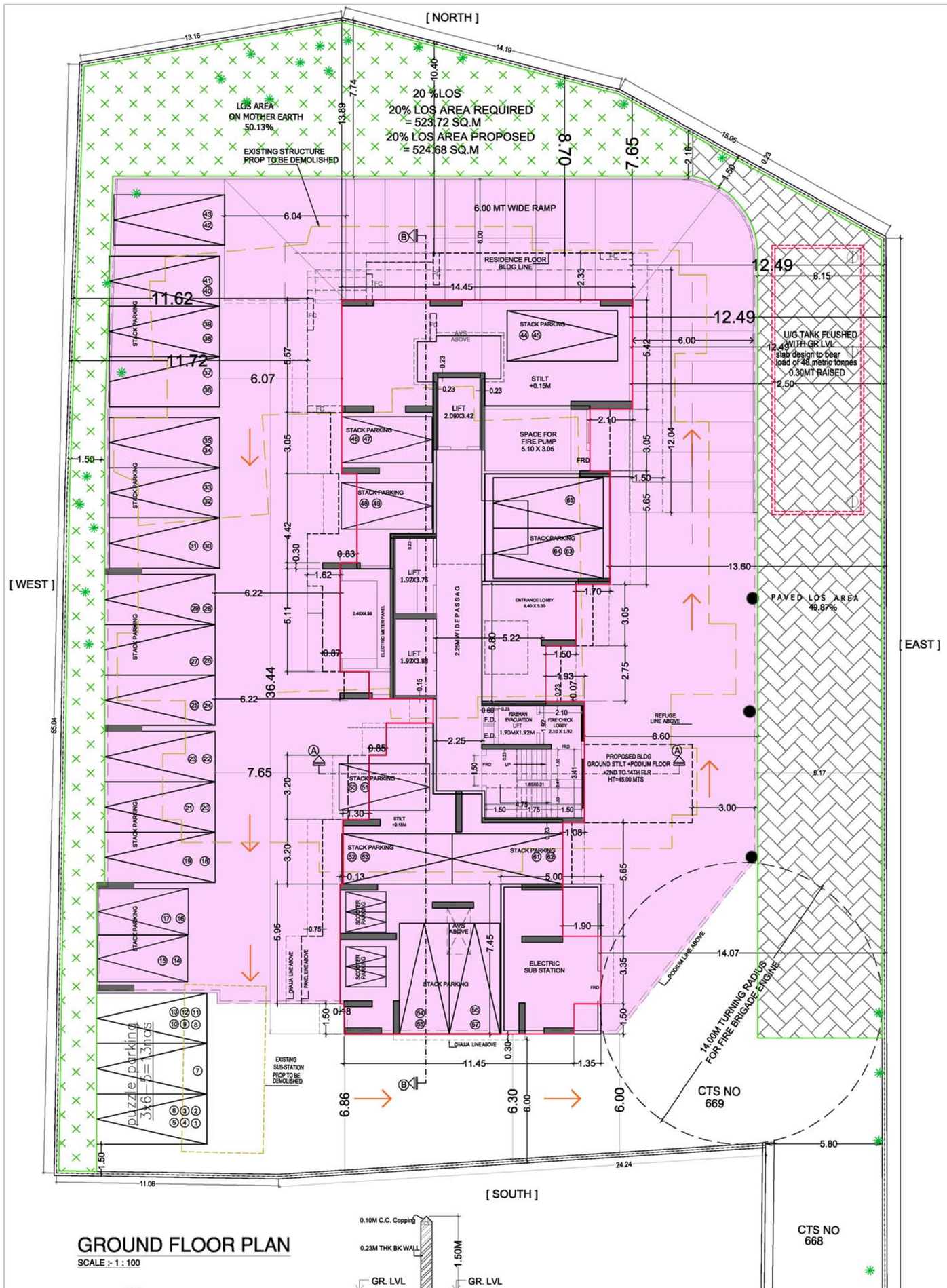
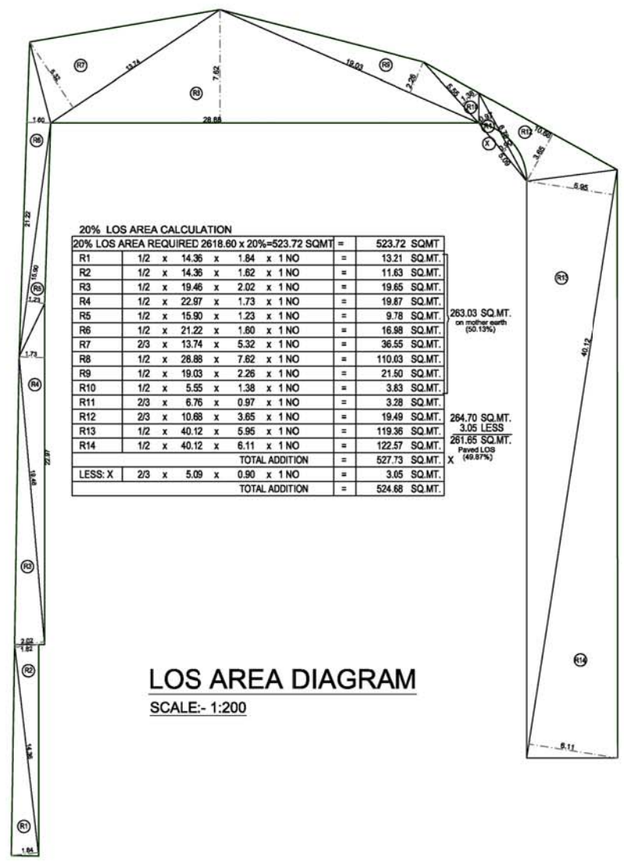


GROUND FLOOR PLAN

SCALE :- 1 : 100



LOS AREA DIAGRAM

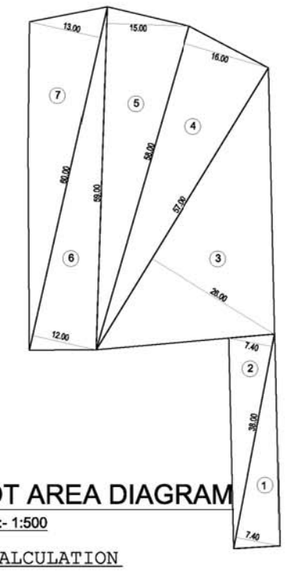
SCALE:- 1:200

20% LOS AREA CALCULATION

20% LOS AREA REQUIRED 2618.60 x 20%=523.72 SQMT							=	523.72	SQ.MT.
R1	1/2	x	14.36	x	1.84	x 1 NO	=	13.21	SQ.MT.
R2	1/2	x	14.36	x	1.62	x 1 NO	=	11.63	SQ.MT.
R3	1/2	x	19.46	x	2.02	x 1 NO	=	19.65	SQ.MT.
R4	1/2	x	22.97	x	1.73	x 1 NO	=	19.87	SQ.MT.
R5	1/2	x	15.90	x	1.23	x 1 NO	=	9.78	SQ.MT.
R6	1/2	x	21.22	x	1.60	x 1 NO	=	16.98	SQ.MT.
R7	2/3	x	13.74	x	5.32	x 1 NO	=	36.55	SQ.MT.
R8	1/2	x	28.88	x	7.62	x 1 NO	=	110.03	SQ.MT.
R9	1/2	x	19.03	x	2.26	x 1 NO	=	21.50	SQ.MT.
R10	1/2	x	5.55	x	1.38	x 1 NO	=	3.83	SQ.MT.
R11	2/3	x	6.76	x	0.97	x 1 NO	=	3.28	SQ.MT.
R12	2/3	x	10.68	x	3.65	x 1 NO	=	19.49	SQ.MT.
R13	1/2	x	40.12	x	5.95	x 1 NO	=	119.36	SQ.MT.
R14	1/2	x	40.12	x	6.11	x 1 NO	=	122.57	SQ.MT.
						TOTAL ADDITION	=	527.73	SQ.MT.
LESS: X	2/3	x	5.09	x	0.90	x 1 NO	=	3.05	SQ.MT.
						TOTAL ADDITION	=	524.68	SQ.MT.

263.03 SQ.MT. on mother earth (50.13%)

264.70 SQ.MT.
3.05 LESS
261.65 SQ.MT. Paved LOS (49.87%)



PLOT AREA DIAGRAM

SCALE:- 1:500

PLOT AREA CALCULATION

1.	0.5	X	37.50	X	7.40	=	138.75 SQ.M
2.	0.5	X	37.50	X	7.40	=	138.75 SQ.M
3.	0.5	X	56.00	X	25.00	=	700.00 SQ.M
4.	0.5	X	58.00	X	15.50	=	449.50 SQ.M
5.	0.5	X	59.00	X	15.00	=	442.50 SQ.M
6.	0.5	X	60.00	X	12.00	=	360.00 SQ.M
7.	0.5	X	60.00	X	13.00	=	390.00 SQ.M
TOTAL PLOT AREA						=	2619.50 SQ.M
CLAIMED AS PER PRC						=	2618.60 SQ.M

TABLE NO. I

PROPOSED BUILT UP AREA STATEMENET

SR. NO.	WING	FLOOR NO.	PROPOSED BUILT UP AREA (IN SQ.MT) COMMERCIAL	RESIDENTAIL	TOTAL (4+5) (IN SQ.MT)	STAIRCASE/LIFT/LIFT LOBBY AREA (IN SQ.MT) COMMERCIAL	RESIDENTAIL	FLAT/NR/ SOCIETY OFF/CE/ FITNESS CENTRE/ REFUGE AREA
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
1	A	GRD.	—	—		—	—	—
			— PODIUM FOR PARKING					FLAT
		2ND	—	376.63	376.63	—	94.12	FLAT
		3RD	—	376.63	376.63	—	94.12	FLAT
		4TH	—	376.63	376.63	—	94.12	FLAT
		5TH	—	376.63	376.63	—	94.12	FLAT
		6TH	—	376.63	376.63	—	94.12	FLAT
		7TH	—	386.79	386.79	—	94.12	FLAT/ REFUGE
		8TH	—	330.23	330.23	—	94.12	FLAT
		9TH	—	330.23	330.23	—	94.12	FLAT/ REFUGE
		10TH	—	351.10	351.10	—	94.12	FLAT
		11TH	—	207.27	207.27	—	94.12	FLAT/ REFUGE
		12TH	—	207.27	207.27	—	94.12	FLAT
		14TH	—	207.27	207.27	—	94.12	FLAT
2	TOTAL BUA PROPOSED			3903.31	3903.31	—	1129.44	
3	FUNGIBLE COMPENSATORY AREA PROPOSED: (SR. NO. 2 / 1.35) OR AS PROPOSED)			(671.69 + 134.52) 806.21 (26.031%)	806.21 (26.031%)			
4	NET BUA PROPOSED (2 - 3)			3097.10	3097.10			
5	FITNESS CENTRE		PERMISSIBLE 2 X 2% =					PROVIDED AT _____ FLOOR
			PROVIDED =					
6	SOCIETY CENTRE		PERMISSIBLE =					PROVIDED AT _____ FLOOR
			PROVIDED =					
7	AMENITY AREA/ BUA IN SQ.M(REQ 14A OR 14B)		PERMISSIBLE 2 X 2% = —					ACCESSIBLE BY ____/ PROVIDED AT _____FLOOR IN WING____
			PROVIDED = —					
8	H/PH		REQUIRED BUA = SQ.MT.	NO. OF TENANMENTS				PROVIDED AT _____ FLOOR
			PROVIDED BUA = SQ.MT.	NO. OF TENAMENTS				
9	REFUGE AREA		REQUIRED (IN SQ.MT)	PROVIDED (IN SQ.MT)	EXCESS PROV.	PROPOSED AT FLOOR	BUA CONSIDERED FOR REFUGE AREA: FLOOR FROM ____ TO ____	TOTAL BUA
			—	—	—	—	—	—
			—	—	—	—	—	—

TABLE NO. - IV

PARKING SPACES STATEMENT

Sr. No.	Wing	Floor	Carpet Area of Tenement in sq.mt. Flat No. 1	Flat No. 2	Flat No. 3	Flat No. 4	Flat No. 5	Flat No. 6	No. of Tenements proposed per floor	No. of Tenements in Group of Required Parking Spaces: Below 45 Sq. Mt. (1 for 4 T/s)	Above 45 to 60 Sq. Mt. (1 for 2 T/s)	Above 60 to 90 Sq. Mt. (1 for every T/s)	Above 90 Sq. Mt. (2 for 1 T/s)	Total Parking
(1)	(2)	(3)							(10)	(11)	(12)	(13)	(14)	(15)
	1.	(A) Residential:												
	A	2nd	61.20	78.53	31.86	47.88	76.91	47.84	06	01	02	03	—	
		3rd	61.20	78.53	31.86	47.88	76.91	47.84	06	01	02	03	—	
		4th	61.20	78.53	31.86	47.88	76.91	47.84	06	01	02	03	—	
		5th	61.20	78.53	31.86	47.88	76.91	47.84	06	01	02	03	—	
		6th	61.20	78.53	31.86	47.88	76.91	47.84	06	01	02	03	—	
		7th	64.20	78.56	32.14	—	76.91	50.98	05	01	01	03	—	
		8th	64.20	78.56	32.14	—	76.91	50.98	05	01	01	03	—	
		9th	64.20	78.54	32.14	—	94.31	33.77	05	02	—	03	—	
		10th	64.10	85.91	39.68	—	—	—	03	01	—	02	—	
		11th	64.10	85.91	39.68	—	—	—	03	01	—	02	—	
		12th	64.10	85.91	39.68	—	—	—	03	01	—	02	—	
		14th	64.10	85.91	39.68	—	—	—	03	01	—	02	—	
	2.	Total Residential Tenement (For Tenement Density)							57	13/1	12/1	32 x 1	—	
	3.	Required Parking Spaces (From 2 Above)								13.00	12.00	32.00	—	57.00
	4.	25% Visitors Parking (3. x 10%)							57.00 X 10% = 5.70					5.70
	5.	Total Required Parking spaces for Residential Tenements (3+4)												62.70
	6.	Total Required Parking spaces Permissible (Per Tenements Wise & Shall not be more than Nos. of T/S)												
	7.	(B) Commercial:												
	8.	Description							Parking Requirement			BUA In Sq. Mt.	No. of Parking Required	
	9.	a) Commercial/ IT Park							i) 01 for every 40 Sq. Mt. Up to 800 Sq. Mt.		ii) 01 for every 80 Sq. Mt. exceeding 800 Sq. Mt.			
	10.	b) Convenience Shopping							i) 01 for every 150 Sq. Mt. for Shop Up to 20 Sq. Mt.		ii) 01 for every 50 Sq. Mt. for shop over 20 Sq. Mt.	—	—	
	11.	c) Others							i)		ii)	—	—	
	12.	d) 10% Visitors (Min 2 Nos.)												
	13.	Total Required Parking Spaces for Commercial Users										—		
	14.	Total Parking Spaces Required For Resi + Comm (5+13)												62.70 say 63.00
	15.	Maximum Free Permissible Parking Spaces=							[No. of Tenants having Carpet Area less than 90.00 sqm. + Parking spaces required for Tenants having carpet Area more than 90.00 sqm. + Sr. No. 14 or Sr. No. 14 + Sr. No. 19) whichever is more					
	16.	Total Required Parking Spaces Provided =												95.00
	17.	10% Additional Parking Spaces for Vehicle holding Area = (16) X 10%												9.50
	18.	Excess to Required Parking Spaces Provided= (16 - 14)												32.30
	19.	50% of required Parking Spaces Permissible free of FSI/ without charging premium = 14 x 50%												31.35
	20.	Details of parking Spaces Provided												

Sr. No.	Floor	Parking Spaces Required: Big	Small	Total
1	Ground Stilt	36.00	13.00	49.00
2	Podium - I	22.00	11.00	33.00
3	puzzle parking	13.00	0.00	13.00
Total		71.00	24.00	95.00
% Ratio to Total =		74.73%	25.27%	100%

TABLE NO. - III

FUNGIBLE COMPENSATORY AREA STATEMENT

Sr. No.		Description	BUA in Sq. MT. Commercial	Residential	Total
		(A) REHAB COMPONENT			
1.		Existing BUA of the Building to be Demolished:			
	a.	Commercial Structure Existing Prior to 01.04.1962	—	—	---
	b.	Residential Structure Existing Prior to 17.04.1962	—	—	---
	c.	As per OC Plans/ BCC Plan Approved u/no. ..... Dtd.	—	---	---
	d.	As per Approved Plan and CC Granted U/NO ———— Dtd.———— Full CC Dtd. ———	—	—	---
	e.	Others Specify (As per Assessment Extract)	—	1919.10	1919.10
	f.	Existing BUA excluding Staircase/Lift/Lift Lobby/Ottla of the Building to be Demolished as per redrafted plan out of (a) or (b) or (c) or (d) or (e)	—	1919.10	1919.10
	g.	Existing BUA accepted for allowing fungible area for Rehab without charging Premium from Above	—	1919.10	1919.10
2.		Permissibe Fungible Area for Rehab without charging Premium (35% of 1 (g) above) = (3+4)	—	671.69	671.69
3.		Fungible Area Availed for Rehab Component [Total of (Col. No.14 - Col. No.15) - Col No. 8 of TableNo. II]	—	671.69	671.69
4.		Fungible Area kept in abeyance / unutilized (As per total of Col. No. 15 of Table No. II)	—	—	---
		(B) SALE COMPONENT	-	-	-
5.		Permissible BUA	Net Plot Area 2618.60	50% Add FSI 1309.30	TDR including setback 0.5 or 0.7 or 0.9 or 1.0 480.00 / Total 4407.90
6.		Net Built Up Area Proposed (Sr. No.4 of Table No. 1)	Commercial —	Total 3097.10	Residential 3097.10
7.		Proposed Fungible Area (0.35 x Sr. No. 6)	—	806.21	806.21
8.		Fungible Area availed for Sale (7-2)	—	134.52	134.52

FILE NO.: P-7091/2021/(680A)/R/C Ward/FP/337/1/New

FORM 'I'

I.	AREA STATEMENT	SQ.MT.
1.	GROSS AREA OF PLOT AS PER P.R.CARD	2618.60
	(a) AREA OF RESERVATION IN PLOT	—
	(b) AREA OF ROAD SET BACK	
	(c) AREA OF DP ROAD	—
2.	DEDUCTIONS FOR	—
(A)	FOR RESERVATION/ROAD AREA TO BE HANDED OVER TO MCGM (100%)	—
	(a) ROAD SET BACK/WIDENING AREA (REGULATION NO 16)	
	(b) PROPOSED DP ROAD AREA (REGULATIONNO 16)	—
	(c) i) RESERVATION AREA (PLOT) TO BE HANDED OVER (100%) (REGULATION NO. 17)	—
	ii) RESERVATION AREA TO BE HANDED OVER AS PER AR (REGULATION NO 17) (NOT TO BE DEDUCTED FOR COMPUTATION OF FSI/ i.e .sr.no 5 below)	—
	TOTAL AREA UNDER ROAD/RESERVATION	—
(B)	FOR AMENITY AREA TO BE HANDED OVER TO MCGM	—
	(a) AREA OF AMENITY PLOT AS PER DCR 14(A)	—
	(b) AREA OF AMENITY PLOT AS PER DCR 14(B)	—
	(c) AREA OF AMENITY PLOT AS PER DCR 35	—
	TOTAL AMENITY AREA	—
(C)	DEDUCTION FOR EXISTING BUA TO BE RETAINED IF ANY/LAND COMPONENT OF EXISTING BUA/EXISTING BUA AS PER REGULATION UNDER WHICH THE DEVELOPMENT WAS ALLOWED	—
3.	TOTAL DEDUCTIONS [2(A) +2(B)+2(C)]	—
4.	BALANCE AREA OF PLOT(FOR CALCULATING REQUIRED LOS) [1-3]	2618.60
5.	PLOT AREA UNDER DEVELOPMENT [SR. NO. 4 + 2(A)(c)(ii)]	2618.60
6.	ZONAL (BASIC) FSI (0.50 OR 0.75 OR 1.0 OR 1.33)	1.0
7.	(a) PERMISSIBLE BUILT UP AREA AS PER ZONAL (BASIC) FSI (5X6)	2618.60
	(b) PERMISSIBLE BUILT UP AREA AS PER REGULATION 30(C) (PROTECTED DEVELOPMENT)	—
	(c) PERMISSIBLE BUILT UP AREA (7a OR 7b ABOVE ,WHICHEVER IS MORE)	2618.60
8.	ADDITIONAL BUA AS PER REGULATION 30(A)(3)(e)	—
	(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.	—
	(b) ADDITIONAL BUA FOR 2(A)(a) & 2(A)(b) ABOVE TO BE UTILIZED WITH IN THE PERMISSIBLE FSI AS PER COLUMN NO. 7 OF TABLE 12 OF REGULATION 30(A) AND AS MENTIONED IN TABLE 12 A OF REGULATION 32 (200%)	—
	(c) ADDITIONAL BUA IN CASE OF 2(A)(c)(ii) AS PER REGULATION 17(1) NOTE 20 (vii) &(viii) AS PER AR POLICY ON REMAINING PLOT	—
	TOTAL ADDITIONAL BUA	
9.	ADDITIONAL/INCENTIVE BUA WITHIN THE CAP OF "ADMISSIBLE TDR" AS PER TABLE 12 ON BALANCE PLOT	—
	(a) IN LIEU OF COST CONSTRUCTION OFAMENITY BUILDING AS PER REGULATION 30(A)(3)(b)	—
	(b) 15% OF SR. NO. 7b ABOVE OR 10 SQMTS PER REHAB TENEMENT AS PER REG.33(7)(B) 15% OF 1919.10 = 287.87 SQ.MT OR 10 SQ.MT. X48 T/S = 480.00 SQ.MT WHICHEVER IS GREATER	480.00
	(c) 50% OF REHAB COMPONENT AS PER REGULATION 33(7)(A)	—
	TOTAL ADDITIONAL BUA/INCENTIVE AREA	—
10.	BUA DUE TO "ADDITIONAL FSI ON PAYMENT OF PREMIUM" AS PER TABLE NO 12 OF REGULATION NO 30(A) [SR.NO.9 X 53%]	—
11.	BUA DUE TO ADMISSIBLE "TDR" AS PER TABLE NO 12 OF REGULATION NO 30(A) & 32 (BY RESTRICTING AREA UTILISED IN SR. NO. 8(e) & 9 ABOVE)	
i)	GENERAL TDR	—
ii)	SLUM TDR	
	TOTAL TDR	
12.	PERMISSIBLE BUILTUP AREA [7+8+9+10+11]	3098.60
13.	PROPOSED BUILT UP AREA	3097.10
14.	TDR GENERATED IF ANY AS PER REGULATION 30 (A) AND32 FOR UNUTILIZED BUA ON PLOT	—
15.	FUNGIBLE COMPENSATORY AREA AS PER REG NO. 31(3)	—
a)	(i) PERMISSIBLE FUNGIBLE COMPENSATORY AREA FOR REHAB COMPONENT WITHOUT CHARGING PREMIUM.	671.69
	(ii) FUNGIBLE COMPENSATORY AREA FOR REHAB COMPONENT WITHOUT CHARGING PREMIUM.	671.69
b)	(ii) PERMISSIBLE FUNGIBLE COMPENSATORY AREA BY CHARGING PREMIUM.	412.82
	(ii) FUNGIBLE COMPENSATORY AREA AVAILED ON PAYMENT OF PREMIUM.	134.52
16.	TOTAL BUA PROPOSED INCLUDING FUNGIBLE COMPENSATORY AREA [13(a) +15(a)(i) +15(b)(i)]	3903.31
17.	FSI CONSUMED ON NET PLOT [13/4]	1.18
(ii)	OTHER REQUIREMENTS	
	RECREATIONAL O.S. IN LAYOUT/PLOT AS PER REG. 27	
	TENEMENT STATEMENT	
	(i) PROPOSED BUA (13 ABOVE)	3903.31
	(ii) LESS DEDUCTION OF NON - RESIDENTIAL AREA (SHOP ETC.)	—
	(iii) AREA AVAILABLE FOR TENEMENTS [(i) minus (ii)]	3903.31
	(iv) TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS/HECTARE)	351 NOS
	(v) TOTAL NO. OF TENEMENTS PROPOSED ON THE PLOT	57 NOS
(E)	PARKING STATEMENT	
	(i) PARKING REQUIRED BY REGULATION FOR: CAR SCOOTER / MOTOR CYCLE OUTSIDERS (VISITORS)	62.70 NOS
	(ii) COVERED GARAGE PERMISSIBLE	
	(iii) COVERED GARAGE PROPOSED	
	CAR SCOOTER / MOTOR CYCLE OUTSIDERS (VISITORS)	
	(iv) TOTAL PARKING PROVIDED	95 NOS
(F)	TRANSPORT VEHICLES PARKING	
	(i) SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATION	
	(ii) TOTAL NO. OF TRANSPORT VEHICLES PARKING SPACES PROVIDED	

FORM 'II'

CONTENTS OF SHEET

GROUND FLOOR PLINTH PLAN, BLOCK PLAN & KEYPLAN , PLOT AREA CALCULATION SECTION A–A

STAMP OF DATE OF RECIEPT OF PLANS	STAMP OF APPROVAL OF PLANS
IOD APPROVED SUBJECT TO CONDITIONS MENTIONED IN THIS OFFICE LETTER CHE/A-0175/BP(ws)/AP (NEW)/IOD/1/NEW ON EVEN DATE	THIS CANCELS APPROVAL TO THE PREVIOUS PLANS SANCTIONED UNDER LETTER NO. CHE/A-0175/BP(ws)/AP DATE:- 08/05/2022

THIS PLAN IS DIGITALLY SIGNED & DOES NOT REQUIRE SIGNATURE.

Vijay Ashok Mohite	HARESH CHANDI RAM BHAGAT	SANTOSH HARISHC HANDRA SANKHE
Digitally signed by Vijay Ashok Mohite DN: cn=Vijay Ashok Mohite c=IN o=Personal Reason: I am the author of this document Location: Date: 2022-12-22 11:58+05:30	Digitally signed by HARESH CHANDIRAM BHAGAT Date: 2022.12.22 16:54:59 +05'30'	Digitally signed by SANTOSH HARISHCHANDRA SANKHE Date: 2023.01.18 17:09:55 +05'30'
S.E.B.P 'P4'	A.E.B.P 'P WARD'	E.E.B.P 'P WARD'

REVISION	DESCRIPTION	DATE	SIGNATURE
—	—	—	—

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 07.03.2022 AND THAT THE DIMENSIONS OF THE SIDES, ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 2618.60 SQ.MT.(TWO THOUSAND SIX HUNDRED EIGHTEEN POINT SIXTY ONLY) AND TALLIES WITH AREA STATED IN THE DOCUMENT OF OWNERSHIP/TOWN PLANNING SCHEME RECORDS.

Rasik Prabhudas Hingoo

SIGNATURE OF ARCHITECT

NORTH

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED BUILDING ON PLOT BEARING C.T.S. NO.668, 669,669/1 TO 12, OF VILLAGE MALAD (N), AT RAMCHANDRA LANE, MALAD (W), MUMBAI.

NAME OF OWNER :- M/s. Kabra & Associates C.A. to Jayvikas Premises CHS Ltd (Owner)

ADDRESS :- 1001,10th floor,Kamala Hub, N.S.Road No.1,JVPD Scheme, Vile parle(w),Mumbai 400049.

DILIP SATYANARAYAN SONI

SIGNATURE OF OWNER/ DEVELOPER

JOB NO.	DWG.NO.	DATE	SCALE	DRAWN BY	CHECKED BY
1383	1	31.03.2021	AS STATED	PETER	KRH

SIGNATURE, NAME & ADDRESS OF LICENCED ARCHITECTS

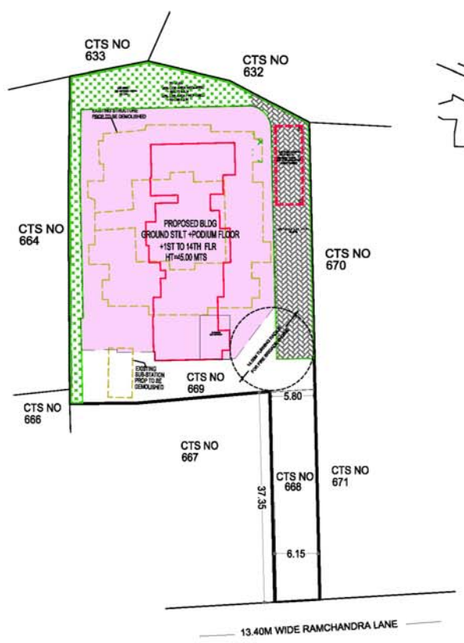
Rasik Prabhudas Hingoo

SIGNATURE OF ARCHITECT

HINGOO

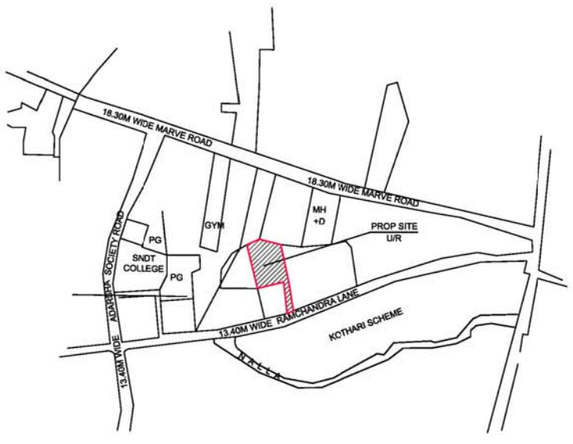
RASIK P. HINGOO ASSOCIATES

ARCHITECTURE • URBAN DESIGN INTERIOR DESIGN LANDSCAPE DESIGN



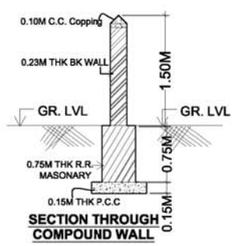
BLOCK PLAN

SCALE:- 1:500



LOCATION PLAN

SCALE:- 1:4000



SECTION THROUGH COMPOUND WALL

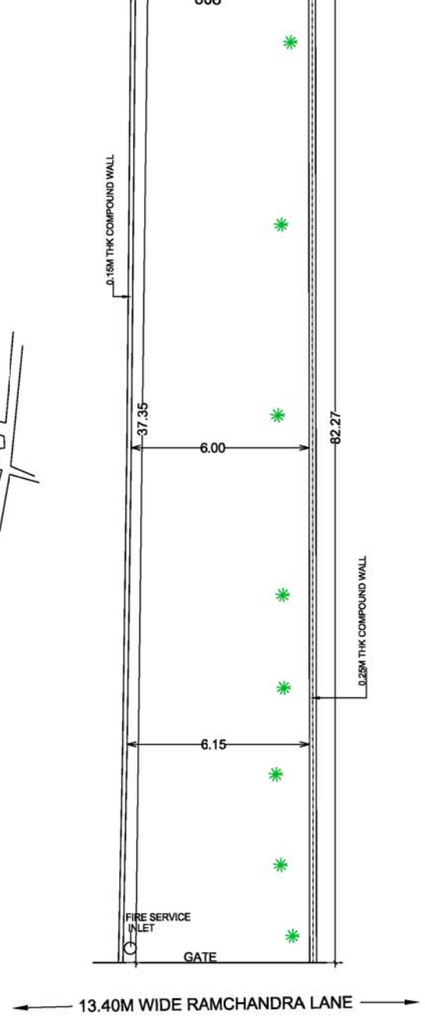


TABLE NO.V

COMPUTATION OF INCENTIVE B.U.A FOR PROPOSAL UNDER REG.33(7)(B)

SR.NO.	DESCRIPTION	DESCRIPTION
1.	EXISTING BUA INCLUDING NR USER BUA (TOTAL OF COLUMN NO. 1g OF TABLE NO.III)	1919.10 SQ.MTS
2.	15% INCENTIVE BUA ON 1 ABOVE	287.87 SQ.MTS
3.	NO. OF RESIDENTIAL TENEMENTS AS PER APPROVED PLAN (RESIDENTIAL TENEMENTS AS PER SR.NO.11 OF TABLE NO.11	48 NOS.
4.	INCENTATIVE BUA BASED ON NO. OF RESENTIAL TENAMENTS (SR. NO. 3 X 10.00)	480.00
5.	PERMISSIBLE INCENTIVE BUA WHICHEVER IS MORE OUT OF SR.NO. 2 & SR.NO. 4 ABOVE	480.00