of Construction as per ASR / Rate of Developed Land as per ASR) X BUA of IH tenement = 1.50 X (30250 / 68260) X 803.46 sqmts = 534.09 Sqmts

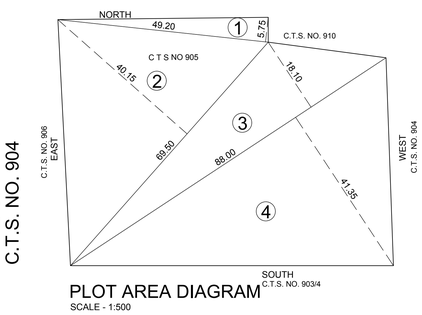
SUMMARY

FLOORS	BUILT-UP AREA (SQ.M.)	BUILT-UP AREA (SQ.M.)	ST. CASE, LIFT, LOBBY AREA (SQ.M.)
	WING A	WING B	WING A & B
1ST FLOOR	314.93	294.16	110.19
2ND FLOOR	314.93	294.16	110.19
3RD FLOOR	314.93	294.16	110.19
4TH FLOOR	319.38	319.38	109.30
POCKET TERRACE	---	8.41	---
5TH FLOOR	319.38	319.38	109.30
6TH FLOOR	252.07	252.07	109.30
7TH FLOOR	323.79	323.79	109.30
POCKET TERRACE	8.02	8.02	---
8TH FLOOR	323.79	323.79	109.30
9TH FLOOR	323.79	323.79	109.30
10TH FLOOR	323.79	323.79	109.30
11TH FLOOR	323.79	323.79	109.30
12TH FLOOR	323.79	323.79	109.30
13TH FLOOR	251.99	162.65	110.28
Excess Refuge Area	0.14	0.14	--
TOTAL	4038.51	3895.27	1424.55
TOTAL GROSS BUA (WING A +B)	7933.78		0.00

NOTE:
1)THE OWNER/ DEVELOPER/ PROJECT PROPONENT HAS AVAILED THE FACILITY OF PAYMENT @ 50% PREMIUM AS PERGOVT. DIRECTIVES UNDER SECTION 154 OF MRTP ACT 1966 ISSUED U/NO. TPS-1820/AN-27/P.K.80/UD-13 DT. 14.01.2021.
2)AS PER DIRECTIVES, THE APPLICABLE STAMP DUTY PAYABLE BY THE UNIT PURCHASING CUSTOMER ON THE SALE OF FROM 1ST TO 13TH FLOOR APPROVED UNDER THIS SCHEME OF 50% PREMIUM SHALL BE PAID BY THE OWNER/ DEVELOPER/ PROJECT PROPONENT ON BEHALF OF CUSTOMER PURCHASING THE UNIT UNDER THIS PROJECT TILL ALL THE UNITS APPROVED UNDER THIS SCHEME ARE SOLD OUT



GROUND FLOOR PLAN
SCALE - 1:100



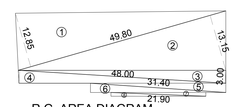
PLOT AREA DIAGRAM
SCALE - 1:500

PLOT AREA CALCULATION

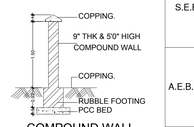
NOS.	LENGTH	X	WIDTH	X		SQMTS.
1	49.20	X	5.75	X	0.50	141.45
2	69.50	X	40.15	X	0.50	1395.21
3	88.00	X	18.10	X	0.50	796.40
4	88.00	X	41.35	X	0.50	1819.40
TOTAL PLOT AREA						4152.46
TOTAL AS PER P.R.C.						4151.30

R.G. AREA CALCULATION

NOS	LENGTH	X	WIDTH	X		SQMTS.
1	49.80	X	12.85	X	0.50	319.97
2	49.80	X	13.15	X	0.50	327.44
TOTAL PHYSICAL R.G. AREA						647.40
3	48.00	X	3.00	X	0.50	72.00
4	48.00	X	3.00	X	0.50	72.00
TOTAL PAVED R.G. AREA						144.00
TOTAL R.G. AREA						791.40
5	31.40	X	2.15	X	0.50	33.75
6	31.40	X	2.15	X	0.50	33.75
7	21.90	X	1.75	X	0.50	19.16
8	21.90	X	1.75	X	0.50	19.16
ADDITIONAL R.G. AREA(PAVED)						105.84



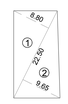
R.G. AREA DIAGRAM
SCALE 1:500



COMPOUND WALL
SCALE 1:100

AMENITY OPEN SPACE AREA CALCULATION

NOS.	LENGTH	X	WIDTH	X		SQMTS.
1	22.50	X	8.80	X	0.50	99.00
2	22.50	X	9.65	X	0.50	108.57
TOTAL AMENITY AREA						207.57



AMENITY AREA DIAGRAM
SCALE 1:500

FORM - I

I	AREA STATEMENT	TOTAL
		Sq.Mts.
1	Area of plot	4151.30
	(a) Area of Reservation in plot	NIL
	(b) Area of Road Set back	NIL
	(c) Area of D P Road	NIL
2	Deductions for-	
	(A) For Reservation/Road Area to be handed over to MCGM (100%)	
	(a) Road set-back/widening area (Reg. No. 16)	NIL
	(b) Proposed D P road area (Reg. No. 16)	NIL
	(c) (i) Reservation area (plot) to be handed over (Reg. No. 17)	N.A.
	(ii) Resvn. area to be handed over as per AR(Y%)(Reg. 17) (Not to be deducted for Computation of FSI i.e. sr. no. 5 below)	N.A.
	Total Area under road / reservation	NIL
	(B) For Amenity area to be handed over to MCGM	
	(a) Area of amenity plot as per DCR 14(A)	207.57
	(b) Area of amenity plot as per DCR 14(B)	N.A.
	(d) Area of amenity plot as per DCR 35	N.A.
	Total Amenity Area	207.57
3	Total deductions: [2(A) +2(B)]	207.57
4	Balance area of Plot [1 – 3]	3943.73
5	Plot area under Development [Sr. no. 4]	3943.73
6	Zonal (basic) FSI	1.00
7	(a) Permissible Built up Area as per Zonal(basic) FSI (5 X 6)	3943.73
	(b) Perm. BUA as per regulation 30(C) (Protected Development)	--
	Permissible Built up Area (7a or 7b above, whichever is more)	3943.73
8	Additional BUA as per regulation 30(A)(3)(a)	
	(a) Additional BUA for 2(A)(c)(i) & 2(B) above within the cap of "admissible TDR" as per Table no. 12 on balance plot. (207.57 X 2 times) After Handing Over	NIL
	(b) Addl. BUA for 2(A)(a) above within the cap of "admissible TDR" as per Table 12 on balance	N.A.
	(c) Additional BUA in case of 2(A)(c)(ii) as per reg. 17(1) Note 20(vii) & (viii) as per AR Policy on remaining plot.	N.A.
	Total Additional BUA	N.A.
9	Additional / Incentive BUA within the cap of "admissible TDR" as per Table 12 on balance plot	
	(a)In lieu of cost of constn. after handing over of amenity bldgs [reg. 30(A)(3)(b)]	NIL
	(b) 50% of rehab component as per reg. 33(7)(A)	N.A.
	(c) 15% of sr. no. 7b above or 10 Sqmts per rehab tenement as per reg. 33(7)(B) (whichever is higher)	N.A.
	Total additional BUA / Incentive area	NIL
10	BUA due to "Additional FSI on Payment of Premium" as per Table No 12 of Regulation No 30(A) [sr.no. 5 X 50% = 3943.74 X 50% =]	1971.86
11	BUA due to admissible "TDR" as per Table No 12 of Reg. 30(A) & 32 (by restricting area utilised in sr. no. 8(a) & 9 above)	
	(a) General TDR [(sr.no. 5 X 0.50) X 80%] - 8(a) above	NIL
	(b) Slum TDR [(sr.no. 5 X 0.50) X 20%]	NIL
	Total TDR	NIL
12	Permissible Built up Area [7+8+9+10+11]	5915.59
13	Proposed Built Up Area	5915.59
14	TDR generated if any as per reg. 30(A)&32 for unutilized BUA on plot	NIL
15	Fungible Compensatory Area as per Regulation No 31(3)	
	(a) (i) Perm. Fungi. Comp. area for Rehab comp. w/o charging prem.	N.A.
	(ii) Fungi. Comp. area availed for Rehab comp. w/o charging prem.	N.A.
	(b) (i) Permissible Fungible Compensatory area by charging premium.	2070.45
	(ii) Fungible Compensatory area availed on payment of premium	2018.19
16	Total BUA proposed including FCA [13 +15(a)(ii) +15(b)(ii)]	7933.78
17	FSI consumed on Net Plot [13/5]	2.00
II	OTHER REQUIREMENTS	Sq.Mts.
A	Reservation/Designation	
	(a) Name of Reservation	NIL
	(b) Area of Reservation land handed over as per Regulation No.17	NIL
	(c) Built up area of Amenity to be handed over as per Reg. No.17	NIL
	(d) Area/Built up Area of Designation	NIL
B	Plot area/Built up Amenity to be Handed Over as per Regulation No	
	(a) 14(A) - Amenity Open Space	207.57
	(b) 14(B)	NIL
	(c) 15 - Inclusive Housing (Atleast 20%)	788.95
C	Requirement of LOS as per Regulation No.27 (20%)	788.95
D	Tenement Statement	
	(a) Proposed built up area (16 above)	7933.78
	(b) Less deduction of Non-residential area (Shop etc.)	NIL
	(c) Area available for tenements [(a) minus (b)]	7933.78
	(d) Tenements permissible (450/hectare) = 357.02 Say	357 Nos.
	(e) Total number of Tenements proposed on the plot	113 Nos.
E	Parking Statement	
	(a) Parking required by Regulations for -	119 Nos.
	(b) Total parking provided for -	175 Nos.
	(d) Excess Parking provided -	56 Nos.
F	Transport Vehicles Parking	
	(a) Spaces for transport vehicles parking required by Regulations	NIL
	(b) Total No. of transport vehicles parking spaces provided	NIL

FORM - II

CONTENT OF SHEET.

GROUND FLOOR PLAN, BLOCK PLAN & LOCATION PLAN, PLOT AREA DIAGRAM AND CALCULATIONS & BUILT UP AREA SUMMARY.

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 18/07/2010 AND THE DIMENSIONS OF SIDES ETC. STATED PLAN ARE AS MEASURED ON SITE AND THE DIMENSIONS OF SIDES ETC. STATED PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 4151.30 SQ. MTS & TALLIES WITH THE AREA STATED IN PROPERTY REGISTERED CARD. (FOUR THOUSAND ONE HUNDRED AND FIFTY ONE POINT THIRTY SQUARE METERS)

SANJAY SHARAD NEVE — Digitally signed by SANJAY SHARAD NEVE Date: 2021.08.12 17:58:01 +05'30'

SIGNATURE OF ARCHITECT

DESCRIPTION OF PROPERTY

PROPOSED BUILDING ON PROPERTY BEARING C.T.S. NO.- 905, 905 / 1 TO 15 OF VILLAGE, PAHADI GOREGAON OFF S.V.ROAD AT GOREGAON (WEST) MUMBAI 400062.

NAME & ADDRESS OF OWNER	DIGITAL SIGNATURE
M/S. PARAM ANAND BUILDERS LLP, TSP CTS 905 ECT, AGARWAL TOWER, VILLAGE PAHADI, GOREGAON (W), OFF S.V.ROAD, PIRAMAL NAGAR, MUMBAI - 400062.	ASHISH AGARWAL — Digitally signed by ASHISH AGARWAL Date: 2021.08.12 17:40:48 +05'30'

BUILDING PROPOSAL FILE NO. CHE / WS - II / 0476 / P / 337 (NEW)

PLANS FOR APPROVAL

NOTES:
THIS DRAWING SHALL BE READ IN CONJUNCTION WITH INTIMATION OF DISAPPROVAL ISSUED UNDER SECTION 346 OF MMC ACT 1888 UNDER NO.CHE/WSII/0476/P/337(NEW) SIGNED ON EVEN DATE.

S.E.B.P.(P/S)	ANAND DADU SALVE — Digitally signed by ANAND DADU SALVE Date: 2021.08.13 15:25:07 +05'30'
A.E.B.P.(P Ward)	HARESH CHANDIRAM BHAGAT — Digitally signed by HARESH CHANDIRAM BHAGAT Date: 2021.08.14 11:48:28
E.E.B.P.(P Ward)	Anil Prabhakar Dhiwar — Digitally signed by Anil Prabhakar Dhiwar DN: c=IN, o=Personal, postalCode=400071, st=Maharashtra, serialNumber=c8d9d5178f4b7f01727b61e0a8e4c4dd4f3d6cc8b35f7f9b2cac49ebe75cdc, pseudonym=c227f2f23144c0b6d4b8f3f1b5f23530f2f2f2f2f2f2f2f2f2f2f2f2, postalAddress=W/SHANDILIER,AC HAVEN,GOLDEN AERIE,CHIKOO ROAD,MADHAND,DAHISAR(W),MUMBAI, cn=Anil Prabhakar Dhiwar, Date: 2021.08.14 14:41:39 +05'30'

NORTH	SCALE	CHKD BY	DRN BY
	1:100	SUNIL JAIN	MADHURA

NAME & ADDRESS OF ARCHITECT	DIGITAL SIGNATURE
302, OMKARESHWAR, LINK ROAD, KANDARPADA, DAHISAR (W), MUMBAI 68. PHONE : 022 28903656 EMAIL: s.arc302@gmail.com — Architects SANJAY S. NEVE SUNIL S. JAIN	SANJAY SHARAD NEVE — Digitally signed by SANJAY SHARAD NEVE Date: 2021.08.12 17:50:32 +05'30'