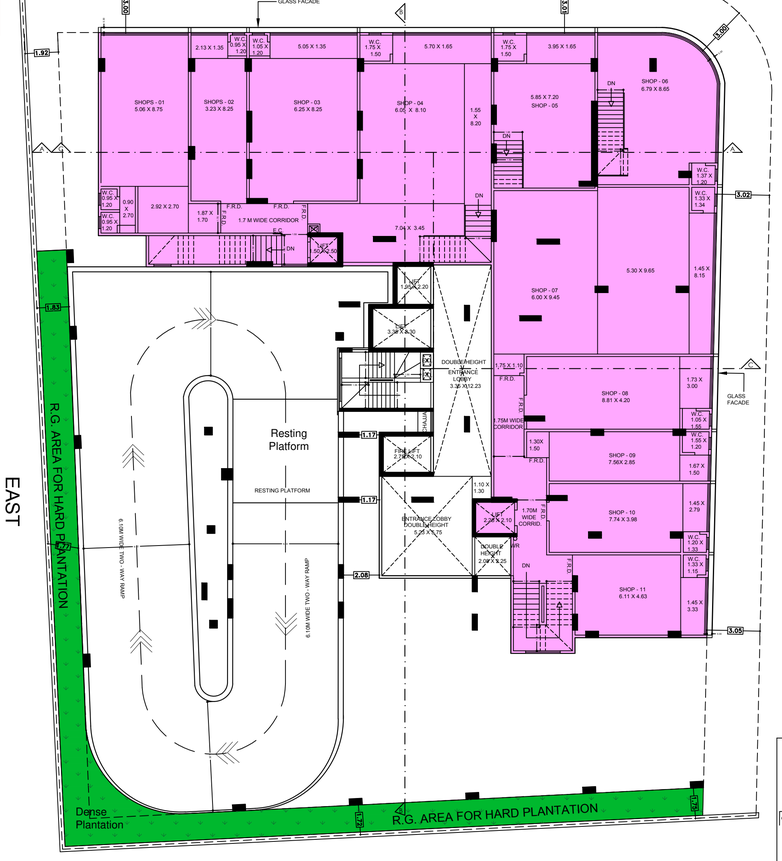
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

GROUND FLOOR PLAN
SCALE = 1:100

GROUND FLOOR	SMALL PARK	02	NOS.
	BIG PARK	04	NOS.
	TOTAL	06	NOS.



1ST FLOOR PLAN
SCALE = 1:100

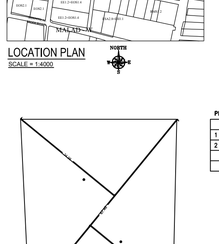
PARKING STATEMENT

CARPET AREA	NO. OF TOTAL	PARKING REQUIRED BY RULES	NO. OF PARKING REQD.
UP TO 45 SQ.MT.	02 NOS.	1 PARKING FOR 4 TENEMENTS	0.50 NOS.
45 TO 60 SQ.MT.	01 NOS.	1 PARKING FOR 2 TENEMENTS	0.50 NOS.
60 TO 90 SQ.MT.	21 NOS.	1 PARKING FOR 1 TENEMENT	21.00 NOS.
ABOVE 90 SQ.MT.	12 NOS.	2 PARKING FOR 1 TENEMENT	24.00 NOS.
TOTAL	36 NOS.		46.00 NOS.
5% VISITOR'S PARKING			2.30 NOS.
SHOPS AREA (1218.20 sqm.) (1 Parking space for every 40 sqm. of flr area)			25.22 NOS.
10% FOR VISITOR'S PARKING			2.52 NOS
TOTAL PARKING REQD.			76.04 NOS.
		SAY	76.00 NOS.
PARKING PROVIDED. BIG PARKING = 76 NOS. SMALL PARKING = 48 NOS.			124.00 NOS.

BUILT-UP AREA SUMMARY

FLOOR	BU. AREA	LESS STRL. LI. & LO.	SERV. TOTAL	NET AREA
GR. FLOOR	530.47	- - - - -	- - - - -	530.47
1ST FLOOR	742.34	54.97	- - - - -	687.37
2ND FLOOR	- - - - -	- - - - -	- - - - -	- - - - -
3RD FLOOR	- - - - -	- - - - -	- - - - -	- - - - -
4TH FLOOR	- - - - -	- - - - -	- - - - -	- - - - -
5TH FLOOR	- - - - -	- - - - -	- - - - -	- - - - -
6TH FLOOR	- - - - -	- - - - -	- - - - -	- - - - -
7TH FLOOR	260.50	69.85	2.15	188.50
8TH FLOOR	430.03	65.70	2.15	362.18
9TH FLOOR	480.33	66.40	2.15	411.78
10TH FLOOR	500.71	66.40	2.15	432.16
11TH FLOOR	500.71	66.40	2.15	432.16
12TH FLOOR	500.71	66.40	2.15	432.16
13TH FLOOR	500.71	66.40	2.15	432.16
14TH FLOOR	385.70	70.04	2.15	313.51
15TH FLOOR	67.93	66.40	- - -	1.53
16TH FLOOR	67.93	66.40	- - -	1.53
17TH FLOOR	67.93	66.40	- - -	1.53
18TH FLOOR	67.93	66.40	- - -	1.53
19TH FLOOR	67.93	66.40	- - -	1.53
20TH FLOOR	67.93	66.40	- - -	1.53
21ST FLOOR	67.93	68.16	- - -	1.53
PER AREA COUNTED IN FSI PREMIUM (EXISTING)	58.04	- - - -	- - - -	58.04
TOTAL	5365.76	1059.12	17.20	4291.20

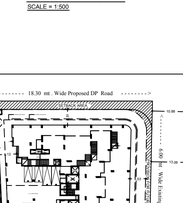
TOTAL AREA PROP (COMM)	=	1217.84	SQMT
35% FUNGIBLE AREA PROP	=	315.74	SQMT
NET AREA PROP	=	902.10	SQMT
TOTAL AREA PROP (RESI) 4291.20 - 1217.84	=	3073.36	SQMT
35% FUNGIBLE AREA PROP	=	796.80	SQMT
NET AREA PROP	=	2276.56	SQMT
NET TOTAL AREA PROP (902.10 + 2276.56)	=	3178.66	SQMT



LOCATION PLAN
SCALE = 1:4000

PLOT AREA CALCULATION

1	1/2 X 67.46 X 34.98 X 1NO	=	1179.88	SQ.MT.
2	1/2 X 67.46 X 30.93 X 1NO	=	1043.27	SQ.MT.
	TOTAL ADDITION X	=	2223.15	SQ.MT.
	SAY	=	2220.60	SQ.MT.

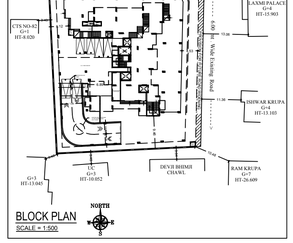


SITE AREA DIAGRAM
SCALE = 1:500

SCALE = 1:500
SET BACK AREA DIAGRAM

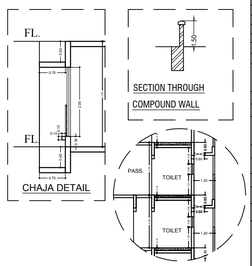
SET BACK AREA CALCULATION

1	1/2 X 45.14 X 1.95 X 1NO	=	44.01	SQ.MT.
2	1/2 X 45.14 X 1.92 X 1NO	=	43.33	SQ.MT.
3	1/2 X 8.46 X 4.31 X 1NO	=	18.23	SQ.MT.
	TOTAL ADDITION X	=	105.57	SQ.MT.
DEDUCTIONS				
D1	2/3 X 8.46 X 1.68 X 1NO	=	9.48	SQ.MT.
	TOTAL DEDUCTION Y1	=	9.48	SQ.MT.
TOTAL BUILT UP AREA [X – Y1]		X1 =	96.09	SQ.MT.



BLOCK PLAN
SCALE = 1:500

SECTION THROUGH U.G. TANK



SECTION THROUGH TOILET DUCT
SCALE = 1:50

FILE No. :-	P-9201/2021/(81/B And Other)/R/S Ward/MALAD (N) R/S	1/6

PROFORMA - A

A.	AREA STATEMENT		IN SQ.MTS.
1)	AREA OF THE PLOT Area of the plot as per PRC - 2220.60 sq.mt.		2220.60
	a) Area of Reservation in plot		
	b) Area of Road set back		
	b1) Area of Road set back alcady merged with road		- - -
	b2) Area of Road set back proposed to be handed over		96.09
	c) Area of D.P Road		- - -
2)	DEDUCTIONS FOR :		
	A) For Reservation/Road area		
	a) Road set back area to be handed over (100%) (Regulation No 16)		96.09
	b) Proposed D.P road to be handed over (100%) Regulation No 16)		- - -
	b) Reservation area(plot) to be be handed over(100%) (Regulation No 17)		- - -
	d) TOTAL AREA UNDER ROAD/RESERVATION		96.09
	B) For Amenity area		
	a) Area of amenity plot(plots to be handed over asper DCR 14(A)		- - -
	b) Area of amenity plot(plots to be handed over as per DCR 14(B)		- - -
	c) Area of amenity plot(plots to be handed over as per DCR 15		- - -
	d) Area of amenity plot(plots to be handed over as per DCR 35		- - -
	e) TOTAL AMENITY AREA		- - -
	C) Deduction for Existing Built up area to be retained if any/-Land component of Existing BUA as per regulation under which that development was allowed		- - -
3)	Total deduction :2(A)+2(B)+2(C)		96.09
4)	Balance area of the plot(1)-(3)		2124.51
5)	Plot under development:- 1-2(A)+2(B)		2124.51
6)	Zonal (basic) FSI (0.50 or 0.75 or 1 or 1.33)		1.00
7)	a) Permissible built up area as per Zonal (Basic) FSI (5X6)		2124.51
	b) Permissible Built up area as per DCR 30(C) protected for development		NIL
	Permissible built up area (7a or 7b above,whichever is more)		NIL
8)	BUA equal to land area handed over as per reg.30(A)(3)(a)		
	a) Additional BUA for 2(A) (c) (i) & 2B above within the cap of admissible "TDR" as per table no 12 on balance plot		NIL
	b) Addition for set back area already handed over to M.C.G.M.(100%) c) Additional BUA for 2(A) (a) & 2(A) above to be utilize over and above the premissible FSI as per column no-7 table 12 of regulation 30(A) and to the mentioned in table 12A regulation 32(200%) Area of Road set back proposed to be hahended over = 96.09 (2 x 96.09 = 192.18)		192.18
	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(70% as per table no-5 of regulation 17(1)		NIL
9)	Additional /insentive BUA within the cap of" admissible TDR as per TABLE 12 on a plot a)in lieu cost of construction of amenity building as per regulation 30(A)30(b) b)50% of rehab component as per reg 33(7)(A) c)15% or sr.no 7 or above or 10 sqmt per rehab tenements as per reg.33(7)(B)		- - -
10)	Built up area due to "Additional FSI on payment of premium" as per table No 12 of Regulation No 30(A) (4X50%)		1062.26
11)	Built up area due to Admissible "TDR" " as per table No 12 of Regulation No 30(A)&30(2) (sr.no-5x 50% or 70% or 90% or 100%) (by restricting area utilize beyond zonal F.S.I in sr.no 7(b),8(a) & 9 above		- - -
12)	Permissible Built up area (7+8+9+10+11)		3378.95
13)	TOTAL PROPOSED BUILT UP AREA a)PROPOSED BUILT UP AREA - 3269.62 SQ.MT. b)EXISTING BUILT UP AREA - NIL		3178.66
14)	TDR generated if any as per 30(A)		NIL
15)	Fungible compensatory area as per Regulation No 31(3)		----
	a) (i) Perm. Fungible Compensatory area for Rehab comp.w/o charging premium for residential existing area		----
	(ii) Fungible compensatory area availed for Rehab comp.w/o charging premium for residential		----
	(iii) Perm. Fungible Compensatory area for Rehab comp.w/o charging premium for commercial existing area		----
	(iv) Fungible compensatory area availed for Rehab comp.w/o charging premium for commercial		----
	b) (i) Permissible Fungible Compensatory area by charging premium for residential		866.86
	(ii) Fungible compensatory area availed on payment of premium for residential		796.80
	(iii) Permissible Fungible compensatory area on payment of premium for commercial		315.74
	(iv) Fungible compensatory area availed on payment of premium for commercial		315.74
16)	Total BUA Proposed including FCA (13+15(a)(i) + 15(a) (iv)+15(b) (i)+ 15(b)(iv)		4291.20
17)	FSI consumed on net plot(13/4)		1.50
II	OTHER REQUIREMENTS		SQ MT.
A	Reservation/ Designation		----
	a) Name of reservation		----
	b) Area of reservation land handed over as per Regulation No.17		----
	c) Built up area of amenity to be handed over as per Regulation No.17		----
	d) Area/Built up area of Designation		----
B	Plot area/built up amenity to be handed over as per regulation No		
	a) 14(A)		----
	b) 14(B)		----
	c) 15		----
C	Requirement of LOS as per Regulation No.27 (15% or 20% or 25%)o 15%		315.29
D	TENEMENTS STATEMENT		
	a) Proposed built up area		4291.20
	b) Less deduction of Non-Residential area(shop etc)		1217.84
	c) Area available for Tenements (a) minus(b)		3073.36
	d) Tenements Permissible (450/flexiture) = 138.30	SAY	138.00 Nos.
	e) Total Number of Tenements Proposed on Plot		38.00 Nos.
E.	PARKING STATEMENT		
	(i)PARKING REQUIRED FOR REGULATION FOR		76.00 Nos.
	CAR SCOOTER/MOTOR CYCLE OUT SIDERS/VISITORS)		----
	(ii)COVERED GARAGE PERMISSIBLE		----
	(iii)COVERED GARAGE PPROPOSED		----
	CAR SCOOTER/MOTOR CYCLE OUT SIDERS(VISITORS)		----
	(iv)TOTAL PARKING PROVIDED		124.00 Nos.
E.	TRANSPORT VEHICLE PARKING		
	(ii)TRANSPORT VEHICLE PARKING REQUIRED BY REGULATION		----
	(iii)TOTAL NO.OF TRANSPORT VEHICLE PARKING SPACES PROVIDED		----

CERTIFICATE OF PLOT AREA :

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON DT: 27-10-2021 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 2220.60 SQ.MT. AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP \ PROPERTY REGISTER CARD.

Niten Premchand Dedhia — Digitally signed by Niten Premchand Dedhia Date: 2021.12.28 16:44:25 +05'30'

SIGNATURE OF ARCHITECT

PROFORMA - B

CONTENTS OF SHEET

* GROUND FLOOR PLAN
* BLOCK & LOCATION PLAN
* PLOT AREA DIA. & CALC.
* SECTION COMP. WALL
* GR. FL. & FIRST FLOOR BUILTUP AREA DIA& CAL.

NORTH

DESCRIPTION OF PROPOSAL AND PROPERTY :

PROPOSED RE-DEVELOPMENT ON PLOT BEARING C.T.S. No. 81/B, 81/B/1 TO 17 OF VILLAGE MALAD NORTH AT MATHURADAS ROAD, KANDIVALI WEST, MUMBAI.

JOB No.	DRG. No.	CHECKED BY	DESIGN BY	DRN. BY	DATE	REV.
		NITIN		SANTOSH		

NAME, ADDRESS OF OWNER

VISHAL PREMISES CSL
HARIDWAR BUILDING, 238/1,
MATHURADAS ROAD, KANDIVALI WEST,
MUMBAI – 400067.

DIGITAL SIGNATURE OF ARCHITECT

SHANTILAL BHIKHUBHAI VASHI — Digitally signed by SHANTILAL BHIKHUBHAI VASHI Date: 2021.12.28 16:36:11 +05'30'

SHANTILAL BHIKHUBHAI VASHI (CHAIRMAN)

NAME, ADDRESS OF ARCHITECT

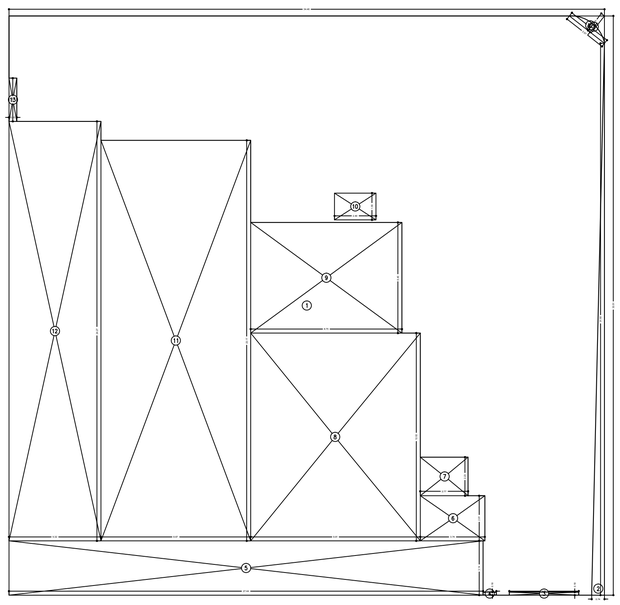
PARTNERS
ARCHITECT :- NITEN DEDHIA,
B/2 ,SHREE KRISHNA COMPLEX,
(BORIVIL) [E], MUMBAI – 400 066.
OPP NATIONAL PARK MAIN GATE,
WESTERN EXPRESS HIGHWAY.

DIGITAL SIGNATURE OF ARCHITECT

Niten Premchand Dedhia — Digitally signed by Niten Premchand Dedhia Date: 2021.12.28 16:44:04 +05'30'

DIGITAL SIGNATURE OF AUTHORITIES

S.E.B.P.P/S WARD	A.E.B.P. P WARD	E.E.B.P. P WARD
GANESH GOPAL MALI — Digitally signed by GANESH GOPAL MALI Date: 2021.12.28 21:10:02 +05'30'	Abhijit Bandu Sankhe — Digitally signed by Abhijit Bandu Sankhe Date: 2021.12.30 20:40:23 +05'30'	VINOD KONDIRAM KEKAN — Digitally signed by VINOD KONDIRAM KEKAN Date: 2021.12.31 17:50:54 +05'30'



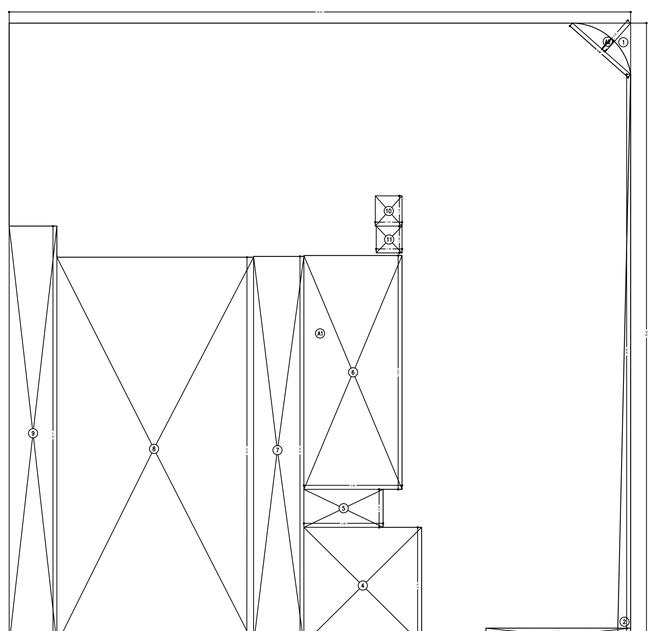
GROUND FLOOR AREA DIAGRAM
SCALE = 1:100

BUILT UP AREA CALCULATION

GROUND FLOOR, COMMERCIAL AREA				
1	34.46 X 33.51 X 1NO	=	1154.75	SQ.MT.
A2	2/3 X 2.57 X 0.47 X 1NO	=	0.81	SQ.MT.
	TOTAL ADDITION X	=	1155.56	SQ.MT.
DEDUCTIONS				
1	1/2 X 2.57 X 1.25 X 1NO	=	1.60	SQ.MT.
2	1/2 X 31.93 X 0.74 X 1NO	=	11.81	SQ.MT.
3	4.02 X 0.18 X 1NO	=	0.72	SQ.MT.
4	0.77 X 0.18 X 1NO	=	0.13	SQ.MT.
5	27.44 X 3.14 X 1NO	=	86.16	SQ.MT.
6	3.74 X 2.61 X 1NO	=	9.76	SQ.MT.
7	2.77 X 2.23 X 1NO	=	6.17	SQ.MT.
8	9.81 X 12.02 X 1NO	=	117.91	SQ.MT.
9	8.75 X 6.40 X 1NO	=	56.00	SQ.MT.
10	2.40 X 1.55 X 1NO	=	3.72	SQ.MT.
11	8.67 X 23.17 X 1NO	=	200.88	SQ.MT.
12	5.32 X 24.27 X 1NO	=	129.11	SQ.MT.
13	0.45 X 2.50 X 1NO	=	1.12	SQ.MT.
	TOTAL DEDUCTION Y1	=	625.09	SQ.MT.
TOTAL BUILT UP AREA [X – Y1]		X1 =	530.47	SQ.MT.

BUILT UP AREA CALCULATION

1ST FLOOR (COMMERCIAL)				
A1	35.97 X 35.92 X 1NO	=	1292.04	SQ.MT.
A2	2/3 X 4.48 X 0.81 X 1NO	=	2.42	SQ.MT.
	TOTAL ADDITION X	=	1294.46	SQ.MT.
DEDUCTIONS				
1	1/2 X 4.48 X 2.22 X 1NO	=	4.97	SQ.MT.
2	1/2 X 32.04 X 0.75 X 1NO	=	12.02	SQ.MT.
3	8.38 X 0.91 X 1NO	=	7.63	SQ.MT.
4	6.81 X 6.75 X 1NO	=	45.97	SQ.MT.
5	4.58 X 2.20 X 1NO	=	10.08	SQ.MT.
6	5.68 X 13.53 X 1NO	=	76.85	SQ.MT.
7	2.91 X 22.42 X 1NO	=	65.24	SQ.MT.
8	11.38 X 22.37 X 1NO	=	254.57	SQ.MT.
9	2.77 X 24.17 X 1NO	=	66.95	SQ.MT.
10	1.55 X 1.75 X 1NO	=	2.71	SQ.MT.
11	1.50 X 1.55 X 1NO	=	2.32	SQ.MT.
	TOTAL DEDUCTION Y1	=	549.31	SQ.MT.
TOTAL BUILT UP AREA [X – Y1]		X1 =	745.15	SQ.MT.



1ST FLOOR AREA DIAGRAM
SCALE = 1:100

INTERNAL STAIR. AREA DIAGR.
SCALE = 1:100, SHOP NO. 7, GROUND FLOOR

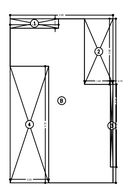
INTERNAL STAIRCASE AREA CALCULATION

GROUND FLOOR, SHOP NO. 7				
1	2.40 X 1.55 X 1NO	=	3.72	SQ.MT.
	TOTAL ADDITION X	=	3.72	SQ.MT.

INTERNAL STAIR. AREA DIAGR.
SCALE = 1:100, SHOP NO. 7, FIRST FLOOR

INTERNAL STAIRCASE AREA CALCULATION

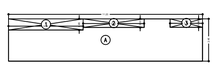
FIRST FLOOR, SHOP NO. 7				
1	1.55 X 1.75 X 1NO	=	2.71	SQ.MT.
2	1.50 X 1.55 X 1NO	=	2.33	SQ.MT.
	TOTAL ADDITION X	=	5.04	SQ.MT.



1ST FLOOR (COMM.) STAIRCASE AREA DIAG.
SCALE = 1:100

STAIRCASE BUILT UP AREA CALCULATION

1ST FLOOR				
B	5.95 X 9.50 X 1NO	=	56.53	SQ.MT.
	TOTAL ADDITION X	=	56.53	SQ.MT.
DEDUCTIONS				
1	2.80 X 0.55 X 1NO	=	1.54	SQ.MT.
2	1.65 X 3.80 X 1NO	=	6.27	SQ.MT.
3	0.15 X 4.78 X 1NO	=	0.72	SQ.MT.
4	2.23 X 6.75 X 1NO	=	15.05	SQ.MT.
	TOTAL DEDUCTION Y1	=	23.58	SQ.MT.
TOTAL BUILT UP AREA [X – Y1]		X1 =	32.95	SQ.MT.



1ST FLOOR (COMM.) STAIRCASE AREA DIAG.
SCALE = 1:100

STAIRCASE BUILT UP AREA CALCULATION

1ST FLOOR				
A	11.23 X 2.45 X 1NO	=	27.51	SQ.MT.
	TOTAL ADDITION X	=	27.51	SQ.MT.
DEDUCTIONS				
1	4.32 X 0.65 X 1NO	=	2.80	SQ.MT.
2	3.53 X 0.50 X 1NO	=	1.77	SQ.MT.
3	1.88 X 0.49 X 1NO	=	0.92	SQ.MT.
	TOTAL DEDUCTION Y1	=	5.49	SQ.MT.
TOTAL BUILT UP AREA [X – Y1]		X1 =	22.02	SQ.MT.

1ST FLOOR (COMM.) STAIRCASE AREA DIAG.
SCALE = 1:100

THIS DRAWING SHALL BE READ IN CONJUNCTION WITH INTIMATION OF DISAPPROVAL ISSUED UNDER SECTION 346 OF MMC ACT. 1888 UNDER NO. P-9201/2021/(81/B And Other)/R/S Ward/MALAD (N) R/S/337/1/ New AND EVEN DATE

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