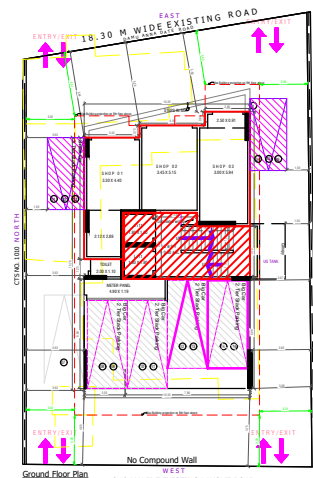




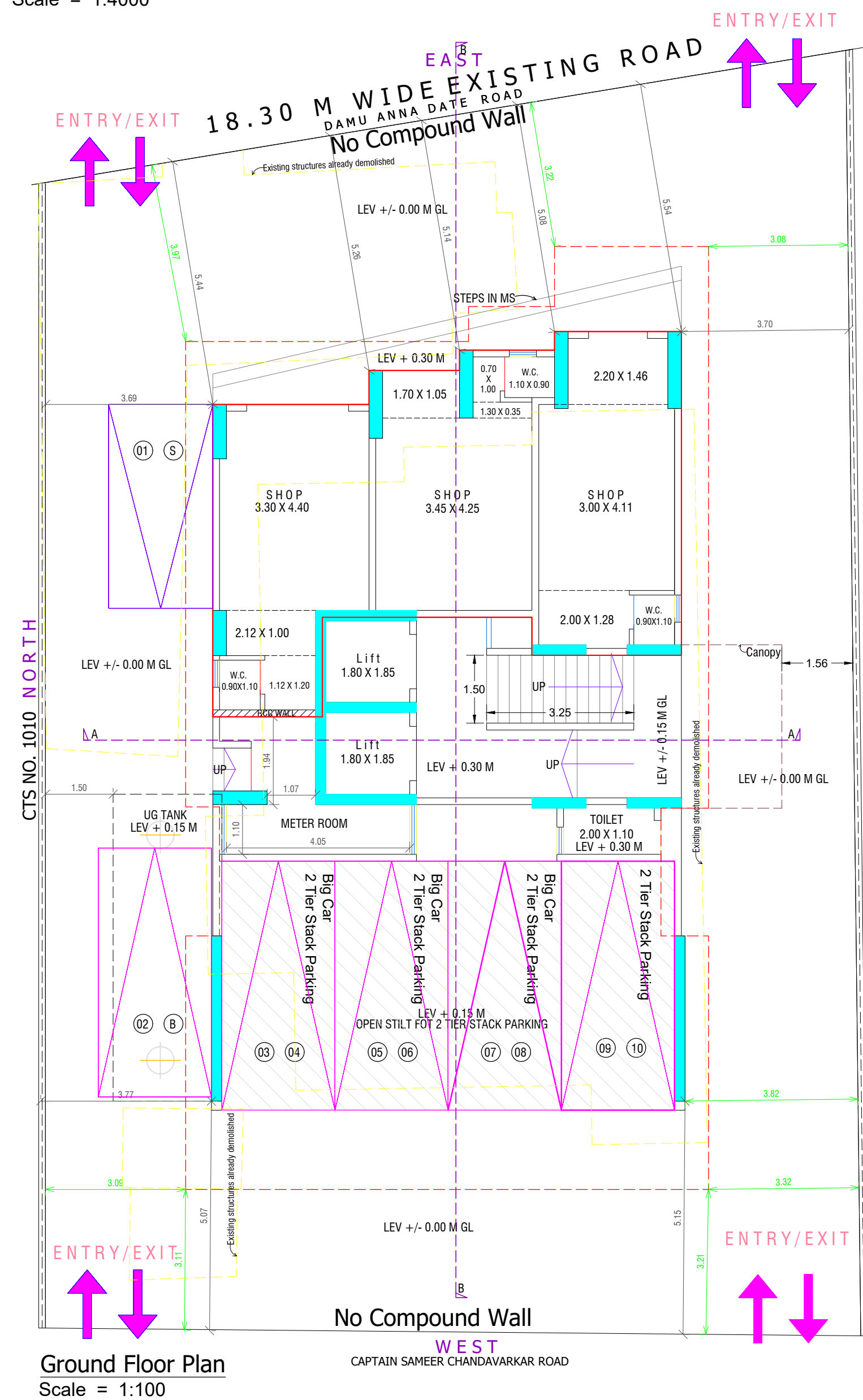
Block Plan
Scale = 1:500

Ground Floor Line Diagram
Scale = 1:100

B.U.A. CALCULATION FOR GROUND FLOOR									
ADDITIONS	A	10.35	X	10.45	X	1.00	=	108.15	SQ. MT.
	TOTAL	#						108.15	SQ. MT.
DEDUCTION									
1	3.45	X	3.61	X	1.00	=	5.55	SQ. MT.	
2	2.00	X	0.85	X	1.00	=	1.72	SQ. MT.	
3	2.10	X	0.41	X	1.00	=	0.86	SQ. MT.	
4	2.27	X	2.94	X	1.00	=	4.40	SQ. MT.	
	Total	=					12.53	SQ. MT.	
Staircase Deductions									
S	0.15	X	1.94	X	1.00	=	0.29	SQ. MT.	
S1	4.63	X	4.14	X	1.00	=	19.17	SQ. MT.	
S2	3.30	X	3.30	X	1.00	=	10.89	SQ. MT.	
	Total	=					30.35	SQ. MT.	
Total Deductions	=						42.88	SQ. MT.	
NET BUA GROUND FLOOR	=						65.27	SQ. MT.	

Site U/R

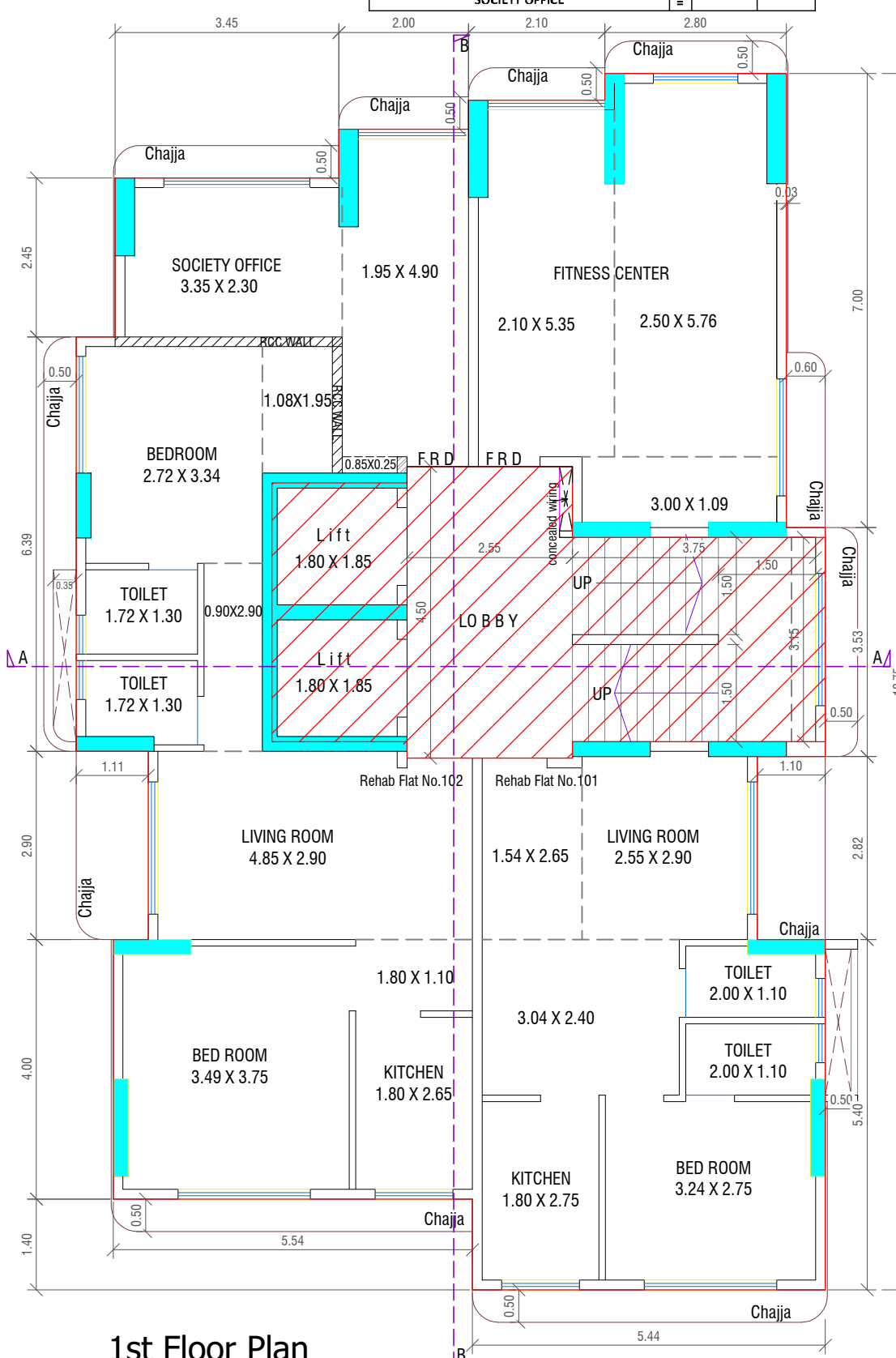
Location Plan
Scale = 1:4000



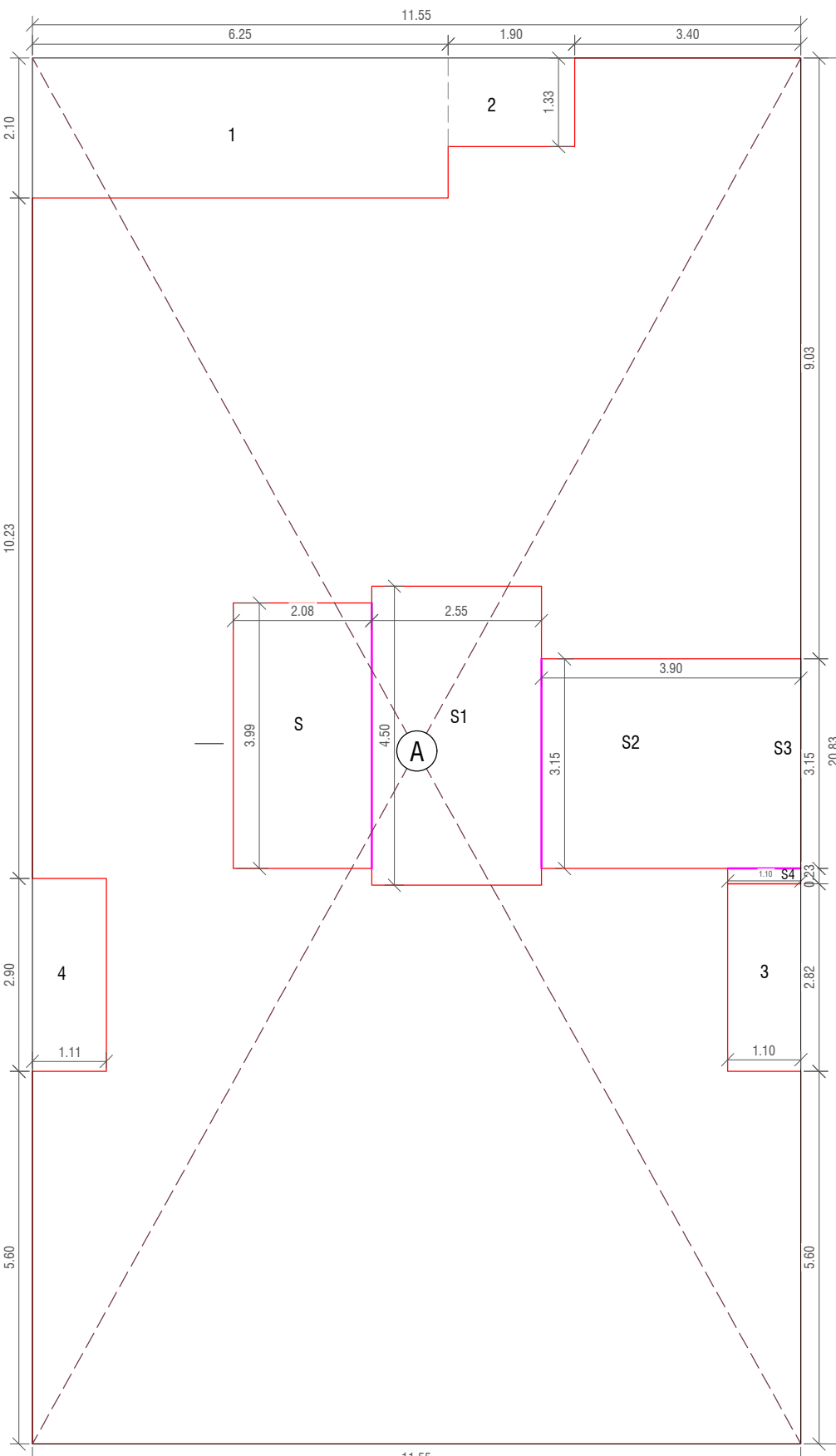
Ground Floor Plan
Scale = 1:100

1st Floor Plan
Scale = 1:100

B.U.A. CALCULATION FOR 1ST FLOOR									
ADDITIONS	A	11.55	X	18.75	X	1.00	=	216.56	SQ. MT.
	TOTAL	#						216.56 <th>SQ. MT.</th>	SQ. MT.
DEDUCTION									
1	0.60	X	4.06	X	1.00	=	2.44	SQ. MT.	
2	3.45	X	1.61	X	1.00	=	5.55	SQ. MT.	
3	2.00	X	0.85	X	1.00	=	1.72	SQ. MT.	
4	2.10	X	0.41	X	1.00	=	0.86	SQ. MT.	
5	0.60	X	7.00	X	1.00	=	4.20	SQ. MT.	
6	3.10	X	2.85	X	1.00	=	8.84	SQ. MT.	
7	5.54	X	1.40	X	1.00	=	7.76	SQ. MT.	
8	0.57	X	5.40	X	1.00	=	3.08	SQ. MT.	
9	3.11	X	2.90	X	1.00	=	9.02	SQ. MT.	
	TOTAL	=					31.96	SQ. MT.	
STAIRCASE DEDUCTION									
S	2.08	X	3.99	X	1.00	=	8.30	SQ. MT.	
S1	2.55	X	4.50	X	1.00	=	11.48	SQ. MT.	
S2	3.30	X	3.30	X	1.00	=	10.89	SQ. MT.	
S3	0.60	X	3.30	X	1.00	=	1.98	SQ. MT.	
S4	1.05	X	0.93	X	1.00	=	0.97	SQ. MT.	
	TOTAL	=					32.62	SQ. MT.	
FITNESS CENTER									
Fc	2.80	X	0.41	X	1.00	=	1.15	SQ. MT.	
Fc1	4.80	X	0.45	X	1.00	=	2.16	SQ. MT.	
Fc2	4.83	X	5.20	X	1.00	=	25.12	SQ. MT.	
Fc3	3.30	X	0.94	X	1.00	=	3.10	SQ. MT.	
	TOTAL	=					31.53	SQ. MT.	
SOCIETY OFFICE									
So	3.42	X	2.53	X	1.00	=	8.65	SQ. MT.	
So1	1.08	X	0.75	X	1.00	=	0.81	SQ. MT.	
So2	2.10	X	4.45	X	1.00	=	9.35	SQ. MT.	
So3	2.07	X	0.75	X	1.00	=	1.55	SQ. MT.	
	TOTAL	=					19.96	SQ. MT.	
TOTAL DEDUCTIONS								116.24	SQ. MT.
NET BUA 1ST FLOOR INCL. FITNESS CENTER AND SOCIETY OFFICE								151.72	SQ. MT.

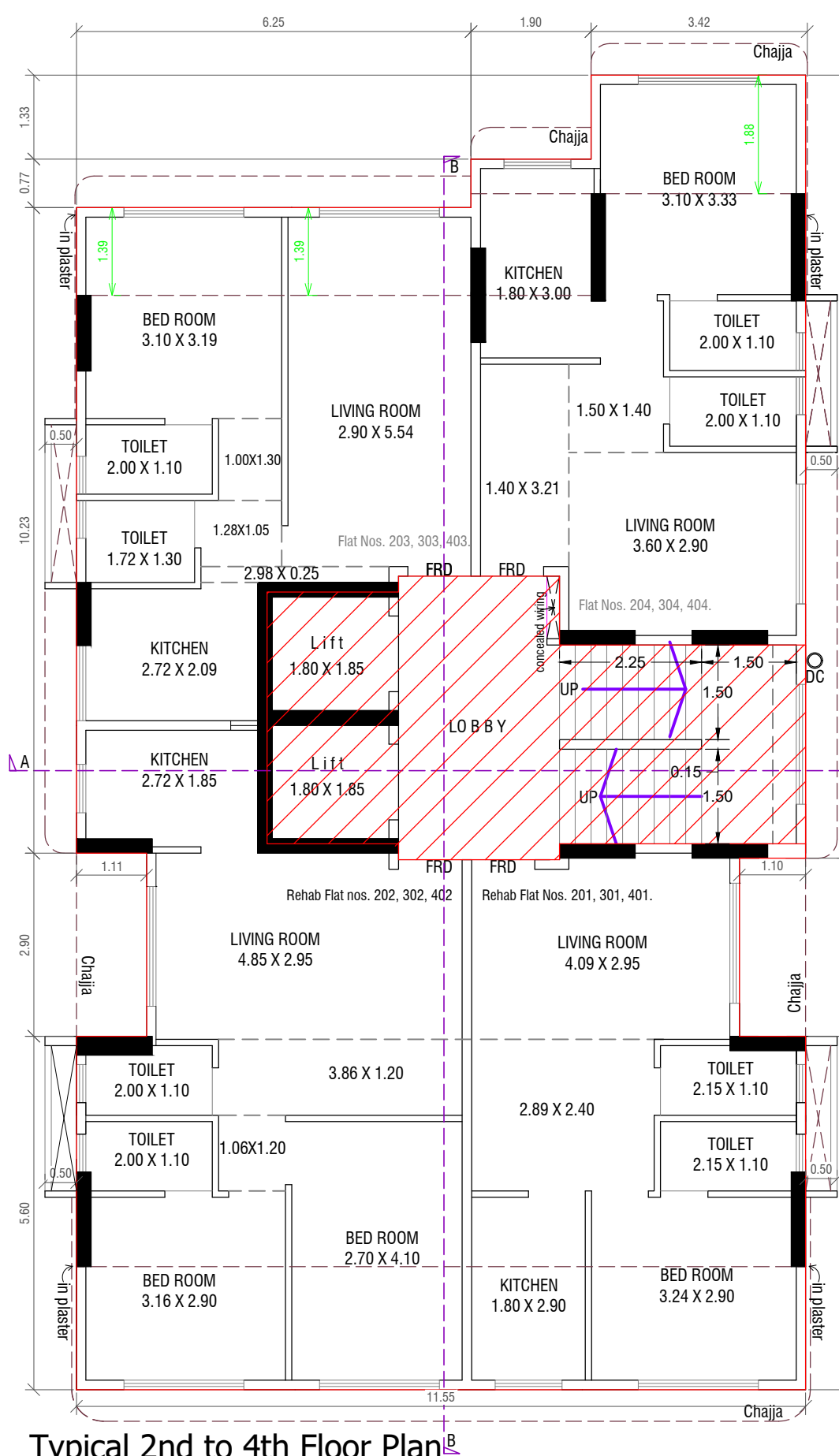


1st Floor Plan
Scale = 1:100

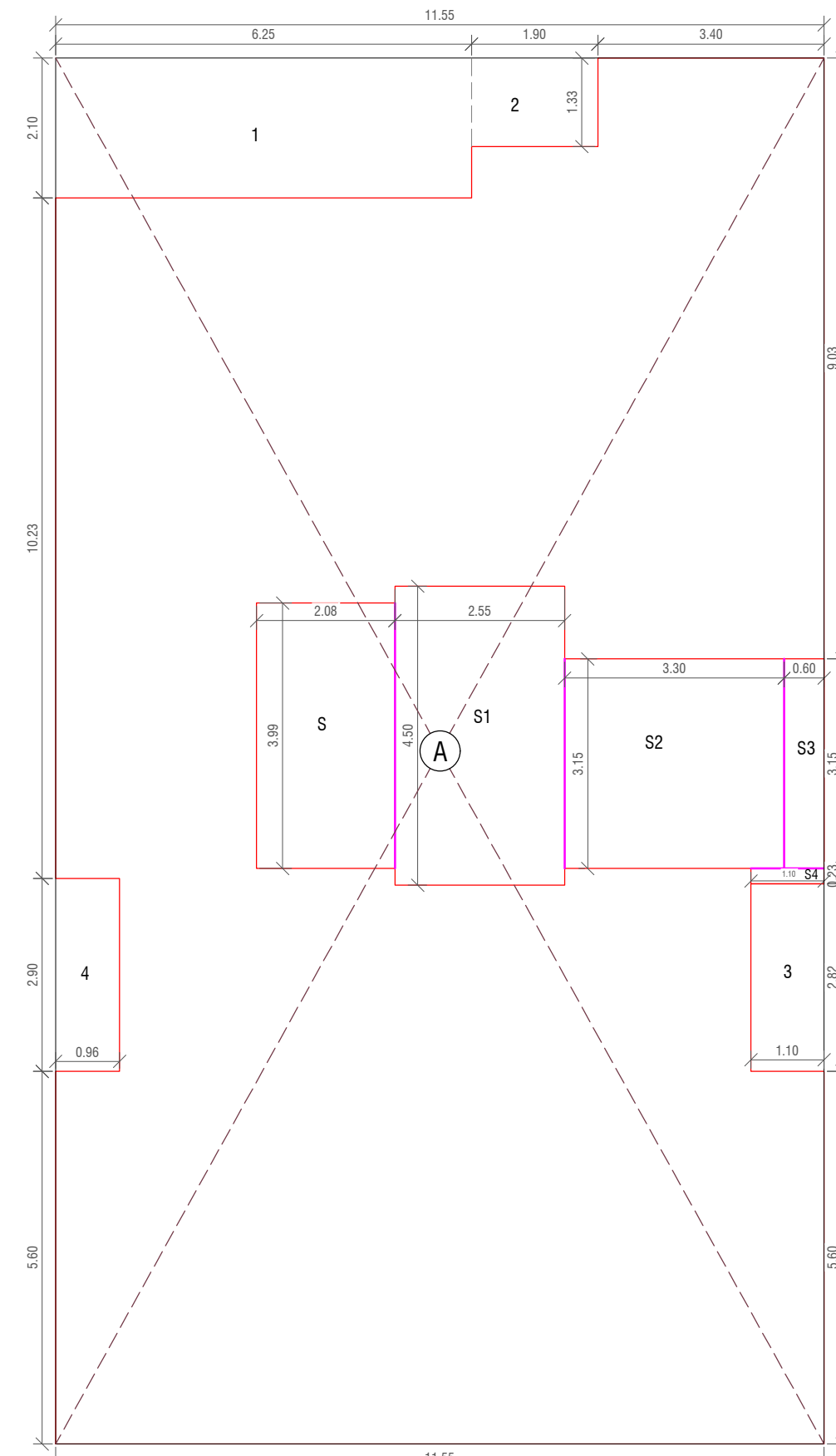


Typical 2nd to 4th Floor Plan
Scale = 1:100

B.U.A. CALCULATION FOR TYPICAL 2ND TO 4TH FLOOR									
ADDITIONS									
A	11.55	X	20.83	X	1.00	=	240.59	SQ. MT.	
					TOTAL	=	240.59	SQ. MT.	
DEDUCTION									
1	6.25	X	2.10	X	1.00	=	13.13	SQ. MT.	
2	1.90	X	1.33	X	1.00	=	2.53	SQ. MT.	
3	1.10	X	2.82	X	1.00	=	3.10	SQ. MT.	
4	1.11	X	2.90	X	1.00	=	3.22	SQ. MT.	
					TOTAL	=	21.97	SQ. MT.	
STAIRCASE DEDUCTION									
S	2.08	X	3.99	X	1.00	=	8.30	SQ. MT.	
S1	2.55	X	4.50	X	1.00	=	11.48	SQ. MT.	
S2	3.30	X	3.15	X	1.00	=	10.29	SQ. MT.	
S3	1.05	X	0.23	X	1.00	=	0.24	SQ. MT.	
					TOTAL	=	30.30	SQ. MT.	
TOTAL DEDUCTIONS							=	56.27	SQ. MT.
NET BUA TYPICAL 2ND TO 4TH FLOOR							=	186.32	SQ. MT.

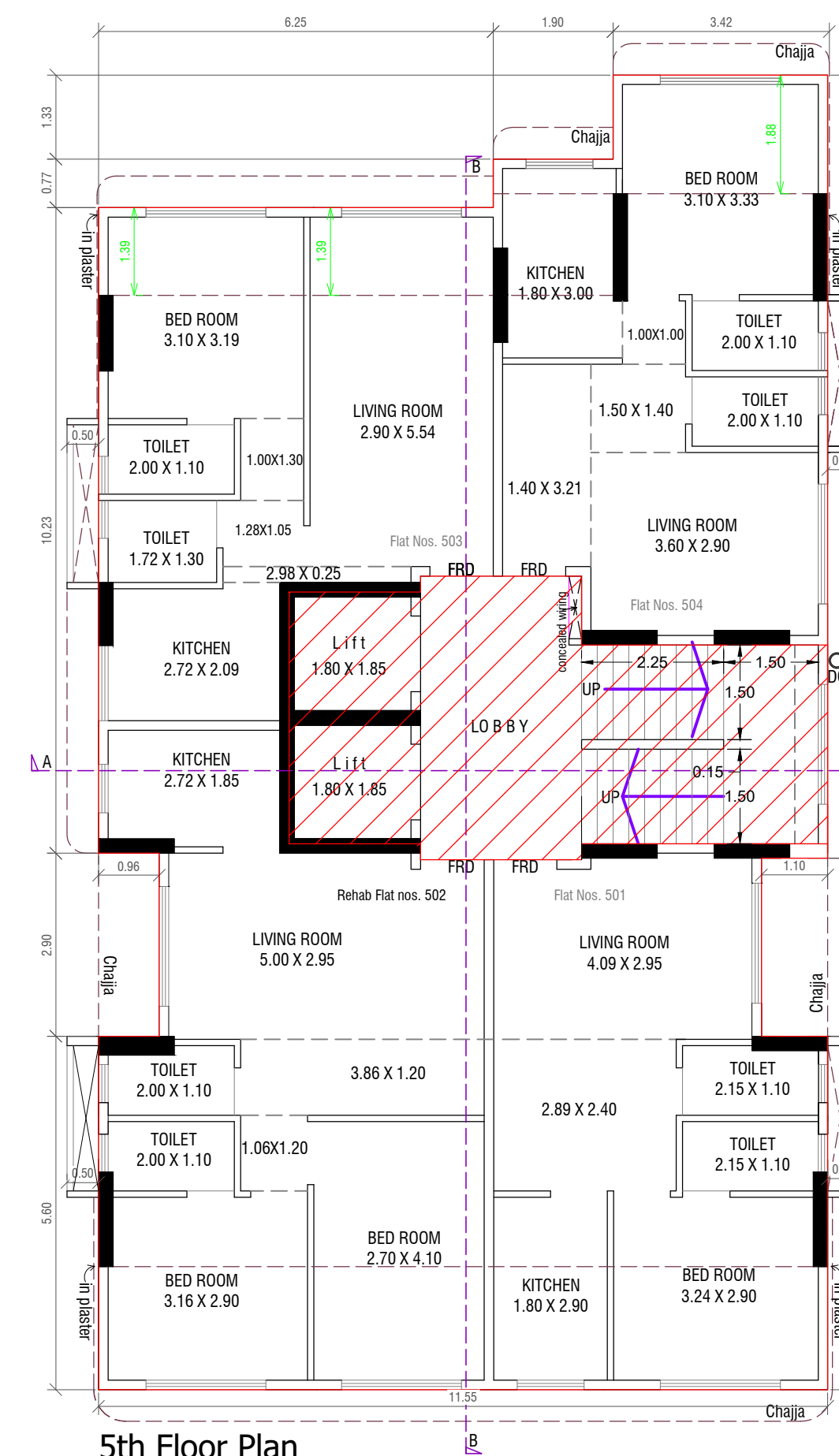


Typical 2nd to 4th Floor Plan
Scale = 1:100



5th Floor Plan
Scale = 1:100

B.U.A. CALCULATION FOR 5TH FLOOR									
ADDITIONS		A	11.55	X	20.83	X	1.00	=	240.59 SQ. MT.
		TOTAL						=	240.59 SQ. MT.
DEDUCTION									
1	6.25	X	2.10	X	1.00	=	13.13 SQ. MT.		
2	1.90	X	1.33	X	1.00	=	2.53 SQ. MT.		
3	1.10	X	2.82	X	1.00	=	3.10 SQ. MT.		
4	0.96	X	2.90	X	1.00	=	2.78 SQ. MT.		
		TOTAL						=	21.54 SQ. MT.
STAIRCASE DEDUCTION									
S	2.08	X	3.99	X	1.00	=	8.30 SQ. MT.		
S1	2.55	X	4.50	X	1.00	=	11.48 SQ. MT.		
S2	3.30	X	3.15	X	1.00	=	10.29 SQ. MT.		
S3	1.05	X	0.73	X	1.00	=	0.76 SQ. MT.		
		TOTAL						=	32.30 SQ. MT.
TOTAL DEDUCTIONS								=	53.84 SQ. MT.
NET BUA 5TH FLOOR								=	186.75 SQ. MT.



5th Floor Plan
Scale = 1:100

PROFORMA - A

A Area Summary		TOTAL
1.	Area Of Plot as per P.R Card	SQMTS
2.	Deduction for	
(a)	Road setback area	---
(b)	Any reservations (sub-plot-----)	---
(c)	other	---
3.	Balance area of plot (1 minus 2)	487.30
4.	Deduction for 15% R.G./10% Amenity space (If deduction for Ind)	N.A.
5.	Net area of plot (3 minus 4)	487.30
6.	Addition for	
(a)	Road setback area	---
(b)	Any reservations (sub-plot-----)	---
	Total Area (5 + 6)	487.30
7.	Floor Space Index permissible	1.00
8.	8a) Floor Space Index Credit available by Development Rights	---
	8b) Space Index Credit Available By 50% additional FSI by paying premium(487.30X50%)	243.65
	8c) FSI Available By TDR Utilization (487.30 sqmts X 0.9) = 438.57 sqmts	---
9.	Permissible Floor Area (7x6) plus 5 above	730.95
10.	Total Proposed Built Up Area	713.09
11.	Existing floor area	---
12.	FSI Consumed on net Holding = 9/3	1.463
B. Detail of Residential / Non Residential Area		---
1.	Purely Residential Built up area (Perml. - Existing - Non Resid. Area)	---
2.	Remaining Non-Residential Built up area	---
C. Detail of FSI availed as per DCR 31(3)		---
1.	Permissible FCFSI for Rehab Residential component without charging premium as per Reg.31(3)	115.14
2.	Proposed Fungible BUA availed for Rehab component without charging premium as per Reg.31(3)	115.14
3.	Permissible Fungible BUA for Residential Sale component by charging premium as per Reg.31(3)	117.52
4.	Prop. FCFSI for Residential Sale component by charging premium as per Reg.31(3)	99.66
5.	Permissible Fungible BUA for Commercial Sale component by charging premium as per Reg.31(3)	16.92
6.	Prop. FCFSI for Commercial Sale component by charging premium as per Reg.31(3)	16.92
7.	Total Fungible Built up Area vide DCR 31(3)	249.58
8.	Total Gross BUILT UP AREA proposed (11 + 12 + C7)	962.67
D. Tenanet Statement		---
(i)	Tenements permissible (density of tenements 450 /hect)	21.20
(ii)	Tenements proposed	18.00
(iii)	Tenements existing	00
	Total tenements on plot	18.00
E. Parking Statement		---
(i)	Parking required by Regulations for :-	---
	Car	10.00
	Scooter / Motor cycle	---
	Outsiders (Visitors)	---
(ii)	Covered garages permissible	---
(iii)	Covered garages proposed	---
	Total parking provided	10.00
F. Transport Vehicles Parking		N.A.
(i)	Space for transport vehicles parking required by regulations	N.A.
(ii)	Total No. of transport vehicles parking space provided	N.A.

PROFORMA B

CONTENTS OF SHEET

FLOOR PLANS, AREA LINE DIAGRAM, BUILT UP AREA CALCULATIONS

P-7923/2021/(1011)/R/S Ward/KANDIVALI R/S.

(THIS PLAN IS DIGITALLY SIGNED & ISSUED)

PLANS FOR APPROVAL

S.E.B.P

A.E.B.P

E.E.B.P

OWNER SIGN.

ARCHITECT

CERTIFICATE OF AREA

CERTIFICATE THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 29.06.2021 AND THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLANS ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT AS 487.30 Sq.mts. TALLIES WITH THE AREA STATED THE DOCUMENTS OF OWNERSHIP/LAND RECORDS DEPT/CITY SURVEY RECORDS.

signature of architect

DESCRIPTION OF PROPOSAL

PROPOSED BUILDING ON PLOT BEARING CTS NO.1011/A OF VILLAGE KANDIVALI, DAHANUKARWADI, KANDIVALI WEST, MUMBAI.

NAME OF OWNER

SHRI. BHARAT V.KENNY.

JOB NO.	DATE	DRAWING NO.	SCALE	CHKD. BY.

ARCHITECT

Rashtrapal Jadhav

Paarth Architectural Consultants

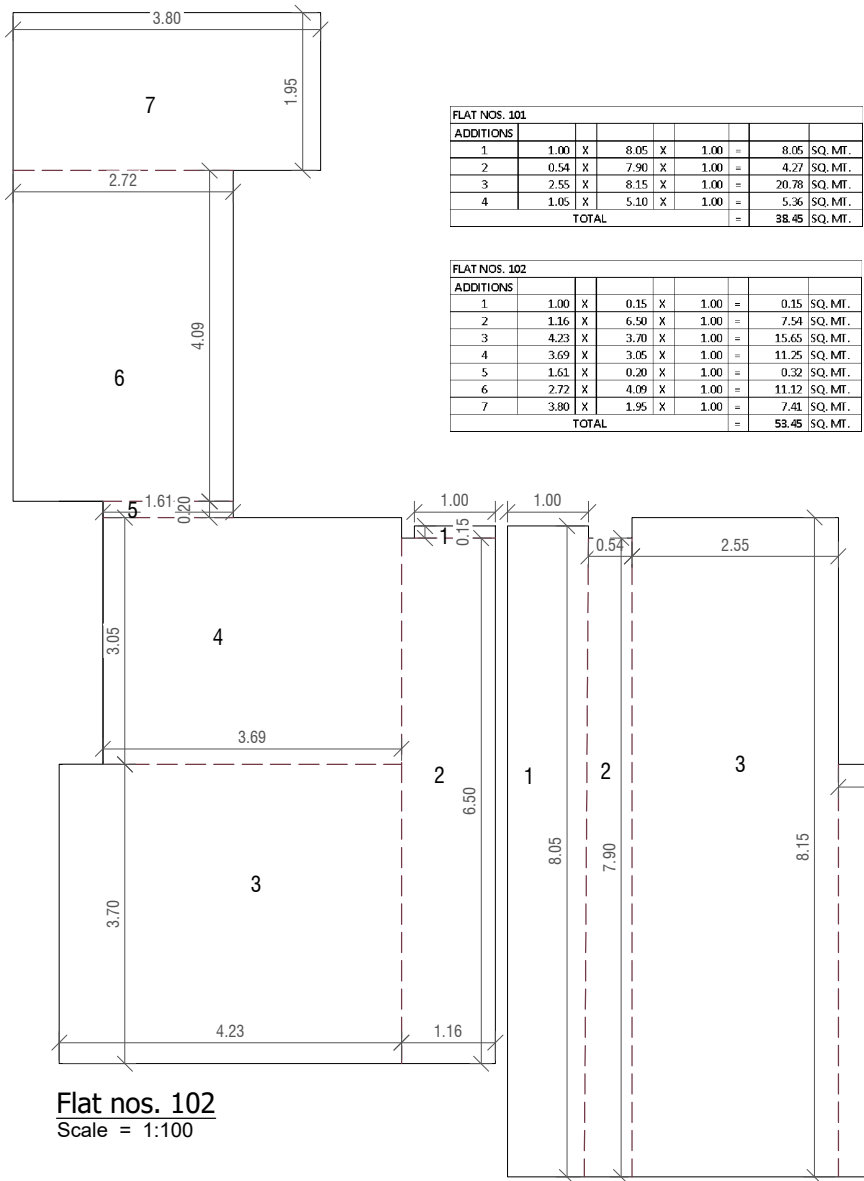
11A/603, MANMANDIR, D.N.NAGAR, ANDHERI WEST, MUMBAI 400 053.

REGISTRATION NO. CA/2000/26631

PARKING STATEMENT AS PER REG.44 OF DCPR 2034

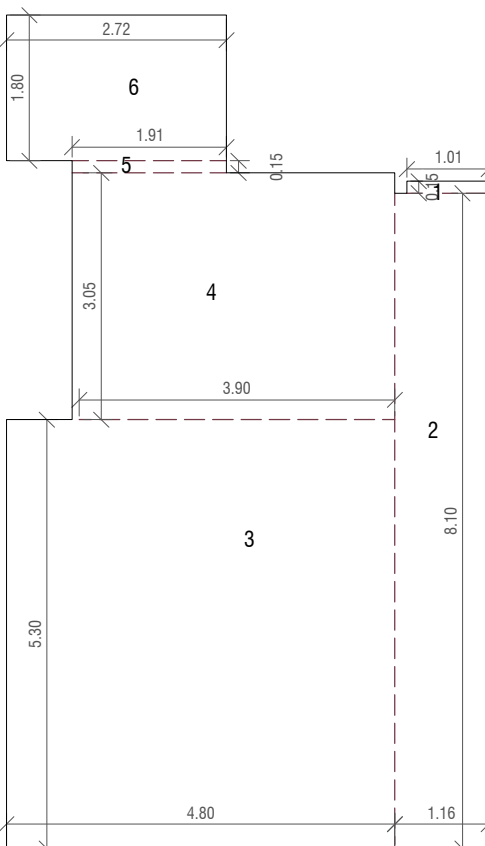
BUILT UP AREA SUMMARY				
FLOOR NO.	BUA	ST, LIFT & LOBBY	TOTAL	
GR.FLR	65.27	0.00	65.27	SQ.M
1ST FLR	151.72	32.89	151.72	SQ.M
2ND FLR	186.31	32.30	186.31	SQ.M
3RD FLR	186.31	32.30	186.31	SQ.M
4TH FLR	186.31	32.30	186.31	SQ.M
5TH FLR	186.75	32.30	186.75	SQ.M
TOTAL	962.67	162.09	962.67	SQ.M
TOTAL PERMISSIBLE BUA (1.00 + Add.FSI + FCFSI)			986.78	SQ.M
TOTAL PROPOSED BUA			962.67	SQ.M
BALANCE FSI			24.11	SQ.M

RESIDENTIAL			
AREA	NO.OF FLATS	PARKING PERMISSIBLE AS PER D.C.RULE	NO.OF PARKING
BELOW 45 SQ.M.	13 NOS.	4 TENEMENT / 1 PARK	3.25 NOS.
BET.45-60 SQ.M.	05 NOS.	2 TENEMENT / 1 PARK	2.50 NOS.
BET.60-90 SQ.M.	-	1 TENEMENT / 1 PARK	NIL
ABOVE 90 SQ.M.	-	1 TENEMENT / 2 PARK	NIL
TOTAL FLATS	18.00 NOS.		5.75 NOS.
		10% VISITORS PARKING	0.58 NOS.
		PARKING REQD FOR RESI USER	6.33 NOS.
		SAY	6.00 NOS.
COMMERCIAL (SHOPS)			
PARKING PROVIDED FOR SHOPS	65.27/40 SQMTS = 1.63		02.00 NOS.
10% VISITORS CAR PARKING (MIN. 1.0)			02.00 NOS.
TOTAL PARKING REQUIRED AS PER REG.44 (A+B)			10.00 NOS.
TOTAL PARKING PROPOSED (B=09 NOS, S=01.00 NOS)			10.00 NOS.

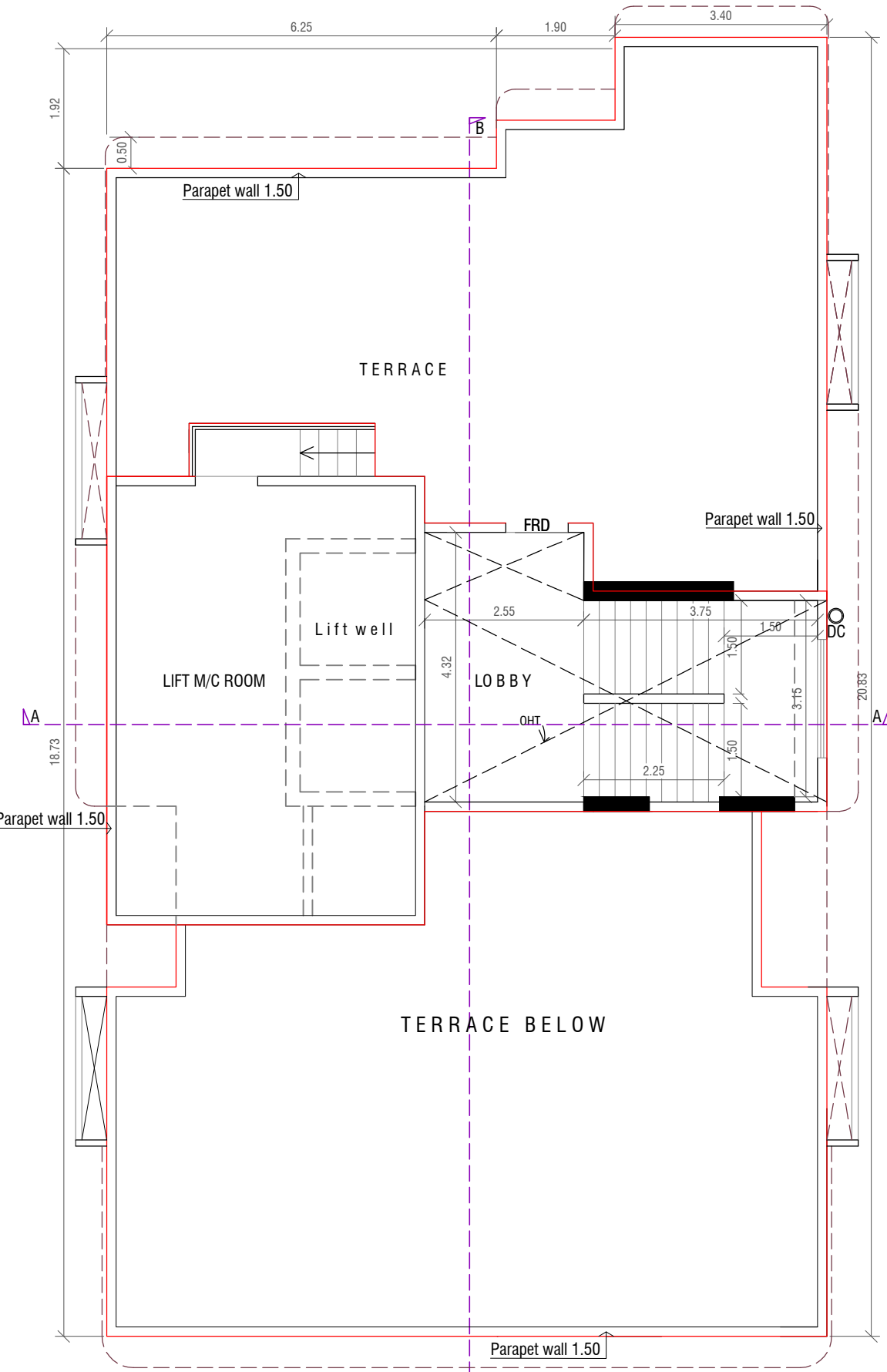


Flat nos. 102
Scale = 1:100

Flat nos. 101
Scale = 1:100



Flat nos. 502
Scale = 1:100



Terrace Floor Plan
Scale = 1:100

	RESIDENTIAL		COMM.	TOTAL
	REHAB	SALE	SALE	
BUA	328.96	335.78	48.35	713.09
FCFSI	without charging premium	by charging premium		
	115.14	99.66	16.92	231.72
TOTAL	444.10	453.30	65.27	962.67

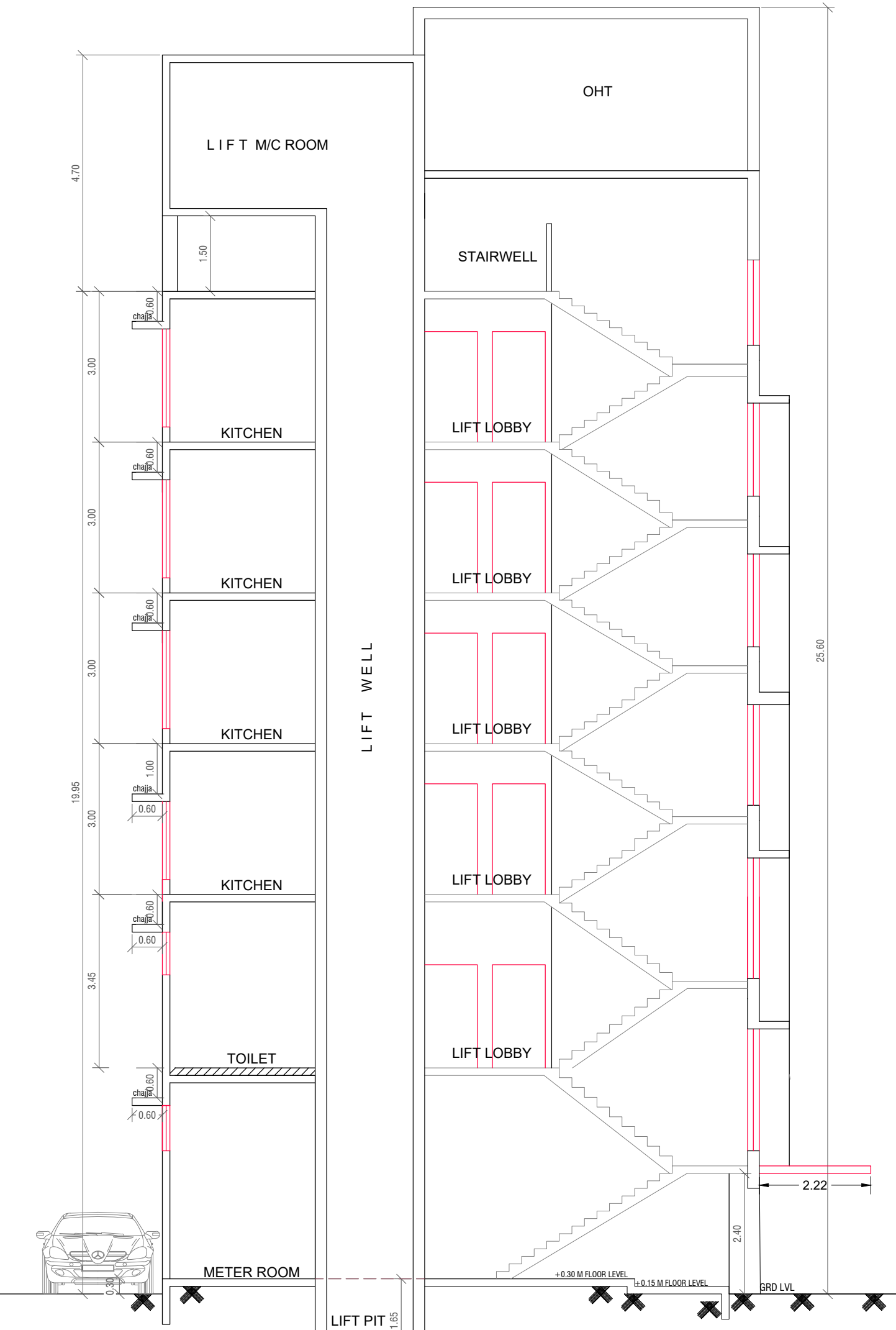
FLAT NOS. 201, 301, 401 & 501.				
ADDITIONS				
1	1.00 X	0.15 X	1.00 =	0.15 SQ. MT.
2	1.05 X	5.30 X	1.00 =	5.57 SQ. MT.
3	2.25 X	8.35 X	1.00 =	21.29 SQ. MT.
4	1.54 X	8.40 X	1.00 =	12.47 SQ. MT.
TOTAL				39.48 SQ. MT.

FLAT NOS. 203, 303, 403 & 503.				
ADDITIONS				
1	1.00 X	0.15 X	1.00 =	0.15 SQ. MT.
2	2.72 X	7.98 X	1.00 =	21.71 SQ. MT.
3	2.08 X	5.79 X	1.00 =	12.06 SQ. MT.
4	1.30 X	5.54 X	1.00 =	7.20 SQ. MT.
TOTAL				41.10 SQ. MT.

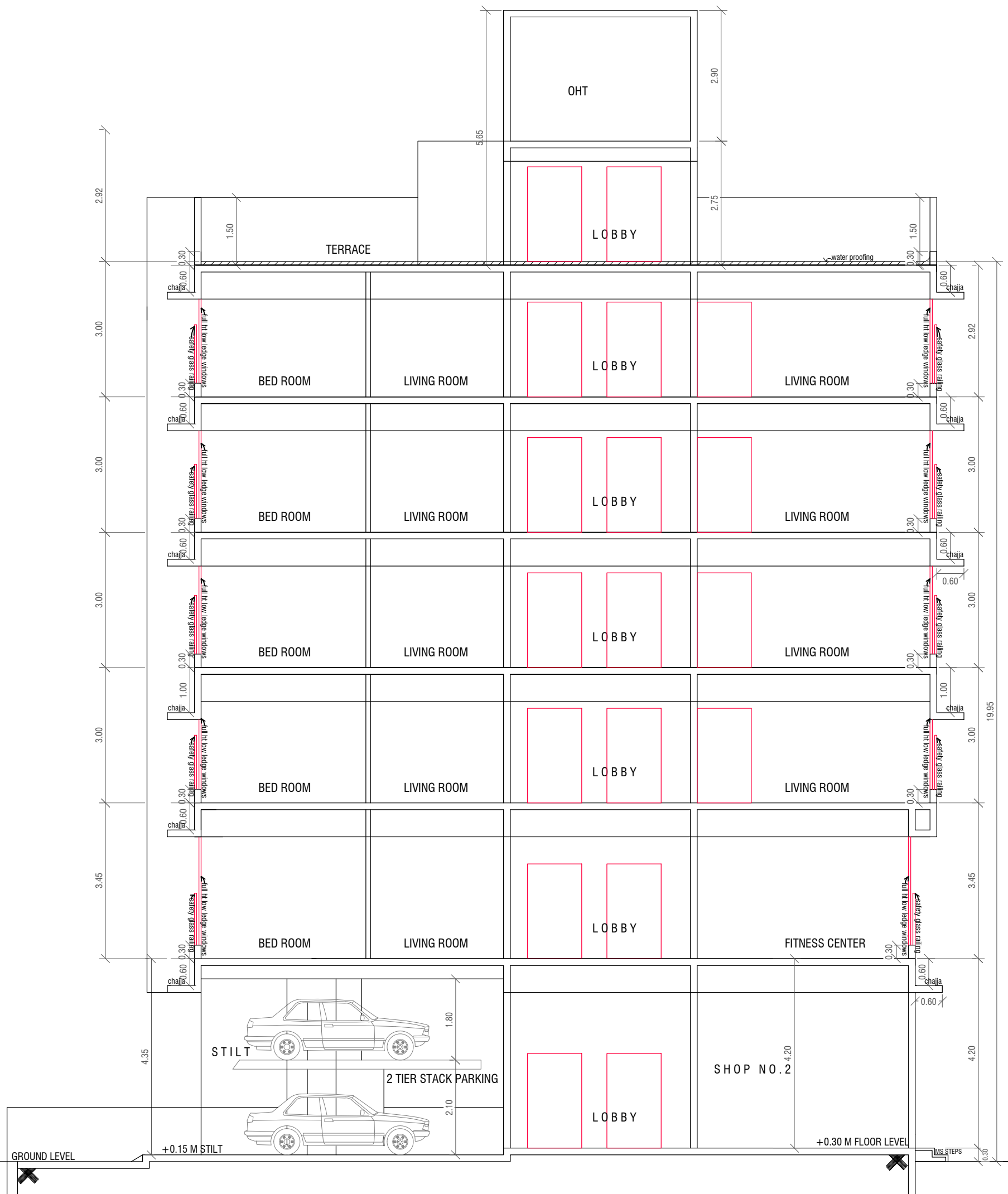
FLAT NOS. 204, 304, 404 & 504.				
ADDITIONS				
1	1.00 X	0.15 X	1.00 =	0.15 SQ. MT.
2	1.40 X	6.31 X	1.00 =	8.89 SQ. MT.
3	3.40 X	7.40 X	1.00 =	25.16 SQ. MT.
4	3.10 X	1.33 X	1.00 =	4.12 SQ. MT.
TOTAL				38.75 SQ. MT.

FLAT NOS. 202, 302 & 402.				
ADDITIONS				
1	1.00 X	0.15 X	1.00 =	0.15 SQ. MT.
2	1.15 X	8.10 X	1.00 =	9.40 SQ. MT.
3	4.80 X	5.30 X	1.00 =	25.44 SQ. MT.
4	3.69 X	3.05 X	1.00 =	11.25 SQ. MT.
5	1.61 X	0.15 X	1.00 =	0.24 SQ. MT.
6	2.70 X	1.40 X	1.00 =	4.85 SQ. MT.
TOTAL				51.34 SQ. MT.

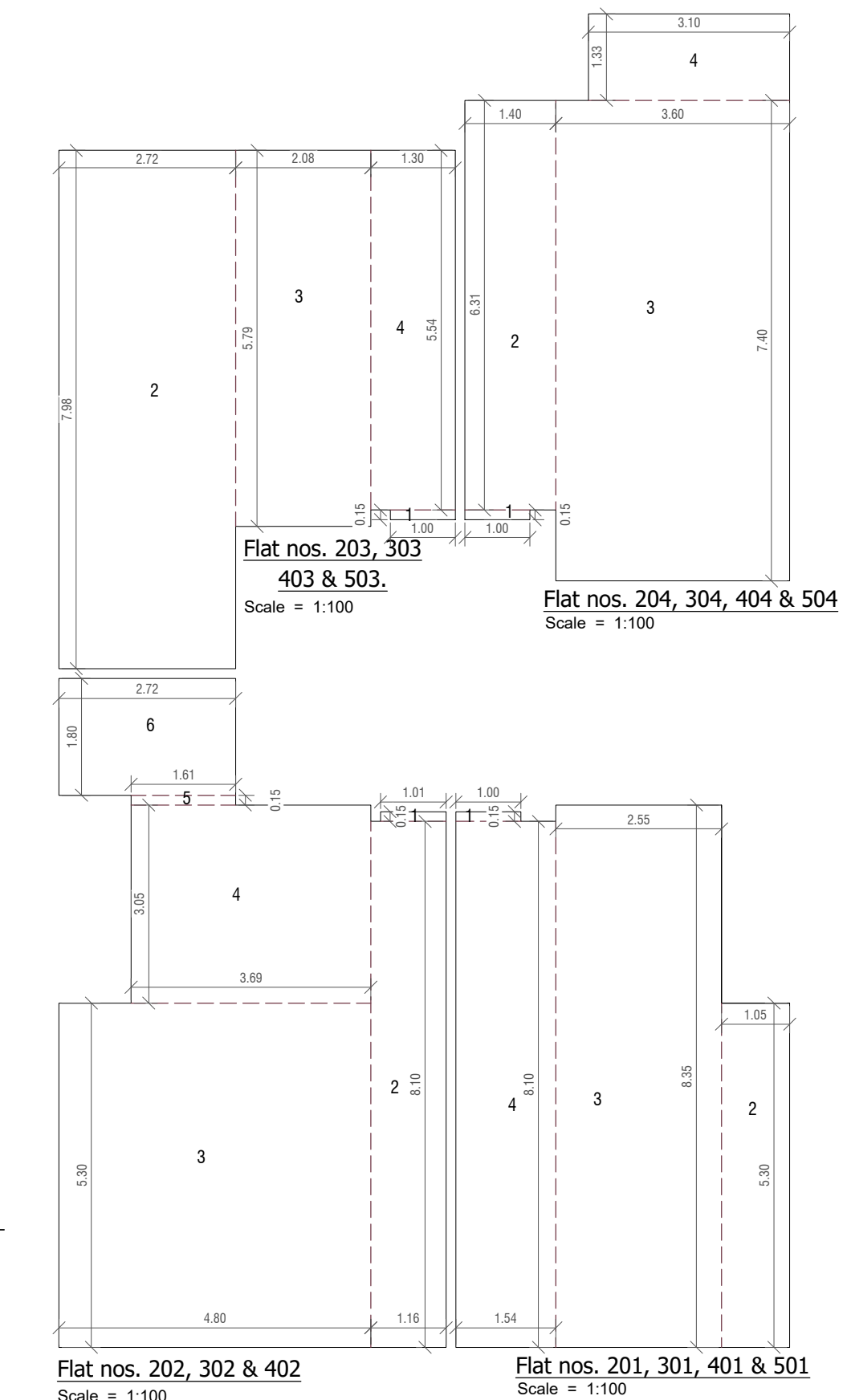
FLAT NOS. 503.				
ADDITIONS				
1	1.00 X	0.15 X	1.00 =	0.15 SQ. MT.
2	1.05 X	5.30 X	1.00 =	5.57 SQ. MT.
3	2.25 X	8.35 X	1.00 =	21.29 SQ. MT.
4	1.54 X	8.40 X	1.00 =	12.47 SQ. MT.
5	1.05 X	0.15 X	1.00 =	0.24 SQ. MT.
6	2.70 X	1.40 X	1.00 =	4.85 SQ. MT.
TOTAL				39.48 SQ. MT.



Section : - A - A
Scale 1:100



Section : - B - B
Scale 1:100



Flat nos. 203, 303, 403 & 503.
Scale = 1:100

Flat nos. 204, 304, 404 & 504
Scale = 1:100

PROFORMA B				
CONTENTS OF SHEET				
FLOOR PLANS, AREA LINE DIAGRAM, BUILT UP AREA CALCULATIONS				
P-7923/2021/(1011)/R/S Ward/KANDIVALI R/S.				
THIS PLAN IS DIGITALLY SIGNED & ASSURED				
PLANS FOR APPROVAL				
S.E.B.P		A.E.B.P		E.E.B.P
OWNER SIGN.		ARCHITECT		
DESCRIPTION OF PROPOSAL				
PROPOSED BUILDING ON PLOT BEARING CTS NO.1011/A OF VILLAGE KANDIVALI, DAHANUKARWADI, KANDIVALI WEST, MUMBAI.				
NAME OF OWNER				
SHRI. BHARAT V.KENNY.				
JOB NO.	DATE	DRAWING NO.	SCALE	CHKD. BY.
ARCHITECT				
Rashtrapal Jadhav				
Paarth Architectural Consultants				
11A/603, MANMANDIR, D.N.NAGAR, ANDHERI WEST, MUMBAI 400 053.				
REGISTRATION NO. CA/2000/26631				