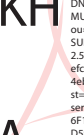

$$\text{NET BUILT UP AREA} = 422.98 \text{ SQ.MT.}$$

$$[X1 - (Y2+Y3+Y4)]$$

P-9805/2021/K/E Ward/FD/OD/1/New	4/4
THIS PLAN IS DIGITALLY SIGNED & ISSUED HENCE NO PHYSICAL SIGNATURE IS REQUIRED	
APPROVED SUBJECT TO CONDITIONS MENTIONED IN THIS OFFICE LETTER UNDER FILE NO. P-9805/2021/K/E Ward/FD/OD/1/New DATED:- 24 .06 .2022	
PRASHANT PRABHAKAR LAHARE SIGNATURE OF THE ARCHITECT/ENGINEER/CERTIFIED PROFESSIONAL IN CHARGE OF THE PROJECT AND/OR THE PERSON RESPONSIBLE FOR THE PREPARATION OF THIS DOCUMENT DATE: 24.06.2022 BY: PRADEEP KUMAR VADGAONKAR PROJECT NO.: 17534/P/S/2021 SHEET NO.: 4/4	SHAIKH ASIF MUSA  Certified copy as per Section 11-A(2) of Maharashtra Real Estate Regulatory Act, 2016 As per Form-B of Maharashtra Real Estate Regulatory Act, 2016 The project has been approved by the competent authority under the provisions of the Maharashtra Real Estate Regulatory Act, 2016. Date: 24.06.2022 By: Navnath Sopanrao Ghadge Project No.: 17534/P/S/2021 Sheet No.: 4/4
S.E.(BP)/H-W-C	A.E.B.P.(K/E)
BRIHANMUMBAI MUNICIPAL CORPORATION	
FORM-II	
CONTENTS OF THE SHEET	
AREA LAND DIAGRAM & CALCULATION FOR 7TH TO 9TH FLOOR, SECTION - 'A'-A' & SECTION - 'B'-B' SECTION THR'O 5 NOS. PUZZLE PARKING SYSTEM & SECTION THR'O 8 NOS. PUZZLE PARKING SYSTEM	

[illegible]

THIS PLAN IS DIGITALLY SIGNED & ISSUED
HENCE NO PHYSICAL SIGNATURE IS REQUIRED

APPROVED SUBJECT TO CONDITIONS MENTIONED IN
THIS OFFICE LETTER UNDER FILE NO.
P-9805(2021)/K/E Ward/FP/IOD/1/New DATED - 24.06.2022

PRASHANT PRABHAKAR LOHARE
SHAikh ASIF MUSA
Navnath Sopanrao Ghadge

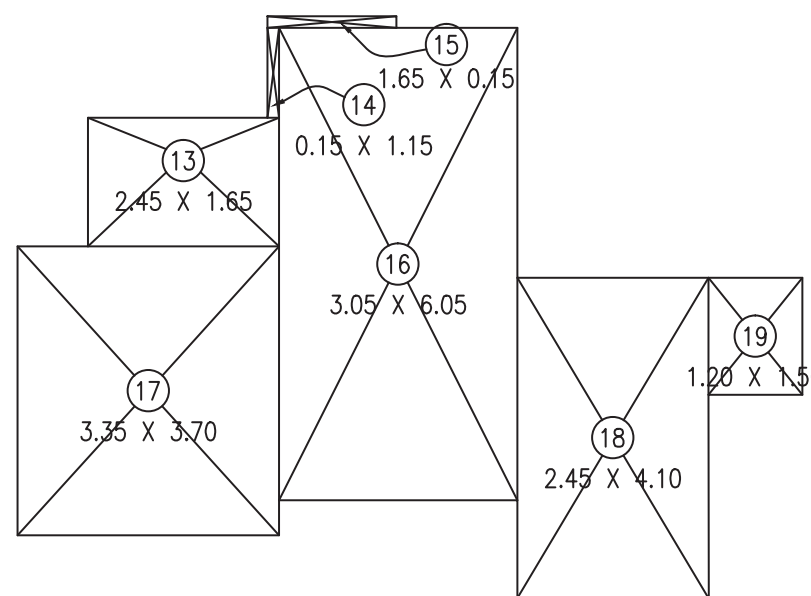
S.E.(BPH/W-C) A.E.B.P.(K/E) E.E.B.P.(K'WARD)

BRIHANMUMBAI MUNICIPAL CORPORATION

FORM-II

CONTENTS OF THE SHEET

2ND FLOOR PLAN, 3RD FLOOR PLAN,
4TH FLOOR PLAN, 5TH FLOOR PLAN,
6TH FLOOR PLAN & TYPICAL 7TH TO 9TH FLOOR PLAN
AREA LINE DIAGRAM & CALCULATION FOR FITNESS CENTER

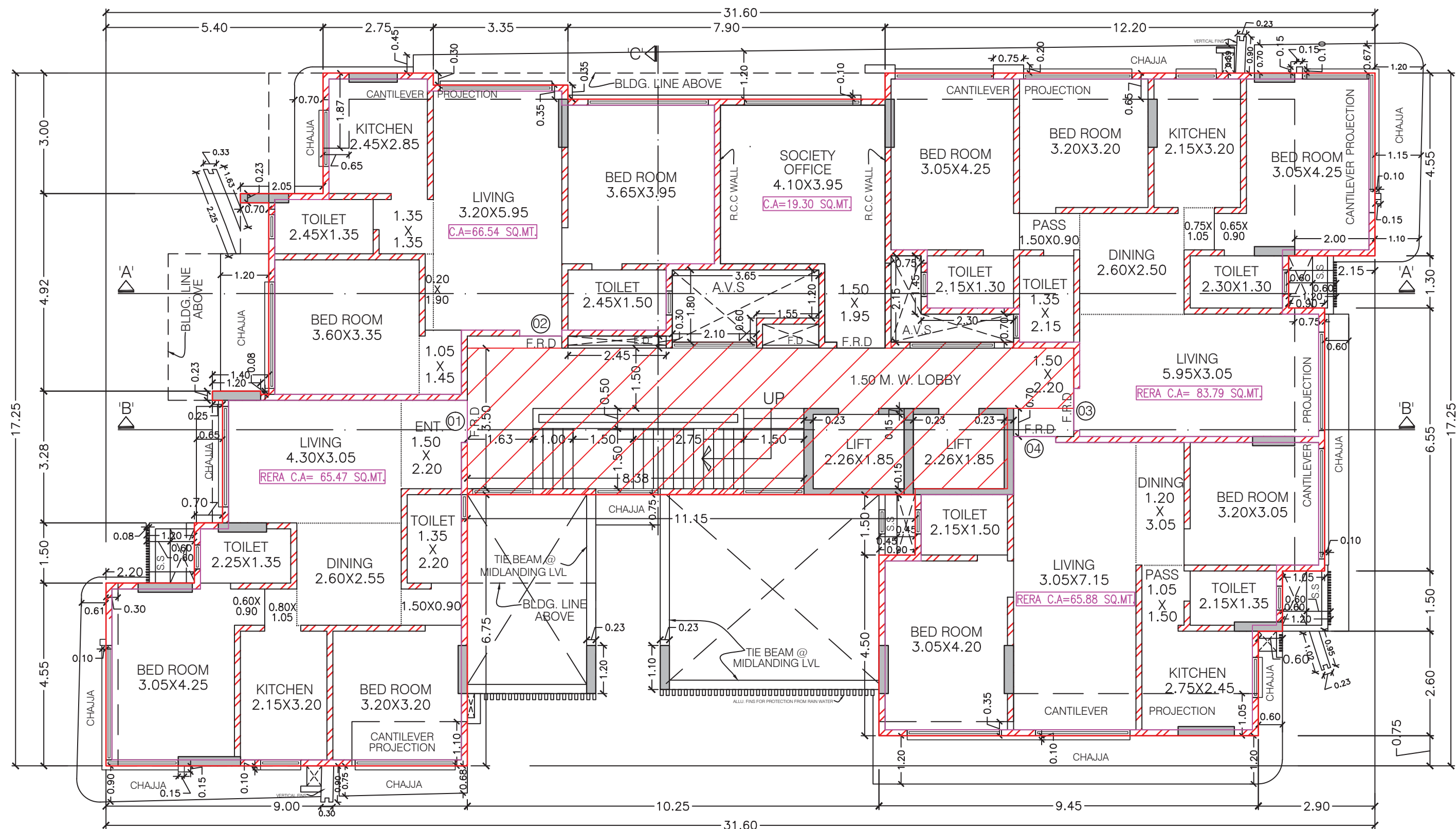


LINE DIAGRAM FOR
FITNESS CENTER

SCALE:- 1:100

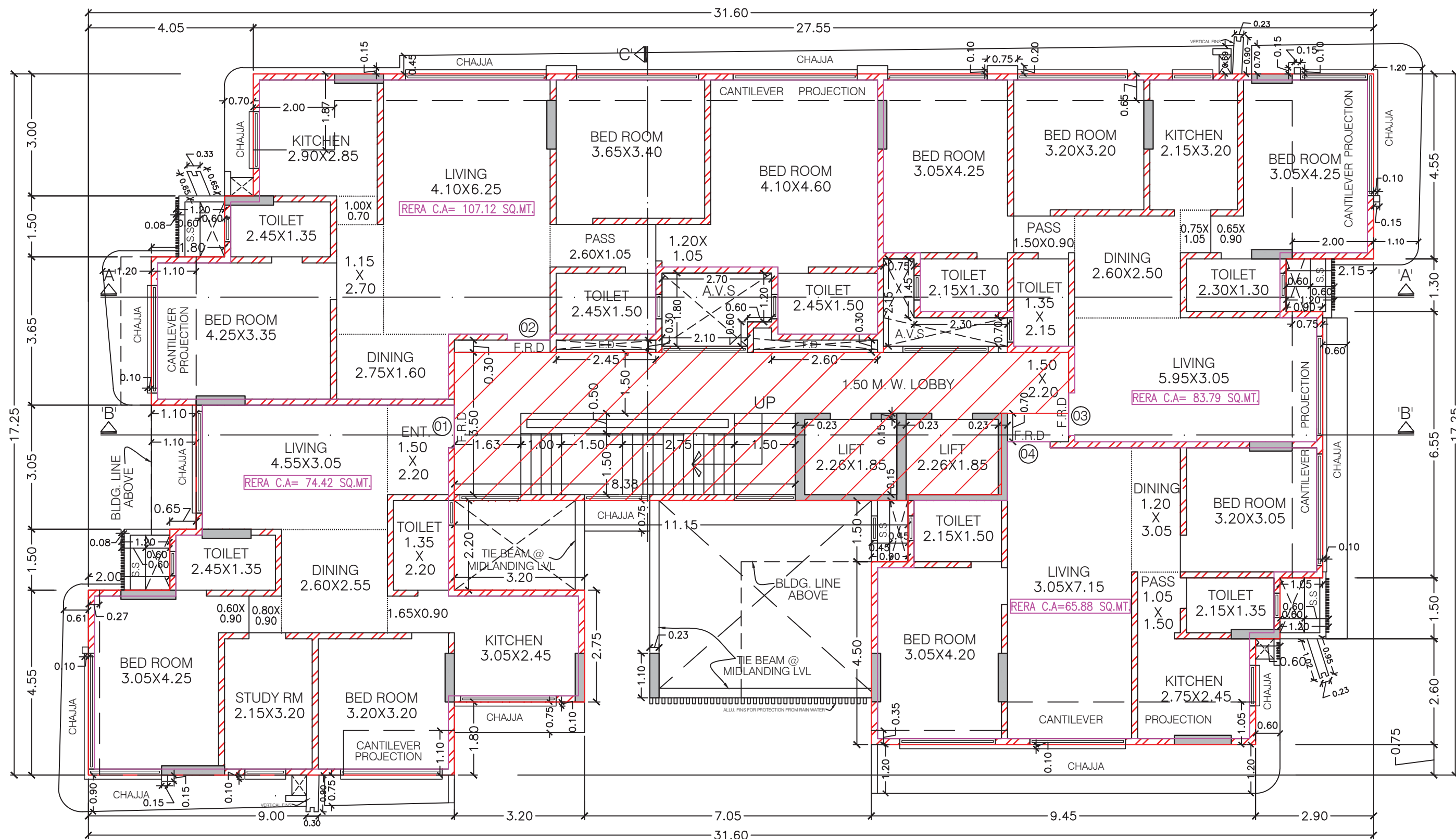
BUILT UP AREA CALCULATION

FOR FITNESS CENTER				
13	2.45	X	1.85	X 1NO = 4.04 SQ.MT.
14	0.15	X	1.15	X 1NO = 0.17 SQ.MT.
15	1.65	X	0.15	X 1NO = 0.25 SQ.MT.
16	3.05	X	6.05	X 1NO = 18.45 SQ.MT.
17	3.35	X	3.70	X 1NO = 12.40 SQ.MT.
18	2.45	X	4.10	X 1NO = 10.05 SQ.MT.
19	1.20	X	1.50	X 1NO = 1.80 SQ.MT.
TOTAL ADDITION				= 47.16 SQ.MT.
PERMISSIBLE AREA (2528.10 X 28)				= 50.56 SQ.MT.
PROPOSED AREA				= 47.16 SQ.MT.



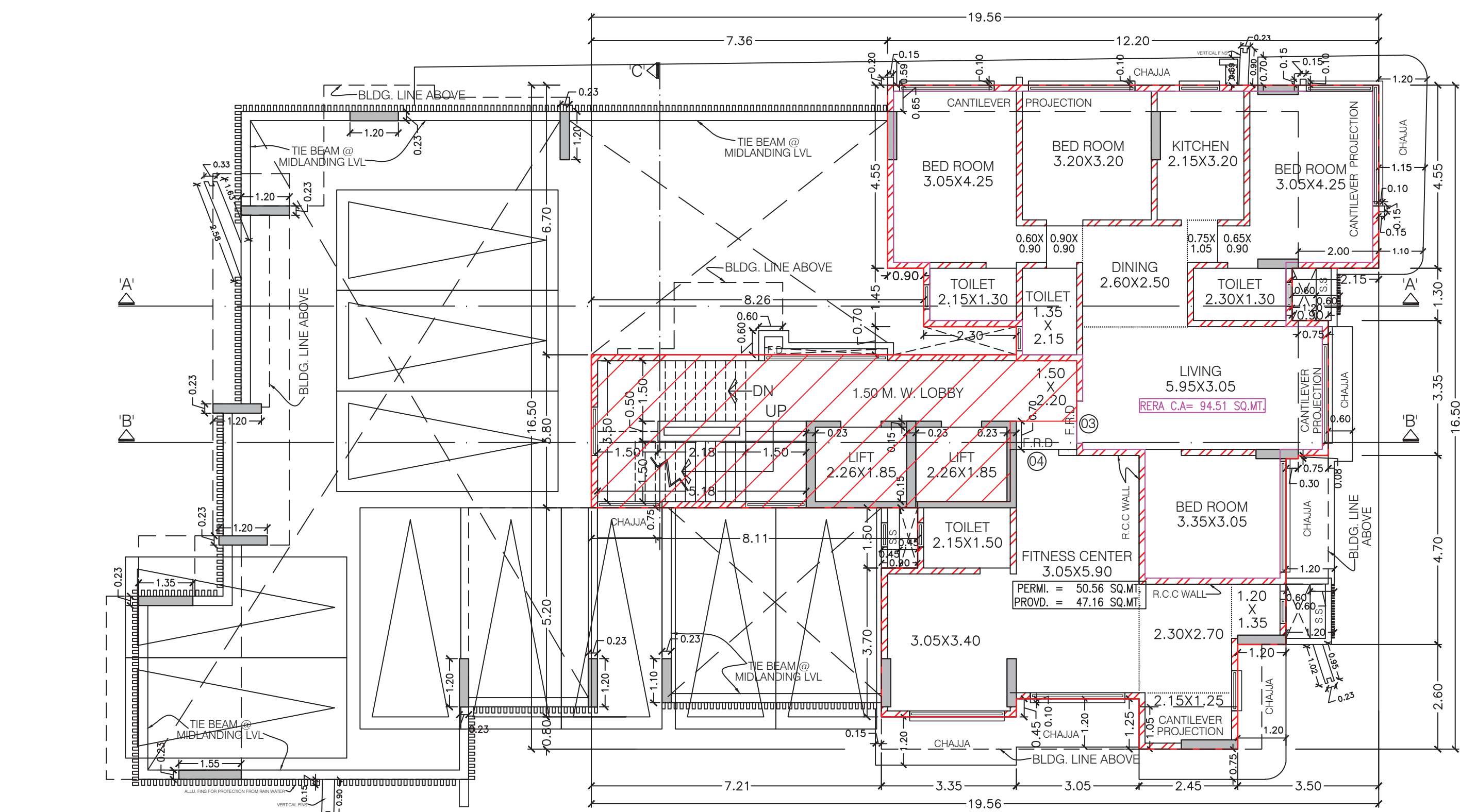
4TH FLOOR PLAN

SCALE:- 1:100



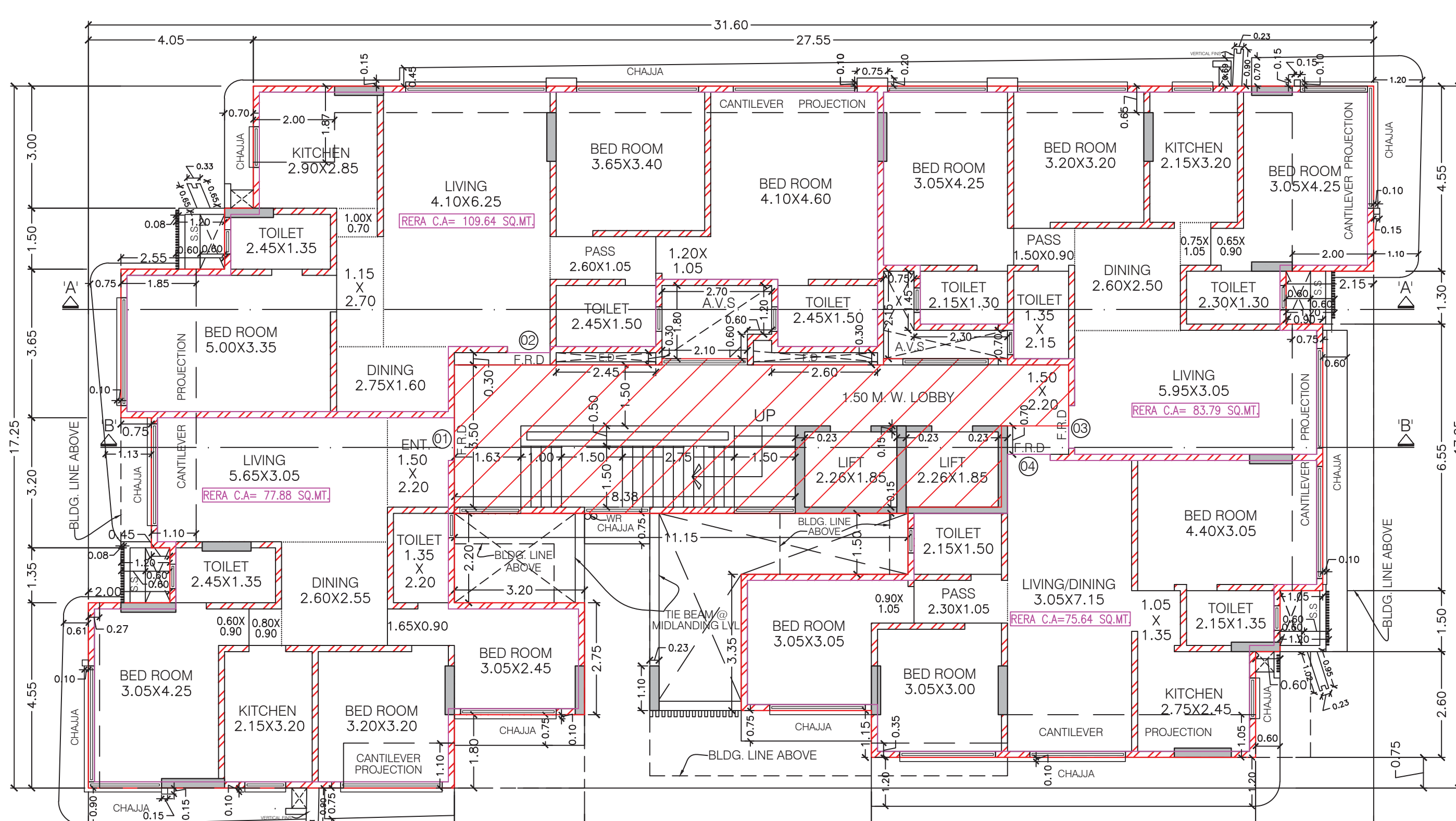
5TH FLOOR PLAN

SCALE:- 1:100



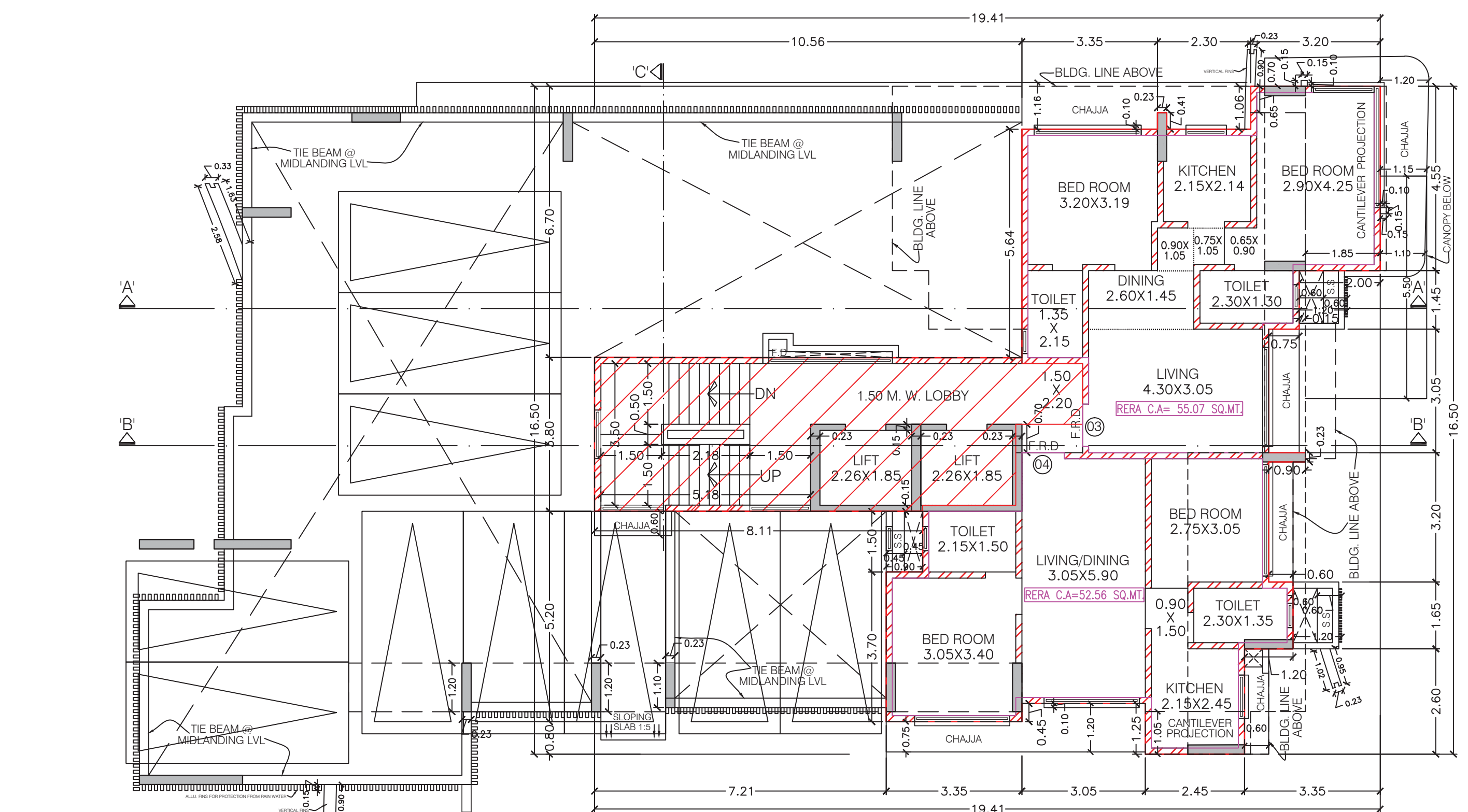
3RD FLOOR PLAN

SCALE:- 1:100



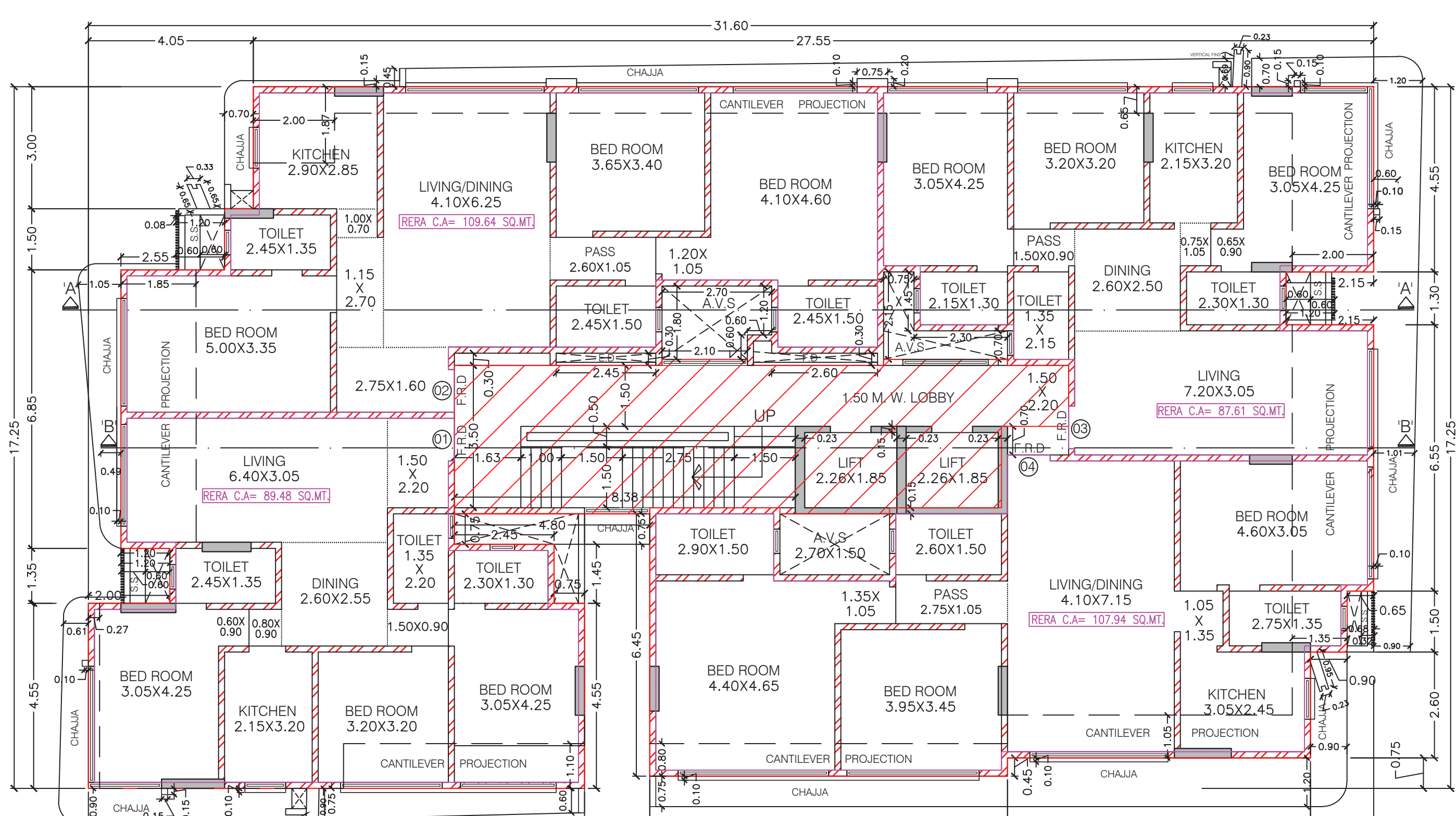
6TH FLOOR PLAN

SCALE:- 1:100



2ND FLOOR PLAN

SCALE:- 1:100



TYPICAL 7TH TO 9TH FLOOR PLAN

SCALE:- 1:100

NOTE:- ALL DIMENSION ARE IN METERS

DESCRIPTION OF PROPOSAL & PROPERTY.

PROPOSED BUILDING ON PLOT BEARING C.T.S NO. 1252,
1252/1 TO 1252/5 OF VILLAGE VILE-PARLE (EAST) F.P. NO. 246,
T.P.S. NO. II OF VILLAGE VILE-PARLE EAST, AT PARK ROAD
VILE-PARLE (EAST), MUMBAI.

NAME OF OWNER

SHRI. AMOL VIJAY REGE
PARTNER OF M/s. PRUTHI ENTERPRISE C.A. TO
PARK VIEW CO.-OP. HOUSING SOCIETY LTD.

OWNER SIGNATURE

AMOL
VIJAY REGE

Digitally signed by AMOL VIJAY REGE
DN: cn=AMOL VIJAY REGE,
ou=PRUTHI ENTERPRISE C.A. TO
PARK VIEW CO.-OP. HOUSING SOCIETY LTD.,
email=amol.vijay.rege@pruthi.co.in,
c=IN, o=PRUTHI ENTERPRISE C.A. TO
PARK VIEW CO.-OP. HOUSING SOCIETY LTD.,
date=2022.06.23 13:25:11 +05'30'

JOB NO.	DRG.NO.	SCALE	DATE	DRN. BY
40	02	AS SHOWN		T.D.C

NORTH-LINE NAME & ADDRESS OF LICENSE SURVEYORS

N
ANJ
ENGINEERING
CONSULTANTS LLP
LICENSE SURVEYORS SIGNATURE

license surveys
consulting engineers

1, NEELANJANI
PRARTHANA SAMAJ ROAD,
VILEPARLE (EAST), MUMBAI-57.
TEL:- 02235634193

VIVEK
DATTATRAYA
JADE

Digitally signed by VIVEK DATTATRAYA JADE
DN: cn=VIVEK DATTATRAYA JADE,
ou=ANJ ENGINEERING CONSULTANTS LLP,
email=vivek.dattatraya.jade@anj.co.in,
c=IN, o=ANJ ENGINEERING CONSULTANTS LLP,
date=2022.06.23 13:25:11 +05'30'

THIS PLAN IS DIGITALLY SIGNED & ISSUED
HENCE NO PHYSICAL SIGNATURE IS REQUIREDAPPROVED SUBJECT TO CONDITIONS MENTIONED IN
THIS OFFICE LETTER UNDER FILE NO.
P-8005/2021)/K/E Ward/FP/IOD/1/New DATED:- 24.06.2022

PRASHANT R LOHARE	SHAIKH ASIF MUSA	Navnath Sopanrao Ghadge
S.E.(BP)HW-C	A.E.B.P.(K/E)	E.E.B.P.(K' WARD)

BRIHANMUMBAI MUNICIPAL CORPORATION

FORM-II

CONTENTS OF THE SHEET

GROUND FLOOR PLAN,
SUMMARY, CARPET AREA STATEMENT, CAR PARKING STATEMENT,
PLOT AREA DIAGRAM & CALCULATION, BLOCK PLAN & LOCATION PLAN,
SECTION - 'C-C' & SECTION TH'R'O U/G TANK & COMPOUND WALL

FORM-I

I AREA STATEMENT	SQ.MT.
1 AREA OF PLOT (AS PER T.P.S RECORD)	936.45
a) AREA OF RESERVATION IN PLOT	NIL
b) AREA OF ROAD SET BACK	NIL
c) AREA OF D. P. ROAD	NIL
2 DEDUCTIONS FOR	
(A) FOR RESERVATION/ROAD AREA	
a) ROAD SETBACK AREA TO BE HANDED OVER [100% (REGULATION NO. 16)]	NIL
b) PROPOSED D.P. ROAD TO BE HANDED OVER (100%) (REGULATION NO. 16)	NIL
c) (i) RESERVATION AREA TO BE HANDED OVER (100%) (REGULATION NO. 17)	NIL
(ii) RESERVATION AREA TO BE HANDED OVER AS PER AR (REGULATION NO. 17)	NIL
d) AREA OUT OF POSSESSION	NIL
(B) FOR AMENITY AREA	
a) AREA OF AMENITY PLOT/LOTS TO BE HANDED OVER AS PER DCR 14(A)	NIL
b) AREA OF AMENITY PLOT/LOTS TO BE HANDED OVER AS PER DCR 14(B)	NIL
c) AREA OF AMENITY PLOT/LOTS TO BE HANDED OVER AS PER DCR 35 (ABEYANCE)	NIL
(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.	NIL
3 TOTAL DEDUCTION: [(2A) + 2(B) + 2(C) AS AND WHEN APPLICABLE.]	936.45
4 BALANCE AREA OF PLOT (1-3)	936.45
5 PLOT AREA UNDER DEVELOPMENT AFTER AREAS TO BE HANDED OVER TO MCGM / APPROPRIATE AUTHORITY AS PER SR. NO. 4 ABOVE	936.45
6 ZONAL (BASIC) FSI (0.50 OR 0.75 OR 1.00 OR 1.33)	1.00
7 BUILT UP AREA AS PER ZONAL (BASIC) FSI (5 X 6)	936.45
(i) IN CASE OF MILL LAND PERMISSIBLE BUA KEPT IN ABEYANCE	
8 BUA EQUAL TO AREA OF LAND HANDED OVER AS PER REGULATION 30(A)	
i) AS PER 2(A) AND 2(B) EXCEPT 2(A)(c) (ii) ABOVE WITH IN CAP OF "ADMISSIBLE TDR" AS COLUMN 6 OF TABLE - 12 ON REMAINING / BALANCE PLOT.)	
ii) IN CASE OF 2(A)(c) (ii) PERMISSIBLE OVER AND ABOVE PERMISSIBLE BUA ON REMAINING / BALANCE PLOT.	
iii) IN CASE OF 2(A)(a) OVER AND ABOVE PERMISSIBLE BUA AS PER 30(i)(a)	
9 BUA IN LIEU OF COST OF CONSTRUCTION OF BUILT UP AMENITY TO BE HANDED OVER (WITHIN THE LIMIT OF PERMISSIBLE BUA ON REMAINING PLOT)	
10 BUILT UP AREA DUE TO ADDITIONAL FSI ON PAYMENT OF PREMIUM* AS PER TABLE NO. 12 OF REGULATION NO. 30(A) ON REMAINING / BALANCE PLOT.	468.22
11 a) INCENTIVE ADDITIONAL BUA AS PER 33(7) (B1) [i.e. 15% OF TOTAL EARLIER APPROVED BUA OR 10.00 SQ.MT. PER TENEMENT WHICHEVER IS MORE]	
b) BUILT UP AREA DUE TO ADMISSIBLE TDR* AS PER TABLE NO. 12 OF REGULATION NO. 30(A) & 32 ON REMAINING / BALANCE PLOT EXCLUDING INCENTIVE BUA AS PER 33(7) (B)	468.02
TDR PERMISSIBLE (936.45 x 0.5 = 468.22)	
TDR U/W. ROAD/2022/2022 (UTILIZED ON 31-05-22) = 234.01	
TDR U/W. SRA/145/REHAB (UTILIZED ON 31-05-22) = 234.01	
12 PERMISSIBLE BUILT UP AREA (AS THE CASE MAY BE WITH / WITHOUT BUA AS PER 2(c))	1872.69
13 PROPOSED BUA (AS THE CASE MAY BE WITH / WITHOUT BUA AS PER 2(c))	1872.67
14 TDR GENERATED IF ANY AS PER REGULATION 30 (A) AND 32.	
15 FUNGIBLE COMPENSATORY AREA AS PER REGULATION NO. 31(3)	NIL
a) i) PERMISSIBLE FUNGIBLE COMPENSATORY AREA FOR REHAB COMPONENT WITHOUT CHARGING PREMIUM (928.99 X 35%) AS PER FUNGIBLE TABLE SUBMITTED	325.15
ii) FUNGIBLE COMPENSATORY AREA AVAILABLE FOR REHAB COMPONENT WITHOUT CHARGING PREMIUM	325.15
(b) i) PERMISSIBLE FUNGIBLE COMPENSATORY AREA BY CHARGING PREMIUM (1872.69 X 35% = 325.15)	330.29
ii) FUNGIBLE COMPENSATORY AREA AVAILABLE ON PAYMENT OF PREMIUM (655.43 - 325.15)	330.28
16 TOTAL FUNGIBLE AREA PROPOSED [15 (a)(ii) + 15(b)(ii)]	655.43
17 TOTAL BUA PROPOSED INCLUDING FUNGIBLE COMPENSATORY AREA [13 + 15(b)(iii)]	2528.10
17 FSI CONSUMED ON NET PLOT (13 / 4)	2.00
II OTHER REQUIREMENTS	
A RESERVATION/DESIGNATION	
a) NAME OF RESERVATION	
b) AREA OF RESERVATION AFFECTING THE PLOT	
c) AREA OF RESERVATION LAND TO BE HANDED / HANDED OVER AS PER REGULATION NO. 17	
d) BUILT UP AREA AREA OF AMENITY TO BE HANDED OVER AS PER REGULATION NO. 17	
e) AREA/BUILT UP AREA OF DESIGNATION	
B PLOT AREA/BUILT UP AMENITY TO BE HANDED OVER AS PER REGULATION NO.	
(i) 14(A)	
(ii) 14(B)	
(iii) 15	
C REQUIREMENTS OF RECREATIONAL OPEN SPACE IN LAYOUT/PLOT AS PER REGULATION NO. 27	
D TENEMENTS STATEMENT	
(i) PROPOSED BUILT UP AREA (16 ABOVE)	2528.10
(ii) LESS DEDUCTION OF NON RESIDENTIAL AREA (SHOP ETC.)	
(iii) AREA AVAILABLE FOR TENEMENTS (I)-(II)	2528.10
(IV) TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS/HECTARE)	114 NOS
(v) TOTAL NUMBER OF TENEMENTS PROPOSED ON PLOT	27 NOS
E PARKING STATEMENT	
i) PARKING REQUIRED BY REGULATIONS FOR	39 NOS
CAR	35 NOS
SCOOTER / MOTOR CYCLE	
OUTSIDERS / VISITORS	04 NOS
ii) COVERED GARAGE PERMISSIBLE	
iii) COVERED GARAGES	
PROPOSED CAR	42 NOS
SCOOTER/MOTOR CYCLE	
OUTSIDERS / VISITORS	04 NOS
iv) TOTAL PARKING PROVIDED	46 NOS
F TRANSPORT VEHICLE PARKING	
i) SPACE FOR TRANSPORT VEHICLE PARKING REQUIRED BY REGULATION	
ii) TOTAL NO. OF TRANSPORT VEHICLE PARKING SPACES PROVIDED	

NOTE :-
THE PROFORMA IS FOR AN ILLUSTRATIVE GUIDELINE ONLY. THE PROFORMA MAY BE MODIFIED
TO SUIT PROVISIONS OF DCR UNDER WHICH THE DEVELOPMENT IS PROPOSED

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 05-12-2020 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 936.45 SQ.MT. AND TALLIES
WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP/TOWN PLANNING SCHEME RECORDS.VIVEK
DATTATRAYA
JADE

SIGNATURE OF LS

DESCRIPTION OF PROPOSAL & PROPERTY.

PROPOSED BUILDING ON PLOT BEARING C.T.S NO. 1252,
1252/1 TO 1252/5 OF VILLAGE VILE-PARLE (EAST) F.P. NO. 246,
T.P.S. NO. II OF VILLAGE VILE-PARLE EAST, AT PARK ROAD
VILE-PARLE (EAST), MUMBAI.

NAME OF OWNER

SHRI. AMOL VIJAY REGE

PARTNER OF PRUTHVI ENTERPRISE C.A. TO
PARK VIEW CO.-OP. HOUSING SOCIETY LTD.OFFICE NO. 1 & 2, PARMAR C.H.S.,
PARAMAR B SCHEME,
VILE PARLE (EAST), MUMBAI - 57.

JOB NO. DRG. NO. SCALE DATE DRN. BY

40 01 AS SHOWN T.D.C

CARPET AREA STATEMENT
AS PER RERA

FLOOR	FLAT NO.	AREA
STILT FLR.	-	-
1ST FLR.	-	-
2ND FLR.	1	-
	2	-
	3	55.07 SQ.MTS.
	4	52.56 SQ.MTS.
3RD FLR.	1	-
	2	-
	3	94.51 SQ.MTS.
	4	-
4TH FLR.	1	65.47 SQ.MTS.
	2	66.54 SQ.MTS.
	3	83.79 SQ.MTS.
	4	65.88 SQ.MTS.
5TH FLR.	1	74.42 SQ.MTS.
	2	107.12 SQ.MTS.
	3	83.79 SQ.MTS.
	4	65.88 SQ.MTS.
6TH FLR.	1	109.64 SQ.MTS.
	2	83.79 SQ.MTS.
	3	75.64 SQ.MTS.
	4	89.48 SQ.MTS.
TYPICAL 7TH TO 9TH FLR.	1	109.64 SQ.MTS.
	2	87.61 SQ.MTS.
	3	107.94 SQ.MTS.

AS PER D.C.P.R. 2034

PARKING AREA STATEMENT

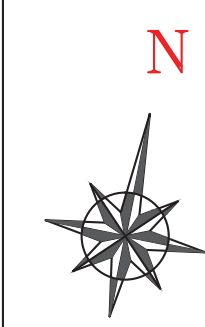
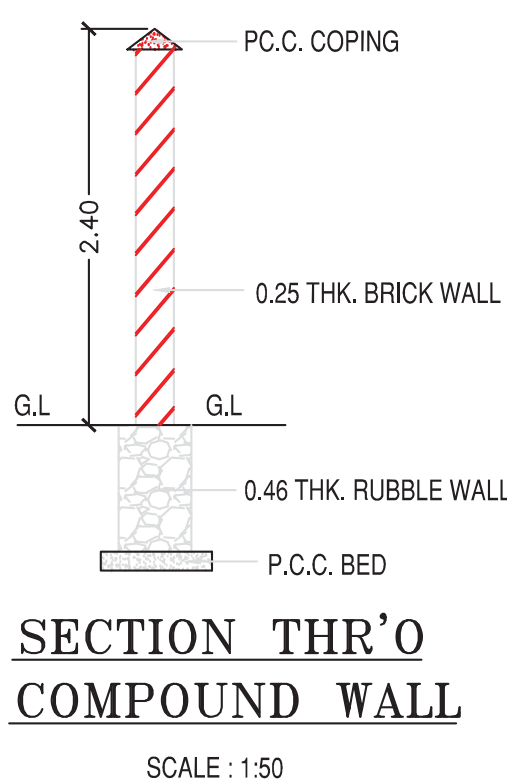
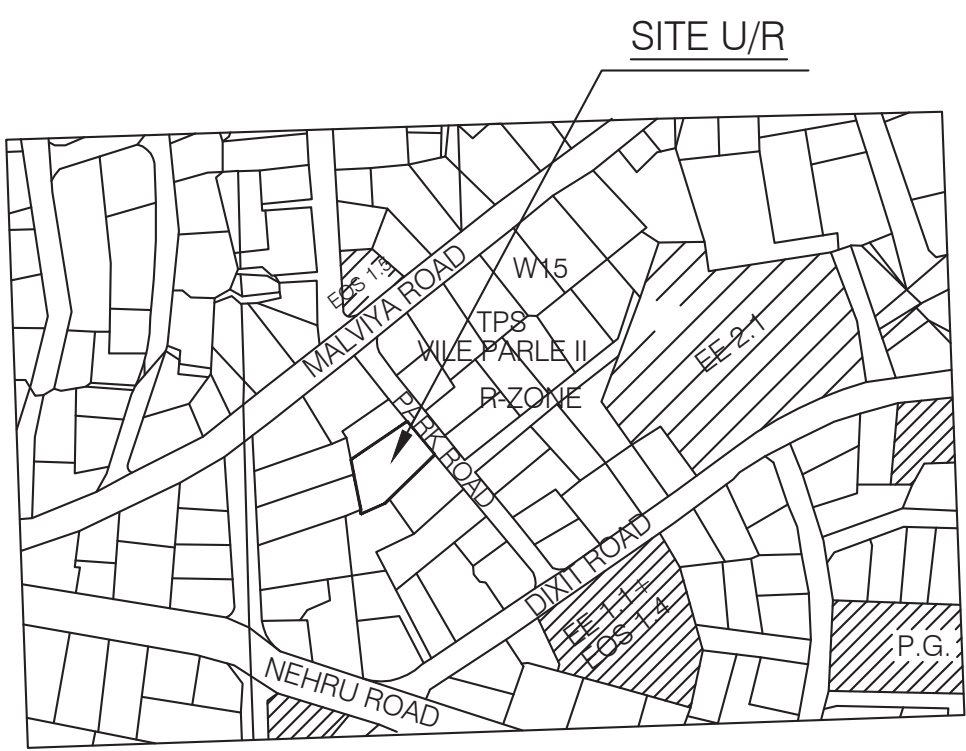
RESI.-	CARPET AREAS	NO. OF FLATS	PARKINGS REQD.	PROVD.
BELOW 45 SQ.MT				
4 FLATS / 1 PARKING				
BETWEEN 45-60 SQ.MT				
2 FLATS / 1 PARKING	02 NOS	01.00 NO		
BETWEEN 60-90 SQ.MT				
1 FLAT / 1 PARKING	16 NOS	16.00 NOS		46 NOS
ABOVE 90 SQ.MT				
1 FLAT / 2 PARKINGS	09 NOS	18.00 NOS		
TOTAL	27 NOS	35.00 NOS		
ADD:- 10% VISITORS		03.50 NOS		
TOTAL PARKING REQUIRED		38.50 NOS		
SAY:-		39.00 NOS		

(39 NOS. X 50% = 19.50 NOS.)
PERMISSIBLE - 39 + 19.50 = 58.50 NOS.
PROPOSED - 46 NOS. (WITHIN PERMISSIBLE LIMIT)BIG (B) = 43 NOS
SMALL (S) = 03 NOS
TOTAL = 46 NOS

OWNER SIGNATURE

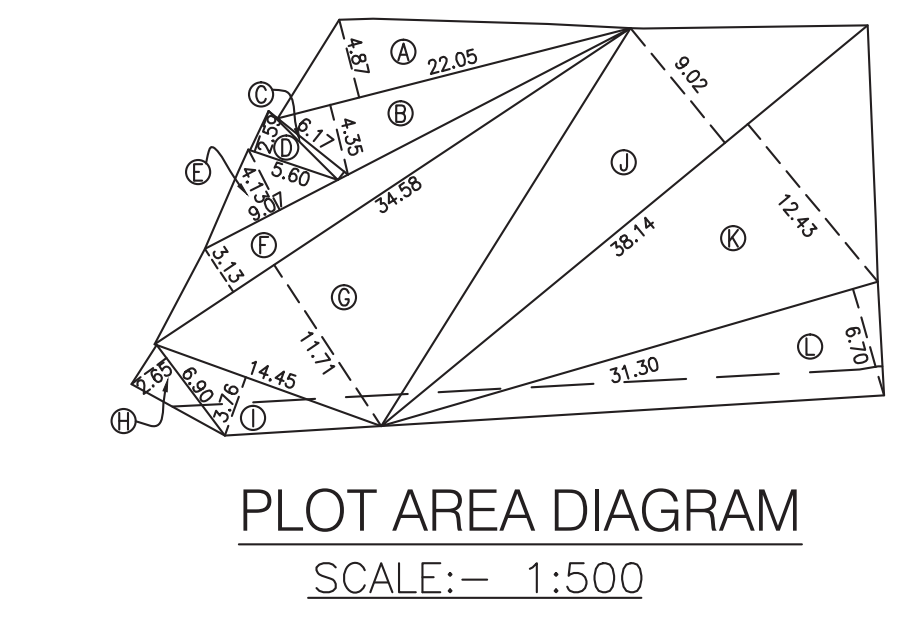
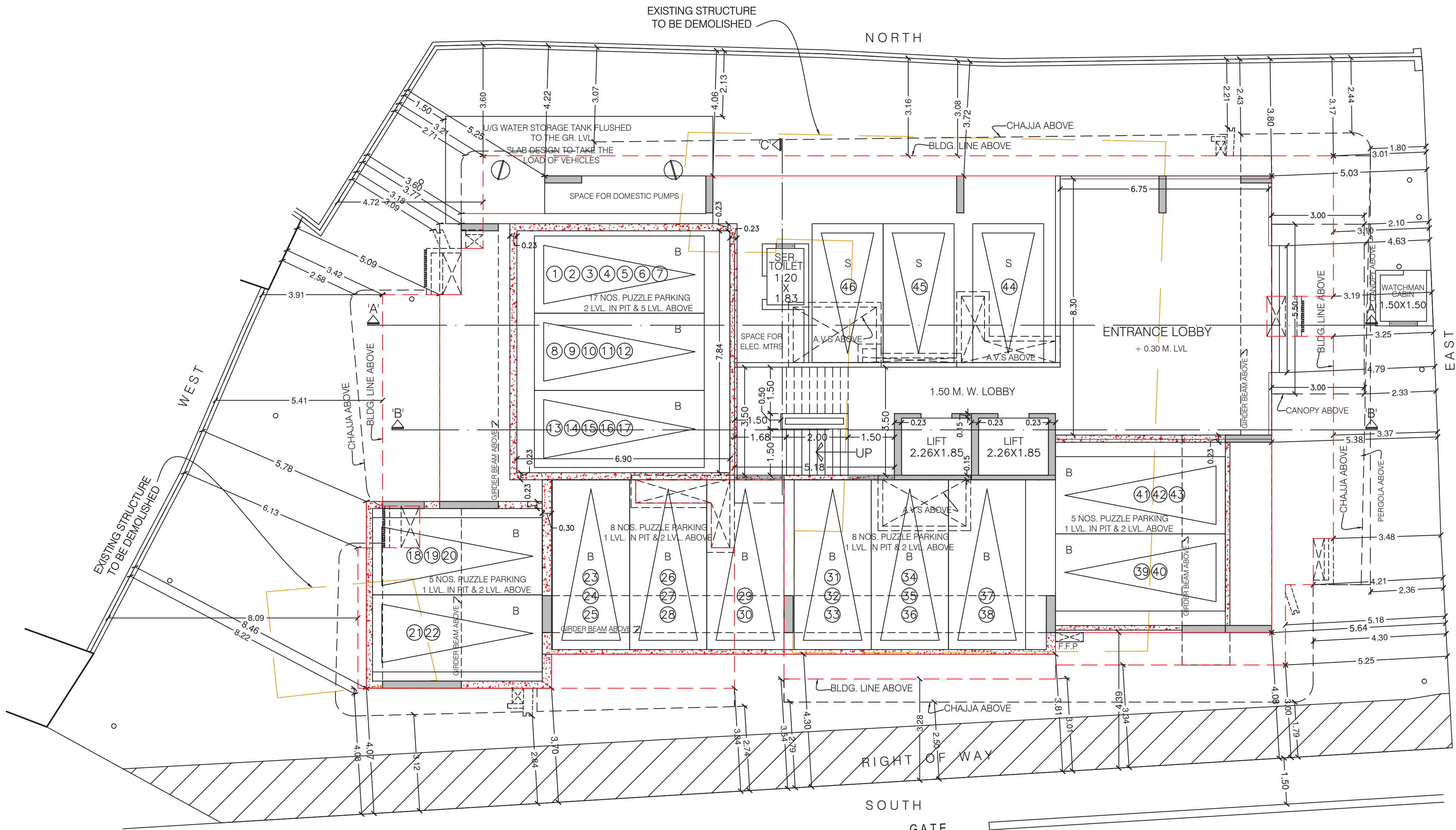
AMOL
VIJAY REGEDigitally signed by AMOL VIJAY REGE
DN: cn=AMOL VIJAY REGE,
o=PRUTHVI ENTERPRISE C.A. TO
PARK VIEW CO.-OP. HOUSING SOCIETY LTD.,
c=INDIA, email=amol.vijay.rege@pruthvi.co.in,
serialNumber=03778684110004954822C3D80789
Date: 2022.06.23 13:32:30 +05'30'

LICENSE SURVEYORS SIGNATURE

VIVEK
DATTATRAYA
JADEDigitally signed by VIVEK DATTATRAYA JADE
DN: cn=VIVEK DATTATRAYA JADE,
o=ANJ ENGINEERING CONSULTANTS LLP,
c=INDIA, email=vivek.dattatraya.jade@anj.co.in,
serialNumber=03778684110004954822C3D80789
Date: 2022.06.23 13:32:30 +05'30'ANJ
ENGINEERING
CONSULTANTS LLP1, NEELANJANI
PRARTHANA SAMAJI ROAD,
VILEPARLE (EAST), MUMBAI-57.
TEL:- 02235634193SECTION TH'R'O
COMPOUND WALL
SCALE: 1:50SECTION TH'R'O U/G TANK
SCALE: 1:100LOCATION PLAN
SCALE:- 1:4000

PLOT AREA CALCULATION							
A	0.50	X	22.05	X	4.87	=	53.69 SQ.MT.
B	0.50	X	22.05	X	4.35	=	47.96 SQ.MT.
C	0.50	X	6.17	X	0.65	=	2.01 SQ.MT.
D	0.50	X	5.60	X	2.59	=	7.25 SQ.MT.
E	0.50	X	9.07	X	4.13	=	18.73 SQ.MT.
F	0.50	X	34.58	X	3.13	=	54.12 SQ.MT.
G	0.50	X	34.58	X	11.71	=	202.47 SQ.MT.
H	0.50	X	6.90	X	2.65	=	9.14 SQ.MT.
I	0.50	X	14.45	X	3.76	=	27.17 SQ.MT.
J	0.50	X	38.14	X	9.02	=	172.01 SQ.MT.
K	0.50	X	38.14	X	12.43	=	237.04 SQ.MT.
L	0.50	X	31.30	X	6.70	=	104.86 SQ.MT.
TOTAL PLOT AREA						=	936.45 SQ.MT.

SUMMARY		
FLOOR	BUILT-UP AREA	STAIRCASE, LIFT & LIFT LOB AREA
STILT	-	-
1ST LVL	-	-
2ND	118.75 sq.mts.	41.63 sq.mts.
3RD	105.94 sq.mts.	41.63 sq.mts.
4TH	304.72 sq.mts.	51.97 sq.mts.
5TH	356.43 sq.mts.	51.97 sq.mts.
6TH	373.32 sq.mts.	51.97 sq.mts.
7TH	422.98 sq.mts.	51.43 sq.mts.
8TH	422.98 sq.mts.	51.43 sq.mts.
9TH	422.98 sq.mts.	51.43 sq.mts.
TOTAL	2528.10 sq.mts.	393.46 sq.mts.

GROSS B.U.A = 2528.10 SQ.MTS.
F.S.I AREA = 1872.67 SQ.MTS.
FUNGIBLE AREA = 655.43 SQ.MTS.PLOT AREA DIAGRAM
SCALE:- 1:500GROUND FLOOR PLAN
SCALE:- 1:100

NOTE:- TREES SHOWN THUS - o

NOTE:- ALL DIMENSION ARE IN METERS