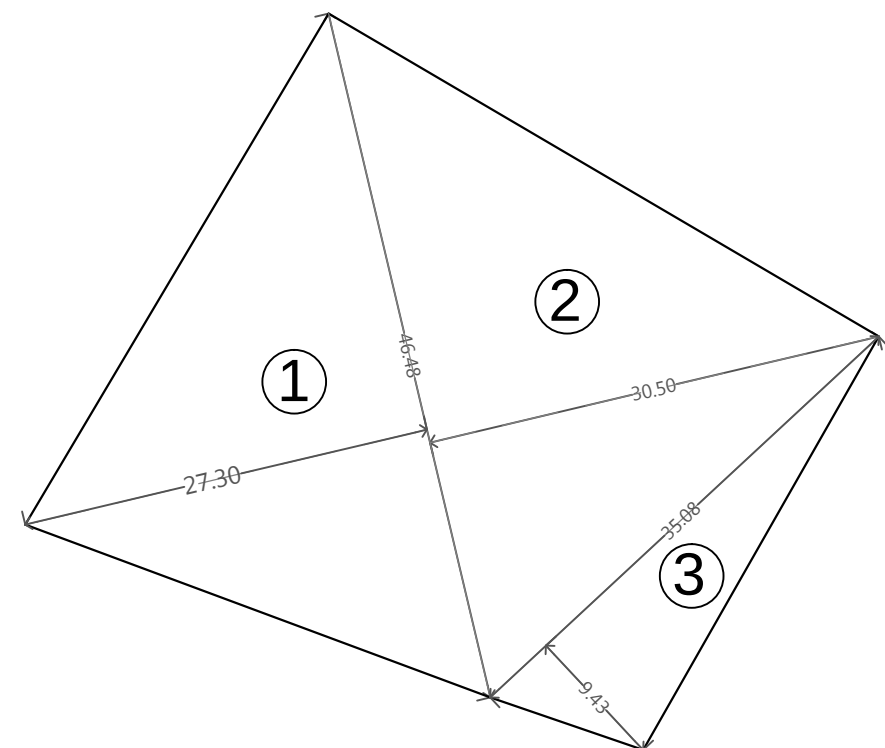
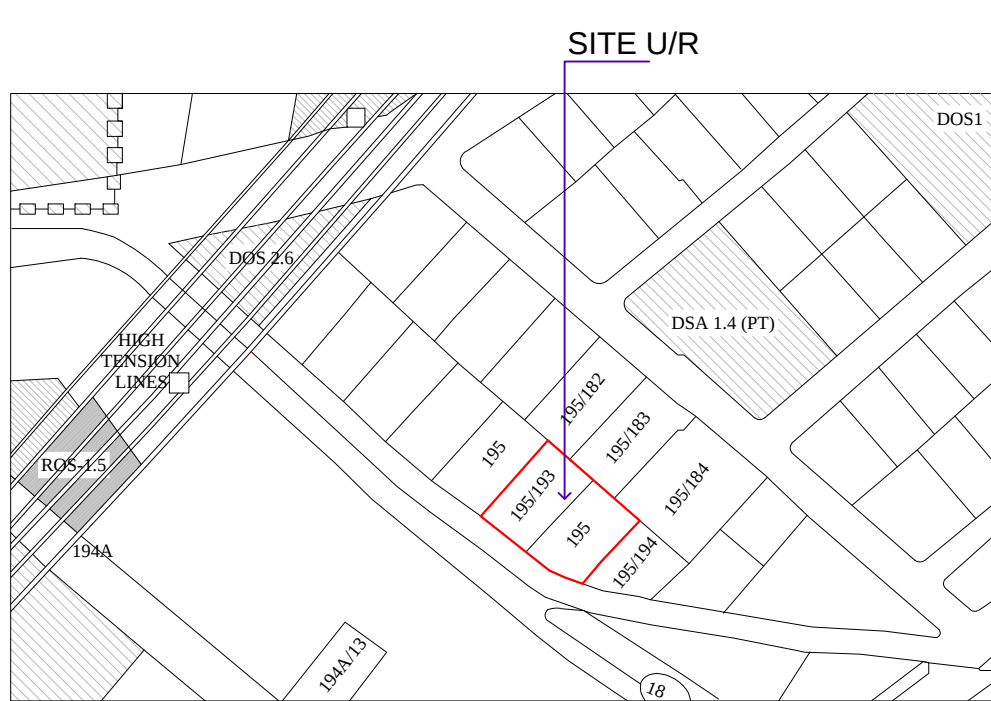
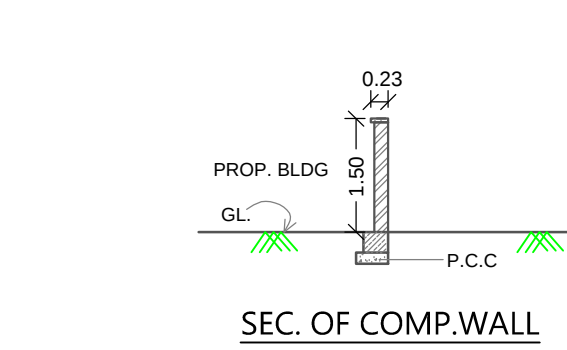
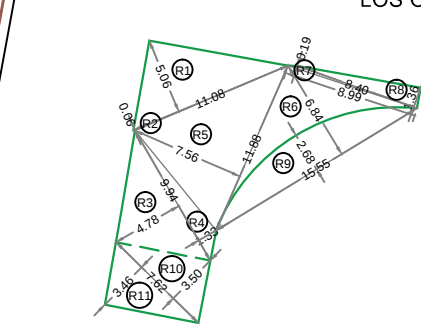




PLOT AREA DIAGRAM
SCALE: 1:500

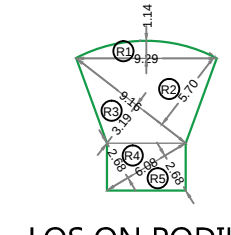
PLOT AREA CALCULATION								
1)	0.50	X	27.30	X	46.48	X	=	634.45
2)	0.50	X	30.50	X	46.48	X	=	708.82
3)	0.50	X	9.43	X	35.08	X	=	165.40
TOTAL AREA								= 1508.67
SAY								1506.00

15% LOS / RG AREA PROVIDED
AREA OF SUB-PLOT = 1506.00 Sq.mt
15% LOS AS PER REG.27 OF DCPR 2034.
15% OF 1506.00 Sq.mt = 225.90 Sq.mt
LOS AREA PROPOSED = 135.60 Sq.mt (60%)
LOS AREA PROPOSED AT GROUND LEVEL (PAVED) = 26.52 Sq.mt (11.74%)
LOS ON PODIUM = 64.07 Sq.mt (28.36%)



LOS ON MOTHER EARTH AREA DIAGRAM
SCALE: 1:500

LOS ON MOTHER EARTH AREA CALCULATION (A)							
ADDITION							
R1	5.06	X	11.08	X	0.50	=	28.03
R2	0.06	X	11.08	X	0.50	=	0.33
R3	4.78	X	9.94	X	0.50	=	23.76
R4	1.33	X	9.94	X	0.50	=	6.61
R5	7.56	X	11.88	X	0.50	=	44.91
R6	6.84	X	15.55	X	0.50	=	53.18
R7	0.19	X	8.99	X	0.50	=	0.85
R8	1.36	X	8.40	X	0.50	=	5.71
TOTAL						=	163.38
LESS							
R9	2.68	X	15.55	X	0.67	=	27.78
TOTAL AREA (163.38 - 27.78)						=	135.60
PAVED LOS AREA CALCULATION (B)							
R10	3.50	X	7.62	X	0.50	=	13.34
R11	3.46	X	7.62	X	0.50	=	13.18
TOTAL						=	26.52
TOTAL (A+B)						=	162.12



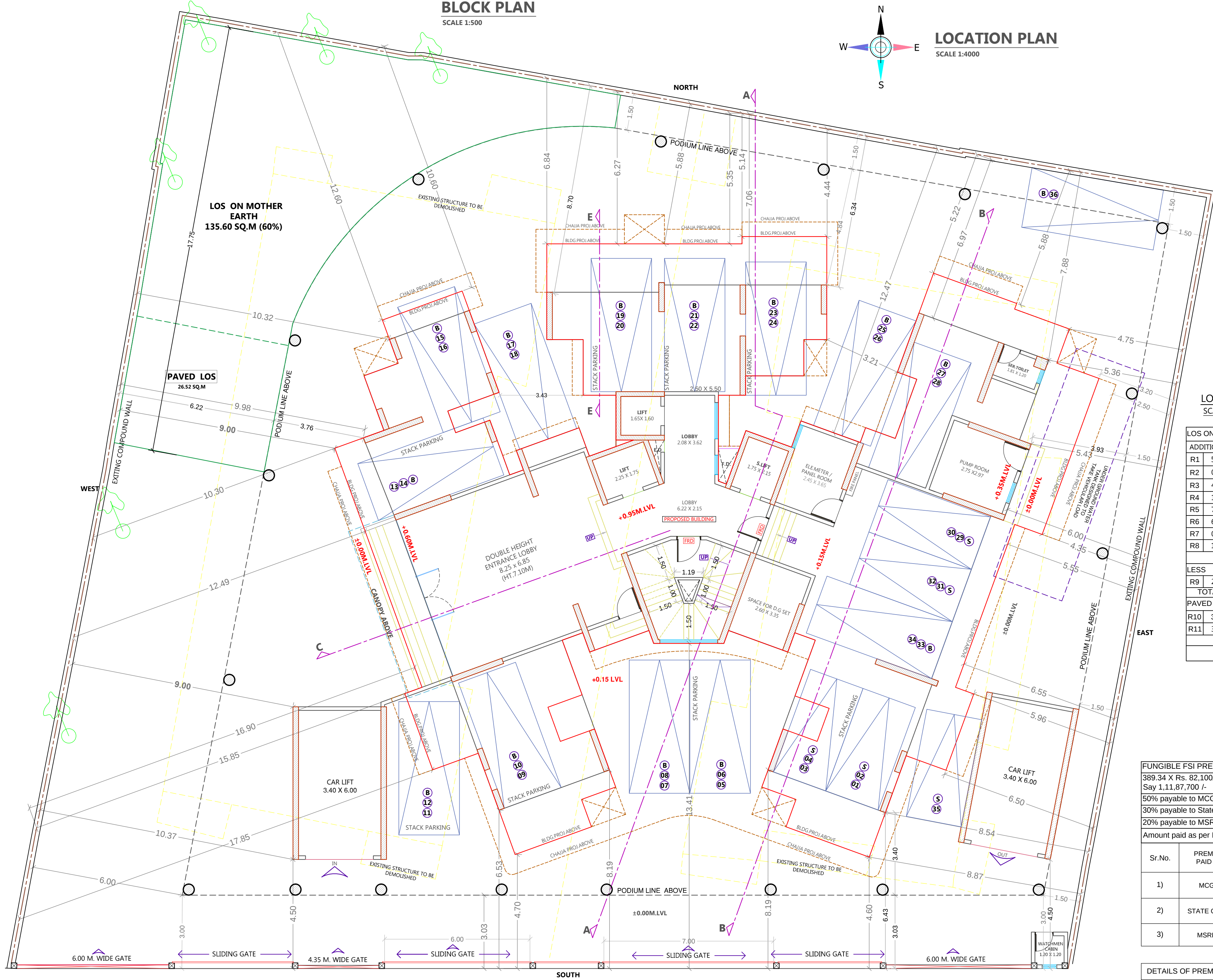
LOS ON PODIUM AREA DIAGRAM
SCALE: 1:500

LOS ON PODIUM AREA CALCULATION							
ADDITION							
R1	1.14	X	9.29	X	0.67	=	7.06
R2	5.70	X	9.16	X	0.50	=	26.11
R3	3.19	X	9.16	X	0.50	=	14.61
R4	2.68	X	6.08	X	0.50	=	8.15
R5	2.68	X	6.08	X	0.50	=	8.15
TOTAL						=	64.07

SUMMARY OF BUILT UP AREA	
FLOOR'S	AREA IN SQ.MT
GROUND	-
1ST PODIUM	-
2ND PODIUM	-
1ST	421.09
2ND	421.09
3RD	433.03
4TH	433.03
5TH	433.03
6TH	324.15
7TH	442.28
8TH	444.84
9TH	444.84
10TH	444.84
11TH	156.68
TOTAL	4398.90

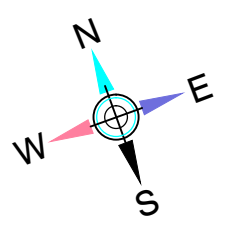
FUNGIBLE FSI PREMIUM PAYABLE AS PER REG. 31(3) DCPR 2034				
389.34 X Rs. 82,100/- X 35 % = 1,11,87,684.90				
Say 1,11,87,700 /-				
50% payable to MCGM			55,93,900.00	
30% payable to State Govt.			33,56,400.00	
20% payable to MSRDC (For Sealink)			22,37,600.00	
Amount paid as per installment payment facility of MCGM & STATE GOVT.				
Sr.No.	PREMIUM PAID TO	AMOUNT	DATE	RECEIPT NO./CHALLAN
1)	MCGM	5,59,390/- (10% of Rs.55,93,900/-)	06.12.2019	SAP Doc No. 1003742288 RECEIPT No. 5124051
2)	STATE GOVT.	3,35,640/- (10% of Rs.33,56,400/-)		
3)	MSRDC	2,23,760/- (10% of Rs. 22,37,600/-)	06.12.2019	SAP Doc No. 1003742317 RECEIPT No. 3934938

DETAILS OF PREMIUM PAID FOR ADDITIONAL 0.50 FSI AS PER REG.30(A)(6) OF DCPR 2034				
Sr.No.	PREMIUM PAID TO	AMOUNT	DATE	RECEIPT NO./CHALLAN
1)	MCGM	5,40,500/- (10% of Rs.54,05,000/-)	06.12.2019	SAP Doc No. 1003742288 RECEIPT No. 5124051
2)	STATE GOVT.	5,40,500/- (10% of Rs.54,05,000/-)		
3)	MSRDC	5,40,500/- (10% of Rs.54,05,000/-)	06.12.2019	SAP Doc No. 1003742317 RECEIPT No. 3934938
4)	DHARAVI AUTH	5,40,500/- (10% of Rs.54,05,000/-)	06.12.2019	SAP Doc No. 1003742317 RECEIPT No. 3934938



TOTAL PARKING REQD AS PER DCPR 2034		TOTAL PARKING PROVIDED	
FLOOR	BIG	SMALL	
STILT	27	09	
1ST PODIUM	02	13	
2ND PODIUM	03	10	
		64	

STILT FLOOR PLAN
SCALE 1:100



PROFORMA - ' B '

File No :- CHE/ES/4365/N/337(NEW)

Sheet No :- 1 / 7

CONTENTS -
BLOCK & LOCATION PLAN, PLOT AREA DIAGRAM & CALSTILT FLOOR PLAN & CAL SUMMARY OF BUILT UP AREA,R,G
AREA DIAGRAM, SECTION THROUGH UG TANK,SOCIETY OFFICE AREA DIAGRAM & CAL-PROFORMA-A & PROFORMA-B

THIS PLAN IS DIGITALLY SIGNED AND ISSUED

APPROVED SUBJECT TO CONDITIONS MENTIONED IN THISE OFFICE
IOD / LETTER NO. CHE/ES/4365/N/337(NEW) DATED

PRASAD
CHAND
RAKANT
GOSAVI

YATISH
SHIRISH
RANDERI
A

LOTAN
SUKADE
O AHIRE

Digitally signed by Nitin
Bhaskar Tiwaskar
DN: cn=Nitin P.
Kamdar, o=Nitin P.
Kamdar, ou=Nitin P.
Kamdar, email=Nitin.P.
Kamdar@nitinpk.com
Reason: I am the author
of this document
Date: 2019.12.07 16:50:05.30

SE(BP) M I

AE(BP) L&N

EE(BP) ES-II

A	Proforma A -1	Area in Sq.mt
1)	Area of Plot as per PRC	1506.00
2)	Area of Plot as per Conveyance	1504.78
3)	Deductions for (a) Road set-back area (b) Proposed D.P. road (c) Any reservation (sub-plot) (d) % amenity space as per DCPR 27 (sub plot)	- - - -
4)	Balance area of plot (1 minus 2)	1504.78
5)	Deduction for 15% Recreational ground /10% Amenity space (if deductible for Ind)	-
6)	Net area of plot (3 minus 4)	1504.78
7)	Additions for floor space index 2 (a) 100% for D.P.Road (restricted to 40% or 80% of (3) above 2 (b) 100% for set-back (restricted to 40% or 80% of (3) above	- -
8)	Total Area (5 plus 6)	1504.78
9)	Floor Space Index permissible (FSI / Built up area existing on the plot as per approved layout u/no.TP/LO/84/ BPES/LON dt.4/6/1996 to be continued as a PROTECTED FSI / BUA as per REG.30(C) OF DCPR 2034. (1506.00 Plot potential + 655.14 Layout FSI =2161.14 SQ.M)	2161.14
10)	Additions for floor space index 9(a) FSI credit available by DRC 9(b) 0.50 F.S.I. as per DCPR 32 9(c) Incentive FSI as per DCPR 33(7)(B) = 36 nos. of tenements x 10 m ² 9(d)% as per DCPR 33 9(e) other	- 752.39 360.00 - -
11)	Permissible Floor Area (8 plus 9 above)	3273.53
12)	Total proposed built up area	3273.53
13)	FSI consumed on net holding = 1/2	2.18
B	Details of Residential / Non - Residential Areas	-
1)	Purely Residential Built up area	3273.53
2)	Remaining Non- Residential Built up area	-
C	Details of FSI availed as per DCPR 31 (3)	-
1)	Fungible Built up Area component proposed vide DCPR 31 (3) for purely Residential = or < (B1 x 0.35) as per Proforma (A-1)	1145.74
2)	Fungible Built up Area component proposed vide DCPR 31 (3) for Non-Residential = or < (B2 x 0.20)	-
3)	Total Fungible Built Up Area vide DCPR 31 (3) = (C1 + C2)	1145.74
4)	Total Gross Built Up Area permissible (11 + C3)	4419.27
5)	Built Up Area proposed	4398.90
6)	Total Built up area proposed	-
D	Tenement Statement	-
(i)	Proposed area (item A.12 above) or C-4	4398.90
(ii)	Less deduction of Non Residential area (Shop etc)	-
(iii)	Area available for tenement (i) minus (ii)	4398.90
(iv)	Tenements permissible (450 tenements / hectare	219
(v)	Tenement proposed	49
(vi)	Tenement existing	-
Total tenement on the plot		49
E	Parking Statement	-
(i)	Parking required by Regulation for - Car Scooter / Motor Cycle Outsiders (visitors)	47 - -
(ii)	Covered garage permissible	-
(iii)	Covered garage proposed Car Scooter / Motor Cycle Outsiders (visitors)	- - -
Total parking provided		64
Total parking condoned		-
F	Transport Vehicles Parking	-
(i)	Space for transport vehicles parking required by Regulations	-
(ii)	Total no.of transport vehicles parking spaces provided	-

Certificate of Area
Certificate that the plot under ref. was surveyed by me on 06-06-2018 and the dimensions of site etc.
of the plot Stated on the plans are as measured on the site and the area so working-out tallies with the
area stated in the Documents of ownership.

Nitin
Bhaskar
Tiwaskar

Digitally signed by Nitin
Bhaskar Tiwaskar
DN: cn=Nitin P.
Kamdar, o=Nitin P.
Kamdar, ou=Nitin P.
Kamdar, email=Nitin.P.
Kamdar@nitinpk.com
Reason: I am the author
of this document
Date: 2019.12.07 16:53:05.30

Description of Proposal & Property

PROPOSED REDEVELOPMENT OF EXISTING BUILDINGS ON PLOT BEARING CTS NO. 195/193 OF VILLAGE
GHATKOPAR, PLOT NO. 189 & 190 AT GARODIA NAGAR, GHATKOPAR (E), MUMBAI, IN "N" WARD.

Name of Owner

NITIN P. KAMDAR,
PARTNER VAIBHAV CONSTRUCTION C A TO OWNER,
NEW NITYAMANGAL SHREE SHANTI NIKETAN
CO-OPERATIVE HOUSING SOCIETY LIMITED.

NITIN P.
KAMDAR
R

Digitally signed by Nitin
Bhaskar Tiwaskar
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Kamdar, o=Nitin P.
Kamdar, ou=Nitin P.
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Date: 2019.12.07 16:50:05.30

Date	Scale	Job No-	Drawn By	Checked By	Sign.
16-10-19	1: 100		BALI		

North Line

Sign, Name & Address of Architect / LS

Nitin
Bhaskar
Tiwaskar

Chartered Engineer, Licensed Surveyor
And Project Consultant
503, Eximlink, Opp. Indira Container Yard,
Mulund-Goregaon Link Road, Nahur (West)
Mumbai - 400 078.

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Proforma-'B'

File No :- CHE/ES/4365/N/337(NEW)

SHEET NO:-2/7

CONTENTS -

1ST PODIUM FLOOR PLAN & PARKING STATEMENT.

THIS PLAN IS DIGITALLY SIGNED AND ISSUED

APPROVED SUBJECT TO CONDITIONS MENTIONED IN THIS OFFICE IOD / LETTER NO. CHE/ES/4365/N/337(NEW) DATED _____

PRASAD CHAND RAKANT GOSAVI

SE(BP) M I

YATISH SHIRISH RANDEKIA

AE(BP) L&N

LOTAN SUKADE O AHIRE

EE(BP) ES-II

CARPET AREA CALCULATION FOR PARKING SPACES												
AREA	101 & 201	102 TO 1002	103 TO 1003	104 TO 404	105 TO 405	301 TO 701	1102	801 TO 1001	504	704 TO 1004	505	705 TO 1005
LIVING /DIN	16.48	23.77	22.03	21.03	21.03	16.48	26.51	-	-	-	-	-
DOOR JAM	0.15	0.15	0.15	0.15	0.15	0.15	0.15	-	-	-	-	-
KITCHEN	6.55	8.21	7.47	7.47	7.47	6.55	8.21	-	-	-	-	-
DOOR JAM	0.14	0.14	0.14	0.14	0.14	0.14	0.14	-	-	-	-	-
BED ROOM -1	12.64	13.57	12.05	12.05	11.73	12.64	13.57	-	-	-	-	-
DOOR JAM	0.14	0.14	0.14	0.14	0.14	0.14	0.14	-	-	-	-	-
TOILET	3.04	3.51	3.10	3.04	3.04	3.04	3.51	-	-	-	-	-
DOOR JAM	0.11	0.11	0.11	0.11	0.11	0.11	0.11	-	-	-	-	-
BED ROOM -2	-	13.54	15.16	13.12	13.28	11.13	13.54	-	-	-	-	-
DOOR JAM	-	0.14	0.14	0.14	0.14	0.14	0.14	-	-	-	-	-
TOILET 1	3.38	3.04	3.04	3.04	3.04	3.38	3.04	-	-	-	-	-
DOOR JAM	0.11	0.11	0.11	0.11	0.11	0.11	0.11	-	-	-	-	-
BED ROOM -3	-	12.51	-	-	-	-	12.51	-	-	-	-	-
DOOR JAM	-	0.14	-	-	-	-	0.14	-	-	-	-	-
TOILET 2	-	3.58	-	-	-	-	3.58	-	-	-	-	-
DOOR JAM	-	0.11	-	-	-	-	0.11	-	-	-	-	-
PASSAGE	1.50	4.25	2.45	3.04	3.33	1.50	4.25	-	-	-	-	-
TOTAL	44.24	87.02	66.09	63.58	63.71	55.51	89.76	60.43	65.76	70.48	65.89	70.61

PARKING STATEMENT AS PER DCPR 2034

NO.OF TENT.	CARPET AREA	DESCRIPTION	PARK.REQ.
02	up to 45.00 sq.mt	One parking space req. every four Tenement having carpet area up to 45.00 sq.mt	0.50
05	45.00 TO 60.00	One parking space req. every two Tenement having carpet area above 45.00 to 60.00 sq.mt	2.50
42	60.00 TO 90.00	One parking space req. every one Tenement having carpet area above 60.00 to 90.00 sq.mt	42
NIL	90.00 Above	two parking space req. every one Tenement having carpet area above 70.00 sq.mt 5% for visitors	NIL
TOTAL PARKING REQUIRED			47
TOTAL PARKING PROVIDED			Big 32 Small 32 64

Certificate of Area

Certificate that the plot under ref. was surveyed by me on 06-06-2018 and the dimensions of site etc. of the plot Stated on the plans are as measured on the site and the area so working-out tallies with the area stated in the Documents of ownership.

Nitin Bhaskar Tiwaskar

Digitally signed by Nitin Bhaskar Tiwaskar
DN: cn=Nitin Bhaskar Tiwaskar, o=Nitin Bhaskar Tiwaskar, ou=States in US, email=Nitin Bhaskar Tiwaskar, c=IN
Date: 2019.12.07 16:50:05.30

Description of Proposal & Property

PROPOSED REDEVELOPMENT OF EXISTING BUILDINGS ON PLOT BEARING CTS NO. 195/193 OF VILLAGE GHATKOPAR, PLOT NO. 189 & 190 AT GARODIA NAGAR, GHATKOPAR (E), MUMBAI, IN"N" WARD.

Name of Owner

NITIN P. KAMDAR, PARTNER VAIBHAV CONSTRUCTION C A TO OWNER, NEW NITYAMANGAL SHREE SHANTI NIKETAN CO-OPERATIVE HOUSING SOCIETY LIMITED.

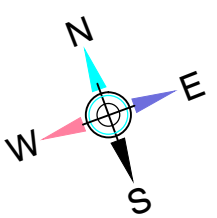
Nitin P. Kamda R

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Date	Scale	Job No-	Drawn By	Checked By	Sign.
16-10-19	1: 100		BALI		

North Line

Sign, Name & Address of Architect / LS



Tiwaskar & Associates

Chartered Engineer , Licensed Surveyor
And Project Consultant
503, Eximlink, Opp. Indira Container Yard, Mulund- Goregaon Link Road, Nahur (West) Mumbai - 400 078.

Nitin Bhaskar Tiwaskar

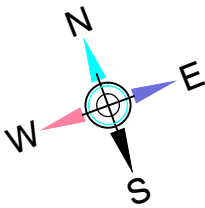
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18.30 M. WIDE AJAY AHUJA ROAD

PODIUM LEVEL-1

SCALE 1:100



Proforma-'B'

File No :- CHE/ES/4365/N/337(NEW)

SHEET NO:-3/7

CONTENTS -
2ND PODIUM FLOOR PLAN & FITNESS CENTER AREA CAL.

THIS PLAN IS DIGITALLY SIGNED AND ISSUED

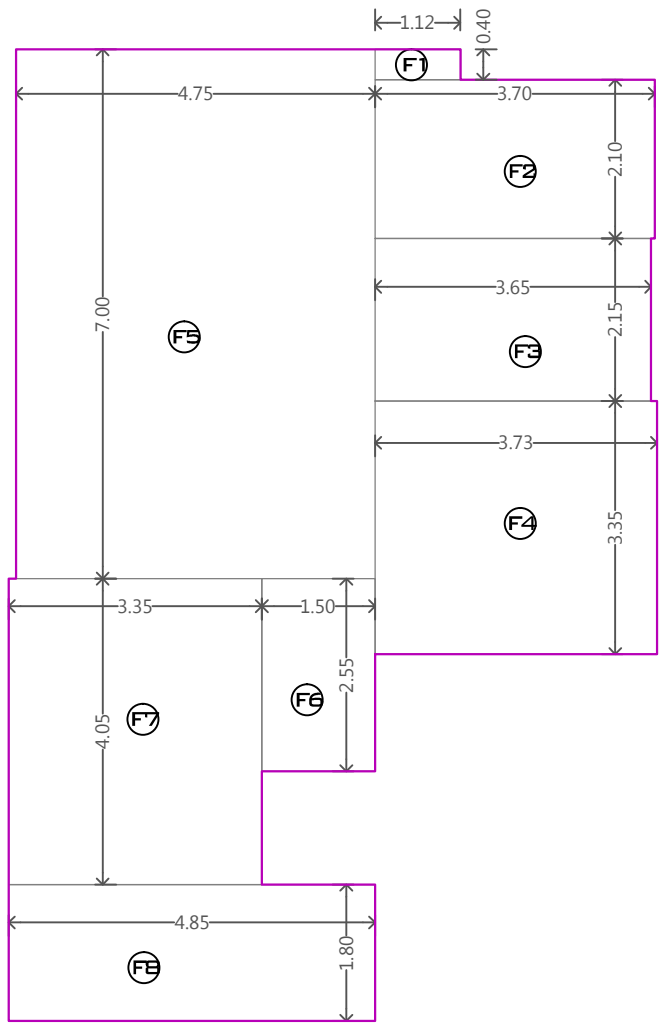
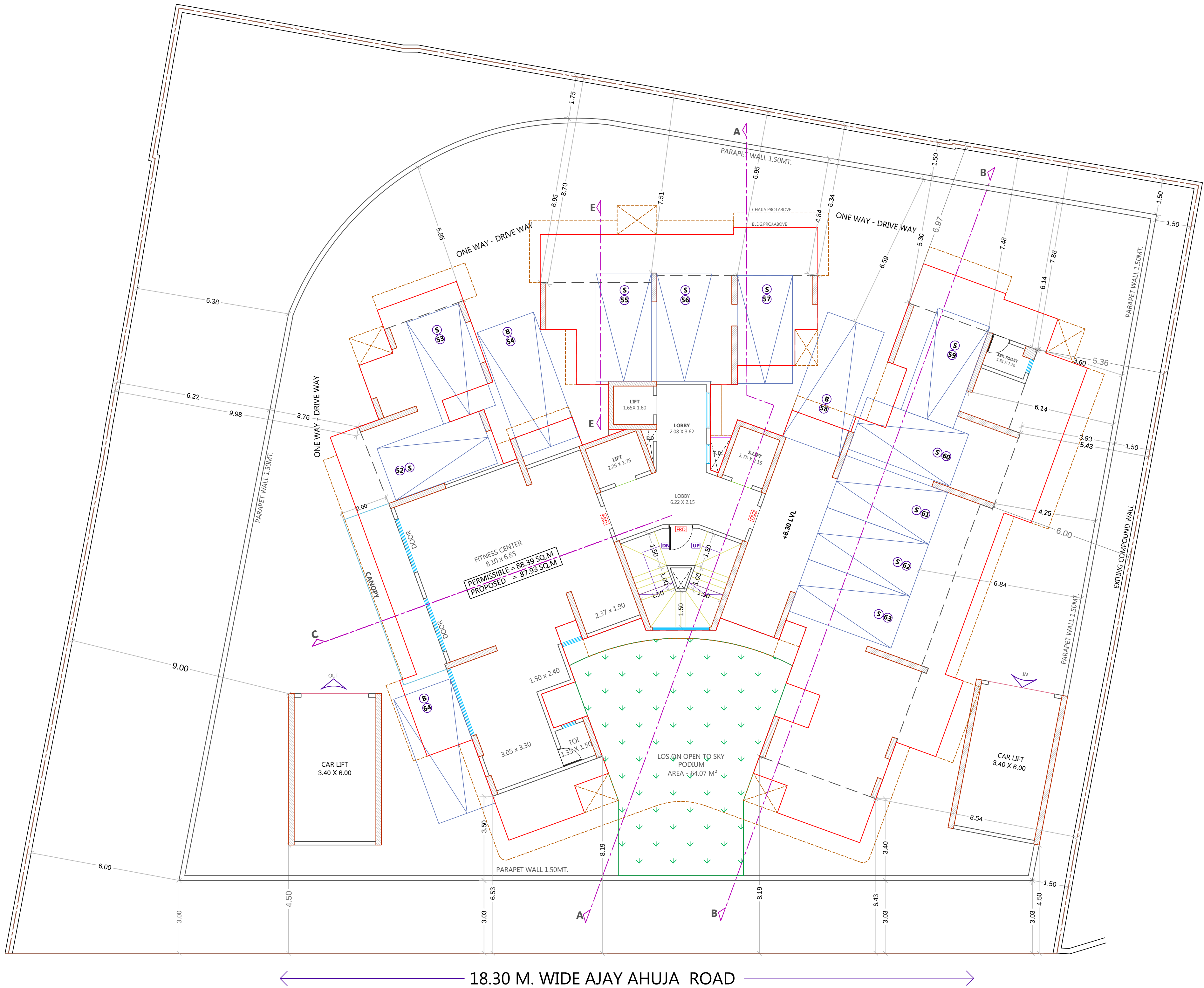
APPROVED SUBJECT TO CONDITIONS MENTIONED IN THIS OFFICE IOD / LETTER NO. CHE/ES/4365/N/337(NEW) DATED

PRASAD CHAND RAKANT SHIRSH GOSAVI

YATISH SHIRSH RANDEKIA

LOTAN SUKADE O AHIRE

SE(BP) M IAE(BP) L&NEE(BP) ES-II



FITNESS CENTER AREA DIAGRAM
SCALE- 1:100

FITNESS CENTER AREA CALCULATION									
2ND PODIUM FLOOR									
									SQ.MT
1	1.12	X	0.40	X	1	=			0.45
2	3.70	X	2.10	X	1	=			7.77
3	3.65	X	2.15	X	1	=			7.85
4	3.73	X	3.35	X	1	=			12.50
5	4.75	X	7.00	X	1	=			33.25
6	1.50	X	2.55	X	1	=			3.82
7	3.35	X	4.05	X	1	=			13.57
8	4.85	X	1.80	X	1	=			8.73
TOTAL									87.93
PERMISSIBLE AREA OF FITNESS CENTER									
2% of BUA 4419.27 = 88.39 sq.m									
PROPOSED AREA = 87.93 sq.m									

Certificate of Area

Certificate that the plot under ref. was surveyed by me on 06-06-2018 and the dimensions of site etc. of the plot Stated on the plans are as measured on the site and the area so working-out tallies with the area stated in the Documents of ownership.

Nitin Bhaskar Tiwaskar

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Date: 2019.12.07 16:54:05.30

Description of Proposal & Property

PROPOSED REDEVELOPMENT OF EXISTING BUILDINGS ON PLOT BEARING CTS NO. 195/193 OF VILLAGE GHATKOPAR, PLOT NO. 189 & 190 AT GARODIA NAGAR, GHATKOPAR (E), MUMBAI, IN "N" WARD.

Name of Owner

NITIN P. KAMDAR,
PARTNER VAIBHAV CONSTRUCTION C A TO OWNER,
NEW NITHYAMANGAL SHREE SHANTI NIKETAN
CO-OPERATIVE HOUSING SOCIETY LIMITED.

Nitin P. Kamdar

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16-10-19	1: 100		BALI		

North Line

Sign, Name & Address of Architect / LS

Tiwaskar & Associates
Chartered Engineer, Licensed Surveyor
And Project Consultant
503, Eximlink, Opp. Indira Container Yard,
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Mumbai - 400 078.

Nitin Bhaskar Tiwaskar

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