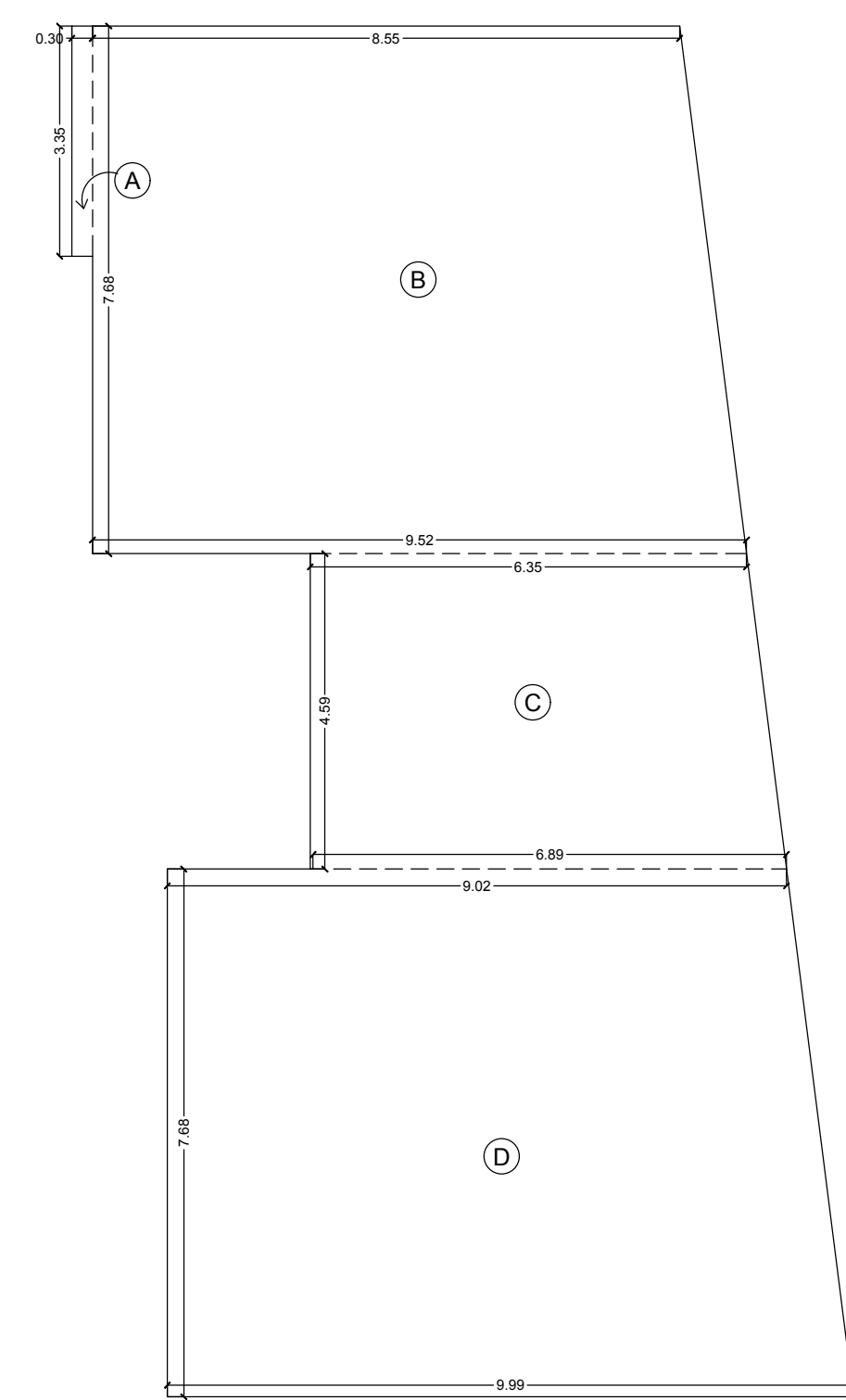
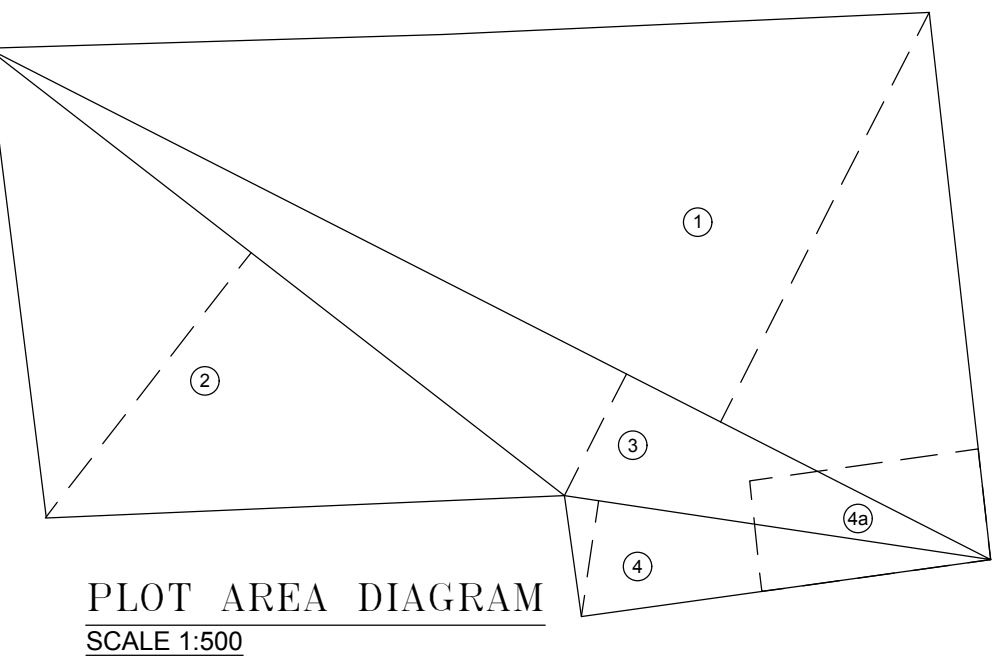




LINE AREA DIAGRAM (WING-A)
GROUND FLOOR

BUILT UP AREA CALCULATION FOR GR. FLOOR (WING-A) SHOPS.					Sq.Mt.
ADDITIONS:-					
A	0.300	X	3.35	=	1.01
B	9.035	X	7.59	=	69.39
C	6.62	X	4.68	=	30.39
D	9.505	X	7.68	=	73.00
TOTAL AREA GROUND FLOOR (SHOPS)					173.79
NET BUILT UP AREA GR. FLOOR (SHOPS)					132.03
35% FUNGIBLE AREA FOR (SHOPS)					41.76

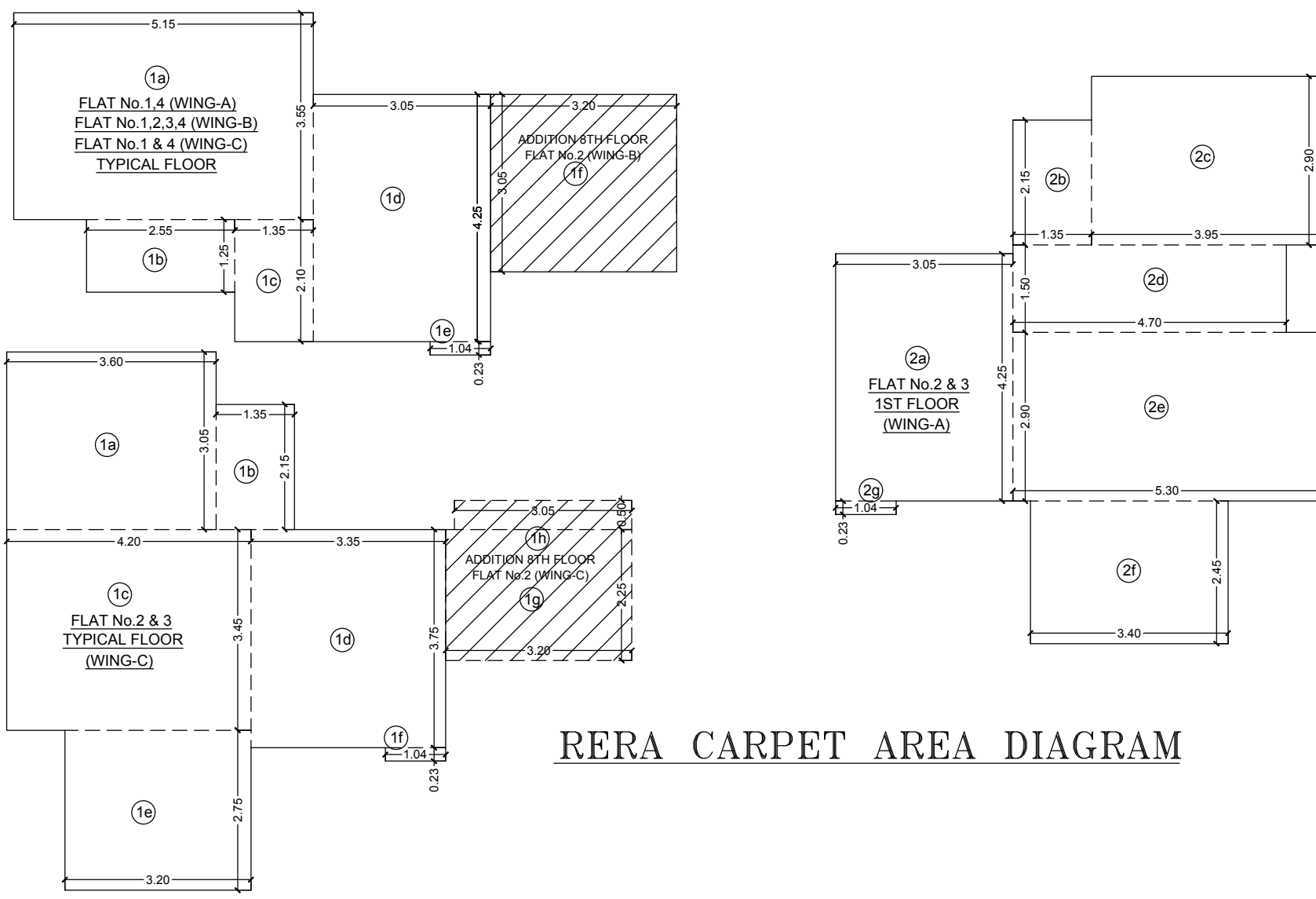
CAR PARKING STATEMENT				
AREA OF TENEMENT UP TO 45 SM	TOTAL NO.	PARKING REQ. EACH UNIT	TOTAL	
BETWEEN 45 to 60	68	1/4	17.00	
BETWEEN 60 to 90	25	1/2	12.50	
ABOVE 90 SM.	0	2/1	0.00	
TOTAL PARKING REQUIRED			29.50	
25% VISITORS PARKING (MINIMUM = 1Nos.)			07.38	
TOTAL PARKING (RESI.+25% Visitors) 36.88 Say-			37.00	
PARKING FOR COMMERCIAL AREA Sqmt. (173.79/40.00)			4.34	
10% VISITORS PARKING (COM.) MINIMUM=2.00			2.00	
TOTAL PARKING (COM.) 6.34 Say-			7.00	
TOTAL PARKING REQUIRED			44.00	
TOTAL PARKING PROPOSED			56.00	
TOTAL NO OF BIG PARKING PROPOSED			18.00	
TOTAL NO OF SMALL PARKING PROPOSED			48.00	



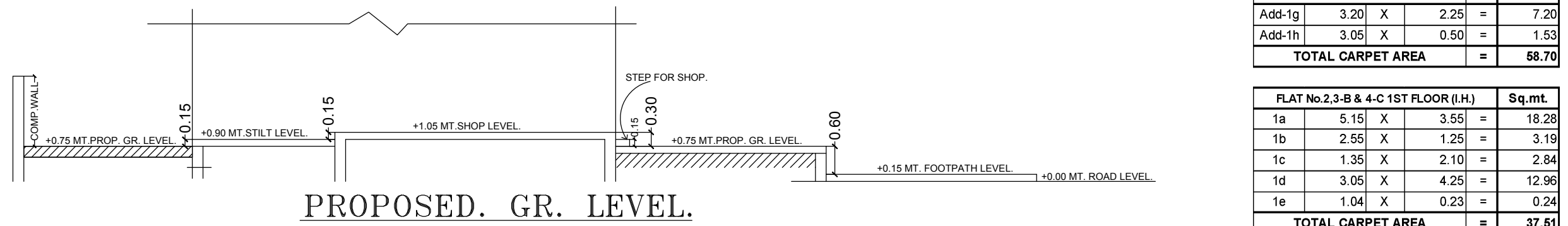
PLOT AREA CALCULATION					Sqmt.
1	77.25	X	31.15	X	0.50
2	50.65	X	22.85	X	0.50
3	77.25	X	9.32	X	0.50
4	31.235	X	7.95	X	0.50
TOTAL PLOT AREA					2266.00
LESS 5% AMENITY AREA					Sqmt.
4a	15.107	X	7.50	X	1.00
NET PLOT AREA					2152.70

RERA CARPET AREA FOR PARKING DCPR-2034											
FLOOR	UP TO 45	45 TO 60	60 TO 90	ABOVE 90							
1st flr.	8	4	-----	-----	37.51	37.51	37.51	37.51	37.51	49.97	49.97
2nd flr.	6	2	-----	-----	37.51	37.51	37.51	37.51	37.51	49.97	49.97
3rd flr.	6	2	-----	-----	37.51	37.51	37.51	37.51	37.51	49.97	49.97
4th flr.	6	2	-----	-----	37.51	37.51	37.51	37.51	37.51	49.97	49.97
5th flr.	6	2	-----	-----	37.51	37.51	37.51	37.51	37.51	49.97	49.97
6th flr.	6	2	-----	-----	37.51	37.51	37.51	37.51	37.51	49.97	49.97
7th flr.	6	2	-----	-----	37.51	37.51	37.51	37.51	37.51	49.97	49.97
8th flr.	3	3	-----	-----	37.51	37.51	37.51	37.51	37.51	49.97	49.97
9th flr.	6	2	-----	-----	37.51	37.51	37.51	37.51	37.51	49.97	49.97
10th flr.	6	2	-----	-----	37.51	37.51	37.51	37.51	37.51	49.97	49.97
11th flr.	6	2	-----	-----	37.51	37.51	37.51	37.51	37.51	49.97	49.97
12th flr.	3	3	-----	-----	37.51	37.51	37.51	37.51	37.51	49.97	49.97
TOTAL	68	25	0	0							

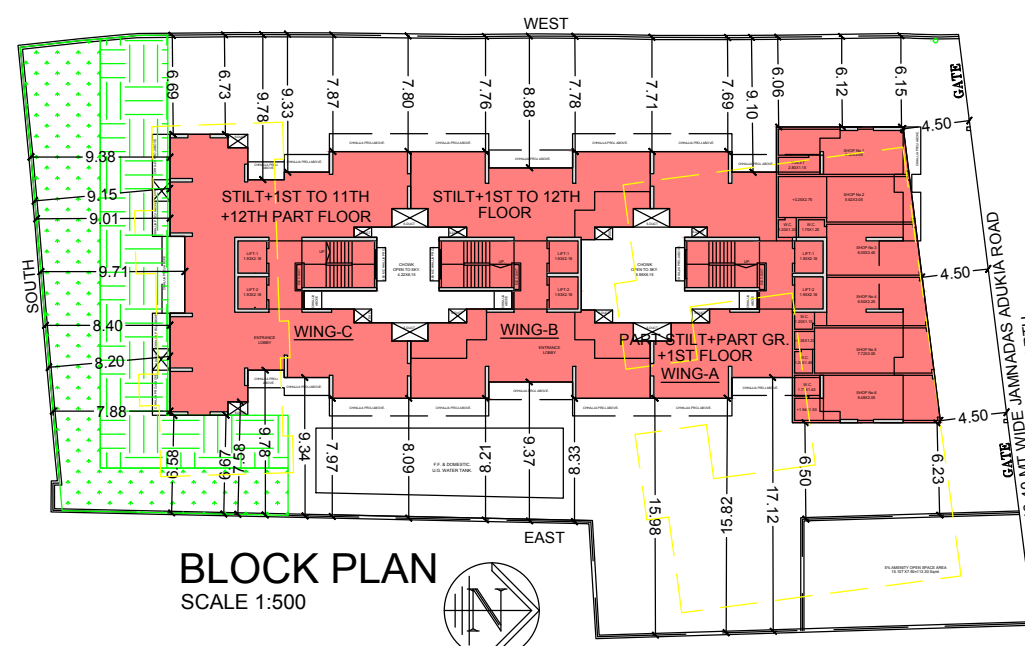
RERA CARPET AREA STATEMENT (FLAT WISE)											
FLOOR	Flat No. (Area In Sqmt.) Wing-A				Flat No. (Area In Sqmt.) Wing-B				Flat No. (Area In Sqmt.) Wing-C		
Gr. Flr (Shops)	1	2	3	4	1	2	3	4	1	2	3
1st flr.	37.51	58.31	58.31	37.51	37.51	37.51	37.51	37.51	49.97	49.97	37.51
2nd flr.	37.51	37.51	37.51	37.51	37.51	37.51	37.51	37.51	49.97	49.97	37.51
3rd flr.	37.51	37.51	37.51	37.51	37.51	37.51	37.51	37.51	49.97	49.97	37.51
4th flr.	37.51	37.51	37.51	37.51	37.51	37.51	37.51	37.51	49.97	49.97	37.51
5th flr.	37.51	37.51	37.51	37.51	37.51	37.51	37.51	37.51	49.97	49.97	37.51
6th flr.	37.51	37.51	37.51	37.51	37.51	37.51	37.51	37.51	49.97	49.97	37.51
7th flr.	37.51	37.51	37.51	37.51	37.51	37.51	37.51	37.51	49.97	49.97	37.51
8th flr.	REFUGEE	47.27	37.51	37.51	REFUGEE	58.70	49.97	49.97	37.51		
9th flr.	37.51	37.51	37.51	37.51	37.51	37.51	37.51	37.51	49.97	49.97	37.51
10th flr.	37.51	37.51	37.51	37.51	37.51	37.51	37.51	37.51	49.97	49.97	37.51
11th flr.	37.51	37.51	37.51	37.51	37.51	37.51	37.51	37.51	49.97	49.97	37.51
12th flr.	37.51	37.51	F.Centre	F.Centre	37.51	Terrace	Terrace				
TOTAL FLATS	1	1	1	1	11	12	11	11	11	11	11



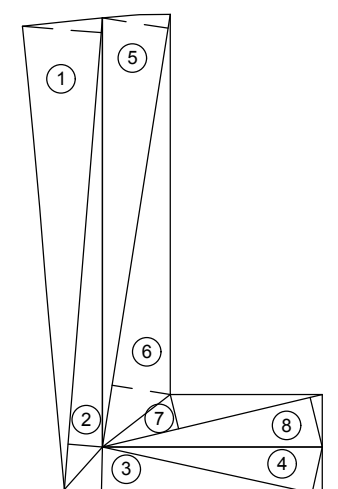
RERA CARPET AREA DIAGRAM



PROPOSED GR. LEVEL.



BLOCK PLAN
SCALE 1:500



L.O.S. AREA DIAGRAM
SCALE 1:500

CARPET AREA CALC. FOR PARKING PURPOSE		
AS PER RERA FLAT No.1 & 4 (WING-A)		
FLAT No.1,2,3,4 (WING-B) FLAT No.1 & 4 (WING-C)	(TYPICAL FLOOR)	Sq.mt.
1a	5.15 X 3.55	= 18.28
1b	2.55 X 1.25	= 3.19
1c	1.35 X 2.10	= 2.84
1d	3.05 X 4.25	= 12.96
1e	1.04 X 0.23	= 0.24
TOTAL CARPET AREA		= 37.51

FLAT No.2 (WING-B-4TH FLOOR)		Sq.mt.
SAME AS 7TH FLOOR FLAT No.2		= 37.51
A55-1g	3.20 X 3.95	= 9.75
TOTAL CARPET AREA		= 47.27

FLAT No.2 & 3 TYPICAL FLOOR (WING-A)		Sq.mt.
2a	3.05 X 4.25	= 12.96
2b	1.35 X 2.10	= 2.84
2c	3.95 X 2.90	= 11.46
2d	4.70 X 1.50	= 7.05
2e	5.50 X 2.90	= 15.97
2f	3.40 X 2.45	= 8.33
2g	3.20 X 2.75	= 8.80
2h	1.04 X 0.23	= 0.24
TOTAL CARPET AREA		= 68.31

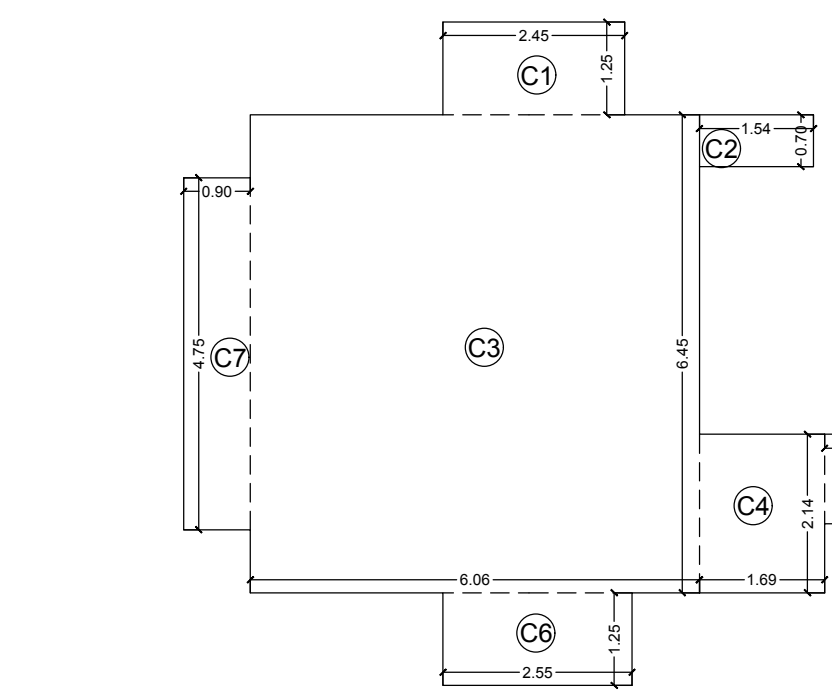
FLAT No.2 & 3 TYPICAL FLOOR (WING-C)		Sq.mt.
1a	3.80 X 3.05	= 10.98
1b	1.35 X 2.10	= 2.84
1c	4.20 X 3.45	= 14.49
1d	3.35 X 3.75	= 12.56
1e	3.20 X 2.75	= 8.80
1f	1.04 X 0.23	= 0.24
TOTAL CARPET AREA		= 49.97

FLAT No.2 (WING-C-4TH FLOOR)		Sq.mt.
SAME AS 7TH FLOOR FLAT No.1		= 49.97
A55-1g	3.20 X 2.25	= 7.20
A55-1h	3.20 X 0.50	= 1.60
TOTAL CARPET AREA		= 68.70

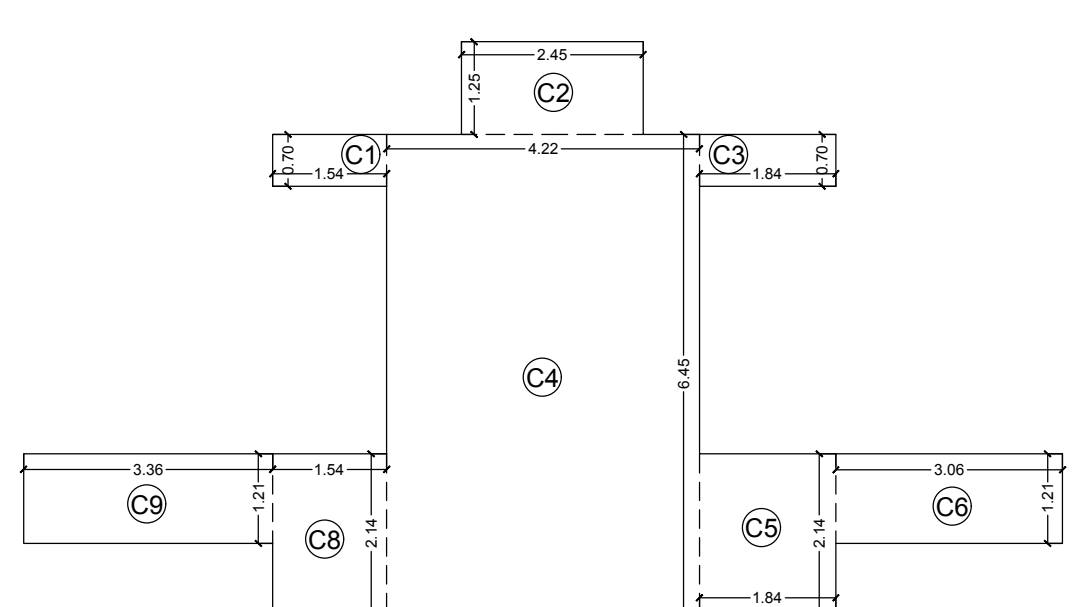
FLAT No.2,3,4 & 4C 1ST FLOOR (A)		Sq.mt.
1a	5.15 X 3.55	= 18.28
1b	2.55 X 1.25	= 3.19
1c	1.35 X 2.10	= 2.84
1d	3.05 X 4.25	= 12.96
1e	1.04 X 0.23	= 0.24
TOTAL CARPET AREA		= 37.51

L.O.S. AREA CALCULATION			Sqmt.
2162.70 X 15% L.O.S. AREA REQUIRED			322.90
L.O.S. AREA CALC. (MOTHER EARTH)			Sqmt.
1	31.90 X 1.25	=	39.88
2	31.90 X 2.30	=	36.69
3	15.05 X 2.85	=	21.45
4	12.85 X 3.05	=	19.14
TOTAL L.O.S. AREA			161.66

L.O.S. AREA CALC. (PERFORATED PAVED)			Sqmt.
5	29.55 X 4.50	=	66.49
6	29.55 X 4.00	=	59.10
7	12.80 X 2.40	=	15.12
8	12.80 X 3.45	=	21.74
TOTAL L.O.S. AREA			162.45
L.O.S. Area Prop.(Mother earth+Perforated Paved)			324.11



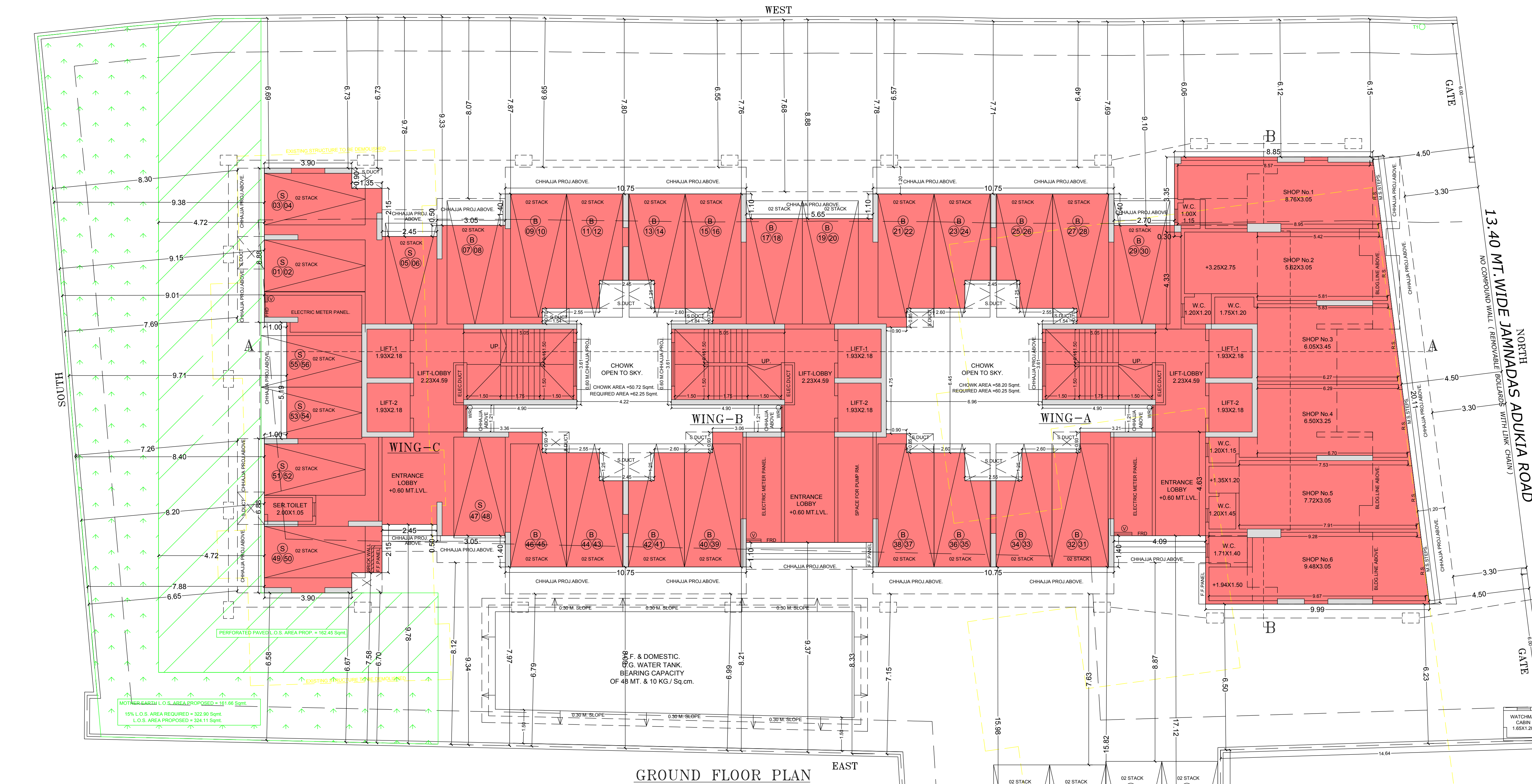
CHOWK AREA DIAGRAM
WING-A & B



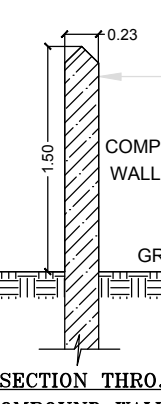
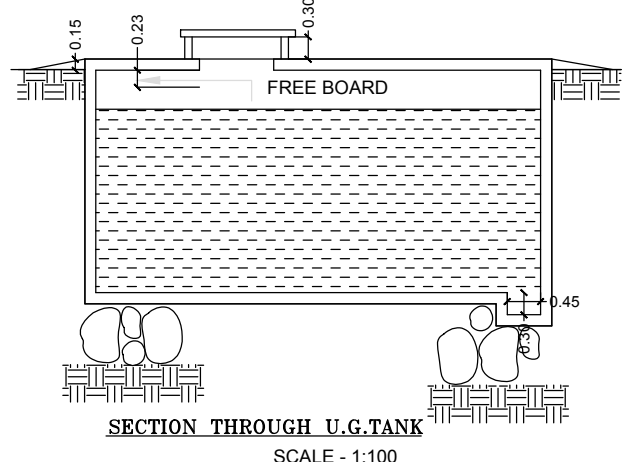
CHOWK AREA DIAGRAM
WING-B & C

CHOWK AREA CALC. (WING-A & B)			Sqmt.
ADDITIONS:-			
C1	2.45 X 1.25	=	3.06
C2	1.54 X 0.70	=	1.08
C3	6.06 X 6.45	=	39.09
C4	1.69 X 2.34	=	3.95
C5	3.21 X 1.21	=	3.88
C6	2.55 X 1.25	=	3.19
C7	0.50 X 1.25	=	0.63
TOTAL CHOWK AREA PROPOSED			58.25
CHOWK AREA REQUIRED			62.25

CHOWK AREA CALC. (WING-B & C)			Sqmt.
ADDITIONS:-			
C1	1.54 X 0.70	=	1.08
C2	2.45 X 1.25	=	3.06
C3	1.84 X 0.70	=	1.29
C4	4.22 X 6.45	=	27.22
C5	1.84 X 2.34	=	3.94
C6	3.06 X 1.21	=	3.70
C7	2.45 X 1.25	=	3.06
C8	1.54 X 2.34	=	3.59
C9	3.36 X 1.21	=	4.07
TOTAL CHOWK AREA PROPOSED			50.72
CHOWK AREA REQUIRED			62.25

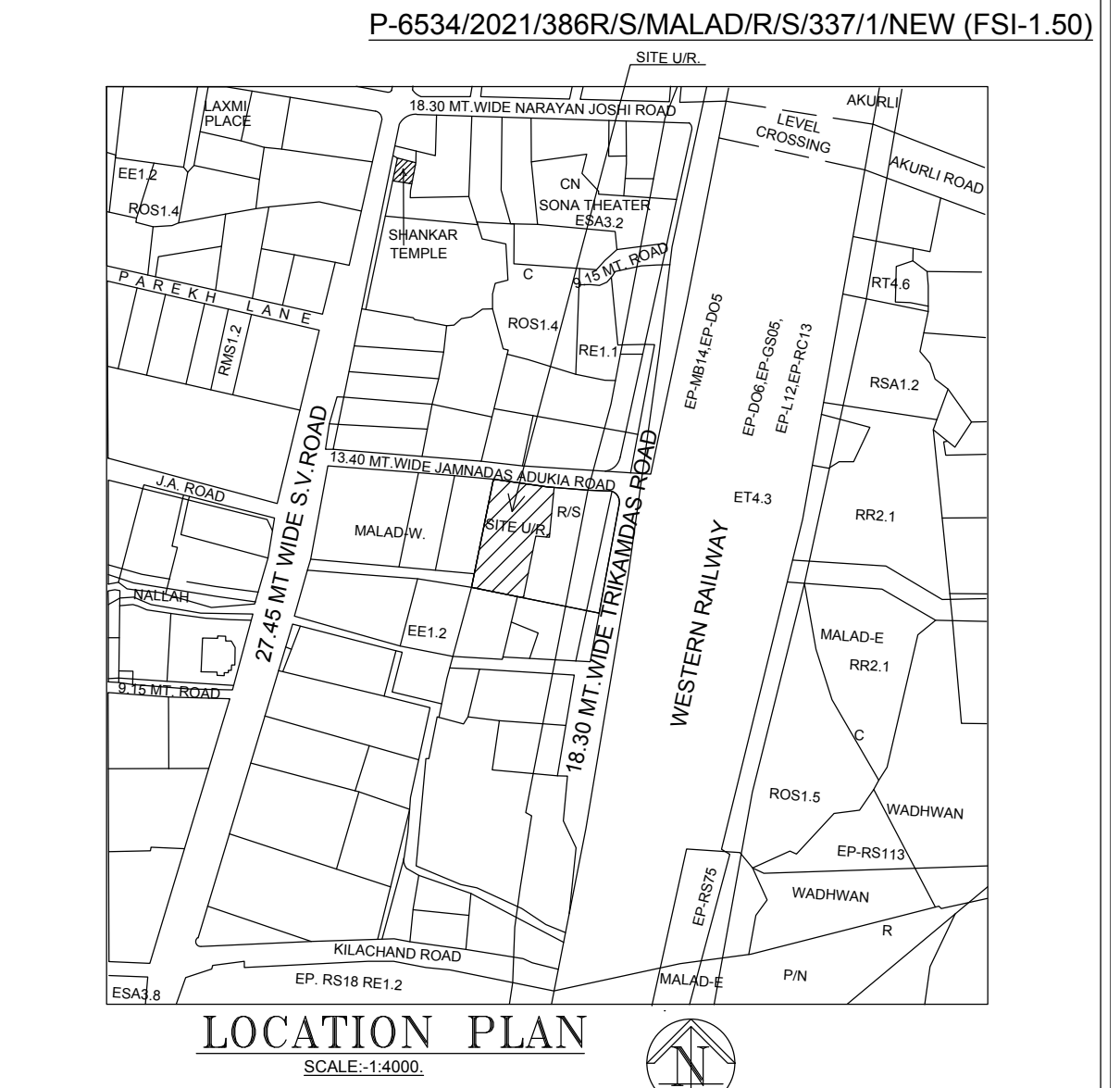


GROUND FLOOR PLAN



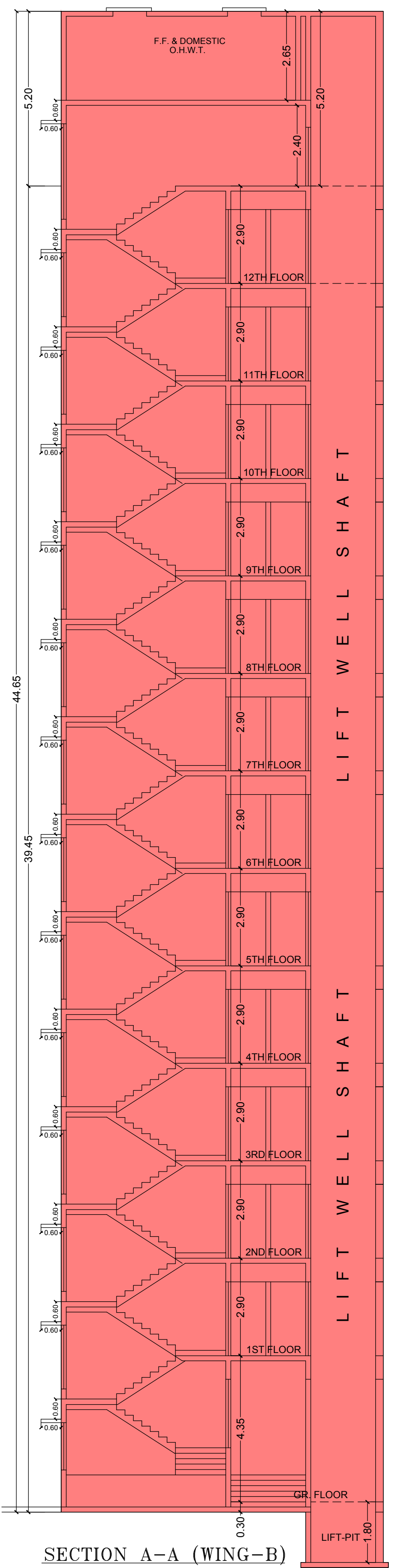
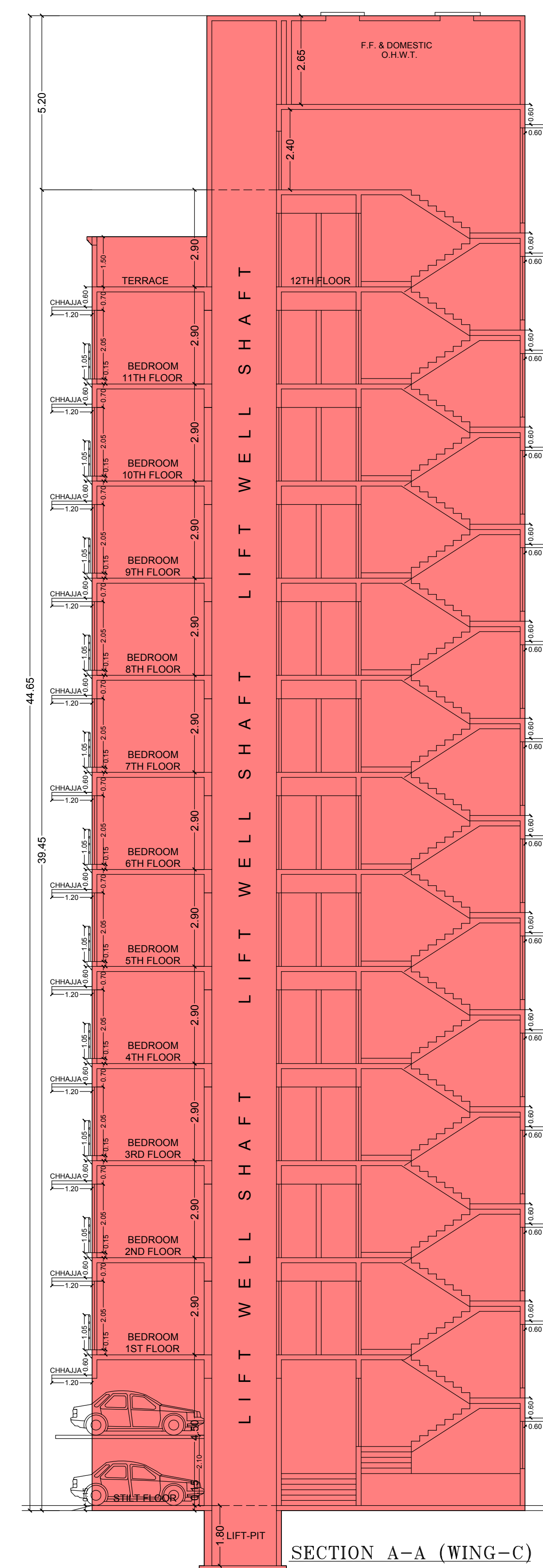
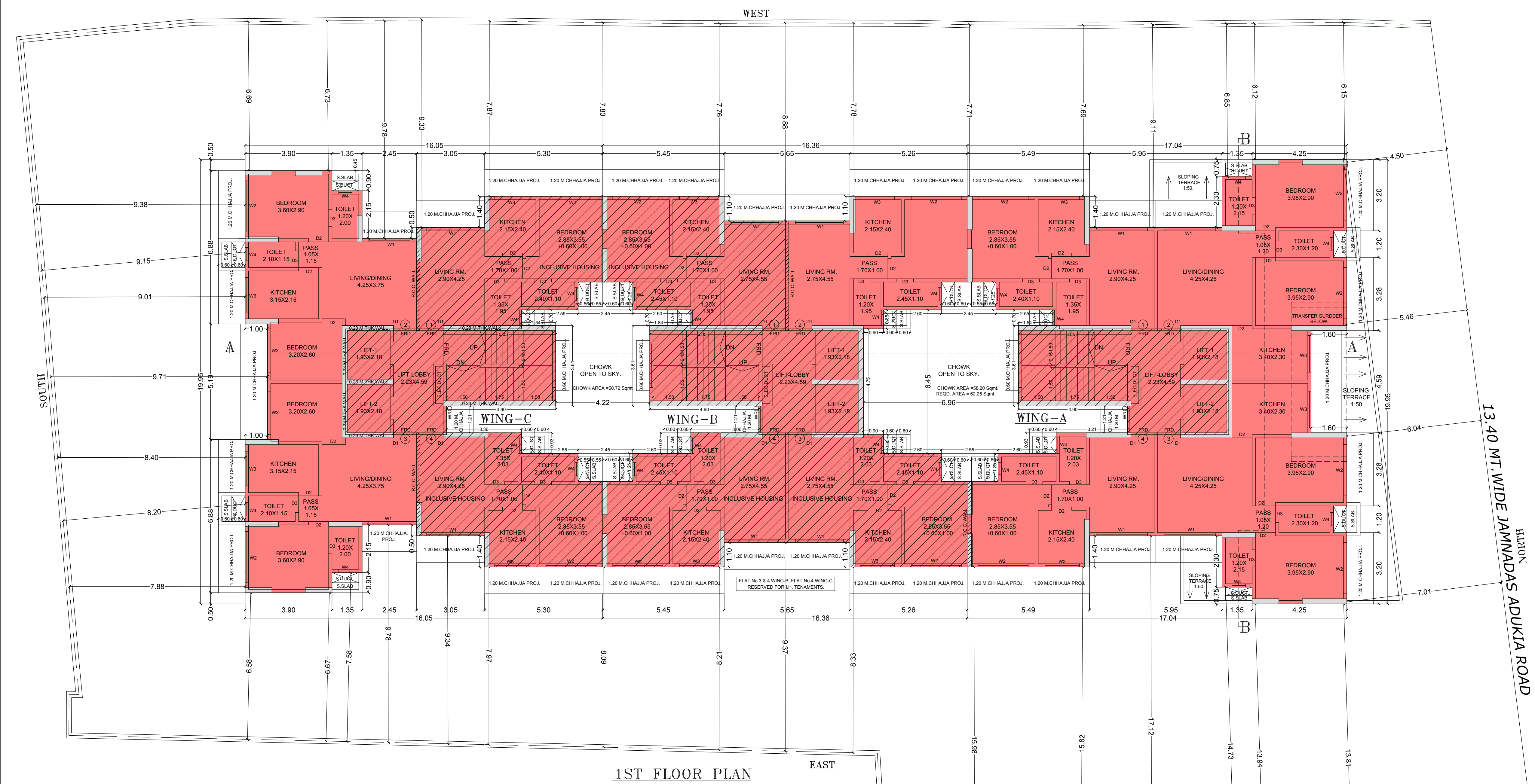
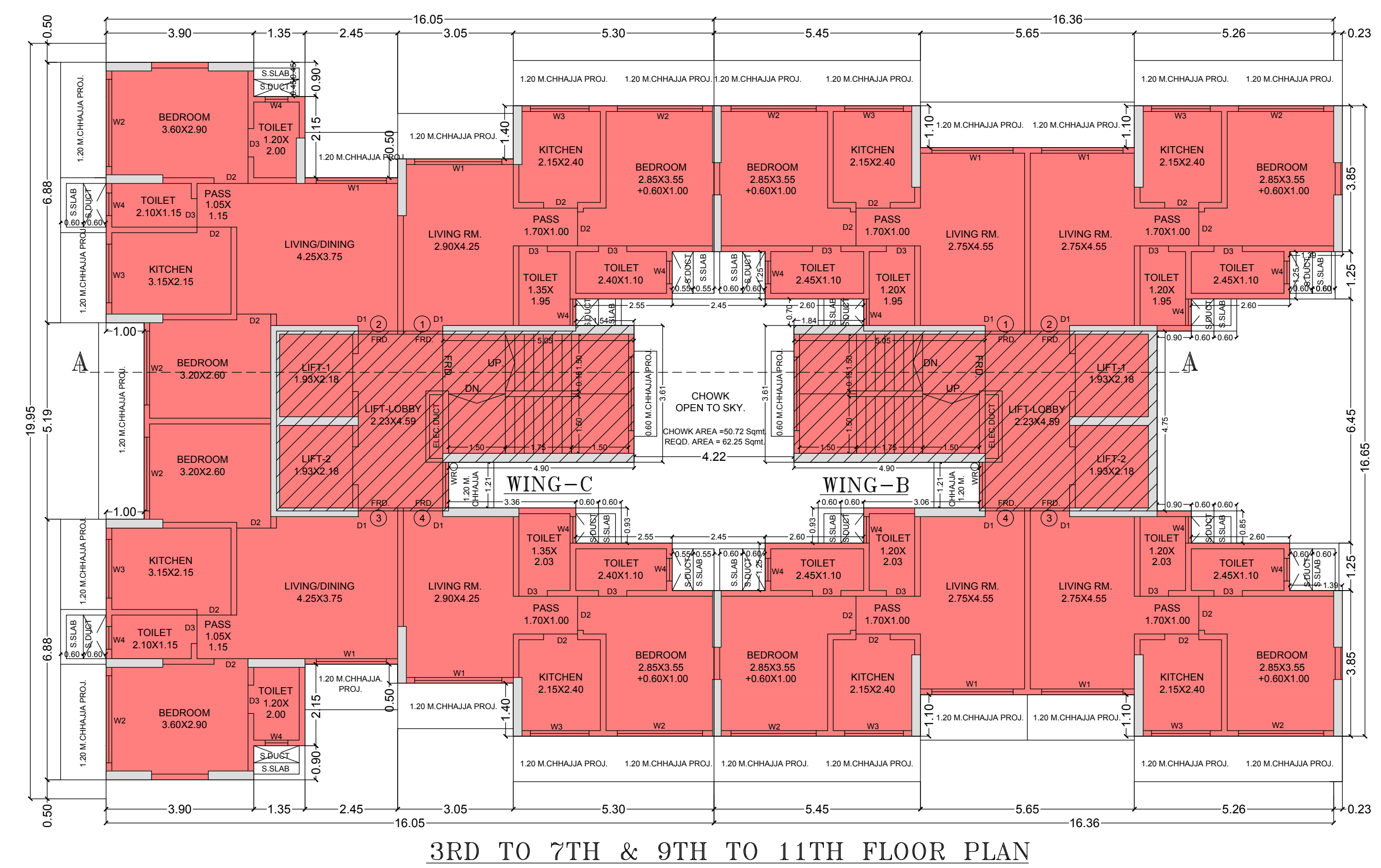
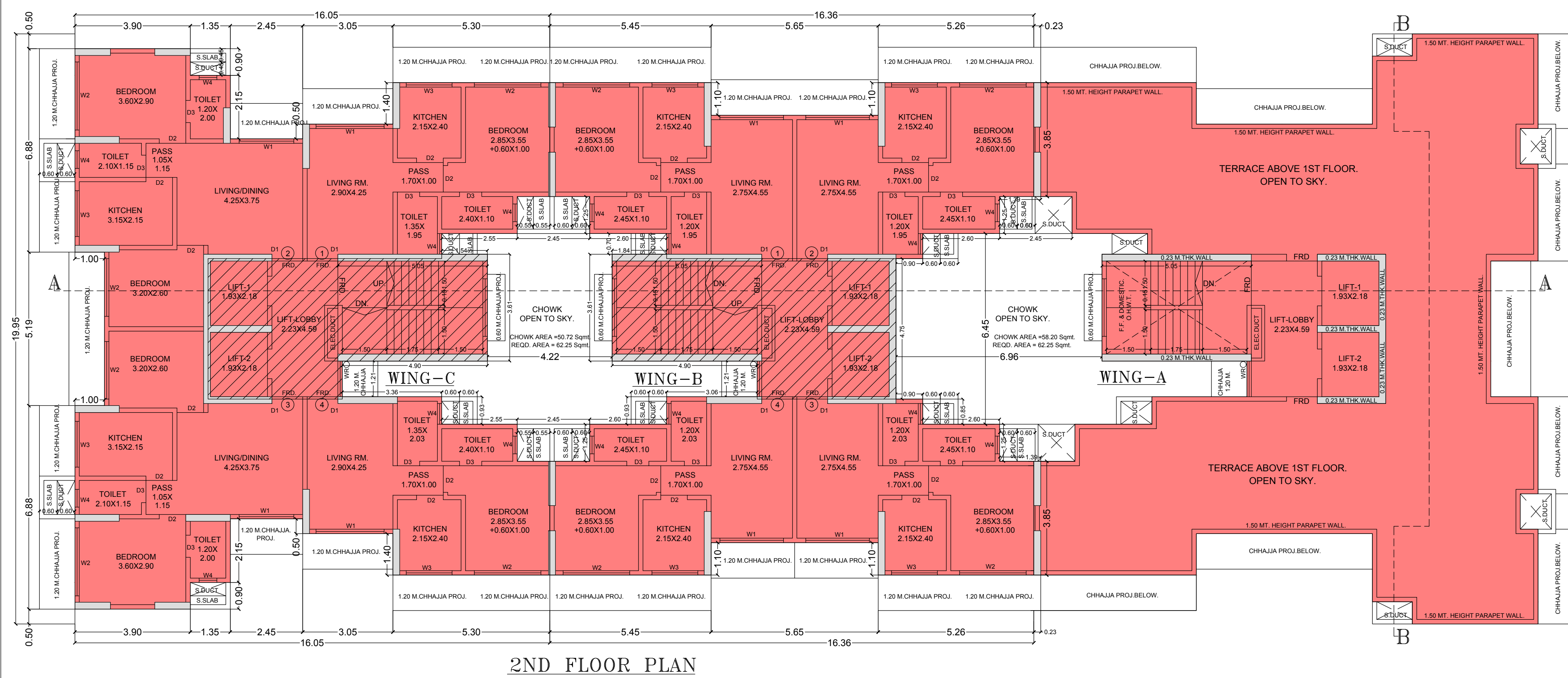
DOOR SCHEDULE				
ROOM	TYPE	WIDTH	LENGTH	
LIVING ROOM	D1	1.05	2.25	
BED ROOM / KITCHEN	D2	0.90	2.25	
TOILET	D3	0.75	2.1	

WINDOW SCHEDULE				
ROOM	TYPE	WIDTH	LENGTH	
LIVING / BED ROOM	W1	2.40	1.95	
BED ROOM	W2	1.75	1.95	
KITCHEN	W3	1.20	1.95	
TOILET	W4	0.60	1.10	

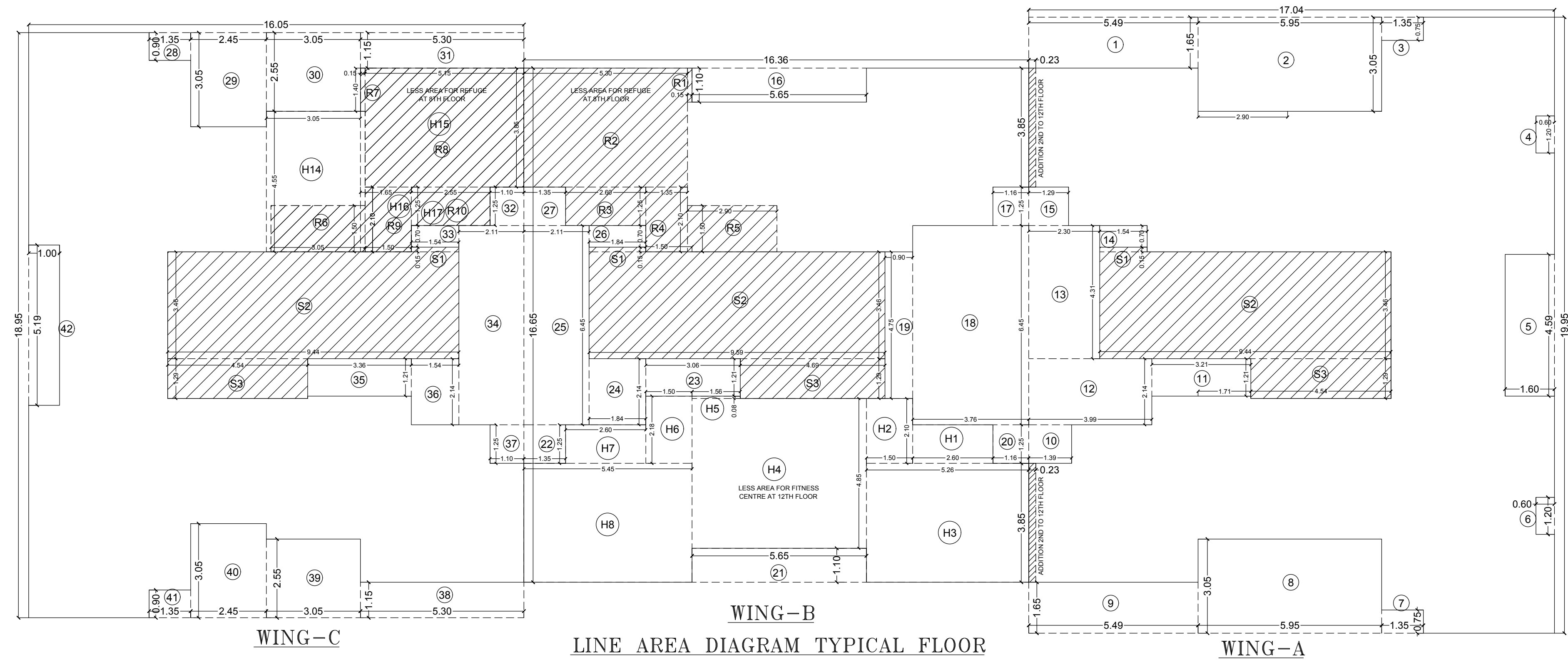


LOCATION PLAN
SCALE 1:4000

PERFORMA-A		AREA STATEMENT	Sq.Mts.
1		AREA OF PLOT	2266.00
2		a) Area of Reservation in Plot	-
3		b) Area of Road Set Back	-
4		c) Area of D P Road	-
5		DEDUCTIONS FOR	-
6		(A) For Reservation/Road Area to be handed over to MCGM (100%)	-
7		a) Road Set Back/Widening area (Regulation No.16)	-
8		b) Proposed D P road area (Regulation No.16)	-
9		c) (1) Reservation Area (plot) to be handed over to (Regulation No.17)	-
10		(i) Reservation Area to be handed over as per AR (Regulation No.17)	-
11		(Not to be deducted for computation of FSI i.e. sr. no. 5 below)	-
12		Total area under road / reservation	-
13		(B) For Amenity area to be handed over to MCGM (5.00% = 113.30 Sqmt.)	113.30
14		a) Area of amenity plot as per DCR 14(A)	-
15		b) Area of amenity plot as per DCR 14(B)	-
16		c) Area of amenity plot as per DCR 35	-
17		Total Amenity area	113.30
18		(C) Deduction of existing BUA to be retained if any / land component of existing BUA/Existing BUA as per regulation under which the development was allowed	-
19		Total deduction: [2(A) + 2(B) + 2(C)]	-
20		Balance area of plot (for calculating required LOS) (1 - 3)	2152.70



FORM II (PERFORMA B)	
CONTENTS OF SHEETS	
1ST TO 11TH FLOOR PLAN SECTION A-A (WING-B & C)	
DESCRIPTION OF PROPOSAL AND PROPERTY	
PROPOSED BUILDING ON PLOT BEARING C.T.S. No. 386-A OF VILLAGE MALAD (N) KONDRAH ADKUR ROAD, JAMNADAS ADKUR ROAD AT KANDIVALI (W) MUMBAI	
NAME & ADDRESS OF THE DEVELOPER	
SHRI. RAJESH T. CHOPRA	Rajesh Trilokchand Chopra
SIGNATURE, NAME AND ADDRESS OF LICENSED SURVEYOR	
M/S. SANJAY B. SHAH	SANJAY BHAILAL SHAH
JOB NO. / DRG NO. / SCALE / CHK BY / DRN BY / REV / DESCRIPTION / DATE / SIGN.	
1) THIS DOCUMENT IS DIGITALLY SIGNED & NO PHYSICAL SIGN REQUIRED.	
2) THE PLANS ARE APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THE IOD ISSUED UNDER EVEN NO. P-6534/2021/386R/S/MALAD/R/S/337/1/NEW ON EVEN DATE.	
3) THIS DRAWING SHALL BE READ IN CONJUNCTION WITH INTIMATION OF DISAPPROVAL ISSUED UNDER SECTION 346 OF M.C.A.C. ACT 1988 UNDER NO. P-6534/2021/386R/S/MALAD/R/S/337/1/NEW	
PLAN FOR APPROVAL	
NEERAJ SUBHAJIT UPADHYAYA	Abhijit Bandu Sankh
Digitally signed by NEERAJ SUBHAJIT UPADHYAYA	Digitally signed by VINOD KONDRAH KEKAN
Date: 2021.11.26 12:46:47 +05'30'	Date: 2021.11.26 13:58:03 +05'30'
SUBJECT: R-1	
A.B.C.D.E.F.G.H.I.J.K.L.M.N.O.P.Q.R.S.T.U.V.W.X.Y.Z.	
E.E.P.-R. WARD.	



BUILT UP AREA CALCULATION		
FOR 1ST FLOOR (WING-A)	sq.mt	
A 17.04 X 19.95 =	339.95	
DEDUCTIONS:-		
1 5.49 X 1.65 =	9.06	
2 5.95 X 3.05 =	18.15	
3 1.35 X 0.75 =	1.01	
4 0.60 X 1.20 =	0.72	
5 1.60 X 4.59 =	7.34	
6 0.60 X 1.20 =	0.72	
7 1.35 X 0.75 =	1.01	
8 5.95 X 3.05 =	18.15	
9 5.49 X 1.65 =	9.06	
10 1.39 X 1.25 =	1.74	
11 3.21 X 1.21 =	3.88	
12 3.99 X 2.14 =	8.54	
13 2.30 X 4.31 =	9.91	
14 1.54 X 0.70 =	1.08	
15 1.29 X 1.25 =	1.61	
TOTAL DEDUCTIONS: (Y1) =	51.98	
STAIRCASE, LIFT, LOBBY DEDUCTIONS		
S1 1.54 X 0.15 =	0.23	
S2 9.44 X 3.46 =	32.66	
S3 4.54 X 1.29 =	5.86	
TOTAL STAIRCASE, LIFT, LOBBY (Y2) =	38.75	
TOTAL DEDUCTION Y = (Y1+Y2) =	130.73	
NET AREA (X-Y) =	209.21	

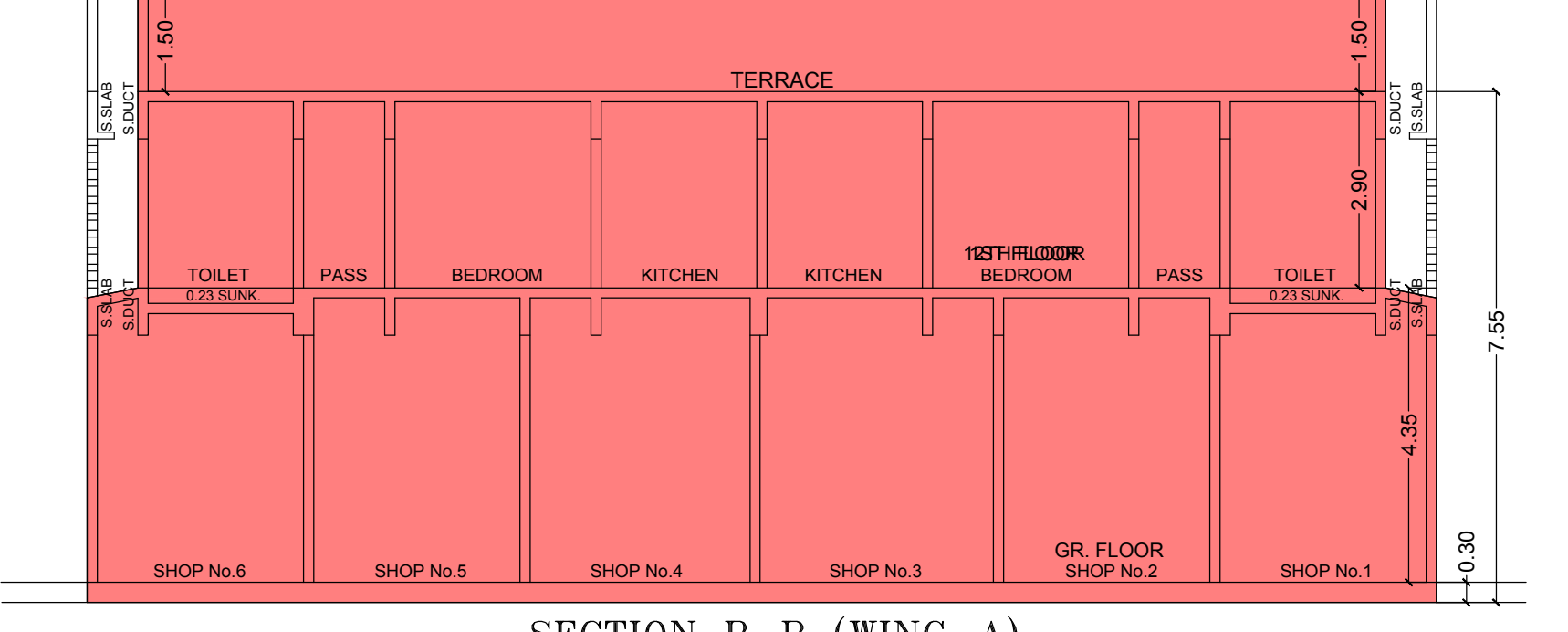
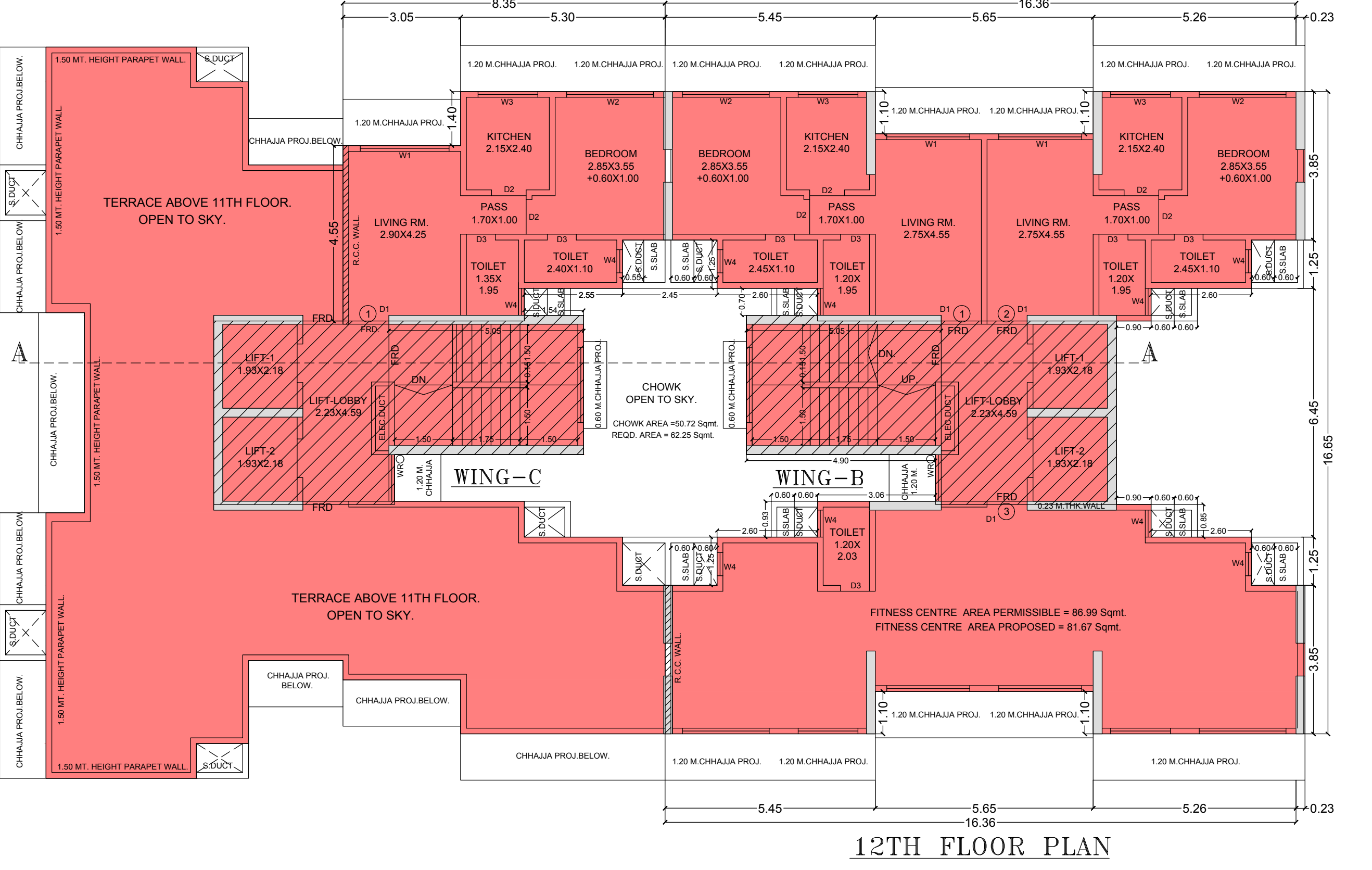
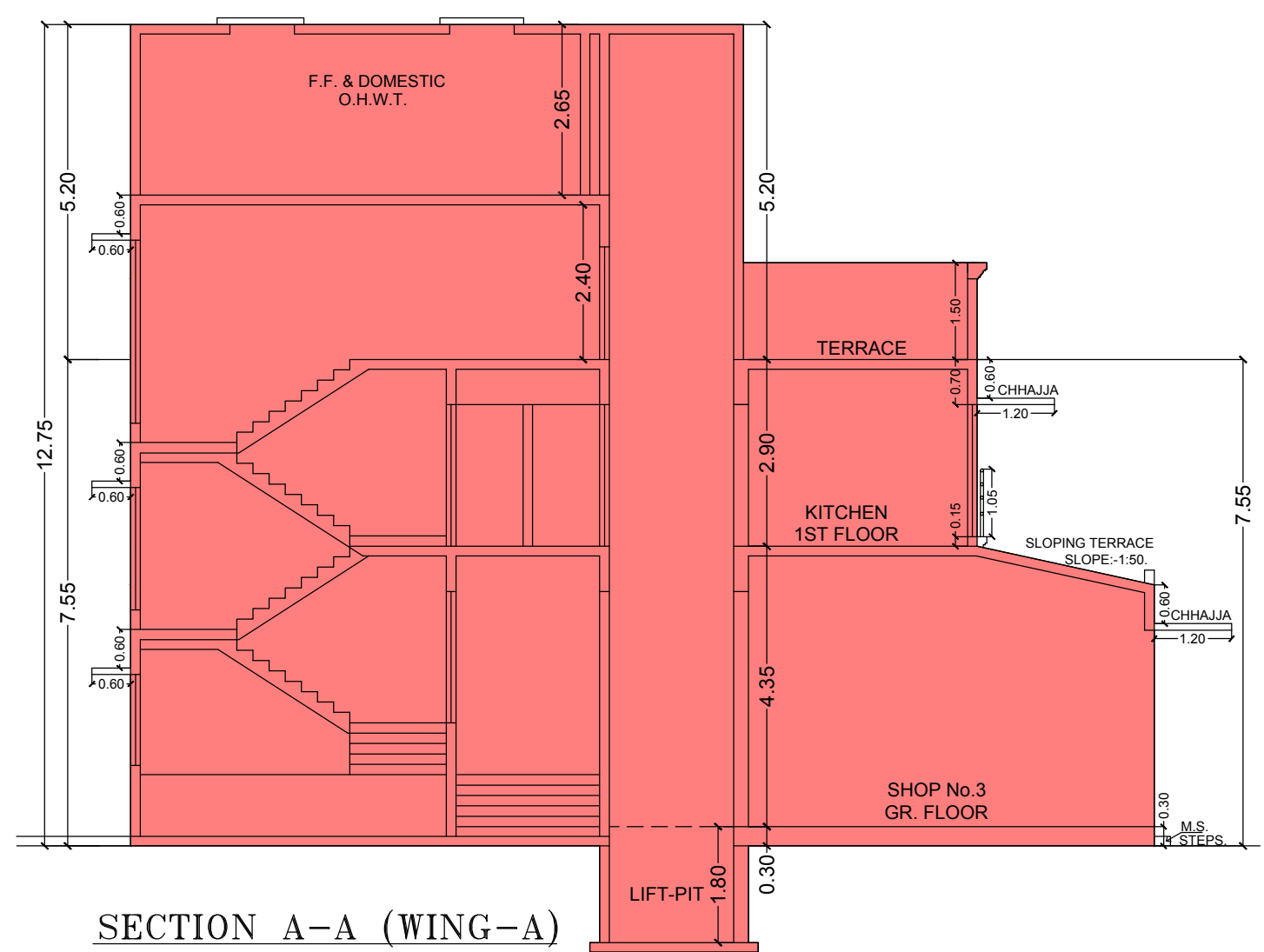
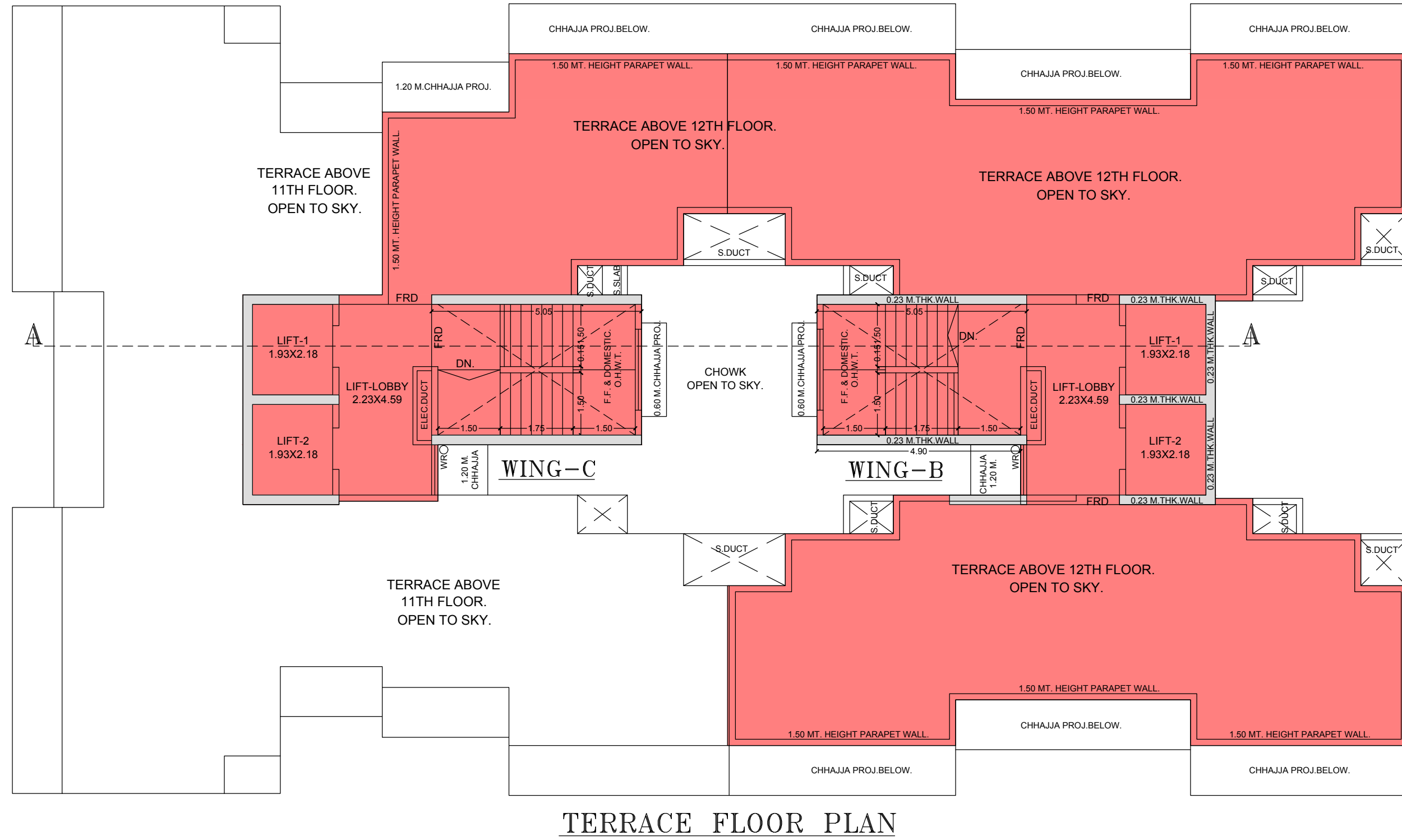
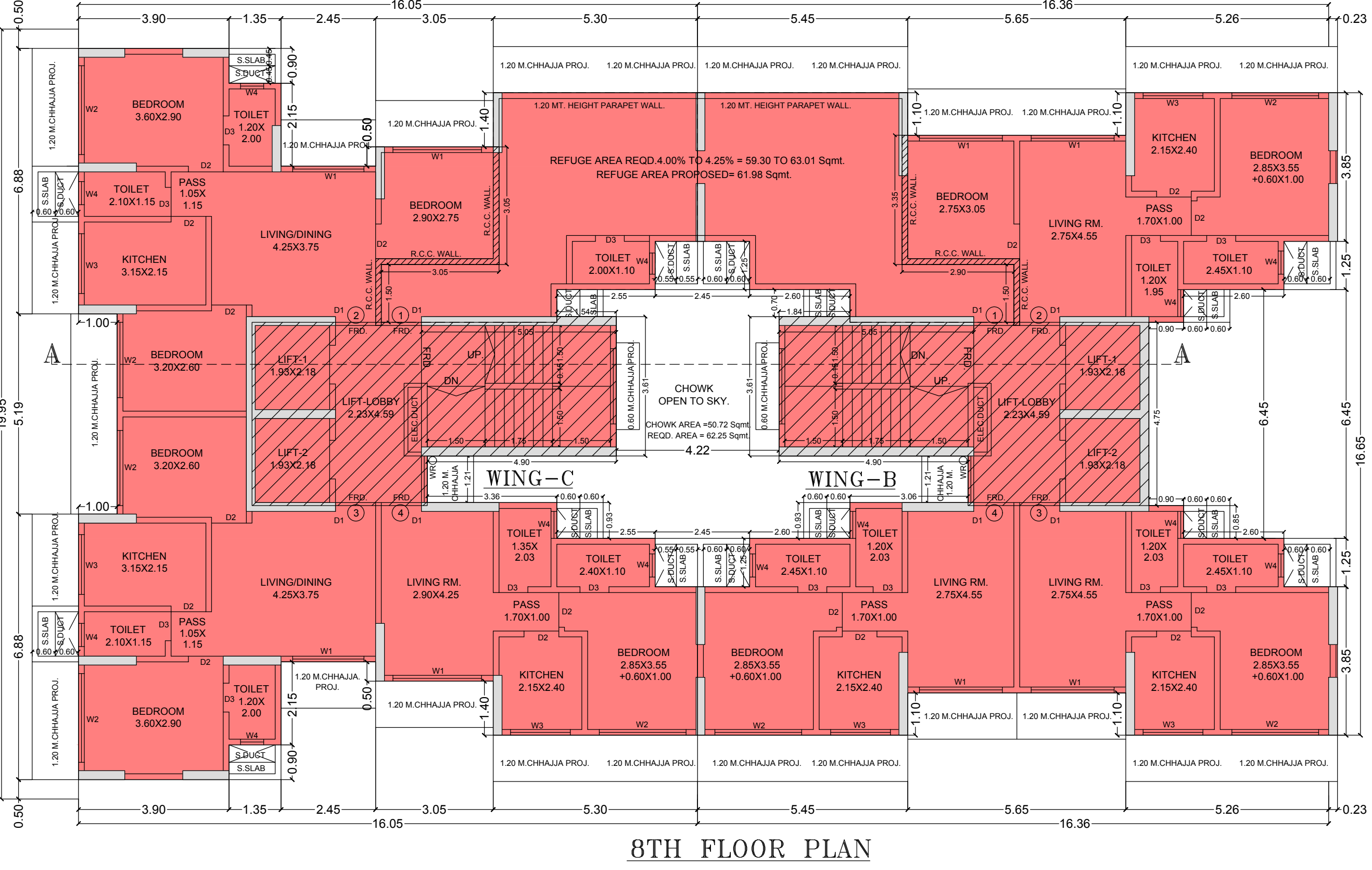
BUILT UP AREA CALCULATION		
FOR 1ST FLOOR (WING-B)	sq.mt	
B 16.36 X 16.65 =	272.39	
ADD-B1 0.23 X 3.85X2 =	1.77	
TOTAL AREA =	274.16	
DEDUCTIONS:-		
16 5.65 X 1.10 =	6.22	
17 1.16 X 1.25 =	1.45	
18 3.76 X 6.45 =	24.25	
19 0.90 X 4.75 =	4.28	
20 1.16 X 1.25 =	1.45	
21 5.65 X 1.10 =	6.22	
22 1.35 X 1.25 =	1.69	
23 3.06 X 1.21 =	3.70	
24 1.94 X 2.14 =	4.14	
25 2.11 X 6.45 =	13.61	
26 1.84 X 0.70 =	1.29	
27 1.35 X 1.25 =	1.69	
TOTAL DEDUCTIONS: (Y1) =	69.29	
STAIRCASE, LIFT, LOBBY DEDUCTIONS		
S1 1.84 X 0.15 =	0.28	
S2 9.59 X 3.46 =	33.18	
S3 4.69 X 1.29 =	6.05	
TOTAL STAIRCASE, LIFT, LOBBY (Y2) =	39.51	
TOTAL DEDUCTION Y = (Y1+Y2) =	108.80	
NET AREA (X-Y) =	165.36	

BUILT UP AREA CALCULATION		
TYPICAL FLOOR (WING-C)	sq.mt	
C 16.05 X 18.95 =	304.15	
DEDUCTIONS:-		
28 1.35 X 0.90 =	1.22	
29 2.45 X 3.05 =	7.47	
30 3.05 X 2.55 =	7.78	
31 5.30 X 1.15 =	6.09	
32 1.10 X 1.25 =	1.38	
33 1.54 X 0.70 =	1.08	
34 2.11 X 6.45 =	13.61	
35 3.36 X 1.21 =	4.07	
36 1.54 X 2.14 =	3.30	
37 1.10 X 1.25 =	1.38	
38 5.30 X 1.15 =	6.09	
39 3.05 X 2.55 =	7.78	
40 2.45 X 3.05 =	7.47	
41 1.16 X 0.90 =	1.04	
42 1.00 X 5.19 =	5.19	
TOTAL DEDUCTIONS: (Y1) =	75.15	
STAIRCASE, LIFT, LOBBY DEDUCTIONS		
S1 1.54 X 0.15 =	0.23	
S2 9.44 X 3.46 =	32.66	
S3 4.54 X 1.29 =	5.86	
TOTAL STAIRCASE, LIFT, LOBBY (Y2) =	38.75	
TOTAL DEDUCTION Y = (Y1+Y2) =	113.90	
NET AREA (X-Y) =	190.25	

SUMMARY OF BUILT-UP AREA STATEMENT			
FLOOR	WING-A	WING-B	WING-C
GR. FLOOR	173.79	163.09	190.25
1ST FLOOR	209.21	164.86	190.25
2ND FLOOR	164.86	164.86	190.25
3RD FLOOR	164.86	164.86	190.25
4TH FLOOR	164.86	164.86	190.25
5TH FLOOR	164.86	164.86	190.25
6TH FLOOR	164.86	164.86	190.25
7TH FLOOR	164.86	164.86	190.25
8TH FLOOR	164.86	164.86	190.25
9TH FLOOR	164.86	164.86	190.25
10TH FLOOR	164.86	164.86	190.25
11TH FLOOR	164.86	164.86	190.25
12TH FLOOR	164.86	164.86	190.25
GROSS BUILT-UP AREA	383.00	1863.86	2102.74
Gross Commercial BUA			173.79
Net commercial BUA			132.03
35% Fungible on commercial BUA			41.76
Gross residential BUA			4175.81
Net residential BUA			3097.02
35% Fungible on residential BUA			1078.78
Total Net area (Res.+Com.)			3229.05
Total Fungible area (Res.+Com.)			1120.55

ST. & LIFT-LOBBY AREA STATEMENT			
FLOOR	WING-A	WING-B	WING-C
GR. FLOOR	---	---	---
1ST FLOOR	38.75	39.51	38.75
2ND FLOOR	38.75	39.51	38.75
3RD FLOOR	38.75	39.51	38.75
4TH FLOOR	38.75	39.51	38.75
5TH FLOOR	38.75	39.51	38.75
6TH FLOOR	38.75	39.51	38.75
7TH FLOOR	38.75	39.51	38.75
8TH FLOOR	38.75	39.51	38.75
9TH FLOOR	38.75	39.51	38.75
10TH FLOOR	38.75	39.51	38.75
11TH FLOOR	38.75	39.51	38.75
12TH FLOOR	38.75	39.51	38.75
ST. & LIFT-LOBBY AREA	38.75	474.12	465.00

REFUGEE AREA STATEMENT 7TH FLOOR (WING-B & C)			
FLOOR	WING-B	WING-C	IN SQ.MT.
7TH FLOOR	293.13	293.13	586.26
8TH FLOOR	355.11	355.11	710.22
9TH FLOOR	355.11	355.11	710.22
10TH FLOOR	355.11	355.11	710.22
11TH FLOOR	355.11	355.11	710.22
12TH FLOOR	355.11	355.11	710.22
TOTAL BUILT-UP AREA	1482.60	1482.60	2965.20
REFUGEE AREA REQUIRED 4.00% TO 4.25%	59.30	59.30	118.60
PROPOSED REFUGEE AREA	61.98	61.98	123.96



FITNESS CENTRE AREA CALCULATION		
12TH FLOOR (WING-B)	sq.mt	
H1 2.60 X 1.25 =	3.25	
H2 1.50 X 2.10 =	3.15	
H3 5.26 X 3.85 =	20.25	
H4 5.65 X 4.85 =	27.40	
H5 1.56 X 0.08 =	0.12	
H6 1.50 X 2.18 =	3.27	
H7 2.60 X 1.25 =	3.25	
H8 5.45 X 3.85 =	20.98	
TOTAL FITNESS CENTRE AREA PROPOSED =	81.67	
FITNESS CENTRE AREA PERMISSIBLE =	86.99	

FORM II (PERFORMA B)	
CONTENTS OF SHEETS	
8TH & 12TH FLOOR PLAN, LINE AREA DIAGRAM & CALC. SECTION A-A & B (WING-A)	
DESCRIPTION OF PROPOSAL AND PROPERTY	
PROPOSED BUILDING ON PLOT BEARING C.T.S. No. 386-A OF VILLAGE MALAD (N) KNOWN AS BHAI-PARK, JAWAHAR ROAD AT KANDIVALI (W), MUMBAI	
NAME & ADDRESS OF THE DEVELOPER	SIGNATURE
SHRI. RAJESH T. CHOPRA OWNER	Rajesh Trilokchand Chopra
SIGNATURE, NAME AND ADDRESS OF LICENSED SURVEYOR	SIGNATURE
M/S. SANJAY B. SHAH LICENSED SURVEYORS & ENGINEERS 2A/3, PANCHVATI, V. ROAD, KANDIVALI (W), MUMBAI-400 075 email: sanjay.shah@gmail.com / sanjaybshah@gmail.com	SANJAY BHAILAL SHAH
JOB NO. / DRG NO. / SCALE / CHK. BY / DGN. BY / REV. / DESCRIPTION / DATE / SIGN.	
3002 / 15.3x15.3 / AS SHOWN /	
1) THIS DOCUMENT IS DIGITALLY SIGNED & NO PHYSICAL SIGN REQUIRED.	
2) THE PLANS ARE APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THE 100 ISSUED UNDER EVEN NO. P-6534/2021/386R/S/MALAD/R/S/337/1/NEW ON EVEN DATE.	
3) THIS DRAWING SHALL BE READ IN CONNECTION WITH INTIMATION OF DISAPPROVAL ISSUED UNDER SECTION 346 OF MMC ACT 1988 UNDER NO. P-6534/2021/386R/S/MALAD/R/S/337/1/NEW	
PLAN FOR APPROVAL	
NEERAJ SUBHAJIT UPADHYAYA Digitally signed by NEERAJ SUBHAJIT UPADHYAYA Date: 2021.11.26 12:47:18 +05'30'	Abhijit Bandu Sankhe Digitally signed by Abhijit Bandu Sankhe Date: 2021.11.29 19:47:52 +05'30'
VINOD KONDORA M KEKAN Digitally signed by VINOD KONDORA M KEKAN Date: 2021.12.10 15:30:14 +05'30'	E.E.B.P.-R. WARD.