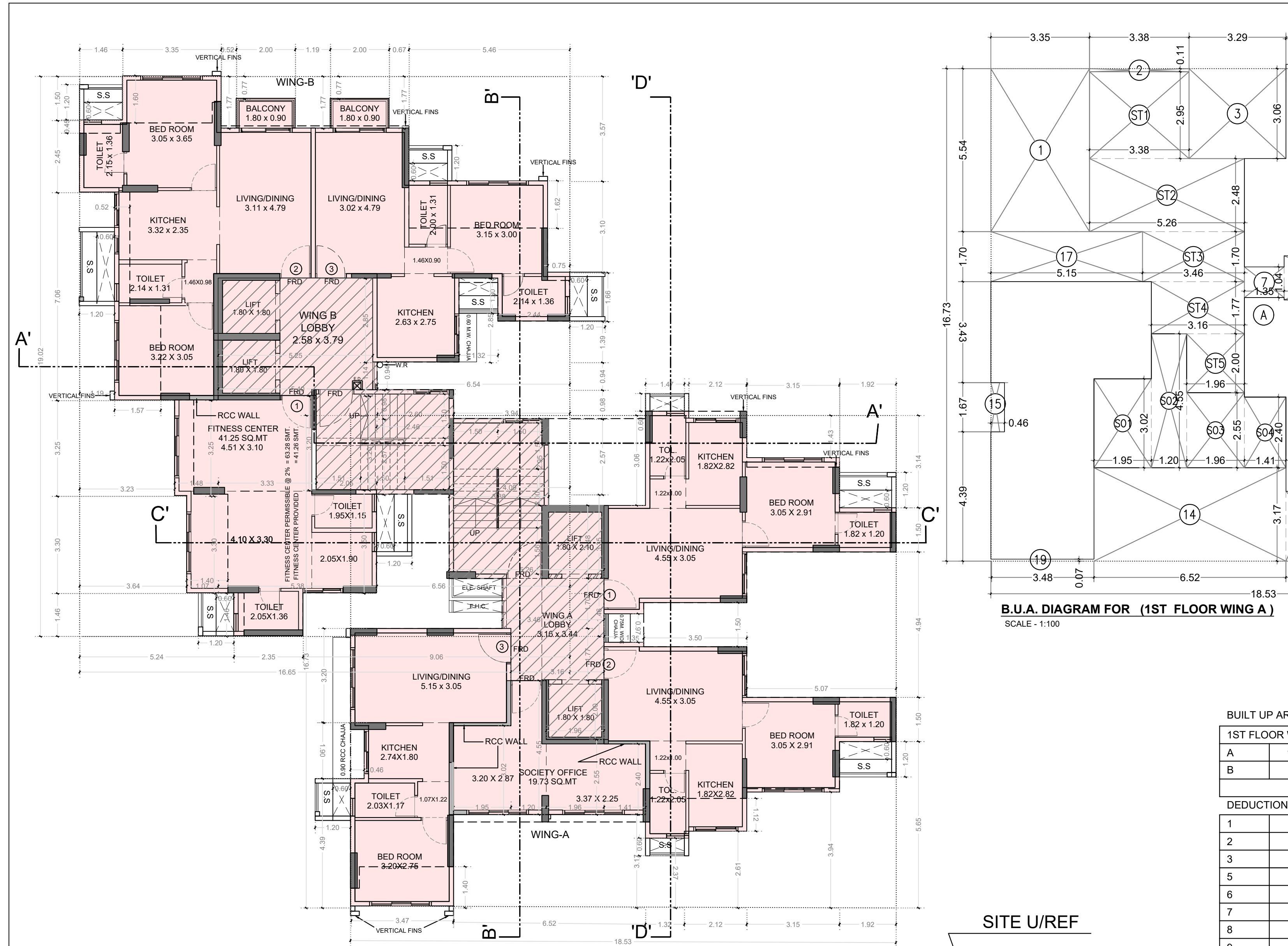




SITE U/REF



BUILT UP AREA CALCULATION

1ST FLOOR WING A				
A	18.53	X	16.73	X 1 NO
B	1.47	X	0.14	X 1 NO
TOTAL ADDITION				= 310.01 SQ.MT

DEDUCTIONS				
1	3.35	X	5.54	X 1 NO
2	3.38	X	0.11	X 1 NO
3	3.29	X	3.06	X 1 NO
5	3.15	X	1.43	X 1 NO
6	1.92	X	3.14	X 1 NO
7	1.35	X	1.04	X 1 NO
8	3.50	X	1.50	X 1 NO
9	5.07	X	4.94	X 1 NO
10	1.92	X	5.85	X 1 NO
11	3.15	X	3.94	X 1 NO
12	1.97	X	2.61	X 1 NO
13	1.47	X	2.37	X 1 NO
14	6.52	X	3.17	X 1 NO
15	0.46	X	1.67	X 1 NO
17	5.15	X	1.70	X 1 NO
18	2.12	X	0.09	X 1 NO
19	3.48	X	0.07	X 1 NO
TOTAL DEDUCTION				= 176.48 SQ.MT
TOTAL BUILT UP AREA [X - Y1]				= 310.22 SQ.MT

STAIRCASE AREA CALCULATION				
1ST FLOOR WING A				
ST1	3.38	X	2.95	X 1 NO
ST2	5.26	X	2.48	X 1 NO
ST3	3.46	X	1.70	X 1 NO
ST4	3.16	X	1.77	X 1 NO
ST5	1.96	X	2.00	X 1 NO
TOTAL STAIRCASE AREA PER FL. (1ST FLOOR WING A)				= 38.38 SQ.MT

SOCIETY OFFICE AREA CALCULATION				
1ST FLOOR WING A				
SO1	1.95	X	3.02	X 1 NO
SO2	1.20	X	4.55	X 1 NO
SO3	1.96	X	2.55	X 1 NO
SO4	1.41	X	2.40	X 1 NO
TOTAL SOCIETY OFFICE AREA PER FL.				= 19.73 SQ.MT

NET BUILT UP AREA [X1 - (Y2+Y3)]				
				= 118.37 SQ.MT

UNPAVED R.G. AREA
83.86 SQ.MT.PLOT AREA DAIG.
SCALE - 1:500

PLOT AREA CALCULATION				
1	26.89	X	14.20	X 1/2
2	38.87	X	6.98	X 1/2
3	41.22	X	36.76	X 1/2
TOTAL AREA				= 1084.19

UNPAVED R.G. AREA DIAGRAM
SCALE - 1:100

UNPAVED R.G. AREA CALCULATION			SQ.MT.
1	△ 1/2	X	
2	△ 1/2	X	
TOTAL			= 83.86

BUILT UP AREA SUMMARY					
FLOOR	WING A BUA	WING B BUA	STAIRCASE LIFT LOBBY WING A	STAIRCASE LIFT LOBBY WING B	NOS. OF TENEMENT WING A
GROUND	118.37	106.09	38.38	36.58	03
1ST	140.04	147.38	38.38	36.58	03
2ND	150.63	147.38	37.55	36.58	03
3RD	150.63	147.38	37.55	36.58	03
4TH	150.63	147.38	37.55	36.58	03
5TH	150.63	147.38	37.55	36.58	03
6TH	150.63	147.38	37.55	36.58	03
7TH	150.63	147.38	37.55	36.58	03
8TH	0.00	147.38	37.55	36.58	03
TOTAL	1011.56	1140.27	302.06	292.26	24.00
GROSS CONSTRUCTION AREA - 3,301.77 SQ.MT.					

PARKING AREA STATEMENT (AS PER DCR 2024)			
AREA OF FLATS	REQ.	NO. OF FLATS	PARKING REQD.
00-45	1-1	18.00	4.50
45-60	1-2	25.00	12.50
60-90	1-1	0.00	0.00
ABOVE 90	1-2	0.00	0.00
10% VISITORS		43.00	17.00
TOTAL			18.70 (SAY 19)

NOTE:
TOTAL NOS. PARKING PROVIDED = 32.00 NOS
BIG PARKING = 15.00 NOS.
SMALL PARKING = 17.00 NOS.

AREA SUMMARY FOR CAR PARKING PURPOSE WING - A

FLOOR	FLAT NO. 01	FLAT NO. 02	FLAT NO. 03
STILT FLOOR	NIL	NIL	NIL
1ST FLOOR	35.32 SQ.MT.	35.15 SQ.MT.	34.39 SQ.MT.
2ND FLOOR	35.32 SQ.MT.	45.14 SQ.MT.	45.14 SQ.MT.
3RD FLOOR	45.36 SQ.MT.	45.14 SQ.MT.	45.14 SQ.MT.
4TH FLOOR	45.36 SQ.MT.	45.14 SQ.MT.	45.14 SQ.MT.
5TH FLOOR	45.36 SQ.MT.	45.14 SQ.MT.	45.14 SQ.MT.
6TH FLOOR	45.36 SQ.MT.	45.14 SQ.MT.	45.14 SQ.MT.
7TH FLOOR	45.36 SQ.MT.	45.14 SQ.MT.	45.14 SQ.MT.

AREA SUMMARY FOR CAR PARKING PURPOSE WING - B

FLOOR	FLAT NO. 01	FLAT NO. 02	FLAT NO. 03
STILT FLOOR	NIL	NIL	NIL
1ST FLOOR	NIL	55.10 SQ.MT.	41.62 SQ.MT.
2ND FLOOR	37.22 SQ.MT.	55.10 SQ.MT.	41.62 SQ.MT.
3RD FLOOR	37.22 SQ.MT.	55.10 SQ.MT.	41.62 SQ.MT.
4TH FLOOR	37.22 SQ.MT.	55.10 SQ.MT.	41.62 SQ.MT.
5TH FLOOR	37.22 SQ.MT.	55.10 SQ.MT.	41.62 SQ.MT.
6TH FLOOR	37.22 SQ.MT.	55.10 SQ.MT.	41.62 SQ.MT.
7TH FLOOR	NIL	55.10 SQ.MT.	41.62 SQ.MT.
8TH FLOOR	37.22 SQ.MT.	55.10 SQ.MT.	41.62 SQ.MT.

PAVED R.G. AREA DIAGRAM
SCALE - 1:100

PAVED R.G. AREA CALCULATION			SQ.MT.
1	△ 1/2	X	
2	△ 1/2	X	
3	△ 1/2	X	
4	△ 1/2	X	
5	△ 1/2	X	
6	△ 1/2	X	
7	△ 1/2	X	
8	△ 1/2	X	
9	△ 1/2	X	
10	△ 1/2	X	
11	△ 1/2	X	
12	△ 1/2	X	
13	△ 1/2	X	
TOTAL			= 76.01

TOTAL R.G. AREA CALCULATIONS			SQ.MT.
1	PAVED R.G. AREA CALCULATION	=	
2	UNPAVED R.G. AREA CALCULATION	=	
TOTAL			= 159.87

PROFORMA 'A'		
1	Area of Plot	1065.70 sqmt.
(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	NIL
(a)	Road set-back 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)	Reservation area to be handed over (100%) (Regulation No 17)	NA
(d)	Reservation area to be handed over as per AR (Regulation No 17)	NA
(b)	For Amenity area	NIL
(a)	Area of amenity plot/plots to be handed over as per DCR 14(A)	NIL
(b)	Area of amenity plot/plots to be handed over as per DCR 14(B)	NIL
(c)	Deductions 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 deductions: [(2(A) + 2(B) + 2(C) as and when applicable.)]	NIL
4	Balance area of plot (1 minus 3)	1065.70 sqmt.
5	Plot area under Development after areas to be handed over to MCGM / Appropriate Authority as per Sr. No. 4 above.	1065.70 sqmt.
6	Zonal (basic) FSI (0.50 or 0.75 or 1 or 1.33)	1065.70 sqmt.
a)	Built up Area as per Zonal(basic) FSI (5 * 6)	1065.70 sqmt.
b)	Permissible BUA as per Regulation 30(c)(Protected Development)	---
	Permissible Built up Area (7a or 7b whichever is higher)	---
8	Built up area 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.)	NIL
	(i) in case of 2(A)(c) (ii) permissible over and above permissible BUA on remaining / balance plot.	NIL
9	Additional/Incentive BUA within the cap of "ADMISSIBLE TDR" As per table 12 on Balance	---
(a)	above with in cap of "ADMISSIBLE TDR" as per Table No 12 of Regulation No 30(A) on remaining balance plot.	---
(b)	15% of SR No. 7b above or 10 sqmts per rehab tenement as per reg. 33(7)(B) (10 sq.mt x 32 T/S)	532.85 sqmt.
(c)	50% of rehab component as per regulation 33(7)(A)	---
10	Total Additional BUA / Incentive Area	---
11	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.	532.85 sqmt.
12	Built up area due to admissible "TDR" as per Table No 12 of Regulation No 30(A) and 32 on remaining / balance plot.	1065.70 X 0.70 = 745.99 SQ. MT.
	F. S. I. Credit available by Development Rights (Slum TDR)	0.00 sqmt.
	F. S. I. Credit available by Development Rights (Reservation TDR)	---
13	Permissible Built up Area as the case may be with /without BUA as per 2(c)	1598.55 sqmt.
14	Proposed BUA (as the case may be with /without BUA as per 2(c))	1598.55 sqmt.
15	TDR generated if any as per regulation 30 (A) and 32.	NIL
16	Fungible Compensatory Area as per Regulation No 31(3)	---
(a)	Permissible Fungible Compensatory area for purely residential	559.49 sqmt.
(b)	Permissible Fungible Compensatory area for non - residential	---
(i)	Proposed Fungible Compensatory area for Rehab purely residential component (Without charging premium)	370.94 sqmt.
(ii)	Proposed Fungible Compensatory area for Rehab non - residential component	---
(c)	Proposed Fungible Compensatory area for Sale purely residential component (By Charging Premium)	182.34 sqmt.
(i)	Proposed Fungible Compensatory area for Sale non - residential component (By Charging Premium)	---
17	Total Built up Area proposed including Fungible Compensatory Area [13 + 15(a)(i) + 15(b)(ii)]	2151.83 sqmt.
(i)	FSI consumed on Net Plot [13/4]	1.50
18	Other Requirements	NA
(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 of Amenity to be handed over as per Regulation No.17	NA
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)	Requirement of Recreational Open Space in Layout/Plot as per Regulation No.27	NA
(D)	Tenement Statement	---
(i)	Proposed built up area (13 above)	2151.83 sqmt.
(ii)	Less deduction of Non-residential area (Shop etc.)	---
(iii)	Area available for tenements (iii) minus (ii).	2151.83 sqmt.
(iv)	Tenements permissible (Density of tenements/hectare)	97.00 NOS.
(v)	Total number of Tenements proposed on the plot	43.00 NOS.
(E)	Parking Statement	---
(i)	Parking required by Regulations for -	32.00
	Car	---
	Scooter/Motor cycle	---
	Outsiders (visitors)	---
(ii)	Covered garage permissible	---
(iii)	Covered garages proposed	---
	Car	---
	Scooter/Motor cycle	---
	Outsider (Visitors)	---
(iv)	Total parking provided	32.00
(D)	Transport Vehicles Parking	---
(i)	Spaces for transport vehicles parking required by Regulations	---
(ii)	Total No. of transport vehicles parking spaces provided	---

STAMP AND DATE OF APPROVAL OF PLAN

This Cancels Approval to the previous Plans Sanctioned under No. CHE/ES/1535/N/337(NEW) Dated:- 08-11-23

Approved subject to the conditions mentioned In this office letter No. CHE/ES/1535/N/337(NEW) Eastern Suburb / N Ward

E. E. (B.P) E.S. - II

S.E.(B.P.) - N

A. E. (B.P) L & N

PROFORMA B
CONTENTS OF SHEET

B.U.A. DIAGRAM FOR (1ST FLOOR WING A & WING B), R.G. AREA & PLOT AREA, DIAGRAM & CALCULATION

CERTIFICATE OF AREA
CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 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 IS 1065.70 SQ. MTS. AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP/TOWN PLANNING SCHEME RECORDS.DESRIPTION OF PROPOSAL AND PROPERTY
PROPOSED REDEVELOPMENT OF EXISTING BLDG ON PLOT NO.40, ON PLOT BEARING C.T.S. NO. 194A (PT) OF VILLAGE - GHATKOPAR, AT NORTH-PAT NAGAR, AT GHATKOPAR (EAST) MUMBAI.NAME OF OWNER :
M/s Heritage Lifestyles & Developers Pvt. Ltd
C.A. to Owner M/s Vijayshree C.H.S. Ltd.

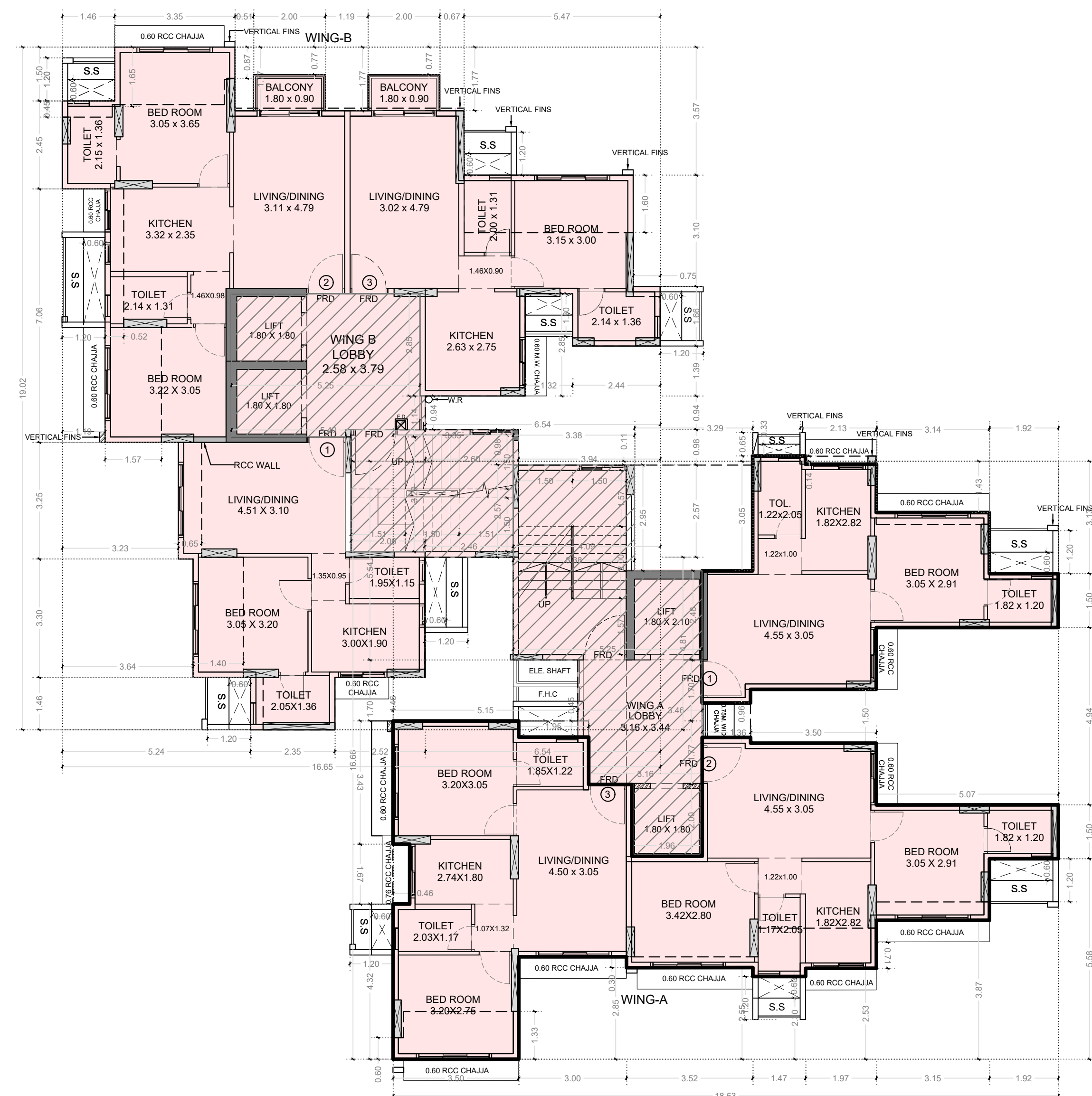
DATE 04-11-2023 JOB NO. 01 DRG. NO. AS SHOWN SCALE AS SHOWN DRAWN BY KRISHNA CHECKED BY

NORTH LINE AS SHOWN NAME, ADDRESS AND SIGNATURE OF ARCHITECT

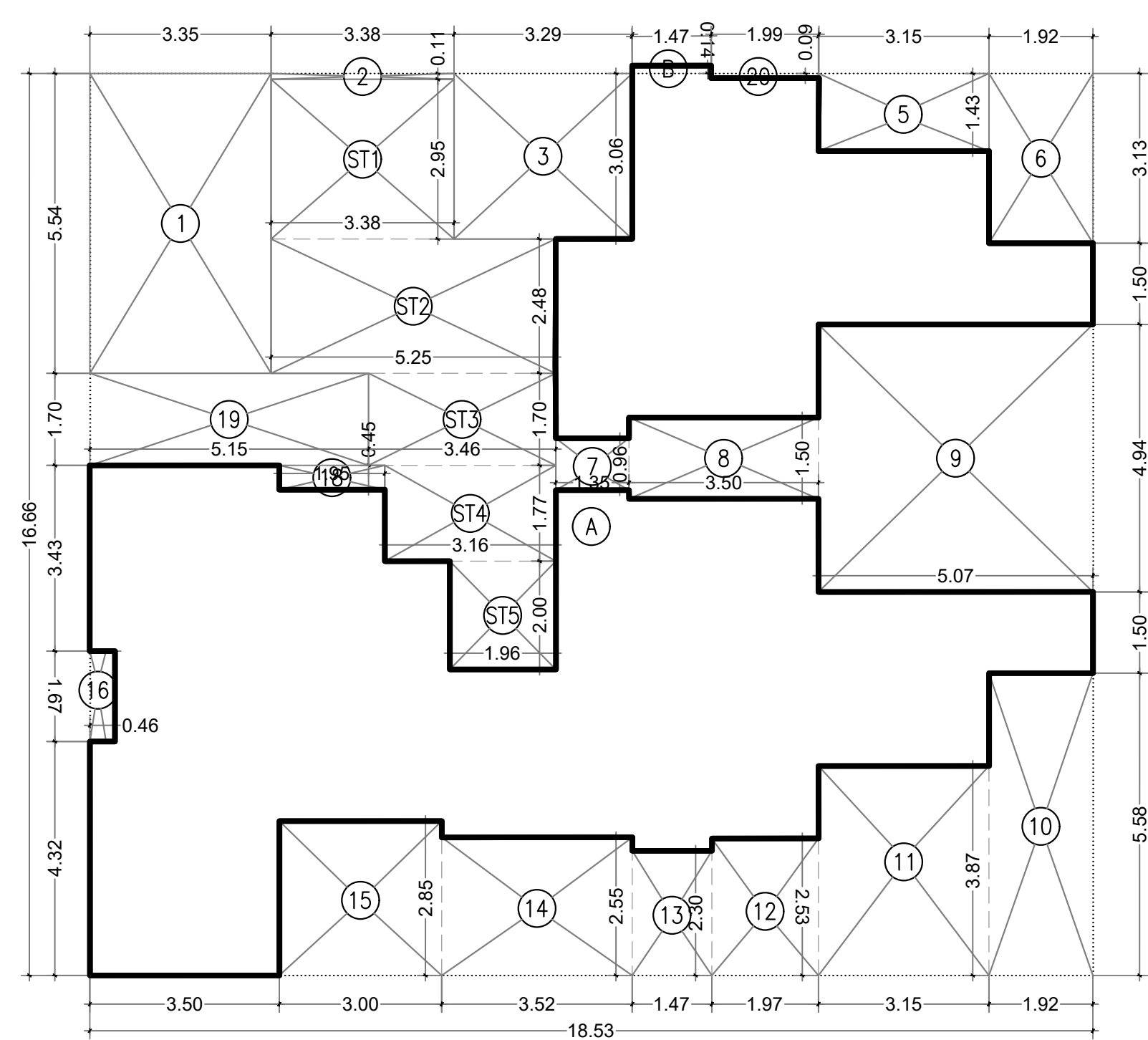
DIPIJ JAYAWANT & ASSOCIATES
architects & designers
104, RAMKRISHNA APARTMENT,
SAHYADRI, CHAPRIKAR DANDHU MARK,
MUMBAI (EAST), MUMBAI - 400 001
TEL - 2601540 / 2603333SIGNATURE OF ARCHITECT
LIC No. CA8711113STILT FLOOR PLAN
SCALE - 1:100

13.70 M WIDE EXISTING ROAD

8.70m
access to rear plot owners.
(Entry to plot u/for only for Fire Fighting and Emergency only.)



2ND FLOOR PLAN
SCALE - 1:100



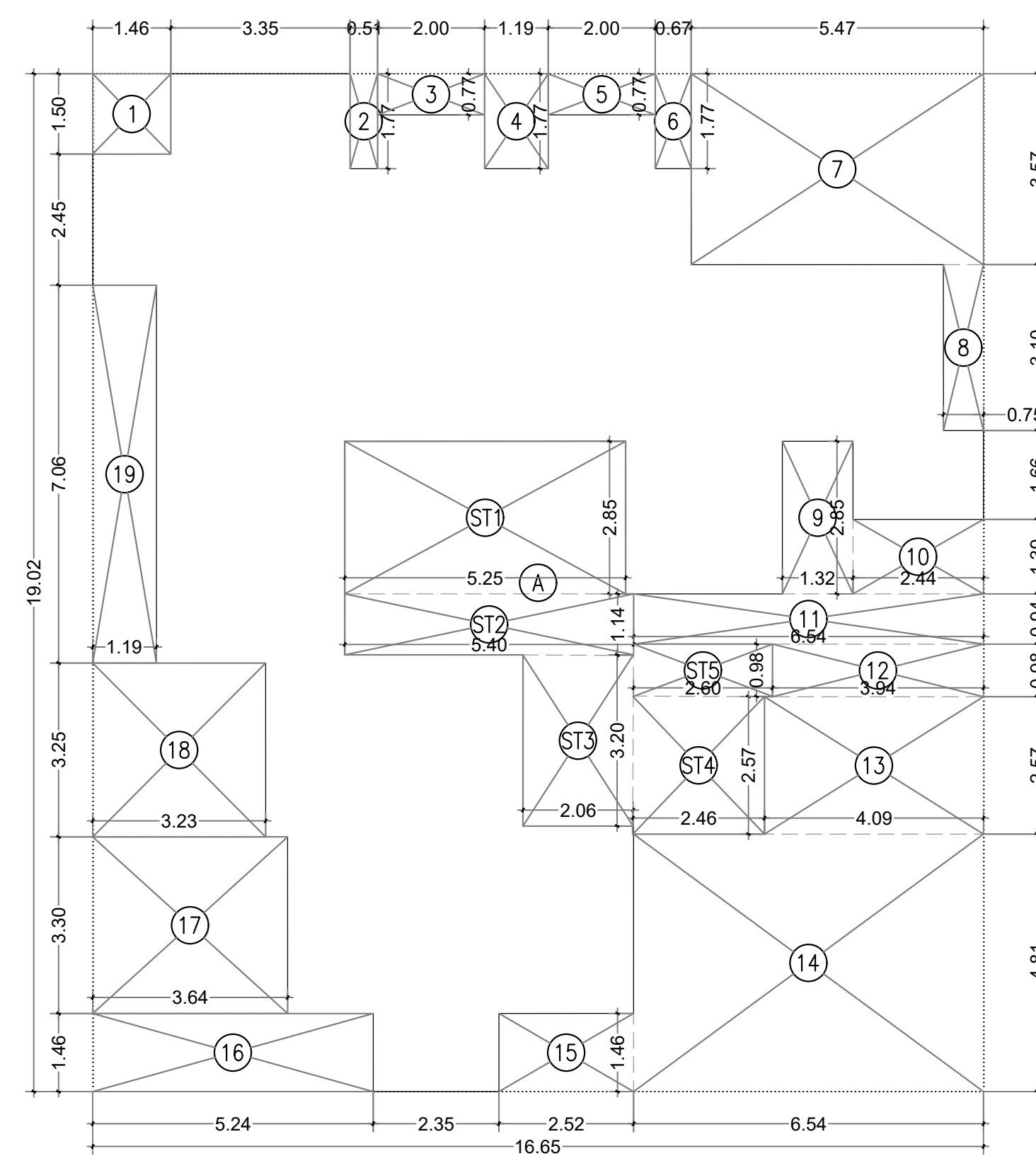
B.U.A. DIAGRAM FOR (2ND FLOOR WING A)
SCALE - 1:100

BUILT UP AREA CALCULATION				
2ND FLOOR WING A				
A	18.53	X	16.66	X 1 NO = 308.71 SQ.MT
B	1.47	X	0.14	X 1 NO = 0.21 SQ.MT
TOTAL ADDITION				= 308.92 SQ.MT

DEDUCTIONS				
1	3.35	X	5.54	X 1 NO = 18.56 SQ.MT
2	3.38	X	0.11	X 1 NO = 0.37 SQ.MT
3	3.29	X	3.06	X 1 NO = 10.07 SQ.MT
5	3.15	X	1.43	X 1 NO = 4.50 SQ.MT
6	1.92	X	3.13	X 1 NO = 6.01 SQ.MT
7	1.35	X	0.96	X 1 NO = 1.30 SQ.MT
8	3.50	X	1.50	X 1 NO = 5.25 SQ.MT
9	5.07	X	4.94	X 1 NO = 25.05 SQ.MT
10	1.92	X	5.58	X 1 NO = 10.71 SQ.MT
11	3.15	X	3.87	X 1 NO = 12.19 SQ.MT
12	1.97	X	2.53	X 1 NO = 4.98 SQ.MT
13	1.47	X	2.30	X 1 NO = 3.38 SQ.MT
14	3.52	X	2.55	X 1 NO = 8.98 SQ.MT
15	3.00	X	2.85	X 1 NO = 8.55 SQ.MT
16	0.46	X	1.67	X 1 NO = 0.77 SQ.MT
18	1.95	X	0.45	X 1 NO = 0.88 SQ.MT
19	5.15	X	1.70	X 1 NO = 8.76 SQ.MT
20	2.13	X	0.09	X 1 NO = 0.19 SQ.MT
TOTAL DEDUCTION				= 130.50 SQ.MT
TOTAL BUILT UP AREA [X - Y1]				= 178.42 SQ.MT

STAIRCASE AREA CALCULATION				
2ND FLOOR WING A				
ST1	3.38	X	2.95	X 1 NO = 9.97 SQ.MT
ST2	5.25	X	2.48	X 1 NO = 13.02 SQ.MT
ST3	3.46	X	1.70	X 1 NO = 5.88 SQ.MT
ST4	3.16	X	1.77	X 1 NO = 5.59 SQ.MT
ST5	1.96	X	2.00	X 1 NO = 3.92 SQ.MT
TOTAL STAIRCASE AREA PER FL. (2ND FLOOR WING A)				= 38.38 SQ.MT

NET BUILT UP AREA [X1 - Y2]	=	140.04 SQ.MT
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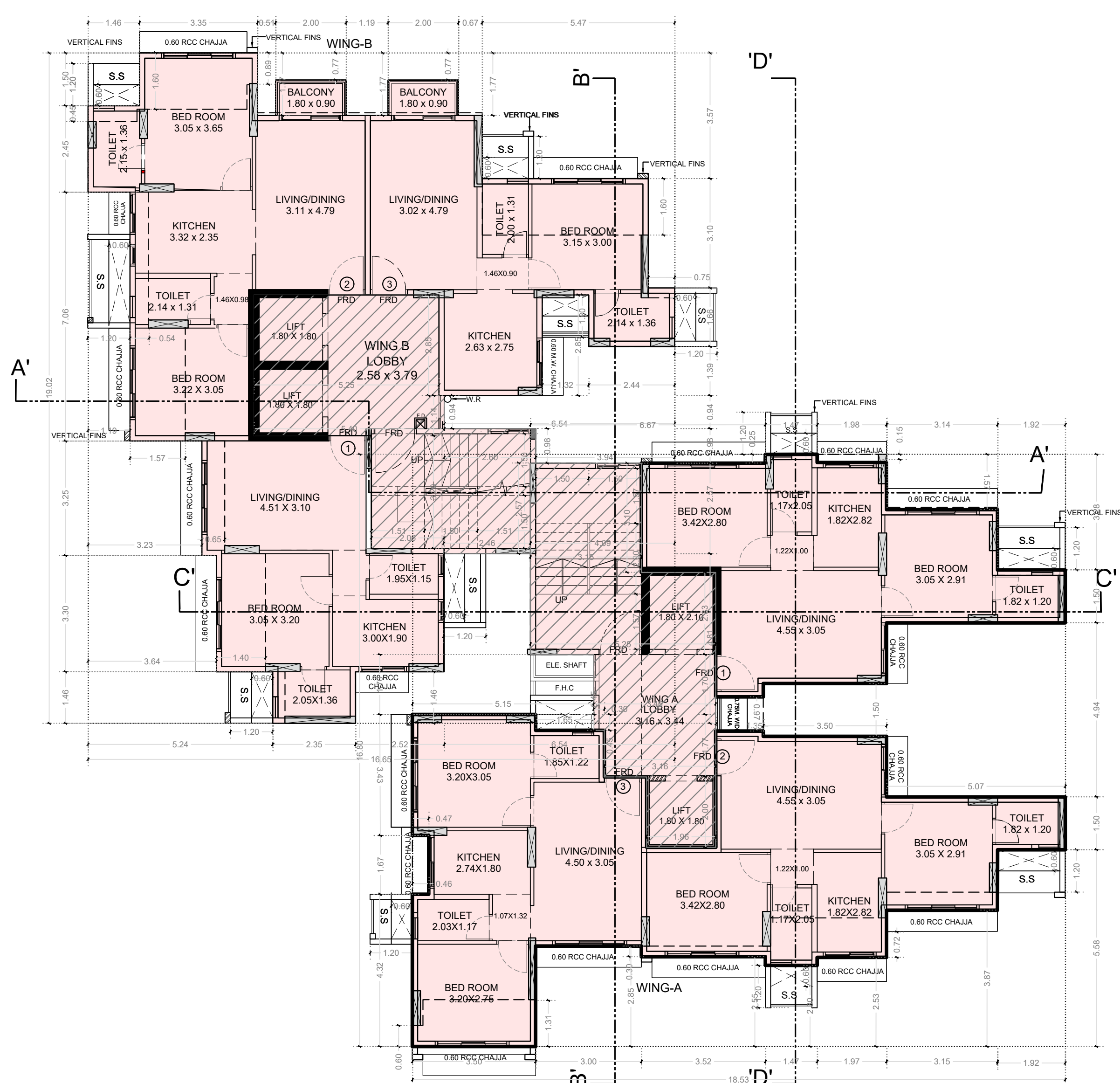
B.U.A. DIAGRAM FOR (2ND TO 6TH & 8TH FLOOR WING B)
SCALE - 1:100

BUILT UP AREA CALCULATION				
2ND TO 6TH & 8TH FLOOR WING B				
A	16.65	X	19.02	X 1 NO = 316.68 SQ.MT
TOTAL ADDITION				= 316.68 SQ.MT

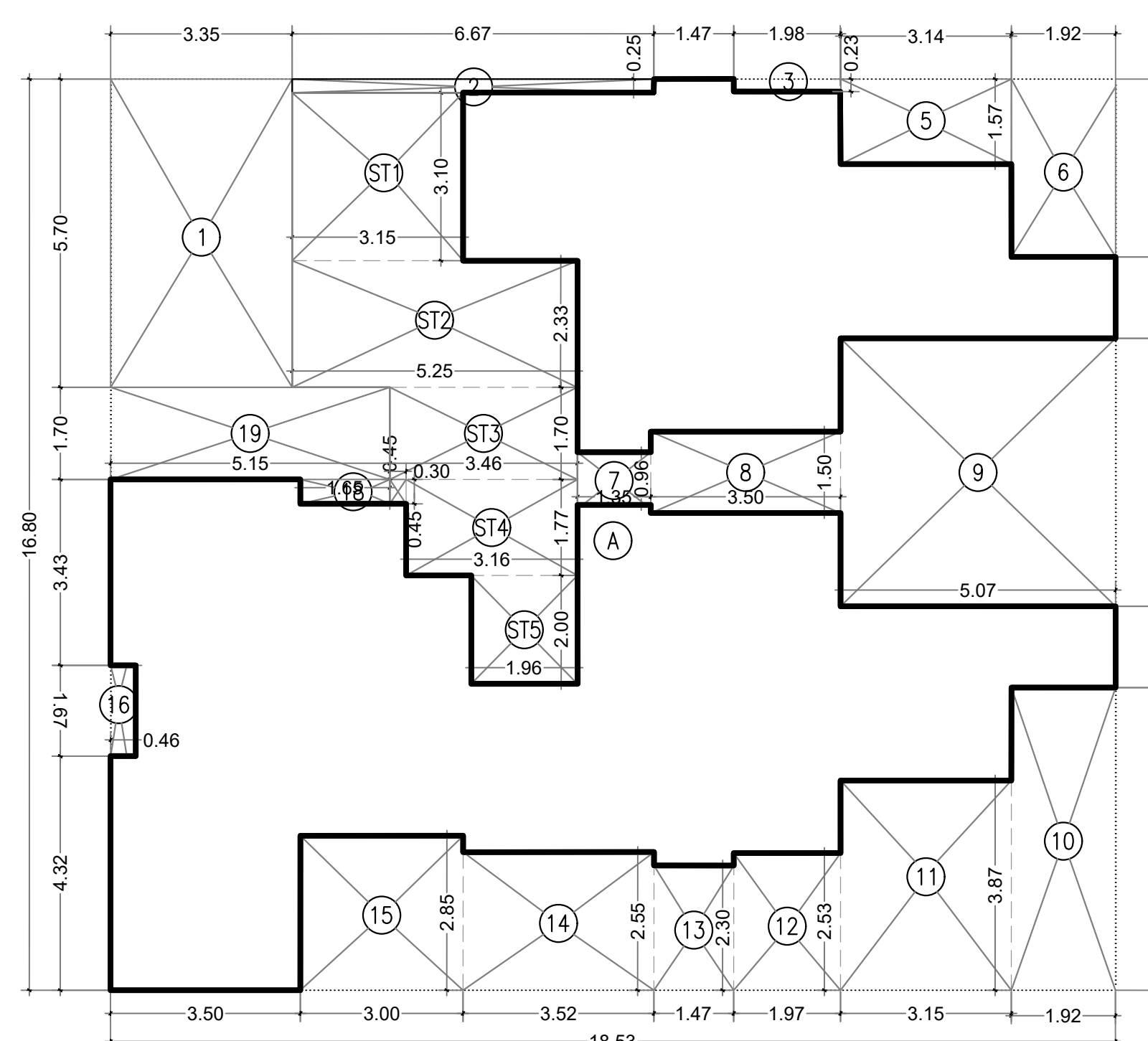
DEDUCTIONS				
1	1.46	X	1.50	X 1 NO = 2.19 SQ.MT
2	0.52	X	1.77	X 1 NO = 0.92 SQ.MT
3	2.00	X	0.77	X 1 NO = 1.54 SQ.MT
4	1.19	X	1.77	X 1 NO = 2.11 SQ.MT
5	2.00	X	0.77	X 1 NO = 1.54 SQ.MT
6	0.67	X	1.77	X 1 NO = 1.19 SQ.MT
7	5.47	X	3.57	X 1 NO = 19.53 SQ.MT
8	0.75	X	3.10	X 1 NO = 2.33 SQ.MT
9	1.32	X	2.85	X 1 NO = 3.76 SQ.MT
10	2.44	X	1.39	X 1 NO = 3.39 SQ.MT
11	6.54	X	0.94	X 1 NO = 6.15 SQ.MT
12	3.94	X	0.98	X 1 NO = 3.86 SQ.MT
13	4.09	X	2.57	X 1 NO = 10.51 SQ.MT
14	6.54	X	4.81	X 1 NO = 31.46 SQ.MT
15	2.52	X	1.46	X 1 NO = 3.68 SQ.MT
16	5.24	X	1.46	X 1 NO = 7.65 SQ.MT
17	3.64	X	3.30	X 1 NO = 12.01 SQ.MT
18	3.23	X	3.25	X 1 NO = 10.50 SQ.MT
19	1.19	X	7.06	X 1 NO = 8.40 SQ.MT
TOTAL DEDUCTION				= 132.72 SQ.MT
TOTAL BUILT UP AREA [X - Y1]				= 183.96 SQ.MT

STAIRCASE AREA CALCULATION				
2ND FLOOR WING B				
ST1	5.25	X	2.85	X 1 NO = 14.96 SQ.MT
ST2	5.40	X	1.14	X 1 NO = 6.16 SQ.MT
ST3	2.06	X	3.20	X 1 NO = 6.59 SQ.MT
ST4	2.46	X	2.57	X 1 NO = 6.32 SQ.MT
ST5	2.60	X	0.98	X 1 NO = 2.55 SQ.MT
TOTAL STAIRCASE AREA PER FL. (2ND FLOOR WING B)				= 36.58 SQ.MT

NET BUILT UP AREA [X1 - Y2]	=	147.38 SQ.MT
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3RD TO 6TH FLOOR PLAN
SCALE - 1:100



B.U.A. DIAGRAM FOR (3RD TO 6TH FLOOR WING A)
SCALE - 1:100

BUILT UP AREA CALCULATION				
3RD TO 6TH FLOOR WING A				
A	18.53	X	16.80	X 1 NO = 311.30 SQ.MT
TOTAL ADDITION				= 311.30 SQ.MT

DEDUCTIONS				
1	3.35	X	5.70	X 1 NO = 19.10 SQ.MT
2	6.67	X	0.25	X 1 NO = 1.67 SQ.MT
3	1.98	X	0.23	X 1 NO = 0.46 SQ.MT
5	3.14	X	1.57	X 1 NO = 4.93 SQ.MT
6	1.92	X	3.28	X 1 NO = 6.30 SQ.MT
7	1.35	X	0.96	X 1 NO = 1.30 SQ.MT
8	3.50	X	1.50	X 1 NO = 5.25 SQ.MT
9	5.07	X	4.94	X 1 NO = 25.05 SQ.MT
10	1.92	X	5.58	X 1 NO = 10.71 SQ.MT
11	3.15	X	3.87	X 1 NO = 12.19 SQ.MT
12	1.97	X	2.53	X 1 NO = 4.98 SQ.MT
13	1.47	X	2.30	X 1 NO = 3.38 SQ.MT
14	3.52	X	2.55	X 1 NO = 8.98 SQ.MT
15	3.00	X	2.85	X 1 NO = 8.55 SQ.MT
16	0.46	X	1.67	X 1 NO = 0.77 SQ.MT
18	1.65	X	0.45	X 1 NO = 0.74 SQ.MT
19	5.15	X	1.70	X 1 NO = 8.76 SQ.MT
TOTAL DEDUCTION				= 123.12 SQ.MT
TOTAL BUILT UP AREA [X - Y1]				= 188.18 SQ.MT

STAIRCASE AREA CALCULATION				
3RD TO 12TH FLOOR WING A				
ST1	3.15	X	3.10	X 1 NO = 9.77 SQ.MT
ST2	5.25	X	2.33	X 1 NO = 12.24 SQ.MT
ST3	3.46	X	1.70	X 1 NO = 5.88 SQ.MT
ST4	3.16	X	1.77	X 1 NO = 5.60 SQ.MT
ST5	1.96	X	2.00	X 1 NO = 3.92 SQ.MT
ST6	0.45	X	0.30	X 1 NO = 0.14 SQ.MT
TOTAL STAIRCASE AREA PER FL. A)				= 37.55 SQ.MT

NET BUILT UP AREA [X1 - Y2]	=	150.63 SQ.MT
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STAMP AND DATE OF APPROVAL OF PLAN

This Cancels Approval to the previous Plans Sanctioned under no. CHE/ES/1535/N/337(NEW) Dated:- Dated:- 08-11-23

Approved subject to the conditions mentioned In this office letter No. CHE/ES/1535/N/337(NEW) Eastern Suburb / N Ward

E. E. (B.P.) E.S. - II

S.E.(B.P.) - N

A. E. (B.P.) L & N

PROFORMA B

CONTENTS OF SHEET

2ND, 3RD TO 6TH & 8TH TO 9TH FLOOR PLAN & B.U.A. DIAGRAM AND CALCULATION

CERTIFICATE OF AREA
CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 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 IS 1065.70 SQ. MTS. AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP/TOWN PLANNING SCHEME RECORDS.

ARCHITECT

DESCRIPTION OF PROPOSAL AND PROPERTY

NAME OF OWNER :

PROPOSED REDEVELOPMENT OF EXISTING BLDG ON PLOT NO.40, ON PLOT BEARING C.T.S. NO. 194A (PT) OF VILLAGE - GHATKOPAR, AT NATHI-PAI NAGAR, AT GHATKOPAR (EAST) MUMBAI.

M/s Heritage Lifestyles & Developers Pvt. Ltd. C.A. to Owner M/s Vijayshree C.H.S. Ltd.

DATE 04-11-2023 JOB NO. 01 DRG. NO. AS SHOWN SCALE KRISHNA DRAWN BY CHECKED BY

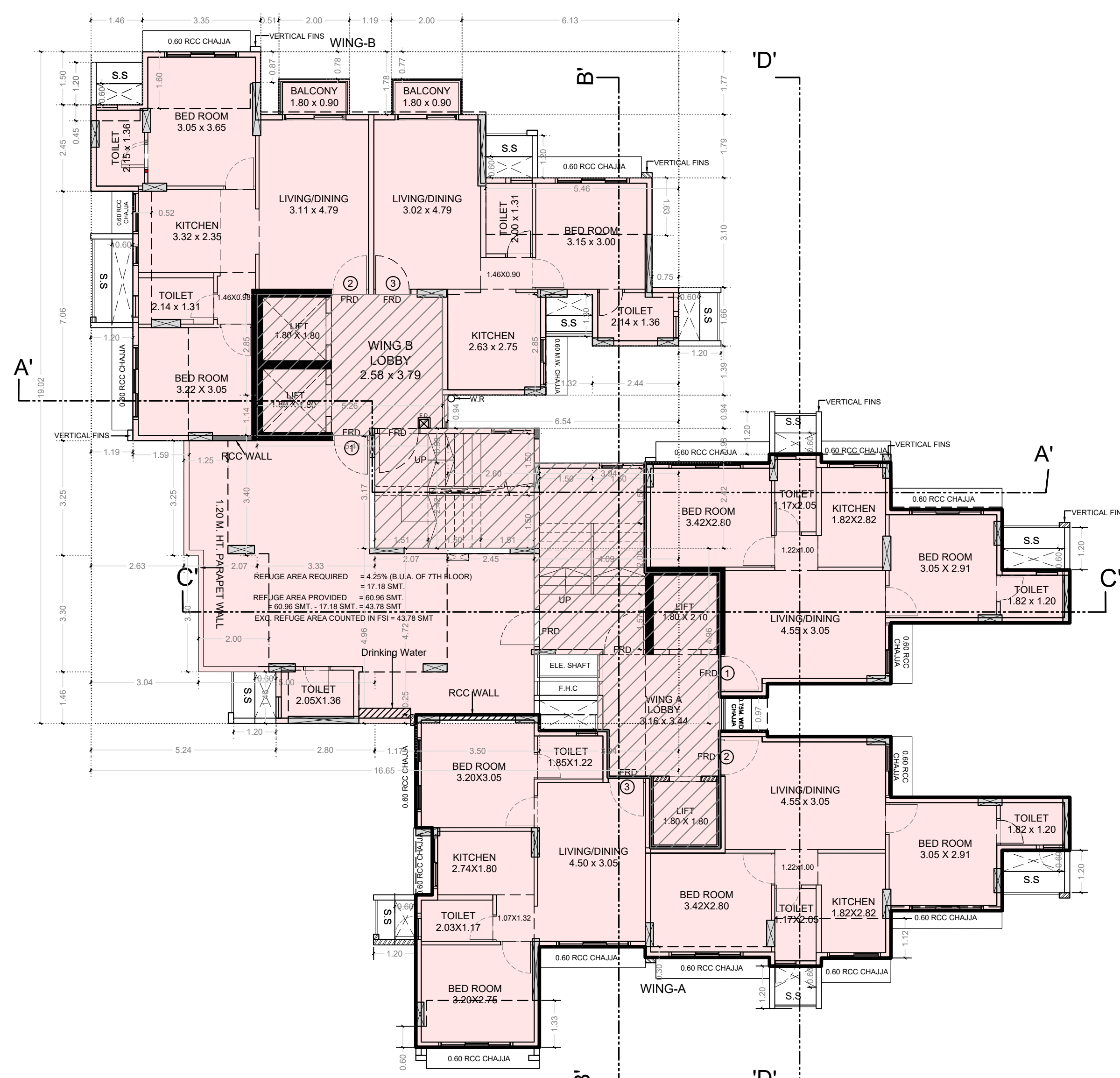
NORTH LINE AS SHOWN NAME, ADDRESS AND SIGNATURE OF ARCHITECT

DIILIP JAYAWANT & ASSOCIATES architects & designers

104, RAMKRISHNA APARTMENT, SALVY WADI, CHAPRIKAR DANDHU MARG, MUMBAI (EAST), MUMBAI - 400 081. TEL:- 2841540 / 2843333

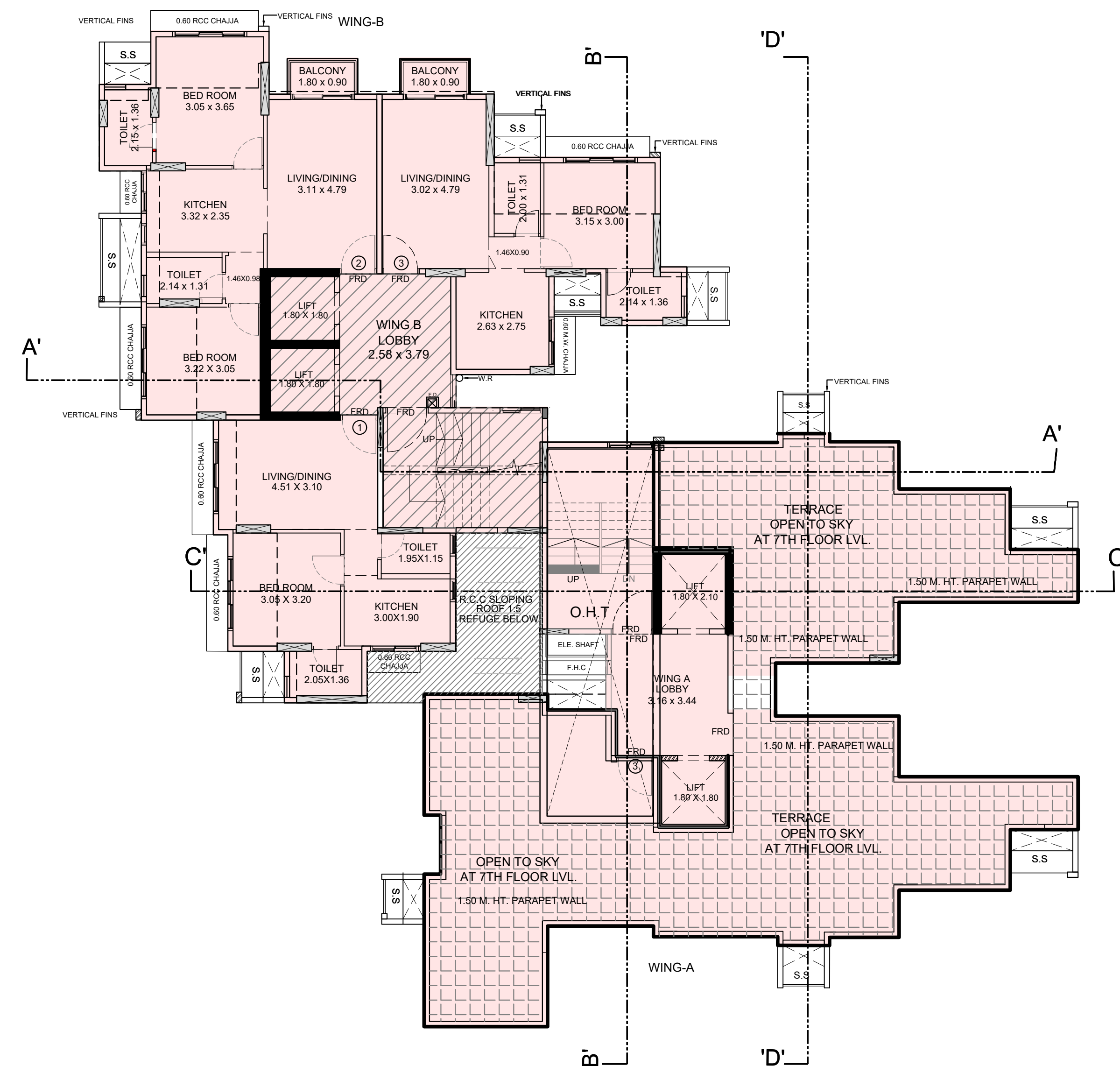
SIGNATURE OF ARCHITECT LIC No. CA8711113

NORTH



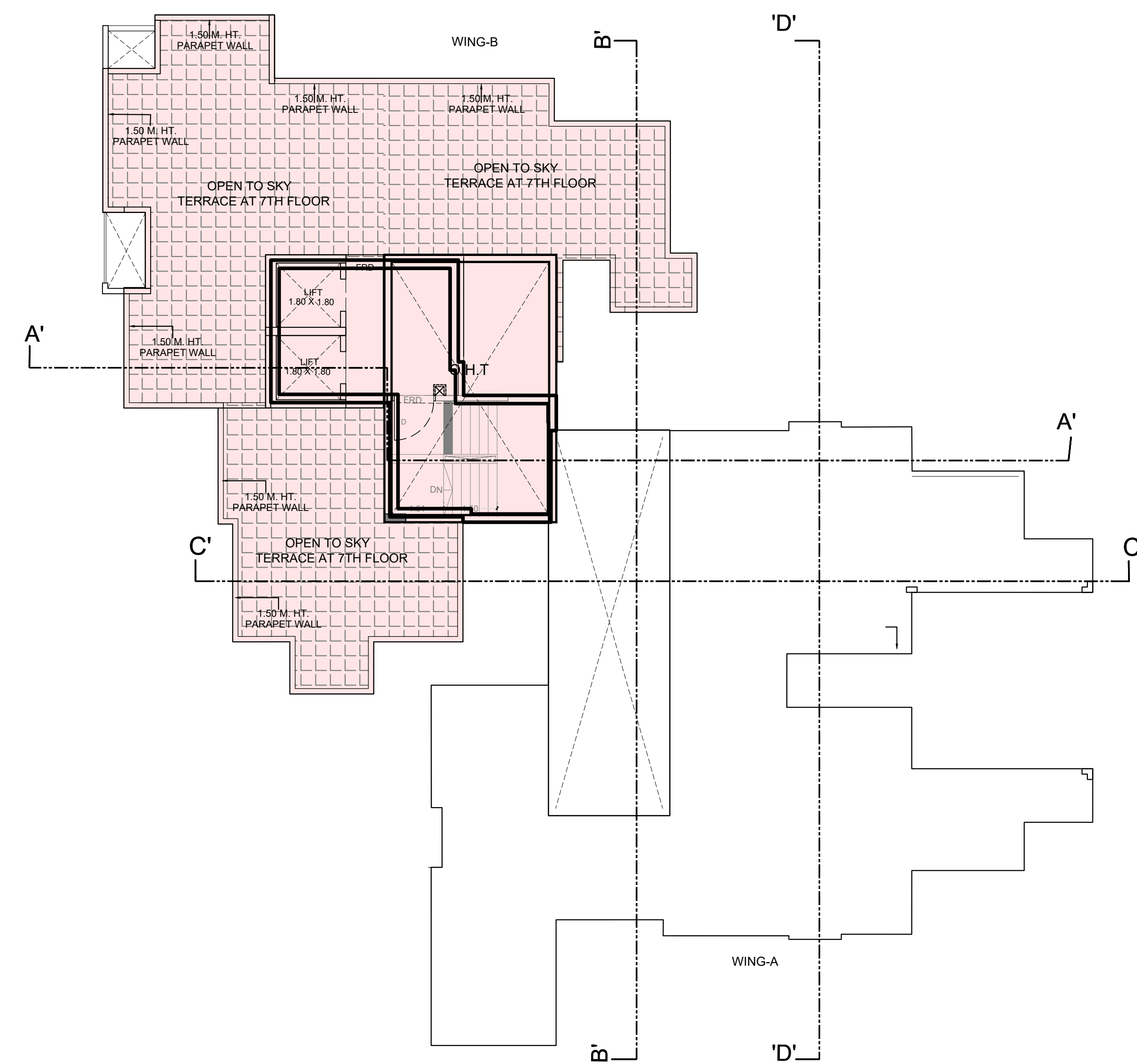
7TH FLOOR PLAN (REFUGE)

SCALE - 1:100

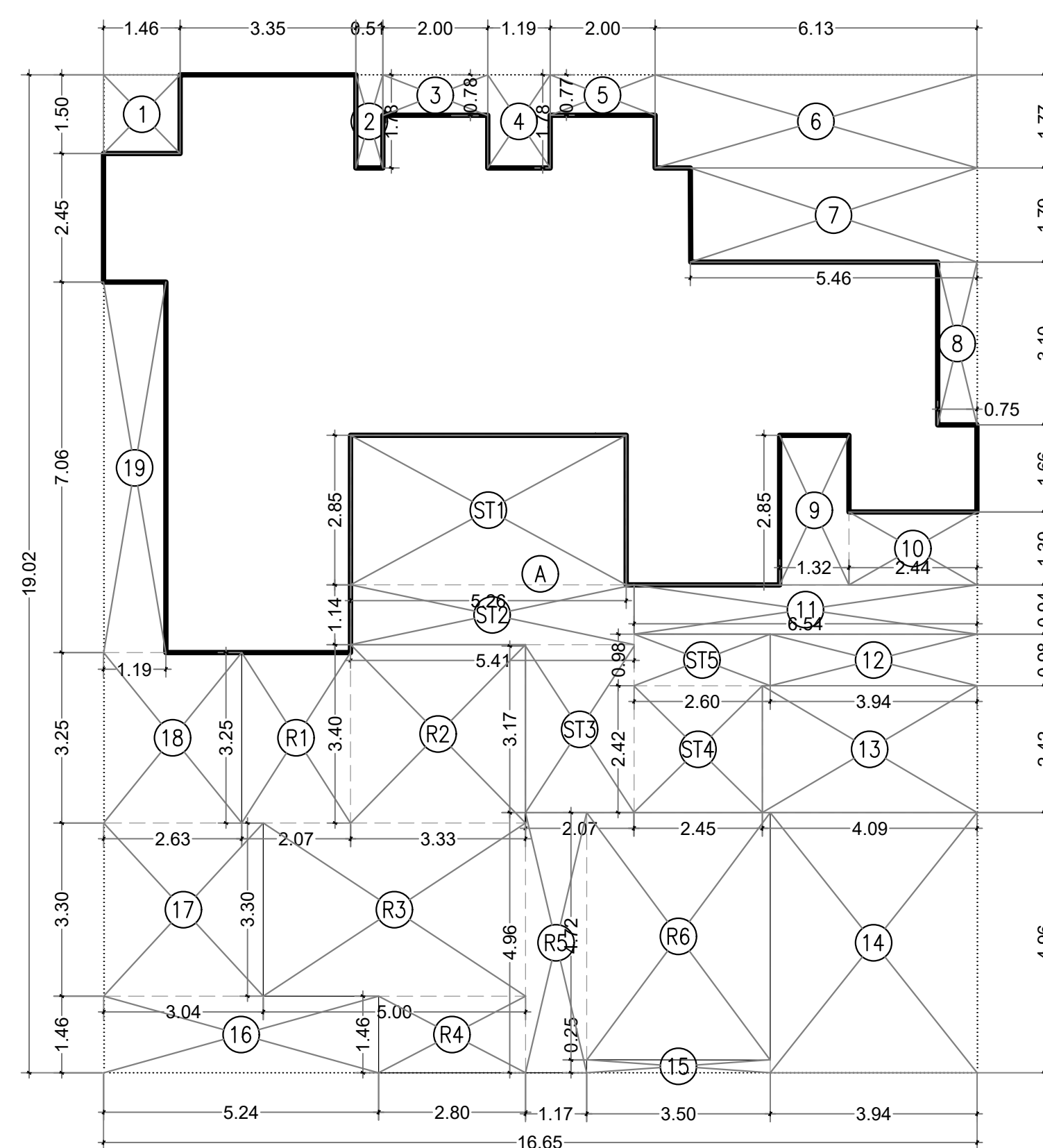


8TH FLOOR PLAN

SCALE - 1:100



TERRACE FLOOR PLAN



B.U.A. DIAGRAM FOR (7TH FLOOR WING B)

SCALE - 1:100

BUILT UP AREA CALCULATION

7TH FLOOR B WING					
A	16.65	X	19.02	X	1NO
					= 316.68 SQ.MT.
					TOTAL ADDITION
					= 316.68 SQ.MT. X

DEDUCTIONS

1	1.46	X	1.50	X	1NO	=	2.19	SQ.MT.
2	0.52	X	1.78	X	1NO	=	0.93	SQ.MT.
3	2.00	X	0.78	X	1NO	=	1.56	SQ.MT.
4	1.19	X	1.78	X	1NO	=	2.12	SQ.MT.
5	2.00	X	0.77	X	1NO	=	1.54	SQ.MT.
6	6.13	X	1.77	X	1NO	=	10.85	SQ.MT.
7	5.46	X	1.78	X	1NO	=	9.77	SQ.MT.
8	0.75	X	3.10	X	1NO	=	2.33	SQ.MT.
9	1.32	X	2.85	X	1NO	=	3.76	SQ.MT.
10	2.44	X	1.39	X	1NO	=	3.39	SQ.MT.
11	6.54	X	0.94	X	1NO	=	6.15	SQ.MT.
12	3.94	X	0.98	X	1NO	=	3.86	SQ.MT.
13	4.09	X	2.42	X	1NO	=	9.90	SQ.MT.
14	3.94	X	4.96	X	1NO	=	19.54	SQ.MT.
15	3.50	X	0.25	X	1NO	=	0.88	SQ.MT.
16	5.24	X	1.46	X	1NO	=	7.65	SQ.MT.
17	3.04	X	3.30	X	1NO	=	10.03	SQ.MT.
18	2.63	X	3.25	X	1NO	=	8.55	SQ.MT.
19	1.19	X	7.06	X	1NO	=	8.40	SQ.MT.
					TOTAL DEDUCTION	=	113.40	SQ.MT. Y1

REFUGE AREA CALCULATION

7 FLOOR B WING									
R1	2.07	X	3.25	X	1NO	=	6.73	SQ.MT.	
R2	3.33	X	3.40	X	1NO	=	11.32	SQ.MT.	
R3	5.00	X	3.30	X	1NO	=	16.50	SQ.MT.	
R4	2.80	X	1.46	X	1NO	=	4.09	SQ.MT.	
R5	1.17	X	4.96	X	1NO	=	5.80	SQ.MT.	
R6	3.50	X	4.72	X	1NO	=	16.52	SQ.MT.	
TOTAL REFUGE AREA						=	60.96	SQ.MT.	Y
TOTAL BUILT UP AREA [X - (Y1+Y2)]						=	142.32	SQ.MT.	X

STAIRCASE AREA CALCULATION

7 FLOOR B WING									
ST1	5.26	X	2.85	X	1NO	=	14.99	SQ.MT.	
ST2	5.41	X	1.14	X	1NO	=	6.17	SQ.MT.	
ST3	2.07	X	3.17	X	1NO	=	6.56	SQ.MT.	
ST4	2.45	X	2.42	X	1NO	=	5.93	SQ.MT.	
ST5	2.60	X	0.98	X	1NO	=	2.55	SQ.MT.	
TOTAL STAIRCASE AREA PER FL. (7 FLOOR B WING)							=	36.20	SQ.MT. Y

NET BUILT UP AREA [X1 - Y3]	=	106.12	SQ.MT.
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7TH	150.63	106.12
8TH	0.00	147.38
TOTAL BUA	404.13	SMT.

REFUGE AREA REQUIRED = 4% (B.U.A. OF 7TH FLOOR)
 = 4% (404.13)
 = 16.16 SMT.
 REFUGE AREA REQUIRED = 4.25% (B.U.A. OF 7TH FLOOR)
 = 4.25% (404.13)
 = 17.18 SMT.
 REFUGE AREA PROVIDED = 60.96 SMT.
 = 60.96 SMT. - 17.18 SMT. = 43.78 SMT
 EXC. REFUGE AREA COUNTED IN FSI = 43.78 SMT

STAMP AND DATE OF APPROVAL OF PLAN

This Cancels Approval to the previous Plans Sanctioned under no. CHE/ES/1535/N/337(NEW) Dated:- Dated- 08-11-23

Approved subject to the conditions mentioned In this office letter No. CHE/ES/1535/N/337(NEW) Eastern Suburb / N Ward

E. E. (B.P) E.S. - II

S.E.(B.P.) - N

A. E. (B.P) L & N

PROFORMA B

CONTENTS OF SHEET

7TH FLOOR PLAN (REFUGE), 10TH FLOOR PLAN & B.U.A. DIAGRAM AND CALCULATION.

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 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 IS 1065.70 SQ. MTS. AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP/TOWN PLANNING SCHEME RECORDS.

ARCHITECT

DESCRIPTION OF PROPOSAL AND PROPERTY

NAME OF OWNER :

PROPOSED REDEVELOPMENT OF EXISTING BLDG ON PLOT NO.40, ON PLOT BEARING C.T.S. NO. 194A (PT) OF VILLAGE - GHATKOPAR, AT NORTH-PAT NAGAR, AT GHATKOPAR (EAST) MUMBAI.

M/s Heritage Lifestyles & Developers Pvt. Ltd
 C.A. to Owner M/s Vijayshree C.H.S. Ltd.

DATE 04-11-2023 JOB NO. 01 DRG. NO. AS SHOWN SCALE AS SHOWN DRAWN BY KRISHNA CHECKED BY

NORTH LINE AS SHOWN NAME, ADDRESS AND SIGNATURE OF ARCHITECT

DILIP JAYAWANT & ASSOCIATES architects & designers

104, RAMKRISHNA APARTMENT, SALUNJI WADI, CHAPHEKAR DANDHU MARK, MUMBAI (EAST), MUMBAI - 400 081, TEL:- 2841540 / 2843333

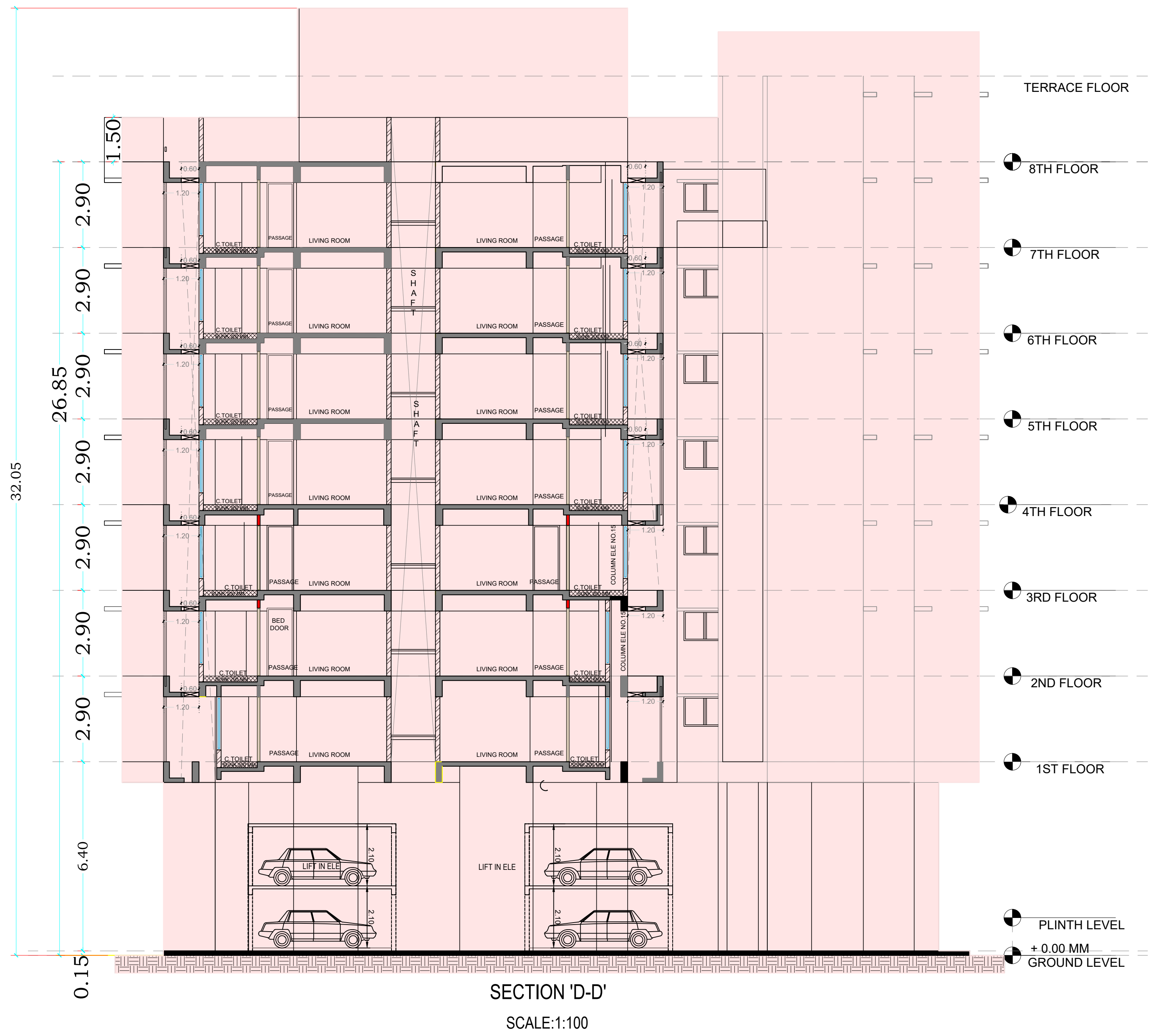
SIGNATURE OF ARCHITECT LIC No. CA8711113

NORTH

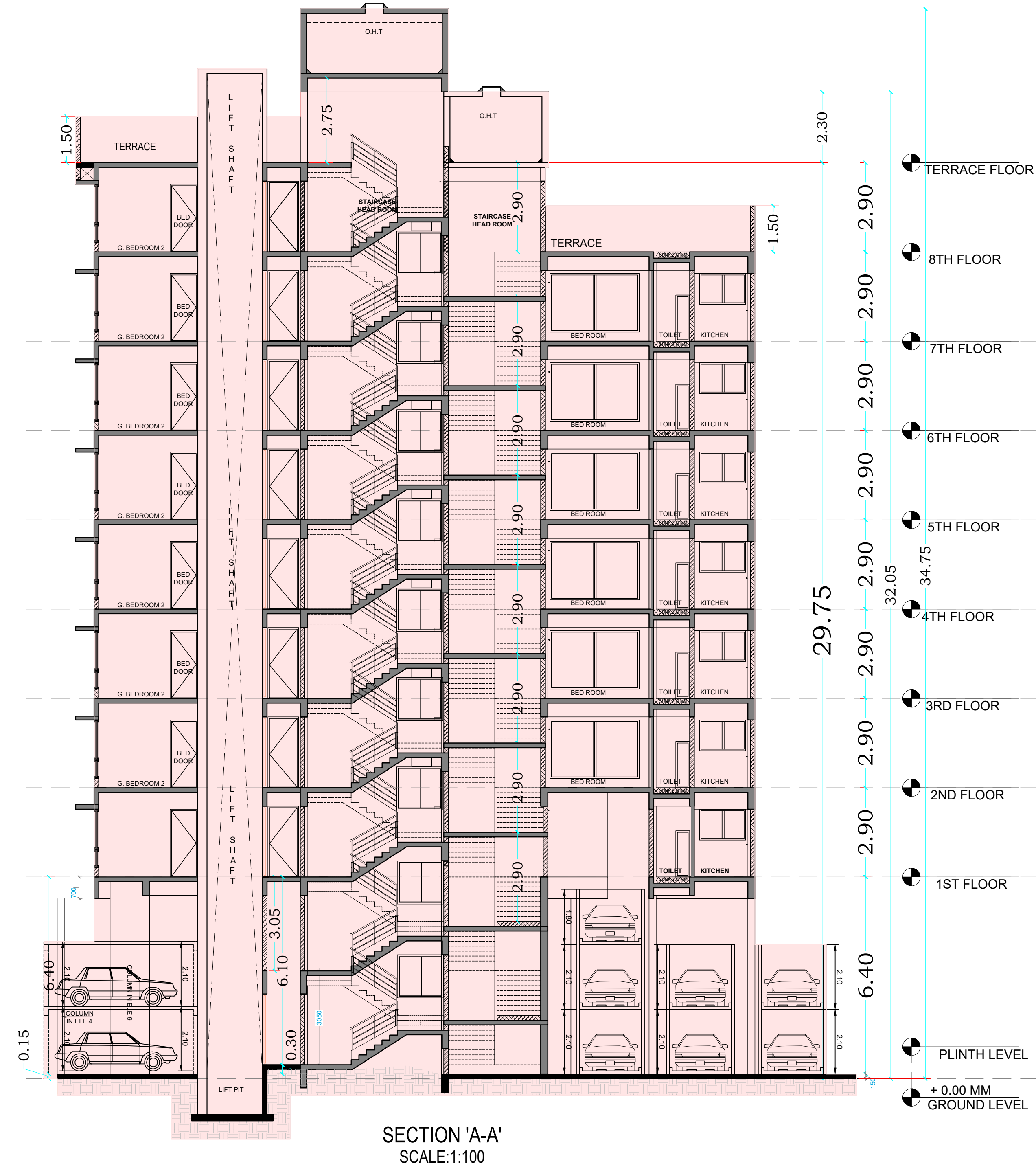
PERMISSIBLE HEIGHT AS PER AAI = 57.13 M - 3.40 M (AMSL) = 53.73 MT.



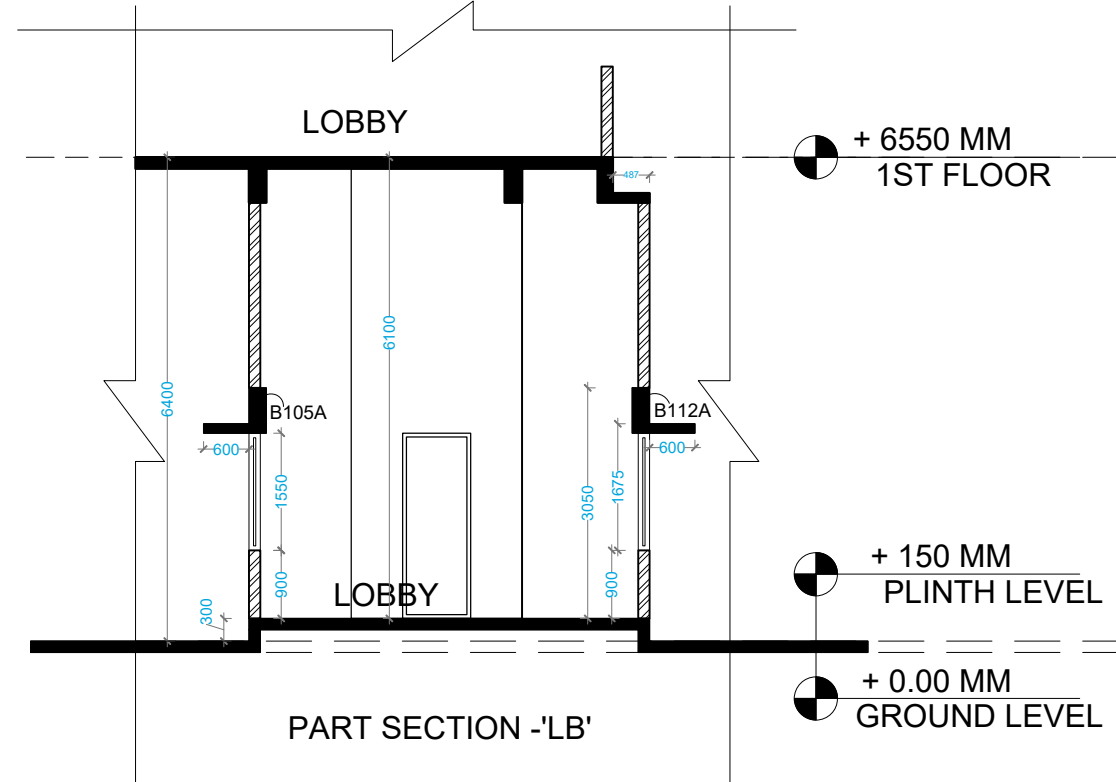
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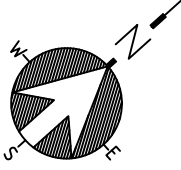
PERMISSIBLE HEIGHT AS PER AAI = 57.13 M - 3.40 M (AMSL) = 53.73 MT.



STAMP AND DATE OF APPROVAL OF PLAN					
This Cancels Approval to the previous Plans Sanctioned under no. CHE/ES/1535/N/37(NEW) Dated:- 08-11-23					
Approved subject to the conditions mentioned In this office letter No. CHE/ES/1535/N/37(NEW) Eastern Suburb / N Ward					
E. E. (B.P) E.S. - II					
S.E.(B.P.) - N					
A. E. (B.P) I & N					
PROFORMA B					
CONTENTS OF SHEET					
12TH FLOOR PLAN , SECTION 'A-A', SECTION 'B-B'					
CERTIFICATE OF AREA					
CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 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 IS 1065.70 SQ. MTS. AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP/TOWN PLANNING SCHEME RECORDS.					
ARCHITECT					
DESCRIPTION OF PROPOSAL AND PROPERTY					
PROPOSED REDEVELOPMENT OF EXISTING BLDG ON PLOT NO.40, ON PLOT BEARING C.T.S. NO. 194A (PT) OF VILLAGE - GHATKOPAR, AT NORTH-PAI NAGAR , AT GHATKOPAR (EAST) MUMBAI.					
NAME OF OWNER :					
M/s Heritage Lifestyles & Developers Pvt. Ltd C.A. to Owner M/s Vijayshree C.H.S. Ltd.					
DATE	JOB NO.	DRG. NO.	SCALE	DRAWN BY	CHECKED BY
04-11-2023		01	AS SHOWN	KRISHNA	
NORTH LINE AS SHOWN					
NAME, ADDRESS AND SIGNATURE OF ARCHITECT					
DILIP JAYAWANT & ASSOCIATES architects & designers					
104, RAMKRISHNA APARTMENT, SALVI WADI, CHAPRIKAR DANDHU MARK, MIDLAND (EAST), MUMBAI - 400 081. TEL:- 28451540 / 28453533					
SIGNATURE OF ARCHITECT LIC No. CA6711113					

Rehab Fungible Area Statement									
Sr. No	Existing Flat no/floor	Old flat no. allotted	To allotted flat no	BUILT-UP AREA OF	35% FUNGIBLE BUA	TOTAL PERMISSIBLE BUILT UP AREA	TOTAL PROPOSED AREA	EXCESS AREA ALLOTTED TO EXISTING MEMBER BY	
				(A)	(AX35%)				
				(A)	(B)				
1	FIRST	1		33.12	11.59	44.71	49.16	4.45	
2	FIRST	2		33.12	11.59	44.71	50	5.29	
3	FIRST	3		33.12	11.59	44.71	49.16	4.45	
4	FIRST	4		33.12	11.59	44.71	50	5.29	
5	FIRST	5		33.12	11.59	44.71	49.16	4.45	
6	FIRST	6		33.12	11.59	44.71	50	5.29	
7	FIRST	7		33.12	11.59	44.71	49.16	4.45	
8	FIRST	8		33.12	11.59	44.71	50	5.29	
9	SECOND	1		33.12	11.59	44.71	49.16	4.45	
10	SECOND	2		33.12	11.59	44.71	50	5.29	
11	SECOND	3		33.12	11.59	44.71	49.16	4.45	
12	SECOND	4		33.12	11.59	44.71	50	5.29	
13	SECOND	5		33.12	11.59	44.71	49.16	4.45	
14	SECOND	6		33.12	11.59	44.71	50	5.29	
15	SECOND	7		33.12	11.59	44.71	49.16	4.45	
16	SECOND	8		33.12	11.59	44.71	50	5.29	
17	THIRD	1		33.12	11.59	44.71	49.16	4.45	
18	THIRD	2		33.12	11.59	44.71	50	5.29	
19	THIRD	3		33.12	11.59	44.71	49.16	4.45	
20	THIRD	4		33.12	11.59	44.71	50	5.29	
21	THIRD	5		33.12	11.59	44.71	49.16	4.45	
22	THIRD	6		33.12	11.59	44.71	50	5.29	
23	THIRD	7		33.12	11.59	44.71	49.16	4.45	
24	THIRD	8		33.12	11.59	44.71	50	5.29	
25	FOURTH	1		33.12	11.59	44.71	49.16	4.45	
26	FOURTH	2		33.12	11.59	44.71	50	5.29	
27	FOURTH	3		33.12	11.59	44.71	49.16	4.45	
28	FOURTH	4		33.12	11.59	44.71	50	5.29	
29	FOURTH	5		33.12	11.59	44.71	49.16	4.45	
30	FOURTH	6		33.12	11.59	44.71	50	5.29	
31	FOURTH	7		33.12	11.59	44.71	49.16	4.45	
32	FOURTH	8		33.12	11.59	44.71	50	5.29	
TOTAL				1059.84	370.94	1430.784	1586.56	155.776	

PROFORMA-B

DESCRIPTION OF PROPOSAL				
PROPOSED REDEVELOPMENT OF EXISTING BLDG ON PLOT NO.40, ON PLOT BEARING C.T.S. NO. 194A (PT) OF VILLAGE - GHATKOPAR, AT NATH-PAI NAGAR , AT GHATKOPAR (EAST) MUMBAI.				
NAME AND SIGNATURE OF OWNER				
M/s. HERITAGE LIFESTYLE & DEVELOPER PVT. LTD. CA TO OWNER M/s. VIJAYSHREE CO.OP.HSG.SOC. LTD.				
SIGNATURE OF DEVELOPER				
Date	Drwg No	Scale	Checked by	Drwn by
04-11-23		1:100		
NAME AND SIGNATURE OF LICENSED ARCHITECT				
 NORTH		DILIP JAYAWANT & ASSOCIATES a r c h i t e c t s & d e s i g n e r s 103/104, RAMKRISHNA APPARTMENT, SALVI WADI, CHAPHEKAR BANDHU MARG, MULUND (EAST), MUMBAI - 400 081. TEL - 25631540 / 25630353		
SIGNATURE OF ARCHITECT LIC No. CA/87/11113				