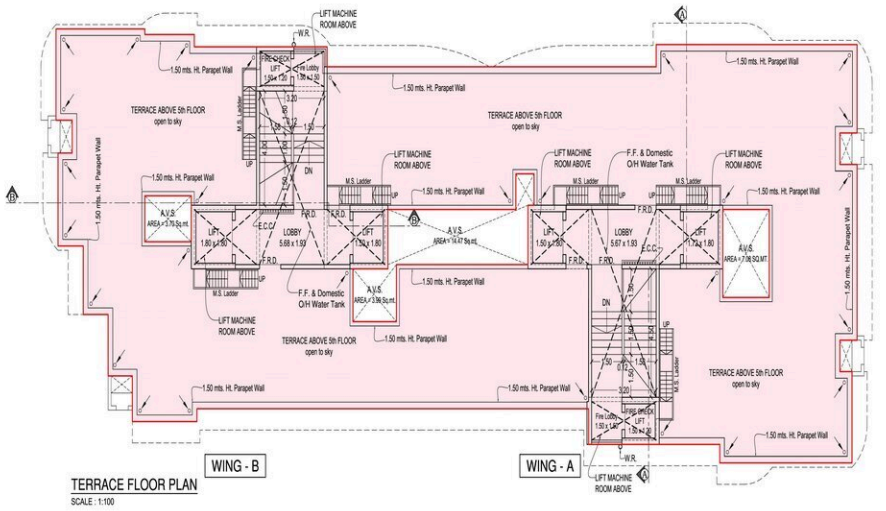
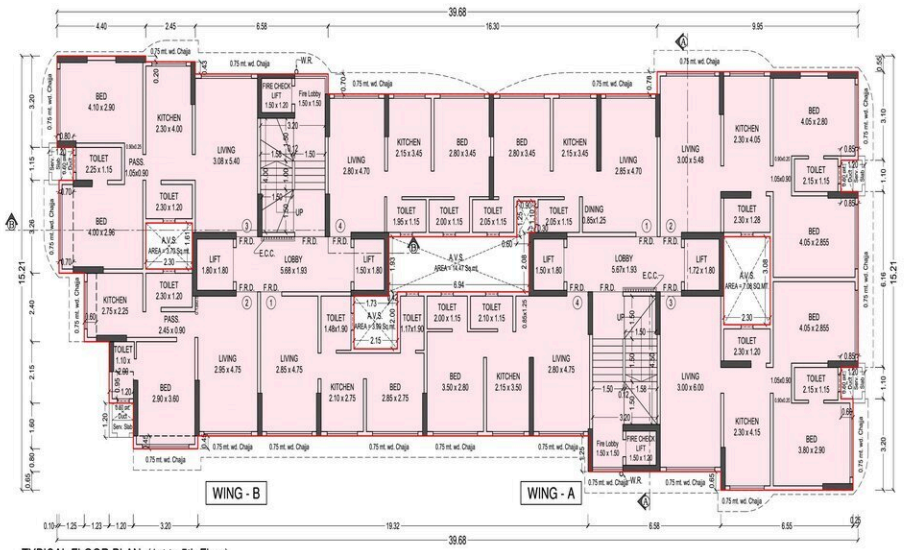
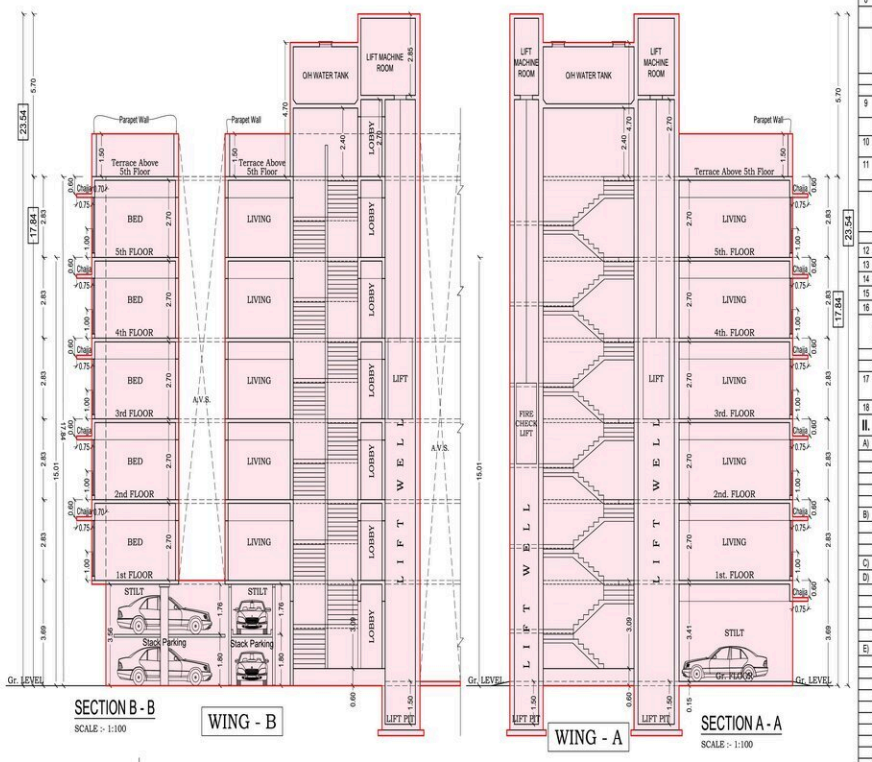


TERRACE FLOOR PLAN
SCALE : 1:100



TYPICAL FLOOR PLAN (1st to 5th Floor)
SCALE : 1:100



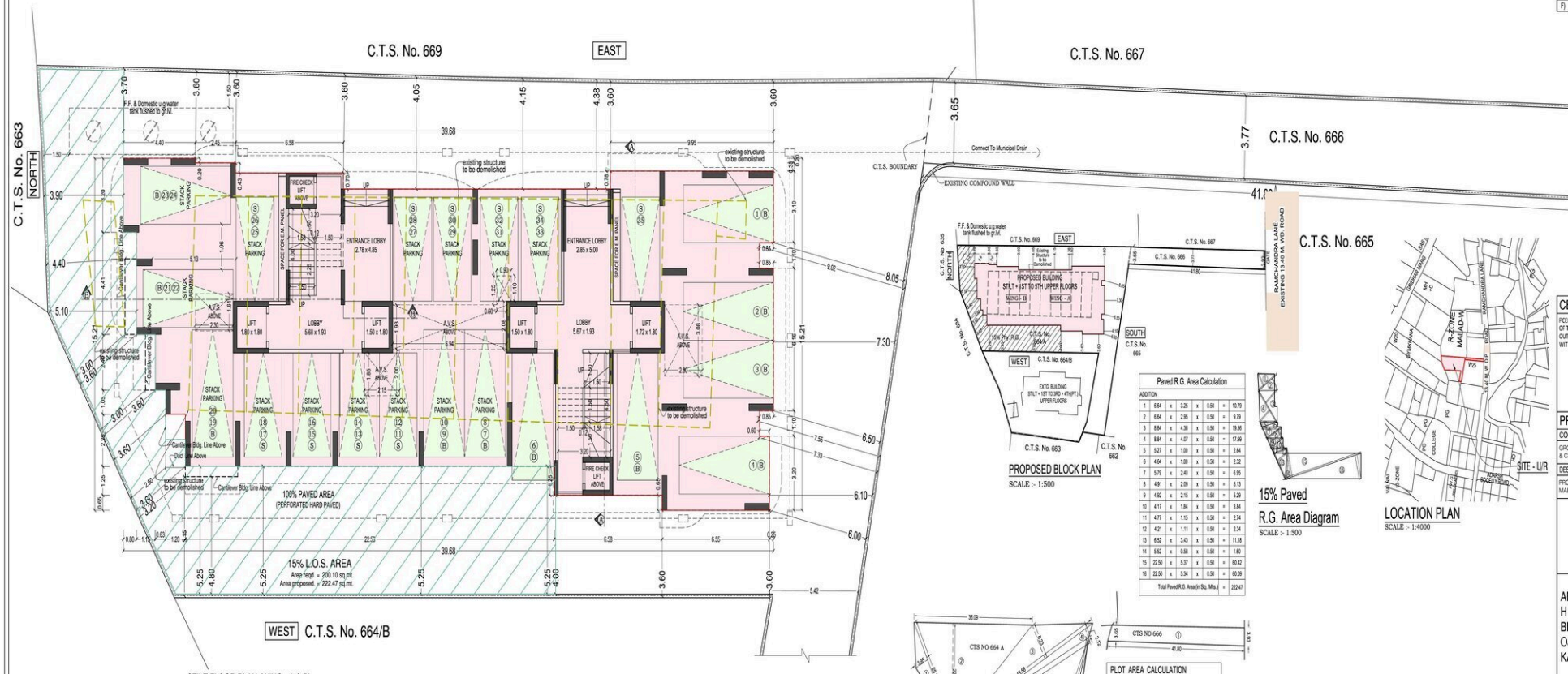
SECTION B - B
SCALE :- 1:100

SECTION A - A
SCALE :- 1:100

1/2	NORTH

I.	AREA STATEMENT	SQ. MT.
1	AREA OF PLOT AS PER CONVEYANCE = 1371.90 Sq.mt. (C.T.S. No. 664/A & 666) (1211.90 + 160.00)	1371.90
	AREA OF PLOT AS PER P.R.C. = 1334.00 SQ.MT. (C.T.S. No. 664/A & 666) (1211.90 + 122.10)	1334.00
	a) AREA OF RESERVATION IN PLOT	---
	b) AREA OF ROAD SETBACK	---
	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)	---
	b) PROPOSED D.P.ROAD TO BE HANDED OVER (100%)(REGULATION No. 16)	---
	c) RESERVATION AREA (PLOT) TO BE HANDED OVER (REGULATION No.17)	---
	TOTAL AREA UNDER ROAD/ RESERVATION	---
(B)	FOR AMENITY AREA TO BE HANDED OVER TO MCGM	
	a) AREA OF AMENITY PLOT(PLOTS AS PER DCR 14(A)	---
	b) AREA OF AMENITY PLOT(PLOTS AS PER DCR 14(B)	---
	c) AREA OF AMENITY PLOT(PLOTS AS PER DCR 15	---
	d) AREA OF AMENITY PLOT(PLOTS AS PER DCR 35	---
(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	
3	TOTAL DEDUCTIONS : [2(A) + 2 (B) + 2 (C)]	---
4	BALANCE AREA OF PLOT (1 Minus 3)	1334.00
5	PLOT AREA UNDER DEVELOPMENT [4 + (2(A) + 2(B))]	1334.00
6	ZONAL (BASIC) F.S.I (1 or 1.33)	1.00
7 a)	PERMISSIBLE BUILT UP AREA AS PER ZONAL (BASIC) FSI (5*1.0)	1334.00
b)	PERMISSIBLE BUILT UP AREA AS PER REGULATION 30(C)	---
	PERMISSIBLE BUILT UP AREA (7a OR 7b ABOVE, WHICHEVER IS MORE)	1334.00
8	ADDITIONAL BUA AS PER REGULATION 30(A)(3)(a)	---
a)	ADDITIONAL BUA FOR 2(A)(vii) & 2(B) ABOVE WITHIN THE CAP OF "ADMISSIBLE TDR" AS PER TABLE No. 12 ON BALANCE PLOT	---
b)	ADDITIONAL BUA FOR 2(A)(ii) & 2(A)(iv) ABOVE TO BE UTILIZED OVER & ABOVE THE PERMISSIBLE FSI AS PER COLUMN No. 7 OF TABLE No.12 OF REGULATION 30(A) AND AS MENTIONED IN TABLE 12 A OF REGULATION 32 (200%) ADDITIONAL INCENTIVE FSI RIGHTS FOR SET BACK AREA @ 10% OF ROAD AREA WITHIN 24 MONTHS	---
c)	ADDITONAL BUA IN CASE OF 2(A)(iii) AS PER REGULATION 17(1) NOTE 2(iv) & (vii) 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 OF CONSTRUCTION OF AMENITY BUILDING AS PER REGULATION 30(A)(3)(b)	---
b)	10% OF SR. No. 7b ABOVE OR 10 SQ.MT. PER REHAB TENEMENTS AS PER REG.33(7)(B) , (16 Nos. x 10.00 Sq.mts = 130.00 Sq.mts.	---
10	BUILT UP AREA DUE TO ADDITIONAL FSI ON PAYMENT OF PREMIUM AS PER TABLE No. 12 OF REGULATION No. 30(A) (Sr. No. 5 x 91%)	---
11	BUILT UP AREA DUE TO ADMISSIBLE "TDR" AS PER TABLE No. 12 OF REGULATION No. 30(A) SUBJECT TO REGULATION No. 30(A) & (B) ON REMAINING BALANCE PLOT (Sr. No. 7 x 75% - Sr. No. 9) (1334.00 X 0.75 = 850.66 Sq.mt.)	
a)	SLUM TDR (Sr. No. 11 x 25% - 50%) (166.76 TO 466.66 Sq.mt.)	-
b)	GENERAL TDR (Sr. No. 11 - Sr. No. 11(a)) (850.66 - 166.76 = 747.04 Sq.mt.)	
	i) GENERAL T.D.R. NOW PROPOSED-467.00 SQ.MT. (ROAD / 0007 / 2021 Dt. 05/07/2021.	467.00
	ii) BALANCE GENERAL T.D.R. TO BE CLAIMED (747.04 - 467.00 = 280.04 Sq.mt.)	-
c)	TOTAL TDR (Sr. No. 10 + Sr. No. 11)	467.00
12	PERMISSIBLE BUILT UP AREA (7+8+9+10+11)	1801.00
13	PROPOSED BUILT UP AREA	1801.00
14	FSI CONSUMED ON NET PLOT [13 / 4]	1.35
15	TDR GENERATED IF ANY AS PER REGULATION 30 (A) & 32 TO UTILIZED BUA ON PLOT	---
16	FUNGIBLE COMPENSATORY AREA AS PER REGULATIONS No. 31(3)	630.35
a)	i) Permissible fungible compensatory area for rehab comp. w/o charging premium (Residential)	---
	ii) Fungible compensatory area availed for rehab comp. w/o charging premium (Commercial)	---
b)	i) Permissible fungible compensatory area by charging premium (Residential)	179.60
	ii) Fungible compensatory area availed on payment of premium (Commercial)	---
	Total fungible Proposed	---
17	TOTAL BUILT UP AREA PROPOSED INCLUDING FUNGIBLE COMPENSATORY AREA [13 + 15(a) + 15(b)]	1980.60
18	FSI CONSUMED ON NET PLOT [13 / 4]	1.35

II.	OTHER REQUIREMENTS	
A)	RESERVATIONS / DESIGNATION	
	a) NAME OF RESERVATION	---
	b) AREA OF RESERVATION AFFECTING THE PLOT	---
	c) AREA OF RESERVATION LAND TO BE HANDED/HANDED OVER AS PER REG. No.17	---
	d) BUILT UP AREA OF AMENITY TO BE HANDED OVER AS PER REG. No.17	---
	e) AREA / BUILT UP AREA OF DESIGNATION	---
B)	PLOT AREA / BUILT UP AMENITY TO BE HANDED OVER AS PER REG. No.	
	i) 14 (A)	---
	ii) 14 (B)	---
	iii) 15	---
C)	REQUIREMENT OF RECREATIONAL OPEN SPACE IN LAYOUT/PLOT AS PER REG. No. 27	
D)	TENEMENT STATEMENT	
	i) PROPOSED BUILT UP AREA (13 ABOVE)	1980.60
	ii) LESS DEDUCTION OF NON-RESIDENTIAL AREA (SHOP ETC.)	---
	iii) AREA AVAILABLE FOR TENEMENTS [(i) MINUS (ii)]	1980.60
	iv) TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS / HECTARE)	89 Nos.
	v) TOTAL NUMBERS OF TENEMENTS PROPOSED ON THE PLOT.	40 Nos.
E)	PARKING STATEMENT	
	i) PARKING REQ. BY REGULATIONS FOR	---
	CAR	13.75 Nos.
	SCOOTER MOTOR CYCLE	---
	OUTSIDERS (VISITORS)	1.00 Nos
	ii) COVERED GARAGE PERMISSIBLE	---
	iii) COVERED GARAGES PROPOSED	---
	CAR	---
	SCOOTER MOTOR CYCLE	---
	TOTAL PARKING REQUIRED 14.75 Nos. - SAY	15 Nos.
	iv) TOTAL PARKING PROVIDED	35 Nos.
F)	TRANSPORT VEHICLE PARKING	



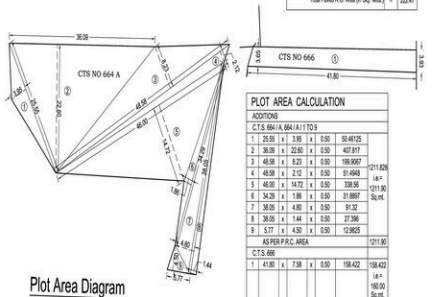
STILT FLOOR PLAN (WING - A & B)
SCALE :- 1:100

PROPOSED BLOCK PLAN
SCALE :- 1:500

Paved R.G. Area Calculation							
ADDITION							
1	6.64	x	3.25	x	0.50	=	10.79
2	6.64	x	2.95	x	0.50	=	9.79
3	8.84	x	4.38	x	0.50	=	19.36
4	8.84	x	4.07	x	0.50	=	17.98
5	5.27	x	1.00	x	0.50	=	2.64
6	4.64	x	1.00	x	0.50	=	2.32
7	5.79	x	2.40	x	0.50	=	6.95
8	4.91	x	2.09	x	0.50	=	5.13
9	4.92	x	2.15	x	0.50	=	5.29
10	4.17	x	1.84	x	0.50	=	3.84
11	4.77	x	1.15	x	0.50	=	2.74
12	4.21	x	1.11	x	0.50	=	2.34
13	6.52	x	3.43	x	0.50	=	11.18
14	5.52	x	0.58	x	0.50	=	1.60
15	22.50	x	5.37	x	0.50	=	60.42
16	22.50	x	5.34	x	0.50	=	60.09
Total Paved R.G. Area (in Sq. Mts.)						=	222.47

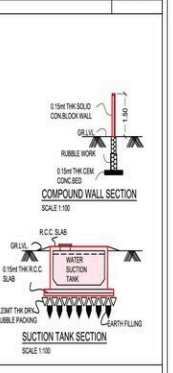
15% Paved
R.G. Area Diagram
SCALE :- 1:500

LOCATION PLAN
SCALE :- 1:4000



Plot Area Diagram
SCALE :- 1:500

PLOT AREA CALCULATION							
ADDITIONS							
C.T.S. 664 / A, 664 / A / 1 TO 9							
1	25.55	x	3.95	x	0.50	50.44125	
2	36.59	x	22.60	x	0.50	407.817	
3	48.58	x	8.23	x	0.50	199.9067	1211.826
4	48.58	x	2.12	x	0.50	51.4948	i.e.=
5	48.00	x	14.72	x	0.50	338.56	1211.90
6	34.29	x	1.88	x	0.50	31.8897	Sq.mt.
7	38.05	x	4.85	x	0.50	91.32	
8	38.05	x	1.44	x	0.50	27.396	
9	5.77	x	4.50	x	0.50	12.9825	
AS PER P.R.C. AREA							1211.90
C.T.S. 666							
1	41.80	x	7.58	x	0.50	158.422	158.422
							i.e.=
							160.00
							Sq.mt.
AS PER P.R.C. AREA							122.10
TOTAL AREA AS PER P.R.C.						1334.00 Sq.mts.	



CERTIFICATE OF AREA

PCERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 01-01-2011AND 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 **1334.00 SQ.MT.** (ONE THOUSAND THREE HUNDRED THIRTY THREE POINT ZERO SQ.MT.) AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / T.P.S. RECORD4.

ASHWIN RAMDAS MEHTA

SIGNATURE OF ARCHITECT

PROFORMA - B

CONTENTS OF THE SHEET

GROUND FLOOR PLAN, FLOOR PLANS, BLOCK PLAN, LOCATION PLAN, PLOT AREA DIAGRAM & CALCULATIONS, SUCTION TANK SECTION & COMPOUND WALL SECTION.

DESCRIPTION OF PROP. & PROPERTY

PROPOSED BUILDING ON PLOT BEARING C.T.S No. 664 / A, 664 / A / 1 TO 9, 666 OF VILLAGE MALAD (NORTH), AT RAMCHANDRA LANE, MALAD (WEST), MUMBAI - 400 064.

ANKUSH BHAGOJI KADAM	HARESH CHANDIRAM BHAGAT	Anil Prabhakar Dhiwar
Digitally signed by ANKUSH BHAGOJI KADAM DN: cn=ANKUSH BHAGOJI KADAM c=IN o=Personal Reason: I am the author of this document Location: Date: 2021-12-29 20:16+05:00	Digitally signed by HARESH CHANDIRAM BHAGAT Date: 2021.12.30 23:44:52 +05'30'	Digitally signed by Anil Prabhakar Dhiwar Date: 2021.12.31 01:01:25 +05'30'
S.E.B.P. (P / N)	A.E.B.P. (P)	E.E.B.P. (P - WARD)

NAME, ADDRESS & SIGNATURE OF OWNER

SHRI. NATVER M. LAL.
PARTNER OF M/S. MAMTHORA FOUNDATION
701, Shree Girivar, S. V. P. Road, Near Municipal Garden, Kandivali (W), Mumbai - 400 067.

Natwar Mathuradas Lal

DRAWN BY	CHECKED BY	SCALE	DATE
NITIN		AS NOTED A1	

NAME, ADDRESS & SIGNATURE OF ARCHITECT

A. R. MEHTA & ASSOCIATES
101, KRISHNA, DAULAT NAGAR,
ROAD No. 5 & 8, BORIVALI (E), MUMBAI - 66.

ASHWIN RAMDAS MEHTA